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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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Certified that the document is admitted for Registration. The signature across and the notary certificate sheets attached with the documents are the part of this document

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Director Sub-Registration
 Registrar (S) of
 Registration
 Kolkata, West Bengal

23 SEP 2024

CONVEYANCE

- 1. Date: 02.09.2024
- 2. Place: Kolkata
- 3. Parties

04 OCT 2023

3020

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

Name:- **B. C. LAHIRI**
Advocate

Address:- **Alipore Judge's Court, Kol-27**
Alipore Collectorate, 24 Pga. (S)

SUBHANKAR DAS
STAMP VENDOR

Alipore Police Court, Kol-27

Vendr



Sayjuuddin Khan Chowdhury

Op. Shera jaddin Khan Chowdhury

v/o - Kashinath Puri

PO - Chandanmeswar

P.S - Bhangor

Pin - 743330

District Sub Registrar-IV
Registrar (NS T (2) of
Registration 1908
Alipore, South 24 Pgs. Dist.

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- 3.1 **FATEMA BIBI** alias **FATEMA KHAN CHOWDHURY** (PAN **CRDPC1626E** and **AADHAAR No. 2669-8297-0986**), wife of Sherajeddin and daughter of Late Chete Molla, by faith Muslim, by nationality Indian, occupation Others, residing at Village Kashinathpur, Post Office Chandaneswar, Police Station Bhangar, PIN: 743330, District South 24 Parganas;
- 3.2 **ASMA BIBI** alias **ACHMA MOLLA** (PAN **FJPPM9924N** and **AADHAAR No. 6096-2385-7783**), daughter of Late Chete Molla, by faith Muslim, by nationality Indian, occupation Others, residing at Village Dakshin Para, Kashinathpur, Post Office Chandaneswar, Police Station Bhangar, PIN: 743330, District South 24 Parganas;
- 3.3 **MARIJAN BIBI** alias **MARIJAN MOLLA** (**AADHAAR No. 5966-4399-7897**), wife of Late Mojammel Molla and daughter of Akkaj Molla, by faith Muslim, by nationality Indian, occupation Others, residing at Village Kashinathpur, Post Office Chandaneswar, Police Station Bhangar, PIN: 743330, District South 24 Parganas;
- 3.4 **GOLAM HOSSAIN MOLLA** (**AADHAAR No. 9151-7895-7521**), son of Late Mojammel Molla, by faith Muslim, by nationality Indian, occupation Others, residing at Village Kashinathpur, Post Office Chandaneswar, Police Station Bhangar, PIN: 743330, District South 24 Parganas;
- 3.5 **ABU HOSSAIN MOLLA** (**AADHAAR No. 7657-6060-6948**), son of Late Mojammel Molla, by faith Muslim, by nationality Indian, occupation Others, residing at Village Bhangar Para, R. K. Pally, Jagannathpur, Post Office Jagannathpur, Police Station Sonarpur, PIN: 700150, District South 24 Parganas;
- 3.6 **ALI HOSSAIN MOLLA** (**AADHAAR No. 7254-6869-7984**), son of Late Mojammel Molla, by faith Muslim, by nationality Indian, occupation Others, residing at Village Kashinathpur, Post Office Chandaneswar, Police Station Bhangar, PIN: 743330, District South 24 Parganas;
- 3.7 **JAKIR HOSSAIN MOLLA** (PAN **DLDPM6400B** and **AADHAAR No. 3518-1889-9753**), son of Late Mojammel Molla, by faith Muslim, by nationality Indian, occupation Others, residing at Village Kashinathpur, Post Office Chandaneswar, Police Station Bhangar, PIN: 743330, District South 24 Parganas;
- 3.8 **RUBINA KHATUN** (**AADHAAR No. 6170-5939-8694**), wife of Rafik Mondal, by faith Muslim, by nationality Indian, occupation Others, residing at Village Radhanathpur, Post Office Kashinagar, Police Station Kultali, PIN: 743349, District South 24 Parganas;



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- 3.9 **JIYARUL MOLLA** [PAN JIUPM7084K and AADHAAR No. 7723-5012-5753], son of Hamijaddin Molla, by faith Muslim, by nationality Indian, occupation Others, residing at Village Ghataker Berhiya, Badi, Post Office Iswaripur, Police Station Bhangar, PIN: 743502, District South 24 Parganas;
- 3.10 **RAKIBUL MOLLA** (AADHAAR No. 8219-8763-3084), son of Hamijaddin Molla, by faith Muslim, by nationality Indian, occupation Others, residing at Village Ghataker Berhiya, Badi, Post Office Iswaripur, Police Station Bhangar, PIN: 743502, District South 24 Parganas;
- 3.11 **RAFIK MOLLA** (AADHAAR No. 7773-2612-3226), son of Hamijaddin Molla, by faith Muslim, by nationality Indian, occupation Others, residing at Village Ghatkanda Brindakhali, Post Office Brindakhali, Police Station Baraipur, PIN: 743387, District South 24 Parganas;
- 3.12 **HAMIDA BIBI** alias **HAMIDA BIBI MISTRI** (AADHAAR No. 5487-7669-2097), wife of Saiful Islam Mistri, by faith Muslim, by nationality Indian, occupation Others, residing at Village Minakhan, Post Office Minakhan, Police Station Minakhan, PIN: 743425, District North 24 Parganas;
- 3.13 **CHAMIDA BIBI** alias **CHAMIDA MIR** (AADHAAR No. 3857-8674-8287), daughter of Hamijaddin Molla, by faith Muslim, by nationality Indian, occupation Others, residing at Village Kashinathpur, Post Office Chandaneswar, Police Station Bhangar, PIN: 743330, District South 24 Parganas;
- 3.14 **MAMTAJ KHATUN** alias **MAMATAJ BIBI** (AADHAAR No. 7823-5586-7183), wife of Ajar Molla, by faith Muslim, by nationality Indian, occupation Others, residing at Village Minakhan, Post Office Minakhan, Police Station Minakhan, PIN: 743425, District North 24 Parganas;
- 3.15 **MOJIDA KHATUN** alias **MOJIDA KHATUN LASKAR** (AADHAAR No. 3044-2016-8015), daughter of Hamijaddin Molla, by faith Muslim, by nationality Indian, occupation Others, residing at Village Ghataker Berhiya, Post Office Iswaripur, Police Station Bhangar, PIN: 743363, District South 24 Parganas;
- 3.16 **PAREHINA KHATUN** (AADHAAR No. 5650-0560-2702), daughter of Hamijaddin Molla, by faith Muslim, by nationality Indian, occupation Others, residing at Village Patrapulour, Badi, Post Office Iswaripur, Police Station Bhangar, PIN: 743502, District South 24 Parganas;

(collectively **Vendors**, include successors-in-interest)



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And

- 3.17 **SEEMA KYAL**, (PAN ADPPD3013J and Aadhaar No. 6735 3975 9286), wife of Balkrishan 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)

And

- 3.18 **MUSLIMA BIBI** (AADHAAR No. 2749-8504-8512), wife of Rejaul Molla, by faith Muslim, by nationality Indian, occupation Others, residing at Village Ghataker Berhiya, Post Office Iswaripur, Police Station Bhangar, PIN: 743502, District South 24 Parganas;
- 3.19 **RAJIBUL MOLLA** (PAN IYYPM7183N and AADHAAR No. 5467-1827-2802), son of Rejaul Molla, by faith Muslim, by nationality Indian, occupation Others, residing at Village Ghataker Berhiya, Post Office Iswaripur, Police Station Bhangar, PIN: 743502, District South 24 Parganas;
- 3.20 **ATAUR MOLLA** alias **ATAUL RAHAMAN** (AADHAAR No. 2520-8699-9403), son of Rejaul Molla, by faith Muslim, by nationality Indian, occupation Others, residing at Village Ghataker Berhiya, Post Office Iswaripur, Police Station Bhangar, PIN: 743502, District South 24 Parganas;
- 3.21 **ARABUL MOLLA** (AADHAAR No. 3735-9933-4718), son of Rejaul Molla, by faith Muslim, by nationality Indian, occupation Others, residing at Village Ghataker Berhiya, Post Office Iswaripur, Police Station Bhangar, PIN: 743502, District South 24 Parganas;
- 3.22 **IMRAN MOLLA** (AADHAAR No. 6207-9834-6246), son of Islam Molla, by faith Muslim, by nationality Indian, occupation Others, residing at Village Ghatakerberia, Post Office Iswaripur, Police Station Bhangar, PIN: 743502, District South 24 Parganas;

(collectively **Confirming Parties**, include successors-in-interest)

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



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NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject Matter of Conveyance

- 4.1 **Said Property:** Land admeasuring 2.1195 (two point one one nine five) decimal, more or less, comprised in R.S. Dag Nos. 99, 103, 105 and 109, corresponding L.R. Dag Nos. 92, 97, 98 and 104, respectively, recorded under R.S. Khatian Nos. 403, 188 and 521, 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 Vendors 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 Vendors and Confirming Parties represent and warrant to and covenant with the Purchaser regarding title as follows:

- 5.1.1 **Ownership of Rabiya Bibi:** By virtue of inheritance one Rabiya Bibi was the sole and absolute owner in respect of land admeasuring 3.81 (three point eight one) decimal, comprised in R.S. Dag Nos. 99, 103, 105 and 109, corresponding L.R. Dag Nos. 92, 97, 98 and 104, respectively, recorded under R.S. Khatian Nos. 403, 188 and 521, 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 **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)
99	403	55	1.62
103	188	27	0.62
105	188	3	0.07
109	521	53	1.5
Total:			3.81

- 5.1.2 **Demise of Rabiya Bibi:** Said Rabiya Bibi, a Muslim governed by the Sunni School of Mohammedan Law, died intestate leaving behind her surviving her 1 (one) son, Mojam Molla alias Mojammeel Molla and 3 (three) daughters, namely, (1) Raima Bibi alias Rahima Bibi, (2) Fatema Bibi alias Fatema Khan Chowdhury and (3) Asma Bibi alias Achma Molla, as her only legal heir and heiresses, who jointly and in



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diverse share inherited the right, title and interest of Late Rabiya Bibi in the Larger Property, free from all encumbrances.

- 5.1.3 **Demise of Mojam Molla alias Mojammel Molla:** Said Mojam Molla alias Mojammel Molla, son of said Rabiya Bibi, a Muslim governed by the *Sunni* School of Mohammedan Law, died intestate leaving behind him surviving his only wife, Marijan Bibi alias Marijan Molla, 4 (four) sons, namely, (1) Golam Hossain Molla, (2) Abu Hossain Molla, (3) Ali Hossain Molla and (4) Jakir Hossain Molla and 1 (one) daughter, Rubina Khatun, as his only legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Mojam Molla alias Mojammel Molla in the Larger Property, free from all encumbrances.
- 5.1.4 **Demise of Raima Bibi alias Rahima Bibi:** Said Raima Bibi alias Rahima Bibi, daughter of said Rabiya Bibi, a Muslim governed by the *Sunni* School of Mohammedan Law, died intestate on 16th November, 2020 leaving behind her surviving 3 (three) sons, namely, (1) Jiyarul Molla, (2) Rakibul Molla and (3) Rafik Molla and 5 (five) daughters, namely, (1) Hamida Bibi alias Hamida Bibi Mistri, (2) Chamida Bibi alias Chamida Mir, (3) Mantaj Khatun alias Mamataj Bibi, (4) Mojida Khatun alias Mojida Khatun Laskar and (5) Parbhina Khatun, as her only legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Raima Bibi alias Rahima Bibi in the Larger Property, free from all encumbrances. It is pertinent to mention here that one Rejaul Molla being another son of Late Raima Bibi alias Rahima Bibi predeceased her on 2nd October, 2017 and one Saida Khatun being another daughter of Late Raima Bibi alias Rahima Bibi predeceased her on 25th January, 2004 and therefore, the legal heirs of Late Rejaul Molla and Saida Khatun have been excluded to inherit any share in the property left out by Late Raima Bibi alias Rahima Bibi as per the operation of Mohammedan Law.
- 5.1.5 **Absolute Ownership of Vendors:** In the above mentioned events and circumstances said (1) Fatema Bibi alias Fatema Khan Chowdhury, (2) Asma Bibi alias Achma Molla, (3) Marijan Bibi alias Marijan Molla, (4) Golam Hossain Molla, (5) Abu Hossain Molla, (6) Ali Hossain Molla, (7) Jakir Hossain Molla, (8) Rubina Khatun, (9) Jiyarul Molla, (10) Rakibul Molla, (11) Rafik Molla, (12) Hamida Bibi alias Hamida Bibi Mistri, (13) Chamida Bibi alias Chamida Mir, (14) Mantaj Khatun alias Mamataj Bibi, (15) Mojida Khatun alias Mojida Khatun Laskar and (16) Parbhina Khatun (collectively the Vendors herein) have become the joint and absolute owners in respect of the Larger Property, free from all encumbrances. The Said Property is a portion out of the Larger Property and is the subject matter of this Conveyance.
- 5.1.6 **Joining of Confirming Parties:** Said Rejaul Molla being the predeceased son of Late Raima Bibi alias Rahima Bibi, died on 2nd



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October, 2017, leaving behind him surviving his only wife, Muslima Bibi and 3 (three) sons, namely, (1) Rajibul Molla, (2) Ataur Molla alias Ataul Rahaman and (3) Arabul Molla. Further, said Saida Khatun being the predeceased daughter of Late Raima Bibi alias Rahima Bibi died on 25th January, 2004, leaving behind her only son, Imran Molla. Said (1) Muslima Bibi, (2) Rajibul Molla, (3) Ataur Molla alias Ataul Rahaman, (4) Arabul Molla and (5) Imran Molla (collectively the Confirming Parties herein) have joined in this Conveyance to ratify the title of the Vendors herein being transferred in favour of the Purchaser is free from all encumbrances.

5.2 Representations, Warranties and Covenants Regarding Encumbrances: The Vendors represent and warrant to and covenant with the Purchaser regarding encumbrances as follows:

- 5.2.1 **No Acquisition/Requisition:** The Vendors have 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 Vendors do 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 Vendors:** The Vendors have 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 Vendors have 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 Vendors.
- 5.2.6 **No Right of Pre-emption:** No person or persons whatsoever 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 Vendors by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.



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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 Vendors or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendors or the Vendors' predecessors-in-title and the title of the Vendors 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 Vendors 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 Vendors and the Purchaser is that the Vendors 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 with the confirmation of the Confirming Parties.

7. Transfer

7.1 **Hereby Made:** The Vendors hereby sell, convey and transfer to the Purchaser the entirety of the Vendors' right, title and interest of whatsoever or howsoever nature in the Said Property, more fully described in the **Schedule** below, being land admeasuring 2.1195 (two point one one nine five) decimal, more or less, comprised in R.S. Dag Nos. 99, 103, 105 and 109, corresponding L.R. Dag Nos. 92, 97, 98 and 104, respectively, recorded under R.S. Khatian Nos. 403, 188 and 521, 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 Vendors in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances and the Confirming Parties hereby confirms such sale.



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7.2 **Consideration:** The aforesaid conveyance of the Said Property is being made in consideration of a sum of Rs.1,45,000/- (Rupees One lakh Forty Five Thousand only) (**Total Consideration**) out of which the Purchaser has paid Rs.1,10,500/- (Rupees One lakh Ten Thousand Five Hundred only) directly to the Vendors receipt of which Vendors hereby and by the Vendors' Receipt and Memo of Consideration hereunder written, admit and acknowledge and Rs.34,500/- (Rupees Thirty Four Thousand Five Hundred only) to the Confirming Parties for joining in this Conveyance, receipt of which the Confirming Parties hereby and by the Confirming Parties' Receipt and Memo of Consideration hereunder written, admit and acknowledge.

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 Vendors or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendors or the Vendors' predecessors-in-title.

8.1.4 **Together with All Other Appurtenances:** together with all other rights the Vendors have 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 Vendors and Confirming Parties:** express indemnification by the Vendors and Confirming Parties about the correctness of the Vendors' title, Vendors' authority to sell and non existence of any encumbrances on the Said Property, which if found defective or untrue at any time, the Vendors and Confirming Parties shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendors and Confirming Parties, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendors and Confirming Parties hereby covenant that the Vendors



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and/or the Confirming Parties or any person claiming under the Vendors/ Confirming Parties 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 Vendors and Confirming Parties shall at all times hereinafter, at the costs, expenses, risk and responsibility of the Vendors and Confirming Parties, forthwith take all necessary steps to mutate the name of the Purchaser in respect of the Said Property. In this regard the Vendors hereby clarify that the R.S. Record of Rights and L.R. Record of Rights are not in parity with the Vendors' entitlement in said R.S. Dags as recited under clause 5.1 and sub-clauses thereunder. However, the Vendors hereby convey all the Vendors' 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 Vendors, with regard to which the Vendors hereby indemnify and agree to keep the Purchaser fully and comprehensively saved, harmless and indemnified.
- 8.5 **Holding Possession:** The Vendors hereby covenant 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 Vendors or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendors and it is further expressly and specifically covenanted, confirmed and



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declared by the Vendors 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 Vendors, the Vendors 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 Vendors hereby expressly waive, surrender and give up each and every one of the aforesaid rights.

- 8.6 **No Objection to Mutation and Conversion:** The Vendors and Confirming Parties covenant, confirm and declare that (1) the Purchaser shall be fully entitled to mutate the Purchaser's name in all public and statutory records and the Vendors hereby expressly (a) consent to the same and (b) appoint the Purchaser as the constituted attorney of the Vendors and Confirming Parties and empower and authorize the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard and (2) the Vendors and Confirming Parties 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 Vendors and Confirming Parties hereby expressly (a) consent 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) appoint the Purchaser as the constituted attorney of the Vendors and empower and authorize 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 Vendors and Confirming Parties undertake 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 Vendors have handed over all title papers and documents in respect of the Said Property to the Purchaser.
- 8.8 **Further Acts:** The Vendors and Confirming Parties hereby covenant that the Vendors/Confirming Parties 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



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more perfectly assuring the title of the Said Property. Notwithstanding the aforesaid covenant, the Vendors and Confirming Parties further covenant 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 Vendors and/or Confirming Parties in any manner. The Vendors and the Confirming Parties 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)
[Subject Matter of Conveyance]

Land (vacant) admeasuring 2.1195 (two point one one nine five) decimal, more or less, comprised in R.S. Dag Nos. 99, 103, 105 and 109, corresponding L.R. Dag Nos. 92, 97, 98 and 104, respectively, recorded under R.S. Khatian Nos. 403, 188 and 521, 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	99	92	403	55	0.208
Danga	103	97	188	27	0.4012
Danga	105	98	188	3	0.0103
Danga	109	104	521	53	1.5
Total:				2.1195	

Said R.S. Dag No. 99 is butted and bounded as follows:

- On the North** : By R.S. Dag No. 97
- On the East** : By R.S. Dag No. 98
- On the South** : By R.S. Dag No. 119
- On the West** : By R.S. Dag Nos. 96, 100 & 118

Said R.S. Dag No. 103 is butted and bounded as follows:

- On the North** : By R.S. Dag No. 102
- On the East** : By R.S. Dag No. 101
- On the South** : By R.S. Dag No. 104
- On the West** : By R.S. Dag No. 105

Said R.S. Dag No. 105 is butted and bounded as follows:

- On the North** : By R.S. Dag No. 102
- On the East** : By R.S. Dag No. 103
- On the South** : By R.S. Dag No. 106
- On the West** : By Mouza Hatisala

Said R.S. Dag No. 109 is butted and bounded as follows:

- On the North** : By R.S. Dag No. 108
- On the East** : By R.S. Dag Nos. 114 & 115
- On the South** : By R.S. Dag Nos. 111 & 112
- On the West** : By R.S. Dag No. 110



District Sub-Registrar-IV
Registrar (MS 7 (2)) of
Registration Act
Alwar, South 24 Changanas

02 SEP 2024

10. Execution and Delivery

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

Witnesses:

1. Arijit Roy
17 Dixon Lane
KOL-14



L.T.I of Fatema Khan Chowdhury
By the Pen of Sujatidin Khan

[FATEMA BIBI alias FATEMA KHAN
CHOWDHURY]

2. Asma Bibi
122/1 R.S.M. Sar.
KOL-26



L.T.I of Asma Bibi alias Achma Molla
By the Pen of Sujatidin Khan

[ASMA BIBI alias ACHMA MOLLA]



L.T.I of Marijan Bibi alias Marijan Molla
By the Pen of Sujatidin Khan

[MARIJAN BIBI alias MARIJAN MOLLA]

Drafted by:

Alamgir Hossain
WB/1368/03

Advocate

Alipore Judges Court
KOL-27

Gulam Hossain Molla
[GOLAM HOSSAIN MOLLA]

Alex Hossain Molla

[ALEX HOSSAIN MOLLA]

I 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

Sujatidin Khan



District Sub-Registrar IV
Registrar U/S 7 (2) of
Registration 1906
Address: Sixth 2A Main Road

02 SEP 2024

L.T.I of Ali Hossain Molla

By the Pen of Sujatuddin Khan

[ALI HOSSAIN MOLLA]

জাকির হোসেন মল্লা

[JAKIR HOSSAIN MOLLA]

L.T.I of Rubina Khatun

By the Pen of Sujatuddin Khan

[RUBINA KHATUN]

জিয়ারুল মল্লা

[JIYARUL MOLLA]

রাকিবুল মল্লা

[RAKIBUL MOLLA]

রাফিক মল্লা

[RAFIK MOLLA]

L.T.I of Hamida Bibi also Hamida B. bi
By the Pen of Sujatuddin Khan Mistr

[HAMIDA BIBI also HAMIDA BIBI MISTR]



Director Sub-Registrar IV
Registrar U/S 7 (2) of
Registration Act,
Adilabad, South Zone, Hyderabad

02 SEP 2024

L.T.I of Chamida Bibi alias Chamida
By the Pen of Sayf Uddin Khan
[CHAMIDA BIBI alias CHAMIDA MIR]

L.T.I of Sayfuddin Khan
By the Pen of Sayf Uddin Khan
[MANTAJ KHATUN alias MAMATAJ BIBI]

মজিদা খাতুন

[MOJIDA KHATUN alias MOJIDA KHATUN
LASKAR]

পারভিনা খাতুন

[PARBHINA KHATUN]

[Vendors]

বাজিদুল হোসেন

আবদুল হোসেন

আবদুল মালিক

L.T.I of Sayf Imran Molla
By the Pen of Sayf Uddin Khan

L.T.I of Mughlima Bibi
By the Pen of Sayf Uddin Khan
[Confirming Parties]



5
District Sub-Registrar
Registrar U/S 7 (1) of
Registration Act
Atchannurthi 24 Bangalore

02 SEP 2024

Vendors' Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of Rs. 1,10,500/- (Rupees One lakh Ten Thousand Five Hundred 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	Amount (Rs.)
Cash	1,10,500.00
Total:	1,10,500/-

Witnesses:

1. Arijit Roy



L.T.I of Fatema Khan Chowdhury
By the Pen of Sufia Uddin Khan

[FATEMA BIDI alias FATEMA KHAN
CHOWDHURY]

2. Anurag Chakraborty



L.T.I of Asma Bidi Acha Molla
By the Pen of Sufia Uddin Khan

[ASMA BIDI alias ACHMA MOLLA]



L.T.I of Marijan Bidi Acha Molla
By the Pen of Sufia Uddin Khan

[MARIJAN BIDI alias MARIJAN MOLLA]

Gulam Hossain Molla
[GOLAM HOSSAIN MOLLA]



District Sub-Register IV
Register US 7 (2) of
Registration 1905
#1000, South 20 0.000000

04 SEP 2024

Abu HOSSAIN MOLLA

[ABU HOSSAIN MOLLA]

L.T.I of Ali Hossain MOLLA
By the Pen of Syauddin Khan

[ALI HOSSAIN MOLLA]

জাকির (২) (২) (২) মল্লা

[JAKIR HOSSAIN MOLLA]

L.T.I of Rubina Khatun
By the Pen of Syauddin Khan

[RUBINA KHATUN]

জিয়ারুল মল্লা

[JIYARUL MOLLA]

রাকিব মল্লা

[RAKIB MOLLA]

রাফিক মল্লা

[RAFIK MOLLA]



District Sub-Registrar
Registrar U/S T (R) of
Registration
Arenni, South 24 Hallam

02 SEP 2024



L.T.I of Hamida Bibi
By the Pen of Sujia Uddin Khan

[HAMIDA BIBI alias HAMIDA BIBI MISTRI]



L.T.I of Chamida Bibi
By the Pen of Sujia Uddin Khan

[CHAMIDA BIBI alias CHAMIDA MIR]



L.T.I of Mamataj Khatun
By the Pen of Sujia Uddin Khan

[MAMATAJ KHATUN alias MAMATAJ BIBI]

ساجد علی خان

[MOJIDA KHATUN alias MOJIDA KHATUN LASKAR]

ساجد علی خان

[FARHINA KHATUN]

[Vendors]



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

2 SEP 2024

Confirming Parties' Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of Rs.34,500/- (Rupees Thirty Four Thousand Five Hundred only) for joining in this Conveyance and ratify the title of the Vendors hereby transferred in favour of the Purchaser in respect of the Said Property described in the **Schedule** above, in the following manner:

Mode	Amount (Rs.)
Cash	34,500.00
Total:	34,500/-

Witnesses:

1. Arijit Roy

বাজিউল হোসেন

আজমির হোসেন

2. Ananta Ghosh

আব্দুল নাঈম

L.T.I of Imran Malik

By the Pen of Sufi Asad Khan



L.T.I of Muslima B. b.

By the Pen of Sufi Asad Khan

[Confirming Parties]



Director, South Zone Registrar of Companies
Registrar UG 7 (2) of
Registration Office
Address: South Zone Registrar

02 SEP 2024

SPECIMEN FORM FOR TEN FINGER PRINTS



L.T.I of Faizma Khan choudhary
By the Pen of Saifuddin Khan S. 10/11

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



L.T.I of Arame Khalil
By the Pen of Saifuddin Khan

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



L.T.I of Arame Khalil

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



District Sub-Registrar-IV
Registrar LIS T (2) of
Registration 1908
Ahmednagar South 24 Parganas

04 SEP 2024

SPECIMEN FORM FOR TEN FINGER PRINTS

	<p><i>L.T.I. of Mawjhan Babu</i> <i>By the Pen of Subj. in Kh. in Kh.</i></p>					
		(Left Hand)				
						
		(Right Hand)				
	<p><i>Bela M Hossain Molla</i></p>					
		(Left Hand)				
						
		(Right Hand)				
	<p><i>Abul Hossain Mollia</i></p>					
		(Left Hand)				
						
		(Right Hand)				

Bela M Hossain Molla


































Abul Hossain Mollia



District Registrar - Bangalore IV
Registrar US / (2) of
Registration 1906
Karnataka, South 24 Bangalore

02 SEP 2024

SPECIMEN FORM FOR TEN FINGER PRINTS









	By the Pen of <u>Calicut</u>					
		Little Ring Middle Fore Thumb (Left Hand)				
						
		Thumb Fore Middle Ring Little (Right Hand)				
	By the Pen of <u>Supriya Khanna</u>					
		Little Ring Middle Fore Thumb (Left Hand)				
						
		Thumb Fore Middle Ring Little (Right Hand)				
	By the Pen of <u>...</u>					
		Little Ring Middle Fore Thumb (Left Hand)				
						
		Thumb Fore Middle Ring Little (Right Hand)				



District Sub-Registrar-IV
Registrar L&D of
Registration 1908
Alipora, South 24 Parganas

02 SEP 2024

SPECIMEN FORM FOR TEN FINGER PRINTS





































 <p>5/1/2023</p>	<p>18/09/2023</p>						<p align="center">Little Ring Middle Fore Thumb (Left Hand)</p>
 <p>5/1/2023</p>	<p>(for no. of ...)</p>						<p align="center">Thumb Fore Middle Ring Little (Right Hand)</p>
 	<p>L.I. of ... By the Pen of ...</p>						<p align="center">Little Ring Middle Fore Thumb (Left Hand)</p>
							<p align="center">Thumb Fore Middle Ring Little (Right Hand)</p>



District Registrar
Registrar, MS 7 (2) of
Registration Act
Attenu. South 24 Fieldline

02 SEP 2024

SPECIMEN FORM FOR TEN FINGER PRINTS















 	<p>L.I.I of <u>Charvada Bibi</u> By the Pen of <u>Sujeet J. Jadhav</u></p>	 Little	 Ring	 Middle	 Fore	 Thumb
		(Left Hand)				
		 Thumb	 Fore	 Middle	 Ring	 Little
(Right Hand)						
 	<p>L.I.I of <u>Mansoor Bibi</u> By the Pen of <u>Sujeet J. Jadhav</u></p>	 Little	 Ring	 Middle	 Fore	 Thumb
		(Left Hand)				
		 Thumb	 Fore	 Middle	 Ring	 Little
(Right Hand)						
 	<p>L.I.I of <u>Shri. J. J. Jadhav</u> By the Pen of <u>Sujeet J. Jadhav</u></p>	 Little	 Ring	 Middle	 Fore	 Thumb
		(Left Hand)				
		 Thumb	 Fore	 Middle	 Ring	 Little
(Right Hand)						



District Sub-Registrar-IV
Registrar (S.E. 7) of
Registration-11006
Alwar, District of Rajasthan

RECEIVED
02 SEP 2024

SPECIMEN FORM FOR TEN FINGER PRINTS

 <p>ଅନୁମୋଦିତ</p>	<p>କୋଷ୍ଠିକା ମାଧବୀକା</p>					
		Little Ring Middle Fore Thumb				
		(Left Hand)				
						
		Thumb Fore Middle Ring Little				
		(Right Hand)				
 <p>ଅନୁମୋଦିତ</p>	<p>କୋଷ୍ଠିକା ବିନୋଦ</p>					
		Little Ring Middle Fore Thumb				
		(Left Hand)				
						
		Thumb Fore Middle Ring Little				
		(Right Hand)				
 <p>ଅନୁମୋଦିତ</p>	<p>କୋଷ୍ଠିକା ବିନୋଦ</p>					
		Little Ring Middle Fore Thumb				
		(Left Hand)				
						
		Thumb Fore Middle Ring Little				
		(Right Hand)				



District Sub-Registrar-IV
Registrar U.S. 7 (2) of
Ferozshah Kotla
AD-3, South 24 Parganas

02 SEP 2024
0 - SEP 2024

SPECIMEN FORM FOR TEN FINGER PRINTS












 	<p>L.T. of <i>Indray Molla</i> By the Pen of <i>Sujeet S. K. S.</i></p>							
		<p>Little Ring Middle Fore Thumb</p>	(Left Hand)					
								
		<p>Thumb Fore Middle Ring Little</p>	(Right Hand)					
	<p><i>Handwritten signature</i></p>							
		<p>Little Ring Middle Fore Thumb</p>	(Left Hand)					
								
		<p>Thumb Fore Middle Ring Little</p>	(Right Hand)					
 	<p>L.T. of <i>Muslima Bibi</i> By the Pen of <i>Sujeet S. K. S.</i></p>							
		<p>Little Ring Middle Fore Thumb</p>	(Left Hand)					
								
		<p>Thumb Fore Middle Ring Little</p>	(Right Hand)					



District Sub-Registrar/J
Registrar Ltd 7 (2) of
Registration 1908
Bangalore, South 24 Purpura

02 SEP 2024

SPECIMEN FORM FOR TEN FINGER PRINTS

 	<p style="writing-mode: vertical-rl; transform: rotate(180deg);">L.T.I of <u>Ali Hassan Ali</u> By the Pen of <u>Sujay in Khan</u></p>	 Little	 Ring	 Middle	 Fore	 Thumb
		(Left Hand)				
		 Thumb	 Fore	 Middle	 Ring	 Little
(Right Hand)						
<p align="center">PHOTO</p>						
	Little	Ring	Middle	Fore	Thumb	
	(Left Hand)					
Thumb	Fore	Middle	Ring	Little		
(Right Hand)						
<p align="center">PHOTO</p>						
	Little	Ring	Middle	Fore	Thumb	
	(Left Hand)					
Thumb	Fore	Middle	Ring	Little		
(Right Hand)						



District Sub-Registrar IV
Registrar US 7 (2) of
Registration 1008
Alton, South 24 Program

02 SEP 2024

02 SEP 2024



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

Query No / Year	2002317514/2024	Office where deed will be registered
Query Date	30/08/2024 6:22:24 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	QUERY DESK Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9330394669, Status :Solicitor firm	
Transaction	Additional Transaction	
[0101] Sale, Sale Document	[4308] Agreement [No of Agreement : 2], [4311] Receipt [Rs : 34,500/-]	
Set Forth value	Market Value	
Rs. 1,45,000/-	Rs. 1,58,963/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 7,560/- (Article:23)	Rs. 1,949/- (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 Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-99	RS-403	Bastu	Shali	0.208 Dec	15,000/-	15,600/-	
L2	RS-103	RS-168	Bastu	Dariga	0.4012 Dec	25,900/-	30,090/-	
L3	RS-105	RS-168	Bastu	Dariga	0.0103 Dec	100/-	773/-	
L4	RS-100	RS-521	Bastu	Dariga	1.5 Dec	1,03,000/-	1,12,500/-	
		TOTAL :			2.1195Dec	1,45,000 /-	1,58,963 /-	
		Grand. Total :			2.1195Dec	1,45,000 /-	1,58,963 /-	



Seller Details :

Sl No	Name & address	Status	Execution Admission Details :
1	FATEMA KHAN CHOWDHURY Wife of SHERAJADDIN, City:- , P.O.- CHANDANESWAR, P.S.- Bhangar, District-South 24-Parganas, West Bengal, India. PIN:- 743330 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of India, Date of Birth:XX-XX-1XX5, PAN No. CRxxxxxx6E, Aadhaar No.: 26xxxxxxx0986, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	ACHMA MOLLA, (Alias: Mr ASMA BIBI) Daughter of CHETE MOLLA, City:- , P.O.- CHANDANESWAR, P.S.-Bhangar, District-South 24-Parganas, West Bengal, India, PIN:- 743330 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of India, Date of Birth:XX-XX-1XX0, PAN No. FJxxxxxx4N, Aadhaar No.: 60xxxxxxx7783, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
3	GOLAM HOSSAIN MOLLA Son of MOJAMMEL MOLLA, City:- , P.O.- CHANDANESWAR, P.S.-Bhangar, District-South 24-Parganas, West Bengal, India, PIN:- 743330 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of India, , Aadhaar No.: 91xxxxxxx7521, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
4	ABU HOSSAIN MOLLA Son of MOZZAMMAL MOLLA, City:- , P.O.- CHANDANESWAR, P.S.-Bhangar, District-South 24-Parganas, West Bengal, India, PIN:- 700150 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, , Aadhaar No.: 76xxxxxxx5948, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
5	ALI HOSSAIN MOLLA Son of MOJAMMEL MOLLA, City:- , P.O.- CHANDANESWAR, P.S.-Bhangar, District-South 24-Parganas, West Bengal, India, PIN:- 743330 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, , Aadhaar No.: 72xxxxxxx7984, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
6	JAKIR HOSEN MOLLA, (Alias: Mr JAKIR HOSSAIN MOLLA) Son of MOJAMMEL MOLLA, City:- , P.O.- CHANDANESWAR, P.S.-Bhangar, District-South 24-Parganas, West Bengal, India, PIN:- 743330 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, Date of Birth:XX-XX-1XX5, PAN No. DLxxxxxx0G, Aadhaar No.: 35xxxxxxx9753, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
7	RUBINA KHATUN Wife of RAFIQ MONDAL, City:- , P.O.- KASHINAGAR, P.S.- Kutail, District-South 24-Parganas, West Bengal, India. PIN:- 743349 Sex: Female, By Caste: Muslim, Occupation: Others, Citizen of: India, , Aadhaar No.: 61xxxxxxx8694, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self





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



192024250186543978

GRN Details

GRN:	192024250186543978	Payment Mode:	SBI Epay
GRN Date:	31/08/2024 16:48:40	Bank/Gateway:	SBIePay Payment Gateway
BRN :	8738633959835	BRN Date:	31/08/2024 16:49:12
Gateway Ref ID:	20240831760650	Method:	Indian Overseas Bank NB
GRIPS Payment ID:	310820242018654396	Payment Init. Date:	31/08/2024 16:48:40
Payment Status:	Successful	Payment Ref. No:	2002317514/8/2024

(Query No*Query Year)

Depositor Details

Depositor's Name:	Mrs SEEMA KYAL
Address:	30C, SOUTH END PARK, KOLKATA-700029
Mobile:	9330394689
Period From (dd/mm/yyyy):	31/08/2024
Period To (dd/mm/yyyy):	31/08/2024
Payment Ref ID:	2002317514/8/2024
Dept Ref ID/DRN:	2002317514/8/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1.	2002317514/8/2024	Property Registration Stamp duty	0030-02-103-003-02	7868
2.	2002317514/8/2024	Property Registration- Registration Fees	0030-03-104-001-16	1604
			Total	9472

IN WORDS: NINE THOUSAND FOUR HUNDRED SEVENTY TWO ONLY.

PAID



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



310820242018654396

GRIPS Payment Detail

GRIPS Payment ID:	310820242018654396	Payment Init. Date:	31/08/2024 16:48:40
Total Amount:	9472	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	8738633959835	BRN Date:	31/08/2024 16:49:12
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Mrs SEEMA KYAL
Mobile: 9330394689

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192024250186543978	Directorate of Registration & Stamp Revenue	9472
Total			9472

IN WORDS: NINE THOUSAND FOUR HUNDRED SEVENTY TWO ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.



Major Information of the Deed

Deed No :	I-1604-10381/2024	Date of Registration	23/09/2024
Query No / Year	1604-2002317514/2024	Office where deed is registered	
Query Date	30/08/2024 6:22:24 PM	D.S.R. - IV SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	QUERY DESK Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9330394689, Status : Solicitor firm		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement (No of Agreement : 2), [4311] Other than Immovable Property, Receipt (Rs : 34,500/-)		
Set Forth value	Market Value		
Rs. 1,45,000/-	Rs. 1,58,963/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 7,959/- (Article:23)	Rs. 1,981/- (Article:A(1), E.)		
Remarks			

Land Details :

District: South 24-Parganas, P.S:- Kashipur, Gram Panchayat: BHAGAWANPUR, Mouza: Jirangacha, JI No: 25, Pin Code : 760135

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-99	RS-403	Bastu	Shali	0.208 Dec	15,000/-	15,600/-	
L2	RS-103	RS-188	Bastu	Danga	0.4012 Dec	26,900/-	30,090/-	
L3	RS-105	RS-188	Bastu	Danga	0.0103 Dec	100/-	773/-	
L4	RS-109	RS-521	Bastu	Danga	1.5 Dec	1,03,000/-	1,12,500/-	
		TOTAL :			2.1195Dec	1,45,000 /-	1,58,963 /-	
	Grand Total :				2.1195Dec	1,45,000 /-	1,58,963 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	FATEMA KHAN CHOWDHURY Wife of SHERAJADDIN Executed by: Self, Date of Execution: 02/09/2024 , Admitted by: Self, Date of Admission: 02/09/2024 ,Place : Office		 Captured	
	80762324		L11 80762324	80762324

City:- , P.O:- CHANDANESWAR, P.S:-Bhangar, District:-South 24-Parganas, West Bengal, India,
 PIN:- 743330 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India Date of
 Birth:XX-XX-1XX5 , PAN No.:: CRxxxxxx6E, Aadhaar No: 26xxxxxxx0986, Status :Individual,
 Executed by: Self, Date of Execution: 02/09/2024
 , Admitted by: Self, Date of Admission: 02/09/2024 ,Place : Office

2	Name	Photo	Finger Print	Signature
	ACHMA MOLLA, (Alias: Mr ASMA BIBI) Daughter of CHETE MOLLA Executed by: Self, Date of Execution: 02/09/2024 , Admitted by: Self, Date of Admission: 02/09/2024 ,Place : Office		 Captured	
		XXXXXXXX	LTI XXXXXXXX	XXXXXXXX













City:- , P.O:- CHANDANESWAR, P.S:-Bhangar, District:-South 24-Parganas, West Bengal, India,
 PIN:- 743330 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India Date of
 Birth:XX-XX-1XX0 , PAN No.:: FJxxxxxx4N, Aadhaar No: 60xxxxxxx7783, Status :Individual,
 Executed by: Self, Date of Execution: 02/09/2024
 , Admitted by: Self, Date of Admission: 02/09/2024 ,Place : Office






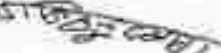


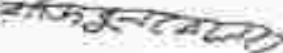



3	Name	Photo	Finger Print	Signature
	GOLAM HOSSAIN MOLLA Son of MOJAMMEL MOLLA Executed by: Self, Date of Execution: 02/09/2024 , Admitted by: Self, Date of Admission: 02/09/2024 ,Place : Office		 Captured	
		XXXXXXXX	LTI XXXXXXXX	XXXXXXXX













City:- , P.O:- CHANDANESWAR, P.S:-Bhangar, District:-South 24-Parganas, West Bengal, India,
 PIN:- 743330 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India , Aadhaar No:
 91xxxxxxxx7521, Status :Individual, Executed by: Self, Date of Execution: 02/09/2024
 , Admitted by: Self, Date of Admission: 02/09/2024 ,Place : Office

4	Name	Photo	Finger Print	Signature
	ABU HOSSAIN MOLLA (Presentant) Son of MOZZAMMAL MOLLA Executed by: Self, Date of Execution: 02/09/2024 , Admitted by: Self, Date of Admission: 02/09/2024 ,Place : Office		 Captured	
		XXXXXXXX	LTI XXXXXXXX	XXXXXXXX

City:- , P.O:- CHANDANESWAR, P.S:-Bhangar, District:-South 24-Parganas, West Bengal, India,
 PIN:- 700150 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India , Aadhaar No:
 76xxxxxxxx6948, Status :Individual, Executed by: Self, Date of Execution: 02/09/2024
 , Admitted by: Self, Date of Admission: 02/09/2024 ,Place : Office

5	Name	Photo	Finger Print	Signature
	ALI HOSSAIN MOLLA Son of MOJAMMEL MOLLA Executed by: Self, Date of Execution: 02/09/2024 , Admitted by: Self, Date of Admission: 04/09/2024 ,Place : Office		 Captured	
		04092024	LT 04092024	04092024
	City:- , P.O:- CHANDANESWAR, P.S:-Bhangar, District:-South 24-Parganas, West Bengal, India, PIN:- 743330 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India , Aadhaar No: 72xxxxxxx7984, Status :Individual, Executed by: Self, Date of Execution: 02/09/2024 , Admitted by: Self, Date of Admission: 04/09/2024 ,Place : Office			
6	Name	Photo	Finger Print	Signature
	JAKIR HOSEN MOLLA, (Alias: Mr JAKIR HOSSAIN MOLLA) Son of MOJAMMEL MOLLA Executed by: Self, Date of Execution: 02/09/2024 , Admitted by: Self, Date of Admission: 02/09/2024 ,Place : Office		 Captured	
		02092024	LT 02092024	02092024
	City:- , P.O:- CHANDANESWAR, P.S:-Bhangar, District:-South 24-Parganas, West Bengal, India, PIN:- 743330 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India Date of Birth: XX-XX-1XX6 , PAN No.: DLxxxxxx0B, Aadhaar No: 35xxxxxxx9753, Status :individual, Executed by: Self, Date of Execution: 02/09/2024 , Admitted by: Self, Date of Admission: 02/09/2024 ,Place : Office			
7	Name	Photo	Finger Print	Signature
	RUBINA KHATUN Wife of RAFIQ MONDAL Executed by: Self, Date of Execution: 02/09/2024 , Admitted by: Self, Date of Admission: 02/09/2024 ,Place : Office		 Captured	
		02092024	LT 02092024	02092024
	City:- , P.O:- KASHINAGAR, P.S:-Kultali, District:-South 24-Parganas, West Bengal, India, PIN:- 743349 Sex: Female, By Caste: Muslim, Occupation: Others, Citizen of: India , Aadhaar No: 51xxxxxxx8694, Status :Individual, Executed by: Self, Date of Execution: 02/09/2024 , Admitted by: Self, Date of Admission: 02/09/2024 ,Place : Office			
8	Name	Photo	Finger Print	Signature
	MARIJAN MOLLA Daughter of AKKAJ MOLLA Executed by: Self, Date of Execution: 02/09/2024 , Admitted by: Self, Date of Admission: 02/09/2024 ,Place : Office		 Captured	
		02092024	LT 02092024	02092024
	City:- , P.O:- CHANDANESWAR, P.S:-Bhangar, District:-South 24-Parganas, West Bengal, India, PIN:- 743330 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India , Aadhaar No: 59xxxxxxx7897, Status :Individual, Executed by: Self, Date of Execution: 02/09/2024 , Admitted by: Self, Date of Admission: 02/09/2024 ,Place : Office			

9	Name	Photo	Finger Print	Signature
	JIYARUL MOLLA Son of HAMDADDIN MOLLA Executed by: Self, Date of Execution: 02/09/2024 , Admitted by: Self, Date of Admission: 02/09/2024 ,Place : Office		 Captured	
		02092024	LT1 02092024	02092024
	City:- , P.O:- ISWARIPUR, P.S:-Bhangar, District:-South 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India Date of Birth:XX-XX-2XX0 , PAN No.:: 31xxxxxx4K, Aadhaar No: 77xxxxxxx5753, Status :Individual, Executed by: Self, Date of Execution: 02/09/2024 , Admitted by: Self, Date of Admission: 02/09/2024 ,Place : Office			
10	Name	Photo	Finger Print	Signature
	RAKIBUL MOLLA Son of REJAUL MOLLA Executed by: Self, Date of Execution: 02/09/2024 , Admitted by: Self, Date of Admission: 02/09/2024 ,Place : Office		 Captured	
		02092024	LT1 02092024	02092024
	City:- , P.O:- ISWARIPUR, P.S:-Bhangar, District:-South 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India , Aadhaar No: 82xxxxxxxx3084, Status :Individual, Executed by: Self, Date of Execution: 02/09/2024 , Admitted by: Self, Date of Admission: 02/09/2024 ,Place : Office			
11	Name	Photo	Finger Print	Signature
	RAJIBUL MOLLA Son of REJAUL MOLLA Executed by: Self, Date of Execution: 02/09/2024 , Admitted by: Self, Date of Admission: 02/09/2024 ,Place : Office		 Captured	
		02092024	LT1 02092024	02092024
	City:- , P.O:- ISWARIPUR, P.S:-Bhangar, District:-South 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India Date of Birth:XX-XX-1XX5 , PAN No.:: 1Yxxxxxx3N, Aadhaar No: 54xxxxxxxx2802, Status :Confirming Party, Executed by: Self, Date of Execution: 02/09/2024 , Admitted by: Self, Date of Admission: 02/09/2024 ,Place : Office			
12	Name	Photo	Finger Print	Signature
	RAFIK MOLLA Son of HAMYADDIN MOLLA Executed by: Self, Date of Execution: 02/09/2024 , Admitted by: Self, Date of Admission: 02/09/2024 ,Place : Office		 Captured	
		02092024	LT1 02092024	02092024
	City:- , P.O:- BRINDAKHALI, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743387 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India , Aadhaar No: 77xxxxxxx3226, Status :Individual, Executed by: Self, Date of Execution: 02/09/2024 , Admitted by: Self, Date of Admission: 02/09/2024 ,Place : Office			

13	Name	Photo	Finger Print	Signature
	HAMIDA BIBI MISTRI Wife of SAIFUL ISLAM MISTRI Executed by: Self, Date of Execution: 02/09/2024 Admitted by: Self, Date of Admission: 02/09/2024 ,Place : Office		 Captured	
	City:- , P.O:- MINAKHAN, P.S:-Minakhan, District:-North 24-Parganas, West Bengal, India, PIN:- 743425 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India , Aadhaar No: 54xxxxxxxx2097, Status :Individual, Executed by: Self, Date of Execution: 02/09/2024 , Admitted by: Self, Date of Admission: 02/09/2024 ,Place : Office			
14	Name	Photo	Finger Print	Signature
	CHAMIDA MIR Daughter of HAMEZADDI MOLLA Executed by: Self, Date of Execution: 02/09/2024 Admitted by: Self, Date of Admission: 02/09/2024 ,Place : Office		 Captured	
	City:- , P.O:- CHANDANESWAR, P.S:-Bhangar, District:-South 24-Parganas, West Bengal, India, PIN:- 743330 Sex: Female, By Caste: Muslim, Occupation: Others, Citizen of: India , Aadhaar No: 38xxxxxxxx8287, Status :Individual, Executed by: Self, Date of Execution: 02/09/2024 , Admitted by: Self, Date of Admission: 02/09/2024 ,Place : Office			
15	Name	Photo	Finger Print	Signature
	MAMATAJ BIBI Wife of AJGAR MOLLA Executed by: Self, Date of Execution: 02/09/2024 Admitted by: Self, Date of Admission: 02/09/2024 ,Place : Office		 Captured	
	City:- , P.O:- MINAKHAN, P.S:-Minakhan, District:-North 24-Parganas, West Bengal, India, PIN:- 743425 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India , Aadhaar No: 78xxxxxxxx7183, Status :Individual, Executed by: Self, Date of Execution: 02/09/2024 , Admitted by: Self, Date of Admission: 02/09/2024 ,Place : Office			
16	Name	Photo	Finger Print	Signature
	MOJIDA KHATUN, (Alias: MOJIDA KHATUN LASKAR) Wife of KUTUB UDDIN LASKAR Executed by: Self, Date of Execution: 02/09/2024 Admitted by: Self, Date of Admission: 02/09/2024 ,Place : Office		 Captured	

City:- , P.O:- ISWARIPUR, P.S:-Bhangar, District:-South 24-Parganas, West Bengal, India, PIN:- 743363 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India , Aadhaar No: 30xxxxxxxx8015, Status :Individual, Executed by: Self, Date of Execution: 02/09/2024 , Admitted by: Self, Date of Admission: 02/09/2024 ,Place : Office

17	Name	Photo	Finger Print	Signature
	PARBHINA KHATUN Wife of HAFIZUL MOLLA Executed by: Self, Date of Execution: 02/09/2024 , Admitted by: Self, Date of Admission: 02/09/2024 ,Place : Office		 Captured	
	XXXXXXXX	XXXXXXXX	LT1 XXXXXXXX	XXXXXXXX

City:- , P.O:- ISWARIPUR, P.S:-Bhangar, District:-South 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India , Aadhaar No: 56xxxxxxxx2702, Status :Individual, Executed by: Self, Date of Execution: 02/09/2024 , Admitted by: Self, Date of Admission: 02/09/2024 ,Place : Office

18	Name	Photo	Finger Print	Signature
	ATAUL RAHAMAN Son of REJAUl MOLLA Executed by: Self, Date of Execution: 02/09/2024 , Admitted by: Self, Date of Admission: 02/09/2024 ,Place : Office		 Captured	
	XXXXXXXX	XXXXXXXX	LT1 XXXXXXXX	XXXXXXXX

City:- , P.O:- ISWARIPUR, P.S:-Bhangar, District:-South 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India , Aadhaar No: 25xxxxxxxx9403, Status :Confirming Party, Executed by: Self, Date of Execution: 02/09/2024 , Admitted by: Self, Date of Admission: 02/09/2024 ,Place : Office

19	Name	Photo	Finger Print	Signature
	ARABUL MOLLA Son of REJAUl MOLLA Executed by: Self, Date of Execution: 02/09/2024 , Admitted by: Self, Date of Admission: 02/09/2024 ,Place : Office		 Captured	
	XXXXXXXX	XXXXXXXX	LT1 XXXXXXXX	XXXXXXXX

City:- , P.O:- ISWARIPUR, P.S:-Bhangar, District:-South 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India , Aadhaar No: 37xxxxxxxx4718, Status :Confirming Party, Executed by: Self, Date of Execution: 02/09/2024 , Admitted by: Self, Date of Admission: 02/09/2024 ,Place : Office

20	Name	Photo	Finger Print	Signature
	MUSLIMA BIBI Daughter of SAMSER MOLLA Executed by: Self, Date of Execution: 02/09/2024 , Admitted by: Self, Date of Admission: 02/09/2024 ,Place : Office		 Captured	
	XXXXXXXX	XXXXXXXX	LT1 XXXXXXXX	XXXXXXXX

City:- , P.O:- ISWARIPUR, P.S:-Bhangar, District:-South 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India , Aadhaar No: 27xxxxxxxx8512, Status :Confirming Party, Executed by: Self, Date of Execution: 02/09/2024 , Admitted by: Self, Date of Admission: 02/09/2024 ,Place : Office

21	Name	Photo	Finger Print	Signature
	IMRAN MOLLA Son of Late ISLAM MOLLA Executed by: Self, Date of Execution: 02/09/2024 Admitted by: Self, Date of Admission: 02/09/2024 ,Place : Office		 Captured	
		02/09/2024	L1 02/09/2024	02/09/2024

City:- , P.O:- ISWARIPUR, P.S:-Bhangar, District:-South 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India , Aadhaar No: 62xxxxxxxx6246, Status :Confirming Party, Executed by: Self, Date of Execution: 02/09/2024 , Admitted by: Self, Date of Admission: 02/09/2024 ,Place : Office

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SEEMA KYAL Wife of BALKRISHAN KYAL 30C, South End Park, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India,Date of Birth:XX-XX-1XX7 , PAN No. : ADxxxxxx3J, Aadhaar No: 67xxxxxxxx0286, Status :Individual, Status : Not Executed

Identifier Details :

Name	Photo	Finger Print	Signature
SUJAUDDIN KHAN CHOWDHURY Son of CHOWDHURY City:- , P.O:- CHANDANESWAR, P.S:-Bhangar, District:-South 24-Parganas, West Bengal, India, PIN:- 743391		 Captured	
	02/09/2024	02/09/2024	02/09/2024

Identifier Of FATEMA KHAN CHOWDHURY, ACHMA MOLLA, GOLAM HOSSAIN MOLLA, ABU HOSSAIN MOLLA, ALI HOSSAIN MOLLA, JAKIR HOSEN MOLLA, RUBINA KHATUN, MARJAN MOLLA, JIYARUL MOLLA, RAKIBUL MOLLA, RAJIBUL MOLLA, RAFIK MOLLA, HAMIDA BIBI MISTRI, CHAMIDA MIR, MAMATAJ BIBI, MOJIDA KHATUN, PARBHINA KHATUN, ATAUL RAHAMAN, ARABUL MOLLA, MUSLIMA BIBI, IMRAN MOLLA

Transfer of property for L1

Sl.No	From	To, with area (Name-Area)
1	FATEMA KHAN CHOWDHURY	SEEMA KYAL-0.208 Dec

Transfer of property for L2

Sl.No	From	To, with area (Name-Area)
1	FATEMA KHAN CHOWDHURY	SEEMA KYAL-0.025075 Dec
2	ACHMA MOLLA	SEEMA KYAL-0.025075 Dec

3	GOLAM HOSSAIN MOLLA	SEEMA KYAL-0.025075 Dec
4	ABU HOSSAIN MOLLA	SEEMA KYAL-0.025075 Dec
5	ALI HOSSAIN MOLLA	SEEMA KYAL-0.025075 Dec
6	JAKIR HOSEN MOLLA	SEEMA KYAL-0.025075 Dec
7	RUBINA KHATUN	SEEMA KYAL-0.025075 Dec
8	MARIJAN MOLLA	SEEMA KYAL-0.025075 Dec
9	JIYARUL MOLLA	SEEMA KYAL-0.025075 Dec
10	RAKIBUL MOLLA	SEEMA KYAL-0.025075 Dec
11	RAFIK MOLLA	SEEMA KYAL-0.025075 Dec
12	HAMIDA BIBI MISTRI	SEEMA KYAL-0.025075 Dec
13	CHAMIDA MIR	SEEMA KYAL-0.025075 Dec
14	MAMATAJ BIBI	SEEMA KYAL-0.025075 Dec
15	MUJIDA KHATUN	SEEMA KYAL-0.025075 Dec
16	PARSHINA KHATUN	SEEMA KYAL-0.025075 Dec

Transfer of property for L3

Sl.No	From	To, with area (Name-Area)
1	FATEMA KHAN CHOWDHURY	SEEMA KYAL-0.00064375 Dec
2	ACHMA MOLLA	SEEMA KYAL-0.00064375 Dec
3	GOLAM HOSSAIN MOLLA	SEEMA KYAL-0.00064375 Dec
4	ABU HOSSAIN MOLLA	SEEMA KYAL-0.00064375 Dec
5	ALI HOSSAIN MOLLA	SEEMA KYAL-0.00064375 Dec
6	JAKIR HOSEN MOLLA	SEEMA KYAL-0.00064375 Dec
7	RUBINA KHATUN	SEEMA KYAL-0.00064375 Dec
8	MARIJAN MOLLA	SEEMA KYAL-0.00064375 Dec
9	JIYARUL MOLLA	SEEMA KYAL-0.00064375 Dec
10	RAKIBUL MOLLA	SEEMA KYAL-0.00064375 Dec
11	RAFIK MOLLA	SEEMA KYAL-0.00064375 Dec
12	HAMIDA BIBI MISTRI	SEEMA KYAL-0.00064375 Dec
13	CHAMIDA MIR	SEEMA KYAL-0.00064375 Dec
14	MAMATAJ BIBI	SEEMA KYAL-0.00064375 Dec
15	MUJIDA KHATUN	SEEMA KYAL-0.00064375 Dec
16	PARSHINA KHATUN	SEEMA KYAL-0.00064375 Dec

Transfer of property for L4

Sl.No	From	To, with area (Name-Area)
1	FATEMA KHAN CHOWDHURY	SEEMA KYAL-0.09375 Dec
2	ACHMA MOLLA	SEEMA KYAL-0.09375 Dec
3	GOLAM HOSSAIN MOLLA	SEEMA KYAL-0.09375 Dec
4	ABU HOSSAIN MOLLA	SEEMA KYAL-0.09375 Dec
5	ALI HOSSAIN MOLLA	SEEMA KYAL-0.09375 Dec
6	JAKIR HOSEN MOLLA	SEEMA KYAL-0.09375 Dec
7	RUBINA KHATUN	SEEMA KYAL-0.09375 Dec
8	MARIJAN MOLLA	SEEMA KYAL-0.09375 Dec

9	JIYARUL MOLLA	SEEMA KYAL-0.09375 Dec
10	RAXIBUL MOLLA	SEEMA KYAL-0.09375 Dec
11	RAFIK MOLLA	SEEMA KYAL-0.09375 Dec
12	HAMIDA BIBI MISTRI	SEEMA KYAL-0.09375 Dec
13	CHAMIDA MIR	SEEMA KYAL-0.09375 Dec
14	MAMATAJ BIBI	SEEMA KYAL-0.09375 Dec
15	MOJIDA KHATUN	SEEMA KYAL-0.09375 Dec
16	PARBHINA KHATUN	SEEMA KYAL-0.09375 Dec

Endorsement For Deed Number : | - 160410381 / 2024

On 02-09-2024

Presentation(Under Section 52 & Rule 22A(3) 45(1) W.B. Registration Rules,1962)

Presented for registration at 15:13 hrs on 02-09-2024, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by ABU HOSSAIN MOLLA, one of the Executants.

Certificate of Market Value(WB PUV) rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,58,563/-

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

Execution is admitted on 02/09/2024 by 1. FATEMA KHAN CHOWDHURY, Wife of SHERAJADDIN, P.O: CHANDANESWAR, Thana: Bhangar, South 24-Parganas, WEST BENGAL, India, PIN - 743330, by caste Muslim, by Profession House wife, 2. ACHMA MOLLA, Alias Mr ASMA BIBI, Daughter of CHETE MOLLA, P.O: CHANDANESWAR, Thana: Bhangar, South 24-Parganas, WEST BENGAL, India, PIN - 743330, by caste Muslim, by Profession House wife, 3. GOLAM HOSSAIN MOLLA, Son of MOJAMMEL MOLLA, P.O: CHANDANESWAR, Thana: Bhangar, South 24-Parganas, WEST BENGAL, India, PIN - 743330, by caste Muslim, by Profession Others, 4. ABU HOSSAIN MOLLA, Son of MOZZAMMAL MOLLA, P.O: CHANDANESWAR, Thana: Bhangar, South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Muslim, by Profession Others, 5. JAKIR HOSEN MOLLA, Alias Mr JAKIR HOSSAIN MOLLA, Son of MOJAMMEL MOLLA, P.O: CHANDANESWAR, Thana: Bhangar, South 24-Parganas, WEST BENGAL, India, PIN - 743300, by caste Muslim, by Profession Others, 6. RUBINA KHATUN, Wife of RAFIQ MONDAL, P.O: KASHINAGAR, Thana: Kultali, South 24-Parganas, WEST BENGAL, India, PIN - 743349, by caste Muslim, by Profession Others, 7. MARIJAN MOLLA, Daughter of AKKAJ MOLLA, P.O: CHANDANESWAR, Thana: Bhangar, South 24-Parganas, WEST BENGAL, India, PIN - 743330, by caste Muslim, by Profession House wife, 8. JIYARUL MOLLA, Son of HAMJADDIN MOLLA, P.O: ISWARIPUR, Thana: Bhangar, South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Muslim, by Profession Others, 9. RAKIBUL MOLLA, Son of REJALIL MOLLA, P.O: ISWARIPUR, Thana: Bhangar, South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Muslim, by Profession Others, 10. RAJBUL MOLLA, Son of REJALIL MOLLA, P.O: ISWARIPUR, Thana: Bhangar, South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Muslim, by Profession Others, 11. RAFIK MOLLA, Son of HAMYADDIN MOLLA, P.O: BRINDAKHALI, Thana: Barupur, South 24-Parganas, WEST BENGAL, India, PIN - 743387, by caste Muslim, by Profession Others, 12. HAMIDA BIBI MISTRI, Wife of SAJFUL ISLAM MISTRI, P.O: MINAKHAN, Thana: Minakhan, North 24-Parganas, WEST BENGAL, India, PIN - 743425, by caste Muslim, by Profession House wife, 13. CHAMIDA MIR, Daughter of HAMIADDI MOLLA, P.O: CHANDANESWAR, Thana: Bhangar, South 24-Parganas, WEST BENGAL, India, PIN - 743330, by caste Muslim, by Profession Others, 14. MAMATAJ BIBI, Wife of AJGAR MOLLA, P.O: MINAKHAN, Thana: Minakhan, North 24-Parganas, WEST BENGAL, India, PIN - 743425, by caste Muslim, by Profession House wife, 15. MOJIDA KHATUN, Alias MOJIDA KHATUN LASKAR, Wife of KUTUB UDDIN LASKAR, P.O: ISWARIPUR, Thana: Bhangar, South 24-Parganas, WEST BENGAL, India, PIN - 743383, by caste Muslim, by Profession House wife, 16. PARBHINA KHATUN, Wife of HAFJUL MOLLA, P.O: ISWARIPUR, Thana: Bhangar, South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Muslim, by Profession House wife, 17. ATAUL RAHAMAN, Son of REJALIL MOLLA, P.O: ISWARIPUR, Thana: Bhangar, South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Muslim, by Profession Others, 18. ARABUL MOLLA, Son of REJALIL MOLLA, P.O: ISWARIPUR, Thana: Bhangar, South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Muslim, by Profession Others, 19. MUSLIMA BIBI, Daughter of SAMSER MOLLA, P.O: ISWARIPUR, Thana: Bhangar, South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Muslim, by Profession House wife, 20. IMRAN MOLLA, Son of Late ISLAM MOLLA, P.O: ISWARIPUR, Thana: Bhangar, South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Muslim, by Profession Others

Identified by SUJAUDDIN KHAN CHOWDHURY, Son of CHOWDHURY, P.O: CHANDANESWAR, Thana: Bhangar, South 24-Parganas, WEST BENGAL, India, PIN - 743391, by caste Muslim, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,581.00/- (A(1) = Rs 1,590.00/- B = Rs 345.00/-, E = Rs 14.00/-, H = Rs 28.00/-, M(b) = Rs 4.00/-) and Registration Fees paid by by online = Rs 1,604/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 31/08/2024 4:46PM with Govt. Ref. No: 192024250188543978 on 31-08-2024, Amount Rs: 1,604/-, Bank: SBI EPay (SBIPay), Ref. No. 8738633958835 on 31-08-2024, Head of Account: 0030-03-104-001-15

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,865/- and Stamp Duty paid by by online = Rs 7,865/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 31/08/2024 4:49PM with Govt. Ref. No: 192024250186543979 on 31-08-2024, Amount Rs: 7,865/-, Bank: SBI EPay (SBiePay), Ref. No: 8738633959835 on 31-08-2024, 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

On 04-09-2024**Admission of Execution (Under Section 58, W.B. Registration Rules, 1962)**

Execution is admitted on 04/09/2024 by ALI HOSSAIN MOLLA, Son of MOJAMMEL MOLLA, P.O: CHANDANESWAR, Thana: Bhanganar, South 24-Parganas, WEST BENGAL, India, PIN - 743330, by caste Muslim, by Profession Others. Indefilled by SIJJAUDDIN KHAN CHOWDHURY, , Son of CHOWDHURY, P.O: CHANDANESWAR, Thana: Bhanganar, South 24-Parganas, WEST BENGAL, India, PIN - 743591, 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 23-09-2024**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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,981.00/- (A(1) = Rs 1,590.00/- ,B = Rs 345.00/- ,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 377/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/09/2024 1:24PM with Govt. Ref. No: 192024250219596458 on 23-09-2024, Amount Rs: 377/-, Bank: SBI EPay (SBiePay), Ref. No: 9637300219946 on 23-09-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,959/- and Stamp Duty paid by Stamp Rs. 100.00/- by online = Rs 1/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3020, Amount: Rs. 100.00/-, Date of Purchase: 04/10/2023, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/09/2024 1:24PM with Govt. Ref. No: 192024250219996458 on 23-09-2024, Amount Rs: 1/-, Bank: SBI EPay (SBiPay), Ref. No. 9637300219946 on 23-09-2024, 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 316723 to 316768

being No 160410381 for the year 2024.



(Handwritten mark)

Digitally signed by Anupam Halder
Date: 2024.10.22 16:14:38 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 22/10/2024

DISTRICT SUB-REGISTRAR

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

West Bengal.

09959/2024

D-10382/2024



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AG 630007

02/09/2024
 Q-2002317290/2024

Certified that the document is admitted for registration. The signature, names and the instrumental value attached with the document are the part of this document.

Coal



CONVEYANCE

1. Date: 02.09.2024
2. Place: Kolkata
3. Parties

04 OCT 2023

3021

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


Name:- **B. C. LAHIRI**
Advocate

Address:- Allpore Judge's Court, Kol-27
Allpore Collectorate, 24 Pgs. (B)

SUBHANKAR DAS
STAMP VENDOR

Allpore Prince Court, Kol-27

Vendr



Sujatdinkham Choudhury
C/O - Sherajaddinkham Choudhury
Vill - Khashira te pur, P.O. Chandanwan
P.S. Bhangaal. Pin- 745330

02 OCT 2023



- 3.1 **FATEMA BIBI** alias **FATEMA KHAN CHOWDHURY** (PAN **CRDPC1626E** and **AADHAAR No. 2669-8297-0986**), wife of Sherajaddin and daughter of Late Chete Molla, by faith Muslim, by nationality Indian, occupation Others, residing at Village Kashinathpur, Post Office Chandaneswar, Police Station Bhangar, PIN: 743330, District South 24 Parganas;
- 3.2 **ASMA BIBI** alias **ACHMA MOLLA** (PAN **FJPPM9924N** and **AADHAAR No. 6096-2385-7783**), daughter of Late Chete Molla, by faith Muslim, by nationality Indian, occupation Others, residing at Village Dakshin Para, Kashinathpur, Post Office Chandaneswar, Police Station Bhangar, PIN: 743330, District South 24 Parganas;
- 3.3 **MARIJAN BIBI** alias **MARIJAN MOLLA** (**AADHAAR No. 5966-4399-7897**), wife of Late Mojammel Molla and daughter of Akkal Molla, by faith Muslim, by nationality Indian, occupation Others, residing at Village Kashinathpur, Post Office Chandaneswar, Police Station Bhangar, PIN: 743330, District South 24 Parganas;
- 3.4 **GOLAM HOSSAIN MOLLA** (**AADHAAR No. 9151-7895-7521**), son of Late Mojammel Molla, by faith Muslim, by nationality Indian, occupation Others, residing at Village Kashinathpur, Post Office Chandaneswar, Police Station Bhangar, PIN: 743330, District South 24 Parganas;
- 3.5 **ABU HOSSAIN MOLLA** (**AADHAAR No. 7657-6060-6948**), son of Late Mojammel Molla, by faith Muslim, by nationality Indian, occupation Others, residing at Village Bhangi Para, R. K. Pally, Jagannathpur, Post Office Jagannathpur, Police Station Sonarpur, PIN: 700150, District South 24 Parganas;
- 3.6 **ALI HOSSAIN MOLLA** (**AADHAAR No. 7254-6869-7984**), son of Late Mojammel Molla, by faith Muslim, by nationality Indian, occupation Others, residing at Village Kashinathpur, Post Office Chandaneswar, Police Station Bhangar, PIN: 743330, District South 24 Parganas;
- 3.7 **JAKIR HOSSAIN MOLLA** (PAN **DLDPM6400B** and **AADHAAR No. 3518-1889-9753**), son of Late Mojammel Molla, by faith Muslim, by nationality Indian, occupation Others, residing at Village Kashinathpur, Post Office Chandaneswar, Police Station Bhangar, PIN: 743330, District South 24 Parganas;
- 3.8 **RUBINA KHATUN** (**AADHAAR No. 6170-5939-8694**), wife of Rafik Mondal, by faith Muslim, by nationality Indian, occupation Others, residing at Village Radhanathpur, Post Office Kashinagar, Police Station Kultali, PIN: 743349, District South 24 Parganas;



District Sanitation Officer
Kipoch, South Zaire Province
02 OCT 2024

- 3.9 **JIYARUL MOLLA (PAN JIUPM7084K and AADHAAR No. 7723-5012-5753)**, son of Hamijaddin Molla, by faith Muslim, by nationality Indian, occupation Others, residing at Village Ghataker Berhiya, Badi, Post Office Iswaripur, Police Station Bhangar, PIN: 743502, District South 24 Parganas;
- 3.10 **RAKIBUL MOLLA (AADHAAR No. 8219-8763-3084)**, son of Hamijaddin Molla, by faith Muslim, by nationality Indian, occupation Others, residing at Village Ghataker Berhiya, Badi, Post Office Iswaripur, Police Station Bhangar, PIN: 743502, District South 24 Parganas;
- 3.11 **RAFIK MOLLA (AADHAAR No. 7773-2612-3226)**, son of Hamijaddin Molla, by faith Muslim, by nationality Indian, occupation Others, residing at Village Ghatkanda Brindakhall, Post Office Brindakhall, Police Station Baruipur, PIN: 743387, District South 24 Parganas;
- 3.12 **HAMIDA BIBI alias HAMIDA BIBI MISTRI (AADHAAR No. 5487-7669-2097)**, wife of Saiful Islam Mistri, by faith Muslim, by nationality Indian, occupation Others, residing at Village Minakhan, Post Office Minakhan, Police Station Minakhan, PIN: 743425, District North 24 Parganas;
- 3.13 **CHAMIDA BIBI alias CHAMIDA MIR (AADHAAR No. 3857-8674-8287)**, daughter of Hamijaddin Molla, by faith Muslim, by nationality Indian, occupation Others, residing at Village Kaahinathpur, Post Office Chandaneswar, Police Station Bhangar, PIN: 743330, District South 24 Parganas;
- 3.14 **MAMTAJ KHATUN alias MAMATAJ BIBI (AADHAAR No. 7823-5586-7183)**, wife of Ajar Molla, by faith Muslim, by nationality Indian, occupation Others, residing at Village Minakhan, Post Office Minakhan, Police Station Minakhan, PIN: 743425, District North 24 Parganas;
- 3.15 **MOJIDA KHATUN alias MOJIDA KHATUN LASKAR (AADHAAR No. 3044-2016-8015)**, daughter of Hamijaddin Molla, by faith Muslim, by nationality Indian, occupation Others, residing at Village Ghataker Berhiya, Post Office Iswaripur, Police Station Bhangar, PIN: 743363, District South 24 Parganas;
- 3.16 **PARBHINA KHATUN (AADHAAR No. 5650-0560-2702)**, daughter of Hamijaddin Molla, by faith Muslim, by nationality Indian, occupation Others, residing at Village Patrapukur, Badi, Post Office Iswaripur, Police Station Bhangar, PIN: 743502, District South 24 Parganas;

(collectively **Vendors**, include successors-in-interest)



02 OCT 2024

And

- 3.17 **SEEMA KYAL**, (PAN ADPPD3013J and Aadhaar No. 5735 3975 9286), wife of Balkrishan 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)

And

- 3.18 **MUSLIMA BIBI** (AADHAAR No. 2749-8504-8512), wife of Rejaul Molla, by faith Muslim, by nationality Indian, occupation Others, residing at Village Ghataker Berhiya, Post Office Iswaripur, Police Station Bhangar, PIN: 743502, District South 24 Parganas;
- 3.19 **RAJIBUL MOLLA** (PAN IYYPM7183N and AADHAAR No. 5467-1827-2802), son of Rejaul Molla, by faith Muslim, by nationality Indian, occupation Others, residing at Village Ghataker Berhiya, Post Office Iswaripur, Police Station Bhangar, PIN: 743502, District South 24 Parganas;
- 3.20 **ATAUR MOLLA** alias **ATAUL RAHAMAN** (AADHAAR No. 2520-8699-9403), son of Rejaul Molla, by faith Muslim, by nationality Indian, occupation Others, residing at Village Ghataker Berhiya, Post Office Iswaripur, Police Station Bhangar, PIN: 743502, District South 24 Parganas;
- 3.21 **ARABUL MOLLA** (AADHAAR No. 3735-9933-4718), son of Rejaul Molla, by faith Muslim, by nationality Indian, occupation Others, residing at Village Ghataker Berhiya, Post Office Iswaripur, Police Station Bhangar, PIN: 743502, District South 24 Parganas;
- 3.22 **IMRAN MOLLA** (AADHAAR No. 6207-9834-6246), son of Islam Molla, by faith Muslim, by nationality Indian, occupation Others, residing at Village Ghatakerberia, Post Office Iswaripur, Police Station Bhangar, PIN: 743502, District South 24 Parganas;

(collectively **Confirming Parties**, include successors-in-interest)

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



Registrar of Companies - IV
Kolkata - 700 012
West Bengal - 700 012
Kolkata, South 24 Parganas

02 OCT 2019

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject Matter of Conveyance

- 4.1 **Said Property:** Land admeasuring 1.6905 (one point six nine zero five) decimal, more or less, comprised in R.S. Dag Nos. 99, 103 and 105, corresponding L.R. Dag Nos. 92, 97 and 98, respectively, recorded under R.S. Khatian Nos. 403 and 188, 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 Vendors 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 Vendors and Confirming Parties represent and warrant to and covenant with the Purchaser regarding title as follows:

- 5.1.1 **Ownership of Khosdel Molla & Ors.:** At all material time (1) Khosdel Molla alias Khosdel Ali Molla, (2) Sabdel Molla, (3) Amjel Molla alias Amjel Ali Molla, (4) Ajifa Khatun and (5) Johara Khatun were the joint and recorded owners in respect of land admeasuring 85 (eighty five) decimal, being the entirety of R.S. Dag Nos. 99, 103 and 105, corresponding L.R. Dag Nos. 92, 97 and 98, respectively, recorded under R.S. Khatian Nos. 403 and 188, 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. Their respective ownership to the Mother Property is given in the chart below:

Owner	Share	R.S. Khatian 403	R.S. Khatian 188	R.S. Khatian 188
		R.S. Dag 99	R.S. Dag 103	R.S. Dag 105
Khosdel Molla alias Khosdel Ali Molla	25%	13.75 dec.	6.75 dec.	0.75 dec.
Sabdel Molla	25%	13.75 dec.	6.75 dec.	0.75 dec.
Amjel Molla alias Amjel Ali Molla	25%	13.75 dec.	6.75 dec.	0.75 dec.
Ajifa Khatun	12.5%	6.875 dec.	3.375 dec.	0.375 dec.
Johara Khatun	12.5%	6.875 dec.	3.375 dec.	0.375 dec.
Total:	100%	55 dec.	27 dec.	3 dec.

- 5.1.2 **Sale by Amjel Molla:** By a Deed of Sale dated 25th October, 1967, registered in the Office of the Sub-Registrar of Bhangar, recorded in



தமிழ்நாடு அரசு
பதிவு - 100 1003 of
பதிவு - 1003 of
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02 OCT 2024



Book No. I, Volume No. 152, at Pages 95 to 96, being Deed No. 13722 for the year 1967, said Amjel Molla alias Amjel Ali Molla sold, conveyed and transferred land measuring 4 (four) decimal, more or less, out of his entitlement in said R.S. Dag No. 99, unto and in favour of Khosdel Molla alias Khosdel Ali Molla, free from all encumbrances.

- 5.1.3 **Ownership of Khosdel Molla:** In above mentioned circumstances said Khosdel Molla alias Khosdel Ali Molla, son of Lal Mohammad Molla has become the sole and absolute owner in respect of land measuring 25.25 (twenty five point two five) decimal, more or less, out of the Mother Property (**Property Of Khosdel Molla**), free from all encumbrances. The details of the Property Of Khosdel Molla are given in the chart below:

R.S. Dag No.	R.S. Khatian No.	Total Area in Dag (in Dec)	Area (in Dec)
99	403	55	17.75
103	188	27	6.75
105	188	3	0.75
Total:			25.25

- 5.1.4 **Sale by Khosdel Molla:** By a Deed of Sale, registered in the Office of the Sub-Registrar of Bhangar, recorded in Book No. I, Volume No. 34, at Pages 295 to 297, being Deed No. 3832 for the year 1972, said Khosdel Molla alias Khosdel Ali Molla sold, conveyed and transferred land measuring 4 (four) decimal, more or less, out of his entitlement in said R.S. Dag No. 103, unto and in favour of Ajijai Haque Molla & Anr., free from all encumbrances.

- 5.1.5 **Ownership of Larger Property:** In above mentioned circumstances said Khosdel Molla alias Khosdel Ali Molla, son of Lal Mohammad Molla has remained the sole and absolute owner in respect of land measuring 21.25 (twenty one point two five) decimal, more or less, out of the Property Of Khosdel Molla (**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)
99	403	55	17.75
103	188	27	2.75
105	188	3	0.75
Total:			21.25

- 5.1.6 **Demise of Khosdel Molla:** Said Khosdel Molla alias Khosdel Ali Molla, a Muslim governed by the *Sunni* School of Mohammedan Law, died intestate leaving behind him surviving his second wife, Matijan Bibi, 4 (four) sons, namely, (1) Subid Ali Molla, (2) Chamad Molla alias Chamad Ali Molla, (3) Aref Ali Molla and (4) Ajar Ali Molla and



District Office of the Registrar General
Registration (2027-12) of
Registration Book
No. 24, South 24 Parkway

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[Signature]

2 (two) daughters, namely, (1) Rahima Bibi and (2) Rashida Bibi from his second marriage and 1 (one) daughter, namely, Rabiya Bibi from his first marriage, as his only legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Khosled Molla alias Khosled Ali Molla in the Larger Property, free from all encumbrances.

- 5.1.7 **Ownership of Rabiya Bibi:** in the above mentioned circumstances said Rabiya Bibi has become the sole and absolute owner in respect of the Said Property, i.e. land measuring 1.6905 (one point six nine zero five) decimal, more or less, out of the Larger Property, free from all encumbrances. The details of the Said Property are given in the chart below:

R.S. Dag No.	R.S. Khatian No.	Total Area in Dag (in Dec)	Area (in Dec)
99	403	55	1.412
103	188	27	0.2188
105	180	3	0.0597
Total:			1.6905

- 5.1.8 **Demise of Rabiya Bibi:** Said Rabiya Bibi, a Muslim governed by the *Sunni* School of Mohammedan Law, died intestate leaving behind her surviving her 1 (one) son, Mojam Molla alias Mojammel Molla and 3 (three) daughters, namely, (1) Raima Bibi alias Rahima Bibi, (2) Fatema Bibi alias Fatema Khan Chowdhury and (3) Asma Bibi alias Achma Molla, as her only legal heir and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Rabiya Bibi in the Said Property, free from all encumbrances.

- 5.1.9 **Demise of Mojam Molla alias Mojammel Molla:** Said Mojam Molla alias Mojammel Molla, son of said Rabiya Bibi, a Muslim governed by the *Sunni* School of Mohammedan Law, died intestate leaving behind him surviving his only wife, Marijan Bibi alias Marijan Molla, 4 (four) sons, namely, (1) Golam Hossain Molla, (2) Abu Hossain Molla, (3) Ali Hossain Molla and (4) Jakir Hossain Molla and 1 (one) daughter, Rubina Khatun, as his only legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Mojam Molla alias Mojammel Molla in the Said Property, free from all encumbrances.

- 5.1.10 **Demise of Raima Bibi alias Rahima Bibi:** Said Raima Bibi alias Rahima Bibi, daughter of said Rabiya Bibi, a Muslim governed by the *Sunni* School of Mohammedan Law, died intestate on 16th November, 2020 leaving behind her surviving 3 (three) sons, namely, (1) Jiyarul Molla, (2) Pakibul Molla and (3) Rafik Molla and 5 (five) daughters, namely, (1) Hamida Bibi alias Hamida Bibi Mistri, (2) Chamida Bibi alias Chamida Mir, (3) Mamtaj Khatun alias Mamataj Bibi, (4) Mojida Khatun alias Mojida Khatun Laskar and (5) Parbhina Khatun, as her only legal heirs and heiresses, who jointly and in



diverse share inherited the right, title and interest of Late Raima Bibi alias Rahima Bibi in the Said Property, free from all encumbrances. It is pertinent to mention here that one Rejaul Molla being another son of Late Raima Bibi alias Rahima Bibi predeceased her on 2nd October, 2017 and one Saïda Khatun being another daughter of Late Raima Bibi alias Rahima Bibi predeceased her on 25th January, 2004 and therefore, the legal heirs of Late Rejaul Molla and Saïda Khatun have been excluded to inherit any share in the property left out by Late Raima Bibi alias Rahima Bibi as per the operation of Mahomedan Law.

5.1.11 Absolute Ownership of Vendors: In the above mentioned events and circumstances said (1) Fatema Bibi alias Fatema Khan Chowdhury, (2) Aema Bibi alias Achma Molla, (3) Marijan Bibi alias Marijan Molla, (4) Golam Hossain Molla, (5) Abu Hossain Molla, (6) Ali Hossain Molla, (7) Jakir Hossain Molla, (8) Rubina Khatun, (9) Jiyarul Molla, (10) Raïbul Molla, (11) Rafik Molla, (12) Hamida Bibi alias Hamida Bibi Mistri, (13) Chamida Bibi alias Chamida Mir, (14) Mamataj Khatun alias Mamataj Bibi, (15) Mojida Khatun alias Mojida Khatun Laskar and (16) Parbhina Khatun (collectively the Vendors herein) have become the joint and absolute owners in respect of the Said Property, free from all encumbrances and the Said Property is the subject matter of this Conveyance.

5.1.12 Joining of Confirming Parties: Said Rejaul Molla being the predeceased son of Late Raima Bibi alias Rahima Bibi, died on 2nd October, 2017, leaving behind him surviving his only wife, Muslima Bibi and 3 (three) sons, namely, (1) Rajbul Molla, (2) Ataur Molla alias Ataul Rahaman and (3) Arabul Molla. Further, said Saïda Khatun being the predeceased daughter of Late Raima Bibi alias Rahima Bibi died on 25th January, 2004, leaving behind her only son, Imran Molla. Said (1) Muslima Bibi, (2) Rajbul Molla, (3) Ataur Molla alias Ataul Rahaman, (4) Arabul Molla and (5) Imran Molla (collectively the Confirming Parties herein) have joined in this Conveyance to ratify the title of the Vendors herein being transferred in favour of the Purchaser is free from all encumbrances.

5.2 Representations, Warranties and Covenants Regarding Encumbrances: The Vendors represent and warrant to and covenant with the Purchaser regarding encumbrances as follows:

5.2.1 No Acquisition/Requisition: The Vendors have 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 Vendors do not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any



Director, State Registrar of Companies
Bangalore
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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 Vendors:** The Vendors have 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 Vendors have 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 realisation of any dues from the Vendors.
- 5.2.6 **No Right of Pre-emption:** No person or persons whatsoever 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 Vendors 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, *its pondens*, 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 Vendors or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendors or the Vendors' predecessors-in-title and the title of the Vendors 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 Vendors from selling, transferring and/or alienating the Said Property or any part thereof.



Company Registrar
Registrar of Companies
Assam, South 24 Parganas

02 OCT 2024

6. Basic Understanding

- 6.1 Sale of Said Property:** The basic understanding between the Vendors and the Purchaser is that the Vendors 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 with the confirmation of the Confirming Parties.

7. Transfer

- 7.1 Hereby Made:** The Vendors hereby sell, convey and transfer to the Purchaser the entirety of the Vendors' right, title and interest of whatsoever or howsoever nature in the Said Property, more fully described in the **Schedule** below, being land admeasuring 1.6905 (one point six nine zero five) decimal, more or less, comprised in R.S. Dag Nos. 99, 103 and 105, corresponding L.R. Dag Nos. 92, 97 and 98, respectively, recorded under R.S. Khatian Nos. 403 and 188, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of EGP, 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 Vendors in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances and the Confirming Parties hereby confirms such sale.
- 7.2 Consideration:** The aforesaid conveyance of the Said Property is being made in consideration of a sum of Rs.8,20,000/- (Rupees Eight Lakh Twenty Thousand only) (**Total Consideration**) out of which the Purchaser has paid Rs.6,85,000/- (Rupees Six lakh Eighty Five Thousand only) directly to the Vendors receipt of which Vendors hereby and by the Vendors' Receipt and Memo of Consideration hereunder written, admit and acknowledge and Rs.1,35,000/- (Rupees One lakh Thirty Five Thousand only) to the Confirming Parties for joining in this Conveyance, receipt of which the Confirming Parties hereby and by the Confirming Parties' Receipt and Memo of Consideration hereunder written, admit and acknowledge.

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, 1892.



District Registrar, Alwar, Rajasthan
Registration No. 2 (B) of
Registration Act, 1908
Alwar, South of Rajasthan

02 OCT 2024

- 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, bargainers and liabilities whatsoever or howsoever made or suffered by the Vendors or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendors or the Vendors' predecessors-in-title.
- 8.1.4 **Together with All Other Appurtenances:** together with all other rights the Vendors have 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 Vendors and Confirming Parties:** express indemnification by the Vendors and Confirming Parties about the correctness of the Vendors' title, Vendors' authority to sell and non existence of any encumbrances on the Said Property, which if found defective or untrue at any time, the Vendors and Confirming Parties shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendors and Confirming Parties, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendors and Confirming Parties hereby covenant that the Vendors and/or the Confirming Parties or any person claiming under the Vendors/ Confirming Parties 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 Vendors and Confirming Parties shall at all times hereinafter, at the costs, expenses, risk and responsibility of the Vendors and Confirming Parties, forthwith take all necessary steps to mutate the name of the Purchaser in respect of the Said Property. In this regard the Vendors hereby clarify that the R.S. Record of Rights and L.R. Record of Rights are not in parity with the Vendors' entitlement in said R.S. Dags as recited under clause 5.1 and sub-clauses thereunder. However, the Vendors hereby convey all the Vendors' 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.



District Sub-Registrar IV
Register 1212 7 (2) of
Registration 1908
Alappuzha, South 24 Partees

02 OCT 2024

[Signature]

- 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 Vendors, with regard to which the Vendors hereby indemnify and agree to keep the Purchaser fully and comprehensively saved, harmless and indemnified.
- 8.5 **Holding Possession:** The Vendors hereby covenant 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 Vendors or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendors and it is further expressly and specifically covenanted, confirmed and declared by the Vendors 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 Vendors, the Vendors 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 Vendors hereby expressly waive, surrender and give up each and every one of the aforesaid rights.
- 8.6 **No Objection to Mutation and Conversion:** The Vendors and Confirming Parties covenant, confirm and declare that (1) the Purchaser shall be fully entitled to mutate the Purchaser's name in all public and statutory records and the Vendors hereby expressly (a) consent to the same and (b) appoint the Purchaser as the constituted attorney of the Vendors and Confirming Parties and empower and authorize the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard



Contract 2100-2020/2021-22
Registrar (1707/17) of
Registration, 1008
Alipore, South 24 Parganas

02 OCT 2020

and (2) the Vendors and Confirming Parties 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 Vendors and Confirming Parties hereby expressly (a) consent 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) appoint the Purchaser as the constituted attorney of the Vendors and empower and authorize 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 Vendors and Confirming Parties undertake 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 Vendors have handed over all title papers and documents in respect of the Said Property to the Purchaser.

8.8 **Further Acts:** The Vendors and Confirming Parties hereby covenant that the Vendors/Confirming Parties 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 Vendors and Confirming Parties further covenant 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 Vendors and/or Confirming Parties in any manner. The Vendors and the Confirming Parties 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.



SCHEDULE
(Said Property)
[Subject Matter of Conveyance]

Land (vacant) admeasuring 1.6905 (one point six nine zero five) decimal, more or less, comprised in R.S. Dag Nos. 99, 103 and 105, corresponding L.R. Dag Nos. 92, 97 and 98, respectively, recorded under R.S. Khatian Nos. 403 and 188, Mouza Jirangaha, 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	99	92	403	55	1.412
Danga	103	97	188	27	0.2188
Danga	105	98	188	3	0.0597
Total:					1.6905

Said R.S. Dag No. 99 is butted and bounded as follows:

- On the North** : By R.S. Dag No. 97
- On the East** : By R.S. Dag No. 98
- On the South** : By R.S. Dag No. 119
- On the West** : By R.S. Dag Nos. 96, 100 & 118

Said R.S. Dag No. 103 is butted and bounded as follows:

- On the North** : By R.S. Dag No. 102
- On the East** : By R.S. Dag No. 101
- On the South** : By R.S. Dag No. 104
- On the West** : By R.S. Dag No. 105

Said R.S. Dag No. 105 is butted and bounded as follows:

- On the North** : By R.S. Dag No. 102
- On the East** : By R.S. Dag No. 103
- On the South** : By R.S. Dag No. 106
- On the West** : By Mouza Haisala



Stamp of the Registrar of Companies
Registrar (C) of
Bangalore
At Bangalore, Karnataka
02 OCT 2024

10. Execution and Delivery

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

Witnesses:

1. Suman Ghosh



L.T.I of Fatema Bibi alias Fatema Khan
By the Pen of Syauddin Khan
Chowdhury

[FATEMA BIBI alias FATEMA KHAN
CHOWDHURY]

2. Anirjit Roy
17, Dixon Lane
KOL-14



L.T.I of Asma Bibi alias Achma Molla
By the Pen of Syauddin Khan

[ASMA BIBI alias ACHMA MOLLA]



L.T.I of Marijan Bibi alias Marijan Molla
By the Pen of Syauddin Khan

[MARIJAN BIBI alias MARIJAN MOLLA]

Drafted by:
Mamun Raza
KOL-1366/03

Advocate
A.P.W.K. Judges Court
KOL-27

Golan Hossain Molla
[GOLAN HOSSAIN MOLLA]

ABU HOSSAIN MOLLA

[ABU HOSSAIN MOLLA]

Read over and explained in Bengali the true meaning and substance of this deed of Conveyance and the consideration hereinafter mentioned and the vendors who have subscribed their names and affixed their seals after acknowledging to have understood the same in the presence of the witnesses above named

Syauddin Khan



02 OCT 2024

L.T.I of Ali Hossain Molla
By the Pen of Sujatidin Khan

[ALI HOSSAIN MOLLA]

জাকির (এ/এ/এ) মল্লা

[JAKIR HOSSAIN MOLLA]

L.T.I of Rubina Khatun
By the Pen of Sujatidin Khan

[RUBINA KHATUN]

জিয়ারুল মল্লা

[JIYARUL MOLLA]

হানিবুল মল্লা

[HANIBUL MOLLA]

রাফিক মল্লা

[RAFIK MOLLA]

L.T.I of Hamida Bili
By the Pen of Sujatidin Khan

[HAMIDA BIBI alias HAMIDA BIBI MISTRY]



ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ರಾಜಧಾನಿ ಕಛೇರಿ, ಬೆಂಗಳೂರು
ಸರ್ಕಾರಿ ಕಛೇರಿ, ಬೆಂಗಳೂರು
02 OCT 2024

L.T.I of Chamida Bibi
By the Pen of Sayfuddin Khan

[CHAMIDA BIBI alias CHAMIDA BIBI]

L.T.I of Mamta Khatun
By the Pen of Sayfuddin Khan

[MAMTAJ KHATUN alias MAMATAJ BIBI]

মোজিদা খাতুন

[MOJIDA KHATUN alias MOJIDA KHATUN
LASHAR]

পারহিনা খাতুন

[PARHINA KHATUN]

[Vendors]

বাজিবুর হোসেন

আজহার হোসেন

আবাবুল কালাম

L.T.I of Juran Molla
By the Pen of Sayfuddin Khan

L.T.I of Muslima Bibi
By the Pen of Sayfuddin Khan

[Confirming Parties]



02 OCT 2024

Vendors' Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of Rs.6,85,000/- (Rupees Six lakh Eighty Five 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.)
DD No. 367765	31.08.24	Indian Overseas bank	2,00,000.00
DD No. 367764	31.08.24	Indian Overseas bank	2,00,000.00
DD No. 367762	31.08.24	Indian Overseas bank	1,00,000.00
DD No. 367763	31.08.24	Indian Overseas bank	1,00,000.00
	Cash		85,000.00
Total:			6,85,000/-

Witnesses:

1. Saurav Chosh
122/1R, S.N.M. Searni,
Kol-26.



L.T.I of Fatema Bibi ^{Fatema Khan Chowdhury}
By the Pen of Sujuddin Khan

[FATEMA BIBI alias FATEMA KHAN CHOWDHURY]

2. Arijit Roy



L.T.I of Asma Bibi ^{alias Actima Molla}
By the Pen of Sujuddin Khan

[ASMA BIBI alias ACTIMA MOLLA]



L.T.I of Marijan Bibi ^{alias Marijan Molla}
By the Pen of Sujuddin Khan

[MARIJAN BIBI alias MARIJAN MOLLA]

Golan Hossain Molla
[GOLAN HOSSAIN MOLLA]



Registrar General of India
Ministry of Health and Family Welfare
New Delhi, India

02 OCT 2009

Abu HOSSAIN MOLLA

[ABU HOSSAIN MOLLA]

L.T.I of Ali Hossain MOLLA
By the Pen of Sayyidul Islam Khan

[ALI HOSSAIN MOLLA]

জাকির হোসেন মল্লা

[JAKIR HOSSAIN MOLLA]

L.T.I of Rubina Khatun
By the Pen of Sayyidul Islam Khan

[RUBINA KHATUN]

জিয়ারুল মল্লা

[JIVARUL MOLLA]

রাহিমুল মল্লা

[RAHIBUL MOLLA]



District Engineer of the
Tamil Nadu State Road Transport Corporation
Registration No. 7/23 of
Registration, 1004
Alank, South 24 Pergam
02 OCT 2024

রাফিক নোলা

[RAFIK NOLLA]

L.T.I of Hamida Bibi
By the Pen of Suja Uddin Khan

[HAMIDA BIBI alias HAMIDA BIBI MISTRY]

L.T.I of Chamida Bibi
By the Pen of Suja Uddin Khan

[CHAMIDA BIBI alias CHAMIDA MIR]

L.T.I of Mamataj Khatoon
By the Pen of Suja Uddin Khan

[MAMTAJ KHATUN alias MAMATAJ BIBI]

মোজিদা খাতুন

[MOJIDA KHATUN alias MOJIDA KHATUN
LASKAR]

পারহিনা খাতুন

[PARHINA KHATUN]

[Vendors]



District Sub-Registrar-IV
Registration No. 1500 of
Alappur, South India
02 OCT 1978

Confirming Parties' Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of Rs.1,35,000/- (Rupees One lakh Thirty Five Thousand only) for joining in this Conveyance and ratify the title of the Vendors hereby transferred in favour of the Purchaser in respect of the Said Property described in the Schedule above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
DD No. 367766	31.08.24	Indian Overseas bank	1,00,000.00
		Cash	35,000.00
		Total:	1,35,000/-

Witnesses:

1. Sourav Ghosh -

বাকিবুল আলম

আবাক্কর হক

আবাবুল মেনা

2. Arijit Roy



L.T.I of Jurran Molla
By the Pen of Syafuddin Khan

L.T.I of Muslima Bibi
By the Pen of Syafuddin Khan



[Confirming Parties]



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District Sub-Registrar's
Office U/S 7(2) of
Registration Act,
Alibon, South 24 Parganas

02 OCT 2024

SPECIMEN FORM FOR TEN FINGER PRINTS


































						
		Little Ring Middle Fore Thumb (Left Hand)				
	LTI of <u>Eshwari Kham Chowdhary</u> By the Pen of <u>Sajda Uddin Khatun</u> S. 12-10-14					
		Thumb Fore Middle Ring Little (Right Hand)				
						
		Little Ring Middle Fore Thumb (Left Hand)				
						
		Thumb Fore Middle Ring Little (Right Hand)				
						
		Little Ring Middle Fore Thumb (Left Hand)				
						
		Thumb Fore Middle Ring Little (Right Hand)				



District South Registrar of
Companies L/S T (2) of
Registration 2508
Bangalore South 24 Bangalore

02 OCT 2023

SPECIMEN FORM FOR TEN FINGER PRINTS

	<p><i>L.I. of Mawjooon Bab</i> <i>By the Pen of Saifuddin Khan</i></p>						
		Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
							
		Thumb	Fore	Middle	Ring	Little	
		(Right Hand)					
	<p><i>Gale Hossain</i> <i>Belgem Hossain Modha</i></p>						
		Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
							
		Thumb	Fore	Middle	Ring	Little	
		(Right Hand)					
	<p><i>Abul Hossain</i> <i>Abul Hossain Molla</i></p>						
		Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
							
		Thumb	Fore	Middle	Ring	Little	
		(Right Hand)					



Director, South Carolina
Department of Revenue
Columbia, South Carolina

02 OCT 2024

SPECIMEN FORM FOR TEN FINGER PRINTS



सुप्रीम कोर्ट न्यायालय

Suffard (2) (21) (21) 2015



Little Ring Middle Fore Thumb

(Left Hand)



Thumb Fore Middle Ring Little

(Right Hand)



L.T.I of Rubina Khatoon
By the Pen of Sajjad Uddin Khan



Little Ring Middle Fore Thumb

(Left Hand)



Thumb Fore Middle Ring Little

(Right Hand)



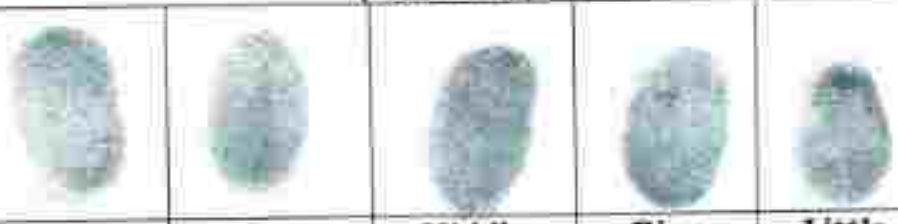
रजि. नं. 100/2015

Suffard (2) (21) (21) 2015



Little Ring Middle Fore Thumb

(Left Hand)



Thumb Fore Middle Ring Little

(Right Hand)



ಕರ್ನಾಟಕ ಸರ್ಕಾರದ ಆರೋಗ್ಯ ಮತ್ತು ಕುಟುಂಬ ಕಲ್ಯಾಣ ಇಲಾಖೆ
ಇಲಾಖೆ, ಸರ್ಕಾರದ ಕಛೇರಿ
ಬೆಂಗಳೂರು, ಕರ್ನಾಟಕ

02 OCT 2024

SPECIMEN FORM FOR TEN FINGER PRINTS

 <p>5110</p>	<p>1/10/2019</p>	 <p>Little</p>	 <p>Ring</p>	 <p>Middle</p>	 <p>Fore</p>	 <p>Thumb</p>
		(Left Hand)				
		 <p>Thumb</p>	 <p>Fore</p>	 <p>Middle</p>	 <p>Ring</p>	 <p>Little</p>
		(Right Hand)				
 <p>5110</p>	<p>1/10/2019</p>	 <p>Little</p>	 <p>Ring</p>	 <p>Middle</p>	 <p>Fore</p>	 <p>Thumb</p>
		(Left Hand)				
		 <p>Thumb</p>	 <p>Fore</p>	 <p>Middle</p>	 <p>Ring</p>	 <p>Little</p>
		(Right Hand)				
	<p>L.T.I of Muzaffar Khan By the Pen of Safaudin Khan</p>	 <p>Little</p>	 <p>Ring</p>	 <p>Middle</p>	 <p>Fore</p>	 <p>Thumb</p>
		(Left Hand)				
		 <p>Thumb</p>	 <p>Fore</p>	 <p>Middle</p>	 <p>Ring</p>	 <p>Little</p>
		(Right Hand)				



5

District Registrar-IV
Registrar 3/25, 7/121 of
Registration, 1st
Floor, South 24 Parganas

02 OCT 2024

SPECIMEN FORM FOR TEN FINGER PRINTS

 	<p>L.T.I of <i>Chamunda Nig</i> By the Pen of <i>Sufia Uddin Khan</i></p>	 Little	 Ring	 Middle	 Fore	 Thumb		
		(Left Hand)						
		 Thumb	 Fore	 Middle	 Ring	 Little		
		(Right Hand)						
		 Little	 Ring	 Middle	 Fore	 Thumb		
		(Left Hand)						
 Thumb	 Fore	 Middle	 Ring	 Little				
(Right Hand)								
 	<p>L.T.I of <i>Chamunda Nig</i> By the Pen of <i>Sufia Uddin Khan</i></p>	 Little	 Ring	 Middle	 Fore	 Thumb		
		(Left Hand)						
		 Thumb	 Fore	 Middle	 Ring	 Little		
		(Right Hand)						
		 	<p>L.T.I of <i>Chamunda Nig</i> By the Pen of <i>Sufia Uddin Khan</i></p>	 Little	 Ring	 Middle	 Fore	 Thumb
				(Left Hand)				
 Thumb	 Fore			 Middle	 Ring	 Little		
(Right Hand)								



District Court-Flagstaff
Register Ord. 7 (2) of
Registration 1908
Arizona, Death 24 Flagstaff

02 OCT 2024

SPECIMEN FORM FOR TEN FINGER PRINTS

 <p>Handwritten name: <i>ମାମି ମୁସଲମାନ</i></p>	<p>Handwritten name: <i>ମାମି ମୁସଲମାନ</i></p>	 Little	 Ring	 Middle	 Fore	 Thumb
		(Left Hand)				
		 Thumb	 Fore	 Middle	 Ring	 Little
		(Right Hand)				
 <p>Handwritten name: <i>ଆତମ୍ଭୁବନା</i></p>	<p>Handwritten name: <i>ଆତମ୍ଭୁବନା</i></p>	 Little	 Ring	 Middle	 Fore	 Thumb
		(Left Hand)				
		 Thumb	 Fore	 Middle	 Ring	 Little
		(Right Hand)				
 <p>Handwritten name: <i>ଆତମ୍ଭୁବନା</i></p>	<p>Handwritten name: <i>ଆତମ୍ଭୁବନା</i></p>	 Little	 Ring	 Middle	 Fore	 Thumb
		(Left Hand)				
		 Thumb	 Fore	 Middle	 Ring	 Little
		(Right Hand)				



02 OCT 2024

SPECIMEN FORM FOR TEN FINGER PRINTS


	<p>L.I. of <u>Subhan Mulla</u> By the Pen of <u>Sajidul Islam</u></p>					
		(Left Hand)				
						
		(Right Hand)				
	<p>L.I. of <u>Subhan Mulla</u> By the Pen of <u>Sajidul Islam</u></p>					
		(Left Hand)				
						
		(Right Hand)				
	<p>L.I. of <u>Masuma Akter</u> By the Pen of <u>Sajidul Islam</u></p>					
		(Left Hand)				
						
		(Right Hand)				



District Sub-Registrar IV
Registrar (S.D.) of
Registration 1008
Mukta, South 24 Parganas

02 OCT 2024

SPECIMEN FORM FOR TEN FINGER PRINTS

	<p style="writing-mode: vertical-rl; transform: rotate(180deg);"> L.I. of Ali Hossain Molla By the Pen of S. Ya. Ullin Khan </p>					
		Little Ring Middle Fore Thumb (Left Hand)				
						
		Thumb Fore Middle Ring Little (Right Hand)				
<p align="center">PHOTO</p>						
		Little Ring Middle Fore Thumb (Left Hand)				
<p align="center">PHOTO</p>						
		Thumb Fore Middle Ring Little (Right Hand)				



District Sub-Registrar IV
Registrar 1/5 7 (2) of
Registration Title
Alpen, South 24 Perpetua

02 OCT 2024



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



192024250186538828

GRN Details

GRN:	192024250186538828	Payment Mode:	SBI Epay
GRN Date:	31/08/2024 16:40:50	Bank/Gateway:	SBIePay Payment Gateway
BRN :	8049987499035	BRN Date:	31/08/2024 16:41:13
Gateway Ref ID:	20240831760451	Method:	Indian Overseas Bank NB
GRIPS Payment ID:	310820242018653881	Payment Init. Date:	31/08/2024 16:49:50
Payment Status:	Successful	Payment Ref. No:	2002317290/5/2024 (Query Nil*Query Year)

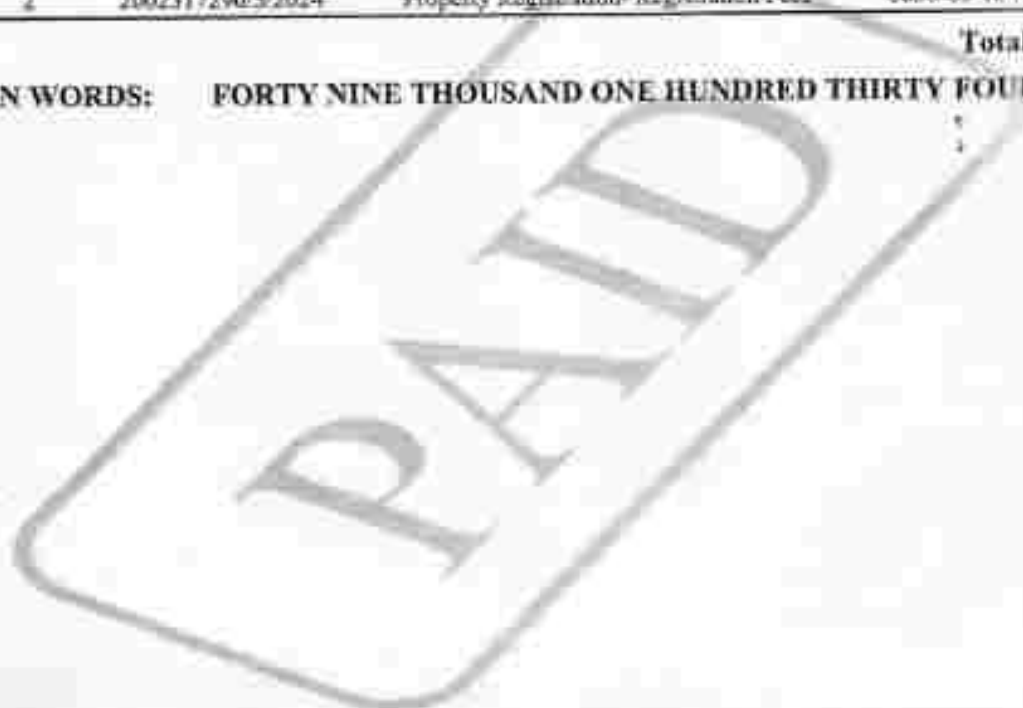
Depositor Details

Depositor's Name:	Mrs SEEMA KYAL
Address:	30C, SOUTH END PARK, KOLKATA-700029
Mobile:	9330394689
Period From (dd/mm/yyyy):	31/08/2024
Period To (dd/mm/yyyy):	31/08/2024
Payment Ref ID:	2002317290/5/2024
Dept Ref ID/DRN:	2002317290/5/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002317290/5/2024	Property Registration-Stamp duty	0030-02-103-003-02	40920
2	2002317290/5/2024	Property Registration- Registration Fees	0030-03-104-003-16	8214
			Total	49134

IN WORDS: FORTY NINE THOUSAND ONE HUNDRED THIRTY FOUR ONLY.





Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



310820242018653881

GRIPS Payment Detail

GRIPS Payment ID:	310820242018653881	Payment Init. Date:	31/08/2024 16:40:50
Total Amount:	49134	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	8049987499035	BRN Date:	31/08/2024 16:41:13
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Mrs SEEMA KYAL
Mobile: 9330394689

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192024250186538828	Directorate of Registration & Stamp Revenue	49134
Total			49134

IN WORDS: FORTY NINE THOUSAND ONE HUNDRED THIRTY FOUR ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.





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

Query No / Year	2002317290/2024	Office where deed will be registered
Query Date	30/08/2024 5:45:12 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	QUERY DESK Thana : Alipora, District : South 24-Parganas, WEST BENGAL., Mobile No. : 9330394689, Status :Solicitor firm	
Transaction	Additional Transaction	
[0101] Sale, Sale Document	[4308] Agreement [No of Agreement : 2], [4311] Receipt [Rs : 1,35,000/-]	
Sol Forth value	Market Value	
Rs. 8,20,000/-	Rs. 8,20,000/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 41,021/- (Article 23)	Rs. 9,584/- (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 Use	ROR Proposed	Area of Land	Sol Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-99	RS-403	Bastu	Shali	1.412 Dec	8,90,000/-	8,90,000/-	
L2	RS-103	RS-188	Bastu	Danga	0.2188 Dec	90,000/-	90,000/-	
L3	RS-105	RS-188	Bastu	Danga	0.0587 Dec	40,000/-	40,000/-	
		TOTAL :			1.6905Dec	8,20,000 /-	8,20,000 /-	
		Grand Total :			1.6905Dec	8,20,000 /-	8,20,000 /-	

Seller Details :

Sl No	Name & address	Status	Execution Admission Details :
1	FATEMA KHAN CHOWDHURY Wife of SHERAJADDIN, City:- , P.O:- CHANDANESWAR, P.S:- Bhangar, District-South 24-Parganas, West Bengal, India, PIN:- 743330 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, Date of Birth:XX-XX-1XX5, PAN No. CRxxxxxx5E, Aadhar No.: 2Exxxxxxx0886, Status: Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self



Query No: 2002317290 of 2024, Printed On: Sep 2 2024 1:00PM, Generated from viregistration.gov.in

2	<p>ACHMA MOLLA, (Alias: Mr ASMA BIBI) Daughter of CHETE MOLLA, City:- , P.O:- CHANDANESWAR, P.S:-Bhangar, District:-South 24-Parganas, West Bengal, India, PIN:- 743330 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, Date of Birth:XX-XX-1XX0, PAN No. FJxxxxxx4N, Aadhaar No.: 80xxxxxxx7753, Status: Individual, Executed by: Self To be Admitted by: Self</p>	Individual	Executed by: Self To be Admitted by: Self
3	<p>GOLAM HOSSAIN MOLLA Son of MOJAMMEL MOLLA, City:- , P.O:- CHANDANESWAR, P.S:-Bhangar, District:-South 24-Parganas, West Bengal, India, PIN:- 743330 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, , Aadhaar No.: 91xxxxxxx7521, Status: Individual, Executed by: Self To be Admitted by: Self</p>	Individual	Executed by: Self To be Admitted by: Self
4	<p>ABU HOSSAIN MOLLA Son of MOZZAMMAL MOLLA, City:- , P.O:- CHANDANESWAR, P.S:-Bhangar, District:-South 24-Parganas, West Bengal, India, PIN:- 700150 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of India, , Aadhaar No.: 76xxxxxxx8948, Status: Individual, Executed by: Self To be Admitted by: Self</p>	Individual	Executed by: Self To be Admitted by: Self
5	<p>ALI HOSSAIN MOLLA Son of MOJAMMEL MOLLA, City:- , P.O:- CHANDANESWAR, P.S:-Bhangar, District:-South 24-Parganas, West Bengal, India, PIN:- 743330 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, , Aadhaar No.: 72xxxxxxx7884, Status: Individual, Executed by: Self To be Admitted by: Self</p>	Individual	Executed by: Self To be Admitted by: Self
6	<p>JAKIR HOSEN MOLLA, (Alias: Mr JAKIR HOSSAIN MOLLA) Son of MOJAMMEL MOLLA, City:- , P.O:- CHANDANESWAR, P.S:-Bhangar, District:-South 24-Parganas, West Bengal, India, PIN:- 743330 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, Date of Birth:XX-XX-1XX6, PAN No. DLxxxxxx0B, Aadhaar No.: 35xxxxxxx9753, Status: Individual, Executed by: Self To be Admitted by: Self</p>	Individual	Executed by: Self To be Admitted by: Self
7	<p>RUBINA KHATUN Wife of RAFIQ MONDAL, City:- , P.O:- KASHINAGAR, P.S:- Kutail, District:-South 24-Parganas, West Bengal, India, PIN:- 743349 Sex: Female, By Caste: Muslim, Occupation: Others, Citizen of: India, , Aadhaar No.: 81xxxxxxx8694, Status: Individual, Executed by: Self To be Admitted by: Self</p>	Individual	Executed by: Self To be Admitted by: Self
8	<p>MARIJAN MOLLA Daughter of AKKAJ MOLLA, City:- , P.O:- CHANDANESWAR, P.S:-Bhangar, District:-South 24-Parganas, West Bengal, India, PIN:- 743330 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, , Aadhaar No.: 59xxxxxxx7697, Status: Individual, Executed by: Self To be Admitted by: Self</p>	Individual	Executed by: Self To be Admitted by: Self



9	<p>JIYARUL MOLLA Son of HAMJADDIN MOLLA,City:- , P.O:- ISWARIPUR, P.S:- Bhangar, District-South 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of India, Date of Birth:XX-XX-2000, PAN No. Jlxxxxxx4K, Aadhaar No.: 77xxxxxxxx5753,Status :Individual, Executed by: Self To be Admitted by: Self</p>	Individual	Executed by: Self To be Admitted by: Self
10	<p>RAKIBUL MOLLA Son of REJAUL MOLLA,City:- , P.O:- ISWARIPUR, P.S:- Bhangar, District-South 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of India, , Aadhaar No.: 82xxxxxxxx3084,Status :Individual, Executed by: Self To be Admitted by: Self</p>	Individual	Executed by: Self To be Admitted by: Self
11	<p>RAJIBUL MOLLA Son of REJAUL MOLLA,City:- , P.O:- ISWARIPUR, P.S:- Bhangar, District-South 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of India, , Aadhaar No.: 54xxxxxxxx2802,Status :Confirming Party, Executed by: Self To be Admitted by: Self</p>	Confirming Party	Executed by: Self To be Admitted by: Self
12	<p>RAFIK MOLLA Son of HAMYADDIN MOLLA,City:- , P.O:- BRINDAKHALI, P.S:- Banapur, District-South 24-Parganas, West Bengal, India, PIN:- 743387 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of India, , Aadhaar No.: 77xxxxxxxx3226,Status :Individual, Executed by: Self To be Admitted by: Self</p>	Individual	Executed by: Self To be Admitted by: Self
13	<p>HAMIDA BIBI MISTR Wife of SAJFUL ISLAM MISTR,City:- , P.O:- MINAKHAN, P.S:- Minakhan, District-North 24-Parganas, West Bengal, India, PIN:- 743425 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of India, , Aadhaar No.: 54xxxxxxxx2097,Status :Individual, Executed by: Self To be Admitted by: Self</p>	Individual	Executed by: Self To be Admitted by: Self
14	<p>CHAMIDA MIR Daughter of HAMIJADDI MOLLA,City:- , P.O:- CHANDANESWAR, P.S:-Bhangar, District-South 24-Parganas, West Bengal, India, PIN:- 743330 Sex: Female, By Caste: Muslim, Occupation: Others, Citizen of India, , Aadhaar No.: 36xxxxxxxx8287,Status :Individual, Executed by: Self To be Admitted by: Self</p>	Individual	Executed by: Self To be Admitted by: Self
15	<p>MAMATAJ BIBI Wife of AJGAR MOLLA,City:- , P.O:- MINAKHAN, P.S:-Minakhan, District-North 24-Parganas, West Bengal, India, PIN:- 743425 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of India, , Aadhaar No.: 78xxxxxxxx7183,Status :Individual, Executed by: Self To be Admitted by: Self</p>	Individual	Executed by: Self To be Admitted by: Self



16	<p>MOJIDA KHATUN, (Alias: MOJIDA KHATUN LASKAR) Wife of KUTUB UDDIN LASKAR, City:- , P.O:- ISWARIPUR, P.S:- Bhangar, District:-South 24-Parganas, West Bengal, India, PIN:- 743363 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, , Aadhaar No.: 30xxxxxxxx8015, Status :Individual, Executed by: Self To be Admitted by: Self</p>	Individual	Executed by: Self To be Admitted by: Self
17	<p>PARBHINA KHATUN Wife of HAFIJUL MOLLA, City:- , P.O:- ISWARIPUR, P.S:- Bhangar, District:-South 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, , Aadhaar No.: 56xxxxxxxx2702, Status :Individual, Executed by: Self To be Admitted by: Self</p>	Individual	Executed by: Self To be Admitted by: Self
18	<p>ATAUL RAHAMAN Son of REJAUL MOLLA, City:- , P.O:- ISWARIPUR, P.S:- Bhangar, District:-South 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of India, , Aadhaar No.: 25xxxxxxxx9403, Status :Confirming Party, Executed by: Self To be Admitted by: Self</p>	Confirming Party	Executed by: Self To be Admitted by: Self
19	<p>ARABUL MOLLA Son of REJAUL MOLLA, City:- , P.O:- ISWARIPUR, P.S:- Bhangar, District:-South 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of India, , Aadhaar No.: 37xxxxxxxx4718, Status :Confirming Party, Executed by: Self To be Admitted by: Self</p>	Confirming Party	Executed by: Self To be Admitted by: Self
20	<p>MUSLIMA BIBI Daughter of REJAUL MOLLYA, City:- , P.O:- ISWARIPUR, P.S:- Bhangar, District:-South 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, , Aadhaar No.: 27xxxxxxxx8512, Status :Confirming Party, Executed by: Self To be Admitted by: Self</p>	Confirming Party	Executed by: Self To be Admitted by: Self
21	<p>IMRAN MOLLA Son of Late ISLAM MOLLA, City:- , P.O:- ISWARIPUR, P.S:- Bhangar, District:-South 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of India, , Aadhaar No.: 62xxxxxxxx6246, Status :Confirming Party, Executed by: Self To be Admitted by: Self</p>	Confirming Party	Executed by: Self To be Admitted by: Self

Buyer Details :

S/No	Name & address	Status	Execution Admission Details :
1	<p>SEEMA KYAL Wife of BALKRISHAN KYAL, 30C, South End Park, City:- , P.O:- Sarat Bose Road, P.S.-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of India, Date of Birth:XX-XX-1XX7, PAN No. ADxxxxxx3J, Aadhaar No.: 67xxxxxxxx9286, Status :Individual, Not Executed</p>	Individual	Not Executed.



Major Information of the Deed

Deed No :	I-1604-10382/2024	Date of Registration	23/09/2024
Query No / Year	1604-2002317290/2024	Office where deed is registered	
Query Date	30/08/2024 5:45:12 PM	D.S.R. - IV SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	QUERY DESK Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9330394889, Status : Solicitor firm		
Transaction	Additional Transaction		
(0101) Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 1,35,000/-]		
Set Forth value	Market Value		
Rs. 8,20,000/-	Rs. 8,20,000/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 41,021/- (Article-23)	Rs. 9,595/- (Article-A(1), E.)		
Remarks			

Land Details :

District: South 24-Parganas, P.S:- Kashipur, Gram Panchayat: BHAGAWANPUR, Mouza: Jhargacha, JI No: 25, Pin Code : 700135

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-99	RS-403	Bastu	Shali	1.412 Dec	6,90,000/-	6,90,000/-	
L2	RS-103	RS-188	Bastu	Danga	0.2188 Dec	90,000/-	90,000/-	
L3	RS-105	RS-188	Bastu	Danga	0.0597 Dec	40,000/-	40,000/-	
TOTAL :					1.6905Dec	8,20,000 /-	8,20,000 /-	
Grand Total :					1.6905Dec	8,20,000 /-	8,20,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	FATEMA KHAN CHOWDHURY Wife of SHERAJADDIN Executed by: Self, Date of Execution: 02/09/2024 , Admitted by: Self, Date of Admission: 02/09/2024 ,Place : Office		 Captured	
	00000000	00000000	L1 00000000	00000000



City:- , P.O:- CHANDANESWAR, P.S:-Bhangar, District:-South 24-Parganas, West Bengal, India, PIN:- 743330 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India Date of Birth: XX-XX-1XX5 , PAN No.:: CRxxxxxx6E, Aadhaar No: 26xxxxxxx0986, Status :Individual, Executed by: Self, Date of Execution: 02/09/2024 , Admitted by: Self, Date of Admission: 02/09/2024 ,Place : Office

2	Name	Photo	Finger Print	Signature
	ACHMA MOLLA, (Alias: Mr ASMA BIBI) Daughter of CHETE MOLLA Executed by: Self, Date of Execution: 02/09/2024 , Admitted by: Self, Date of Admission: 02/09/2024 ,Place : Office		 Captured	
		XXXXXXXX	LTY XXXXXXXX	XXXXXXXX

City:- , P.O:- CHANDANESWAR, P.S:-Bhangar, District:-South 24-Parganas, West Bengal, India, PIN:- 743330 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India Date of Birth: XX-XX-1XX0 , PAN No.:: FJxxxxxx4N, Aadhaar No: 60xxxxxxx7783, Status :Individual, Executed by: Self, Date of Execution: 02/09/2024 , Admitted by: Self, Date of Admission: 02/09/2024 ,Place : Office

3	Name	Photo	Finger Print	Signature
	GOLAM HOSSAIN MOLLA Son of MOJAMMEL MOLLA Executed by: Self, Date of Execution: 02/09/2024 , Admitted by: Self, Date of Admission: 02/09/2024 ,Place : Office		 Captured	
		XXXXXXXX	LTY XXXXXXXX	XXXXXXXX

City:- , P.O:- CHANDANESWAR, P.S:-Bhangar, District:-South 24-Parganas, West Bengal, India, PIN:- 743330 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India , Aadhaar No: 91xxxxxxx7521, Status :Individual, Executed by: Self, Date of Execution: 02/09/2024 , Admitted by: Self, Date of Admission: 02/09/2024 ,Place : Office

4	Name	Photo	Finger Print	Signature
	ABU HOSSAIN MOLLA (Presentant) Son of MOZZAMMAL MOLLA Executed by: Self, Date of Execution: 02/09/2024 , Admitted by: Self, Date of Admission: 02/09/2024 ,Place : Office		 Captured	
		XXXXXXXX	LTY XXXXXXXX	XXXXXXXX






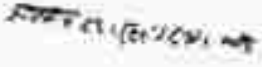






City:- , P.O:- CHANDANESWAR, P.S:-Bhangar, District:-South 24-Parganas, West Bengal, India, PIN:- 700150 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India , Aadhaar No: 76xxxxxxx6948, Status :Individual, Executed by: Self, Date of Execution: 02/09/2024 , Admitted by: Self, Date of Admission: 02/09/2024 ,Place : Office

The first part of the document discusses the importance of maintaining accurate records of all transactions. It emphasizes that every entry should be supported by a valid receipt or invoice. This not only helps in tracking expenses but also ensures compliance with tax regulations.













In the second section, the author outlines the various methods used to collect and analyze data. These include surveys, interviews, and focus groups. Each method has its own strengths and weaknesses, and the choice depends on the specific needs of the study.

The third section provides a detailed overview of the data analysis process. It starts with data cleaning, where any missing or erroneous values are identified and corrected. This is followed by data exploration, which involves visualizing the data to identify patterns and trends.

Finally, the document concludes with a summary of the findings and their implications. It highlights the key insights gained from the study and offers recommendations for future research. The author also acknowledges the limitations of the study and expresses gratitude to the participants and the research team.

5	<p>Name</p> <p>ALI HOSSAIN MOLLA Son of MOJAMMEL MOLLA Executed by: Self, Date of Execution: 02/09/2024 , Admitted by: Self, Date of Admission: 04/09/2024 ,Place : Office</p>	<p>Photo</p> 	<p>Finger Print</p>  <p>Captured</p>	<p>Signature</p> 
<p>City:- , P.O:- CHANDANESWAR, P.S:-Bhangar, District:-South 24-Parganas, West Bengal, India, PIN:- 743330 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India , Aadhaar No: 72xxxxxxx7984, Status :Individual, Executed by: Self, Date of Execution: 02/09/2024 , Admitted by: Self, Date of Admission: 04/09/2024 ,Place : Office</p>				
6	<p>Name</p> <p>JAKIR HOSEN MOLLA, (Alias: Mr JAKIR HOSSAIN MOLLA) Son of MOJAMMEL MOLLA Executed by: Self, Date of Execution: 02/09/2024 , Admitted by: Self, Date of Admission: 02/09/2024 ,Place : Office</p>	<p>Photo</p> 	<p>Finger Print</p>  <p>Captured</p>	<p>Signature</p> 
<p>City:- , P.O:- CHANDANESWAR, P.S:-Bhangar, District:-South 24-Parganas, West Bengal, India, PIN:- 743330 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India Date of Birth: XX-XX-1XX6 , PAN No.: DLxxxxxx0B, Aadhaar No: 35xxxxxxx9753, Status :Individual, Executed by: Self, Date of Execution: 02/09/2024 , Admitted by: Self, Date of Admission: 02/09/2024 ,Place : Office</p>				
7	<p>Name</p> <p>RUBINA KHATUN Wife of RAFIQ MONDAL Executed by: Self, Date of Execution: 02/09/2024 , Admitted by: Self, Date of Admission: 02/09/2024 ,Place : Office</p>	<p>Photo</p> 	<p>Finger Print</p>  <p>Captured</p>	<p>Signature</p> 
<p>City:- , P.O:- KASHINAGAR, P.S:-Kultali, District:-South 24-Parganas, West Bengal, India, PIN:- 743349 Sex: Female, By Caste: Muslim, Occupation: Others, Citizen of: India , Aadhaar No: 61xxxxxxx8694, Status :Individual, Executed by: Self, Date of Execution: 02/09/2024 , Admitted by: Self, Date of Admission: 02/09/2024 ,Place : Office</p>				
8	<p>Name</p> <p>MARIJAN MOLLA Daughter of AKKAJ MOLLA Executed by: Self, Date of Execution: 02/09/2024 , Admitted by: Self, Date of Admission: 02/09/2024 ,Place : Office</p>	<p>Photo</p> 	<p>Finger Print</p>  <p>Captured</p>	<p>Signature</p> 
<p>City:- , P.O:- CHANDANESWAR, P.S:-Bhangar, District:-South 24-Parganas, West Bengal, India, PIN:- 743330 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India , Aadhaar no: 59xxxxxxx7897, Status :Individual, Executed by: Self, Date of Execution: 02/09/2024 , Admitted by: Self, Date of Admission: 02/09/2024 ,Place : Office</p>				



9	Name	Photo	Finger Print	Signature
	JIYARUL MOLLA Son of HAMIJADDIN MOLLA Executed by: Self, Date of Execution: 02/09/2024 , Admitted by: Self, Date of Admission: 02/09/2024 ,Place : Office		 Captured	
		02092024	LTI 02092024	02092024
	City: - , P.O:- ISWARIPUR, P.S:-Bhangar, District:-South 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India Date of Birth:XX-XX-2XX0 , PAN No.:: I1xxxxxx4K, Aadhaar No: 77xxxxxxxx5753, Status :Individual, Executed by: Self, Date of Execution: 02/09/2024 , Admitted by: Self, Date of Admission: 02/09/2024 ,Place : Office			
10	Name	Photo	Finger Print	Signature
	RAKIBUL MOLLA Son of REJAJUL MOLLA Executed by: Self, Date of Execution: 02/09/2024 , Admitted by: Self, Date of Admission: 02/09/2024 ,Place : Office		 Captured	
		02092024	LTI 02092024	02092024
	City:- , P.O:- ISWARIPUR, P.S:-Bhangar, District:-South 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India , Aadhaar No: 82xxxxxxxx3084, Status :Individual, Executed by: Self, Date of Execution: 02/09/2024 , Admitted by: Self, Date of Admission: 02/09/2024 ,Place : Office			
11	Name	Photo	Finger Print	Signature
	RAJIBUL MOLLA Son of REJAJUL MOLLA Executed by: Self, Date of Execution: 02/09/2024 , Admitted by: Self, Date of Admission: 02/09/2024 ,Place : Office		 Captured	
		02092024	LTI 02092024	02092024
	City:- , P.O:- ISWARIPUR, P.S:-Bhangar, District:-South 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India , Aadhaar No: 54xxxxxxxx2802, Status :Confirming Party, Executed by: Self, Date of Execution: 02/09/2024 , Admitted by: Self, Date of Admission: 02/09/2024 ,Place : Office			
12	Name	Photo	Finger Print	Signature
	RAFIK MOLLA Son of HAMYADDIN MOLLA Executed by: Self, Date of Execution: 02/09/2024 , Admitted by: Self, Date of Admission: 02/09/2024 ,Place : Office		 Captured	
		02092024	LTI 02092024	02092024
	City:- , P.O:- BRINDAKHALI, P.S:-Barulpur, District:-South 24-Parganas, West Bengal, India, PIN:- 743387 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India , Aadhaar No: 77xxxxxxxx3226, Status :Individual, Executed by: Self, Date of Execution: 02/09/2024 , Admitted by: Self, Date of Admission: 02/09/2024 ,Place : Office			



13	Name	Photo	Finger Print	Signature
	HAMIDA BIBI MISTRI Wife of SAIFUL ISLAM MISTRI Executed by: Self, Date of Execution: 02/09/2024 Admitted by: Self, Date of Admission: 02/09/2024 ,Place : Office		 Captured	
		02092024	L1 02092024	02092024
City:- , P.O:- MINAKHAN, P.S:-Minakhan, District:-North 24-Parganas, West Bengal, India, PIN:- 743425 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India , Aadhaar No: 54xxxxxxxx2097, Status :Individual, Executed by: Self, Date of Execution: 02/09/2024 , Admitted by: Self, Date of Admission: 02/09/2024 ,Place : Office				
14	Name	Photo	Finger Print	Signature
	CHAMIDA MIR Daughter of HAMJADDI MOLLA Executed by: Self, Date of Execution: 02/09/2024 Admitted by: Self, Date of Admission: 02/09/2024 ,Place : Office		 Captured	
		02092024	L1 02092024	02092024
City:- , P.O:- CHANDANESWAR, P.S:-Bhangar, District:-South 24-Parganas, West Bengal, India, PIN:- 743330 Sex: Female, By Caste: Muslim, Occupation: Others, Citizen of: India , Aadhaar No: 38xxxxxxxx8287, Status :Individual, Executed by: Self, Date of Execution: 02/09/2024 , Admitted by: Self, Date of Admission: 02/09/2024 ,Place : Office				
15	Name	Photo	Finger Print	Signature
	MAMATAJ BIBI Wife of AJGAR MOLLA Executed by: Self, Date of Execution: 02/09/2024 Admitted by: Self, Date of Admission: 02/09/2024 ,Place : Office		 Captured	
		02092024	L1 02092024	02092024
City:- , P.O:- MINAKHAN, P.S:-Minakhan, District:-North 24-Parganas, West Bengal, India, PIN:- 743425 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India , Aadhaar No: 78xxxxxxxx7183, Status :Individual, Executed by: Self, Date of Execution: 02/09/2024 , Admitted by: Self, Date of Admission: 02/09/2024 ,Place : Office				
16	Name	Photo	Finger Print	Signature
	MOJIDA KHATUN, (Alias: MOJIDA KHATUN LASKAR) Wife of KUTUB UDDIN LASKAR Executed by: Self, Date of Execution: 02/09/2024 Admitted by: Self, Date of Admission: 02/09/2024 ,Place : Office		 Captured	
		02092024	L1 02092024	02092024



City:- , P.O:- ISWARIPUR, P.S:-Bhangar, District:-South 24-Parganas, West Bengal, India, PIN:- 743363 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India , Aadhaar No: 30xxxxxxxx8015, Status :Individual, Executed by: Self, Date of Execution: 02/09/2024 , Admitted by: Self, Date of Admission: 02/09/2024 ,Place : Office

17	Name	Photo	Finger Print	Signature
	PARBHINA KHATUN Wife of HAFEJUL MOLLA Executed by: Self, Date of Execution: 02/09/2024 , Admitted by: Self, Date of Admission: 02/09/2024 ,Place : Office		 Captured	
		XXXXXXXX	LTI XXXXXXXX	XXXXXXXX

City:- , P.O:- ISWARIPUR, P.S:-Bhangar, District:-South 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India , Aadhaar No: 55xxxxxxxx7702, Status :Individual, Executed by: Self, Date of Execution: 02/09/2024 , Admitted by: Self, Date of Admission: 02/09/2024 ,Place : Office

18	Name	Photo	Finger Print	Signature
	ATAUL RAHAMAN Son of REJAIL MOLLA Executed by: Self, Date of Execution: 02/09/2024 , Admitted by: Self, Date of Admission: 02/09/2024 ,Place : Office		 Captured	
		XXXXXXXX	LTI XXXXXXXX	XXXXXXXX

City:- , P.O:- ISWARIPUR, P.S:-Bhangar, District:-South 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India , Aadhaar No: 25xxxxxxxx9403, Status :Confirming Party, Executed by: Self, Date of Execution: 02/09/2024 , Admitted by: Self, Date of Admission: 02/09/2024 ,Place : Office

19	Name	Photo	Finger Print	Signature
	ARABUL MOLLA Son of REJAIL MOLLA Executed by: Self, Date of Execution: 02/09/2024 , Admitted by: Self, Date of Admission: 02/09/2024 ,Place : Office		 Captured	
		XXXXXXXX	LTI XXXXXXXX	XXXXXXXX

City:- , P.O:- ISWARIPUR, P.S:-Bhangar, District:-South 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India , Aadhaar No: 37xxxxxxxx4718, Status :Confirming Party, Executed by: Self, Date of Execution: 02/09/2024 , Admitted by: Self, Date of Admission: 02/09/2024 ,Place : Office

20	Name	Photo	Finger Print	Signature
	MUSLIMA BIBI Daughter of SAMSER MOLLA Executed by: Self, Date of Execution: 02/09/2024 , Admitted by: Self, Date of Admission: 02/09/2024 ,Place : Office		 Captured	
		XXXXXXXX	LTI XXXXXXXX	XXXXXXXX



City:- , P.O:- ISWARIPUR, P.S:-Bhangar, District:-South 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India , Aadhaar No: 27xxxxxxxx8512, Status :Confirming Party, Executed by: Self, Date of Execution: 02/09/2024 , Admitted by: Self, Date of Admission: 02/09/2024 ,Place : Office

Sl No	Name	Photo	Finger Print	Signature
21	IMRAN MOLLA Son of Late ISLAM MOLLA Executed by: Self, Date of Execution: 02/09/2024 Admitted by: Self, Date of Admission: 02/09/2024 ,Place : Office		 Captured	
		02/09/2024	02/09/2024	02/09/2024

City:- , P.O:- ISWARIPUR, P.S:-Bhangar, District:-South 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India , Aadhaar No: 62xxxxxxxx6246, Status :Confirming Party, Executed by: Self, Date of Execution: 02/09/2024 , Admitted by: Self, Date of Admission: 02/09/2024 ,Place : Office

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SEEMA KYAL Wife of BALKRISHAN KYAL, 30C, South End Park, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700029 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India,Date of Birth:XX-XX-1XX7 , PAN No.: AElxxxxx3J, Aadhaar No: 67xxxxxxxx6286, Status :Individual, Status : Not Executed

Identifier Details :

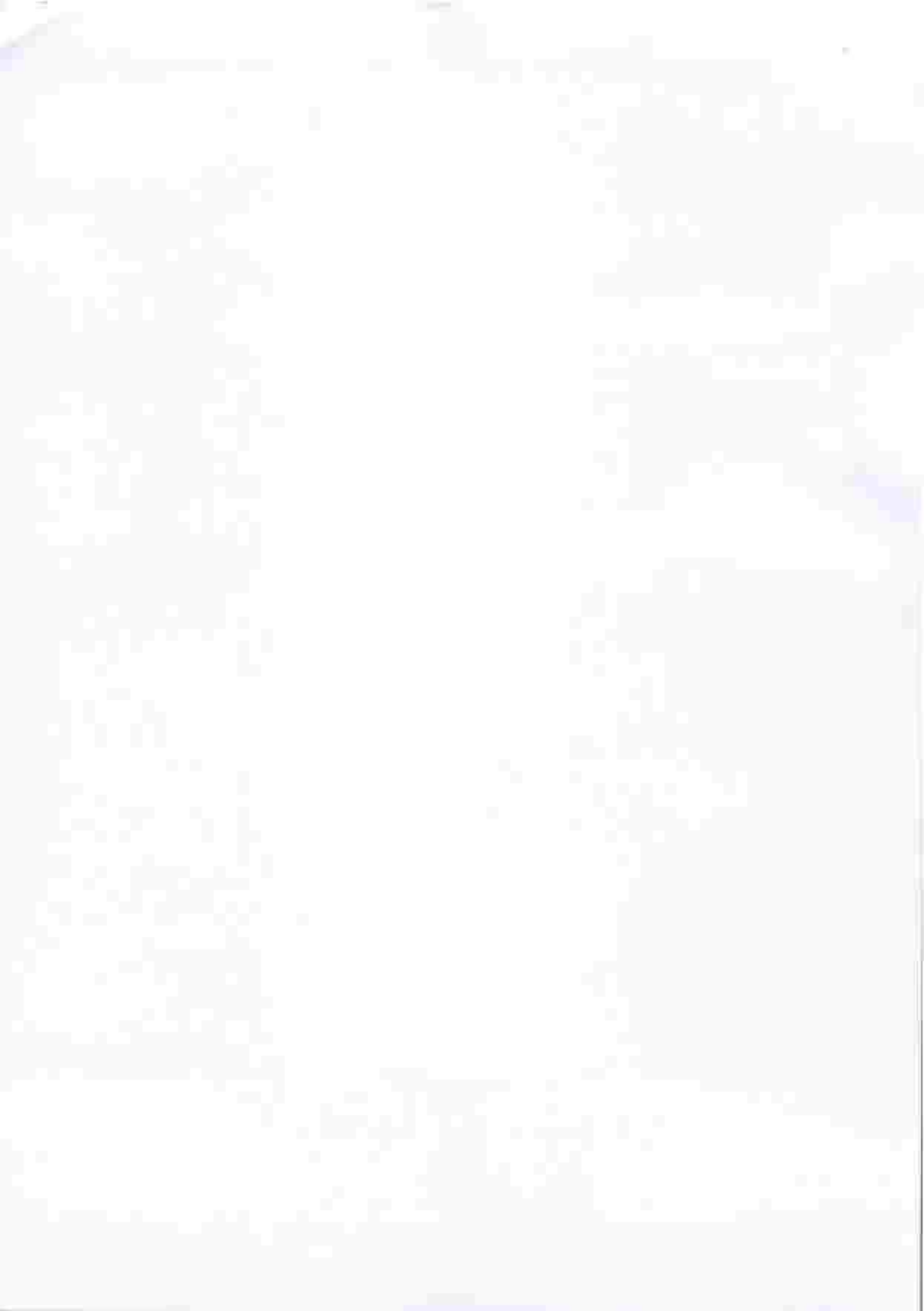
Name	Photo	Finger Print	Signature
SUJAUDDIN KHAN CHOWDHURY Son of CHOWDHURY City:- , P.O:- CHANGANEGWAR, P.S:- Bhangar, District:-South 24-Parganas, West Bengal, India, PIN:- 743330		 Captured	
	02/09/2024	02/09/2024	02/09/2024

Identifier Of FATEMA KHAN CHOWDHURY, ACHMA MOLLA, GOLAM HOSSAIN MOLLA, ABU HOSSAIN MOLLA, ALI HOSSAIN MOLLA, JAKIR HOSEN MOLLA, RUBINA KHATUN, MARJAN MOLLA, JIYARUL MOLLA, RAKIBUL MOLLA, RAJIBUL MOLLA, RAFIK MOLLA, HAMIDA BIBI MISTRI, CHAMIDA MIR, MAMATAJ BIBI, MOJIDA KHATUN, PARBHINA KHATUN, ATAUL RAHAMAN, ARABUL MOLLA, MUSLIMA BIBI, IMRAN MOLLA



Transfer of property for L1		
Sl.No	From	To, with area (Name-Area)
1	FATEMA KHAN CHOWDHURY	SEEMA KYAL-1.412 Dec
Transfer of property for L2		
Sl.No	From	To, with area (Name-Area)
1	FATEMA KHAN CHOWDHURY	SEEMA KYAL-0.013875 Dec
2	ACHMA MOLLA	SEEMA KYAL-0.013875 Dec
3	GOLAM HOSSAIN MOLLA	SEEMA KYAL-0.013875 Dec
4	ABU HOSSAIN MOLLA	SEEMA KYAL-0.013875 Dec
5	ALI HOSSAIN MOLLA	SEEMA KYAL-0.013875 Dec
6	JAKIR HOSEN MOLLA	SEEMA KYAL-0.013875 Dec
7	RUBINA KHATUN	SEEMA KYAL-0.013875 Dec
8	MARJAN MOLLA	SEEMA KYAL-0.013875 Dec
9	JIYARUL MOLLA	SEEMA KYAL-0.013875 Dec
10	RAKIBUL MOLLA	SEEMA KYAL-0.013875 Dec
11	RAFIK MOLLA	SEEMA KYAL-0.013875 Dec
12	HAMIDA BIBI MISTRI	SEEMA KYAL-0.013875 Dec
13	CHAMIDA MIR	SEEMA KYAL-0.013875 Dec
14	MAMATAJ BIBI	SEEMA KYAL-0.013875 Dec
15	MOJIDA KHATUN	SEEMA KYAL-0.013875 Dec
16	PARBHINA KHATUN	SEEMA KYAL-0.013875 Dec
Transfer of property for L3		
Sl.No	From	To, with area (Name-Area)
1	FATEMA KHAN CHOWDHURY	SEEMA KYAL-0.00373125 Dec
2	ACHMA MOLLA	SEEMA KYAL-0.00373125 Dec
3	GOLAM HOSSAIN MOLLA	SEEMA KYAL-0.00373125 Dec
4	ABU HOSSAIN MOLLA	SEEMA KYAL-0.00373125 Dec
5	ALI HOSSAIN MOLLA	SEEMA KYAL-0.00373125 Dec
6	JAKIR HOSEN MOLLA	SEEMA KYAL-0.00373125 Dec
7	RUBINA KHATUN	SEEMA KYAL-0.00373125 Dec
8	MARJAN MOLLA	SEEMA KYAL-0.00373125 Dec
9	JIYARUL MOLLA	SEEMA KYAL-0.00373125 Dec
10	RAKIBUL MOLLA	SEEMA KYAL-0.00373125 Dec
11	RAFIK MOLLA	SEEMA KYAL-0.00373125 Dec
12	HAMIDA BIBI MISTRI	SEEMA KYAL-0.00373125 Dec
13	CHAMIDA MIR	SEEMA KYAL-0.00373125 Dec
14	MAMATAJ BIBI	SEEMA KYAL-0.00373125 Dec
15	MOJIDA KHATUN	SEEMA KYAL-0.00373125 Dec
16	PARBHINA KHATUN	SEEMA KYAL-0.00373125 Dec





Endorsement For Deed Number : I - 160410362 / 2024

On 02-09-2024

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

Presented for registration at 15:02 hrs. on 02-09-2024, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by ABU HOSSAIN MOLLA, 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 8,20,000/-

Admission of Execution (Under Section 58, W.B. Registration Rules, 1982)

Execution is admitted on 02/09/2024 by 1. FATEMA KHAN CHOWDHURY, Wife of SHERAJADDIN, P.O: CHANDANESWAR, Thana: Bhangar, South 24-Parganas, WEST BENGAL, India, PIN - 743330, by caste Muslim, by Profession House wife, 2. ACHMA MOLLA, Alias Mr ASMA BIBI, Daughter of CHETE MOLLA, P.O: CHANDANESWAR, Thana: Bhangar, South 24-Parganas, WEST BENGAL, India, PIN - 743330, by caste Muslim, by Profession House wife, 3. GOLAM HOSSAIN MOLLA, Son of MOJAMMEL MOLLA, P.O: CHANDANESWAR, Thana: Bhangar, South 24-Parganas, WEST BENGAL, India, PIN - 743330, by caste Muslim, by Profession Others, 4. ABU HOSSAIN MOLLA, Son of MOZZAMMAL MOLLA, P.O: CHANDANESWAR, Thana: Bhangar, South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Muslim, by Profession Others, 5. JAKIR HOSEN MOLLA, Alias Mr JAKIR HOSSAIN MOLLA, Son of MOJAMMEL MOLLA, P.O: CHANDANESWAR, Thana: Bhangar, South 24-Parganas, WEST BENGAL, India, PIN - 743330, by caste Muslim, by Profession Others, 6. RUBINA KHATUN, Wife of RAFIQ MONDAL, P.O: KASHINAGAR, Thana: Kultail, South 24-Parganas, WEST BENGAL, India, PIN - 743349, by caste Muslim, by Profession Others, 7. MARIJAN MOLLA, Daughter of AKKAJ MOLLA, P.O: CHANDANESWAR, Thana: Bhangar, South 24-Parganas, WEST BENGAL, India, PIN - 743330, by caste Muslim, by Profession House wife, 8. JIYARUL MOLLA, Son of HAMIJADDIN MOLLA, P.O: ISWARIPUR, Thana: Bhangar, South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Muslim, by Profession Others, 9. RAKIBUL MOLLA, Son of REJAUL MOLLA, P.O: ISWARIPUR, Thana: Bhangar, South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Muslim, by Profession Others, 10. RAJIBUL MOLLA, Son of REJAUL MOLLA, P.O: ISWARIPUR, Thana: Bhangar, South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Muslim, by Profession Others, 11. RAFIK MOLLA, Son of HAMYADDIN MOLLA, P.O: BRUNDAKHALI, Thana: Sarupur, South 24-Parganas, WEST BENGAL, India, PIN - 743387, by caste Muslim, by Profession Others, 12. HAMIDA BIBI MISTRI, Wife of SAIFUL ISLAM MISTRI, P.O: MINAKHAN, Thana: Minakhan, North 24-Parganas, WEST BENGAL, India, PIN - 743425, by caste Muslim, by Profession House wife, 13. CHAMIDA MIR, Daughter of HAMIJADDI MOLLA, P.O: CHANDANESWAR, Thana: Bhangar, South 24-Parganas, WEST BENGAL, India, PIN - 743330, by caste Muslim, by Profession Others, 14. MAMATAJ BIBI, Wife of AJGAR MOLLA, P.O: MINAKHAN, Thana: Minakhan, North 24-Parganas, WEST BENGAL, India, PIN - 743425, by caste Muslim, by Profession House wife, 15. MOJIDA KHATUN, Alias MOJIDA KHATUN LASKAR, Wife of KUTUB UDDIN LASKAR, P.O: ISWARIPUR, Thana: Bhangar, South 24-Parganas, WEST BENGAL, India, PIN - 743383, by caste Muslim, by Profession House wife, 16. PARBHINA KHATUN, Wife of HAFJUL MOLLA, P.O: ISWARIPUR, Thana: Bhangar, South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Muslim, by Profession House wife, 17. ATAUL RAHAMAN, Son of REJAUL MOLLA, P.O: ISWARIPUR, Thana: Bhangar, South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Muslim, by Profession Others, 18. ARABUL MOLLA, Son of REJAUL MOLLA, P.O: ISWARIPUR, Thana: Bhangar, South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Muslim, by Profession Others, 19. MUSLIMA BIBI, Daughter of SAMSER MOLLA, P.O: ISWARIPUR, Thana: Bhangar, South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Muslim, by Profession House wife, 20. IMRAN MOLLA, Son of Late ISLAM MOLLA, P.O: ISWARIPUR, Thana: Bhangar, South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Muslim, by Profession Others

Identified by SUJAUDDIN KHAN CHOWDHURY, Son of CHOWDHURY, P.O: CHANDANESWAR, Thana: Bhangar, South 24-Parganas, WEST BENGAL, India, PIN - 743330, by caste Muslim, by profession Others

Payment of Fees

Certified that required Registration Fee payable for this document is Rs 9,596.00/- (A(1) = Rs 8,200.00/- , B = Rs 1,350.00/- , E = Rs 14.00/- , H = Rs 25.00/- , M(b) = Rs 4,00/-) and Registration Fees paid by by online = Rs 8,214/- Description of Online Payment using Government Receipt Portal System (GRPS): Finance Department, Govt. of WB Online on 31/08/2024 4:41PM with Govt. Ref. No. 192024250166538828 on 31-08-2024, Amount Rs: 8,214/-, Bank: SBI ePay (SBIPay), Ref. No. 8049967499035 on 31-08-2024, Head of Account 0030-03-104-001-15



Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 41,921/- and Stamp Duty paid by by online = Rs 40,920/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 31/08/2024 4:41PM with Govt. Ref. No: 192024250186538828 on 31-08-2024, Amount Rs: 40,920/-, Bank: SBI EPay (SBIPay), Ref. No. 8049987409035 on 31-08-2024, 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

On 04-09-2024**Admission of Execution (Under Section 55, W.B. Registration Rules, 1962)**

Execution is admitted on 04/09/2024 by ALI HOSSAIN MOLLA, Son of MOJAMMEL MOLLA, P.O: CHANDANESWAR, Thana: Bhangar, , South 24-Parganas, WEST BENGAL, India, PIN - 743330, by caste Muslim, by Profession Others Identified by SUJAUDDIN KHAN CHOWDHURY, , Son of CHOWDHURY, P.O: CHANDANESWAR, Thana: Bhangar, , South 24-Parganas, WEST BENGAL, India, PIN - 743330, 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 23-09-2024**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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 9,595.00/- (A(1) = Rs 8,200.00/- ,B = Rs 1,350.00/- ,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 1,382/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/09/2024 1:32PM with Govt. Ref. No: 192024250220029438 on 23-09-2024, Amount Rs: 1,382/-, Bank: SBI EPay (SBIPay), Ref. No: 3859211350333 on 23-09-2024, Head of Account 0030-03-104-001-16



Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 41,021/- and Stamp Duty paid by Stamp Rs 100.00/- by online = Rs 1/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3021, Amount: Rs 100.00/-, Date of Purchase: 04/10/2023, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/09/2024 1:32PM with Govt. Ref. No: 192024250220029438 on 23-09-2024, Amount Rs: 1/-, Bank: SBI EPay (SBIPay), Ref. No. 3859211350333 on 23-09-2024, 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 316676 to 316722
being No 160410382 for the year 2024.



(Anupam)

Digitally signed by Anupam Halder
Date: 2024.10.22 16:07:33 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 22/10/2024
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.

10717/2024

I-10463/2024



AG 630011

पश्चिम बंगाल WEST BENGAL
 25/9/24

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

2530336 / 24

[Handwritten Signature]

District Sub-Registrar IV
 Registrar US 7 (2) of
 Kolkata
 25 SEP 2024

CONVEYANCE

1. Date: 25/09/24
2. Place: Kolkata
3. Parties

04 OCT 2023

3017

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

Name:- **B. C. LAHIRI**
Advocate

Address:- Alipore Judge's Court, Kol-27
Alipore Collectorate, 24 Pgn. (S)

SUBHANKAR DAS
STAMP VENDOR

Alipore Police Court, Kol-27

Vendr



Anonto Ghosh
c/o - Biplob Ghosh
vill - Belochandi
P.O. - Gocharon
P.S. - Joynagar
Zuwas, 743331

- 3.1 **MANABI DAKUA** (PAN EECPD7924A and Aadhaar No. 3101 6787 0430), daughter of Mretunjoy Dakua, by faith Hindu, by occupation Others, nationality Indian, residing at Rabindra Nagar, Kalitala, Kulianda, Post Office Rabindra Nagar, Police Station Chinsura, PIN - 712103, District Hooghly (**Vendor**, includes successors-in-interest)

And

- 3.2 **BALKRISHAN KYAL**, having PAN ABDPK2892E and Aadhaar No. 2627 7669 6204, 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)

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 4.7997 (four point seven nine nine seven) decimal, more or less, comprised in R.S. Dag Nos. 92, 111, 112, 117, 497, 501 and 503, corresponding L.R. Dag Nos. 86, 105, 106, 111, 465, 469 and 471, respectively, recorded under R.S. Khatian Nos. 181, 187, 582 and 629, L.R. Khatian Nos. 1135, 1034, 3197 and 3201, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhargar), within the jurisdiction of Bhagabanpur Gram Panchayet (**BGP**), Sub-Registration District Bhargar, 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 (1) land measuring 112 (one hundred twelve) decimal, more or less, out of 150 (one hundred fifty) decimal, being a portion of R.S. Dag No. 92, recorded under R.S. Khatian No. 181, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhargar), within the jurisdiction of BGP, Sub-Registration District Bhargar, District South 24 Parganas (**Mother Property in R.S. Dag 92**), (2) land measuring 12 (twelve) decimal, being the entirety of R.S. Dag No.



ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ರಜಿಸ್ಟ್ರಾರ್ (1/15 7 (2) of
Registration 1966
ಆಗ್ರಾ, ಸೌತ್ 24 ಪ್ರಾಂತ್ಯ

25 SEP 2024

111, recorded under R.S. Khatian No. 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 (**Mother Property in R.S. Dag 111**), (3) land measuring 94 (ninety four) decimal, being the entirety of R.S. Dag No. 112, recorded under R.S. Khatian No. 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 (**Mother Property in R.S. Dag 112**), (4) 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 in R.S. Dag 117**), (5) land measuring 14.25 (fourteen point two five) decimal, being a portion of R.S. Dag No. 497, recorded under R.S. Khatian No. 582, 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 in R.S. Dag 497**), (6) land measuring 39.2 (thirty nine point two) decimal, more or less, out of 99 (ninety nine) decimal, being a portion of R.S. Dag No. 501, recorded under R.S. Khatian No. 582, 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 in R.S. Dag 501**) and (7) land measuring 21.375 (twenty one point three seven five) decimal, more or less, out of 57 (fifty seven) decimal, being a portion of R.S. Dag No. 503, recorded under R.S. Khatian No. 582, 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 in R.S. Dag 503**), free from all encumbrances. The Mother Property in R.S. Dag 92, Mother Property in R.S. Dag 111, Mother Property in R.S. Dag 112, Mother Property in R.S. Dag 117, Mother Property in R.S. Dag 497, Mother Property in R.S. Dag 501 and Mother Property in R.S. Dag 503 collectively hereinafter referred to as the "**Mother Property**".

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) Kshitish 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) Kshitish Chandra Ghosh, (6) Rajendra



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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 **Sale by Satish Chandra Ghosh:** By a Deed of Sale dated 18th September, 1987, registered in the Office of the Sub-Registrar, Bhangar, recorded in Book No. 1, Volume No. 157, at Pages 26 to 30, being Deed No. 8260 for the year 1987, said Satish Chandra Ghosh sold, conveyed and transferred 8.5 (eight point five) decimal, more or less, out of his entitlement in the Mother Property in R.S. Dag 92 in favour of Sadhan Kumar Ghosh & Ors.
- 5.1.5 **Sale by Radharani Ghosh:** By a Deed of Sale dated 12th August, 2008, registered in the Office of the Additional District Sub-Registrar, Bhangar, recorded in Book No. 1, CD Volume No. 10, at Pages 3449 to 3464, being Deed No. 04303 for the year 2008, said Radharani Ghosh sold, conveyed and transferred her right, title and interest in the Mother Property in R.S. Dag 92, Mother Property in R.S. Dag 111, Mother Property in R.S. Dag 112, Mother Property in R.S. Dag 497, Mother Property in R.S. Dag 501 and Mother Property in R.S. Dag 503 unto and in favour of Sadhan Kumar Ghosh, son of Late Khitish Chandra Ghosh, free from all encumbrances.
- 5.1.6 **Ownership of Satish Chandra Ghosh:** After making the sale vide said Deed No. 8260/1987, said Satish Chandra Ghosh remained the sole and absolute owner in respect of (1) land measuring 3.9444 (three point nine four four four) decimal, more or less, out of the Mother Property in R.S. Dag 92 (**Satish's Property In R.S. Dag 92**), (2) land measuring 1.3333 (one point three three three three) decimal, being a portion of the Mother Property in R.S. Dag 111 (**Satish's Property In R.S. Dag 111**), (3) land measuring 10.4444 (ten point four four four four) decimal, being a portion of the Mother Property in R.S. Dag 112 (**Satish's Property In R.S. Dag 112**), (4) land measuring 1.2222 (one point two two two two) decimal, being a portion of the Mother Property in R.S. Dag 117 (**Satish's Property In R.S. Dag 117**), (5) land measuring 1.5833 (one point five eight three three) decimal, being a portion of the Mother Property in R.S. Dag 497 (**Satish's Property In R.S. Dag 497**), (6) land measuring 4.3556 (four point three five five six) decimal, more or less, out of the Mother Property in R.S. Dag 501 (**Satish's Property In R.S. Dag 501**) and (7) land measuring 2.375 (two point three seven five) decimal, more or less, out of the Mother Property in R.S. Dag 503 (**Satish's Property In R.S. Dag 503**), free from all encumbrances. The Satish's Property in R.S. Dag 92, Satish's Property in R.S. Dag 111, Satish's Property in R.S. Dag 112, Satish's Property in R.S. Dag 117, Satish's Property in R.S. Dag 497, Satish's Property in R.S. Dag 501 and Satish's Property in R.S. Dag 503 collectively hereinafter referred to as the "**Satish's Property**".
- 5.1.7 **Ownership of Radharani Ghosh:** After making the sale vide said Deed No. 04303/2008, said Radharani Ghosh remained the sole and



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absolute owner in respect of land measuring 1.2222 (one point two two two) decimal, being a portion of the Mother Property in R.S. Dag 117 (**Radharani's Property in R.S. Dag 117**), free from all encumbrances.

- 5.1.8 **Demise of Satish Chandra Ghosh:** Said Satish Chandra Ghosh, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate issueless leaving behind him surviving his wife, Satyabala Ghosh, as his only legal heiress, who solely inherited the right, title and interest of Late Satish Chandra Ghosh in Satish's Property, free from all encumbrances.
- 5.1.9 **Demise of Satyabala Ghosh:** Said Satyabala Ghosh, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate issueless leaving behind her surviving her 1 (one) brother-in-law, Lalit Mohan Ghosh and 1 (one) sister-in-law, Radharani Ghosh, as her only legal heir and heiress, who jointly and in equal share inherited the right, title and interest of Late Satyabala Ghosh in Satish's Property, free from all encumbrances as per sub-sec. 2(b) of sec. 15 of the Hindu Succession Act, 1956 and the rules framed thereunder.
- 5.1.10 **Demise of Radha Rani Ghosh:** Said Radha Rani 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) Kshitish 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 said Radharani's Property in R.S. Dag 117, free from all encumbrances as per sub-sec. 2(a) of sec. 15 of the Hindu Succession Act, 1956 and the rules framed thereunder.
- 5.1.11 **Decedents of Lalit Mohan Ghosh:** Said Lalit Mohan Ghosh, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate leaving behind him surviving his 1 (one) son, Anjyo Ghosh and 7 (seven) daughters, namely, (1) Karuna Ghosh, (2) Betasi Ghosh, (3) Mina Ghosh, (4) Shanti Ghosh, (5) Maya Ghosh, (6) Namita Ghosh and (7) Ashima Ghosh, as his only legal heir and heiresses, who jointly and in equal share inherited the right, title and interest of Late Lalit Mohan Ghosh in said Satish's Property and Radharani's Property in R.S. Dag 117, free from all encumbrances.
- 5.1.12 **Ownership of Namita Ghosh & Ora.:** In the above mentioned circumstances said (1) Namita Ghosh, (2) Betasi Ghosh and (3) Mina Ghosh became the joint and absolute owners in respect of the Said Property, comprised in (1) land measuring 0.7395 (zero point seven three nine five) decimal, more or less, out of Satish's Property in R.S. Dag 92 (**First Property**), (2) land measuring 0.2499 (zero point two four nine nine) decimal, being a portion of Satish's Property in R.S. Dag 111 (**Second Property**), (3) land measuring 1.9584 (one point nine five eight four) decimal, being a portion of Satish's Property in



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R.S. Dag 112 (**Third Property**), (4) land measuring 0.2946 (zero point two nine four six) decimal, being a portion of Satish's Property in R.S. Dag 117 and Radharani's Property in R.S. Dag 117 (**Fourth Property**), (5) land measuring 0.2955 (zero point two nine five five) decimal, being a portion of Satish's Property in R.S. Dag 497 (**Fifth Property**), (6) land measuring 0.8166 (zero point eight one six six) decimal, more or less, out of Satish's Property in R.S. Dag 501 (**Sixth Property**) and (7) land measuring 0.4452 (zero point four four five two) decimal, more or less, out of Satish's Property in R.S. Dag 503 (**Seventh Property**), free from all encumbrances.

5.1.13 **First Sale to Vendor:** By a Conveyance dated 29th January, 2024, registered in the Office of the Additional District Sub-Registrar, Bhangar, recorded in Book No. 1, Volume No. 1621-2024, at Pages 40233 to 40259, being Deed No. 162101415 for the year 2024, said Namita Ghosh sold, conveyed and transferred her right, title and interest in the Said Property unto and in favour of Manabi Dakua (the Vendor herein), free from all encumbrances.

5.1.14 **Second Sale to Vendor:** By a Conveyance dated 30th January, 2024, registered in the Office of the Additional District Sub-Registrar, Bhangar, recorded in Book No. 1, Volume No. 1621-2024, at Pages 40206 to 40232, being Deed No. 162101416 for the year 2024, said Bataxi Ghosh sold, conveyed and transferred her right, title and interest in the Said Property unto and in favour of Manabi Dakua (the Vendor herein), free from all encumbrances.

5.1.15 **Third Sale to Vendor:** By a Conveyance dated 12th July, 2024, registered in the Office of the Additional District Sub-Registrar, Bhangar, recorded in Book No. 1, Volume No. 1621-2024, at Pages 172166 to 172189, being Deed No. 162105800 for the year 2024, said Mina Ghosh sold, conveyed and transferred her right, title and interest in the Said Property unto and in favour of Manabi Dakua (the Vendor herein), free from all encumbrances.

5.1.16 **Absolute Ownership of Vendor:** In the above mentioned events and circumstances the Vendor has become the sole and absolute owner in respect of the Said Property, comprised in the First Property, Second Property, Third Property, Fourth Property, Fifth Property, Sixth Property and Seventh 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



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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.
- 5.2.6 **No Right of Pre-emption:** No person or persons whatsoever 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, *bagidarn* 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



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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 admeasuring 4.7997 (four point seven nine nine seven) decimal, more or less, comprised in R.S. Dag Nos. 92, 111, 112, 117, 497, 501 and 503, corresponding L.R. Dag Nos. 86, 105, 106, 111, 465, 469 and 471, respectively, recorded under R.S. Khatian Nos. 181, 187, 582 and 629, L.R. Khatian Nos. 1135, 1034, 3197 and 3201, 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.10,00,000/- (Rupees Ten 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.

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. Dugs 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. Dugs 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



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Jammu & Kashmir Bar Council
Jammu & Kashmir
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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 any material defect of this Deed of Conveyance.



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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)
[Subject Matter of Conveyance]

Land (vacant) admeasuring 4.7997 (four point seven nine nine seven) decimal, more or less, comprised in R.S. Dag Nos. 92, 111, 112, 117, 497, 501 and 503, corresponding L.R. Dag Nos. 86, 105, 106, 111, 465, 469 and 471, respectively, recorded under R.S. Khatian No. 181, 187, 582 and 629, L.R. Khatian Nos. 1135, 1034, 3197 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

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)
92	86	181	150	0.7395
111	105	629	12	0.2499
112	106	629	94	1.9584
117	111	187	11	0.2946
497	465	582	38	0.2955
501	469	582	99	0.8166
503	471	582	57	0.4452
Total:				4.7997

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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Section 24 Parganas
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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. 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

Said R.S. Dag No. 497 is butted and bounded as follows:

On the North : By R.S. Dag Nos. 111, 112, 113, 118 & 121
On the East : By R.S. Dag No. 479
On the South : By R.S. Dag Nos. 496, 498, 499, 500, 501 & 503
On the West : By Mouza Hatisala

Said R.S. Dag No. 501 is butted and bounded as follows:

On the North : By R.S. Dag No. 497
On the East : By R.S. Dag No. 500
On the South : By R.S. Dag Nos. 502
On the West : By R.S. Dag No. 503

Said R.S. Dag No. 503 is butted and bounded as follows:

On the North : By R.S. Dag No. 497
On the East : By R.S. Dag No. 501, 502, 504, 505, 506 & 507
On the South : By R.S. Dag no. 507
On the West : By Mouza Hatisala



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Original Sub-Registration-IV
Registered U/S 7 (2) of
Registration Act
1980. Taken in Pursuance
25 SEP 2024

10. Execution and Delivery

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

Witnesses:

1. Anand Chykh
Vill- Belachon b.
PO - Gochanou
PS - Joy nagar
Dist - 24 P.O.S (S), 743391

2. Anjit Roy
F, Dixon zone
Kot-14

Manaki Sakua
[Vendor]

Drafted by:

Alankar Prasad
Advocate HS/1366/03
Alipore Judges Court
Kot-27



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

25 SEP 2024

Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs. 10,00,000/- (Rupees Ten 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.)
UTR No. IOBAR52024092400437398	25.09.24	Indian Overseas Bank	10,00,000.00
Total:			10,00,000/-

Witnesses:

1. *Anand Chandra*

Manali Bakua

[Vendor]

2. *Arijit Roy*

























✓

Office of the Registrar-4V
Algebra UIC-7 (2) of
Registration 1986
Kolar, South 24 Panchayat

25 SEP 2024

SPECIMEN FORM FOR TEN FINGER PRINTS



	<i>Bal Krishna 1983</i>					
		Little Ring Middle Fore Thumb				
		(Left Hand)				
						
		Thumb Fore Middle Ring Little				
(Right Hand)						
	<i>Manaki Babasa</i>					
		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) of
Registration 1980
Alappur, South 24 Parganas

25 SEP 2024



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

Query No / Year	2002530336/2024	Office where deed will be registered
Query Date	24/09/2024 2:16:54 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	BHAKTA HARI NASKAR Baheshwarpur, P.O. Dakshin Barasat, Thana : Joyrager, District : South 24-Parganas, WEST BENGAL, PIN - 743372, Mobile No. : 9330394669, Status :Deed Writer	
Transaction	Additional Transaction	
[0101] Sale, Sale Document	[4306] Agreement [No of Agreement : 2]	
Set Forth value	Market Value	
Rs. 10,00,000/-	Rs. 10,00,000/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 50,020/- (Article:23)	Rs. 10,014/- (Article:A(1), E)	
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 Use/Proposed	RDR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-92	RS-181	Bastu	Shali	0.7385 Dec	1,50,000/-	1,50,000/-	
L2	RS-111	RS-629	Bastu	Danga	0.2499 Dec	50,000/-	50,000/-	
L3	RS-112	RS-629	Bastu	Danga	1.9584 Dec	4,10,000/-	4,10,000/-	
L4	RS-117	RS-187	Bastu	Danga	0.2946 Dec	62,000/-	62,000/-	
L6	RS-301	RS-582	Bastu	Danga	0.8166 Dec	1,70,000/-	1,70,000/-	
L7	RS-603	RS-582	Bastu	Danga	0.4452 Dec	93,000/-	93,000/-	
L8	RS-497	RS-582	Bastu	Khal	0.2955 Dec	65,000/-	65,000/-	
		TOTAL :			4.7997Dec	10,00,000 /-	10,00,000 /-	
		Grand Total :			4.7997Dec	10,00,000 /-	10,00,000 /-	



Seller Details :

Sl No	Name & address	Status	Execution Admission Details :
1	MANABI DAKUA Daughter of MRETUNJOY DAKUA, City:- Hooghly-chinsurah, P.O:- RABINDRANAGAR, P.S.-Chinsurah, District:-Hooghly, West Bengal, India, PIN:- 712103 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of India, Date of Birth:XX-XX-1XX7, PAN No. EExxxxxx4A, Aadhaar No.: 31xxxxxxx0430, Status : Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Buyer Details :

Sl No	Name & address	Status	Execution Admission Details :
1	BALKRISHAN KYAL Son of Late GOVINDRAM KYAL, 30C, Southend Park, City:- P.O:- SARAT BOSE ROAD, P.S.-Laka, District:-South 24- Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of India, PAN No. ABxxxxxx2E, Aadhaar No.: 26xxxxxxx6204, Status Individual, Not Executed	Individual	Not Executed

Identifier Details :

Name & address
AMRITA GHOSH Son of B GHOSH City:- P.O:- GOCHARAN, P.S.-Joyragar, District:-South 24-Parganas, West Bengal, India, PIN:- 743391, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of India, Identifier Of MANABI DAKUA





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



192024250223019498

GRN Details

GRN:	192024250223019498	Payment Mode:	SBI Epay
GRN Date:	24/09/2024 18:40:36	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	8422298765519	BRN Date:	24/09/2024 18:40:48
Gateway Ref ID:	20240924965422	Method:	Indian Overseas Bank NB
GRIPS Payment ID:	240920242022301948	Payment Init. Date:	24/09/2024 18:40:36
Payment Status:	Successful	Payment Ref. No:	2002530336/2/2024

[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):	24/09/2024
Period To (dd/mm/yyyy):	24/09/2024
Payment Ref ID:	2002530336/2/2024
Dept Ref ID/DRN:	2002530336/2/2024

Payment Details

Sl No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002530336/2/2024	Property Registration-Stamp duty	0030-02-103-003-02	49920
2	2002530336/2/2024	Property Registration- Registration Fees	0030-03-104-001-16	10014
			Total	59934

IN WORDS: FIFTY NINE THOUSAND NINE HUNDRED THIRTY FOUR ONLY.

PAID



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



240920242022301948

GRIPS Payment Detail

GRIPS Payment ID:	240920242022301948	Payment Init. Date:	24/09/2024 18:40:36
Total Amount:	59934	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	8422298765519	BRN Date:	24/09/2024 18:40:48
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	192024250223019498	Directorate of Registration & Stamp Revenue	59934
Total			59934

IN WORDS: FIFTY NINE THOUSAND NINE HUNDRED THIRTY FOUR ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.



Major information of the Deed

Deed No :	I-1604-10463/2024	Date of Registration :	25/09/2024
Query No / Year	1604-2002530336/2024	Office where deed is registered	
Query Date	24/09/2024 2:16:54 PM	D.B.R. - (V SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	BHAJTA HARI NASKAR Baneshwarpur, P.O. Dakshin Barasat, Thana : Joyntagar, District : South 24-Parganas, WEST BENGAL, PIN - 743372, Mobile No. : 9330394689, Status : Deed Writer		
Transaction	Additional Transaction		
(0101) Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 10,00,000/-	Rs. 10,00,000/-		
Stamp duty Paid(50)	Registration Fee Paid		
Rs. 50,020/- (Article:23)	Rs. 10,645/- (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 Use Proposed	Use ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-92	RS-181	Bastu	Shali	0.7395 Dec	1,50,000/-	1,50,000/-	
L2	RS-111	RS-629	Bastu	Danga	0.2499 Dec	50,000/-	50,000/-	
L3	RS-112	RS-629	Bastu	Danga	1.9584 Dec	4,10,000/-	4,10,000/-	
L4	RS-117	RS-187	Bastu	Danga	0.2946 Dec	62,000/-	62,000/-	
L5	RS-501	RS-582	Bastu	Danga	0.8166 Dec	1,70,000/-	1,70,000/-	
L7	RS-503	RS-582	Bastu	Danga	0.4452 Dec	93,000/-	93,000/-	
L8	RS-497	RS-582	Bastu	Khal	0.2955 Dec	65,000/-	65,000/-	
		TOTAL :			4.7997Dec	10,00,000 /-	10,00,000 /-	
		Grand Total :			4.7997Dec	10,00,000 /-	10,00,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	MANABI DAKUA (Presentant) Daughter of MRETUNJOY DAKUA Executed by: Self, Date of Execution: 25/09/2024 , Admitted by: Self, Date of Admission: 25/09/2024 ,Place : Office	 <small>25/09/2024</small>	 <small>25/09/2024</small> Captured	 <small>25/09/2024</small>
City:- Hooghly-chinsurah, P.O:- RABINDRANAGAR, P.S:-Chinsurah, District:-Hooghly, West Bengal, India, PIN:- 712103 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India Date of Birth:XX-XX-1XX7 , PAN No.:: EExxxxxx4A, Aadhaar No: 31xxxxxxx0430, Status :Individual, Executed by: Self, Date of Execution: 25/09/2024 , Admitted by: Self, Date of Admission: 25/09/2024 ,Place : Office				

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	BALKRISHAN KYAL Son of Late GOVINDRAM 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: Others, Citizen of India , PAN No.:: ABxxxxxx2E, Aadhaar No: 20xxxxxxx5204, Status : Individual, Status : Not Executed			

Identifier Details :

Name	Photo	Finger Print	Signature
AMRITA GHOSH Son of S GHOSH City:- , P.O:- GOCHARAN, P.S-Joynagar, District-South 24-Parganas, West Bengal, India, PIN- 743391	 <small>25/09/2024</small>	 <small>25/09/2024</small> Captured	 <small>25/09/2024</small>
Identifier Of MANABI DAKUA			

Transfer of property for L1		
Sl.No	From	To, with area (Name-Area)
1	MANABI DAKUA	BALKRISHAN KYAL-0.7395 Dec
Transfer of property for L2		
Sl.No	From	To, with area (Name-Area)
1	MANABI DAKUA	BALKRISHAN KYAL-0.2499 Dec
Transfer of property for L3		
Sl.No	From	To, with area (Name-Area)
1	MANABI DAKUA	BALKRISHAN KYAL-1.9584 Dec
Transfer of property for L4		
Sl.No	From	To, with area (Name-Area)
1	MANABI DAKUA	BALKRISHAN KYAL-0.2948 Dec
Transfer of property for L5		
Sl.No	From	To, with area (Name-Area)
1	MANABI DAKUA	BALKRISHAN KYAL-0.8168 Dec
Transfer of property for L7		
Sl.No	From	To, with area (Name-Area)
1	MANABI DAKUA	BALKRISHAN KYAL-0.4452 Dec
Transfer of property for L8		
Sl.No	From	To, with area (Name-Area)
1	MANABI DAKUA	BALKRISHAN KYAL-0.2655 Dec



Endorsement For Deed Number : I - 160410463 / 2024

On 25-09-2024

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

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

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

Presented for registration at 13:09 hrs on 25-09-2024, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by MANABI DAKUA (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 10,00,000/-

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

Execution is admitted on 25/09/2024 by MANABI DAKUA, Daughter of MRETUNJOY DAKUA, P.O: RABINDRANAGAR, Thana: Chinsurah, , City/Town: HOOGHLY-CHINSURAH, Hooghly, WEST BENGAL, India, PIN - 712103, by caste Hindu, by Profession Others

Indetified by AMRITA GHOSH, , Son of B GHOSH, P O: GOCHARAN, Thana: Joy nagar, , South 24-Parganas, WEST BENGAL, India, PIN - 740391, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 10,048.00/- (A(1) = Rs 10,000.00/- , 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 10,014/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 24/09/2024 8:40PM with Govt. Ref. No: 192024250223019498 on 24-09-2024, Amount Rs: 10,014/-, Bank: SBI EPay (SBIEPay), Ref. No. 8422298765519 on 24-09-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50,020/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 49,920/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3017, Amount: Rs.100.00/-, Date of Purchase: 04/10/2023, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 24/09/2024 6:40PM with Govt. Ref. No: 192024250223019498 on 24-09-2024, Amount Rs: 49,920/-, Bank: SBI EPay (SBIEPay), Ref. No. 8422298765519 on 24-09-2024, Head of Account 0030-02-103-003-02



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

THE
HISTORY
OF
THE
CITY
OF
NEW-YORK
FROM
ITS
FIRST
SETTLEMENT
TO
THE
PRESENT
TIME
BY
J. B. H. ...

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2024, Page from 315230 to 315251

being No 160410463 for the year 2024.



Anupam

Digitally signed by Anupam Halder
Date: 2024.10.21 17:57:07 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 21/10/2024
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.

10795/2024

I-10485/2024



25/9/24

पश्चिम बंगाल WEST BENGAL
 Certified that the document submitted to the Registrar, The signature sheets and the endorsement sheets attached with the document are the part of this document

AG 630010

2529166 / 29

[Handwritten Signature]
 District Sub-Registrar IV
 Registrar, HS 7 (2) of
 Registration 1003
 Alipore, Series 24 Purana
 25 SEP 2024
 CONVEYANCE

1. Date: 25.09.2024
2. Place: Kolkata
3. Parties

04 OCT 2023

3018

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

Name:-**B. C. LAHIRI**
Advocate

Address:-Allpore Judge's Court, Kol-27
Allpore Collectorate, 24 Pgs. (S)

SUBHANKAR DAS
STAMP VENDOR

Allpore Police Court, Kol-27

Vendr



Ananta chakr
c/o- Bislob Chakr
vill- Belachandi
S.O- Gocharan
S.S- Joy nagar
D/S- 24 Parganas
743301

3.1

BELA GHOSH (PAN: BKXP69764M and Aadhaar No. 6280 6199

3368), wife of Barun Ghosh and daughter of Late Bhadrashwar Ghosh, by faith Hindu, by occupation Housewife, nationality Indian, residing at Dakshin Krolberia, Post Office Bhojerhat, Police Station Kolkata Leather Complex, Kolkata-743502, 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 Saral 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 *solt* (agricultural) measuring 0.655 (zero point six five five) decimal, more or less, out of 11 (eleven) decimal, being a portion of R.S. Dag No. 116, corresponding L.R. Dag No. 110, recorded under R.S. Khatian No. 187, R.S. Khanda Khatian No. 630, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhaganpur 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 *danga* (highland) measuring 0.0146 (zero point zero one four six) 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 No. 3201, 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:



[Handwritten signature]

ಬೆಂಗಳೂರು ಜಿಲ್ಲಾ ಸಬ್-ರೆಜಿಸ್ಟ್ರಾರ್
ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ಬೆಂಗಳೂರು ಜಿಲ್ಲಾ ಸಬ್-ರೆಜಿಸ್ಟ್ರಾರ್
ಬೆಂಗಳೂರು ಜಿಲ್ಲಾ ಸಬ್-ರೆಜಿಸ್ಟ್ರಾರ್
25 SEP 2024

5.1.1 Ownership of First Property:

- (a) **Ownership of Esarat Laskar:** 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 Keshipur (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 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 alias Marijan 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 First Property, free from all encumbrances.
- (c) **Subsequent Ownership of Larger First Property:** In the above mentioned circumstances said (1) Rupjan Bibi, (2) Entaj Ali Laskar, (3) Yunus Ali Laskar and (4) Necharan Bibi alias Marijan Bibi have become the joint and absolute owners in respect of the Larger First Property, recorded under R.S. Khatian No. 630, free from all encumbrances. Their respective ownership to the Larger First 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
Yunus Ali Laskar	116	110	3.85
Necharan Bibi alias Marijan Bibi	116	110	1.925
Total:			11

- (d) **Sale to Elem Baksh Molla & Anr.:** By a Deed of Sale dated 13th April, 1959, registered in the Office of the Sub-Registrar, Bhangar, recorded in Book No. 1, 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 First Property unto and in favour of (1) Elem Baksh Molla, (2) Rahim Baksh Molla, (3) Anowar Ali Molla and (4) Moksud Ali Molla, free from all encumbrances. It is pertinent to mention here that the share of said Yunus Ali Laskar and Necharan Bibi alias Marijan Bibi in the Larger First Property have also been sold vide the aforesaid Deed No. 3272/1959. However, said Yunus Ali Laskar and Necharan Bibi alias Marijan 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 Mahomedan Law.



- (e) **Sale to Bhadreswar Ghosh:** By a Deed of Sale dated 2nd April, 1975, registered in the Office of the Sub-Registrar, Bhangar, recorded in Book No. I, Volume No. 171, at Pages 278 to 280, being Deed No. 6115 for the year 1975, said (1) Rahim Baksh Molla and (2) Anowar Ali Molla sold, conveyed and transferred their right, title and interest in the Larger First Property, unto and in favour of Bhadreswar Ghosh, free from all encumbrances. It is pertinent to mention here that said (1) Rahim Baksh Molla and (2) Anowar Ali Molla were actually entitled to land measuring 2.62 (two point six two) decimal, more or less, out of the Larger First Property, however, they have sold more than their actual entitlement in the Larger First Property vide the aforesaid Deed.
- (f) **Ownership of Bhadreswar Ghosh:** In the above mentioned circumstances said Bhadreswar Ghosh has become the sole and absolute owner in respect of land measuring 2.62 (two point six two) decimal, more or less, out of the Larger First Property, free from all encumbrances.
- (g) **Demise of Bhadreswar Ghosh:** Said Bhadreswar Ghosh, a Hindu governed by the *Dayabhaga* School of Hindu Law, died intestate leaving behind him surviving his wife, Arati Ghosh, 2 (two) sons, namely, (1) Bidyut Ghosh and (2) Biman Ghosh and 2 (two) daughters, namely, (1) Banalata Ghosh alias Rekha Ghosh and (2) Bela Ghosh, as his only legal heirs and heiresses, who jointly and in equal share inherited the right, title and interest of Late Bhadreswar Ghosh in the Larger First Property, free from all encumbrances.
- (h) **Demise of Arati Ghosh:** Said Arati Ghosh, a Hindu governed by the *Dayabhaga* School of Hindu Law, died intestate leaving behind her surviving her 2 (two) sons, namely, (1) Bidyut Ghosh and (2) Biman Ghosh and 2 (two) daughters, namely, (1) Banalata Ghosh alias Rekha Ghosh and (2) Bela Ghosh, as her only legal heirs and heiresses, who jointly and in equal share inherited the right, title and interest of Late Arati Ghosh in the Larger First Property, free from all encumbrances.
- (i) **Ownership of First Property:** In the above mentioned events and circumstances said Bela Ghosh (the Vendor herein) has become the sole and absolute owner in respect of the First Property, i.e. land measuring 0.655 (zero point six five five) decimal, more or less, out of the Larger First Property, free from all encumbrances.

5.1.2 Ownership of Second Property:

- (a) **Ownership of Uttam Chandra Ghosh:** 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 (**Larger Second Property**), free from all encumbrances.



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District Sub-Registrar-IV
Magistrate U/S 7 (2) of
Registration Act
Alwar, South 24 Pergana

25 SEP 2024

- (b) **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 Larger Second Property, free from all encumbrances.
- (c) **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 Larger Second Property, free from all encumbrances.
- (d) **Ownership of Radharani Ghosh:** In the above mentioned circumstances said Radharani Ghosh became the sole and absolute owner in respect of land measuring 1.2222 (one point two two two) decimal, being a portion of the Larger Second Property (**Property Of Radharani**), comprised in R.S. Dag No. 117, corresponding to L.R. Dag No. 111, recorded under L.R. Khatian No. 3201, free from all encumbrances.
- (e) **Demise of Radha Rani Ghosh:** Said Radha Rani 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 the Property Of Radharani, free from all encumbrances as per sub-sec. 2(a) of sec. 15 of the Hindu Succession Act, 1956 and the rules framed thereunder.
- (f) **Demise of Bipin Bihari Ghosh:** Said Bipin Bihari Ghosh, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate leaving behind him surviving his 2 (two) sons, namely, (1) Bhadreswar Ghosh and (2) Siddheswar Ghosh and 1 (one) daughter, Niharbala Ghosh, as his only legal heirs and heiress, who jointly and in equal share inherited the right, title and interest of Late Bipin Bihari Ghosh in the Property Of Radharani, free from all encumbrances.



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District Sub-Registrar
Registrar UO 7 (2) of
Registration 1008
Alwar, South 24 Parganas

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- (g) **Demise of Bhadreswar Ghosh:** Said Bhadreswar Ghosh, a Hindu governed by the *Dayabhaga* School of Hindu Law, died intestate leaving behind him surviving his wife, Arati Ghosh, 2 (two) sons, namely, (1) Bidyut Ghosh and (2) Biman Ghosh and 2 (two) daughters, namely, (1) Banalata Ghosh alias Rekha Ghosh and (2) Bela Ghosh, as his only legal heirs and heiresses, who jointly and in equal share inherited the right, title and interest of Late Bhadreswar Ghosh in the Property Of Radharani, free from all encumbrances.
- (h) **Demise of Arati Ghosh:** Said Arati Ghosh, a Hindu governed by the *Dayabhaga* School of Hindu Law, died intestate leaving behind her surviving her 2 (two) sons, namely, (1) Bidyut Ghosh and (2) Biman Ghosh and 2 (two) daughters, namely, (1) Banalata Ghosh alias Rekha Ghosh and (2) Bela Ghosh, as her only legal heirs and heiresses, who jointly and in equal share inherited the right, title and interest of Late Arati Ghosh in the Property Of Radharani, free from all encumbrances.
- (i) **Ownership of Second Property:** In the above mentioned circumstances said Bela Ghosh (the Vendor herein) has become the sole and absolute owner in respect of the Second Property, i.e. land measuring 0.0146 (zero point zero one four six) decimal, more or less, out of the Property Of Radharani, free from all encumbrances.

5.1.3 **Absolute Ownership of Vendor:** In the above mentioned events and circumstances said Bela Ghosh (the Vendor herein) became 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 do 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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Director, Health and Family Welfare
Kannur, South 24 Parganas
25 SEP 2024

- 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 whatsoever 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, *debuffers*, *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.

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 0.655 (zero point



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District Registrar of
Registration Office of
Registration 1306
Alport, South 24 Parganas

25 SEP 2024

six five five) decimal, more or less, out of 11 (eleven) decimal, being a portion of R.S. Dag No. 116, corresponding L.R. Dag No. 110, recorded under R.S. Khatian No. 187, R.S. Khanda Khatian No. 630, Mouza Jirangacha, J.L. No. 25, Police Station Kaahipur (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 *danga* (highland) measuring 0.0146 (zero point zero one four six) 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 No. 3201, Mouza Jirangacha, J.L. No. 25, Police Station Kaahipur (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.5,60,000/- (Rupees Five Lakhs Sixty 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, waki, 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.

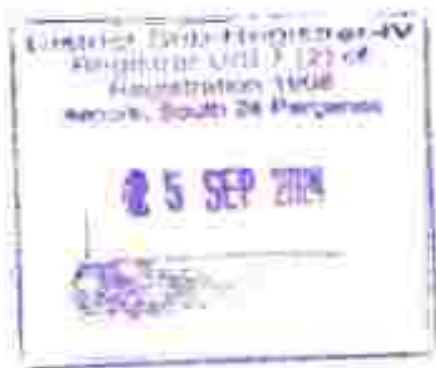
8.1.4 **Together with All Other Appurtenances:** together with all other rights the Vendor has in the Said Property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property.

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



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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. Dag No. 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



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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 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 covenant 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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District Sub-Registrar-4V
Registrar 103 7 (2) of
Registration 5018
Akeni, South 24 Prairies

25 SEP 2024

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 *sali* (agricultural) measuring 0.655 (zero point six five five) decimal, more or less, out of 11 (eleven) decimal, being a portion of R.S. Dag No. 116, corresponding L.R. Dag No. 110, recorded under R.S. Khatian No. 187, R.S. Khanda 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 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 No. 108

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 *danga* (highland) measuring 0.0146 (zero point zero one four six) 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 No. 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 Second Property and appurtenances and inheritances for access and user thereof.



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District Sub-Engineer
Telephone 1015 & 121 of
Rajshahi Road
Amrit, South 24 Parganas

25 SEP 2024

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

Land (vacant) classified as gull (agricultural) measuring 0.655 (zero point six five five) decimal, more or less, out of 11 (eleven) decimal, being a portion of R.S. Dag No. 116, corresponding L.R. Dag No. 110, recorded under R.S. Khatian No. 187, R.S. Khanda 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-I** of the **First Schedule** above

Land (vacant) classified as danga (highland) measuring 0.0146 (zero point zero one four six) 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 No. 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 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)
116	110	187 Khanda 630	11	0.655
117	111	187	11	0.0146
			Total:	0.6696



[Handwritten signature]

District District Registrar-IV
Mysore District
Mysore District
Mysore District
25 SEP 2024

10. Execution and Delivery

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

Witnesses:

1. Ananta Ghosh
villi-Beliachandi
P.O - Gochoran
P.S - Jorvagar
DIST - 24 P.S (S) - 743301

2. Arijit Roy
17, Dixon Lane,
KOL-14



VENDOR

Drafted by:

Atangir, Roy
Advocate
Alipore Judge Court
KOL-27
18/1366/03



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District Sub-Registrar &
Registrar (A) of
Registration 1008
Bangalore, South 2A Circle

5 SEP 2024

Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs.5,60,000/- (Rupees Five Lakhs Sixty Thousand 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. IOBAR52024092400398230	24.09.24	Indian Overseas Bank	5,60,000.00
Total			5,60,000/-

Witnesses:

1. *Anand Chel*

2. *Arijit Roy*

Sela Ghosh










VENDOR

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

25 SEP 2024

SPECIMEN FORM FOR TEN FINGER PRINTS

	<i>Shimpa</i>					
		Little Ring Middle Fore Thumb				
		(Left Hand)				
						
		Thumb Fore Middle Ring Little				
		(Right Hand)				
	<i>Bela Ghosh</i>					
		Little Ring Middle Fore Thumb				
		(Left Hand)				
						
		Thumb Fore Middle Ring Little				
		(Right Hand)				
<p align="center">PHOTO</p>						
		Little Ring Middle Fore Thumb				
		(Left Hand)				
						
		Thumb Fore Middle Ring Little				
		(Right Hand)				



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District Sub-Registrar-IV
Registrar 1025 7 (2) of
Registration 1908
Mysore, South Co. District

25 SEP 2024



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

Query No / Year	2002529166/2024	Office where deed will be registered
Query Date	24/09/2024 1:29:51 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	BHAJTA HARI NASKAR Baneshwarpur, P.O. Dakshin Barasat, Thana : Joynagar, District : South 24-Parganas, WEST BENGAL, PIN - 743372, Mobile No. : 9330394689, Status :Deed Writer	
Transaction	Additional Transaction	
[0101] Sale, Sale Document	[4308] Agreement (No of Agreement : 2)	
Set Forth value	Market Value	
Rs. 5,60,000/-	Rs. 5,60,000/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 28,020/- (Article 23)	Rs. 5,614/- (Article:A(1), E)	
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 Use/ROR Proposed	Land User/ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-116	RS-630	Bastu	Shali	0.655 Dec	5,50,000/-	5,50,000/-	
L2	RS-117	RS-187	Bastu	Shali	0.0146 Dec	10,000/-	10,000/-	
		TOTAL :			.6696Dec	5,60,000 /-	5,60,000 /-	
		Grand Total :			.6696Dec	5,60,000 /-	5,60,000 /-	

Seller Details :

Sl No	Name & address	Status	Execution Admission Details :
1	BELA GHOSH Daughter of Bhadrashwar Ghosh,Paranpukur, City:- , P.O:- Bhangar, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, Date of Birth:XX-XX-1XX9, PAN No. BKxxxxxx4M, Aadhaar No.: 62xxxxxxxx3368, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self



Buyer Details :

Sl No	Name & address	Status	Execution Admission Details :
1	ANURAG KYAL Son of UMESH 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: India, Date of Birth:XX-XX-1XX1, PAN No. AGxxxxxxBH, Aadhaar No. 52xxxxxxxx8314, Status: Individual, Not Executed	Individual	Not Executed

Identifier Details :

Name & address
AMRITA GHOSH Son of B GHOSH City:- , P.O:- GOCHARAN, P.S:-Joy Nagar, District-South 24-Parganas, West Bengal, India, PIN:- 743391, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , Identifier Of BELA GHOSH

Transfer of property for L1		
Sl.No	From	To, with area (Name-Area)
1	BELA GHOSH	ANURAG KYAL-0.655 Dec
Transfer of property for L2		
Sl.No	From	To, with area (Name-Area)
1	BELA GHOSH	ANURAG KYAL-0.0146 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 24-10-2024) for e-Payment. Assessed market value & Query is valid for 30 days (i.e. upto 24-10-2024)
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.





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



192024250223026258

GRN Details

GRN:	192024250223026258	Payment Mode:	SBI Epay
GRN Date:	24/09/2024 18:49:26	Bank/Gateway:	SBIEPay Payment Gateway
BRN :	1822893808115	BRN Date:	24/09/2024 18:49:38
Gateway Ref ID:	20240924965691	Method:	Indian Overseas Bank NB
GRIPS Payment ID:	240920242022302624	Payment Init. Date:	24/09/2024 18:49:26
Payment Status:	Successful	Payment Ref. No:	2002529166/2/2024 (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):	24/09/2024
Period To (dd/mm/yyyy):	24/09/2024
Payment Ref ID:	2002529166/2/2024
Dept Ref ID/DRN:	2002529166/2/2024

Payment Details

Sl No	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002529166/2/2024	Property Registration-Stamp duty	0030-02-103-003-02	27920
2	2002529166/2/2024	Property Registration- Registration Fees	0030-03-104-001-16	5614
Total				33534

IN WORDS: THIRTY THREE THOUSAND FIVE HUNDRED THIRTY FOUR ONLY.

PAID



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



240920242022302624

GRIPS Payment Detail

GRIPS Payment ID:	240920242022302624	Payment Init. Date:	24/09/2024 18:49:26
Total Amount:	33534	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	1822893808115	BRN Date:	24/09/2024 18:49:38
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	192024250223026258	Directorate of Registration & Stamp Revenue	33534
Total			33534

IN WORDS: THIRTY THREE THOUSAND FIVE HUNDRED THIRTY FOUR ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.



Major Information of the Deed



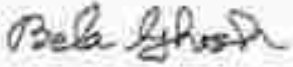
Deed No	I-1604-10485/2024	Date of Registration	25/09/2024
Query No / Year	1604-2002529166/2024	Office where deed is registered	
Query Date	24/09/2024 1:29:51 PM	D.S.R. - IV SOUTH 24-PARGANAS, District South 24-Parganas	
Applicant Name, Address & Other Details	BHAKTA HARI NASKAR Banashwarpur, P.O. Dakshin Barasat, Thana : Joynagar, District : South 24-Parganas, WEST BENGAL, PIN - 743372, Mobile No. : 9330194829, Status :Deed Writer		
Transaction	Additional Transaction		
(D101) Sale, Sale Document	[4308] Other than Immovable Property, Agreement (No of Agreement : 2)		
Sell Form value	Market Value		
Rs. 5,60,000/-	Rs. 5,60,000/-		
Stamp duty Paid(50)	Registration Fee Paid		
Rs. 28,020/- (Article 23)	Rs. 5,545/- (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	Self orth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-116	RS-030	Bastu	Shall	0.655 Dec	5,50,000/-	5,50,000/-	
L2	RS-117	RS-187	Bastu	Danga	0.0146 Dec	10,000/-	10,000/-	
		TOTAL :			.6696Dec	5,60,000 /-	5,60,000 /-	
		Grand Total :			.6696Dec	5,60,000 /-	5,60,000 /-	

Seller Details :

Sl No	Name Address,Photo,Finger print and Signature
	Name Photo Finger Print Signature
1	<p>BELA GHOSH (Presentant) Daughter of Bhadrashwar Ghosh Executed by: Self, Date of Execution: 25/09/2024 Admitted by: Self, Date of Admission: 25/09/2024, Place : Office</p>   
	<p>03030204 L# 03030204 03030204</p>



Penapukur, City:- , P.O:- Bhangar, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: IndiaDate of Birth:XX-XX-1XX9 , PAN No.:: BKxxxxxx4M, Aadhaar No: 62xxxxxxxx3368, Status :Individual, Executed by: Self, Date of Execution: 25/09/2024
 , Admitted by: Self, Date of Admission: 25/09/2024 ,Place : Office

Buyer Details :

Sl No	Name Address, Photo, Finger print and Signature
1	ANURAG KYAL Son of UMESH 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-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:-Joyragar, District:-South 24-Parganas, West Bengal, India, PIN:- 743301		 Captured	
	25/09/2024	25/09/2024	25/09/2024
Identifier Of BELA GHOSH			

Transfer of property for L1		
Sl.No	From	To, with area (Name-Area)
1	BELA GHOSH	ANURAG KYAL-0.655 Dec
Transfer of property for L2		
Sl.No	From	To, with area (Name-Area)
1	BELA GHOSH	ANURAG KYAL-0.0146 Dec



Endorsement For Deed Number : | - 160410485 / 2024

On 25-09-2024

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) 48(1),W.B. Registration Rules,1962)

Presented for registration at 14:23 hrs. on 25-09-2024, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by BELA 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 5,60,000/-

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

Execution is admitted on 25/09/2024 by BELA GHOSH, Daughter of Bhadrashwar Ghosh, Panapukur, P.O: Bhangar, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Hindu, by Profession Others Identified 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 Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 5,648.00/- (A(1) = Rs 5,600.00/- , 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 5,614/- Description of Online Payment using Government Receipt Portal System (GRPS), Finance Department, Govt. of WB Online on 24/09/2024 8:49PM with Govt. Ref. No: 192024250223026258 on 24-09-2024, Amount Rs: 5,614/-, Bank SBI EPay (SBIEPay), Ref. No: 1822893808115 on 24-09-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 28,920/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 27,920/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3D15, Amount: Rs.100.00/-, Date of Purchase: 04/10/2023, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/09/2024 6:49PM with Govt. Ref. No: 192024250223026258 on 24-09-2024, Amount Rs: 27,920/-, Bank SBI EPay (SBIEPay), Ref. No: 1822893808115 on 24-09-2024, Head of Account 0030-02-103-003-02



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



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2024, Page from 315287 to 315307
being No 160410485 for the year 2024.



Digitally signed by Anupam Halder
Date: 2024.10.21 18:04:41 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 21/10/2024
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.

10759/2024

2-10503/2024



अभिष्टम्भक पश्चिम बंगाल WEST BENGAL

AG 630037

26/09/2024
 2002514426/2024

Certificate for the document is available for Registration. The document stamp and the registration stamp shall be affixed to the document by the date of this certificate.

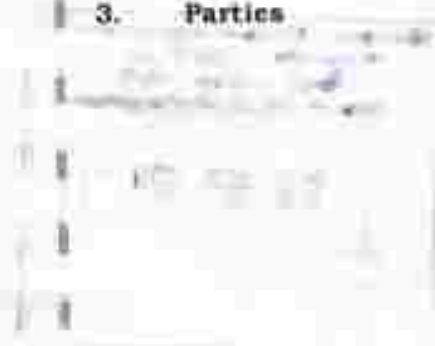


Handwritten signature



CONVEYANCE

1. Date: 26.09.2024
2. Place: Kolkata
3. Parties



04 OCT 2023

2991

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

Vendr

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Handwritten text, possibly a date or reference number, mostly illegible.



Amrit Chak
C/O - Bislob Ghosh
W/U - Belia Choudi
P.O - Sucharun
P.S - Joy nagar
Dist - 24 Pgs (S)

743331



3.1 **THE INSTITUTE OF COMPUTER ENGINEER (INDIA) (PAN AAATT8588J)**, a Society registered under the West Bengal Societies Registration Act, 1961, having its Registration No. S/49037 of 1985-1986, having its registered office at 12th Floor, Chatterjee International Centre, 33A, Chowringhee Road, Post Office and Police Station Shakespeare Sarani, Kolkata - 700071, represented by its Secretary, Mr. Pradyut Kumar Biswas (**PAN ACZPB5409P** and **Aadhaar No. 702645986575**), son of Late Sreemohan Biswas, by faith Hindu, by occupation Service, nationality Indian, residing at Plot No. AI-153/17, AA-1, Premises No.08-0018, St No.-018, Ashirini Market, Post Office and Police Station New Town, District North 24-Parganas, Kolkata - 700156, duly authorized vide a Resolution passed its Governing Body dated 14.03.2022 (**Vendor**, includes successors-in-interest)

And

3.2 **BALKRISHAN KYAL**, having **PAN ABDPK2892E** and **Aadhaar No. 2627 7669 6204**, 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)

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 11.8141 (eleven point eight one four one) decimal, more or less, comprised in R.S. Dag Nos. 64, 67, 68, 69, 89, 90 and 97, corresponding L.R. Dag Nos. 58, 61, 62, 63, 83, 84 and 90, respectively, recorded under R.S. Khatian Nos. 643, 184, 391 and 512, L.R. Khatian Nos. 4722, Mouza Jirangacha, J.L. No. 25, Police Station Kaashipur (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,

Pradyut Kumar Biswas



Registrar of Companies,
Registrar (RD 7 (2)) of
Registration, 1006
Nagar, North of Mysore

26 SEP 2023

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 Devolution of Property In R.S. Dag 64:

- (a) **Ownership of Mohammad Ali Molla & Anr.:** At all material time (1) Mohammad Ali Molla and (2) Abdul Chattar Molla were the joint and absolute owners in respect of land measuring 2.2412 (two point two four one two) decimal, more or less, out of 26 (twenty six) decimal, being a portion of R.S. Dag No. 64, corresponding L.R. Dag No. 58, recorded under L.R. Khatian Nos. 4722 and 3173, 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 Property In R.S. Dag 64**), free from all encumbrances.
- (b) **Sale by Mohammad Ali Molla:** By a Deed of Conveyance dated 26th June, 2023, registered in the Office of the Additional District Sub-Registrar, Bhangar, recorded in Book No. 1, being Deed No. 5506 for the year 2023, said Mohammad Ali Molla sold, conveyed and transferred his right, title and interest in the First Property In R.S. Dag 64, unto and in favour of The Institute of Computer Engineers (India) (the Vendor herein), free from all encumbrances. It is pertinent to mention here that as per the said Deed No. 5506/2023, said Mohammad Ali Molla sold land measuring 2 (two) decimal, being a portion of said R.S. Dag No. 64. However, said Mohammad Ali Molla was entitled to land measuring 1.1206 (one point one two zero six) decimal, more or less, out of the First Property In R.S. Dag 64 and therefore, the actual sale took effect vide the said Deed No. 5506/2023

Pradyut Kumar Das



District Registrar Mysore - IV
Registration U/S 7, 62 of
Registration 1908
Mysore, South 24 Puzosad

26 SEP 2014

is in respect of said land measuring 1.1206 decimal, more or less, out of the First Property In R.S. Dag 64.

(c) **Sale by Abdul Chattar Molla:** By a Deed of Conveyance dated 26th June, 2023, registered in the Office of the Additional District Sub-Registrar, Bhangar, recorded in Book No. 1, being Deed No. 5507 for the year 2023, said Abdul Chattar Molla sold, conveyed and transferred his right, title and interest in the First Property In R.S. Dag 64, unto and in favour of The Institute of Computer Engineers (India) (the Vendor herein), free from all encumbrances. It is pertinent to mention here that as per the said Deed No. 5507/2023, said Abdul Chattar Molla sold land measuring 2 (two) decimal, being a portion of said R.S. Dag No. 64. However, said Abdul Chattar Molla was entitled to land measuring 1.1206 (one point one two zero six) decimal, more or less, out of the First Property In R.S. Dag 64 and therefore, the actual sale took effect vide the said Deed No. 5507/2023 in respect of said land measuring 1.1206 decimal, more or less, out of the First Property In R.S. Dag 64.

(d) **Ownership of Abdur Rafique Molla:** At all material time one Abdur Rafique Molla was the sole and absolute owner in respect of land measuring 1.1206 (one point one two zero six) decimal, more or less, out of 26 (twenty six) decimal, being a portion of R.S. Dag No. 64, corresponding L.R. Dag No. 58, recorded under L.R. Khatian No. 3174, 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 In R.S. Dag 64**), free from all encumbrances.

(e) **Sale to Safique Haque:** By a Deed of Sale dated 9th August, 2017, registered in the Office of the Additional District Sub-Registrar, Bhangar, recorded in Book No. 1, being Deed No. 4459 for the year 2017, said Abdur Rafique Molla sold, conveyed and transferred land measuring 0.7 (zero point seven) decimal, more or less, out of the Larger Second Property in R.S. Dag 64, unto and in favour of Safique Haque, free from all encumbrances.

Shadyat Kuran Biswas



SECRETARY, GOVERNMENT OF PUNJAB
HEADQUARTERS, LAHORE
PUNJAB, INDIA

26 SEP 2024

- (f) **Remaining Ownership of Abdur Rafique Molla:** In the aforesaid circumstances said Abdur Rafique Molla remained the sole and absolute owner in respect of land measuring 0.4206 (zero point four two zero six) decimal, more or less, out of 26 (twenty six) decimal, being a portion of R.S. Dag No. 64, corresponding L.R. Dag No. 58, recorded under L.R. Khatian No. 3174, Mouza Jurangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Second Property In R.S. Dag 64**), free from all encumbrances.
- (g) **Sale to Raja Saha:** By a Deed of Conveyance dated 20th October, 2022, registered in the Office of the Additional District Sub-Registrar, Bhangar, recorded in Book No. 1, being Deed No. 9873 for the year 2022, said Abdur Rafique Molla sold, conveyed and transferred his right, title and interest in the Second Property In R.S. Dag 64, unto and in favour of Raja Saha, free from all encumbrances.
- (h) **Sale by Raja Saha:** By a Deed of Conveyance dated 20th December, 2022, registered in the Office of the Additional District Sub-Registrar, Bhangar, recorded in Book No. 1, being Deed No. 11821 for the year 2022, said Raja Saha sold, conveyed and transferred his right, title and interest in the Second Property In R.S. Dag 64, unto and in favour of The Institute of Computer Engineers (India) (the Vendor herein), free from all encumbrances.
- (i) **Absolute Ownership of Property In R.S. Dag 64:** In the aforesaid events and circumstances The Institute of Computer Engineers (India) (the Vendor herein) has become the sole and absolute owner in respect of land measuring 2.6618 (two point six six one eight) decimal, more or less, comprised in the First Property In R.S. Dag 64 and Second Property In R.S. Dag 64 (collectively **Property In R.S. Dag 64**), free from all encumbrances.

5.1.2 Devolution of Property In R.S. Dag 67:

- (a) **Ownership of Amir Ali Molla:** At all material time one Amir Ali Molla, son of Banumali Molla was the sole, recorded and absolute owner in respect of land measuring 23 (twenty three) decimal, more or less, out

Pradyut Kumar Biswas



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ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ಬೆಂಗಳೂರು

26 SEP 2024

of 46 (forty six) decimal, being a portion of R.S. Dag No. 67, corresponding L.R. Dag No. 61, recorded under R.S. Khatian No. 643, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Property Of Amir In R.S. Dag 67**), free from all encumbrances.

- (b) **Recorded Ownership of Daud Ali Molla:** At all material time one Daud Ali Molla, son of Amir Ali Molla was the sole, recorded and absolute owner in respect of land measuring 11.5 (eleven point five) decimal, more or less, out of 46 (forty six) decimal, being a portion of R.S. Dag No. 67, corresponding L.R. Dag No. 61, recorded under R.S. Khatian No. 643, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas, free from all encumbrances.
- (c) **Demise of Amir Ali Molla:** Said Amir Ali Molla, a Muslim governed by the Sunni School of Mohammedan Law died intestate leaving behind him surviving his 2 (two) sons, namely, (1) Jiyad Ali Molla and (2) Daud Ali Molla and 2 (two) daughters, namely, (1) Sakhijan Bibi and (2) Jahara Bibi, as his only legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Amir Ali Molla in the Property Of Amir In R.S. Dag 67, free from all encumbrances.
- (d) **Ownership of Daud Ali Molla:** In the above mentioned circumstances said Daud Ali Molla became the sole and absolute owner in respect of land measuring 19.17 (nineteen point one seven) decimal, more or less, out of 46 (forty six) decimal, being a portion of R.S. Dag No. 67, corresponding L.R. Dag No. 61, recorded under R.S. Khatian No. 643, 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 Property In R.S. Dag 67**), free from all encumbrances.
- (e) **Demise of Daud Ali Molla:** Said Daud Ali Molla, a Muslim governed by the Sunni School of Mohammedan Law, died intestate leaving

Gradys Kuman Bin nay



District Registrar-IV
Registrar L175 / (2) of
Registration 1898
Alcova, Death of Proprietor

26 SEP 2024

behind him surviving his wife, Achhia Bibi alias Achhiya Bibi (Molla), 6 (six) sons, namely, (1) Abdul Gaffar Molla, (2) Abdul Rajjak Molla alias Abdul Rajjak Molya, (3) Abdul Ohab Molla alias Abdul Ohab Molya, (4) Abdul Rab Molla, (5) Abdul Jalil Molya alias Abdul Jalil Molla and (6) Abdul Jalal Molla and 3 (three) daughters, namely, (1) Rashida Bibi, (2) Sahanz Bibi and (3) Manoyara Bibi, as his only legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Daud Ali Molla in Larger Property in R.S. Dag 67, free from all encumbrances.

- (f) **Demise of Sahanz Bibi:** Said Sahanz Bibi, a Muslim governed by the *Sunni* School of Mohammedan Law, died intestate leaving behind her surviving her husband, Rased Molla, 1 (one) son, Kamrul Islam Molla and 4 (four) daughters, namely, (1) Aysha Bibi, (2) Khadija Bibi, (3) Feroja Khatun and (4) Rahima Bibi (collectively **Legal Heirs Of Sahanz Bibi**), as her only legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Sahanz Bibi in the Larger Property in R.S. Dag 67, free from all encumbrances.
- (g) **Sale to Md. Khairul Islam:** By a Deed of Sale dated 1st September, 2022, registered in the Office of the Additional District Sub-Registrar, Bhangar, recorded in Book No. 1, Volume No. 1621-2022, at Pages 232113 to 232144, being Deed No. 162108423 for the year 2022, the Legal Heirs Of Sahanz Bibi sold, conveyed and transferred land measuring 0.9477 (zero point nine four seven seven) decimal, more or less, out of the Larger Property in R.S. Dag 67 (**Property In R.S. Dag 67**), unto and in favour of Md. Khairul Islam, free from all encumbrances.
- (h) **Sale to Vendor:** By a Deed of Conveyance dated 20th December, 2022, registered in the Office of the Additional District Sub-Registrar, Bhangar, recorded in Book No. 1, being Deed No. 162111816 for the year 2022, said Md. Khairul Islam sold, conveyed and transferred the Property in R.S. Dag 67, unto and in favour of The Institute of Computer Engineers (India) (the Vendor herein), free from all encumbrances.

Pradyumn Kumar Biswas



District Sub-Registrar-IV
Registrar U/S (2) of
Registration 1908
Alwar, Distt. of Rajasthan

06 SEP 2016

- (ii) **Absolute Ownership of Property In R.S. Dag 67:** In the aforesaid events and circumstances The Institute of Computer Engineers (India) (the Vendor herein) has become the sole and absolute owner in respect of the Property In R.S. Dag 67, i.e. land measuring 0.9477 (zero point nine four seven seven) decimal, more or less, out of the Larger Property In R.S. Dag 67, free from all encumbrances.

5.1.3. Devolution of Property In R.S. Dag 68:

- (a) **Ownership of Amir Ali Molla:** At all material time one Amir Ali Molla, son of Banamali Molla was the sole, recorded and absolute owner in respect of land measuring 34.9 (thirty four point nine) decimal, more or less, out of 48 (forty eight) decimal, being a portion of R.S. Dag No. 68, corresponding L.R. Dag No. 62, recorded under R.S. Khatian No. 643, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Property Of Amir In R.S. Dag 68**), free from all encumbrances.
- (b) **Demise of Amir Ali Molla:** Said Amir Ali Molla, a Muslim governed by the Sunni School of Mohammedan Law died intestate leaving behind him surviving his 2 (two) sons, namely, (1) Jiyad Ali Molla and (2) Daud Ali Molla and 2 (two) daughters, namely, (1) Sakhijan Bibi and (2) Jahara Bibi, as his only legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Amir Ali Molla in the Property Of Amir In R.S. Dag 68, free from all encumbrances.
- (c) **Ownership of Daud Ali Molla:** In the above mentioned circumstances said Daud Ali Molla became the sole and absolute owner in respect of land measuring 11.633 (eleven point six three three) decimal, more or less, out of 48 (forty eight) decimal, being a portion of R.S. Dag No. 68, corresponding L.R. Dag No. 62, recorded under R.S. Khatian No. 643, 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 Property In R.S. Dag 68**), free from all encumbrances.

Madant Kumar Biswas



Director, Sub-Registrar - IV
Registrar (LVS) (L) of
Registration, 1008
Adarsh, Sakinaka, Bhopal
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- (d) **Demise of Daud Ali Molla:** Said Daud Ali Molla, a Muslim governed by the Sunni School of Mohammedan Law, died intestate leaving behind him surviving his wife, Achhia Bibi alias Achhiya Bibi (Molla), 6 (six) sons, namely, (1) Abdul Gaffar Molla, (2) Abdul Rajjak Molla alias Abdul Rajjak Molya, (3) Abdul Ohab Molla alias Abdul Ohab Molya, (4) Abdul Rab Molla, (5) Abdul Jali Molya alias Abdul Jali Molla and (6) Abdul Jalal Molla and 3 (three) daughters, namely, (1) Raahida Bibi, (2) Sahanax Bibi and (3) Manoyara Bibi, as his only legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Daud Ali Molla in Larger Property in R.S. Dag 68, free from all encumbrances.
- (e) **Demise of Sahanax Bibi:** Said Sahanax Bibi, a Muslim governed by the Sunni School of Mohammedan Law, died intestate leaving behind her surviving her husband, Rased Molla, 1 (one) son, Kamrul Islam Molla and 4 (four) daughters, namely, (1) Aysha Bibi, (2) Khadija Bibi, (3) Feroja Khatun and (4) Rahima Bibi (collectively **Legal Heirs Of Sahanax Bibi**), as her only legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Sahanax Bibi in the Larger Property in R.S. Dag 68, free from all encumbrances.
- (f) **Sale to Md. Khairul Islam:** By a Deed of Sale dated 1st September, 2022, registered in the Office of the Additional District Sub-Registrar, Bhangar, recorded in Book No. 1, Volume No. 1621-2022, at Pages 232113 to 232144, being Deed No. 162108423 for the year 2022, the Legal Heirs Of Sahanax Bibi sold, conveyed and transferred land measuring 0.6672 (zero point six six seven two) decimal, more or less, out of the Larger Property in R.S. Dag 68 (**Property In R.S. Dag 68**), unto and in favour of Md. Khairul Islam, free from all encumbrances.
- (g) **Sale to Vendor:** By a Deed of Conveyance dated 20th December, 2022, registered in the Office of the Additional District Sub-Registrar, Bhangar, recorded in Book No. 1, being Deed No. 162111816 for the year 2022, said Md. Khairul Islam sold, conveyed and transferred the Property in R.S. Dag 68, unto and in favour of The Institute of

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Computer Engineers (India) (the Vendor herein), free from all encumbrances.

- (b) **Absolute Ownership of Property In R.S. Dag 68:** In the aforesaid events and circumstances The Institute of Computer Engineers (India) (the Vendor herein) has become the sole and absolute owner in respect of the Property In R.S. Dag 68, i.e. land measuring 0.6672 (zero point six six seven two) decimal, more or less, out of the Larger Property In R.S. Dag 68, free from all encumbrances.

5.1.4 Devolution of Property In R.S. Dag 69:

- (a) **Ownership of Jaher Ali Molla & Ors.:** At all material time (1) Jeher Ali Molla, (2) Fajer Ali Molla and (3) Arejan Bibi were the joint and absolute owners in respect of land measuring 35.6 (thirty five point six) decimal, more or less, out of 44 (forty four) decimal, being a portion of R.S. Dag No. 69, corresponding L.R. Dag No. 63, recorded under R.S. Khatian No. 643, 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 In R.S. Dag 69**), free from all encumbrances.
- (b) **Demise of Arejan Bibi:** Said Arejan Bibi, a Muslim governed by the Sunzi School of Mohammedan Law, died intestate leaving behind her surviving her 2 (two) sons, namely, (1) Jeher Ali Molla and (2) Fajer Ali Molla, as her only legal heirs, who jointly and in equal share inherited the right, title and interest of Late Arejan Bibi in the Larger First Property In R.S. Dag 69, free from all encumbrances.
- (c) **Ownership of Jeher and Fajer:** In the above mentioned circumstances said (1) Jeher Ali Molla and (2) Fajer Ali Molla have become the joint and absolute owners in respect of the Larger First Property In R.S. Dag 69, free from all encumbrances. The respective ownership of the Larger First Property In R.S. Dag 69 are given in the chart below:

Name	Ownership Area (in dec.)
Jeher Ali Molla	17.8

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Fajer Ali Molla	17.8
Total:	35.6

- (d) **Sale to Jamat Ali Molla & Ors.:** By a Deed of Sale dated 31st March, 1958, registered in the Office of the Sub-Registrar, Bhangar, recorded in Book No. 1, Volume No. 19, at Pages 252 to 254, being Deed No. 2261 for the year 1958, said (1) Jehar Ali Molla and (2) Fajer Ali Molla sold, conveyed and transferred the Larger First Property in R.S. Dag 69 unto and in favour of (1) Jamat Ali Molla, (2) Anowar Ali Molla and (3) Ambat Ali Molla, free from all encumbrances. It is pertinent to mention here that as per the said Deed No. 2261/1958, said Jehar Ali Molla and Fajer Ali Molla sold land measuring 44 (forty four) decimal, being the entirety of said R.S. Dag No. 69. However, said Jehar Ali Molla and Fajer Ali Molla were jointly entitled to the Larger First Property in R.S. Dag 69 and therefore, the actual sale took effect vide the said Deed No. 2261/1958 is in respect of the Larger First Property in R.S. Dag 69.
- (e) **Sale to Rahim Box Molla & Ors.:** By a Deed of Sale dated 18th June, 1958, registered in the Office of the Sub-Registrar, Bhangar, recorded in Book No. 1, Volume No. 50, at Pages 176 to 178, being Deed No. 5892 for the year 1958, said (1) Jamat Ali Molla, (2) Anowar Ali Molla and (3) Ambat Ali Molla sold, conveyed and transferred land measuring 25 (twenty five) decimal, more or less, out of the Larger First Property in R.S. Dag 69 unto and in favour of (1) Elem Box Molla, (2) Rahim Box Molla, (3) Barek Ali Molla and (4) Mokched Ali Molla, free from all encumbrances.
- (f) **Remaining Property of Anowar & Ambat:** In the above mentioned events and circumstances said (1) Anowar Ali Molla and (2) Ambat Ali Molla remained the joint and absolute owners in respect of land measuring 7.08 (seven point zero eight) decimal, more or less, out of the Larger First Property in R.S. Dag 69, free from all encumbrances.
- (g) **Sale by Anowar & Ambat:** By a Deed of Sale dated 18th June, 1969, registered in the Office of the Sub-Registrar of Bhangar, recorded in



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Book No. 1, Volume No. 82, at Pages 1 to 8, being Deed No. 7545 for the year 1969, said (1) Anowar Ali Molla and (2) Ambat Ali Molla sold, conveyed and transferred land measuring 4 (four) decimal, more or less, out of their remaining entitlement in the Larger First Property in R.S. Dag 69, unto and in favour of (1) Daud Ali Molla and (2) Jiyad Ali Molla, free from all encumbrances.

- (h) **Ownership of Daud Ali Molla:** In the above mentioned circumstances said Daud Ali Molla has become the sole and absolute owner in respect of land measuring 2 (two) decimal, more or less, out of the Larger First Property in R.S. Dag 69 (**Daud's Property in R.S. Dag 69**), free from all encumbrances.
- (i) **Demise of Daud Ali Molla:** Said Daud Ali Molla, a Muslim governed by the *Sunni* School of Mohammedan Law, died intestate leaving behind him surviving his wife, Achhia Bibi alias Achhiya Bibi (Molla), 6 (six) sons, namely, (1) Abdul Gaffar Molla, (2) Abdul Rajjak Molla alias Abdul Rajjak Molya, (3) Abdul Ohab Molla alias Abdul Ohab Molya, (4) Abdul Rab Molla, (5) Abdul Jalil Molya alias Abdul Jalil Molla and (6) Abdul Jalal Molla and 3 (three) daughters, namely, (1) Rashida Bibi, (2) Sahanaz Bibi and (3) Manoyara Bibi, as his only legal heirs and heirsesses, who jointly and in diverse share inherited the right, title and interest of Late Daud Ali Molla in Daud's Property in R.S. Dag 69, free from all encumbrances.
- (j) **Ownership of First Property in R.S. Dag 69:** In the above mentioned circumstances said Sahanaz Bibi became the sole and absolute owner in respect of land measuring 0.132 (zero point one three two) decimal, more or less, out of Daud's Property in R.S. Dag 69 (**First Property in R.S. Dag 69**) and mutated her name in the records of the Block Land and Land Reforms Officer, Bhangar-II, under L.R. Khatian No. 1362, free from all encumbrances.
- (k) **Demise of Sahanaz Bibi:** Said Sahanaz Bibi, a Muslim governed by the *Sunni* School of Mohammedan Law, died intestate leaving behind her surviving her husband, Rased Molla, 1 (one) son, Kamrul Islam Molla and 4 (four) daughters, namely, (1) Aysha Bibi, (2) Khadija Bibi, (3) Feroja Khatun and (4) Rahima Bibi (collectively **Legal Heirs Of**

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Sahanaz Bibi), as her only legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Sahanaz Bibi in the First Property In R.S. Dag 69, free from all encumbrances.

- (l) **Sale to Md. Khairul Islam:** By a Deed of Sale dated 1st September, 2022, registered in the Office of the Additional District Sub-Registrar, Bhangar, recorded in Book No. 1, Volume No. 1621-2022, at Pages 232113 to 232144, being Deed No. 162108423 for the year 2022, the Legal Heirs Of Sahanaz Bibi sold, conveyed and transferred their right, title and interest in the First Property In R.S. Dag 69, unto and in favour of Md. Khairul Islam, free from all encumbrances.
- (m) **Sale to Vendor:** By a Deed of Conveyance dated 20th December, 2022, registered in the Office of the Additional District Sub-Registrar, Bhangar, recorded in Book No. 1, Volume No. 1621-2022, at Pages 316095 to 316131, being Deed No. 162111817 for the year 2022, said Md. Khairul Islam sold, conveyed and transferred the First Property In R.S. Dag 69, unto and in favour of The Institute of Computer Engineers (India) (the Vendor herein), free from all encumbrances.
- (n) **Ownership of Sourabjan Bibi:** At all material time one Sourabjan Bibi was the sole and absolute owner in respect of land measuring 8.4 (eight point four) decimal, more or less, out of 44 (forty four) decimal, being a portion of R.S. Dag No. 69, corresponding L.R. Dag No. 63, recorded under R.S. Khatian No. 643, Mouza Jirangacha, J.L. No. 25, Police Station Kaahipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas **[Larger Second Property In R.S. Dag 69]**, free from all encumbrances.
- (o) **Demise of Sourabjan Bibi:** Said Sourabjan Bibi, a Muslim governed by the *Sunni* School of Mohammedan Law, died intestate leaving behind her surviving her only son, Abdul Jubbar Molla, as her only legal heir, who solely inherited the right, title and interest of Late Sourabjan Bibi in the **Larger Second Property In R.S. Dag 69**, free from all encumbrances.
- (p) **Demise of Abdul Jubbar Molla:** Said Abdul Jubbar Molla, a Muslim governed by the *Sunni* School of Mohammedan Law, died intestate

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leaving behind him surviving his 4 (four) sons, namely, (1) Seith Hejbullah, (2) Arif Billah, (3) Sebgatulla and (4) Md. Saifullah, as his only legal heirs, who jointly and in equal share inherited the right, title and interest of Late Abdul Jubbar Molla in the Larger Second Property In R.S. Dag 69, free from all encumbrances.

- (q) **Ownership of Second Property In R.S. Dag 69:** In the above mentioned circumstances said Md. Saifullah became the sole and absolute owner in respect of land measuring 2.1 (two point one) decimal, more or less, out of Larger Second Property In R.S. Dag 69 (**Second Property In R.S. Dag 69**) and mutated his name in the records of the Block Land and Land Reforms Officer, Bhangar-II, under L.R. Khatian No. 3690, free from all encumbrances.
- (r) **Sale to Md. Khairul Islam:** By a Deed of Sale dated 14th June, 2022, registered in the Office of the Additional District Sub-Registrar, Bhangar, recorded in Book No. I, Volume No. 1621-2022, at Pages 165090 to 165104, being Deed No. 162105309 for the year 2022, said Md. Saifullah sold, conveyed and transferred the Second Property In R.S. Dag 69, unto and in favour of Md. Khairul Islam, free from all encumbrances. It is pertinent to mention here that as per the said Deed No. 162105309/2022, said Md. Saifullah sold land measuring 7 (seven) decimal, being a portion of said R.S. Dag No. 69. However, said Md. Saifullah was entitled to the Second Property In R.S. Dag 69 and therefore, the actual sale took effect vide the said Deed No. 162105309/2022 in respect of the Second Property In R.S. Dag 69.
- (s) **Sale to Vendor:** By a Deed of Conveyance dated 21st September, 2022, registered in the Office of the Additional District Sub-Registrar, Bhangar, recorded in Book No. I, Volume No. 1621-2022, at Pages 255224 to 255260, being Deed No. 162109115 for the year 2022, said Md. Khairul Islam sold, conveyed and transferred the Second Property In R.S. Dag 69, unto and in favour of The Institute of Computer Engineers (India) (the Vendor herein), free from all encumbrances. It is pertinent to mention here that as per the said Deed No. 162109115/2022, said Md. Khairul Islam sold land measuring 7 (seven) decimal, being a portion of said R.S. Dag No. 69. However, said

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Md. Khairul Islam was entitled to the Second Property in R.S. Dag 69 and therefore, the actual sale took effect vide the said Deed No. 162109115/2022 is in respect of the Second Property in R.S. Dag 69.

- (t) **Absolute Ownership of Property In R.S. Dag 69:** In the aforesaid events and circumstances The Institute of Computer Engineers (India) (the Vendor herein) has become the sole and absolute owner in respect of land measuring 2.232 (two point two three two) decimal, more or less, comprised in the First Property in R.S. Dag 69 and Second Property in R.S. Dag 69 (collectively **Property In R.S. Dag 69**), free from all encumbrances.

5.1.5 **Devolution of Property In R.S. Dag 89:**

- (a) **Ownership of Amir Ali Molla:** At all material time one Amir Ali Molla, son of Banamali Molla was the sole, recorded and absolute owner in respect of land measuring 31.5 (thirty one point five) decimal, more or less, out of 63 (sixty three) decimal, being a portion of R.S. Dag No. 89, corresponding L.R. Dag No. 83, recorded under R.S. Khatian No. 184, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Property Of Amir In R.S. Dag 89**), free from all encumbrances.
- (b) **Demise of Amir Ali Molla:** Said Amir Ali Molla, a Muslim governed by the Sunni School of Mohammedan Law died intestate leaving behind him surviving his 2 (two) sons, namely, (1) Jiyad Ali Molla and (2) Daud Ali Molla and 2 (two) daughters, namely, (1) Sakhijan Bibi and (2) Jahara Bibi, as his only legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Amir Ali Molla in the Property Of Amir In R.S. Dag 89, free from all encumbrances.
- (c) **Ownership of Daud Ali Molla:** In the above mentioned circumstances said Daud Ali Molla became the sole and absolute owner in respect of land measuring 10.5 (ten point five) decimal, more or less, out of the Property Of Amir In R.S. Dag 89 (**Larger First Property In R.S. Dag 89**), free from all encumbrances.



District Sub-Inspector AY
Hassan, 115 T (2) of
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Hassan, District of Hassan

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- (d) **Demise of Daud Ali Molla:** Said Daud Ali Molla, a Muslim governed by the *Sunni* School of Mohammedan Law, died intestate leaving behind him surviving his wife, Achhia Bibi alias Achhiya Bibi (Molla), 6 (six) sons, namely, (1) Abdul Gaffar Molla, (2) Abdul Rajjak Molla alias Abdul Rajjak Molya, (3) Abdul Ohab Molla alias Abdul Ohab Molya, (4) Abdul Rab Molla, (5) Abdul Jalil Molya alias Abdul Jalil Molla and (6) Abdul Jalal Molla and 3 (three) daughters, namely, (1) Rashida Bibi, (2) Sahana Bibi and (3) Manoyara Bibi, as his only legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Daud Ali Molla in Larger First Property in R.S. Dag 89, free from all encumbrances.
- (e) **Demise of Sahana Bibi:** Said Sahana Bibi, a Muslim governed by the *Sunni* School of Mohammedan Law, died intestate leaving behind her surviving her husband, Rased Molla, 1 (one) son, Kamrul Islam Molla and 4 (four) daughters, namely, (1) Aysa Bibi, (2) Khadija Bibi, (3) Feroja Khatun and (4) Rahima Bibi (collectively **Legal Heirs Of Sahana Bibi**), as her only legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Sahana Bibi in the Larger First Property in R.S. Dag 89, free from all encumbrances.
- (f) **Sale to Md. Khairul Islam:** By a Deed of Sale dated 1st September, 2022, registered in the Office of the Additional District Sub-Registrar, Bhangar, recorded in Book No. 1, Volume No. 1621-2022, at Pages 232113 to 232144, being Deed No. 162108423 for the year 2022, the Legal Heirs Of Sahana Bibi sold, conveyed and transferred land measuring 0.6237 (zero point six two three seven) decimal, more or less, out of the Larger First Property in R.S. Dag 89 (**First Property In R.S. Dag 89**), unto and in favour of Md. Khairul Islam, free from all encumbrances.
- (g) **Sale to Vendor:** By a Deed of Conveyance dated 20th December, 2022, registered in the Office of the Additional District Sub-Registrar, Bhangar, recorded in Book No. 1, Volume No. 1621-2022, at Pages 316095 to 316131, being Deed No. 162111817 for the year 2022, said Md. Khairul Islam sold, conveyed and transferred the First Property



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In R.S. Dag 89, unto and in favour of The Institute of Computer Engineers (India) (the Vendor herein), free from all encumbrances.

- (h) **Ownership of Jharu Molla:** At all material time one Jharu Molla was the sole and absolute owner in respect of land measuring 31.5 (thirty one point five) decimal, more or less, out of 63 (sixty three) decimal, being a portion of R.S. Dag No. 89, corresponding L.R. Dag No. 83, recorded under R.S. Khatian No. 184, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Property Of Jharu Molla In R.S. Dag 89**), free from all encumbrances.
- (i) **Demise of Jharu Molla:** Said Jharu Molla, a Muslim governed by the Sunni School of Mohammedan Law, died intestate leaving behind him surviving his 2 (two) sons, namely, (1) Tabjel Molla alias Taochel Molla and (2) Mohammad Ali Molla alias Haji Mohammad Molla and 1 (one) daughter, Sobgar Bibi, as his only legal heirs and heiress, who jointly and in diverse share inherited the right, title and interest of Late Jharu Molla in the Property Of Jharu Molla In R.S. Dag 89, free from all encumbrances.
- (j) **Ownership of Sobgar Bibi:** In the above mentioned circumstances said Sobgar Bibi has become the sole and absolute owner in respect of land measuring 6.3 (six point three) decimal, more or less, out of Property Of Jharu Molla In R.S. Dag 89 (**Larger Second Property In R.S. Dag 89**) and mutated her name in the records of the Block Land and Land Reforms Officer, Bhangar-II, under L.R. Khatian No. 1364, free from all encumbrances.
- (k) **Demise of Sobgar Bibi:** Said Sobgar Bibi, a Muslim governed by the Sunni School of Mohammedan Law, died intestate leaving behind her surviving her 3 (three) sons, namely, (1) Abdul Wadut Molla alias Abdul Wadud Molla, (2) Abdul Rashid Molla alias Haji Abdul Rashid and (3) Abdul Hai Molla, as her only legal heirs, who jointly and in equal share inherited the right, title and interest of Late Sobgar Bibi in the Larger Second Property In R.S. Dag 89, free from all encumbrances. It is pertinent to mention here that another son of

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Late Sobgar Bibi, namely, Abdul Mujit Molla predeceased his mother, Sobgar Bibi and therefore, he is excluded to inherit the right, title and interest of Late Sobgar Bibi as per the operation of Mohammedan Law of inheritance.

- (l) **Sale by Abdul Wadut Molla:** By a Deed of Sale dated 1st March, 2010, registered in the Office of the Additional District Sub-Registrar, Bhangar, recorded in Book No. I, being Deed No. 00987 for the year 2010, said Abdul Wadut Molla sold, conveyed and transferred land measuring 1.63 (one point six three) decimal, more or less, out of the Larger Second Property In R.S. Dag 89 in favour of Samaul Haque & Ors.
- (m) **Demise of Abdul Rashid Molla:** Said Abdul Rashid Molla alias Haji Abdul Rashid, a Muslim governed by the Sunni School of Mohammedan Law, died intestate leaving behind him surviving his 1 (one) wife, Rabeya Khatun, 1 (one) daughter, Rafeya Khanam and 1 (one) brother, Abdul Wadut Molla alias Abdul Wadud Molla, as his only legal heir and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Abdul Rashid Molla alias Haji Abdul Rashid in the Larger Second Property In R.S. Dag 89, free from all encumbrances. It is pertinent to mention here that another brother of Late Abdul Rashid Molla alias Haji Abdul Rashid, namely, Abdul Haj Molla predeceased him and therefore, he is excluded to inherit the right, title and interest of Late Abdul Rashid Molla alias Haji Abdul Rashid as per the operation of Mohammedan Law of inheritance.
- (n) **Ownership of Abdul Wadut Molla:** In the above mentioned circumstances said Abdul Wadut Molla alias Abdul Wadud Molla has become the sole and absolute owner in respect of land measuring 1.2575 (one point two five seven five) decimal, more or less, out of the Larger Second Property In R.S. Dag 89 (**Second Property In R.S. Dag 89**), free from all encumbrances.
- (o) **Sale to Vendor:** By a Deed of Conveyance dated 20th April, 2023, registered in the Office of the Additional District Sub-Registrar, Bhangar, recorded in Book No. I, being Deed No. 152103466 for the



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Director, Dept. of Health and Family Welfare
Kannur, KARNATAKA
Kannur, 574 101
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year 2023, said Abdul Wadud Molla alias Abdul Wadud Molla sold, conveyed and transferred the Second Property in R.S. Dag 89, unto and in favour of The Institute of Computer Engineers (India) (the Vendor herein), free from all encumbrances.

- (p) **Absolute Ownership of Property In R.S. Dag 89:** In the aforesaid events and circumstances The Institute of Computer Engineers (India) (the Vendor herein) has become the sole and absolute owner in respect of land measuring 1.8812 (one point eight eight one two) decimal, more or less, comprised in the First Property in R.S. Dag 89 and Second Property in R.S. Dag 89 (collectively **Property In R.S. Dag 89**), free from all encumbrances.

5.1.6 Devolution of Property In R.S. Dag 90:

- (a) **Ownership of Amir Ali Molla:** At all material time one Amir Ali Molla, son of Banamali Molla was the sole, recorded and absolute owner in respect of land measuring 42.1 (forty two point one) decimal, more or less, out of 58 (fifty eight) decimal, being a portion of R.S. Dag No. 90, corresponding L.R. Dag No. 84, recorded under R.S. Khatian No. 643, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Property Of Amir In R.S. Dag 90**), free from all encumbrances.

- (b) **Demise of Amir Ali Molla:** Said Amir Ali Molla, a Muslim governed by the Sunni School of Mohammedan Law died intestate leaving behind him surviving his 2 (two) sons, namely, (1) Jiyad Ali Molla and (2) Daud Ali Molla and 2 (two) daughters, namely, (1) Sakhijan Bibi and (2) Jahara Bibi, as his only legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Amir Ali Molla in the Property Of Amir In R.S. Dag 90, free from all encumbrances.

- (c) **Ownership of Daud Ali Molla:** In the above mentioned circumstances said Daud Ali Molla became the sole and absolute owner in respect of land measuring 14.0333 (fourteen point zero three three three) decimal, more or less, out of the Property Of Amir In R.S. Dag 90 (**Larger Property In R.S. Dag 90**), free from all encumbrances.

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الجامعة المصرية
الكلية التربوية
جامعة أسيوط
الجامعة المصرية

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- (d) **Demise of Daud Ali Molla:** Said Daud Ali Molla, a Muslim governed by the *Sunni* School of Mohammedan Law, died intestate leaving behind him surviving his wife, Achhia Bibi alias Achhiya Bibi (Molla), 6 (six) sons, namely, (1) Abdul Gaffar Molla, (2) Abdul Rajjak Molla alias Abdul Rajjak Molya, (3) Abdul Ohab Molla alias Abdul Ohab Molya, (4) Abdul Rab Molla, (5) Abdul Jalil Molya alias Abdul Jalil Molla and (6) Abdul Jalal Molla and 3 (three) daughters, namely, (1) Rashida Bibi, (2) Sahanz Bibi and (3) Manoyara Bibi, as his only legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Daud Ali Molla in Larger Property in R.S. Dag 90, free from all encumbrances.
- (e) **Demise of Sahanz Bibi:** Said Sahanz Bibi, a Muslim governed by the *Sunni* School of Mohammedan Law, died intestate leaving behind her surviving her husband, Rased Molla, 1 (one) son, Kamrul Islam Molla and 4 (four) daughters, namely, (1) Aysha Bibi, (2) Khadija Bibi, (3) Feroja Khatun and (4) Rahima Bibi (collectively **Legal Heirs Of Sahanz Bibi**), as her only legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Sahanz Bibi in the Larger Property in R.S. Dag 90, free from all encumbrances.
- (f) **Sale to Md. Khairul Islam:** By a Deed of Sale dated 1st September, 2022, registered in the Office of the Additional District Sub-Registrar, Bhangar, recorded in Book No. 1, Volume No. 1621-2022, at Pages 232113 to 232144, being Deed No. 162108423 for the year 2022, the Legal Heirs Of Sahanz Bibi sold, conveyed and transferred land measuring 0.5742 (zero point five seven four two) decimal, more or less, out of the Larger Property in R.S. Dag 90 (**Property In R.S. Dag 90**), unto and in favour of Md. Khairul Islam, free from all encumbrances.
- (g) **Sale to Vendor:** By a Deed of Conveyance dated 20th December, 2022, registered in the Office of the Additional District Sub-Registrar, Bhangar, recorded in Book No. 1, being Deed No. 162111816 for the year 2022, said Md. Khairul Islam sold, conveyed and transferred the Property in R.S. Dag 90, unto and in favour of The Institute of

Pradyut Kumar Biswas



ಕರ್ನಾಟಕ ಸರ್ಕಾರ - ಕರ್ನಾಟಕ
ಆರೋಗ್ಯ ಮತ್ತು ಕುಟುಂಬ ಕಲ್ಯಾಣ ಇಲಾಖೆ
ಆರೋಗ್ಯ ಮತ್ತು ಕುಟುಂಬ ಕಲ್ಯಾಣ ಇಲಾಖೆ
26 SEP 2024

Computer Engineers (India) (the Vendor herein), free from all encumbrances.

- (h) **Absolute Ownership of Property In R.S. Dag 90:** In the aforesaid events and circumstances The Institute of Computer Engineers (India) (the Vendor herein) has become the sole and absolute owner in respect of the Property In R.S. Dag 90, i.e. land measuring 0.5742 (zero point five seven four two) decimal, more or less, out of the Larger Property In R.S. Dag.90, free from all encumbrances.

5.1.7 Devolution of Property In R.S. Dag 97:

- (a) **Ownership of Harun Laskar alias Anowar Ali Laskar:** At all material time one Harun Laskar alias Anowar Ali Laskar was the sole, recorded and absolute owner in respect of land measuring 43.125 (forty three point one two 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 R.S. Khatian Nos. 391 and 512, L.R. Khatian Nos. 103 and 1319, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Property Of Harun Laskar In R.S. Dag 97**), free from all encumbrances.
- (b) **Demise of Harun Laskar alias Anowar Ali Laskar:** Said Harun Laskar alias Anowar Ali Laskar, a Muslim governed by the *Sunni* School of Mohammedan Law, died intestate leaving behind him surviving his 3 (three) sons, namely, (1) Abdul Jalil Laskar alias Jalil Laskar, (2) Abdul Jubbar Laskar alias Abdul Jabbar Laskar and (3) Nijamuddin Laskar and 7 (seven) daughters, namely, (1) Amena Bibi, (2) Anura Bibi, (3) Fajila Bibi, (4) Jahanara Bibi, (5) Fatema Bibi, (6) Echanur Bibi and (7) Manowara Bibi, as his only legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Harun Laskar alias Anowar Ali Laskar in the Property Of Harun Laskar In R.S. Dag 97, free from all encumbrances.
- (c) **Ownership of Manowara Bibi:** In the above mentioned circumstances said Manowara Bibi has become the sole and absolute owner in respect of land measuring 3.3173 (three point three one seven three) decimal, more or less, out of Property Of Harun Laskar In R.S. Dag



ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ಶಿಕ್ಷಣ ಇಲಾಖೆ
ಹೈಯರ್ ಎಜುಕೇಷನ್ ವಿಭಾಗ
ಬೆಂಗಳೂರು, ಕರ್ನಾಟಕ

26 SEP 2024

97, recorded under L.R. Khatian Nos. 103 (1.3269 decimal, more or less) and 1319 (1.9904 decimal, more or less) (**Larger Property In R.S. Dag 97**), free from all encumbrances.

- (d) **Sale to Raja Saha:** By a Deed of Conveyance dated 28th September, 2022, registered in the Office of the Additional District Sub-Registrar, Bhangar, recorded in Book No. 1, being Deed No. 162109468 for the year 2022, said Manowara Bibi sold, conveyed and transferred land measuring 2.85 (two point eight five) decimal, more or less, out of the Larger Property In R.S. Dag 97, recorded under L.R. Khatian Nos. 103 (1.17 decimal, more or less) and 1319 (1.68 decimal, more or less) (**Property In R.S. Dag 97**), unto and in favour of Raja Saha, free from all encumbrances.
- (e) **Sale to Vendor:** By 2 (two) separate Deeds of Conveyance both dated 20th December, 2022, both are registered in the Office of the Additional District Sub-Registrar, Bhangar, recorded in Book No. 1, being Deed Nos. 162111822 and 162111823 both for the year 2022, said Raja Saha sold, conveyed and transferred (1) land measuring 1.68 (one point six eight) decimal, more or less, out of the Property in R.S. Dag 97, recorded under L.R. Khatian Nos. 1319 and (2) land measuring 1.17 (one point one seven) decimal, more or less, out of the Property In R.S. Dag 97, recorded under L.R. Khatian Nos. 103, respectively, unto and in favour of The Institute of Computer Engineers (India) (the Vendor herein), free from all encumbrances.
- (f) **Absolute Ownership of Property In R.S. Dag 97:** In the aforesaid events and circumstances The Institute of Computer Engineers (India) (the Vendor herein) has become the sole and absolute owner in respect of the Property In R.S. Dag 97, i.e. land measuring 2.85 (two point eight five) decimal, more or less, out of the Larger Property In R.S. Dag 97, free from all encumbrances.

5.1.8 **Absolute Ownership of Said Property:** In the aforesaid events and circumstances The Institute of Computer Engineers (India) (the Vendor herein) has become the sole and absolute owner in respect of the Said Property, i.e. land measuring 11.8141 (eleven point eight one four one) decimal, more or less, comprised in Property In R.S. Dag 64, Property In

Ready to sign
Kumar



ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ಇಲಾಖೆ: ಕೃಷಿ ಮತ್ತು
ಜಲ ಸಂಪನ್ಮೂಲ
ಇಲಾಖೆ, ಹಂಪಿ
26 SEP 2024
ಇಲಾಖೆ: ಕೃಷಿ ಮತ್ತು ಜಲ ಸಂಪನ್ಮೂಲ

R.S. Dag 67, Property in R.S. Dag 68, Property in R.S. Dag 69, Property in R.S. Dag 89, Property in R.S. Dag 90 and Property in R.S. Dag 97, free from all encumbrances and mutated its name in the records of the Block Land and Land Reforms Officer, Bhangan-II, under L.R. Khatian No. 4722 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.

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

Pradyut Kumar Bhunia



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District Sub-Registrar-IV
Mangalore City - 575 001
Mangalore - 575 001
Mangalore, District of Ponnur
25 OCT 2014

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, *debatters*, *wakf*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *baryadars* 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

Hereby Made: The Vendor hereby sells, conveys and transfers to the Purchaser the entirety of the Vendor's right, title and interest of

Pradyumn Kumar Biswas



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District Sub-Registrar (P)
Registrar (MS 7 (2)) of
Registration 1908
Agency, South 24 Parganas
20 FEB 2018

whatsoever or howsoever nature in the Said Property, more fully described in the **Schedule** below, being land admeasuring 11.8141 (eleven point eight one four one) decimal, more or less, comprised in R.S. Dag Nos. 64, 67, 68, 69, 89, 90 and 97, corresponding L.R. Dag-Nos. 58, 61, 62, 63, 83, 84 and 90, respectively, recorded under R.S. Khatian Nos. 643, 184, 391 and 512, L.R. Khatian Nos. 4722, 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.

7.1 **Consideration:** The aforesaid transfer is being made in consideration of a sum of Rs. 71,60,000/- (Rupees Seventy One Lakh Sixty 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, irrevocable 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.

Subjyot Kumar Bhargava



District Sub-Registrar-IV
Magister LPS / (2) at
Cantonment 1946
Agartala, South 24 Parganas

25 SEP 2024

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. 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.

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District Sub-Registrar IV
Registrar (MS) (C) of
Registrations (S&M)
Sector, South 24 Parganas

26 SEP 2024

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 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

Pradip Kumar Biswas



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District Sub-Registrar IV
Registration Act (2) of
1908
Alipore, South 24 Parganas
26 SEP 2024

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 it, 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 without raising any objection and without any further consideration as and when required by the Purchaser.

Pradyot Kumar Bhatnagar



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Office of the President
University of the Philippines
Diliman, Quezon City, Philippines

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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.

SCHEDULE
(Said Property)
[Subject Matter of Conveyance]

Land (vacant) admeasuring 11.8141 (eleven point eight one four one) decimal, more or less, comprised in R.S. Dag Nos. 64, 67, 68, 69, 89, 90 and 97, corresponding L.R. Dag Nos. 58, 61, 62, 63, 83, 84 and 90, respectively, recorded under R.S. Khatian Nos. 643, 184, 391 and 512, L.R. Khatian No. 4722, 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	L.R. Khatian	Total Area in Dag (Dec)	Area Sold (Dec)
Sali	64	58	N/A	4722	26	2.6618
Sali	67	61	643	N/A	46	0.9477
Danga	68	62	643	4722	48	0.6672
Danga	69	63	643	4722	44	2.232
Danga	89	83	184	N/A	63	1.8813
Danga	90	84	643	4722	58	0.5742
Sali	97	90	391 & 512	N/A	69	2.85
Total:					11.8141	

Said R.S. Dag No. 64 is butted and bounded as follows:

- On the North** : By R.S. Dag No. 63
On the East : By R.S. Dag No. 148
On the South : By R.S. Dag No. 65
On the West : By R.S. Dag Nos. 68 and 69

Said R.S. Dag No. 67 is butted and bounded as follows:

- On the North** : By R.S. Dag No. 68
On the East : By R.S. Dag Nos. 65 and 66

Pradyota Kumar Biswas



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Registrar UPS / (2) of
Benchalur Taluk
Alpura Taluk, Bangalore
28/07/20

On the South : By R.S. Dag Nos. 94 and 95
On the West : By R.S. Dag No. 91

Said R.S. Dag No. 68 is butted and bounded as follows:

On the North : By R.S. Dag No. 69
On the East : By R.S. Dag Nos. 64 and 65
On the South : By R.S. Dag No. 67
On the West : By R.S. Dag No. 90

Said R.S. Dag No. 69 is butted and bounded as follows:

On the North : By R.S. Dag Nos. 70 & 88
On the East : By R.S. Dag Nos. 62, 63 & 64
On the South : By R.S. Dag No. 68
On the West : By R.S. Dag No. 89

Said R.S. Dag No. 89 is butted and bounded as follows:

On the North : By R.S. Dag Nos. 87 and 88
On the East : By R.S. Dag No. 69
On the South : By R.S. Dag No. 90
On the West : By Mouza Hatisala

Said R.S. Dag No. 90 is butted and bounded as follows:

On the North : By R.S. Dag No. 89
On the East : By R.S. Dag No. 68
On the South : By R.S. Dag No. 91
On the West : By Mouza Hatisala

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

Pradyot Kumar Bishnoi



District Sub-Registrar-IV
Registration U/S 17(2) of
Registration Act
Agara, South 24 Parganas

26 SEP 2024

10. Execution and Delivery

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

Witnesses:

1. *Subh Sen*
Sp. St. Asst. Secy
41B, K.K. Pathy
P.O. - Rajbassi
P.S. - Dum Dum
Kol-700081

2. *Ananta Chak*
Viv. Bahadur
P.O. - Gocharan
P.S. - Jangipore
Dist - 24 P.S. (3)
743331

Institute of Computer Engineers (India)

[Signature]
Authorized Signatory

[Signature]

[Vendor]

Drafted by:

Manoj Sen
WB/1366/03

Advocate

Atipore Judge Court
Kol-27



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District Sub-Registrar,
Registrar (S. 7/12) of
Registration, 1906
Mysore, South 24 Pergams.

25.00

Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs.71,60,000/- (Rupees Seventy One Lakh Sixty 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. IOBAR52024092400436595	24.09.24	Indian Overseas Bank	35,88,400.00
UTR No. IOBAR52024092400436967	24.09.24	Indian Overseas Bank	35,00,000.00
TDS			71,600.00
Total:			71,60,000/-

Witnessed:

1. *Silip Sen*

Institute of Computer Engineers (India)

Pradyut Kumar Biswas
Authorized Signer

[Vendor]



















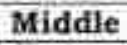

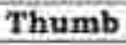
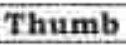

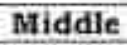


2. *Anout Dsh*



District Sub-Registrar
Registrar (S/S 7 (2) of
Registration 1906
Akhra, South 24 Parganas

2-11-78

SPECIMEN FORM FOR TEN FINGER PRINTS

	<i>Pradyut Kumar Biswas</i> <i>19/04/2018</i>					
		Little Ring Middle Fore Thumb				
		(Left Hand)				
						
		Thumb Fore Middle Ring Little				
		(Right Hand)				
	<i>Pradyut Kumar Biswas</i> <i>19/04/2018</i>					
		Little Ring Middle Fore Thumb				
		(Left Hand)				
						
		Thumb Fore Middle Ring Little				
		(Right Hand)				
<p align="center">PHOTO</p>	<i>Pradyut Kumar Biswas</i> <i>19/04/2018</i>					
		Little Ring Middle Fore Thumb				
		(Left Hand)				
						
		Thumb Fore Middle Ring Little				
		(Right Hand)				



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District Sub-Registrar IV
Registrar U/S 7(2) of
Karnataka 1966
Mysore, South 26 Mysore

26 SEP 2024



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



192024250225505188

GRN Details

GRN:	192024250225505188	Payment Mode:	SBI Epay
GRN Date:	25/09/2024 18:46:28	Bank/Gateway:	SBIePay Payment Gateway
BRN :	7494579441415	BRN Date:	25/09/2024 18:46:41
Gateway Ref ID:	20240925995376	Method:	Indian Overseas Bank NB
GRIPS Payment ID:	250920242022550517	Payment Init. Date:	25/09/2024 18:46:28
Payment Status:	Successful	Payment Ref. No:	2002514426/4/2024

[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):	25/09/2024
Period To (dd/mm/yyyy):	25/09/2024
Payment Ref ID:	2002514426/4/2024
Dept Ref ID/DRN:	2002514426/4/2024

Payment Details

Sl. No.	Payment Ref No.	Head of A/C Description	Head of A/C	Amount (₹)
1	2002514426/4/2024	Property Registration-Stamp duty	0030-02-103-003-02	357920
2	2002514426/4/2024	Property Registration-Registration Fees	0030-03-104-001-16	71614
			Total	429534

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

PAID



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



250920242022550517

GRIPS Payment Detail

GRIPS Payment ID:	250920242022550517	Payment Init. Date:	25/09/2024 18:46:28
Total Amount:	429534	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	7494579441415	BRN Date:	25/09/2024 18:46:41
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	192024250225505188	Directorate of Registration & Stamp Revenue	429534
Total			429534

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

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.





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

Query No / Year	2002514426/2024	Office where deed will be registered
Query Date	23/09/2024 2:12:04 PM	Deed can be registered in any of the offices mentioned on Note- 11
Applicant Name, Address & Other Details	BHAKTA HARI NASKAR Baneshwarpur, P.O. Dakshin Barasat, Thana : Joynagar, District : South 24-Parganas, WEST BENGAL, PIN - 743372. Mobile No. : 9330394689, Status : Deed Writer	
Transaction	Additional Transaction	
[0101] Sale, Sale Document	[4308] Agreement [No of Agreement : 2]	
Set Forth value	Market Value	
Rs. 71,60,000/-	Rs. 71,60,000/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 3,58,020/- (Article-23)	Rs. 71,614/- (Article-A(1), E)	
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: Jirangachia, JI No: 25, Pin Code : 700135.

Sch No	Plot Number	Khatian Number	Land Use/Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-00	RS-643	Bastu	Danga	0.5742 Dec	3,45,000/-	3,45,000/-	
L2	RS-64	RS-654	Bastu	Shali	2.6618 Dec	16,10,000/-	16,10,000/-	
L3	RS-69	RS-643	Bastu	Danga	2.232 Dec	13,50,000/-	13,50,000/-	
L4	RS-67	RS-643	Bastu	Shali	0.9477 Dec	5,75,000/-	5,75,000/-	
L5	RS-68	RS-643	Bastu	Danga	0.8672 Dec	4,00,000/-	4,00,000/-	
L6	RS-97	RS-391	Bastu	Shali	2.85 Dec	17,25,000/-	17,25,000/-	
L7	RS-89	RS-184	Bastu	Danga	1.8812 Dec	11,55,000/-	11,55,000/-	
		TOTAL :			11.8141Dec	71,60,000 /-	71,60,000 /-	
		Grand Total :			11.8141Dec	71,60,000 /-	71,60,000 /-	



Query No: 2002514426 of 2024, Printed On : Sep 25 2024, 2:49PM, Generated from westregistration.gov.in

Seller Details :

Sl No	Name & address	Status	Execution Admission Details :
1	THE INSTITUTE OF COMPUTER ENGINEER I (Society) Chatterjee International Centre., Block/Sector: 12th Floor, 33A, Chowringee Road., City:- , P.O:- Shakespears Sarani, P.S:- Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN:- 700071 Date of Incorporate:XX-XX-1XX5, PAN No: AAxxxxxx8J, Aadhaar No Not Provided by UIDAIStatus :Organization, Executed by: Representative	Organization	Executed by: Representative

Buyer Details :

Sl No	Name & address	Status	Execution Admission Details :
1	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, Date of Birth:XX-XX-1XX4, PAN No: ABxxxxxx2E, Aadhaar No.: 25xxxxxxxx6204,Status :Individual, Not Executed	Individual	Not Executed

Representative Details :

Sl No	Name & Address	Representative of
1	PRADYUT KUMAR BISWAS Son of Late Srimohan BiswasPlot No-AI-153/17, AA-1, Premises No-08-0016., Block/Sector: Aahirini Market, New Town., City:- , P.O:- Aahirini Market, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700156 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX3, PAN No: ACxxxxxx8P , Aadhaar No.: 70xxxxxxxx6575	THE INSTITUTE OF COMPUTER ENGINEER I (as Director)

Identifier Details :

Name & address
AMRITA GHOSH Son of Biplob Ghosh City:- , P.O:- Gocharan, P.S:-Joynagar, District:-South 24-Parganas, West Bengal, India, PIN:- 743091, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Identifier Of PRADYUT KUMAR BISWAS



Major Information of the Deed

Deed No :	I-1604-10503/2024	Date of Registration	26/09/2024
Query No / Year	1604-2002514426/2024	Office where deed is registered	
Query Date	23/09/2024 2:12:04 PM	D.S.R. - IV SOUTH 24-PARGANAS, District South 24-Parganas	
Applicant Name, Address & Other Details	BHAKTA HARI NASKAR Baneshwarpur, P.O. Dakshin Barasat, Thana : Joy Nagar, District : South 24-Parganas, WEST-BENGAL, PIN - 743572, Mobile No. : 9330394689, Status : Deed Writer		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4300] Other than Immovable Property, Agreement (No of Agreement : 2)		
Set Forth value	Market Value		
Rs. 71,60,000/-	Rs. 71,60,000/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 3,58,020/- (Article 23)	Rs. 71,546/- (Article-A(1), E)		
Remarks			

Land Details :

District: South 24-Parganas, P.S.- Kashipur, Gram Panchayat: BHAGAWANPUR, Mouza: Jirangachia, Jil 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-62	RS-615	Bastu	Shall	1.5967 Dec	8,00,000/-	8,00,000/-	
L2	RS-64	RS-654	Bastu	Shall	2.8618 Dec	13,30,000/-	13,30,000/-	
L3	RS-66	RS-643	Bastu	Danga	2.232 Dec	11,18,000/-	11,18,000/-	
L4	RS-67	RS-643	Bastu	Shall	0.9477 Dec	4,75,000/-	4,75,000/-	
L5	RS-68	RS-643	Bastu	Danga	0.6872 Dec	3,34,000/-	3,34,000/-	
L6	RS-71	RS-128	Bastu	Danga	0.873 Dec	4,35,000/-	4,35,000/-	
L7	RS-80	RS-184	Bastu	Danga	1.5012 Dec	9,40,000/-	9,40,000/-	
L8	RS-90	RS-643	Bastu	Danga	0.5742 Dec	2,87,000/-	2,87,000/-	
L9	RS-97	RS-391	Bastu	Shall	2.85 Dec	14,41,000/-	14,41,000/-	
		TOTAL :			14.2858Dec	71,60,000 /-	71,60,000 /-	
		Grand Total :			14.2858Dec	71,60,000 /-	71,60,000 /-	










Seller Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	THE INSTITUTE OF COMPUTER ENGINEER I Chatterjee International Centre., Block/Bedor: 12th Floor, 33A, Chowringee Road., City:-, P.O:- Shakespeare Sarani, P.S:- Shakespeare Sarani, District:-South 24-Parganas, West Bengal, India, PIN:- 700071 Date of Incorporation:XX-XX-1XX5, PAN No.:: AAxxxxxxBJ, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Buyer Details :

Sl No	Name Address, Photo, Finger print and Signature
1	BALKRISHAN KYAL Son of Late Govind Ram Kyal 30C, Southend Park,, City>, P.O:- Saral Bose Road, P.S:-Late, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX4, PAN No.:- ABxxxxxx2E, Aadhaar No: 28xxxxxxx6204, Status :Individual, Status : Not Executed

Representative Details :

Sl No	Name Address, Photo, Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> PRADYUT KUMAR BISWAS (Presentant) Son of Late Srimohan Biswas Date of Execution - 26/09/2024, . Admitted by: Self, Date of Admission: 26/09/2024, Place of Admission of Execution: Office </td> <td></td> <td> Captured</td> <td></td> </tr> <tr> <td></td> <td>26/09/2024 09:14PM</td> <td>L1 26/09/2024</td> <td>26/09/2024</td> </tr> </tbody> </table> <p>Plot No-AI-153/17, AA-1, Premises No-08-0018, Block/Sector: Aahirni Market, New Town, City>, P.O:- Aahirni Market, P.S:-New Town, District:-North 24-Parganas, West Bengal, India; PIN:- 700156, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX3, PAN No.:- ACxxxxxx9P, Aadhaar No: 70xxxxxxx6575 Status : Representative, Representative of : THE INSTITUTE OF COMPUTER ENGINEER i (as Director)</p>	Name	Photo	Finger Print	Signature	PRADYUT KUMAR BISWAS (Presentant) Son of Late Srimohan Biswas Date of Execution - 26/09/2024, . Admitted by: Self, Date of Admission: 26/09/2024, Place of Admission of Execution: Office		 Captured			26/09/2024 09:14PM	L1 26/09/2024	26/09/2024
Name	Photo	Finger Print	Signature										
PRADYUT KUMAR BISWAS (Presentant) Son of Late Srimohan Biswas Date of Execution - 26/09/2024, . Admitted by: Self, Date of Admission: 26/09/2024, Place of Admission of Execution: Office		 Captured											
	26/09/2024 09:14PM	L1 26/09/2024	26/09/2024										

Identifier Details :

Name	Photo	Finger Print	Signature
AMRITA GHOSH Son of Bipab Ghosh City>, P.O:- Gocharan, P.S:-Joy nagar, District:-South 24-Parganas, West Bengal, India, PIN:- 743391		 Captured	
	26/09/2024	26/09/2024	26/09/2024
Identifier Of PRADYUT KUMAR BISWAS			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	THE INSTITUTE OF COMPUTER ENGINEER	BALKRISHAN KYAL-1.5867 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	THE INSTITUTE OF COMPUTER ENGINEER	BALKRISHAN KYAL-2.6618 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	THE INSTITUTE OF COMPUTER ENGINEER	BALKRISHAN KYAL-2.232 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	THE INSTITUTE OF COMPUTER ENGINEER	BALKRISHAN KYAL-0.9477 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	THE INSTITUTE OF COMPUTER ENGINEER	BALKRISHAN KYAL-0.8572 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	THE INSTITUTE OF COMPUTER ENGINEER	BALKRISHAN KYAL-0.873 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	THE INSTITUTE OF COMPUTER ENGINEER	BALKRISHAN KYAL-1.8812 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	THE INSTITUTE OF COMPUTER ENGINEER	BALKRISHAN KYAL-0.5742 Dec
Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	THE INSTITUTE OF COMPUTER ENGINEER	BALKRISHAN KYAL-2.85 Dec

Endorsement For Deed Number : I - 180410603 / 2024

On 26-09-2024

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 12:09 hrs on 26-09-2024, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by PRADYUT KUMAR BISWAS.

Certificate of Market Value(WB PUVA rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 71,60,000/-.

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

Execution is admitted on 26-09-2024 by PRADYUT KUMAR BISWAS, Director, THE INSTITUTE OF COMPUTER ENGINEER (Society), Chatterjee International Centre, Block/Sector: 12th Floor, 33A, Chowringee Road, City:- P.O:- Shakespeare Sarani, P.S:-Shakespeare Sarani, District:-South 24-Parganas, West Bengal, India, PIN:- 700071

Identified by AMRITA GHOSH, , Son of Biplob Ghosh, P.O: Gocharan, Thana: Joynagar, . South 24-Parganas, WEST BENGAL, India, PIN - 743361, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 71,646.00/- (A(1) = Rs 71,600.00/- ,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 71,614/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 25/09/2024 6:46PM with Govt. Ref. No: 192024250225505188 on 25-09-2024, Amount Rs: 71,614/-, Bank: SBI EPay (SBIPay), Ref. No. 7494579441415 on 25-09-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 3,58,920/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 3,57,920/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2991, Amount: Rs.100.00/-, Date of Purchase: 04/10/2023, Vendor name: Subhankar Das

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

Online on 25/09/2024 6:48PM with Govt. Ref. No: 192024250225505188 on 25-09-2024, Amount Rs: 3,57,920/-, Bank: SBI EPay (SBIPay), Ref. No. 7494579441415 on 25-09-2024, 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 316295 to 316334
being No 160410503 for the year 2024.



(Signature)

Digitally signed by Anupam Halder
Date: 2024.10.22 15:20:41 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 22/10/2024

DISTRICT SUB-REGISTRAR

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

West Bengal.

010816/23

I-10.557/23



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

AN 788147

23/08/2023
 21.507.99/2023
 2-10 PM

Caution: Use the document is limited to Registration. The signature sheets and the endorsement sheets attached with the document are the part of the document.



Coat
 24/8/23

CONVEYANCE

1. Date: 23.08.23
2. Place: Kolkata
3. Parties



2-10 PM
 23/8/23

28924

ASHOK SAHA ADVOCATE
CHAMBER COURT HOOGHLY
JAYDEEP CHATTERJEE
16, INDIA EXCHANGE PLACE, KOL-6
LICENSED STAMP VENDOR
NO. 151RS2015

15 JUN 2023

15 JUN 2023

Abul Hossain Laskar



8790

Abul Hossain Laskar



8791

Rajiv Roy

Pooresh Chandra Roy

Add: Kulouji, Por Gurusagar

Ps. Newtown, Kolar-760154

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

23 AUG 2023

- 3.1 **ABUL HOSSAIN LASKAR** (PAN AFDPL4608M and Aadhaar No. 7563-5029-6542), son of Abul Fajal Laskar, by faith Muslim, by nationality Indian, by Occupation Others, residing at Jirangachi, Post Office Hatisala, Kolkata-700135, Police Station Kashipur (formerly Bhangar), District South 24 Parganas (**Vendor**, includes successors-in-interest)

And

- 3.2 **BALKRISHAN KYAL**, having PAN ABDPK2892E and Aadhaar No. 2627 7669 6204, 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)

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 classified as sali (agricultural) measuring 6.5 (six point five) decimal, more or less, out of 13 (thirteen) decimal, more or less, out of 21 (twenty one) decimal, being a portion of R.S. Dag No. 115, corresponding L.R. Dag No. 109, recorded under R.S. Khanda Khatian No. 630 derived from R.S. Khatian No. 187, L.R. Khatian No. 4068, 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 (1) Ahammad Laskar and (2) Haral Laskar were the joint, recorded and absolute owners in respect of land measuring 21 (twenty one) decimal, more or less, being the entirety of R.S. Dag No. 115, corresponding L.R. Dag No. 109, recorded under R.S. Khanda Khatian No. 630 derived from R.S. Khatian No. 187 (mantabya column), Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the



District Sub-Registrar
Aligarh, South 24 Parganas
U.P. Registration 1908
Aligarh, South 24 Parganas

23 AUG 2023

jurisdiction of BGP, Sub-Registration District Bhangar, District South 2^d Parganas (**Mother Property**), free from all encumbrances.

- 5.1.2 **Sale to Abul Fazal Laskar & Anr.:** By a Deed of Sale dated 15th July, 1963, registered in the Office of the Sub-Registrar, Bhangar, recorded in Book No. 1, Volume No. 84, at Pages 297 to 298, being Deed No. 10117 for the year 1963, said (1) Ahammad Laskar and (2) Harul Laskar jointly sold, conveyed and transferred land measuring 13 (thirteen) decimal, more or less, being southern portion out of the Mother Property (**Larger Property**), in favour of (1) Abul Fazal Laskar and (2) Abdul Jalil Laskar, free from all encumbrances.
- 5.1.3 **Ownership of Said Property:** In the above mentioned circumstances said Abul Fazal Laskar became the sole and absolute owner in respect of the Said Property out of the Larger Property, free from all encumbrances.
- 5.1.4 **Sale to Jainal Mallick & Ors.:** By a Deed of Sale dated 14th March, 2018, registered in the Office of the Additional District Sub-Registrar, Bhangar, recorded in Book No. 1, Volume No. 1621-2018, at Pages 50844 to 50870, being Deed No. 162101669 for the year 2018, said Abul Fazal Laskar has sold, conveyed and transferred the Said Property unto and in favour of (1) Jainal Mallick, (2) Kamaluddin Mallick, (3) Jamal Uddin Mallick, (4) Jalal Uddin Mallick and (5) Injamamul Haque Mallick, free from all encumbrances.
- 5.1.5 **Mutation of Jainal Mallick & Ors.:** Said (1) Jainal Mallick, (2) Kamaluddin Mallick, (3) Jamal Uddin Mallick, (4) Jalal Uddin Mallick and (5) Injamamul Haque Mallick have mutated their name in the records of the Block Land and Land Reforms Officer, Bhangar-II, under L.R. Khatian Nos. 3811, 3812, 3813, 3814 and 3815, free from all encumbrances.
- 5.1.6 **Sale to Vendor:** By a Deed of Sale dated 1st April, 2022, registered in the Office of the Additional District Sub-Registrar, Bhangar, recorded in Book No. 1, Volume No. 1621-2022, at Pages 120605 to 120624, being Deed No. 162103340 for the year 2022, said (1) Jainal Mallick, (2) Kamaluddin Mallick, (3) Jamal Uddin Mallick, (4) Jalal Uddin Mallick and (5) Injamamul Haque Mallick have sold, conveyed and transferred the Said Property unto and in favour of Abul Hossain Laskar (the Vendor herein), free from all encumbrances.
- 5.1.7 **Mutation of Vendor:** Said Abul Hossain Laskar has mutated his name in the records of the Block Land and Land Reforms Officer, Bhangar-II, under L.R. Khatian No. 4058, free from all encumbrances.
- 5.1.8 **Absolute Ownership of Vendor:** In the above mentioned events and circumstances the Vendor 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.



District Registrar IV
Registrar U/S 7 (2) of
Registration 1908
Albers, South 24 Pergauze

23 AUG 2023

- 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.
- 5.2.6 No Right of Pre-emption:** No person or persons whatsoever 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, *debtors*, *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.



District Sub-Registrar IV
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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 **Schedule** below, being land classified as *sali* (agricultural) measuring 6.5 (six point five) decimal, more or less, out of 13 (thirteen) decimal, more or less, out of 21 (twenty one) decimal, being a portion of R.S. Dag No. 115, corresponding L.R. Dag No. 109, recorded under R.S. Khanda Khatian No. 630 derived from R.S. Khatian No. 187, L.R. Khatian No. 4068, 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.30,00,000/- (Rupees Thirty 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,



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requisitions, vesting, bargainers 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 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,



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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.

- 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) appoint 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 him, 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



District Sub-Registrar-IV
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Alborz, South 24 Parqetiyeh

23 AUG 2023

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.

**Schedule
(Said Property)**

Land (vacant) classified as sali (agricultural) measuring 6.5 (six point five) decimal, more or less, out of 13 (thirteen) decimal, more or less, out of 21 (twenty one) decimal, being a portion of R.S. Dag No. 115, corresponding L.R. Dag No. 109, recorded under R.S. Khanda Khatian No. 630 derived from R.S. Khatian No. 187, L.R. Khatian No. 4058, 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. 115 is hatted and bounded as follows:

On the North : By R.S. Dag No. 116
On the East : By R.S. Dag No. 118
On the South : By R.S. Dag No. 114
On the West : By R.S. Dag Nos. 108 & 109

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.



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

23 AUG 2023

10. Execution and Delivery

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

Witnesses:

1. Rajiv Roy

Add: Sulanga,
Po- Gounagaripatti,
Pc- Newtown, Kol-129.

2. Arijit Roy

17, Dixon Lane
Kol-70014

Abul Hassain Laskar
[Vendor]

Drafted by:

Alamgir Roy
HO/1366/23

Alipore Judges Court
Kol-27



District Sub-Registrar
Registrar (V.I. 12) of
Registration 1906
Almere, South 24 Parganas

23 AUG 2021

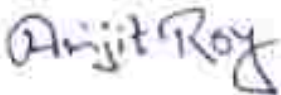
Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs.30,00,000/- (Rupees Thirty Lakhs only)** towards full and final payment of the consideration for sale of the Said Property described in the **Schedule** above, in the following manner:

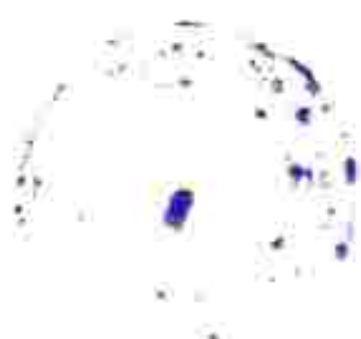
Mode	Date	Bank	Amount (Rs.)
UTR No. IOBAR52023082300S67046	23.08.2023	Indian Overseas Bank	30,00,000.00
Total:			30,00,000/-

Witnesses:

1. 

2. 

Abul Hossain Laskar
[Vendor]































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

23 AUG 2023

SPECIMEN FORM FOR TEN FINGER PRINTS

	<p><i>Abul Kalam - 10/10</i></p>					
		Little Ring Middle Fore Thumb (Left Hand)				
						
		Thumb Fore Middle Ring Little (Right Hand)				
	<p><i>Abul Hossain Lakshar</i></p>					
		Little Ring Middle Fore Thumb (Left Hand)				
						
		Thumb Fore Middle Ring Little (Right Hand)				
<p align="center">PHOTO</p>						
		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 1906
Alcock, South 24 Parganas

23 AUG 2007



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 16042002150739/2023

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

Sl No.	Name of the Excoutant	Category	Photo	Finger Print	Signature with date
1	ABUL HOSSAIN LASKAR Jirangacha, City:- P.O.-Halisata, P.S.-Kashipur, District:- South 24-Parganas, West Bengal, India, PIN:-700135	Seller			Abul Hossain Laskar 23.8.23
Sl No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	RAJIB ROY Son of Parash Chandra Roy New Town, City:- P.O.-Narayanpur, P.S.-New Town, District-North 24- Parganas, West Bengal, India, PIN:- 700159	ABUL HOSSAIN LASKAR			Rajib Roy 23.08.23

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

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





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



GRN Details

GRN:	192023240184395748	Payment Mode:	SBI Epay
GRN Date:	23/08/2023 17:55:51	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	3783786947837	BRN Date:	23/08/2023 17:59:42
Gateway Ref ID:	20230823614799	Method:	Indian Overseas Bank NB
GRIPS Payment ID:	230820232018439573	Payment Init. Date:	23/08/2023 17:55:51
Payment Status:	Successful	Payment Ref. No:	2002150739/3/2023

[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):	23/08/2023
Period To (dd/mm/yyyy):	23/08/2023
Payment Ref ID:	2002150739/3/2023
Dept Ref ID/DRN:	2002150739/3/2023

Payment Details

Sl No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002150739/3/2023	Property Registration- Stamp duty	0030-02-103-003-02	89920
2	2002150739/3/2023	Property Registration- Registration Fees	0030-01-104-001-16	30046
Total				119966

IN WORDS: ONE LAKH NINETEEN THOUSAND NINE HUNDRED SIXTY SIX ONLY.



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



GRIPS Payment Detail

GRIPS Payment ID:	230820232018439573	Payment Init. Date:	23/08/2023 17:55:51
Total Amount:	119966	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	3783786947837	BRN Date:	23/08/2023 17:59:42
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	192023240184395748	Directorate of Registration & Stamp Revenue	119966
Total			119966

IN WORDS: ONE LAKH NINETEEN THOUSAND NINE HUNDRED SIXTY SIX ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.

2-10
23/8/23



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

Query No / Year	2002150739/2023	Office where deed will be registered
Query Date	22/08/2023 2:06:38 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	VINAYAK LEGAL 122/1R, Satyenidra Nath Majumdar Sarani, Thana : Tollygunge, District : South 24-Parganas, WEST BENGAL, PIN - 700026, Mobile No. : 9336394689, Status - Seller/Executant	
Transaction	Additional Transaction	
[0101] Sale, Sale Document	[4308] Agreement (No of Agreement : 2)	
Set Forth value	Market Value	
Rs. 30,00,000/-	Rs. 30,00,000/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 90,020/- (Article-23)	Rs. 30,014/- (Article:A(1) E)	
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 Use/ ROR Proposed	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-115	RS-187	Bastu	Shall	6.5 Dec	30,00,000/-	30,00,000/-
Grand Total :					6.5Dec	30,00,000 /-	30,00,000 /-

Seller Details :

Sl No	Name & address	Status	Execution Admission Details
1	ABUL HOSSAIN LASKAR Son of Abul Fazal Laskar, Jirangacha, 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: India, PAN No. AFxxxxx8M, Aadhaar No. 75xxxxxxx8542, Status : Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Dasgupta - vishnu
13/8 - M/S



Buyer Details :

Sl No	Name & address	Status	Execution Admission Details :
1	BALKRISHAN KYAL Son of Late Govind Ram 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: India, PAN No. ABxxxxxx2E, Aadhaar No. : 26xxxxxxxx5204, Status : Individual, Not Executed	Individual	Not Executed

Identifier Details :

Name & address
RAJIB ROY Son of Parash Chandra Roy New Town, City- , P.O:- Narayanpur, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700159, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Identifier Of ABUL HOSSAIN LASKAR

Transfer of property for L1

Sl.No	From	To, with area (Name-Area)
1	ABUL HOSSAIN LASKAR	BALKRISHAN KYAL-6.5 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 21-09-2023) for e-Payment . Assessed market value & Query is valid for 30 days (i.e. upto 21-09-2023).
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 the 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 BLRO office.



1000

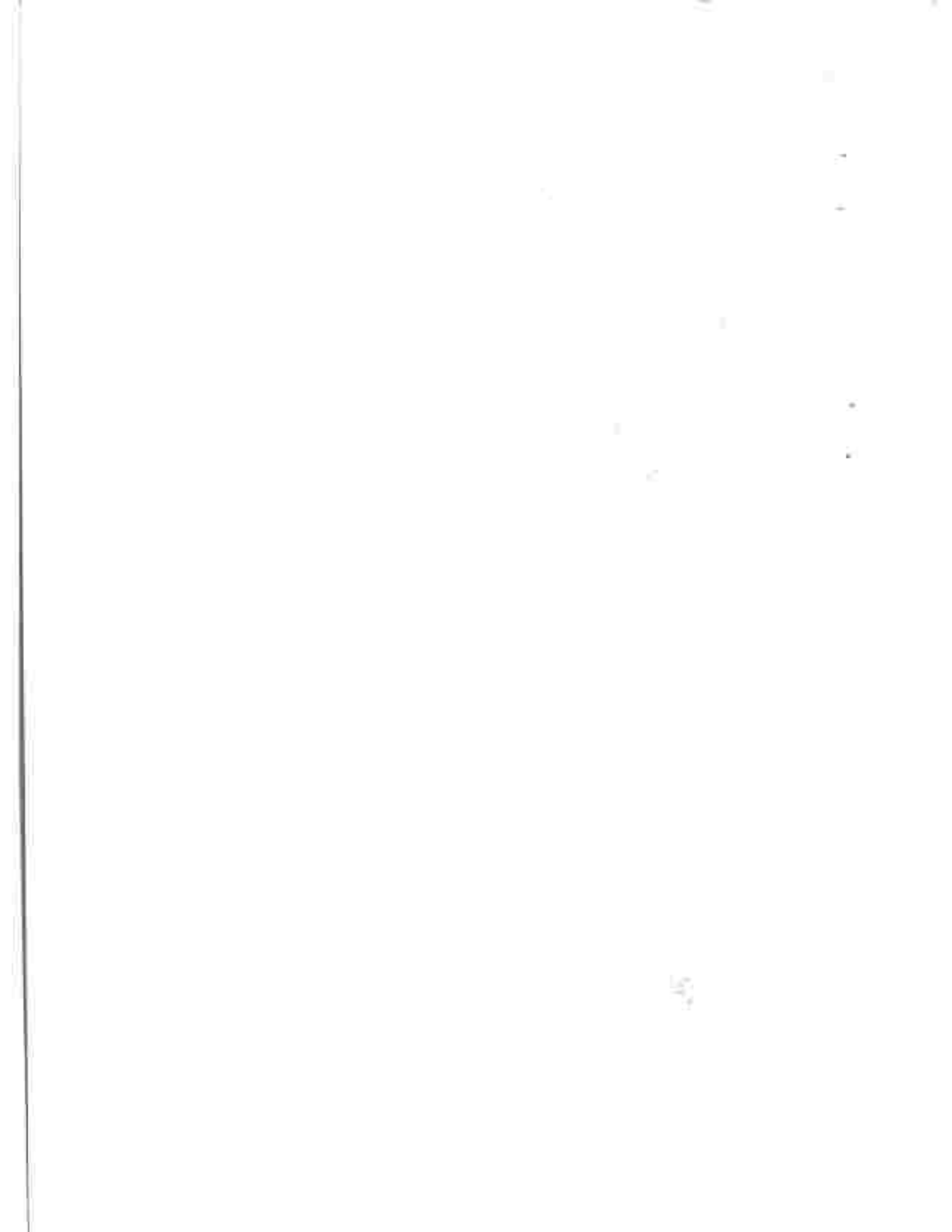
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आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

RAJIB ROY
PARESH CHANDRA ROY
26/05/1992
 Permanent Account Number
AVSPR8594H

Rajib Roy
 Signature



भारत सरकार
GOVERNMENT OF INDIA

राजिब रॉय
 Rajib Roy
 Year of Birth - 1992
 Male








8196 3674 8777

आधार – आम आदमी का अधिकार

Rajib Roy

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address:
 S/O Parash Chandra Roy, JH-02,
 Suburguri South Para, Aswini Nagar,
 North Twenty Four Parganas, West Bengal,
 700159

Major Information of the Deed

Deed No :	I-1604-10557/2023	Date of Registration	24/08/2023
Query No / Year	1604-2002150739/2023	Office where deed is registered	
Query Date	22/08/2023 2:06:38 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. 30,00,000/-	Rs. 30,00,000/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 90,020/- (Article 23)	Rs. 30,046/- (Article:A(1), E, M)		
Remarks			

Land Details :

District: South 24-Parganas, P.S:- Keshipur, 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-115	RS-187	Bantu	Shali	6.5 Dec	30,00,000/-	30,00,000/-	
Grand Total :					6.5Dec	30,00,000 /-	30,00,000 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	ABUL HOSSAIN LASKAR (Presentant) Son of Abul Fazal Laskar Jirangacha, 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: India, PAN No.: AFxxxxx8M, Aadhaar No: 75xxxxxxxxx8542, Status :Individual, Executed by: Self, Date of Execution: 23/08/2023 , Admitted by: Self, Date of Admission: 23/08/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 23/08/2023 , Admitted by: Self, Date of Admission: 23/08/2023 ,Place : Pvt. Residence



Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	BALKRISHAN KYAL Son of Late Govind Ram Kyal 30C, South End Park,, City:- , P.O-> Sarat Bose Road, P.S.-Lake, District-South 24 Parganas, West Bengal, India, PIN:- 700028 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No - ABxxxxxx2E, Aadhaar No: 26xxxxxxx6204, Status :Individual, Status : Not Executed

Identifier Details :

Name	Photo	Finger Print	Signature
RAJIB ROY Son of Parash Chandra Roy New Town, City:- , P.O-> Narayanpur, P.S.-New Town, District-North 24- Parganas, West Bengal, India, PIn-> 700159			

Identifier Of ABUL HOSSAIN LASKAR

Transfer of property for L1

Sl.No	From	To, with area (Name-Area)
1	ABUL HOSSAIN LASKAR	BALKRISHAN KYAL-6.5 Dec

On 23-08-2023

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

Presented for registration at 14:10 hrs on 23-08-2023, at the Private residence by ABUL HOSSAIN LASKAR, Executant.

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

Execution is admitted on 23/08/2023 by ABUL HOSSAIN LASKAR, Son of Abul Fazaal Laskar, Jirangacha, P.O: Hatisala, Thana: Kashipur, South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Others

Indelified by RAJIB ROY, . . . Son of Parash Chandra Roy, New Town, P.O: Narayanpur, Thana: New Town, . North 24-Parganas, WEST BENGAL, India, PIN - 700159, by caste Hindu, by profession Others

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

On 24-08-2023

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

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

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 30,00,000/-

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 30,046.00/- (A(1) = Rs 30,000.00/- ,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 30,046/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/08/2023 5:58PM with Govt. Ref. No: 192023240184395748 on 23-08-2023, Amount Rs: 30,046/-, Bank SBI EPay (SBIEPay), Ref. No: 3783786947837 on 23-08-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 90,920/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 89,920/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 28924, Amount: Rs.100.00/-, Date of Purchase: 15/06/2023, Vendor name: Jaydeep Chatterjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/08/2023 5:59PM with Govt. Ref. No: 192023240184395748 on 23-08-2023, Amount Rs: 89,920/-, Bank SBI EPay (SBIEPay), Ref. No: 3783786947837 on 23-08-2023, 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

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being No 160410557 for the year 2023.



Digitally signed by Anupam Halder
Date: 2023.08.24 15:43:25 +05:30
Reason: Digital Signing of Deed.

(Handwritten signature)

(Anupam Halder) 2023/08/24 03:43:25 PM

DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)