2-10742/22

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL AH 352996

registration, the signature sheets and the endorsement sheets attached with this document are part of this

13/09/2022

Q- 200273189/2022

4-35 P.M.

13/9/22

15/9/22

CONVEYANCE

1. **Date:** 13 SEPTEMBER 2022

2. **Place:** Kolkata

3. **Parties**

4-35 P.M.

13/9/22

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

15 SEP 2022

003914

04 JUL 2022

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

Name:..... ALAMGIR REZA ADVOCATE

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

Vendor:..... WB/1366/2003

Alipur Collectorate, 24 Pgs. (S)

SUBHANKAR DAS
STAMP VENDOR
Alipur Police Court, Kol-27

সুবিমল বর্মাচারী

6819

সুবিমল বর্মাচারী

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

13 SEP 2022

L.T.I of Chapiya B.B. alias Chapiya Laskar
By the Pen of Nizamuddin Molla

Nizamuddin Molla
C/O Abdul Jalil Molla
Vill- Kabildanga
P.O. Bamunia
P.S- Kasipur
Dist- 24 PAS (S)
PIN- 743502

3.1 **SIRAJUL ALI MOLLA alias SIRAJUL MOLLA (PAN DYKPM0725F, Aadhaar No.5024 1516 3888)**, son of Late Aptar Rahaman Molla alias Aptar Molla, residing at Nimkuria, Joypur, Bhangar-II, Police Station Kashipur, Post Office-Bhangar District North 24 Parganas Pin- 743502

3.2 **CHAPIYA BIBI alias CHAPIYA LASKAR (PAN ATTPL9969K, Aadhaar No.2459 3521 4733)**, wife of Jalil Laskar, residing at Jirangacha, P.S.- Kashipur, P.O.- Hatisala, Pin- 700135, District- South 24 Parganas

3.3 **NIJAMUDDIN MOLLA (PAN DYKPM2550J, Aadhaar No.3460 9789 7698)**, son of Late Ajgar Molla residing at Nimkuria, Joypur, Bhangar-II, Police Station kashipur, Post Office-Bhangar, District North 24 Parganas Pin- 743502

3.4 **SAHARUL ISLAM alias SAHARUL ISLAM MOLLA (PAN AKUPI5840C, Aadhaar No.5116 7020 8072)**, son of Late Ajgar Molla, residing at Nimkuria, Joypur, Bhangar-II, Police Station Kashipur, Post Office-Bhangar, District North 24 Parganas Pin- 743502

3.5 **SABIRUL ISLAM alias SABIRUL ISLAM MOLLA (PAN ADWPI0104N, Aadhaar No.7862 9806 1050)**, son of Late Ajgar Molla, residing at Nimkuria, Joypur, Bhangar-II, Police Station Kashipur, Post Office-Bhangar, District North 24 Parganas Pin- 743502

3.6 **RAFIKUL ISLAM alias RAFIKUL ISLAM MOLLA (PAN AKWPI6787N, Aadhaar No.3597 7799 1358)** son of Late Ajgar Molla, residing at Nimkuria, Joypur, Bhangar-II, Police Station Kashipur, Post Office-Bhangar, District North 24 Parganas Pin- 743502

3.7 **SAFIKUL ISLAM MOLLA (PAN DYRPM8826C, Aadhaar No.6904 3001 2306)**, son of Late Ajgar Molla, residing at Nimkuria, Joypur, Bhangar-II, Police Station Kashipur, Post Office-Bhangar, District North 24 Parganas Pin- 743502

3.8 **AJMIRA BIBI alias AJMIRA KHATUN BIBI (PAN DEPPB6294M, Aadhaar No.6531 7734 0110)**, wife of Habibar Molla and daughter of Late Ajgar Molla, residing at B Raghunathpur, Ghonj Baniaraq Nimkuria, Joypur, Bhangar-II, Police Station Kashipur, Post Office-Bhangar District South 24 Parganas Pin- 743502 (**Vendors**, includes successors-in-interest);

3.9 **CHHALEHA BIBI alias CHHALEHA BIBI MOLLA (PAN DHJPB7792F, Aadhaar No.6971 8147 5113)**, wife of Ajgar Molla residing at Nimkuria, Joypur, Bhangar-II, Police Station Kashipur, Post Office-Bhangar, District North 24 Parganas Pin- 743502

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Sohorab Islam

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Additional Sub-Registrar-IV
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3.10 **IDRISH ALI MOLLA (PAN FNMPM5770B, Aadhaar No.9995 2840 4196)**, son of Abdul Ohid Molla, residing at Hatbhanga Bamanpukur, P.S-Minakhan, P.O.Minakhan District North 24 Parganas Pin-743425

3.11 **ALEYA BIBI (PAN DECPB6467M, Aadhaar No.9513 4604 3201)**, wife of Akbar, residing at Nimkuria, Joypur, Bhangar-II, Police Station Kashipur, Post Office-Bhangar, District North 24 Parganas Pin- 743502

3.12 **MANJURA BIBI (PAN DHIPB2488B, Aadhaar No.8224 6458 2169)**, wife of Md. Idris Ali Molla residing at Chinipukur, Rampur, Sonepur, Bhangar-II, Police Station Bhangar, Post Office-Bhangar District South 24 Parganas Pin- 700135

3.13 **SUBID ALI MOLLA (PAN EFHPM5347L, Aadhaar No.2304 1290 7778)**, son of Abdul Ohid Molla, residing at Hatbhanga Bamanpukur, P.S. Minakhan, P.O.Minakhan District North 24 Parganas Pin-743425

3.14 **SANJURA BIBI (PAN EOUPB1161M, Aadhaar No.8875 5542 1886)**, daughter of Abdul Ahid Molla, residing at Chayani, Hatbhanga P.S. Minakhan, P.O. Minakhan District North 24 Parganas Pin-743425

And

3.15 **UMA KYAL (PAN ABDPK2889B** and **Aadhaar No. 7198 7662 5923)**, wife of Umesh 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)

Vendors 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 1.84 (one point eight four) 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. 630, L.R. Khatian No. 1757 Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas (**Said Property**) and more fully described in the **Schedule** below **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Said Property and appurtenances and inheritances for access and user thereof.

6827

Chhaleha Bibi

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L.T.I of Aleya Bibi
By the Pen of Wizamuddin Molla

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মুহম্মদ সামসুল আলম

6853

L.T.I. of রফিকুল ইসলাম
By the Pen of Wizamuddin Molla

2830

মনজুর বিবি

2831

মানজুরা বিবি

Wizamuddin Molla

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

District Sub-Registrar-IV
Registrar U/S 7 (2) of
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5. Background, Representations, Warranties and Covenants

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

5.1.1 **Ownership of Hinguljan Bibi:** At all material time one Hinguljan Bibi was the sole, recorded and absolute owner in respect of land measuring 1.84 (one point eight four) decimal, more or less, out of 11 (eleven) decimal, being a portion of R.S. Dag No. 116 L.R. Dag No. 110, recorded under R.S. Khatian No. 630, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas (**Property Of Hinguljan Bibi**), free from all encumbrances.

5.1.2 **L.R. Record of Hinguljan Bibi**: The said Hinguljan Bibi recorded her name in the Record of Rights under L.R. Khatian No. 1757 in respect of Said Property.

5.1.3 **Demise of Hinguljan Bibi:** Said Hinguljan Bibi, a Muslim governed by the *Sunni* School of Mohammedan Law, died intestate leaving behind her surviving her two sons namely Ajgar Ali Molla (Since deceased), (2) Sirajul Ali Molla and (2) two daughters namely (1) Rijia Bibi (since deceased) and (2) Chapiya Bibi as her legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Hinguljan Bibi in the said Property, free from all encumbrances.

5.1.4 **Demise of Ajgar Ali Molla:** Said Ajgar Ali Molla Bibi, a Muslim governed by the *Sunni* School of Mohammedan Law, died intestate leaving behind him surviving his wife Chhaleha Bibi and 5(five) sons namely (1) Nijamuddin Molla, (2) Safikul Islam Molla, (3) Rafikul Islam Molla, (4) Sabirul Islam Molla, & (5) Saharul Islam Molla and one daughter namely Ajmira Khatun Bibi alias Ajmira Bibi as his legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Ajgar Ali Molla in the said Property, free from all encumbrances

5.1.5 **Demise of Rajia Bibi:** Said Rajia Bibi, a Muslim governed by the *Sunni* School of Mohammedan Law, died intestate leaving behind her surviving her two sons namely (1) Idris Ali Molla and (2) Subid Ali Molla and 3(three) daughters namely (1) Aleya Bibi, (2) Manjura Bibi and (3) Sanjura Bibi as her legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Rajia Bibi in the said Property, free from all encumbrances.

5.1.6 **Absolute Ownership of Vendors:** In the above mentioned events and circumstances said Vendors 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.

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

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

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

5.2.2 **No Excess Land:** The 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 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 Vendors 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 Vendors.

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

5.2.7 **No Mortgage:** No mortgage or charge has been created by the 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, *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

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Vendors or the Vendors's 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.

7. Transfer

7.1 **Hereby Made:** The Vendors hereby sells, conveys and transfers to the Purchaser the entirety of the Vendors's right, title and interest of whatsoever or howsoever nature in the Said Property, more fully described in the **Schedule** below, being, Land classified as sali (agricultural) measuring 1.84 (one point eight four) 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. 630, L.R. Khatian No. 1757, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

7.2 **Consideration:** The aforesaid conveyance of the Said Property is being made in consideration of a sum of Rs.1,50,000/- (Rupees One Lakh Fifty Thousand only) (**Total Consideration**) receipt of which the

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South 24 Parganas, Alipur, Kol-27

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Vendors hereby and by the Vendors' 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 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's predecessors-in-title.

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

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8.2.2 **Transfer of Property Act:** all obligations and duties of Vendors 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 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 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 waives, surrenders and gives up each and every one of the aforesaid rights.

8.6 **No Objection to Mutation and Conversion:** The Vendors 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 Vendors hereby expressly (**a**) consents to the same and (**b**) appoints the Purchaser as the constituted attorney of the Vendors 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 Vendors 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 Vendors hereby expressly (**a**) consents to the same, notwithstanding the nature of use and classification of the

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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 Vendors 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 Vendors 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 Vendors has handed over all original title papers and documents in respect of the Said Property to the Purchaser.

8.8 **Further Acts:** The Vendors hereby covenants that the Vendors 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 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 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 Vendors in any manner. The Vendors hereby further covenants to be party to the declaration (if required) without raising any objection and without any further consideration as and when required by the Purchaser.

9. **Interpretation:**

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

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

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Schedule
(Said Property)

Vacant Land classified as sali (agricultural) measuring 1.84 (one point eight four) 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. 630, L.R. Khatian No. 1757, 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 Dag 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 Vendors in the Said Property and appurtenances and inheritances for access and user thereof.

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10. Execution and Delivery

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

SIRAJUL ALI MOLLA alias SIRAJUL MOLLA	L.T.I of CHAPIYA LASKAR By the Pen of Nizamuddin Molla **CHAPIYA BIBI alias CHAPIYA LASKAR**
NIJAMUDDIN MOLLA	**SAHARUL ISLAM alias SAHARUL ISLAM MOLLA** L.T.I. of By the Pen of Nizamuddin Molla
SABIRUL ISLAM alias SABIRUL	**RAFIKUL ISLAM alias RAFIKUL ISLAM MOLLA**
SAFIKUL ISLAM MOLLA	**AJMIRA BIBI alias AJMIRA KHATUN BIBI**
CHHALEHA BIBI alias CHHALEHA BIBI MOLLA L.T.I of Aleya bibi By the Pen of Nizamuddin Molla	**IDRISH ALI MOLLA**
ALEYA BIBI	**MANJURA BIBI**
SUBID ALI MOLLA	**SANJURA BIBI**

Witnesses:-

1. Amrita Ghosh
122/1 R. S. N. Mukherjee
Sri, Kol-26

2. Nizamuddin Molla
Vill: Kabilganga
P.O. Baruipur
P.S. Kakdipur
Dist 24 Pgs(S)
Pin - 743502

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

Read over and explained by me in Bengali
Alamgir Reza

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

1 3 SEP 2022

Vendors's Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs.1,50,000/- (Rupees One Lakh Fifty Thousand only)** towards 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.)	In Favour of
UTR No. IOBAN22255433667	12.09.22	Indian Overseas Bank	20,000/-	SIRAJUL MOLLA
UTR No. IOBAN22255437046	-do-	-do-	10,000/-	CHAPIYA LASKAR
UTR No. IOBAN22255434083	-do-	-do-	10,000/-	NIJAMUDDIN MOLLA
UTR No. IOBAN22255430499	-do-	-do-	10,000/-	SAHARUL ISLAM
UTR No. IOBAN22255431866	-do-	-do-	10,000/-	SABIRUL ISLAM
Chq. No. 256378	-do-	-do-	10,000/-	RAFIKUL ISLAM
UTR No. IOBAN22255446408	-do-	-do-	10,000/-	SAFIKUL ISLAM MOLLA
UTR No. IOBAN22255435423	-do-	-do-	10,000/-	AJMIRA BIBI
UTR No. IOBAN22255432870	-do-	-do-	10,000/-	CHHALEHA BIBI MOLLA
UTR No. IOBAN22255431397	-do-	-do-	10,000/-	IDRISH ALI MOLLA
UTR No. IOBAN22255438458	-do-	-do-	10,000/-	ALEYA BIBI
UTR No. IOBAN22255441264	-do-	-do-	10,000/-	MANJURA BIBI
UTR No. IOBAN22255439920	-do-	-do-	10,000/-	SUBID ALI MOLLA
UTR No. IOBAN22256599844	13.09.22	-do-	10,000/-	SANJURA BIBI
		Total:	**1,50,000/-**	

L.T.I of CHAPIYA LASKAR
By the Pen of Nijamuddin Molla

SIRAJUL ALI MOLLA alias SIRAJUL MOLLA

CHAPIYA BIBI alias CHAPIYA LASKAR

NIJAMUDDIN MOLLA

Saharul Islam

SAHARUL ISLAM alias SAHARUL ISLA

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

1 3 SEP 2022

L.T.I. of রফিকুল ইসলাম
By the Pen of Nizamuddin Molla

SABIRUL ISLAM alias SABIRUL

RAFIKUL ISLAM alias RAFIKUL ISLAM MOLLA

SAFIKUL ISLAM MOLLA

AJMIRA BIBI alias AJMIRA KHATUN BIBI

CHHALEHA BIBI alias CHHALEHA BIBI MOLLA

IDRISH ALI MOLLA

L.T.I of Aleya bibi
By the Pen of Nizamuddin Molla

ALEYA BIBI

MANJURA BIBI

SUBID ALI MOLLA

SANJURA BIBI

Witness:

1. Amrita Ghosh

2. Nizamuddin Molla.

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

1 3 SEP 2022

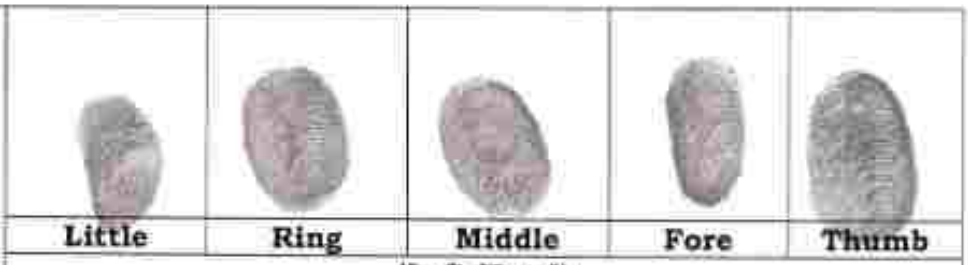
SPECIMEN FORM FOR TEN FINGER PRINTS

PHOTO						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
	Uma Kyal					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
	Ishwar Bhatt					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				

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

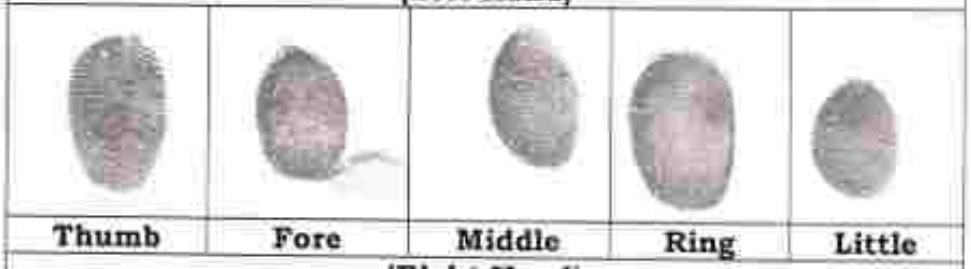
13 SEP 2022

SPECIMEN FORM FOR TEN FINGER PRINTS



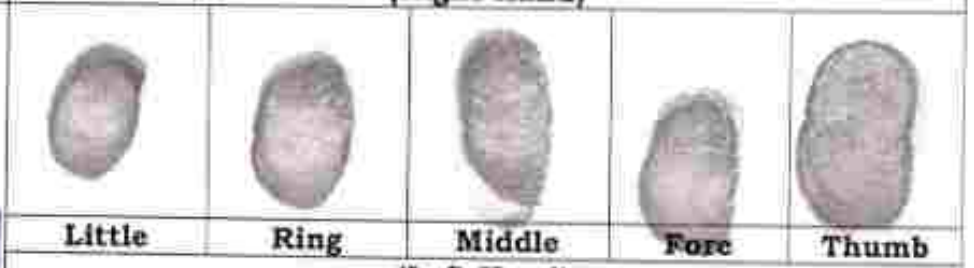
Little	Ring	Middle	Fore	Thumb

(Left Hand)



Thumb	Fore	Middle	Ring	Little

(Right Hand)



Little	Ring	Middle	Fore	Thumb

(Left Hand)

Thumb	Fore	Middle	Ring	Little

(Right Hand)

L.T.I of CHAPIYA LASKAR
By the Pen of

Little	Ring	Middle	Fore	Thumb

(Left Hand)

Thumb	Fore	Middle	Ring	Little

(Right Hand)

District Sub-Registrar
Registration 1908
Alipore, South 24 Parganas

13 SEP 2022

SPECIMEN FORM FOR TEN FINGER PRINTS

Sahrowell Islam

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

Sabirul Islam

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)				

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

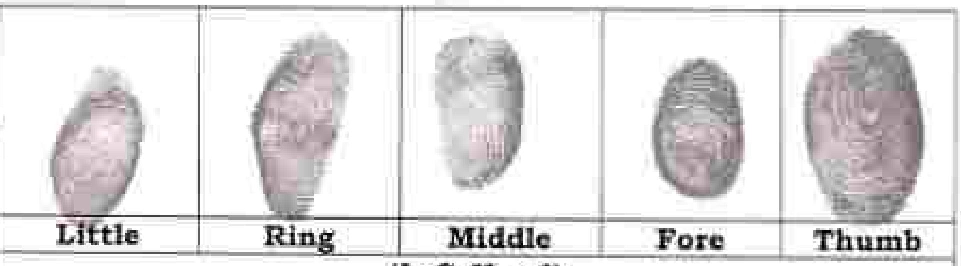
District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

13 SEP 2022

SPECIMEN FORM FOR TEN FINGER PRINTS

[illegible] চৌধুরী

[illegible] চৌধুরী/



Little	Ring	Middle	Fore	Thumb

(Left Hand)

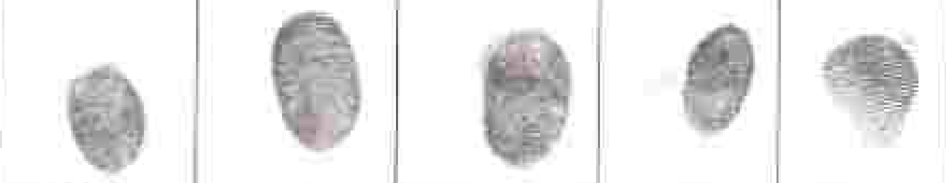
Thumb	Fore	Middle	Ring	Little

(Right Hand)

[illegible]

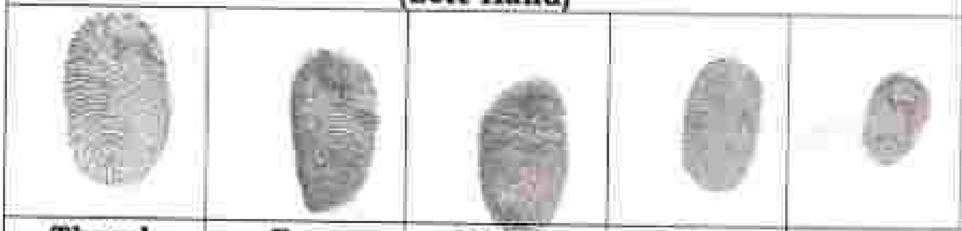
বেগম

[illegible] বিবি



Little	Ring	Middle	Fore	Thumb

(Left Hand)

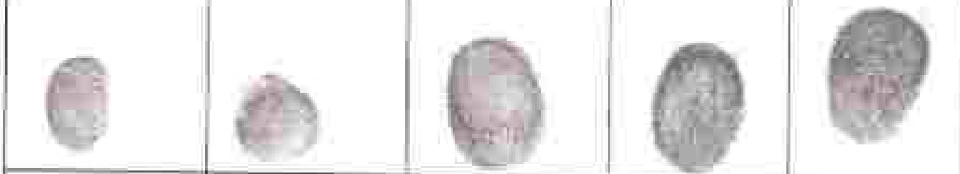


Thumb	Fore	Middle	Ring	Little

(Right Hand)

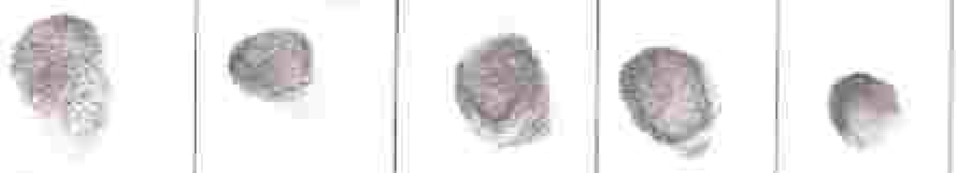
chhaleka bibi

chhaleka bibi



Little	Ring	Middle	Fore	Thumb

(Left Hand)



Thumb	Fore	Middle	Ring	Little

(Right Hand)

Office of the Dist Sub-Registrar II
South 24-Parganas

District Sub-Registrar-IV
Registrar u/s 3 of
Registration Act
Alipore, South 24 Parganas

13 SEP 2022

SPECIMEN FORM FOR TEN FINGER PRINTS

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

L.T.I of Abeya bibi
By the Pen of

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

13 SEP 2022

SPECIMEN FORM FOR TEN FINGER PRINTS

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

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

1 3 SEP 2022

PERMANENT ACCOUNT NUMBER

ABDPK2889B

NAME

UMA KYAL

FATHER'S NAME

BADRI PRASAD LAKKAR

DATE OF BIRTH

06-11-1959

SIGNATURE

Uma Kyal

Chief Commissioner of Income-tax, Visakhapatnam

Uma Kyal

भारत सरकार

Government of India

उमा कयाल

Uma Kyal

जन्म तिथि / DOB: 06/11/1959

महिला / Female

7198 7662 5923

मेरा आधार, मेरी पहचान

আধার

ভারত সরকার

Unique Identification Authority of India

Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 1040/21179/82215

To
শিমুল মোল্লা
Simul Molla
nimkuria
Nimkuria
Joypur
Bhangar - II South 24 Parganas
West Bengal 743502

ML074832215FT

আপনার আধার সংখ্যা / Your Aadhaar No. :

5024 1516 3888

আধার – সাধারণ মানুষের অধিকার

শিমুল মোল্লা
Simul Molla
পিতা : আপার মোল্লা
Father : Aplar Molla
জন্মতারিখ / DOB : 27/10/1969
পুরুষ / Male

5024 1516 3888

আধার – সাধারণ মানুষের অধিকার

Government of India

AADHAAR

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা যাচাই করুন।

INFORMATION

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

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

আধার

Address:
নিমকুরিয়া, নিমকুরিয়া, দক্ষিণ ২৪ পরগনা, জয়পুর, পশ্চিম বঙ্গ, 743502

Address:
nimkuria, Nimkuria, South 24 Parganas, Joypur, West Bengal, 743502

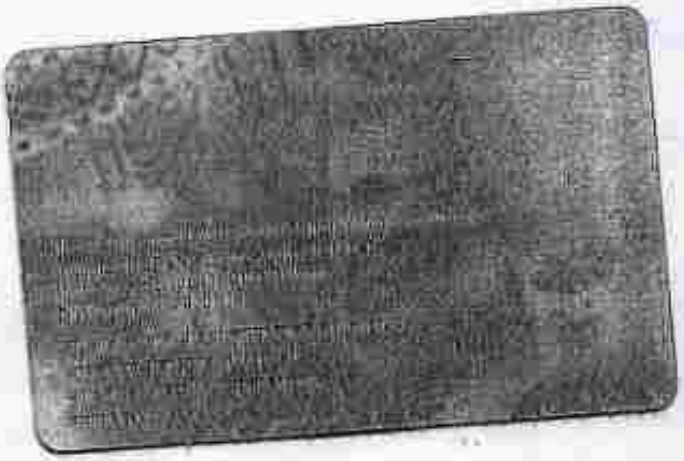
5024 1516 3888

1947
1800-300-1947

help@uidai.gov.in

www.uidai.gov.in

শিমুল মোল্লা – ৫৫৮৮



पुस्तक में रखी गई

ভারত সরকার

Government of India

INFORMATION

2459 3521 4733

আমার আধার, আমার পরিচয়

2459 3521 4733

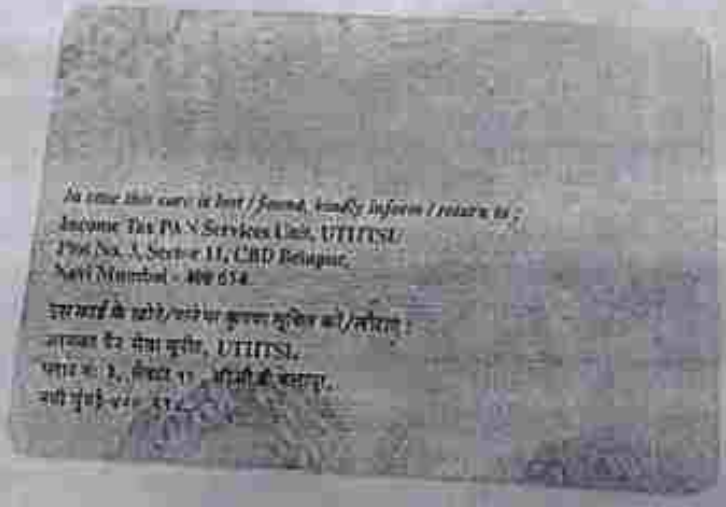
আমার আধার, আমার পরিচয়

2459 3521 4733

L.T.I of CHAPIYA LASKAR

By the Pen of [illegible]

L.T.I of CHAPIYA LASKAR
By the Pen of Mujibnuddin Molla



আধার

ভারত সরকার

Unique Identification Authority of India

Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 1040/20342/06405

To

নিজামউদ্দিন মোল্লা

Nijamuddin Molla

S/O: Aijar Molla

Nimkuria

Nimkuria

Joypur

Bhangar - II South 24 Parganas

West Bengal 743502

MU8748000998FT

আপনার আধার সংখ্যা / Your Aadhaar No. :

3460 9789 7698

আধার – সাধারণ মানুষের অধিকার

ভারত সরকার

Government of India

নিজামউদ্দিন মোল্লা

Nijamuddin Molla

পিতা : আজার মোল্লা

Father : Aijar Molla

জন্মতারিখ / DOB : 20/07/1975

পুরুষ / Male

3460 9789 7698

আধার – সাধারণ মানুষের অধিকার

AADHA

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা যাচাই করুন।

INFORMATION

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

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

আধার

Unique Identification Authority of

ঠিকানা:

S/O: আজার মোল্লা,

নিমকুরিয়া, নিমকুরিয়া, দক্ষিণ ২৪ পরগনা, জয়পুর, পশ্চিম বঙ্গ, 743502

Address:

S/O: Aijar Molla, Nimku

Nimkuria, South 24 Par

Joypur, West Bengal, 74

3460 9789 7698

নিজামউদ্দিন মোল্লা

তাজুদ্দিন মোল্লা

তাজুদ্দিন মোল্লা

আধার

ভারত সরকার

Unique Identification Authority of India

Government of India

তালিকাভুক্তির আই ডি / Enrollment No. 1040/20342/05350

To

Sahanul Islam

Nimkuria

Nimkuria

Joypur

Bhangar, South 24 Parganas

West Bengal 743502

MU8747955356FT

আপনার আধার সংখ্যা / Your Aadhaar No. :

5116 7020 8072

– সাধারণ মানুষের অধিকার

ভারত সরকার

Government of India

Sahanul Islam

পিতা : জয়পাল মোল্লা

Father : Ajgar Molla

জন্মতারিখ / DOB : 16/09/1990

পুরুষ / Male

5116 7020 8072

– সাধারণ মানুষের অধিকার

আধার

AADHAAR

পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।

পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা যাচাই করুন।

INFORMATION

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

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

নাগরিক বিশিষ্ট পরিচয় কর্তৃপক্ষ

Unique Identification Authority of India

ঠিকানা:
নিমকুরিয়া, নিমকুরিয়া, দক্ষিণ ২৪ পরগনা, জয়পুর, পশ্চিম বঙ্গ, 743502

Address:
Nimkuria, Nimkuria, South 24 Parganas, Joypur, West Bengal 743502

5116 7020 8072

1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

Sahanul Islam

Saharul Islam

আধার

ভারত সরকার

Unique Identification Authority of India

Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 1040/22222/40515

To
সাবিরুল ইসলাম
Sabirul Islam
S/O: Ajgar Ali Molla
Nimkuria
Nimkuria
Joypur
Bhangar - II South 24 Parganas
West Bengal 743502

07/11/2014

1674831926

MU674831926FT

আপনার আধার সংখ্যা / Your Aadhaar No. :

7862 9806 1050

আধার – সাধারণ মানুষের অধিকার

ভারত সরকার

Government of India

সাবিরুল ইসলাম
Sabirul Islam
পিতা : আজগর আলি মোল্লা
Father : Ajgar Ali Molla
জন্মতারিখ / DOB : 15/08/1983
পুরুষ / Male

7862 9806 1050

আধার – সাধারণ মানুষের অধিকার

Government of India

AADHAAR

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

INFORMATION

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

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
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- Aadhaar will be helpful in availing Government and Non-Government services in future .

আধার

ভারত সরকার

Unique Identification Authority of India

ঠিকানা:
S/O: আজগর আলি মোল্লা, নিমকুড়িয়া, নিমকুড়িয়া, দক্ষিণ ২৪ পরগনা, জয়পুর, পশ্চিম বঙ্গ, 743502

Address:
S/O: Ajgar Ali Molla, Nimkuria, Nimkuria, South 24 Parganas, Joypur, West Bengal, 743502

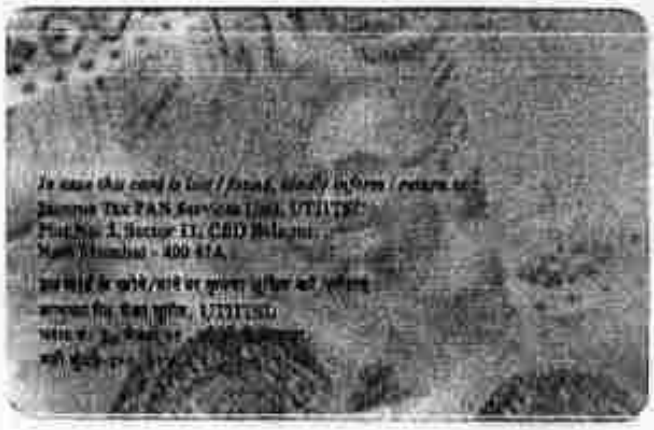
7862 9806 1050

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

Sabirul Islam



Sabirul Islam

আমি বই (৬২

আধার

ভারত সরকার

Unique Identification Authority of India

তালিকাভুক্তির আই ডি / Enrollment No.: 1040/20342/05408

To
রফিকুল ইসলাম
Rafikul Islam
S/O Agar Ali Molla
Nimkuria
Nimkuria
Joypur
Bhangar - II South 24 Parganas
West Bangal 743502

MLB74799480FT

আপনার আধার সংখ্যা / Your Aadhaar No. :

3597 7799 1358

আধার – সাধারণ মানুষের অধিকার

Government of India

রফিকুল ইসলাম
Rafikul Islam
পিতা : আগর আলি মোল্লা
Father : Agar Ali Molla
জন্মতারিখ / DOB : 01/01/1968
পুরুষ / Male

3597 7799 1358

আধার – সাধারণ মানুষের অধিকার

Government of India

AADHAAR

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা যাচাই করুন।

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- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future

আধার

ঠিকানা:
S/O আগর আলি মোল্লা, নিমকুরিয়া, নিমকুরিয়া, পশ্চিম ২৪ পরগনা, জয়পুর, পশ্চিম বঙ্গ, 743502

Address
S/O Agar Ali Molla, Nimkuria, Nimkuria, South 24 Parganas, Joypur, West Bengal, 743502

3597 7799 1358

1947
1800 300 1947
help@uidai.gov.in
www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AKWPI6787N

Name
RAFIKUL ISLAM

Father's Name
AJGAR ALI MOLLA

01/01/1988

Signature

In case this card is lost / found, kindly inform / return to:
Income Tax PAN Services Unit, UTITSL
Plot No. 3, Sector 11, CBD Belapur
Navi Mumbai - 400 614

Aaykar Sampark Kendra
For Income Tax Related
Queries Call Tax Payer Info.
1961
or
[illegible]

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India

Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 1040/21179/82205

To

মতিউল ইসলাম মোল্লা

Saiful Islam Molla

Nirtkuria

Nirtkuria

Joypur

Bhangar - II South 24 Parganas

West Bengal 743502

07/11/2014

1874828426

MI874828426FT

আপনার আধার সংখ্যা / Your Aadhaar No. :

6904 3001 2306

আধার – সাধারণ মানুষের অধিকার

ভারত সরকার

Government of India

মতিউল ইসলাম মোল্লা

Saiful Islam Molla

পিতা : আজার মোল্লা

Father : Ajgar Molla

জন্মতারিখ / DOB : 01/01/1980

পুরুষ / Male

6904 3001 2306

সাধারণ মানুষের অধিকার

Government of India

AADHAAR

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

INFORMATION

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

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

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

Unique Identification Authority of India

ঠিকানা: নিমকুড়িয়া, নিমকুড়িয়া, দক্ষিণ ২৪ পরগনা, জয়পুর, পশ্চিম বঙ্গ, 743502

Address: Nirtkuria, Nirtkuria, South 24 Parganas, Joypur, West Bengal, 743502

6904 3001 2306

1947 1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

চাহিদা কুলই অলাম মোল্লা/

सचिव कृषि व सहकारिता (कोल्हापूर)

আধার

ভারত সরকার
Government of India

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

তালিকাভুক্তির নম্বর/ Enrolment No.: 2906/49862/00141

To
আজিরা বিবি
Ajmira Bibi
W/O: Habibar Molla
B RAGHUNATHPUR
GHONI BANGARA
Banlara
South 24 Parganas West Bengal - 743502
9609617603

Signature valid

আপনার আধার সংখ্যা / Your Aadhaar No. :

6531 7734 0110

VID : 9116 6306 0478 8579

আমার আধার, আমার পরিচয়

আজিরা বিবি
Ajmira Bibi
জন্মতারিখ/DOB: 10/03/1986
মহিলা/ FEMALE

6531 7734 0110

VID : 9116 6306 0478 8579

আমার আধার, আমার পরিচয়

Government of India

AADHAAR

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- নিরাপদ কিউআর কোড / অফলাইন এক্সএমএল / অনলাইন প্রমাণীকরণ ব্যবহার করে পরিচয় যাচাই করুন।
- এটি এক ইলেক্ট্রনিক প্রক্রিয়ায় তৈরী পত্র

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

- আধার সারা দেশে মান্য
- আধার আপনাকে বিভিন্ন সরকারী ও বেসরকারী পরিষেবা প্রাপ্তিতে সহায়তা করে।
- আধারে আপনার মোবাইল নাম্বার ও ইমেইল আইডি আপডেট রাখুন।
- আধার স্মার্ট ফোনে রাখুন, mAadhaar App দ্বারা।

- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.

ঠিকানা:
W/O: হবিবর মোল্লা, B রাঘুনাথপুর, ঘোনি বাঙ্গারা, বনলারা, দক্ষিণ ২৪ পরগনা, পশ্চিম বঙ্গ - 743502

Address:
W/O: Habibar Molla, B RAGHUNATHPUR, GHONI BANGARA, Banlara, South 24 Parganas, West Bengal - 743502

6531 7734 0110

VID : 9116 6306 0478 8579

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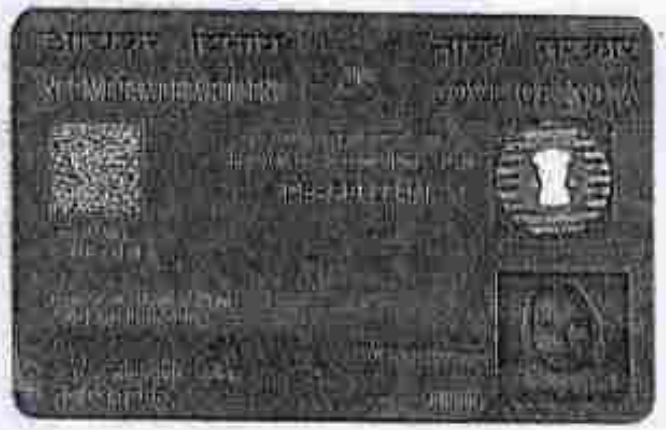
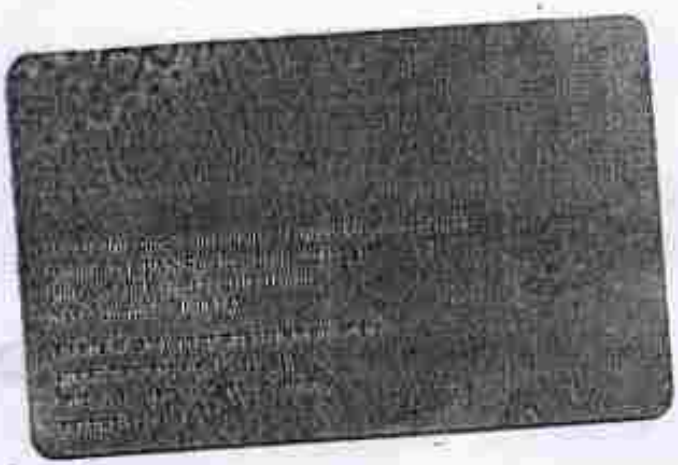
আজিরা বিবি





তাঁতং চিত্র বিবি

আধার

ভারত সরকার

Unique Identification Authority of India

Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 1040/20342/05349

To
ছহেলা বিবি
Chhaleha Bibi
W/O: Agar Molla
Nimkurla
Nimkurla
Joypur
Sheangar - II, South 24 Parganas
West Bengal 743502

02/15/2014

1847182459

MU847182459FT

আপনার আধার সংখ্যা / Your Aadhaar No. :

6971 8147 5113

আধার – সাধারণ মানুষের অধিকার

ভারত সরকার

Unique Identification Authority of India

ছহেলা বিবি
Chhaleha Bibi
পিতা : ইমান আলি মোল্লা
Father : IMAN ALI MOLLA
জন্মতারিখ / DOB : 01/01/1959
মহিলা / Female

6971 8147 5113

আধার – সাধারণ মানুষের অধিকার

Government of India

AADHAAR

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

INFORMATION

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

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

আধার

ঠিকানা:
W/O: আগর মোল্লা, নিমকুরলা, নিমকুরলা, নিমকুরলা, পশ্চিম ২৪ পরগনা, জয়পুর, পশ্চিম বঙ্গ, 743502

Address:
W/O: Agar Molla, Nimkurla, Nimkurla, South 24 Parganas, Joypur, West Bengal, 743502

6971 8147 5113

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

Chhaleha Bibi

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

DHJPB7792F

नाम / Name
CHHALEHA BIBI

पिता का नाम / Father's Name
IMAN ALI MOLLA

जन्म की तारीख / Date of Birth
01/01/1959

हस्ताक्षर / Signature

chhaleha bibi

In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं :
आयकर पैन सेवा यूनिट, UTITSL
प्लाट नं. 3, सेक्टर 11, सीबीडी बेलापुर,
नवी मुंबई-400 614.

আধার

ভারত সরকার

Government of India

Enrolment No. 1111/40015/03326

S/O Abdul

To

Kolkata

West Bengal 743329

9995 2840 4196

আপনার আধার সংখ্যা / Your Aadhaar No.:

9995 2840 4196

– সাধারণ মানুষের অধিকার

ভারত সরকার

Government of India

Name: ABDUL CHO HOLLA

Male

9995 2840 4196

– সাধারণ মানুষের অধিকার

আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।

পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা যাচাই করুন।

INFORMATION

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

আধার দেশ জুড়ে বৈধ।

ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।

- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

Unique Identification Authority of India

Address: Hoshangabad, Sanwalpur, North Twenty Four Parganas, West Bengal, 743329

9995 2840 4196

आयकर विभाग भारत सरकार

INCOME TAX DEPARTMENT GOVT. OF INDIA

Permanent Account Number Card

FNMPM5770B

Name / नाम

IQBAL ALI MOLLA

Father's Name

ABDUL GANI MOLLA

09/03/1990

আধার

ভারত সরকার
Unique Identification Authority of India
Government of India

নথিভুক্তির আই ডি / Enrollment No: 1040/22101/02457

To
আলিয়া বিবি
Aleya Bibi
W/O: Akbar
Nimkuna
Joypur Bhangar - II South 24 Parganas
West Bengal 743502

Ref: 2845 / 13W / 340036 / 341151 / P

SE301040140FT

আপনার আধার সংখ্যা / Your Aadhaar No. :

9513 4604 3201

আধার – সাধারণ মানুষের অধিকার

ভারত সরকার
Government of India

আলিয়া বিবি
Aleya Bibi
পিতা : আবুল আলি গাজি
Father: ABDUL ALI GAZI
জন্ম তারিখ / DOB: 14/02/1976
মহিলা / Female

9513 4604 3201

আধার – সাধারণ মানুষের অধিকার

Government of India

AADHAAR

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা যাচাই করুন।

INFORMATION

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

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

13W / 340036

ভারতীয় বিশিষ্ট পরিচয় কর্তৃপক্ষ
Unique Identification Authority of India

ঠিকানা: W/O: আকবর, নিমকুনা, জয়পুর ভাঙ্গর, দক্ষিণ ২৪ পরগনা, পশ্চিম বঙ্গ, 743502

Address: W/O: Akbar, Nimkuna, South 24 Parganas, Joypur, West Bengal, 743502

9513 4604 3201

L.T.I of Aleya Bibi
By the Pen of Nizamuddin Molla

L.T.I of Aleya bibi
By the Pen of Nizamuddin Mollia

ভারত সরকার

Government of India

তালিকাভুক্তির আই ডি / Enrollment No 1040/20681/05231

To,
মঞ্জুরা বিবি
Manjura Bibi
W/O: Md Iana Ali Molla
Chinpukur
Rampur
Sonapur Bhangar - II South 24 Parganas
West Bengal 700135

Ref: 5958 / 27W / 637816 / 635774 / P

SE32361403BFT

আপনার সংখ্যা / Your Aadhaar No. :

8224 6458 2169

– সাধারণ মানুষের অধিকার

ভারত সরকার
Government of India

মঞ্জুরা বিবি
Manjura Bibi
পিতা : গিদবাক মোল্লা
Father : GHIDBOAKS MOLLA
জন্মতারিখ / DOB : 11/11/1988
মহিলা / Female

8224 6458 2169

– সাধারণ মানুষের অধিকার

মনজুরা বিবি

Government of India

AADHAAR

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা যাচাই করুন।

INFORMATION

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

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

27W / 637816

ভারতীয় বিশিষ্ট পরিচয় কর্তৃপক্ষ
Unique Identification Authority of India

ঠিকানা: W/O: মোঃ ইনার আলি মোল্লা , চিনপুকুর, রামপুর, দক্ষিণ ২৪ পরগনা, সোনাপুর, পশ্চিম বঙ্গ, 700 135

Address: W/O: Md Iana Ali Molla, Chinpukur, Rampur, South 24 Parganas, Sonapur, West Bengal, 700135

8224 6458 2169

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

মনজুরা বিবি

আধার

ভারত সরকার

Unique Identification Authority of India

Government of India

নথিভুক্তির আই ডি / Enrollment No.: 2010/2/00941523

To
সুবিদ আলী মোল্লা
Subid Ali Molla
S/O: Ali Ahid Molla
HATBHANGA CHHAYANI
Hatbhanga
Baranpukur
Minakhan North 24 Parganas
West Bengal 743425

14/01/2016

MA200187992FT

আপনার আধার সংখ্যা / Your Aadhaar No. :

2304 1290 7778

আধার – সাধারণ মানুষের অধিকার

সুবিদ আলী মোল্লা

Government of India

সুবিদ আলী মোল্লা
Subid Ali Molla
জন্মতারিখ / DOB : 01/01/1970
পুরুষ / Male

2304 1290 7778

আধার – সাধারণ মানুষের অধিকার

AADHAAR

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণে যাচাই করুন।

INFORMATION

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

সুবিদ আলী মোল্লা

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

Unique Identification Authority of India

ঠিকানা:
S/O: Ali Ahid Molla,
HATBHANGA, CHHAYANI,
Hatbhanga, North 24 Parganas,
Baranpukur, West Bengal,
743425

Address:
S/O: Ali Ahid Molla,
HATBHANGA, CHHAYANI,
Hatbhanga, North 24 Parganas,
Baranpukur, West Bengal,
743425

সুবিদ আলী মোল্লা

2304 1290 7778

সুবিন আলি মোল্লা

भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Government of India

তালিকাভুক্তির নম্বর/Enrolment No.: 1111/19600/02665

SANJURA BIBI (সাজুরা বিবি)

VILLAGE CHAYANI, Hatbhanga, North Twenty Four Parganas,
West Bengal - 743425

Date: 27/08/2016

আপনার নম্বর/ Your number No.:

8875 5542 1886

- পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা যাচাই করুন
- এটা এক ইলেক্ট্রনিক প্রক্রিয়ায় তৈরী পত্র

আমার আধার, আমার পরিচয়

- is a proof of identity, not of citizenship.
- To establish identity, authenticate online
- This is electronically generated letter.

Validity unknown

- মাত্র একবার নাম নথিভুক্ত করান
- অন্যান্য সেবার জন্য আপনার একবারই তালিকাভুক্তি করার প্রয়োজন হবে।
- অনুরোধ করা আপনার বর্তমান মোবাইল নম্বর এবং ই-মেইল ঠিকানা পরিবর্তিত করুন। এর ভবিষ্যতে আপনার বিভিন্ন সুবিধা পাওয়া সহজ হবে।

- is valid throughout the country.
- You need to enrol only once for
- Please update your mobile number and e-mail address. This will help you to avail various services in future.

भारत सरकार

সাজুরা বিবি
SANJURA BIBI
জন্মতারিখ/ DOB: 22/07/1982
মহিলা / FEMALE

भारतीय विशिष्ट पहचान प्राधिकरण

ঠিকানা:
গ্রাম চয়ানি, হাতভাঙ্গা, উত্তর ২৪ পরগনা,
পশ্চিমবঙ্গ - 743425

Address:
VILLAGE CHAYANI, Hatbhanga
North Twenty Four Parganas,
West Bengal - 743425

8875 5542 1886

আমার আধার, আমার পরিচয়

8875 5542 1886

MERA AADHAAR, MERI PEHACHAN

সাজুরা বিবি


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
EOUPB1161M
SANJUKTA BIBI
LATE DINDAYAL MOLLA

সাংকুরাবিবি

Nizamuddin Mola

Nizamuddin Mola

Jtalsonh

सत्यमेव जयते

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

Query No / Year	2002731484/2022	Office where deed will be registered
Query Date	12/09/2022 1:44:41 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	VINAYAK LEGAL 122/1R, Satyendra Nath Majumdar Sarani,Thana : Tollygunge, District : South 24-Parganas, WEST BENGAL, PIN - 700026, Mobile No. : 9330394689, Status :Seller/Executant	
Transaction		Additional Transaction
[0101] Sale, Sale Document		[4308] Agreement [No of Agreement : 2]
Set Forth value		Market Value
Rs. 1,50,000/-		Rs. 1,50,000/-
Total Stamp Duty Payable(SD)		Total Registration Fee Payable
Rs. 4,520/- (Article:23)		Rs. 1,514/- (Article:A(1), E)
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
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 UseROR Proposed		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-116	RS-630	Bastu	Shall	1.84 Dec	1,50,000/-	1,50,000/-	
	Grand Total :				1.84Dec	1,50,000 /-	1,50,000 /-	

Seller Details :

Sl No	Name & address	Status	Execution Admission Details :
1	SIRAJUL MOLLA, (Alias: Sirajul Ali Molla) Son of Late Aptar Rahaman Molla,Nimkuria, Joypur, Bhangar -II, City:- , P.O:- Bhangar, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No. DYxxxxxx5F, Aadhaar No.: 50xxxxxxxx3888,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

2	CHAPIYA LASKAR Wife of Jalil Laskar,Hatisala, City:- , P.O:- Hatisala, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:-700135 Sex: Female, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No. ATxxxxxx9K, Aadhaar No.: 24xxxxxxxx4733,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
3	NIJAMUDDIN MOLLA Son of Late Ajgar Molla,Nimkuria, Joypur, City:- , P.O:- Bhangar, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No. DYxxxxxx0J, Aadhaar No.: 34xxxxxxxx7698,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
4	SAHARUL ISLAM, (Alias: Saharul Islam Molla) Son of Late Ajkar Molla,Nimkuria, Joypur, City:- , P.O:- Bhangar, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No. AKxxxxxx0C, Aadhaar No.: 51xxxxxxxx8072,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
5	SABIRUL ISLAM Son of Late Ajgar Molla,Nimkuria, Joypur, City:- , P.O:- Bhangar, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No. ADxxxxxx4N, Aadhaar No.: 78xxxxxxxx1050,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
6	RAFIKUL ISLAM, (Alias: Rafikul Islam Molla) Son of Late Ajgar Molla,Nimkuria, Joypur, City:- , P.O:- Bhangar, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No. AKxxxxxx7N, Aadhaar No.: 35xxxxxxxx1358,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
7	SAFIKUL ISLAM MOLLA Son of Late Ajgar Molla,Nimkuria, Joypur, City:- , P.O:- Bhangar, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No. DYxxxxxx6C, Aadhaar No.: 69xxxxxxxx2306,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
8	AJMIRA BIBI Daughter of Habibar Molla,Raghunathpur, Ghonj Baniaraq Nimkuria, Joypur, Bhangar, City:- , P.O:- Bhangar, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Female, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No. dexxxxxx4m, Aadhaar No.: 65xxxxxxxx0110,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

9	CHHALEHA BIBI Wife of Ajgar Molla,Nimkuria, Joypur, Bhangar, City:- , P.O:- Bhangar, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Female, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No. dhxxxxxx2f, Aadhaar No.: 69xxxxxxxx5113,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
10	IDRISH ALI MOLLA Son of Abdul Ohid Molla,Hatbhanga Bamanpukur, City:- , P.O:- Minakhan, P.S:-Minakhan, District:-North 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No. FNxxxxxx0B, Aadhaar No.: 99xxxxxxxx4196,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
11	ALEYA BIBI Wife of Akbar,Nimkuria, Joypur, Bhangar, City:- , P.O:- Bhangar, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Female, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No. DExxxxxx7M, Aadhaar No.: 95xxxxxxxx3201,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
12	MANJURA BIBI Wife of Md Idris Ali Molla,Chinipukur, Rampur, Sonepur, Bhangar, City:- , P.O:- Bhangar, P.S:-Bhangar, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No. DHxxxxxx8B, Aadhaar No.: 82xxxxxxxx2169,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
13	SUBID ALI MOLLA Son of Abdul Ahid Molla,Hatbhanga Bamanpukur, City:- , P.O:- Minakhan, P.S:-Minakhan, District:-North 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No. EFxxxxxx7L, Aadhaar No.: 23xxxxxxxx7778,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
14	SANJURA BIBI Daughter of Abdul Ahid Molla,Chayani, Hatbhanga, City:- , P.O:- Minakhan, P.S:-Minakhan, District:-North 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Female, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No. EOxxxxxx1M, Aadhaar No.: 88xxxxxxxx1886,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	UMA KYAL Wife 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: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. abxxxxxx9b, Aadhaar No.: 71xxxxxxxx5923,Status :Individual, Not Executed	Individual	Not Executed

Identifier Details :

Name & address
NIJAMUDDIN MOLLA Son of Abdul Lalil Molla Village:- Kabildanga, P.O:- Bamunia, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743502, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , Identifier Of SIRAJUL MOLLA, CHAPIYA LASKAR, NIJAMUDDIN MOLLA, SAHARUL ISLAM, SABIRUL ISLAM, RAFIKUL ISLAM, SAFIKUL ISLAM MOLLA, AJMIRA BIBI, CHHALEHA BIBI, IDRISH ALI MOLLA, ALEYA BIBI, MANJURA BIBI, SUBID ALI MOLLA, SANJURA BIBI

Transfer of property for L1		
Sl.No	**From**	**To. with area (Name-Area)**
1	SIRAJUL MOLLA	UMA KYAL-0.131429 Dec
2	CHAPIYA LASKAR	UMA KYAL-0.131429 Dec
3	NIJAMUDDIN MOLLA	UMA KYAL-0.131429 Dec
4	SAHARUL ISLAM	UMA KYAL-0.131429 Dec
5	SABIRUL ISLAM	UMA KYAL-0.131429 Dec
6	RAFIKUL ISLAM	UMA KYAL-0.131429 Dec
7	SAFIKUL ISLAM MOLLA	UMA KYAL-0.131429 Dec
8	AJMIRA BIBI	UMA KYAL-0.131429 Dec
9	CHHALEHA BIBI	UMA KYAL-0.131429 Dec
10	IDRISH ALI MOLLA	UMA KYAL-0.131429 Dec
11	ALEYA BIBI	UMA KYAL-0.131429 Dec
12	MANJURA BIBI	UMA KYAL-0.131429 Dec
13	SUBID ALI MOLLA	UMA KYAL-0.131429 Dec
14	SANJURA BIBI	UMA KYAL-0.131429 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 12-10-2022) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 12-10-2022)
3. Standard User charge of Rs. 300/-(Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.

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

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 16042002731484/2022

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	SIRAJUL MOLLA Alias Sirajul Ali Molla Nimkuria, Joypur, Bhangar -II, City:- , P.O:- Bhangar, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743502	Seller			13/09/22
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	CHAPIYA LASKAR Hatisala, City:- , P.O:- Hatisala, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135	Seller			L.T.I of CHAPIYA LASKAR By the Pen of
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	NIJAMUDDIN MOLLA Nimkuria, Joypur, City:- , P.O:- Bhangar, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743502	Seller			13.9.22

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	SAHARUL ISLAM Alias Saharul Islam Molla Nimkuria, Joypur, City:- , P.O:- Bhangar, P.S:- Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743502	Seller			Saharul Islam 13.9.22
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
5	SABIRUL ISLAM Nimkuria, Joypur, City:- , P.O:- Bhangar, P.S:- Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743502	Seller			Sabirul Islam 13.9.22
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
6	RAFIKUL ISLAM Alias Rafikul Islam Molla Nimkuria, Joypur, City:- , P.O:- Bhangar, P.S:- Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743502	Seller			L.T.I. Rafikul Islam Molla
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
7	SAFIKUL ISLAM MOLLA Nimkuria, Joypur, City:- , P.O:- Bhangar, P.S:- Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743502	Seller			13.9.22

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
8	AJMIRA BIBI Raghunathpur, Ghonj Banibraq Nimkuria, Joypur, Bhangar, City:- , P.O:- Bhangar, P.S:- Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743502	Seller			

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
9	CHHALEHA BIBI Nimkuria, Joypur, Bhangar, City:- , P.O:- Bhangar, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743502	Seller			

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
10	IDRISH ALI MOLLA Hatbhanga Bamanpukur, City:- , P.O:- Minakhan, P.S:-Minakhan, District:- North 24-Parganas, West Bengal, India, PIN:- 743502	Seller			

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
11	ALEYA BIBI Nimkuria, Joypur, Bhangar, City:- , P.O:- Bhangar, P.S:- Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743502	Seller			L.T.I of ALEYA BIBI By the Pen of

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
12	MANJURA BIBI Chintpukur, Rampur, Sonepur, Bhangar, City:- , P.O:- Bhangar, P.S:- Bhangar, District:-South 24-Parganas, West Bengal, India, PIN:- 700135	Seller			

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
13	SUBID ALI MOLLA Hatbharga Bamanpukur, City:- , P.O:- Minakhan, P.S:-Minakhan, District:- North 24-Parganas, West Bengal, India, PIN:- 743502	Seller			

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
14	SANJURA BIBI Chayani, Hatbhanga, City:- , P.O:- Minakhan, P.S:-Minakhan, District:- North 24-Parganas, West Bengal, India, PIN:- 743502	Seller			

Sl No.	Name and Address of identifier	Identifier of persons to be identified	Finger Print	Signature with date
1	NIJAMUDDIN MOLLA Son of Abdul Lalil Molla Village:- Kabildanga, P.O:- Bamunia, P.S:- Kashipur, District:- South 24-Parganas, West Bengal, India, PIN:- 743502	SIRAJUL MOLLA, CHAPIYA LASKAR, NIJAMUDDIN MOLLA, SAHARUL ISLAM, SABIRUL ISLAM, RAFIKUL ISLAM, SAFIKUL ISLAM MOLL AJMIRA BIBI, CHHALE IDRISH ALI MOLLA, A BIBI, MANJURA BIBI, ALI MOLLA, SANJURA		

(Anupam Halder)

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

Major Information of the Deed

Deed No :	**I-1604-10742/2022**	**Date of Registration**	**15/09/2022**
Query No / Year	**1604-2002731484/2022**	**Office where deed is registered**	
Query Date	**12/09/2022 1:44:41 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. 1,50,000/-		Rs. 1,50,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 4,600/- (Article:23)		Rs. 1,546/- (Article:A(1), E)	
Remarks			

Land Details :

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

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-116	RS-630	Bastu	Shali	1.84 Dec	1,50,000/-	1,50,000/-	
	Grand Total :				**1.84Dec**	**1,50,000 /-**	**1,50,000 /-**	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**SIRAJUL MOLLA, (Alias: Sirajul Ali Molla)** Son of Late Aptar Rahaman Molla Nimkuria, Joypur, Bhangar -II, City:- , P.O:- Bhangar, P.S:-Kashipur, District:- South 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No.:: DYxxxxxx5F, Aadhaar No: 50xxxxxxxx3888, Status :Individual, Executed by: Self, Date of Execution: 13/09/2022 , Admitted by: Self, Date of Admission: 13/09/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 13/09/2022 , Admitted by: Self, Date of Admission: 13/09/2022 ,Place : Pvt. Residence

2	**CHAPIYA LASKAR** Wife of Jalil Laskar Hatisala, City:- , P.O:- Hatisala, P.S:-Kashipur, District:-South24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No.:: ATxxxxx8K, Aadhaar No: 24xxxxxxxx4733, Status :Individual, Executed by: Self, Date of Execution: 13/09/2022 , Admitted by: Self, Date of Admission: 13/09/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 13/09/2022 , Admitted by: Self, Date of Admission: 13/09/2022 ,Place : Pvt. Residence
3	**NIJAMUDDIN MOLLA** Son of Late Ajgar Molla Nimkuria, Joypur, City:- , P.O:- Bhangar, P.S:-Kashipur, District:-South24-Parganas, West Bengal, India, PIN:- 743502 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No.:: DYxxxxxx0J, Aadhaar No: 34xxxxxxxx7698, Status :Individual, Executed by: Self, Date of Execution: 13/09/2022 , Admitted by: Self, Date of Admission: 13/09/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 13/09/2022 , Admitted by: Self, Date of Admission: 13/09/2022 ,Place : Pvt. Residence
4	**SAHARUL ISLAM, (Alias: Saharul Islam Molla)** Son of Late Ajkar Molla Nimkuria, Joypur, City:- , P.O:- Bhangar, P.S:-Kashipur, District:-South24-Parganas, West Bengal, India, PIN:- 743502 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No.:: AKxxxxxx0C, Aadhaar No: 51xxxxxxxx8072, Status :Individual, Executed by: Self, Date of Execution: 13/09/2022 , Admitted by: Self, Date of Admission: 13/09/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 13/09/2022 , Admitted by: Self, Date of Admission: 13/09/2022 ,Place : Pvt. Residence
5	**SABIRUL ISLAM** Son of Late Ajgar Molla Nimkuria, Joypur, City:- , P.O:- Bhangar, P.S:-Kashipur, District:-South24-Parganas, West Bengal, India, PIN:- 743502 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No.:: ADxxxxxx4N, Aadhaar No: 78xxxxxxxx1050, Status :Individual, Executed by: Self, Date of Execution: 13/09/2022 , Admitted by: Self, Date of Admission: 13/09/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 13/09/2022 , Admitted by: Self, Date of Admission: 13/09/2022 ,Place : Pvt. Residence
6	**RAFIKUL ISLAM, (Alias: Rafikul Islam Molla)** Son of Late Ajgar Molla Nimkuria, Joypur, City:- , P.O:- Bhangar, P.S:-Kashipur, District:-South24-Parganas, West Bengal, India, PIN:- 743502 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No.:: AKxxxxxx7N, Aadhaar No: 35xxxxxxxx1358, Status :Individual, Executed by: Self, Date of Execution: 13/09/2022 , Admitted by: Self, Date of Admission: 13/09/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 13/09/2022 , Admitted by: Self, Date of Admission: 13/09/2022 ,Place : Pvt. Residence
7	**SAFIKUL ISLAM MOLLA** Son of Late Ajgar Molla Nimkuria, Joypur, City:- , P.O:- Bhangar, P.S:-Kashipur, District:-South24-Parganas, West Bengal, India, PIN:- 743502 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No.:: DYxxxxxx6C, Aadhaar No: 69xxxxxxxx2306, Status :Individual, Executed by: Self, Date of Execution: 13/09/2022 , Admitted by: Self, Date of Admission: 13/09/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 13/09/2022 , Admitted by: Self, Date of Admission: 13/09/2022 ,Place : Pvt. Residence
8	**AJMIRA BIBI** Daughter of Habibar Molla Raghunathpur, Ghonj Baniaraq Nimkuria, Joypur, Bhangar, City:- , P.O:- Bhangar, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Female, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No.:: dexxxxxx4m, Aadhaar No: 65xxxxxxxx0110, Status :Individual, Executed by: Self, Date of Execution: 13/09/2022 , Admitted by: Self, Date of Admission: 13/09/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 13/09/2022 , Admitted by: Self, Date of Admission: 13/09/2022 ,Place : Pvt. Residence
9	**CHHALEHA BIBI** Wife of Ajgar Molla Nimkuria, Joypur, Bhangar, City:- , P.O:- Bhangar, P.S:-Kashipur, District:-South24-Parganas, West Bengal, India, PIN:- 743502 Sex: Female, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No.:: dhxxxxxx2f, Aadhaar No: 69xxxxxxxx5113, Status :Individual, Executed by: Self, Date of Execution: 13/09/2022 , Admitted by: Self, Date of Admission: 13/09/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 13/09/2022 , Admitted by: Self, Date of Admission: 13/09/2022 ,Place : Pvt. Residence

10	**IDRISH ALI MOLLA** Son of Abdul Ohid Molla Hatbhanga Bamanpukur, City:- , P.O:- Minakhan, P.S:-Minakhan, District:-North24-Parganas, West Bengal, India, PIN:- 743502 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No.:: FNxxxxxx0B, Aadhaar No: 99xxxxxxxx4196, Status :Individual, Executed by: Self, Date of Execution: 13/09/2022 , Admitted by: Self, Date of Admission: 13/09/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 13/09/2022 , Admitted by: Self, Date of Admission: 13/09/2022 ,Place : Pvt. Residence
11	**ALEYA BIBI** Wife of Akbar Nimkuria, Joypur, Bhangar, City:- , P.O:- Bhangar, P.S:-Kashipur, District:-South24-Parganas, West Bengal, India, PIN:- 743502 Sex: Female, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No.:: DExxxxxx7M, Aadhaar No: 95xxxxxxxx3201, Status :Individual, Executed by: Self, Date of Execution: 13/09/2022 , Admitted by: Self, Date of Admission: 13/09/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 13/09/2022 , Admitted by: Self, Date of Admission: 13/09/2022 ,Place : Pvt. Residence
12	**MANJURA BIBI** Wife of Md Idris Ali Molla Chinipukur, Rampur, Sonepur, Bhangar, City:- , P.O:- Bhangar, P.S:-Bhangar, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No.:: DHxxxxxx8B, Aadhaar No: 82xxxxxxxx2169, Status :Individual, Executed by: Self, Date of Execution: 13/09/2022 , Admitted by: Self, Date of Admission: 13/09/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 13/09/2022 , Admitted by: Self, Date of Admission: 13/09/2022 ,Place : Pvt. Residence
13	**SUBID ALI MOLLA (Presentant)** Son of Abdul Ahid Molla Hatbhanga Bamanpukur, City:- , P.O:- Minakhan, P.S:-Minakhan, District:-North24-Parganas, West Bengal, India, PIN:- 743502 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No.:: EFxxxxxx7L, Aadhaar No: 23xxxxxxxx7778, Status :Individual, Executed by: Self, Date of Execution: 13/09/2022 , Admitted by: Self, Date of Admission: 13/09/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 13/09/2022 , Admitted by: Self, Date of Admission: 13/09/2022 ,Place : Pvt. Residence
14	**SANJURA BIBI** Daughter of Abdul Ahid Molla Chayani, Hatbhanga, City:- , P.O:- Minakhan, P.S:-Minakhan, District:-North24-Parganas, West Bengal, India, PIN:- 743502 Sex: Female, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No.:: EOxxxxxx1M, Aadhaar No: 88xxxxxxxx1886, Status :Individual, Executed by: Self, Date of Execution: 13/09/2022 , Admitted by: Self, Date of Admission: 13/09/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 13/09/2022 , Admitted by: Self, Date of Admission: 13/09/2022 ,Place : Pvt. Residence

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**UMA KYAL** Wife 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: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: abxxxxxx9b, Aadhaar No: 71xxxxxxxx5923, Status :Individual, Status : Not Executed

Identifier Details :

Name	Photo	Finger Print	Signature
NIJAMUDDIN MOLLA Son of Abdul Lalil Molla Village:- Kabidanga, P.O:- Bamunia, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743502			

Identifier Of SIRAJUL MOLLA, CHAPIYA LASKAR, NIJAMUDDIN MOLLA, SAHARUL ISLAM, SABIRUL ISLAM, RAFIKUL ISLAM, SAFIKUL ISLAM MOLLA, AJMIRA BIBI, CHHALEHA BIBI, IDRISH ALI MOLLA, ALEYA BIBI, MANJURA BIBI, SUBID ALI MOLLA, SANJURA BIBI

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	SIRAJUL MOLLA	UMA KYAL-0.131429 Dec
2	CHAPIYA LASKAR	UMA KYAL-0.131429 Dec
3	NIJAMUDDIN MOLLA	UMA KYAL-0.131429 Dec
4	SAHARUL ISLAM	UMA KYAL-0.131429 Dec
5	SABIRUL ISLAM	UMA KYAL-0.131429 Dec
6	RAFIKUL ISLAM	UMA KYAL-0.131429 Dec
7	SAFIKUL ISLAM MOLLA	UMA KYAL-0.131429 Dec
8	AJMIRA BIBI	UMA KYAL-0.131429 Dec
9	CHHALEHA BIBI	UMA KYAL-0.131429 Dec
10	IDRISH ALI MOLLA	UMA KYAL-0.131429 Dec
11	ALEYA BIBI	UMA KYAL-0.131429 Dec
12	MANJURA BIBI	UMA KYAL-0.131429 Dec
13	SUBID ALI MOLLA	UMA KYAL-0.131429 Dec
14	SANJURA BIBI	UMA KYAL-0.131429 Dec

Endorsement For Deed Number : I - 160410742 / 2022

On 12-09-2022

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,50,000/-

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

On 13-09-2022

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

Presented for registration at 16:35 hrs on 13-09-2022, at the Private residence by SUBID ALI MOLLA , one of the Executants.

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

Execution is admitted on 13/09/2022 by 1. SIRAJUL MOLLA, Alias Sirajul Ali Molla, Son of Late Apter Rahaman Molla, Nimkuria, Joypur, Bhangar -II, P.O: Bhangar, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Muslim, by Profession Others, 2. CHAPIYA LASKAR, Wife of Jalil Laskar, Hatisala, P.O: Hatisala, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Others, 3. NIJAMUDDIN MOLLA, Son of Late Ajgar Molla, Nimkuria, Joypur, P.O: Bhangar, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Muslim, by Profession Others, 4. SAHARUL ISLAM, Alias Saharul Islam Molla, Son of Late Ajkar Molla, Nimkuria, Joypur, P.O: Bhangar, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Muslim, by Profession Others, 5. SABIRUL ISLAM, Son of Late Ajgar Molla, Nimkuria, Joypur, P.O: Bhangar, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Muslim, by Profession Others, 6. RAFIKUL ISLAM, Alias Rafikul Islam Molla, Son of Late Ajgar Molla, Nimkuria, Joypur, P.O: Bhangar, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Muslim, by Profession Others, 7. SAFIKUL ISLAM MOLLA, Son of Late Ajgar Molla, Nimkuria, Joypur, P.O: Bhangar, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Muslim, by Profession Others, 8. AJMIRA BIBI, Daughter of Habibar Molla, Raghunathpur, Ghonj Baniaraq Nimkuria, Joypur, Bhangar, P.O: Bhangar, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Muslim, by Profession Others, 9. CHHALEHA BIBI, Wife of Ajgar Molla, Nimkuria, Joypur, Bhangar, P.O: Bhangar, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Muslim, by Profession Others, 10. IDRISH ALI MOLLA, Son of Abdul Ohid Molla, Hatbhanga Bamanpukur, P.O: Minakhan, Thana: Minakhan, , North 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Muslim, by Profession Others, 11. ALEYA BIBI, Wife of Akbar , Nimkuria, Joypur, Bhangar, P.O: Bhangar, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Muslim, by Profession Others, 12. MANJURA BIBI, Wife of Md Idris Ali Molla, Chinipukur, Rampur, Sonepur, Bhangar, P.O: Bhangar, Thana: Bhangar, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Others, 13. SUBID ALI MOLLA, Son of Abdul Ahid Molla, Hatbhanga Bamanpukur, P.O: Minakhan, Thana: Minakhan, , North 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Muslim, by Profession Others, 14. SANJURA BIBI, Daughter of Abdul Ahid Molla, Chayani, Hatbhanga, P.O: Minakhan, Thana: Minakhan, , North 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Muslim, by Profession Others

Indetified by NIJAMUDDIN MOLLA, , , Son of Abdul Lalil Molla, P.O: Bamunia, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Muslim, by profession Business

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

On 15-09-2022

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,546/- (A(1) = Rs 1,500/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 1,546/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 4,520/- and Stamp Duty paid by Draft Rs 4,500/-, by Stamp Rs 100/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 3914, Amount: Rs.100/-, Date of Purchase: 04/07/2022, Vendor name: S Das
Description of Draft
1. Draft(8554) No: 000549179290, Date: 14/09/2022, Amount: Rs.4,500/-, Bank: STATE BANK OF INDIA (SBI), ALIPORE COURT TREASRY BR

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 1604-2022, Page from 320400 to 320433

being No 160410742 for the year 2022.

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

Digitally signed by ANUPAM HALDER
Date: 2022.09.15 17:18:34 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 2022/09/15 05:18:34 PM

DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)

I-10760/22

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL AH 352981

14/9/2022

Q- 200279406 6/2022

2:50 P.M.

[illegible] Registration, the signature sheets and the endorsement sheets attached with [illegible]

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

15 SEP 2022

14/9/22

CONVEYANCE

1. **Date:** 14.09.2022
2. **Place:** Kolkata
3. **Parties**

2-50 P.M.

14/9/22

003929

No.....Rs.-100/- Date.....04 JUL 2022

Name:.....ALAMGIR REZA

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

Vendor:.....WB/1306/2003

Alipur Collectorate, 24 Pgs. (S)

SUBHANKAR DAS
STAMP VENDOR
Alipur Police Court, Kol-27

Anouta Ghosh

6876

KAYL DEVELOPERS PRIVATE LIMITED

Anouta Ghosh

Director / Authorised Signatory

6877

মোহেকন মিস্ত্রি

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

Nizamuddin Molla
S/O Abdul Jalil Molla.
Vill- Kabildanga.
P.O- Bamunia
P.S- Kashipur
Dist- 24 pgs(S)
pin- 743502

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

14 SEP 2022

3.1 **MEHERUN BIBI (PAN EOWPB5904L, Aadhaar No.380105272257)**, wife of Abdullah Mondal, residing at Dakshin Abjanagar, Post Office Sekendar Nagar, West Bengal-743424, Police Station Deganga, District North 24 Parganas; (**Vendor**, includes successors-in-interest)

And

3.2 **PRITI KYAL (PAN AJKPK7575P & AADHAAR No. 8175 1883 0898)**, wife of Rishi Kyal, residing at 30C, South End Park, P.S.- Rabindra Sarovar (formerly Lake) Post Office- Sarat Bose Road, Kolkata- 700 029 (**Purchaser**, includes successors-in-interest).

And

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

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

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject Matter of Conveyance

4.1 **Said Property:** Land classified as sali (agricultural) measuring 1.99 (one point nine nine) 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 R.S. Khatian No. 654 (derived out of R.S. Khatian No. 366), L.R. Khatian no. 3175, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas (**Said Property**) and more fully described in the **Schedule** below **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendor and the Confirming Party in the Said Property and appurtenances and inheritances for access and user thereof.

District Sub-Registrar-IV
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Alipore, South 24 Parganas

14 SEP 2022

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 **Sale by Sukur Ali Molla:** By a Deed of Sale dated 07th November, 1969, registered in the Office of the Sub-Registrar, Bhangar, recorded in Book No. I, Volume No. 110, at Pages from 38 to 39 being Deed No. 10440 for the year 1969, the said Sukur Ali Molla sold, conveyed and transferred land measuring 12 (twelve) 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 R.S. Khatian No.654, at *Mouza* Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas (**Larger Property**), unto and in favour of Harun Laskar, free from all encumbrances.

5.1.2 **Sale by Harun Laskar:** By a Deed of Sale dated 05th July, 1973, registered in the Office of the Sub-Registrar, Bhangar, recorded in Book No. I, Volume No. 108, at Pages from 51 to 61 being Deed No. 9635 for the year 1973, the said Harun Laskar sold, conveyed and transferred land measuring 12 (twelve) 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 R.S. Khatian No.654, at *Mouza* Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas (**Larger Property**), unto and in favour of (1) Abdul Jalil Laskar, (2) Abdul Jubbar Laskar, (3) Nizam Ali Laskar (4) Zulfikar Ali Laskar, free from all encumbrances.

5.1.3 **Sale by Abdul Jalil Laskar, & ano. :** By a Deed of Sale dated 27th January, 2017, registered in the Office of the Sub-Registrar, Bhangar, recorded in Book No. I, Volume No. 1621-2017, at Pages from 7556 to 7576 being Deed No. 320 for the year 2017, the said Abdul Jalil Laskar, and Abdul Jubbar Laskar jointly and severally sold, conveyed and transferred land measuring 1.99 (one point nine nine) 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 R.S. Khatian No.654, at *Mouza* Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas (the said property out of **the Larger Property**), unto and in favour of Abdul Ohab Molla, free from all encumbrances.

5.1.4 **Sale by Abdul Ohab Molla:** By a Deed of Sale dated 8th July, 2019, registered in the Office of the Sub-Registrar, Bhangar, recorded in Book No. I, Volume No. 1621-2017, at Pages from 115887 to 115907 being Deed No. 3979 for the year 2019, the said Abdul Ohab Molla sold, conveyed and transferred land measuring 1.99 (one point nine nine) 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 R.S.

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

14 SEP 2022

Khatian No.654, at *Mouza* Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas (the said property out of **the Larger Property**), unto and in favour of Saiful Haque Molla, free from all encumbrances.

5.1.5 **Sale by Saiful Haque Molla:** By a Deed of Sale dated 28th September, 2021, registered in the Office of the Sub-Registrar, Bhangar, recorded in Book No. I, Volume No. 1621-2017, at Pages from 200458 to 200479 being Deed No. 5643 for the year 2021, the said Saiful Haque Molla sold, conveyed and transferred land measuring 1.99 (one point nine nine) 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 R.S. Khatian No.654, at *Mouza* Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas unto and in favour of Meherun Bibi, (the vendor herein) free from all encumbrances.

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

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

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

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

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

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

District Sub-Registrar-IV
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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.

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

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

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

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

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

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

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

6. Basic Understanding

6.1 **Sale of Said Property:** The basic understanding between the Vendor and the Purchaser is that the Vendor shall sell the Said Property to the Purchaser, free from all encumbrances of any and every nature whatsoever and with good and marketable title and together with *khas*,

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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 1.99 (one point nine nine) 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 R.S. Khatian No. 654 (derived out of R.S. Khatian No. 366) Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances with the confirmation of the Confirming Party herein.

7.2 **Consideration:** The aforesaid conveyance of the Said Property is being made in consideration of a sum of Rs.3,91,000/- (Rupees Three Lakh Ninety One Thousand only) (**Total Consideration**) out of which the Purchaser has paid Rs.2,91,000/- (Rupees Two lakh Ninety one Thousand only) directly to the Vendor receipt of which Vendor hereby and by the Vendor's Receipt and Memo of Consideration hereunder written, admits and acknowledges and Rs.1,00,000/-(Rupees One Lakh only) to the Confirming Party towards reimbursement of earnest money, receipt of which the Confirming Party hereby and by the Confirming Party's Receipt and Memo of Consideration hereunder written, admits and acknowledges.

8. Terms of Transfer

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

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

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

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

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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, 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

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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 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 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

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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 1.99 (one point nine nine) 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 R.S. Khatian No. 654 (derived out of R.S. Khatian No. 366), L.R. Khatian no. 3175, 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 Dag 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 & 69

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

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10. Execution and Delivery

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

Witnesses:

1. Sattar Ali Goldar

S/o- Tafijuddin Goldar
Vill- JIRANGACHHA, South 24 Parganas
P.O- Hatisala P.S- Kashipure
Pin- 700135

2. Arijit Roy
17, Dixon Lane, Kolkata-700014
S/o- Arun Roy
P.S/P.O - Muchipara

[Vendor]

Read over and explained in Bengali the true meaning and substance of this Deed of Conveyance and the Receipt and Memo of Consideration hereinabove to the Vendors who have subscribed their respective hands and seals after acknowledging to know understood the same in the presence of the witnesses above named.

KAYL DEVELOPERS PRIVATE LIMITED
Amrita Ghosh
Director / Authorised Signatory

[Confirming Party]

Drafted by:

Alamgir Roy WB/1366/03

Advocate
Alipore Judges Court
Kol-27

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Vendor's Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs.2,91,000/- (Rupees Two Lakh Ninety one Thousand only)** towards 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. IOBAR52022091300745098	13.09.2022	Indian Overseas Bank	2,91,000/-
		Total:	**2,91,000/-**

Witnesses:

1. Sattar Ali Gaffar

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[Vendor]

2. Avijit Roy

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South 24-Parganas, Alipore

District Sub-Registrar
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Confirming Party's Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs. 1,00,000/- (Rupees One Lakh only)** towards full and final payment of reimbursement of earnest money for nominating the Said Property described in the **Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
Chq. No. 256436	13.09.2022	Indian Overseas Bank	1,00,000/-
		Total:	**1,00,000/-**

Witnesses:

1. Sattar Ali Golder

KAYL DEVELOPERS PRIVATE LIMITED
Amrita Ghosh
Director / Authorised Signatory

[Confirming Party]

2.

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14 SEP 2022

SPECIMEN FORM FOR TEN FINGER PRINTS

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

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SPECIMEN FORM FOR TEN FINGER PRINTS

Ananda Ghosh

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

মেহেরুন বিবি

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

PHOTO

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

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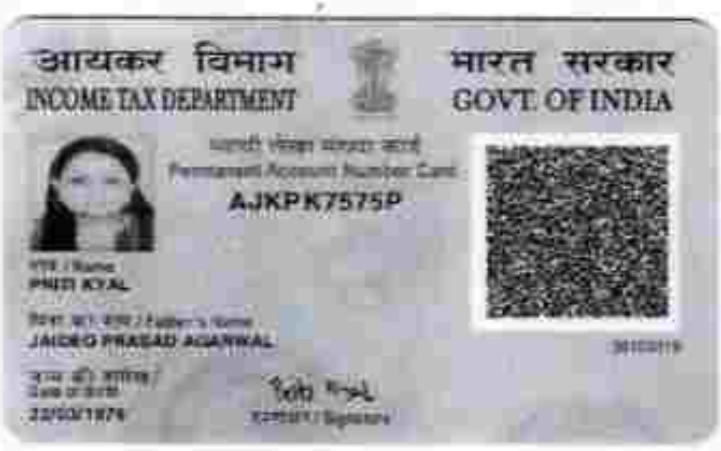

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

Permanent Account Number Card
AJKPK7575P

PRITI KYAL

JAGRO PRASAD AGARWAL

22/03/1976

Government of India

Priti Kyal
DOB: 22/03/1976
Female

8175 1883 0898

मेरा आधार, मेरी पहचान

Unique Identification Authority of India

Address: W/O Rishi Kyal, 30 C, South End Park, Near Gold Park, Southern Park, Kolkata, Kolkata, West Bengal, 700029

8175 1883 0898

1947 help@uidai.gov.in www.uidai.gov.in

Priti Kyal

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

EOWPB5904L

नाम / Name
MEHERUN BIBI

पिता का नाम / Father's Name
BAJLUR RAHAMAN

जन्म की तारीख / Date of Birth
01/01/1983

हस्ताक्षर / Signature

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Government of India
মেহেরুন বিবি
MEHERUN BIBI
পিতা : বজলুর রহমান
Father : BAJLUR RAHAMAN
জন্মতারিখ / DOB : 01/01/1983
মহিলা / Female
3801 0527 2257
আধার – সাধারণ মানুষের অধিকার

মেহেরুন বিবি

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

KYAL DEVELOPERS PRIVATE LIMITED

22/12/1995

Permanent Account Number

AABCK3370E

KAYL DEVELOPERS PRIVATE LIMITED

Amrita Ghosh

Director / Authorised Signatory

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

AMRITA GHOSH
BIPLOB GHOSH
20/06/1991

BLRPG8979F

भारत सरकार
Government of India

Amrita Ghosh
Father : Biplob Ghosh

DOB: 20/06/1991
Male

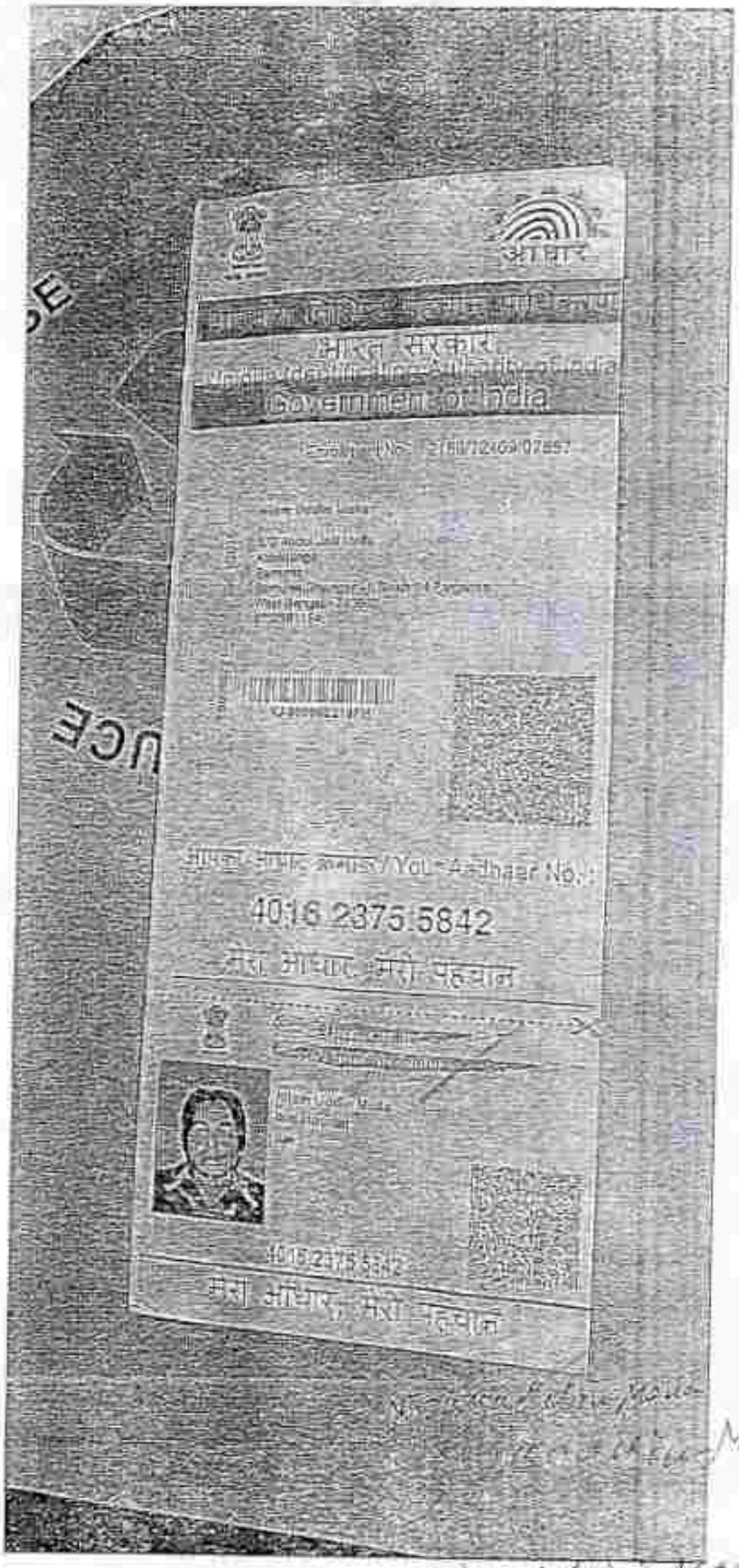
2744 4498 2164

Unique Identification Authority of India

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

2744 4498 2164

Amrita Ghosh



Nizamuddin Molla

Nizamuddin Molla

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

Query No / Year	**2002744966/2022**	**Office where deed will be registered**
Query Date	**13/09/2022 2:06:21 PM**	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	VINAYAK LEGAL 122/1R, Satyendra Nath Majumdar Sarani,Thana : Tollygunge, District : South 24-Parganas, WEST BENGAL, PIN - 700026, Mobile No. : 9330394689, Status :Seller/Executant	
Transaction		Additional Transaction
[0101] Sale, Sale Document		[4308] Agreement [No of Agreement : 2], [4311] Receipt [Rs : 1,00,000/-]
Set Forth value		Market Value
Rs. 3,91,000/-		Rs. 3,91,000/-
Total Stamp Duty Payable(SD)		Total Registration Fee Payable
Rs. 11,751/- (Article:23)		Rs. 4,924/- (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
Remarks		

Land Details :

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

Sch No	Plot Number	Khatian Number	Land Proposed	UseROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-64	RS-654	Bastu	Shali	1.99 Dec	3,91,000/-	3,91,000/-	
	Grand Total :				**1.99Dec**	**3,91,000 /-**	**3,91,000 /-**	

Seller Details :

Sl No	Name & address	Status	Execution Admission Details :
1	MEHERUN BIBI Wife of Abdullah Molla,Dakshin Abjanagar, City:- , P.O:- Sekendar Nagar, P.S:-Deganga, District:-North 24-Parganas, West Bengal, India, PIN:- 743424 Sex: Female, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No. EOxxxxxx4L, Aadhaar No.: 38xxxxxxxx2257,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

2	KYAL DEVELOPERS PRIVATE LIMITED ,122/1R, Satyendra Nath Majumder Sarani, 4th Floor, City:- , P.O:- Kalighat, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 PAN No. AAxxxxxx0E, Aadhaar No Not Provided by UIDAIStatus :Organization as Confirming Party, Executed by: Representative	Organization as Confirming Party	Executed by: Representative

Buyer Details :

Sl No	Name & address	Status	Execution Admission Details :
1	PRITI KYAL Wife of Rishi 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: Business, Citizen of: India, PAN No. AJxxxxxx5P, Aadhaar No.: 81xxxxxxxx0898,Status :Individual, Not Executed	Individual	Not Executed

Representative Details :

Sl No	Name & Address	Representative of
1	AMRITA GHOSH Son of Biplob GhoshBeliachandi, Gocharan, City:- , P.O:- Beliachandi, P.S:- Joynagar, District:-South 24-Parganas, West Bengal, India, PIN:- 743391 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. blxxxxxx9f , Aadhaar No.: 27xxxxxxxx2164	KYAL DEVELOPERS PRIVATE LIMITED

Identifier Details :

Name & address
NIJAMUDDIN MOLLA Son of Abdul Jalil Molla Village:- Kabildanga, P.O:- Barnunia, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743502. Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , Identifier Of MEHERUN BIBI, AMRITA GHOSH

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	MEHERUN BIBI	PRITI KYAL-1.99 Dec

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 13-10-2022) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 13-10-2022)
3. Standard User charge of Rs. 300/-(Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.

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

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

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

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

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

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

GRN Details

GRN:	192022230120968101	**Payment Mode:**	Online Payment
GRN Date:	13/09/2022 18:53:02	**Bank/Gateway:**	Indian Overseas Bank
BRN :	202209130951487	**BRN Date:**	13/09/2022 18:54:04
Payment Status:	Successful	**Payment Ref. No:**	2002744966/4/2022 [Query No/*/Query Year]

Depositor Details

Depositor's Name:	PRITI KYAL
Address:	30C, SOUTH END PARK KOLKATA-700029
Mobile:	9830065307
Depositor Status:	Buyer/Claimants
Query No:	2002744966
Applicant's Name:	Org VINAYAK LEGAL
Address:	D.S.R. - IV SOUTH 24-PARGANAS
Office Name:	D.S.R. - IV SOUTH 24-PARGANAS
Identification No:	2002744966/4/2022
Remarks:	Sale, Sale Document Payment No 4

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002744966/4/2022	Property Registration- Stamp duty	0030-02-103-003-02	11751
2	2002744966/4/2022	Property Registration- Registration Fees	0030-03-104-001-16	4956
			Total	**16707**

IN WORDS: SIXTEEN THOUSAND SEVEN HUNDRED SEVEN ONLY.

Government of West Bengal

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

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

Signature / LTI Sheet of Query No/Year 16042002744966/2022

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	MEHERUN BIBI Dakshin Abjanagar, City:- , P.O:- Sekendar Nagar, P.S:-Deganga, District:-North 24-Parganas, West Bengal, India, PIN:- 743424	Seller			14/9/22

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	AMRITA GHOSH Bellachandi, Gocharan, City:- , P.O:- Bellachandi, P.S:- Joynagar, District:-South 24-Parganas, West Bengal, India, PIN:- 743391	Representative of Seller [KYAL DEVELOPERS PRIVATE LIMITED]			14/09/22

Sl No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	NIJAMUDDIN MOLLA Son of Abdul Jalil Molla Village:- Kabildanga, P.O:- Bamunia, P.S:- Kashipur, District:- South 24-Parganas, West Bengal, India, PIN:- 743502	MEHERUN BIBI, AMRITA GHOSH			14/09/22

(Anupam Haldar)

Office of the Joint Sub-Registrar IV, Alipore, Kolkata
South 24-Parganas, Alipore

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

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

Major Information of the Deed

Deed No :	I-1604-10760/2022	Date of Registration	15/09/2022
Query No / Year	1604-2002744966/2022	Office where deed is registered	
Query Date	13/09/2022 2:06:21 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	VINAYAK LEGAL 122/1R, Satyendra Nath Majumdar Sarani,Thana : Tollygunge, District : South 24-Parganas, WEST BENGAL, PIN - 700026, Mobile No. : 9330394689, Status :Seller/Executant		
Transaction		Additional Transaction	
[0101] Sale, Sale Document		[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 1,00,000/-]	
Set Forth value		Market Value	
Rs. 3,91,000/-		Rs. 3,91,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 11,851/- (Article:23)		Rs. 4,956/- (Article:A(1), E,)	
Remarks			

Land Details :

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

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-84	RS-654	Bastu	Shali	1.99 Dec	3,91,000/-	3,91,000/-	
	Grand Total :				1.99Dec	3,91,000 /-	3,91,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**MEHERUN BIBI** Wife of Abdullah Molla Dakshin Abjanagar, City:- , P.O:- Sekendar Nagar, P.S:-Deganga, District:-North24-Parganas, West Bengal, India, PIN:- 743424 Sex: Female, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No.:: EOxxxxxx4L, Aadhaar No: 38xxxxxxxx2257, Status :Individual, Executed by: Self, Date of Execution: 14/09/2022 , Admitted by: Self, Date of Admission: 14/09/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/09/2022 , Admitted by: Self, Date of Admission: 14/09/2022 ,Place : Pvt. Residence

2	**KYAL DEVELOPERS PRIVATE LIMITED** 122/1R, Satyendra Nath Majumder Sarani, 4th Floor, City:- , P.O:- Kalighat, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 , PAN No.:: AAxxxxxx0E,Aadhaar No Not Provided by UIDAI, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**PRITI KYAL** Wife of Rishi 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: Business, Citizen of: India, PAN No.:: AJxxxxxx5P, Aadhaar No: 81xxxxxxxx0898, Status :Individual, Status : Not Executed

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**AMRITA GHOSH (Presentant)** Son of Biplob Ghosh Beliachandi, Gocharan, City:- , P.O:- Beliachandi, P.S:-Joynagar, District:-South 24-Parganas, West Bengal, India, PIN:- 743391, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: bIxxxxxx9f, Aadhaar No: 27xxxxxxxx2164 Status : Representative, Representative of : KYAL DEVELOPERS PRIVATE LIMITED

Identifier Details :

Name	Photo	Finger Print	Signature
NIJAMUDDIN MOLLA Son of Abdul Jalil Molla Village:- Kablidanga, P.O:- Barnunia, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743502			
Identifier Of MEHERUN BIBI, AMRITA GHOSH			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	MEHERUN BIBI	PRITI KYAL-1.99 Dec

Endorsement For Deed Number : I - 160410760 / 2022

On 13-09-2022

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 3,91,000/-

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

On 14-09-2022

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

Presented for registration at 14:50 hrs on 14-09-2022, at the Private residence by AMRITA GHOSH ,.

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

Execution is admitted on 14/09/2022 by MEHERUN BIBI, Wife of Abdullah Molla, Dakshin Abjanagar, P.O: Sekendar Nagar, Thana: Deganga, , North 24-Parganas, WEST BENGAL, India, PIN - 743424, by caste Muslim, by Profession Others

Indetified by NIJAMUDDIN MOLLA, , , Son of Abdul Jalil Molla, P.O: Bamunia, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Muslim, by profession Business

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

Execution is admitted on 14-09-2022 by AMRITA GHOSH, Authorized Signatory, KYAL DEVELOPERS PRIVATE LIMITED (Private Limited Company), 122/1R, Satyendra Nath Majumder Sarani, 4th Floor, City:- , P.O:- Kalighat, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026

Indetified by NIJAMUDDIN MOLLA, , , Son of Abdul Jalil Molla, P.O: Bamunia, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Muslim, by profession Business

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

On 15-09-2022

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 4,956/- (A(1) = Rs 3,910/- ,B = Rs 1,000/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 4,956/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 13/09/2022 6:54PM with Govt. Ref. No: 192022230120968101 on 13-09-2022, Amount Rs: 4,956/-, Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 202209130951487 on 13-09-2022, Head of Account 0030-03-104-001 -16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 11,751/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 11,751/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3929, Amount: Rs.100/-, Date of Purchase: 04/07/2022, Vendor name: S Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/09/2022 6:54PM with Govt. Ref. No. 192022230120968101 on 13-09-2022, Amount Rs: 11,751/-, Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 202209130951487 on 13-09-2022, 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 1604-2022, Page from 319422 to 319445

being No 160410760 for the year 2022.

Digitally signed by ANUPAM HALDER
Date: 2022.09.15 14:24:32 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 2022/09/15 02:24:32 PM

DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)

01103/22

I-10762/22

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL AH 352980

14/09/2022

200274053/2022

2:55 P.M.

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

15 SEP 2022

14/9/22
15/9/22

CONVEYANCE

1. **Date:** 14.09.2022

2. **Place:** Kolkata

3. **Parties**

2-55 Pm
4/9/22

003930

04 JUL 2022

No:.....Rs.-100/- Date:-AMGIR REZA
ADVOCATE
Name:.....ALIPORE JUDGES COURT
KOL-27
Address:.....WB/1568/2003
Vendor:.....

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

Anouta Ghosh

6876

KAYL DEVELOPERS PRIVATE LIMITED
Anouta Ghosh
Director / Authorised Signatory

6878

Sirajur Sarkar

6879

Jamatul Molla

6880

Najima Bibi

Witnesses Felix Molla
c/o - Abdul Jalil Molla.
Vill- Kabildanga. Po- Bamunia,
P.S Mathipur.
Dist - 24 Pgs (S) PIN- 743502

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South 24 Parganas, Alipur, Kol-27

District Sub-Registrar-IV
Registrar U/S 7 (2) of
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Alipore, South 24 Parganas
04 SEP 2022

3.1 **MANNAN MOLLA (PAN GHBPM0585E** and **Aadhaar No. 385352027806)**, son of Yousuf Molla, residing at Jirangachi, Post Office Hatisala, Kolkata-700135, Police Station Kashipur (formerly Bhangar), District South 24 Parganas

3.2 **JANNATUL MOLLA (PAN BVZPM5939D** and **Aadhaar No. 886680085368)**, son of Yousuf Molla, residing at Jirangachi, Post Office Hatisala, Kolkata-700135, Police Station Kashipur (formerly Bhangar), District South 24 Parganas

3.3 **NAJIMA BIBI (PAN BNJPB4712R** and **Aadhaar No. 614378590472)**, daughter of Yousuf Molla, residing at Maricha, Post Office Chakborali, Police Station Kashipur (formerly Bhangar), District South 24 Parganas, Pin 743502 (**Vendors**, includes successors-in-interest)

And

3.4 **PRITI KYAL (PAN AJKPK7575P & AADHAAR No. 8175 1883 0898)**, wife of Rishi Kyal, residing at 30C, South End Park, P.S.- Rabindra Sarovar (formerly Lake) Post Office- Sarat Bose Road, Kolkata- 700 029 (**Purchaser**, includes successors-in-interest).

And

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

Vendors, Purchaser & Confirming Party hereinafter individually referred to as such or as **Party** and jointly as **Parties**.

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject Matter of Conveyance

4.1 **Said Property: (1)** Land classified as shali (agricultural) measuring 2.9 (two point nine) decimal, more or less, out of 29 (twenty nine) decimal, being a portion of R.S. Dag No. 66, corresponding L.R. Dag No. 60, recorded under C.S. Khatian No. 119, L.R. Khatian No. 364, 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)** and more fully described in **Part-I** of the **First Schedule** below **And (2)** Land classified as shali (agricultural) measuring 2.1 (two point one) decimal, more or less, out of 21 (twenty one) decimal, being a portion of R.S. Dag No. 72, corresponding L.R. Dag No. 66, recorded under C.S. Khatian No. 119, L.R. Khatian No. 364, Mouza Jirangacha, J.L. No.

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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:

5.1.1 **Ownership of Yusuf Ali Molla:** At all material time one Yusuf Ali Molla was the sole and absolute owner in respect of **(1)** land measuring 7.25 (seven point two five) decimal, more or less, out of 27 (twenty seven) decimal, being a portion of R.S. Dag No. 66, corresponding L.R. Dag No. 60, recorded under L.R. Khatian No. 364 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 of Yusuf**) and **(2)** Land classified as shali (agricultural) measuring 5.25 (five point two five) decimal, more or less, out of 21 (twenty one) decimal, being a portion of R.S. Dag No. 72, corresponding L.R. Dag No. 66, recorded under L.R. Khatian No. 364, 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 of Yusuf**) free from all encumbrances.

5.1.2 **Demise of Yusuf Ali Molla:** Said Yusuf Ali Molla, a Muslim governed by the *Sunni* School of Mohammedan Law, died intestate leaving behind him surviving his first wife Pataljan Bibi (since deceased) 4 (four) sons namely (1) Hannan Molla, (2) Abdulla Molla, (3) Mannan Molla & (4) Jannatul Molla and 3(three) daughters namely (1) Anoara Bibi, (2) Selima Bibi & (3) Najima Bibi as his legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Yusuf Ali Molla in the First Property Of Yusuf, Second Property Of Yusuf, free from all encumbrances.

5.1.3 **Absolute Ownership of Vendors:** In the above mentioned events and circumstances said Vendors herein have become the joint and absolute owners in respect of the Said Property, free from all encumbrances which is the subject matter of this Conveyance.

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

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

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

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

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

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

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

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

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

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

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

5.2.8 **Free From All Encumbrances:** The Said Property is free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debutters*, *wakf*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendor or

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any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title and the title of the Vendor to the Said Property is free, clear and marketable.

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

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

6. Basic Understanding

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

7. Transfer

7.1 **Hereby Made:** The Vendor hereby sells, conveys and transfers to the Purchaser the entirety of the Vendor's right, title and interest of whatsoever or howsoever nature in the Said Property, more fully described in the **Schedule** below, being **(1)** the First Property, i.e., Land classified as shali (agricultural) measuring 2.9 (two point nine) decimal, more or less, out of 29 (twenty nine) decimal, being a portion of R.S. Dag No. 66, corresponding L.R. Dag No. 60, recorded under C.S. Khatian No. 119, L.R. Khatian No. 364, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-I** of the **First Schedule** below and **(2)** the Second Property, i.e., Land classified as shali (agricultural) measuring 2.1 (two point one) decimal, more or less, out of 21 (twenty one) decimal, being a portion of R.S. Dag No. 72, corresponding L.R. Dag No. 66, recorded under C.S. Khatian No. 119, L.R. Khatian No. 364, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-II** of the **First Schedule** below **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

7.2 **Consideration:** The aforesaid conveyance of the Said Property is being made in consideration of a sum of Rs. 10,50,000/- (Rupees Ten Lakh Fifty Thousand) only (Total Consideration) out of which the Purchaser

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has paid Rs. 8,10,000/- (Rupees Eight Lakh ten Thousand) only directly to the Vendors receipt of which Vendors hereby and by the Vendor' Receipt and Memo of Consideration hereunder written, admits and acknowledges and Rs. 2,40,000/- (Rupees Two Lakh Forty Thousand) only to the Confirming Party towards reimbursement of earnest money, receipt of which the Confirming Party hereby and by the Confirming Party's Receipt and Memo of Consideration hereunder written, admits and acknowledges.

8. Terms of Transfer

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

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

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

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

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

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

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

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

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

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

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

8.6 **No Objection to Mutation and Conversion:** The Vendor covenants, confirms and declares that (**1**) the Purchaser shall be fully entitled to mutate the Purchaser's name in all public and statutory records and the Vendor hereby expressly (**a**) consents to the same and (**b**) appoints the Purchaser as the constituted attorney of the Vendor and empowers and authorizes the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard and (**2**) the Vendor are fully aware that the Purchaser shall convert the nature of use and classification of the Said Property to non-agricultural/any other classification at the sole discretion of the Purchaser and the Purchaser shall be fully entitled to do the same in all public and statutory records and the Vendor hereby expressly (**a**) consents to the same, notwithstanding the nature of use and classification of the balance portion of the Dag (from which the Said

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14 SEP 2022

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

9. **Interpretation:**

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

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

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First Schedule
Part I
(First Property)

Land vacant classified as shali (agricultural) measuring 2.9 (two point nine) decimal, more or less, out of 29 (twenty nine) decimal, being a portion of R.S. Dag No. 66, corresponding L.R. Dag No. 60, recorded under C.S. Khatian No. 119, L.R. Khatian No. 364, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and the said dag is butted and bounded as follows :

On the North	:	By R.S. Dag No. 65
On the East	:	By R.S. Dag No. 143 & 148
On the South	:	By R.S. Dag No. 97
On the West	:	By R.S. Dag No. 67 & 95

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

First Schedule
Part II
(Second Property)

Land vacant classified as shali (agricultural) measuring 2.1 (two point one) decimal, more or less, out of 21 (twenty one) decimal, being a portion of R.S. Dag No. 72, corresponding L.R. Dag No. 66, recorded under C.S. Khatian No. 119, L.R. Khatian No. 364, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and the said dag is butted and bounded as follows :

On the North	:	By R.S. Dag No. 43 & 44
On the East	:	By R.S. Dag No. 60
On the South	:	By R.S. Dag No. 71
On the West	:	By R.S. Dag No. 73

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.

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

Land vacant classified as shali (agricultural) measuring 2.9 (two point nine) decimal, more or less, out of 29 (twenty nine) decimal, being a portion of R.S. Dag No. 66, corresponding L.R. Dag No. 60, recorded under C.S. Khatian No. 119, L.R. Khatian No. 364, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-I** of the **First Schedule** above

Land vacant classified as shali (agricultural) measuring 2.1 (two point one) decimal, more or less, out of 21 (twenty one) decimal, being a portion of R.S. Dag No. 72, corresponding L.R. Dag No. 66, recorded under C.S. Khatian No. 119, L.R. Khatian No. 364, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-II** of the **First Schedule** above

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

The details of the Said Property are tabulated below:

R.S. *Dag* No.	L.R. *Dag* No.	C.S. Khatian No.	L.R. *Khatian* No.	Total Area in *Dag* (in Dec)	Area Sold (in Dec)
66	60	119	364	29	2.9
72	66	119	364	21	2.1
				Total	**5**

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10. Execution and Delivery

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

Witnesses:

1. Md Mehamolla
c/o-Abdul Haque Molla
Vill-Jhanglich P.O-Hatisala
P.S-Kashipur, Dist-24 Pgs (S)

Mannan Molla

MANNAN MOLLA

2. Avijit Roy
S/o-Arun Roy
17, Dixon Lane
Kol-700014
P.S-Muchipara
P.O-Muchipara

Jannatul Molla

JANNATUL MOLLA

Najima Bibi

NAJIMA BIBI

[Vendors]

Nizamuddin Molla

Read over and explained in Bengali the true meaning and substance of this Deed of Conveyance and the Receipt and Memo of Consideration hereinabove to the Vendors who have subscribed their respective hands and seals after acknowledging to have understood the same in the presence of the witnesses above named.

KAYL DEVELOPERS PRIVATE LIMITED
Amrita Ghosh
Director / Authorised Signatory

[Confirming Party]

Drafted by:

Alamgir Raza WB/1866/03

Advocate

Alipore Judges Court
Kol-27

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

14 SEP 2022

Vendor's Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs. 8,10,000/- (Rupees Eight Lakh Ten Thousand)** only towards 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. IOBAR52022091400230856	14.09.22	Indian Overseas Bank	3,20,000.00
UTR NO. IOBAR52022091300745363	13.09.22	-do-	3,50,000.00
UTR NO. IOBAN22256007560	-do-	-do-	1,40,000.00
		Total	**8,10,000.00**

Witnesses:

1. Md Mohammed Mannan Sk Baffor Sarkar

MANNAN MOLLA

Jannatul Molla

JANNATUL MOLLA

2. Amjit Roy

Najima Bibi

NAJIMA BIBI

[Vendors]

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Registration 1908
Alipore, South 24 Parganas

14 SEP 2022

Confirming Party's Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs. 2,40,000/- (Rupees Two Lakh Forty Thousand only)** towards 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.)
Chq. No.256435	13.09.22	Indian Overseas Bank	2,40,000/-
		Total	**2,40,000/-**

Witnesses:

1. M Z Mohammed Mellie

KAYL DEVELOPERS PRIVATE LIMITED
Amrita Ghosh
Director / Authorised Signatory

[Confirming Party]

2. Arijit Roy

District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1905
Alipore, South 24 Parganas

14 SEP 2022

SPECIMEN FORM FOR TEN FINGER PRINTS

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

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

14 SEP 2022

SPECIMEN FORM FOR TEN FINGER PRINTS

Amrita Ghosh

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

Sangram Samanta

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

Jannatul Molla

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

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

14 SEP 2022

SPECIMEN FORM FOR TEN FINGER PRINTS

	Najima Bibi					
		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)				
PHOTO						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				

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

14 SEP 2022

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

Permanent Account Number Card
AJKPK7575P

PRITI KYAL

JAIDEO PRASAD AGARWAL

22/03/1976

Government of India

प्रीति क्याल
Priti Kyal
जन्म तिथि / DOB: 22/03/1976
महिला / Female

8175 1883 0898

मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Address: W/O Rishi Kyal, 30 C, South Eve Park, Near Gool Park, Southern Park, Kolkata, Kolkata, West Bengal, 700029

8175 1883 0898

1947 help@uidai.gov.in www.uidai.gov.in

Priti Kyal

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

Additional Dist. Sub-Registrar-IV
Registrar U/S 2(2) of
Registration Act
Alipore, South 24 Parganas

14 SEP 2022


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
Permanent Account Number Card
MANNAN MOLLA
UCHHUP MOLLA

সাক্ষরকৃত

ভারত সরকার

Government of India

3853 5202 7806

আধার – সাধারণ মানুষের অধিকার

Government of India

3853 5202 7806

আধার – সাধারণ মানুষের অধিকার

INFORMATION

3853 5202 7806

Aadhaar Card

Jannatul. Molla.

INFORMATION

8866 8008 5368

मेरा आधार, मेरी पहचान

Government of India

8866 8008 5368

मेरा आधार, मेरी पहचान

Tamarind. mobile

आयकर विभाग

INCOME TAX DEPARTMENT

भारत सरकार

GOVT. OF INDIA

NAJIMA BIBI

YOUSUP ALI MOLLA

01/01/1985

Permanent Account Number

BNJPB4712R

Najima Bibi

Signature

Najima Bibi

আধার

ভারত সরকার
Unique Identification Authority of India
Government of India

নথিভুক্তির নং / Enrollment No. : 1040/20496/90364

To
Najima Bibi
Female
Chakbaria South 24 Parganas
West Bengal - 743502

KL963134405FT

আপনার আধার সংখ্যা / Your Aadhaar No. :

6143 7859 0472

আধার – সাধারণ মানুষের অধিকার

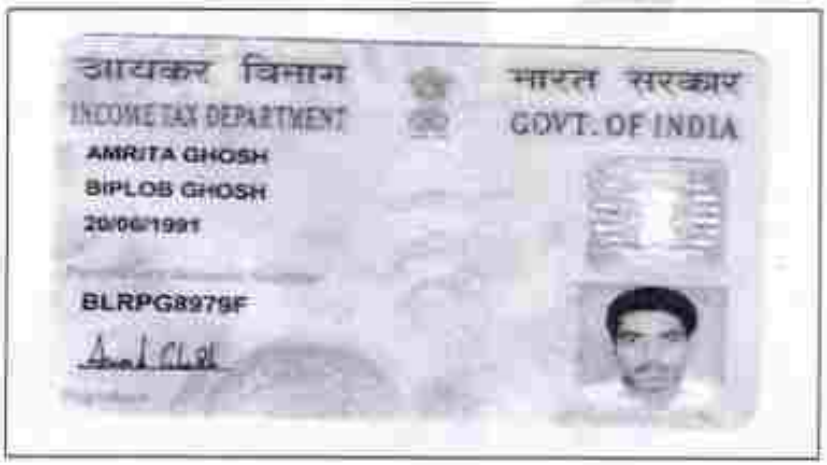
ভারত সরকার
Government of India

Najima Bibi
Father : Yusuf Ali Molla
Female

6143 7859 0472

আধার – সাধারণ মানুষের অধিকার

Najima Bibi



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

AMRITA GHOSH
BIPLOB GHOSH
20/06/1991

BLRPG8979F

भारत सरकार
Government of India

Amrita Ghosh
Father : Biplob Ghosh

DOB: 20/06/1991
Male

2744 4498 2164

Unique Identification Authority of India

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

2744 4498 2164

Amrita Ghosh

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

KYAL DEVELOPERS PRIVATE LIMITED

22/12/1995

Permanent Account Number

AABCK3070E

KAYL DEVELOPERS PRIVATE LIMITED

Amrita Ghosh

Director / Authorised Signatory

Nizamuddin Mollah
Nizamuddin Mollah

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

Query No / Year	2002744053/2022	Office where deed will be registered
Query Date	13/09/2022 1:25:22 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	VINAYAK LEGAL 122/1R, Satyendra Nath Majumdar Sarani,Thana : Tollygunge, District : South 24-Parganas, WEST BENGAL, PIN - 700026, Mobile No. : 9330394669, Status :Seller/Executant	
Transaction		Additional Transaction
[0101] Sale, Sale Document		[4308] Agreement [No of Agreement : 2], [4311] Receipt [Rs : 2,40,000/-]
Set Forth value		Market Value
Rs. 10,50,000/-		Rs. 10,50,000/-
Total Stamp Duty Payable(SD)		Total Registration Fee Payable
Rs. 31,521/- (Article:23)		Rs. 12,914/- (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
Remarks		

Land Details :

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

Sch No	Plot Number	Khatian Number	Land Proposed	UseROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-66	RS-364	Bastu	Shali	2.9 Dec	6,09,000/-	6,09,000/-	
L2	RS-72	RS-364	Bastu	Shali	2.1 Dec	4,41,000/-	4,41,000/-	
		TOTAL :			5Dec	10,50,000 /-	10,50,000 /-	
	Grand Total :				5Dec	10,50,000 /-	10,50,000 /-	

Seller Details :

Sl No	Name & address	Status	Execution Admission Details :
1	MANNAN MOLLA Son of Yousuf Molla;Jirangachi, City:- , P.O:- Hatisala, P.S:- Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No. GHxxxxxx5E, Aadhaar No.: 36xxxxxxxx7806,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Query No: 2002744053 of 2022, Printed On : Sep 13 2022 1:25PM, Generated from eRegistration.gov.in

2	JANNATUL MOLLA, (Alias: Molla Jannatul Yousuf) Son of Yousuf Molla,Jirangachi, City:- , P.O:- Hatisala, P.S:- Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No. BVxxxxxx9D, Aadhaar No.: 88xxxxxxxx5368,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
3	NAJIMA BIBI Wife of Yousuf Molla,Jirangachi, City:- , P.O:- Hatisala, P.S:- Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No. BNxxxxxx2R, Aadhaar No.: 61xxxxxxxx0472,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
4	KYAL DEVELOPERS PRIVATE LIMITED ,122/1R, Satyendra Nath Majumder Sarani, 4th Floor, City:- , P.O:- Kalighat, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 PAN No. AAxxxxxx0E, Aadhaar No Not Provided by UIDAIStatus :Organization as Confirming Party, Executed by: Representative	Organization as Confirming Party	Executed by: Representative

Buyer Details :

Sl No	Name & address	Status	Execution Admission Details :
1	PRITI KYAL Wife of Rishi 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: Business, Citizen of: India, PAN No. AJxxxxxx5P, Aadhaar No.: 81xxxxxxxx0898,Status :Individual, Not Executed	Individual	Not Executed

Representative Details :

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

Identifier Details :

Name & address
NIJAMUDDIN MOLLA Son of Abdul Jalil Molla Village:- Kabildanga, P.O:- Barmunia, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743502, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , Identifier Of MANNAN MOLLA, JANNATUL MOLLA, NAJIMA BIBI, AMRITA GHOSH

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	MANNAN MOLLA	PRITI KYAL-0.966667 Dec
2	JANNATUL MOLLA	PRITI KYAL-0.966667 Dec
3	NAJIMA BIBI	PRITI KYAL-0.966667 Dec
Transfer of property for L2		
Sl.No	**From**	**To. with area (Name-Area)**
1	MANNAN MOLLA	PRITI KYAL-0.7 Dec
2	JANNATUL MOLLA	PRITI KYAL-0.7 Dec
3	NAJIMA BIBI	PRITI KYAL-0.7 Dec

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 13-10-2022) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 13-10-2022)
3. Standard User charge of Rs. 300/-(Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f. 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required.
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices: D.S.R. - I SOUTH 24-PARGANAS, D.S.R. -I I SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. BHANGAR, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA

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

GRN Details

GRN:	192022230120963901	**Payment Mode:**	Online Payment
GRN Date:	13/09/2022 18:46:55	**Bank/Gateway:**	Indian Overseas Bank
BRN :	202209130951187	**BRN Date:**	13/09/2022 18:47:54
Payment Status:	Successful	**Payment Ref. No:**	2002744053/3/2022 [Query No*/Query Year]

Depositor Details

Depositor's Name:	PRITI KYAL
Address:	30C, SOUTH END PARK KOLKATA-700029
Mobile:	9830065307
Depositor Status:	Buyer/Claimants
Query No:	2002744053
Applicant's Name:	Org VINAYAK LEGAL
Address:	D.S.R. - IV SOUTH 24-PARGANAS
Office Name:	D.S.R. - IV SOUTH 24-PARGANAS
Identification No:	2002744053/3/2022
Remarks:	Sale, Sale Document Payment No 3

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002744053/3/2022	Property Registration- Stamp duty	0030-02-103-003-02	31521
2	2002744053/3/2022	Property Registration- Registration Fees	0030-03-104-001-16	12946
			Total	**44467**

IN WORDS: FORTY FOUR THOUSAND FOUR HUNDRED SIXTY SEVEN ONLY.

Government of West Bengal

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

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

Signature / LTI Sheet of Query No/Year 16042002744053/2022

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	MANNAN MOLLA Jirangachi, City:- , P.O:- Hatisala, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135	Seller			14/9/22
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	JANNATUL MOLLA Alias Molla Jannatul Yousuf Jirangachi, City:- , P.O:- Hatisala, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135	Seller			14/9/22
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	NAJIMA BIBI Jirangachi, City:- , P.O:- Hatisala, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135	Seller			14/9/22

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

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	AMRITA GHOSH Beliachandi, Gocharan, City:- , P.O:- Beliachandi, P.S:- Joynagar, District:-South 24-Parganas, West Bengal, India, PIN:- 743391	Representative of Seller [KYAL DEVELOPERS PRIVATE LIMITED]			Amrita Ghosh 14/09/22

Sl No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	NIJAMUDDIN MOLLA Son of Abdul Jalil Molla Village:- Kabildanga, P.O:- Bamunia, P.S:- Kashipur, District:- South 24-Parganas, West Bengal, India, PIN:- 743502	MANNAN MOLLA, JANNATUL MOLLA, NAJIMA BIBI, AMRITA GHOSH			Nizamuddin Molla 14/09/22

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

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

Major Information of the Deed

Deed No :	I-1604-10762/2022	Date of Registration	15/09/2022
Query No / Year	1604-2002744053/2022	Office where deed is registered	
Query Date	13/09/2022 1:25:22 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	VINAYAK LEGAL 122/1R, Satyendra Nath Majumdar Sarani,Thana : Tollygunge, District : South 24-Parganas, WEST BENGAL, PIN - 700026, Mobile No. : 9330394689, Status :Seller/Executant		
Transaction		Additional Transaction	
[0101] Sale, Sale Document		[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 2,40,000/-]	
Set Forth value		Market Value	
Rs. 10,50,000/-		Rs. 10,50,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 31,621/- (Article:23)		Rs. 12,946/- (Article:A(1), E,)	
Remarks			

Land Details :

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

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-66	RS-364	Bastu	Shali	2.9 Dec	6,09,000/-	6,09,000/-	
L2	RS-72	RS-364	Bastu	Shali	2.1 Dec	4,41,000/-	4,41,000/-	
		TOTAL :			5Dec	10,50,000 /-	10,50,000 /-	
	Grand Total :				5Dec	10,50,000 /-	10,50,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**MANNAN MOLLA** Son of Yousuf Molla Jirangachi, City:- , P.O:- Hatisala, P.S:-Kashipur, District:-South24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No.:: GHxxxxxx5E, Aadhaar No: 38xxxxxxxx7806, Status :Individual, Executed by: Self, Date of Execution: 14/09/2022 , Admitted by: Self, Date of Admission: 14/09/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/09/2022 , Admitted by: Self, Date of Admission: 14/09/2022 ,Place : Pvt. Residence

2	**JANNATUL MOLLA, (Alias: Molla Jannatul Yousuf)** Son of Yousuf Molla Jirangachi, City:- , P.O:- Hatisala, P.S:-Kashipur, District:-South24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No.:: BVxxxxxx9D, Aadhaar No: 88xxxxxxxx5368, Status :Individual, Executed by: Self, Date of Execution: 14/09/2022 , Admitted by: Self, Date of Admission: 14/09/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/09/2022 , Admitted by: Self, Date of Admission: 14/09/2022 ,Place : Pvt. Residence
3	**NAJIMA BIBI** Wife of Yousuf Molla Jirangachi, City:- , P.O:- Hatisala, P.S:-Kashipur, District:-South24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No.:: BNxxxxxx2R, Aadhaar No: 61xxxxxxxx0472, Status :Individual, Executed by: Self, Date of Execution: 14/09/2022 , Admitted by: Self, Date of Admission: 14/09/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/09/2022 , Admitted by: Self, Date of Admission: 14/09/2022 ,Place : Pvt. Residence
4	**KYAL DEVELOPERS PRIVATE LIMITED** 122/1R, Satyendra Nath Majumder Sarani, 4th Floor, City:- , P.O:- Kalighat, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 , PAN No.:: AAxxxxxx0E,Aadhaar No Not Provided by UIDAI, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**PRITI KYAL** Wife of Rishi 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: Business, Citizen of: India, PAN No.:: AJxxxxxx5P, Aadhaar No: 81xxxxxxxx0898, Status :Individual, Status : Not Executed

Representative Details :

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

Identifier Details :

Name	Photo	Finger Print	Signature
NIJAMUDDIN MOLLA Son of Abdul Jalil Molla Village - Kabildanga, P.O:- Bamunia, P.S:- Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743502			
Identifier Of MANNAN MOLLA, JANNATUL MOLLA, NAJIMA BIBI, AMRITA GHOSH			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	MANNAN MOLLA	PRITI KYAL-0.966667 Dec
2	JANNATUL MOLLA	PRITI KYAL-0.966667 Dec
3	NAJIMA BIBI	PRITI KYAL-0.966667 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	MANNAN MOLLA	PRITI KYAL-0.7 Dec
2	JANNATUL MOLLA	PRITI KYAL-0.7 Dec
3	NAJIMA BIBI	PRITI KYAL-0.7 Dec

Endorsement For Deed Number : I - 160410762 / 2022

On 13-09-2022

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 10,50,000/-

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

On 14-09-2022

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

Presented for registration at 14:55 hrs on 14-09-2022, at the Private residence by AMRITA GHOSH ,.

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

Execution is admitted on 14/09/2022 by 1. MANNAN MOLLA, Son of Yousuf Molla, Jirangachi, P.O: Hatisala, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Others, 2. JANNATUL MOLLA, Alias Molla Jannatul Yousuf, Son of Yousuf Molla, Jirangachi, P.O: Hatisala, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Others, 3. NAJIMA BIBI, Wife of Yousuf Molla, Jirangachi, P.O: Hatisala, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Others

Indetified by NIJAMUDDIN MOLLA, , , Son of Abdul Jalil Molla, P.O: Bamunia, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Muslim, by profession Business

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

Execution is admitted on 14-09-2022 by AMRITA GHOSH, Authorized Signatory, KYAL DEVELOPERS PRIVATE LIMITED (Private Limited Company), 122/1R, Satyendra Nath Majumder Sarani, 4th Floor, City:- , P.O:- Kalighat, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026

Indetified by NIJAMUDDIN MOLLA, , , Son of Abdul Jalil Molla, P.O: Bamunia, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Muslim, by profession Business

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

On 15-09-2022

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 12,946/- (A(1) = Rs 10,500/- ,B = Rs 2,400/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 12,946/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 13/09/2022 6:47PM with Govt. Ref. No: 192022230120963901 on 13-09-2022, Amount Rs: 12,946/-, Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 202209130951167 on 13-09-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 31,521/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 31,521/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3930, Amount: Rs.100/-, Date of Purchase: 04/07/2022, Vendor name: S Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/09/2022 6:47PM with Govt. Ref. No: 192022230120963901 on 13-09-2022, Amount Rs: 31,521/-, Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 202209130951187 on 13-09-2022, 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 1604-2022, Page from 319446 to 319472

being No 160410762 for the year 2022.

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

Digitally signed by ANUPAM HALDER
Date: 2022.09.15 14:25:31 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 2022/09/15 02:25:31 PM

DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)

11062/2024 D-10791/2024

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबंगा पश्चिम बंगाल WEST BENGAL AG 630041

01/10/2024

Q-200259725 9/2024

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

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

01 OCT 2024

CONVEYANCE

1. **Date:** 01.10.2024
2. **Place:** Kolkata
3. **Parties**

04 OCT 2023

2987

No.....Rs. 1/- Date.....

Name:-B. C. LAHIRI
Advocate
Address:-Alipore Judge's Court, Kol-27
Alipore Collectorate, 24 Pgs. (S)
SUBHANKAR DAS
STAMP VENDOR
Alipore Police Court, Kol-27
Vendor .....

Amarita Ghosh
c/o- Bipldb Ghosh
Vill- Beliachandi
P.O- Gochario
P.S- Joynagar
Dist- 24Pgs (S)
743391

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

01 OCT 2024

3.1 **NUR ALI MOLYA** *alias* **ALI BAKSH MOLLA** (**PAN DIBPM9411F** and **Aadhaar No. 8365 8287 0102**), son of Late Kalu Molla alias Kaluyar Molya, by faith Muslim, by nationality Indian, occupation Others, residing at Jirangachi, Post Office Hatisala, Kolkata - 700135, Police Station Kashipur, 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 3.4411 (three point four four one one) decimal, more or less, out of 36 (thirty six) decimal, being a portion of R.S. Dag No. 65, corresponding L.R. Dag No. 59, recorded under R.S. Khanda Khatian No. 661 derived from R.S. Khatian No. 323, L.R. Khatian No. 1372, 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**) Bholai Molla, (**2**) Nechar Ali Molla, (**3**) Khosjan Bibi, (**4**) Jabed Ali Molla, (**5**) Bhodi Bibi, (**6**) Gedo Bibi, (**7**) Gopal Sapui, (**8**) Abijan Bibi, (**9**) Sabujan Bibi and (**10**) Sabijan Bibi were the joint and absolute owners in respect of land measuring 36 (thirty six) decimal, more or less, being the entirety of R.S. Dag No. 65, corresponding L.R. Dag No. 59, recorded under R.S. Khanda Khatian No. 661 derived from R.S. Khatian No. 323, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-

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

01 OCT 2024

Registration District Bhangar, District South 24 Parganas (**Mother Property**), free from all encumbrances. Their respective ownership to the Mother Property is given in the chart below:

Owner	R.S. Dag	Area (in dec.)
Bholai Molla	65	7.07
Nechar Ali Molla	65	7.07
Khosjan Bibi	65	0.88
Jabed Ali Molla	65	8.39
Bhodi Bibi	65	2.1
Gedo Bibi	65	2.1
Gopal Sapui	65	2.1
Abijan Bibi	65	2.1
Sabujan Bibi	65	2.1
Sabijan Bibi	65	2.1
	Total:	**36**

5.1.2 **Demise of Gedo Bibi:** Said Gedo Bibi, a Muslim governed by the *Sunni* School of Mohammedan Law, died intestate leaving behind her surviving her 3 (three) brothers, namely, (**1**) Bholai Molla, (**2**) Rahich Molla and (**3**) Jubbar Molla and 5 (five) sisters, namely, (**1**) Bhodi Bibi, (**2**) Gopal Sapui, (**3**) Abijan Bibi, (**4**) Sabujan Bibi and (**5**) Sabijan Bibi, as her only legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Gedo Bibi in the Mother Property, free from all encumbrances.

5.1.3 **Demise of Jubbar Molla:** Said Jubbar Molla, a Muslim governed by the *Sunni* School of Mohammedan Law, died intestate leaving behind him surviving his only son, Jabed Ali Molla, as his only legal heir, who inherited the right, title and interest of Late Jubbar Molla in the Mother Property, free from all encumbrances.

5.1.4 **Demise of Rahich Molla:** Said Rahich Molla, a Muslim governed by the *Sunni* School of Mohammedan Law, died intestate leaving behind him surviving his only wife, Khosjan Bibi and only son, Nechar Ali Molla, as his only legal heir and heiress, who jointly and in diverse share inherited the right, title and interest of Late Rahich Molla in the Mother Property, free from all encumbrances.

5.1.5 **Subsequent Ownership of Mother Property:** In the above mentioned circumstances the ownership to the Mother Property stands as follows:

Owner	R.S. Dag	Area (in dec.)
Bholai Molla	65	7.452
Nechar Ali Molla	65	7.402
Khosjan Bibi	65	0.93
Jabed Ali Molla	65	8.772
Bhodi Bibi	65	2.291
Gopal Sapui	65	2.291
Abijan Bibi	65	2.291
Sabujan Bibi	65	2.291
Sabijan Bibi	65	2.291
	Total:	**36**

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

1 OCT 2024

5.1.6 **Demise of Bholai Molla:** Said Bholai Molla, a Muslim governed by the *Sunni* School of Mohammedan Law, died intestate leaving behind him surviving his wife, Khodejan Bibi, 2 (two) sons, namely, (**1**) Khosdel Molla and (**2**) Chadem Molla and 3 (three) daughters, namely, (**1**) Amena Bibi, (**2**) Chapatan Bibi and (**3**) Johra Bibi, as his only legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Bholai Molla in the Mother Property, free from all encumbrances.

5.1.7 **Demise of Khodejan Bibi:** Said Khodejan Bibi, a Muslim governed by the *Sunni* School of Mohammedan Law, died intestate leaving behind her surviving her 2 (two) sons, namely, (**1**) Khosdel Molla and (**2**) Chadem Molla and 3 (three) daughters, namely, (**1**) Amena Bibi, (**2**) Chapatan Bibi and (**3**) Johra Bibi, as her only legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Khodejan Bibi in the Mother Property, free from all encumbrances.

5.1.8 **Sale to Vendor:** By a Deed of Sale dated 18th June, 2007, registered in the Office of the Additional District Sub-Registrar, Bhangar, recorded in Book No. I, being Deed No. 2095 for the year 2007, said (**1**) Amena Bibi, (**2**) Chapatan Bibi and (**3**) Johra Bibi sold, conveyed and transferred their right, title and interest in the Mother Property unto and in favour of Nur Ali Molla alias Ali Baksh Molla (the Vendor herein) and 5 (five) others, free from all encumbrances.

5.1.9 **Ownership of First Property:** In the above mentioned events and circumstances said Nur Ali Molla alias Ali Baksh Molla (the Vendor herein) has become the sole and absolute owner in respect of land measuring 0.53 (zero point five three) decimal, more or less, out of the Mother Property (**First Property**) and mutated his name in the records of the Block Land and Land Reforms Officer, Bhangar-II, under L.R. Khatian No. 1372, free from all encumbrances.

5.1.10 **Sale to Kalu Molla:** By a Deed of Sale dated 20th June, 1972, registered in the Office of the Sub-Registrar, Bhangar, recorded in Book No. I, Volume No. 79, at Pages 175 to 177, being Deed No. 8554 for the year 1972, said Jabed Ali Molla sold, conveyed and transferred land measuring 6.84 (six point eight four) decimal, more or less, out of his entitlement in the Mother Property unto and in favour of Kalu Molla, free from all encumbrances.

5.1.11 **Gift by Kalu Molla:** By a Deed of Gift dated 27th July, 1998, registered in the Office of the Sub-Registrar, Bhangar, recorded in Book No. I, Volume No. 9, at Pages 233 to 240, being Deed No. 558 for the year 1999, said Kalu Molla gifted, granted and transferred land measuring 6.2 (six point two) decimal, more or less, out of his entitlement in the Mother Property unto and in favour of (**1**) Abdul Ajij Molla alias Abdul Ajit Molla, (**2**) Nur Islam Molla, (**3**) Abdur Rahim Molla alias Abdul Rahim Molla, (**4**) Nur Ali Molla alias Ali Baksh Molla and (**5**) Nur Hossain Molla, free from all encumbrances.

5.1.12 **Ownership of Second Property:** In the above mentioned circumstances said Nur Ali Molla alias Ali Baksh Molla (the Vendor

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

01 OCT 2024

herein) has become the sole and absolute owner in respect of land measuring 1.24 (one point two four) decimal, more or less, out of the Mother Property (**Second Property**) and mutated his name in the records of the Block Land and Land Reforms Officer, Bhangar-II, under L.R. Khatian No. 1372, free from all encumbrances.

5.1.13 **Remaining Ownership of Kalu Molla:** In the above mentioned circumstances said Kalu Molla remained the sole and absolute owner in respect of land measuring 0.64 (zero point six four) decimal, more or less, out of the Mother Property (**Remaining Property Of Kalu Molla**), free from all encumbrances.

5.1.14 **Demise of Kalu Molla:** Said Kalu Molla, a Muslim governed by the *Sunni* School of Mohammedan Law, died intestate leaving behind him surviving his 5 (five) sons, namely, (**1**) Abdul Ajij Molla alias Abdul Ajit Molla, (**2**) Nur Islam Molla, (**3**) Abdur Rahim Molla alias Abdul Rahim Molla, (**4**) Nur Ali Molla alias Ali Baksh Molla and (**5**) Nur Hossain Molla and 8 (eight) daughters, namely, (**1**) Sarbanu Bibi, (**2**) Fajila Bibi, (**3**) Ayatan Bibi, (**4**) Ajiran Bibi, (**5**) Khodejan Bibi, (**6**) Kachiman Bibi, (**7**) Shakila Bibi and (**8**) Ayesa Bibi, as his only legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Kalu Molla in the Remaining Property Of Kalu Molla, free from all encumbrances.

5.1.15 **Ownership of Third Property:** In the above mentioned circumstances said Nur Ali Molla alias Ali Baksh Molla (the Vendor herein) has become the sole and absolute owner in respect of land measuring 0.0711 (zero point zero seven one one) decimal, more or less, out of the Mother Property (**Third Property**) and mutated his name in the records of the Block Land and Land Reforms Officer, Bhangar-II, under L.R. Khatian No. 1372, free from all encumbrances.

5.1.16 **Demise of Bhodi Bibi:** Said Bhodi Bibi, a Muslim governed by the *Sunni* School of Mohammedan Law, died intestate leaving behind her surviving her 3 (three) sons, namely, (**1**) Maqbul Molla, (**2**) Jasimuddin Molla and (**3**) Mohammad Ali Molla alias Mohammad Molla, as her only legal heirs, who jointly and in equal share inherited the right, title and interest of Late Bhodi Bibi in the Mother Property, free from all encumbrances.

5.1.17 **Demise of Jasimuddin Molla:** Said Jasimuddin Molla, a Muslim governed by the *Sunni* School of Mohammedan Law, died intestate leaving behind him surviving his 2 (two) sons, namely, (**1**) Jamat Ali Molla and (**2**) Sukur Ali Molla, as his only legal heirs, who jointly and in equal share inherited the right, title and interest of Late Jasimuddin Molla in the Mother Property, free from all encumbrances.

5.1.18 **Demise of Maqbul Molla:** Said Maqbul Molla, a Muslim governed by the *Sunni* School of Mohammedan Law, died intestate leaving behind him surviving his only son, Badruddin Molla, as his only legal heir, who inherited the right, title and interest of Late Maqbul Molla in the Mother Property, free from all encumbrances.

District Sub-Registrar-IV
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5.1.19 **Ownership of Mohammad Ali Molla & Ors.:** In the above mentioned circumstances said (1) Mohammad Ali Molla alias Mohammad Molla, (2) Jamat Ali Molla, (3) Sukur Ali Molla, (4) Badruddin Molla, (5) Sabujan Bibi and (6) Sabijan Bibi (collectively **Mohammad Ali Molla & Ors.**) became the joint and absolute owners in respect of land measuring 6.873 (six point eight seven three) decimal, more or less, out of the Mother Property, free from all encumbrances.

5.1.20 **Sale to Khosdel Molla & Anr.:** By a Deed of Sale dated 4th May, 1972, registered in the Office of the Sub-Registrar, Bhangar, recorded in Book No. I, Volume No. 57, at Pages 145 to 150, being Deed No. 6090 for the year 1972, said Mohammad Ali Molla & Ors. sold, conveyed and transferred land measuring 6.873 (six point eight seven three) decimal, more or less, out of the Mother Property unto and in favour of (1) Khosdel Molla and (2) Chadem Molla, free from all encumbrances. It is pertinent to mention here that said Mohammad Ali Molla & Ors. have sold more than their entitlement in the Mother Property. However, the actual sale that took effect vide the aforesaid Deed No. 6090/1972 was limited to their entitlement in the Mother Property, i.e. land measuring 6.873 (six point eight seven three) decimal, more or less, in said R.S. Dag No. 65, free from all encumbrances.

5.1.21 **Ownership of Khosdel Molla & Chadem Molla:** In the above mentioned circumstances said (1) Khosdel Molla and (2) Chadem Molla have become the joint and absolute owners in respect of land measuring 11.133 (eleven point one three three) decimal, more or less, out of the Mother Property, free from all encumbrances. Their respective ownership to the aforesaid property is given in the chart below:

Owner	L.R. Khatian	Inherited (in dec.)	Purchased (in dec.)	Total Area (in dec.)
Khosdel Molla	533	2.13	3.4365	5.5665
Chadem Molla	N/A	2.13	3.4365	5.5665
	Total:	**4.26**	**6.873**	**11.133**

5.1.22 **Demise of Khosdel Molla:** Said Khosdel Molla, a Muslim governed by the *Sunni* School of Mohammedan Law, died intestate leaving behind him surviving his only wife, Aharjan Bibi, 1 (one) son, Mannaf Molla and 3 (three) daughters, namely, (1) Rahila Bibi, (2) Shahida Bibi and (3) Rashida Bibi, as his only legal heir and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Khosdel Molla in the Mother Property, free from all encumbrances.

5.1.23 **Demise of Aharjan Bibi:** Said Aharjan Bibi, a Muslim governed by the *Sunni* School of Mohammedan Law, died intestate leaving behind her surviving her 1 (one) son, Mannaf Molla and 3 (three) daughters, namely, (1) Rahila Bibi, (2) Shahida Bibi and (3) Rashida Bibi, as her only legal heir and heiresses, who jointly and in diverse share

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inherited the right, title and interest of Late Aharjan Bibi in the Mother Property, free from all encumbrances.

5.1.24 **Demise of Rahila Bibi:** Said Rahila Bibi, a Muslim governed by the *Sunni* School of Mohammedan Law, died intestate leaving behind her surviving her 2 (two) daughters, namely, (**1**) Mintu Ara and (**2**) Anjum Ara 1 (one) brother, Mannaf Molla and 2 (two) sisters, namely, (**1**) Shahida Bibi and (**2**) Rashida Bibi, as her only legal heir and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Rahila Bibi in the Mother Property, free from all encumbrances.

5.1.25 **Sale by Chadem Molla & Mannaf Molla:** By a Deed of Sale dated 17th February, 1993, registered in the Office of the Additional District Sub-Registrar, Bhangar, recorded in Book No. I, Volume No. 20, at Pages 305 to 310, being Deed No. 1121 for the year 1993, said (**1**) Chadem Molla and (**2**) Mannaf Molla sold, conveyed and transferred their right, title and interest in the Mother Property, i.e. land measuring 8 (eight) decimal, more or less, in said R.S. Dag No. 65 unto and in favour of (**1**) Nur Islam Molla, (**2**) Abdul Ajij Molla alias Abdul Ajit Molla, (**3**) Abdur Rahim Molla alias Abdul Rahim Molla alias Rahim Baksh Molla, (**4**) Nur Ali Molla alias Ali Baksh Molla and (**5**) Nur Hossain Molla, free from all encumbrances.

5.1.26 **Ownership of Fourth Property:** In the above mentioned circumstances said Nur Ali Molla alias Ali Baksh Molla (the Vendor herein) has become the sole and absolute owner in respect of land measuring 1.6 (one point six) decimal, more or less, out of the Mother Property (**Fourth Property**) and mutated his name in the records of the Block Land and Land Reforms Officer, Bhangar-II, under L.R. Khatian No. 1372, free from all encumbrances.

5.1.27 **Absolute Ownership of Vendor:** In the above mentioned events and circumstances said Nur Ali Molla alias Ali Baksh Molla (the Vendor herein) has become the sole and absolute owner in respect of the Said Property, comprised in the First Property, Second Property, Third Property and Fourth Property, free from all encumbrances and the Said Property is the subject matter of this Conveyance.

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

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

5.2.2 **No Excess Land:** The Vendor 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.

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

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

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

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

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

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

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

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

6. Basic Understanding

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

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7. Transfer

7.1 **Hereby Made:** The Vendor hereby sells, conveys and transfers to the Purchaser the entirety of the Vendor's right, title and interest of whatsoever or howsoever nature in the Said Property, more fully described in the **Schedule** below, being, land classified as *sali* (agricultural) measuring 3.4411 (three point four four one one) decimal, more or less, out of 36 (thirty six) decimal, being a portion of R.S. Dag No. 65, corresponding L.R. Dag No. 59, recorded under R.S. Khanda Khatian No. 661 derived from R.S. Khatian No. 323, L.R. Khatian No. 1372, 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.25,00,000/- (Rupees Twenty Five 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, 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, 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.

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

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

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

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

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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 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 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.

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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 3.4411 (three point four four one one) decimal, more or less, out of 36 (thirty six) decimal, being a portion of R.S. Dag No. 65, corresponding L.R. Dag No. 59, recorded under R.S. Khanda Khatian No. 661 derived from R.S. Khatian No. 323, L.R. Khatian No. 1372, 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. 65 is butted and bounded as follows:

On the North	:	By R.S. Dag No. 64
On the East	:	By R.S. Dag No. 163
On the South	:	By R.S. Dag No. 66
On the West	:	By R.S. Dag Nos. 67 & 68

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

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10. Execution and Delivery

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

Witnesses:

1. Amrita Ghosh
Vill-Belgachard
P.O-Gochatan
P.S-Joynagar
Dist-24 PGS(S)
743331

2. Arijit Roy
17, Dixon Lane
Kol-14

Nur Ali Molla
[Vendor]

Drafted by:

Alamgir Raza
WB/1366/03

Advocate

Alipore Judges Court
Kol-27

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Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs.25,00,000/- (Rupees Twenty Five 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. IOBAR52024093000427462	30.09.24	Indian Overseas Bank	25,00,000.00
		Total	**25,00,000/-**

Witnesses:

1. Amrita Ghosh

2. Arijit Roy

Nur Ali Molla

[Vendor]

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SPECIMEN FORM FOR TEN FINGER PRINTS

Baskinder Singh

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

Nur Ali Malik

Nur Ali Malik

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

PHOTO

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

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

192024250234605618

GRN Details

GRN:	192024250234605618	**Payment Mode:**	SBI Epay
GRN Date:	30/09/2024 18:37:46	**Bank/Gateway:**	SBIePay Payment Gateway
BRN :	6033605627817	**BRN Date:**	30/09/2024 18:37:57
Gateway Ref ID:	20240930621198	**Method:**	Indian Overseas Bank NB
GRIPS Payment ID:	300920242023460560	**Payment Init. Date:**	30/09/2024 18:37:46
Payment Status:	Successful	**Payment Ref. No:**	2002597254/1/2024 [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):	30/09/2024
Period To (dd/mm/yyyy):	30/09/2024
Payment Ref ID:	2002597254/1/2024
Dept Ref ID/DRN:	2002597254/1/2024

Payment Details

Sl. No	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002597254/1/2024	Property Registration- Stamp duty	0030-02-103-003-02	124920
2	2002597254/1/2024	Property Registration- Registration Fees	0030-03-104-001-16	25014
			Total	**149934**

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

PAID

Government of West Bengal
GRIPS 2.0 Acknowledgement Receipt
Payment Summary

300920242023460560

GRIPS Payment Detail

GRIPS Payment ID:	300920242023460560	**Payment Init. Date:**	30/09/2024 18:37:46
Total Amount:	149934	**No of GRN:**	1
Bank/Gateway:	SBI EPay	**Payment Mode:**	SBI Epay
BRN:	6033605627817	**BRN Date:**	30/09/2024 18:37:57
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	192024250234605618	Directorate of Registration & Stamp Revenue	149934
		Total	**149934**

IN WORDS: **ONE LAKH FORTY 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-1604-10791/2024	Date of Registration	01/10/2024
Query No/ Year	1604-2002597254/2024	Office where deed is registered	
Query Date	30/09/2024 5:43:40 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 : Joynagar, 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. 25,00,000/-		Rs. 25,00,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 1,25,020/- (Article:23)		Rs. 25,046/- (Article:A(1), E)	
Remarks			

Land Details :

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

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-65	RS-661	Bastu	Shall	3.4411 Dec	25,00,000/-	25,00,000/-	
	Grand Total :				3.4411Dec	25,00,000 /-	25,00,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	NUR ALI MOLYA, (Alias: ALI BAKSH MOLLA) (Presentant) Son of Kaluyar Molya Executed by: Self, Date of Execution: 01/10/2024 , Admitted by: Self, Date of Admission: 01/10/2024 ,Place : Office	 01/10/2024	 Captured LTI 01/10/2024	01/10/2024
	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: IndiaDate of Birth:XX-XX-1XX9 , PAN No.:: Dlxxxxxx1F, Aadhaar No: 83xxxxxxxx0102, Status :Individual, Executed by: Self, Date of Execution: 01/10/2024 , Admitted by: Self, Date of Admission: 01/10/2024 ,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: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX4 , PAN No.:: ABxxxxxx2E, Aadhaar No: 26xxxxxxxx6204, Status :Individual, Status : Not Executed

Identifier Details :

Name	Photo	Finger Print	Signature
AMRITA GHOSH Son of Biplob Ghosh Bellachandi, City:- , P.O:- Gocharan, P.S:- Joynagar, District:-South 24-Parganas, West Bengal, India, PIN:- 743391		Captured	
	01/10/2024	01/10/2024	01/10/2024
Identifier Of NUR ALI MOLYA			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	NUR ALI MOLYA	BALKRISHAN KYAL-3.4411 Dec

Endorsement For Deed Number : I - 160410791 / 2024

On 01-10-2024

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

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

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

Presented for registration at 11:51 hrs on 01-10-2024, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by NUR ALI MOLYA Alias ALI BAKSH MOLLA,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 25,00,000/-

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

Execution is admitted on 01/10/2024 by NUR ALI MOLYA, Alias ALI BAKSH MOLLA, Son of Kaluyar Molya, Jirangacha, P.O: Hatisala, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Others

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 25,046.00/- (A(1) = Rs 25,000.00/- ,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 25,014/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 30/09/2024 6:37PM with Govt. Ref. No: 192024250234605618 on 30-09-2024, Amount Rs: 25,014/-, Bank: SBI EPay (SBIePay), Ref. No. 6033605627817 on 30-09-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,25,020/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 1,24,920/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 2967, 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 30/09/2024 6:37PM with Govt. Ref. No: 192024250234605618 on 30-09-2024, Amount Rs: 1,24,920/-, Bank: SBI EPay (SBIePay), Ref. No. 6033605627817 on 30-09-2024, 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 315975 to 315995

being No 160410791 for the year 2024.

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

Digitally signed by Anupam Halder
Date: 2024.10.22 13:52:42 +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.