11738/2024 D-11468/2024

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

পশ্চিমবঙ্গ पश्चिम बंगाल WEST BENGAL AG 630026

30/10/2024
B-20027709556/2024

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

CONVEYANCE

1. Date: 30.10.2024
2. Place: Kolkata
3. Parties

3002

04 OCT 2023

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 .....

Identified by me
Alamgir Reza ADV
S/o. Jahangir Reza
Alipore Judge Court
Kol-27
P.O & P.S.
Alipore

30 OCT 2024

3.1 **JAHANA ALAM** alias **MD. JAHANE ALAM MOLLA** (**PAN BHAPM1086L** and **Aadhaar No. 4288-9938-1587**), son of Md. Sabdel Ali Molla, by faith Muslim, by nationality Indian, occupation Others, residing at Jirangacha, Post Office Hatisala, Police Station Kashipur, Kolkata – 700135, District South 24 Parganas;

(**Vendor**, include successors-in-interest)

And

3.2 **PS VINAYAK SMARTCITY LLP** (having **PAN AARFP9370K, LLPIN – AAF-1879**) a limited liability partnership firm, having its registered office at 122/1R, Satyendra Nath Majumder Sarani, Post Office Kalighat, Police Station Tollygunge, Kolkata – 700026, represented by its authorized signatory **Amrita Ghosh**, PAN: BLRPG8979F and Aadhaar No. 2744 4498 2164, son of Biplob Ghosh, by faith Hindu, by occupation Service, nationality Indian, working for gain at 122/1R, Satyendra Nath Majumder Sarani, Post Office Kalighat, Police Station Tollygunge, Kolkata – 700026 (**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 2.4063 (two point four zero six three) decimal, more or less, out of 55 (fifty five) decimal, being a portion of R.S. Dag No. 99, corresponding L.R. Dag No. 92, recorded under C.S. Khatian No. 321, R.S. Khatian No. 403, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas (**Said Property**) and more fully described in the **Schedule** below **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof.

5. Background, Representations, Warranties and Covenants

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

5.1.1 **Ownership of Khosdel Molla & Ors.:** At all material time (**1**) Khosdel Molla alias Khosdel Ali Molla, (**2**) Sabdel Molla, (**3**) Amjel Molla alias Amjel Ali Molla, (**4**) Ajifa Khatun and (**5**) Johara Khatun were the joint and recorded owners in respect of land measuring 55 (fifty five) decimal, more or less, being the entirety of C.S./R.S. Dag No. 99, recorded under C.S. Khatian No. 321, R.S. Khatian No. 403, at *Mouza*

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Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas (**Larger Property**), free from all encumbrances. The respective ownership to the Larger Property is given in the chart below:

Owner	R.S. Dag	Total Area (in dec.)	Share	Area (in dec.)
Khosdel Molla alias Khosdel Ali Molla	99	55	25%	13.75
Sabdel Molla	99	55	25%	13.75
Amjel Molla alias Amjel Ali Molla	99	55	25%	13.75
Ajifa Khatun	99	55	12.5%	6.875
Johara Khatun	99	55	12.5%	6.875
		Total:	**100%**	**55**

5.1.2 **Demise of Sabdel Molla:** Said Sabdel Molla, a Muslim governed by the *Sunni* School of Mohammedan Law, died intestate leaving behind him surviving his wife, Aklima Bibi, 3 (three) sons, namely, (**1**) Md. Gouchal Alam Molla, (**2**) Jahana Alam alias Md. Jahane Alam Molla and (**3**) Md. Taufiq Alam Molla and 4 (four) daughters, namely, (**1**) Chakina Begum, (**2**) Marium Bibi, (**3**) Sahida Bibi and (**4**) Anwara Bibi, as his only legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Sabdel Molla in the Larger Property, free from all encumbrances.

5.1.3 **Absolute Ownership of Said Property:** In the above mentioned circumstances said Jahana Alam alias Md. Jahane Alam Molla (the Vendor herein) has become the sole and absolute owner in respect of land measuring 2.4063 (two point four zero six three) decimal, more or less, out of the Larger Property (**Said Property**), 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.

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

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

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

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

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

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

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

6. Basic Understanding

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

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*

District Sub-Registrar-IV
Registered U/S 70(2) of
Registration Act
Alipore, South 24 Parganas

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(agricultural) measuring 2.4063 (two point four zero six three) decimal, more or less, out of 55 (fifty five) decimal, being a portion of R.S. Dag No. 99, corresponding L.R. Dag No. 92, recorded under C.S. Khatian No. 321, R.S. Khatian No. 403, 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.

7.2 **Consideration:** The aforesaid transfer is being made in consideration of a sum of **Rs.5,50,000/- (Rupees Five Lakhs Fifty Thousand only)** paid by the Purchaser to the Vendor, receipt of which the Vendor hereby and by the Receipt and Memo of Consideration hereunder written, admits and acknowledges.

8. Terms of Transfer

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

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

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

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

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

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

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

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any loss, damage, costs, charges and expenses which may be suffered by the Purchaser and/or the Purchaser's successors-in-interest and assigns by reason of any claim made by any third parties with respect to the title of the Said Property. If any difficulty arises in respect of mutation of the Said Property in the name of the Purchaser then the Vendor shall at all times hereinafter, at the costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to mutate the name of the Purchaser in respect of the Said Property. In this regard the Vendor hereby clarifies that the L.R. Record of Rights is not in parity with the Vendor's entitlement in said R.S. Dag No. 99 as recited under clause 5.1 and sub-clauses thereunder. However, the Vendor hereby convey all the Vendor's right, title and interest in the said R.S. Dag (acquired vide the aforesaid recital) under these presents whatsoever and howsoever in nature and the Purchaser shall be entitled to rectify the erroneous record of rights, if any.

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

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

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

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

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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.

9.2 Words and phrases have been defined in this Conveyance by printing them in bold and putting them within brackets. Where a word or

phrase is defined, other parts of speech or grammatical forms of that word or phrase shall have corresponding meaning.

Schedule
(Said Property)

Vacant land classified as *sali* (agricultural) measuring 2.4063 (two point four zero six three) decimal, more or less, out of 55 (fifty five) decimal, being a portion of R.S. Dag No. 99, corresponding L.R. Dag No. 92, recorded under C.S. Khatian No. 321, R.S. Khatian No. 403, 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. 99 is butted and bounded as follows:

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

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

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

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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. Arijit Roy

17, Dixon Lane

Kol-14

2. Alamgir Reza Adv

28/1, Judges Court Road

Kol-27

Jahana Alam

[Vendor]

Drafted by:

Alamgir Reza

Advocate WB/1366/03

Alipore Judges Court

Kol-27

District Sub-Registrar-IV
Under U/S 21(2) of
Registration 1908
Alipore, South 24 Parganas

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Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs.5,50,000/- (Rupees Five Lakhs Fifty Thousand only)** towards full and final payment of the consideration for sale of the Said Property described in the **Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
UTR No. IOBAR52024103000516789	30.10.2024	Indian Overseas Bank	5,50,000.00
		Total	**5,50,000/-**

Witnesses:

1. Arijit Roy

Jahana Alam

(Vendor)

2. Alamgir Reza Adv

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

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SPECIMEN FORM FOR TEN FINGER PRINTS

Amrita Ghosh

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

Tahana Alam

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 (US 1 (2))
Registration Unit
Alipore, South 24 Parganas

30 OCT 2024

(23)

सत्यमेव जयते

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

Query No / Year	**2002770956/2024**	**Office where deed will be registered**
Query Date	**29/10/2024 5:10:10 PM**	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	BHAKTA HARI NASKAR Baneshwarpur, P.O. Dakshin Barasat,Thana : Joynagar, District : South 24-Parganas, WEST BENGAL, PIN - 743372, Mobile No. : 9330394689, Status :Deed Writer	
Transaction		Additional Transaction
[0101] Sale, Sale Document		[4308] Agreement [No of Agreement : 2]
Set Forth value		Market Value
Rs. 5,50,000/-		Rs. 5,50,000/-
Total Stamp Duty Payable(SD)		Total Registration Fee Payable
Rs. 27,520/- (Article:23)		Rs. 5,514/- (Article:A(1), E)
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
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-89	RS-403	Bastu	Shali	2.4062 Dec	5,50,000/-	5,50,000/-	
	Grand Total :				**2.4062Dec**	**5,50,000 /-**	**5,50,000 /-**	

Seller Details :

Sl No	Name & address	Status	Execution Admission Details :
1	JAHANA ALAM Son of MD Sabdel Ali Molla,Jirangacha,, City:- , P.O:- Hatisala, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, Date of Birth:XX-XX-1XX4, PAN No. BHxxxxxx6L, Aadhaar No.: 42xxxxxxxx1587,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Query No: 2002770956 of 2024, Printed On : Oct 29 2024 5:21PM, Generated from wbregistration.gov.in

Buyer Details :

Sl No	Name & address	Status	Execution Admission Details :
1	PS VINAYAK SMARTCITY LLP (LLP) ,122/1R, Satyendra Nath Majumder Sarani,, City:- , P.O:- Kalighat, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 Date of Incorporate:XX-XX-2XX5, PAN No. AAxxxxxx0K, ,Aadhaar No Not Provided by UIDAIStatus :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

Sl No	Name & Address	Representative of
1	AMRITA GHOSH Son of Biplob GhoshBeliachandi,, City:- , P.O:- Gocharan, P.S:-Joynagar, District:-South 24-Parganas, West Bengal, India, PIN:- 743391 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Date of Birth XX-XX-1XX1, PAN No. BLxxxxxx9F , Aadhaar No.: 27xxxxxxxx2164	PS VINAYAK SMARTCITY LLP (as Authorised Signatory)

Identifier Details :

Name & address
ALAMGIR REZA Son of JAHANGIR REZA City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027, Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, , Identifier Of JAHANA ALAM, AMRITA GHOSH

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	JAHANA ALAM	PS VINAYAK SMARTCITY LLP-2.4062 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 28-11-2024) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 28-11-2024)
3. Standard User charge of Rs. 300/-(Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required

Government of West Bengal
GRIPS 2.0 Acknowledgement Receipt
Payment Summary

301020242026064281

GRIPS Payment Detail

GRIPS Payment ID:	301020242026064281	**Payment Init. Date:**	30/10/2024 10:57:13
Total Amount:	32934	**No of GRN:**	1
Bank/Gateway:	SBI EPay	**Payment Mode:**	SBI Epay
BRN:	0130399741733	**BRN Date:**	30/10/2024 10:57:27
Payment Status:	Successful	**Payment Init. From:**	Department Portal

Depositor Details

Depositor's Name:	Mr PS VINAYAK SMARTCITY LLP
Mobile:	9330394689

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192024250260642828	Directorate of Registration & Stamp Revenue	32934
		Total	**32934**

IN WORDS: **THIRTY TWO THOUSAND NINE HUNDRED THIRTY FOUR ONLY.**

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

PAID

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

192024250260642828

GRN Details

GRN:	192024250260642828	**Payment Mode:**	SBI Epay
GRN Date:	30/10/2024 10:57:13	**Bank/Gateway:**	SBIePay Payment Gateway
BRN :	0130399741733	**BRN Date:**	30/10/2024 10:57:27
Gateway Ref ID:	20241030977408	**Method:**	Indian Overseas Bank NB
GRIPS Payment ID:	301020242026064281	**Payment Init. Date:**	30/10/2024 10:57:13
Payment Status:	Successful	**Payment Ref. No:**	2002770956/3/2024 [Query No/*/Query Year]

Depositor Details

Depositor's Name:	Mr PS VINAYAK SMARTCITY LLP
Address:	122/1R, S N M SARANI, KOLKATA-700026
Mobile:	9330394689
Period From (dd/mm/yyyy):	30/10/2024
Period To (dd/mm/yyyy):	30/10/2024
Payment Ref ID:	2002770956/3/2024
Dept Ref ID/DRN:	2002770956/3/2024

Payment Details

Sl. No.	Payment Ref No.	Head of A/C Description	Head of A/C	Amount (₹)
1	2002770956/3/2024	Property Registration- Stamp duty	0030-02-103-003-02	27420
2	2002770956/3/2024	Property Registration- Registration Fees	0030-03-104-001-16	5514
			Total	**32934**

IN WORDS: **THIRTY TWO THOUSAND NINE HUNDRED THIRTY FOUR ONLY.**

PAID

Major Information of the Deed

Deed No :	I-1604-11465/2024	Date of Registration	30/10/2024
Query No / Year	1604-2002770956/2024	Office where deed is registered	
Query Date	29/10/2024 5:10:10 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. : 9330394589, 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. 5,50,000/-		Rs. 5,50,000/-	
Stamp Duty Paid(SD)		Registration Fee Paid	
Rs. 27,520/- (Article:23)		Rs. 5,646/- (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-99	RS-403	Bastu	Shali	2.4062 Dec	5,50,000/-	5,50,000/-	
	Grand Total :				2.4062Dec	5,50,000 /-	5,50,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	JAHANA ALAM Son of MD Sahdel Ali Molla Executed by: Self, Date of Execution: 30/10/2024 , Admitted by: Self, Date of Admission: 30/10/2024 ,Place : Office	 30/10/2024	Captured LTI 30/10/2024	Jahana Alam 30/10/2024
	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-1XX4 , PAN No.:: BHxxxxxx6L, Aadhaar No: 42xxxxxxxx1587, Status :Individual, Executed by: Self, Date of Execution: 30/10/2024 , Admitted by: Self, Date of Admission: 30/10/2024 ,Place : Office			

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**PS VINAYAK SMARTCITY LLP** 122/1R, Satyendra Nath Majumder Sarani,, City:- , P.O:- Kalighat, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 Date of Incorporation:XX-XX-2XX5 , PAN No.:: AAxxxxxx0K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	**Name**	**Photo**	**Finger Print**	**Signature**
	AMRITA GHOSH (Presentant) Son of Biplob Ghosh Date of Execution - 30/10/2024, , Admitted by: Self, Date of Admission: 30/10/2024, Place of Admission of Execution: Office		Captured	
		Oct 30 2024 3:14PM	LTI 30/10/2024	30/10/2024
	Bellachandi,, City:- , P.O:- Gocharan, P.S:-Joynagar, District:-South 24-Parganas, West Bengal, India, PIN:- 743391, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Date of Birth:XX-XX-1XX1 , PAN No.:: BLxxxxxx9F, Aadhaar No: 27xxxxxxxx2164 Status : Representative, Representative of : PS VINAYAK SMARTCITY LLP (as Authorised Signatory)			

Identifier Details :

Name	Photo	Finger Print	Signature
ALAMGIR REZA Son of JAHANGIR REZA City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027		Captured	
	30/10/2024	30/10/2024	30/10/2024

Identifier Of JAHANA ALAM, AMRITA GHOSH

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	JAHANA ALAM	PS VINAYAK SMARTCITY LLP-2.4062 Dec

Endorsement For Deed Number : I - 160411465 / 2024

On 30-10-2024

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 13:34 hrs on 30-10-2024, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by AMRITA GHOSH ,,

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 5,50,000/-

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

Execution is admitted on 30/10/2024 by JAHANA ALAM, Son of MD Sabdel Ali Molla, Jirangacha,, P.O: Hatisala, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Others

Indetified by ALAMGIR REZA, , , Son of JAHANGIR REZA, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Muslim, by profession Others

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

Execution is admitted on 30-10-2024 by AMRITA GHOSH, Authorised Signatory, PS VINAYAK SMARTCITY LLP (LLP), 122/1R, Satyendra Nath Majumder Sarani,, City- , P.O - Kalighat, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026

Indetified by ALAMGIR REZA, , , Son of JAHANGIR REZA, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Muslim, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 5,546.00/- (A(1) = Rs 5,500.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 5,514/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 30/10/2024 10:57AM with Govt. Ref. No: 192024250280642828 on 30-10-2024, Amount Rs: 5,514/-, Bank: SBI EPay (SBIePay), Ref. No. 0130399741733 on 30-10-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 27,520/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 27,420/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 3002, Amount: Rs.100.00/-, Date of Purchase: 04/10/2024, Vendor name: Subhankar Das
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 30/10/2024 10:57AM with Govt. Ref. No: 192024250280642828 on 30-10-2024, Amount Rs: 27,420/-, Bank: SBI EPay (SBIePay), Ref. No. 0130399741733 on 30-10-2024, 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 326750 to 326766

being No 160411465 for the year 2024.

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

Digitally signed by Anupam Halder
Date: 2024.11.05 15:44:30 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 05/11/2024

DISTRICT SUB-REGISTRAR

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

West Bengal.

01186/22

I-11491/22

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबंगा पश्चिम बंगाल WEST BENGAL

AH 352967

22/09/2022

20220340386/2022

2-25 PM

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

District Sub-Registrar-II
Registration fees
Alipore, South 24 Parganas

26 SEP 2022

26/9/22

26/9/22

CONVEYANCE

1. **Date:** 22.09.2022

2. **Place:** Kolkata

3. **Parties**

2-25 PM

22/9/22

003943

04 JUL 2022

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

Name:.....ALAMGIR REZA
ADVOCATE

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

Vendor:.....WB/1368/2003

Alipur Collectorate, 24 Pgs. (S)

SUBHANKAR DAS
STAMP VENDOR
Alipur Police Court, Kol-27

Suresh Kr Ghosh

7262

Suresh Kr Ghosh

Mitumuddin Mollah
C/o Abdul Jalil Molla.
Vill- Kabildanga.
P.O- Bamunia.
P.S- Kashipur.
Dist- 24 Pgs (S)
Pin- 743502

Diffici Sub-Registrar IV
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3.1 **SURESH KUMAR GHOSH** (**PAN BLNPG0111M** and **Aadhaar No. 5472 4881 6646**), son of Late Ashok Kumar Ghosh alias Ashoke Kumar Ghosh, residing at Jirangacha, Post Office Hatisala, Police Station Bhangar, Kolkata-700135, District South 24 Parganas (**Vendor**, includes successors-in-interest)

And

3.2 **RISHI KYAL HUF**, (**PAN: AAFHR7188R**) having its address at 30C, South End Park, P.S.- Rabindra Sarovar (formerly Lake) Post Office- Sarat Bose Road, Kolkata- 700 029, represented by its Karta **RISHI KYAL** having (**PAN AFTPK7464G** and **Aadhaar No. 6009 1283 0434**), son of Balkrishan Kyal, by faith Hindu, by occupation Business, Nationality Indian, 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)

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

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject Matter of Conveyance

4.1 **Said Property:** (**1**) Land classified as shali (agricultural) measuring 0.57 (zero point five seven) decimal, more or less, out of 101 (one hundred and one) decimal, being a portion of R.S. Dag No. 100, corresponding L.R. Dag No. 94, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet (**BGP**), Sub-Registration District Bhangar, District South 24 Parganas (**First Property**) and more fully described in **Part-I** of the **First Schedule** below **And** (**2**) land classified as danga (highland) measuring 0.87 (zero point eight seven) decimal, more or less, out of 154 (one hundred and fifty four) decimal, being a portion of R.S. Dag No. 102, corresponding L.R. Dag No. 96, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Second Property**) and more fully described in **Part-II** of the **First Schedule** below **And** (**3**) land classified as danga (highland) measuring 0.06 (zero point zero six) decimal, more or less, out of 12 (twelve) decimal, being a portion of R.S. Dag No. 111, corresponding L.R. Dag No. 105, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Third Property**) and more fully described in **Part-III** of the **First Schedule** below **And** (**4**) land classified as danga (highland) measuring 0.52 (zero point five two) decimal, more or less, out of 94 (ninety four) decimal, being a portion of R.S. Dag No. 112, corresponding L.R. Dag No. 106, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District

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Bhangar, District South 24 Parganas (**Fourth Property**) and more fully described in **Part-IV** of the **First Schedule** below **And** (**5**) land classified as shali (agricultural) measuring 0.22 (zero point two two) decimal, more or less, out of 40 (forty) decimal, being a portion of R.S. Dag No. 113, corresponding L.R. Dag No. 107, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Fifth Property**) and more fully described in **Part-V** of the **First Schedule** below **And** (**6**) land classified as danga (highland) measuring 0.06 (zero point zero six) decimal, more or less, out of 11 (eleven) decimal, being a portion of R.S. Dag No. 117, corresponding L.R. Dag No. 111, recorded under R.S. Khatian No. 187, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Sixth Property**) and more fully described in **Part-VI** of the **First Schedule** below **And** (**7**) land classified as danga (highland) measuring 0.74 (zero point seven four) decimal, more or less, out of 131 (one hundred and thirty one) decimal, being a portion of R.S. Dag No. 118, corresponding L.R. Dag No. 112, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Seventh Property**) and more fully described in **Part-VII** of the **First Schedule** below **And** (**8**) land classified as danga (highland) measuring 0.63 (zero point six three) decimal, more or less, out of 112 (one hundred and twelve) decimal, more or less, out of 150 (one hundred and fifty) decimal, being a portion of R.S. Dag No. 92, corresponding L.R. Dag No. 86, recorded under R.S. Khatian No. 181, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Eighth Property**) and more fully described in **Part-VIII** of the **First Schedule** below **And** (**9**) land classified as shali (agricultural) measuring 0.27 (zero point two seven) decimal, more or less, out of 42 (forty two) decimal, being a portion of R.S. Dag No. 94, corresponding L.R. Dag No. 88, recorded under R.S. Khatian No. 181, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Nineth Property**) and more fully described in **Part-IX** of the **First Schedule** below the First Property, Second Property, Third Property, Fourth Property, Fifth Property, Sixth Property, Seventh Property, Eighth Property and Ninth 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 and Confirming Party in the Said Property and appurtenances and inheritances for access and user thereof.

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5. Background, Representations, Warranties and Covenants

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

5.1.1 **Ownership of Mother Property:** At all material time one Uttam Chandra Ghosh was the sole and absolute owner in respect of land measuring 697 (six hundred ninety seven) decimal, comprised in R.S. Dag Nos. 100, 102, 111, 112, 113, 118, 92, 94 and 117, recorded under R.S. Khatian Nos. 629, 181 and 187, Mouza Jirangachs, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (collectively **Mother Property**). The details of the Mother Property is given in the chart below:

R.S. *Dag* No.	R.S. Khatian No.	Total Area in *Dag* (in Dec)	Area in Mother Property (in Dec)
100	629	101	101
102	629	154	154
111	629	12	12
112	629	94	94
113	629	40	40
117	187	11	11
118	629	131	131
92	181	150	112
94	181	42	42
		Total:	**697**

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

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

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5.1.4 **Ownership of Nagendra Nath Ghosh:** By virtue of warision of late Nagendra Nath Ghosh and Jhunubala Ghosh, the said Ashoke Kumar Ghosh was the sole and absolute owner in respect of land measuring 77.48 (seventy seven point four eight) decimal, comprised in R.S. Dag Nos. 100, 102, 111, 112, 113, 118, 92, 94 and 117, recorded under R.S. Khatian Nos. 629, 181 and 187, Mouza Jirangachia, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (collectively **Nagendra's Property**). The details of the Mother Property is given in the chart below:

R.S. *Dag* No.	**R.S. Khatian No.**	**Total Area in *Dag* (in Dec)**	**Area of Nagendra Nath Ghosh (in Dec)**
100	629	101	11.22
102	629	154	17.12
111	629	12	1.34
112	629	94	10.45
113	629	40	4.45
117	187	11	1.22
118	629	131	14.56
92	181	150	12.45
94	181	42	4.67
		Total:	**77.48**

5.1.5 **Demise of Nagendra Nath Ghosh:** Said Nagendra Nath Ghosh, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate leaving behind him surviving his wife Jhunubala Ghosh, 4(four) sons, namely, **(1)** Madan Mohan Ghosh (since deceased), **(2)** Balaram Ghosh, **(3)** Krishnapada Ghosh (since deceased), and **(4)** Ashoke Kumar Ghosh (since deceased), and 5(five) daughters namely **(1)** Lakshmirani Ghosh, **(2)** Saraswati Ghosh, **(3)** Draupadi Ghosh, **(4)** Chayna Ghosh and **(5)** Manoka Ghosh, as his legal heirs and heiress, who jointly and in equal share inherited the right, title and interest of Late Nagendra Nath Ghosh in the Mother Property, free from all encumbrances.

5.1.6 **Demise of Jhunubala Ghosh:** Said Jhunubala Ghosh, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate leaving behind her surviving her 4(four) sons, namely, **(1)** Madan Mohan Ghosh (since deceased), **(2)** Balaram Ghosh, **(3)** Krishnapada Ghosh (since deceased), and **(4)** Ashoke Kumar Ghosh (since deceased), and 5(five) daughters namely **(1)** Lakshmirani Ghosh, **(2)** Saraswati Ghosh, **(3)** Draupadi Ghosh, **(4)** Chayna Ghosh and **(5)** Manoka Ghosh, as her legal heirs and heiress, who jointly and in equal share inherited the right, title and interest of Late Jhunubala Ghosh in the Mother Property, free from all encumbrances.

5.1.7 **Ownership of Ashoke Kumar Ghosh:** By virtue of warision of late Nagendra Nath Ghosh and Jhunubala Ghosh, the said Ashoke Kumar Ghosh was the sole and absolute owner in respect of land measuring 8.61 (eight point six one) decimal, comprised in R.S. Dag Nos. 100, 102, 111, 112, 113, 118, 92, 94 and 117, recorded under R.S. Khatian Nos.

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629, 181 and 187, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (collectively **Ashoke's Property**). The details of the Mother Property is given in the chart below:

R.S. *Dag* No.	R.S. Khatian No.	Total Area in *Dag* (in Dec)	Area of Ashoke Kumar Ghosh (in Dec)
100	629	101	1.25
102	629	154	1.9
111	629	12	0.15
112	629	94	1.16
113	629	40	0.5
117	187	11	0.13
118	629	131	1.62
92	181	150	1.38
94	181	42	0.52
		Total:	**8.61**

5.1.8 **Demise of Ashoke Kumar Ghosh:** Said Ashoke Kumar Ghosh, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate leaving behind him surviving his wife Pratima Ghosh, 2(two) sons, namely, **(1)** Avijit Ghosh and **(2)** Suresh Kumar Ghosh (the Vendor herein), as his legal heirs and heiress, who jointly and in equal share inherited the right, title and interest of Late Ashoke Kumar Ghosh in the Mother Property, free from all encumbrances.

5.1.9 **Absolute Ownership of Vendor through warision:** In the above mentioned events and circumstances said Suresh Kumar Ghosh (the Vendor herein) has become the sole and absolute owner in respect of the land measuring 2.87 (two point eight seven) decimal, comprised in R.S. Dag Nos. 100, 102, 111, 112, 113, 118, 92, 94 and 117, recorded under R.S. Khatian Nos. 629, 181 and 187, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (collectively **Suresh's inherited Property**). The details of the Mother Property is given in the chart below:

R.S. *Dag* No.	R.S. Khatian No.	Total Area in *Dag* (in Dec)	Area of Suresh Kumar Ghosh (in Dec)
100	629	101	0.42
102	629	154	0.64
111	629	12	0.05
112	629	94	0.39
113	629	40	0.16
117	187	11	0.04
118	629	131	0.54
92	181	150	0.46
94	181	42	0.17
		Total:	**2.87**

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5.1.10 **Sale by Saraswati Ghosh:** By a Deed of Sale dated 6th July, 2018, registered in the Office of the District Sub-Registrar, Bhangar, recorded in Book No. I, Volume No. 1621-2018, at Pages 105101 to 105145, being Deed No. 162103683 for the year 2018, said Saraswati Ghosh daughter of Nagendra Nath Ghosh sold, conveyed and transferred her right, title and interest in said R.S. Dag Nos. 100, 102, 111, 112, 113, 117, 118, 92 and 94 out of her inherited property from his father Property unto and in favour of (**1**) Biswajit Ghosh, (**2**) Subhajit Ghosh (Minor), (**3**) Avijit Ghosh and (**4**) Suresh Kumar Ghosh (the vendor herein). Details of the subject property of such sale is given in the chart below:

R.S. *Dag* No.	**R.S. Khatian No.**	**Total Area in *Dag* (in Dec)**	**1/4th area of Suresh Kumar Ghosh by Purchase from Deed No. 3683/2018 (in Dec)**
100	629	101	0.16
102	629	154	0.23
111	629	12	0.019
112	629	94	0.15
113	629	40	0.06
117	187	11	0.02
118	629	131	0.20
92	181	150	0.17
94	181	42	0.061
		Total:	**1.07**

5.1.11 **Absolute ownership of Vendor:** In the above mentioned facts and circumstances, the said Suresh Kumar Ghosh has become the sole and absolute owner in respect of the land measuring 3.94 (three point nine four) decimal, through warision from Ashoke Kumar Ghosh and through purchase from Saraswati Ghosh comprised in R.S. Dag Nos. 100, 102, 111, 112, 113, 118, 92, 94 and 117, recorded under R.S. Khatian Nos. 629, 181 and 187, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (collectively **the Said Property**) which is the subject matter of this deed of conveyance.

5.1.12 **Completion of Sale:** In furtherance of the above, the Vendor is 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

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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 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.

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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 **Second Schedule** below, being (1) the First Property, i.e., Land classified as shali (agricultural) measuring 0.57 (zero point five seven) decimal, more or less, out of 101 (one hundred and one) decimal, being a portion of R.S. Dag No. 100, corresponding L.R. Dag No. 94, recorded under R.S. Khatian No. 629, 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 and more fully described in **Part-I** of the **First Schedule** below **And** (**2**) the Second Property, i.e., land classified as danga(highland) measuring 0.87 (zero point eight seven) decimal, more or less, out of 154 (one hundred and fifty four) decimal, being a portion of R.S. Dag No. 102, corresponding L.R. Dag No. 96, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-II** of the **First Schedule** below **And** (**3**) the Third Property, i.e., land classified as danga(highland) measuring 0.06 (zero point zero six) decimal, more or less, out of 12 (twelve) decimal, being a portion of R.S. Dag No. 111, corresponding L.R. Dag No. 105, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-III** of the **First Schedule** below **And** (**4**) the Fourth Property, i.e., land classified as danga(highland) measuring 0.52 (zero point five two) decimal, more or less, out of 94 (ninety four) decimal, being a portion of R.S. Dag No. 112, corresponding L.R. Dag No. 106, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-IV** of the **First Schedule** below and **And** (**5**) the Fifth Property, i.e., land classified as shali (agricultural) measuring 0.22 (zero point two two) decimal, more or less, out of 40 (forty) decimal, being a portion of R.S. Dag No. 113, corresponding L.R. Dag No. 107, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-

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Registration District Bhangar, District South 24 Parganas and more fully described in **Part-V** of the **First Schedule** below **And** (**6**) the Sixth Property, i.e., land classified as danga(highland) measuring 0.06 (zero point zero six) decimal, more or less, out of 11 (eleven) decimal, being a portion of R.S. Dag No. 117, corresponding L.R. Dag No. 111, recorded under R.S. Khatian No. 187, 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-VI** of the **First Schedule** below **And** (**7**) the Seventh Property, i.e., land classified as danga(highland) measuring 0.74 (zero point seven four) decimal, more or less, out of 131 (one hundred and thirty one) decimal, being a portion of R.S. Dag No. 118, corresponding L.R. Dag No. 112, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-VII** of the **First Schedule** below **And** (**8**) the Eighth Property, i.e., land classified as danga(highland) measuring 0.63 (zero point six three) decimal, more or less, out of 112 (one hundred and twelve) decimal, more or less, out of 150 (one hundred and fifty) decimal, being a portion of R.S. Dag No. 92, corresponding L.R. Dag No. 86, recorded under R.S. Khatian No. 181, 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-VIII** of the **First Schedule** below **And** (**9**) the Ninth Property, i.e., land classified as shali (agricultural) measuring 0.27 (zero point two seven) decimal, more or less, out of 42 (forty two) decimal, being a portion of R.S. Dag No. 94, corresponding L.R. Dag No. 88, recorded under R.S. Khatian No. 181, 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-IX** 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.10,71,000/-** (Rupees Ten Lakh Seventy One Thousand only) (**Total Consideration**) which the Purchaser has directly to the Vendor receipt of which Vendor hereby and by the Vendor's Receipt and Memo of Consideration hereunder written, admits and acknowledges.

8. Terms of Transfer

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

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

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

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

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

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

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

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

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

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

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

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

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

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

9. **Interpretation:**

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

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

First Schedule
Part-I
(First Property)

Land vacant classified as shali (agricultural) measuring 0.57 (zero point five seven) decimal, more or less, out of 101 (one hundred and one) decimal, being a portion of R.S. Dag No. 100, corresponding L.R. Dag No. 94, recorded under R.S. Khatian No. 629, 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 and the said Dag is butted and bounded as follows:

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

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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Part-II
(Second Property)

Land vacant classified as danga(highland) measuring 0.87 (zero point eight seven) decimal, more or less, out of 154 (one hundred and fifty four) decimal, being a portion of R.S. Dag No. 102, corresponding L.R. Dag No. 96, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and the said Dag is butted and bounded as follows:

On the North	:	By R.S. Dag Nos. 92
On the East	:	By R.S. Dag Nos. 100 & 101
On the South	:	By R.S. Dag Nos. 103 & 105
On the West	:	By Mouza Hatisala

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

Part III
(Third Property)

Land vacant classified as danga(highland) measuring 0.06 (zero point zero six) decimal, more or less, out of 12 (twelve) decimal, being a portion of R.S. Dag No. 111, corresponding L.R. Dag No. 105, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and the said Dag is butted and bounded as follows:

On the North	:	By R.S. Dag Nos. 110
On the East	:	By R.S. Dag Nos. 112
On the South	:	By R.S. Dag Nos. 497
On the West	:	By Mouza Hatisala

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

Part-IV
(Fourth Property)

Land vacant classified as danga(highland) measuring 0.52 (zero point five two) decimal, more or less, out of 94 (ninety four) decimal, being a portion of R.S. Dag No. 112, corresponding L.R. Dag No. 106, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP,

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

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

Part-V
(Fifth Property)

Land vacant classified as shali (agricultural) measuring 0.22 (zero point two two) decimal, more or less, out of 40 (forty) decimal, being a portion of R.S. Dag No. 113, corresponding L.R. Dag No. 107, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and the said Dag is butted and bounded as follows:

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

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

Part-VI
(Sixth Property)

Land vacant classified as danga(highland) measuring 0.06 (zero point zero six) decimal, more or less, out of 11 (eleven) decimal, being a portion of R.S. Dag No. 117, corresponding L.R. Dag No. 111, recorded under R.S. Khatian No. 187, 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. 101
On the East	:	By R.S. Dag No. 118
On the South	:	By R.S. Dag No. 116
On the West	:	By R.S. Dag No. 104

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

Part-VII
(Seventh Property)

Land vacant classified as danga(highland) measuring 0.74 (zero point seven four) decimal, more or less, out of 131 (one hundred and thirty one) decimal, being a portion of R.S. Dag No. 118, corresponding L.R. Dag No. 112, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and the said Dag is butted and bounded as follows:

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

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

Part-VIII
(Eighth Property)

Land vacant classified as danga(highland) measuring 0.63 (zero point six three) decimal, more or less, out of 112 (one hundred and twelve) decimal, more or less, out of 150 (one hundred and fifty) decimal, being a portion of R.S. Dag No. 92, corresponding L.R. Dag No. 86, recorded under R.S. Khatian No. 181, 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. 91
On the East	:	By R.S. Dag No. 94, 93, 100
On the South	:	By R.S. Dag No. 102
On the West	:	By Mouza Hatisala

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

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Part-IX
(Ninth Property)

Land vacant classified as shali (agricultural) measuring 0.27 (zero point two seven) decimal, more or less, out of 42 (forty two) decimal, being a portion of R.S. Dag No. 94, corresponding L.R. Dag No. 88, recorded under R.S. Khatian No. 181, 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. 67
On the East	:	By R.S. Dag No. 95
On the South	:	By R.S. Dag Nos. 93, 96 & 100
On the West	:	By R.S. Dag No. 92

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

2nd Schedule
(Said Property)
[Subject Matter of Conveyance]

Land vacant classified as shali (agricultural) measuring 0.57 (zero point five seven) decimal, more or less, out of 101 (one hundred and one) decimal, being a portion of R.S. Dag No. 100, corresponding L.R. Dag No. 94, recorded under R.S. Khatian No. 629, 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 and more fully described in **Part-I** of the **First Schedule** above

land vacant classified as danga(highland) measuring 0.87 (zero point eight seven) decimal, more or less, out of 154 (one hundred and fifty four) decimal, being a portion of R.S. Dag No. 102, corresponding L.R. Dag No. 96, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-II** of the **First Schedule** above

land vacant classified as danga(highland) measuring 0.06 (zero point zero six) decimal, more or less, out of 12 (twelve) decimal, being a portion of R.S. Dag No. 111, corresponding L.R. Dag No. 105, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-III** of the **First Schedule** above

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land vacant classified as danga(highland) measuring 0.52 (zero point five two) decimal, more or less, out of 94 (ninety four) decimal, being a portion of R.S. Dag No. 112, corresponding L.R. Dag No. 106, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-IV** of the **First Schedule** above

land vacant classified as shali (agricultural) measuring 0.22 (zero point two two) decimal, more or less, out of 40 (forty) decimal, being a portion of R.S. Dag No. 113, corresponding L.R. Dag No. 107, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-V** of the **First Schedule** above

land vacant classified as danga(highland) measuring 0.06 (zero point zero six) decimal, more or less, out of 11 (eleven) decimal, being a portion of R.S. Dag No. 117, corresponding L.R. Dag No. 111, recorded under R.S. Khatian No. 187, 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-VI** of the **First Schedule** above

land vacant classified as danga(highland) measuring 0.74 (zero point seven four) decimal, more or less, out of 131 (one hundred and thirty one) decimal, being a portion of R.S. Dag No. 118, corresponding L.R. Dag No. 112, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas, and more fully described in **Part-VII** of the **First Schedule** above

land vacant classified as danga(highland) measuring 0.63 (zero point six three) decimal, more or less, out of 112 (one hundred and twelve) decimal, more or less, out of 150 (one hundred and fifty) decimal, being a portion of R.S. Dag No. 92, corresponding L.R. Dag No. 86, recorded under R.S. Khatian No. 181, 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-VIII** of the **First Schedule** above

land vacant classified as shali (agricultural) measuring 0.27 (zero point two seven) decimal, more or less, out of 42 (forty two) decimal, being a portion of R.S. Dag No. 94, corresponding L.R. Dag No. 88, recorded under R.S. Khatian No. 181, 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-IX** of the **First Schedule** above

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

22 SEP 2022

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

The details of the Said Property are tabulated below:

R.S. *Dag* No.	L.R. *Dag* No.	R.S. Khatian No.	L.R. Khatian No.	Total Area in *Dag* (in Dec)	Area Sold (in Dec)
100	94	629	1507	101	0.57
102	96	629	21	154	0.87
111	105	629	21 & 1507	12	0.06
112	106	629	1507	94	0.52
113	107	629	1507	40	0.22
117	111	187	1507	11	0.06
118	112	629	21 & 1507	131	0.74
92	86	181	21	150	0.63
94	88	181	21	42	0.27
				Total	**3.94**

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
132/1R, S.N. Mukherjee Street
Kol-26.

2. Nizamuddin Mulla
C/o Abdul Jalil Molla
Kabildanga Bhawania
Howrah
Pin - 711 3502

Suresh Kr Ghosh

[Vendor]

Drafted by:

Alangir Roy WB/1866/03

Advocate

Alipore Judges Court
Kol-27

Office of the Dist Sub-Registrar (V)
South 24-Parganas, Alipore, Kol-27

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

22 SEP 2022

Vendor's Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs.10,71,000/- (Rupees Ten Lakh Seventy One Thousand only)** towards final payment of the consideration for sale of the Said Property described in the **Second Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
UTR No. IOBAR52022092100598665	21.09.22	Indian Overseas Bank	10,71,000/-
			10,71,000/-

Witnesses:

1. Amrita Ghosh

Suresh Kr Ghosh

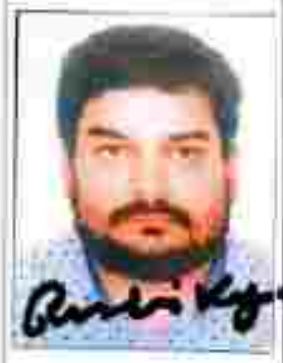
(Vendor)

2. Nijamuddin Molla

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

22 SEP 2022

SPECIMEN FORM FOR TEN FINGER PRINTS



Ravi Kyal

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

Suresh Kr Ghosh

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

PHOTO

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

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

22 SEP 2022

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAFHR7188R

नाम / Name
RISHI KYAL HUF

05032019

निगमन / गठन की तारीख
Date of Incorporation / Formation
08/03/2001

Rishi Kyal


Rishi Kyal
6009 1283 0434
मेरा आधार, मेरी पहचान


6009 1283 0434
1947


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
AFTPK7454G

আধার

ভারত সরকার

Government of India

আপনার আধার সংখ্যা / Your Aadhaar No. :

5472 4881 6646

আধার – সাধারণ মানুষের অধিকার

Suresh Kumar Ghosh

Father : Nirmal Kumar Ghosh

Male

5472 4881 6646

আধার – সাধারণ মানুষের অধিকার

Suresh Ghosh

आयकर विभाग

INCOME TAX DEPARTMENT

भारत सरकार

GOVT. OF INDIA

SURESH KUMAR GHOSH

ASHOK KUMAR GHOSH

15/02/1993

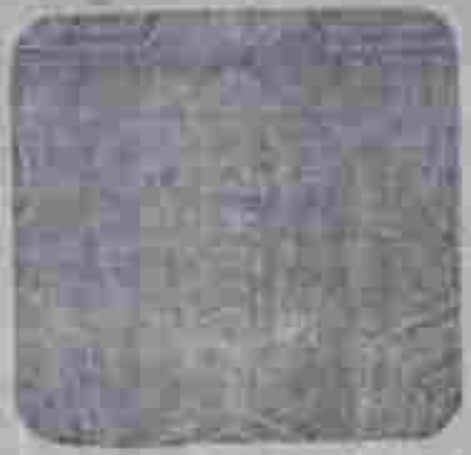
Permanent Account Number

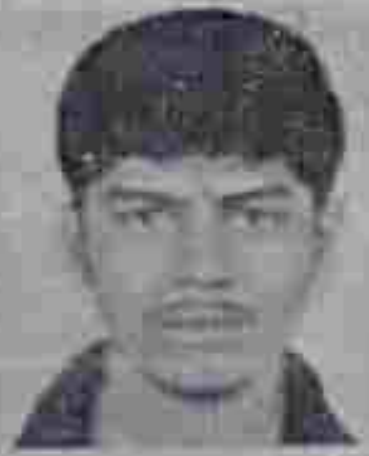
BLNPG0111M

Suresh Kr Ghosh

Signature

Suresh Kr Ghosh





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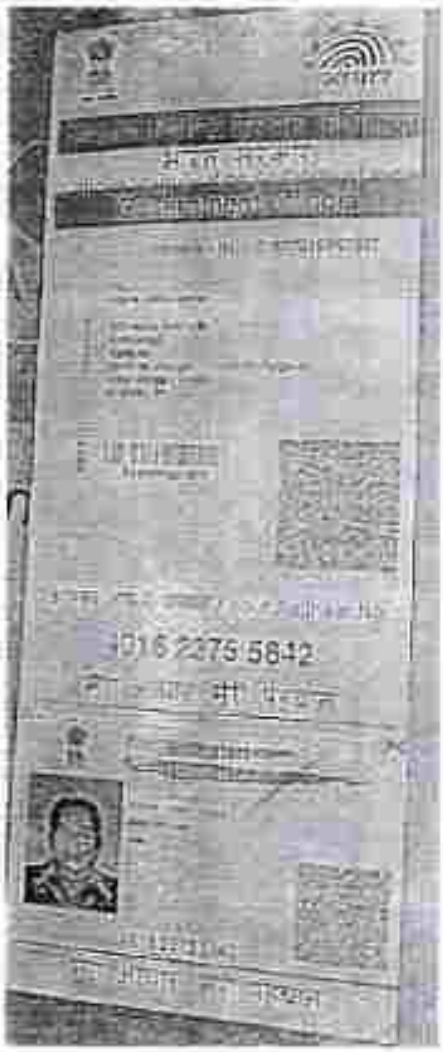

Misbaul Haque

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

Query No / Year	2002840386/2022	Office where deed will be registered
Query Date	21/09/2022 3:29:57 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 - 700028, Mobile No. : 9330394669, Status :Seller/Executant	
Transaction		Additional Transaction
[0101] Sale, Sale Document		[4308] Agreement [No of Agreement : 2]
Set Forth value		Market Value
Rs. 10,71,000/-		Rs. 10,71,000/-
Total Stamp Duty Payable(SD)		Total Registration Fee Payable
Rs. 32,150/- (Article:23)		Rs. 10,724/- (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, J.L.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-100	RS-629	Bastu	Shali	0.67 Dec	1,54,942/-	1,54,942/-	
L2	RS-102	RS-629	Bastu	Danga	0.67 Dec	2,36,490/-	2,36,490/-	
L3	RS-111	RS-629	Bastu	Danga	0.06 Dec	16,310/-	16,310/-	
L4	RS-112	RS-629	Bastu	Danga	0.52 Dec	1,41,350/-	1,41,350/-	
L5	RS-113	RS-629	Bastu	Shali	0.22 Dec	59,802/-	59,802/-	
L6	RS-117	RS-187	Bastu	Danga	0.06 Dec	16,310/-	16,310/-	
L7	RS-118	RS-629	Bastu	Danga	0.74 Dec	2,01,152/-	2,01,152/-	
L8	RS-92	RS-181	Bastu	Danga	0.63 Dec	1,71,251/-	1,71,251/-	
L9	RS-94	RS-181	Bastu	Shali	0.27 Dec	73,393/-	73,393/-	
		TOTAL :			3.94Dec	10,71,000 /-	10,71,000 /-	
	Grand Total :				3.94Dec	10,71,000 /-	10,71,000 /-	

Seller Details :

Sl No	Name & address	Status	Execution Admission Details :
1	SURESH KUMAR GHOSH Son of Late :Ashok Kumar Ghosh,Jirangacha, City:- , P.O:- Hatisala, P.S:-Bhangar, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. BLxxxxxx1M, Aadhaar No.: 54xxxxxxxx5646,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	RISHI KYAL HUF (HUF) ,30C, South End Park, City:- , P.O.- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 PAN No. AAxxxxxx8R, ,Aadhaar No Not Provided by UIDAIStatus :Organization, Not Executed	Organization	Not Executed

Identifier Details :

Name & address
NIJAM UDDIN MOLLA Son of Abdul Jalil 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 SURESH KUMAR GHOSH

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	SURESH KUMAR GHOSH	RISHI KYAL HUF-0.57 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	SURESH KUMAR GHOSH	RISHI KYAL HUF-0.87 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	SURESH KUMAR GHOSH	RISHI KYAL HUF-0.06 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	SURESH KUMAR GHOSH	RISHI KYAL HUF-0.52 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	SURESH KUMAR GHOSH	RISHI KYAL HUF-0.22 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	SURESH KUMAR GHOSH	RISHI KYAL HUF-0.08 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	SURESH KUMAR GHOSH	RISHI KYAL HUF-0.74 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	SURESH KUMAR GHOSH	RISHI KYAL HUF-0.83 Dec
Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	SURESH KUMAR GHOSH	RISHI KYAL HUF-0.27 Dec

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 21-10-2022) for e-Payment . Assessed market value & Query is valid for 30 days (i.e. upto 21-10-2022)
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

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

GRN Details

GRN:	192022230126449581	**Payment Mode:**	Online Payment
GRN Date:	22/09/2022 10:54:08	**Bank/Gateway:**	Indian Overseas Bank
BRN :	202209220797997	**BRN Date:**	22/09/2022 10:55:05
Payment Status:	Successful	**Payment Ref. No:**	2002840386/2/2022
			[Query No*Query Year]

Depositor Details

Depositor's Name:	RISHI KYAL (HUF)
Address:	30C, SOUTH END PARK KOLKATA-700029
Mobile:	9830065307
Depositor Status:	Buyer/Claimants
Query No:	2002840386
Applicant's Name:	Org VINAYAK LEGAL
Identification No:	2002840386/2/2022
Remarks:	Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002840386/2/2022	Property Registration- Stamp duty	0030-02-103-003-02	32150
2	2002840386/2/2022	Property Registration- Registration Fees	0030-03-104-001-16	10724
			Total	**42874**

IN WORDS: **FORTY TWO THOUSAND EIGHT HUNDRED SEVENTY FOUR 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 16042002840386/2022

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

Sl No.	Name of the Executant	Category		Finger Print	Signature with date
1	SURESH KUMAR GHOSH Jirangacha, City:- , P.O:- Hatisala, P.S:-Bhangar, District:- South 24-Parganas, West Bengal, India, PIN:- 700135	Seller			Suresh Kr Ghosh 22.9.2022

Sl No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	NIJAM UDDIN MOLLA Son of Abdul Jalil Molla Village:- Kabildanga, P.O:- Bamunia, P.S:- Kashipur, District:- South 24-Parganas, West Bengal, India, PIN:- 743502	SURESH KUMAR GHOSH			Nijam Uddin Molla 22.09.22

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

Joint Office of the Joint Sub-Registrar IV at Liluah
Howrah, Howrah, South 24-Parganas

Major Information of the Deed

Deed No :	**I-1604-11494/2022**	**Date of Registration**	**26/09/2022**
Query No / Year	**1604-2002840386/2022**	**Office where deed is registered**	
Query Date	**21/09/2022 3:29:57 PM**	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	VINAYAK LEGAL 122/1R, Satyendra Nath Majumder 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. 10,71,000/-		Rs. 10,71,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 32,250/- (Article:23)		Rs. 10,756/- (Article:A(1), E)	
Remarks			

Land Details :

District: South 24-Parganas, P.S:- Kashipur, Gram Panchayat: BHAGAWANPUR, Mouza: Jirangecha, 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-100	RS-629	Bastu	Shali	0.57 Dec	1,54,942/-	1,54,942/-	
L2	RS-102	RS-629	Bastu	Danga	0.87 Dec	2,36,490/-	2,36,490/-	
L3	RS-111	RS-629	Bastu	Danga	0.06 Dec	16,310/-	16,310/-	
L4	RS-112	RS-629	Bastu	Danga	0.52 Dec	1,41,350/-	1,41,350/-	
L5	RS-113	RS-629	Bastu	Shali	0.22 Dec	59,802/-	59,802/-	
L6	RS-117	RS-187	Bastu	Danga	0.06 Dec	16,310/-	16,310/-	
L7	RS-118	RS-629	Bastu	Danga	0.74 Dec	2,01,152/-	2,01,152/-	
L8	RS-92	RS-181	Bastu	Danga	0.63 Dec	1,71,251/-	1,71,251/-	
L9	RS-94	RS-181	Bastu	Shali	0.27 Dec	73,393/-	73,393/-	
		TOTAL :			**3.94Dec**	**10,71,000 /-**	**10,71,000 /-**	
	Grand Total :				**3.94Dec**	**10,71,000 /-**	**10,71,000 /-**	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**SURESH KUMAR GHOSH (Presentant)** Son of Late Ashok Kumar Ghosh Jirangacha, City:- , P.O:- Hatisala, P.S:-Bhangar, District:-South24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: BLxxxxxx1M, Aadhaar No: 54xxxxxxxx6646, Status :Individual, Executed by: Self, Date of Execution: 22/09/2022 , Admitted by: Self, Date of Admission: 22/09/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 22/09/2022 , Admitted by: Self, Date of Admission: 22/09/2022 ,Place : Pvt. Residence

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**RISHI KYAL HUF** 30C, South End Park, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 , PAN No.:: AAxxxxxx8R,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

Identifier Details :

Name	Photo	Finger Print	Signature
NIJAM UDDIN MOLLA Son of Abdul Jalil Molla Village:- Kabilbanga, P.O.- Barmma, P.S.- Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743502			
Identifier Of SURESH KUMAR GHOSH			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	SURESH KUMAR GHOSH	RISHI KYAL HUF-0.57 Dec

Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	SURESH KUMAR GHOSH	RISHI KYAL HUF-0.87 Dec

Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	SURESH KUMAR GHOSH	RISHI KYAL HUF-0.06 Dec

Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	SURESH KUMAR GHOSH	RISHI KYAL HUF-0.52 Dec

Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	SURESH KUMAR GHOSH	RISHI KYAL HUF-0.22 Dec

Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	SURESH KUMAR GHOSH	RISHI KYAL HUF-0.06 Dec

Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	SURESH KUMAR GHOSH	RISHI KYAL HUF-0.74 Dec

Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	SURESH KUMAR GHOSH	RISHI KYAL HUF-0.63 Dec

Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	SURESH KUMAR GHOSH	RISHI KYAL HUF-0.27 Dec

Endorsement For Deed Number : I - 160411494 / 2022

On 22-09-2022

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

Presented for registration at 14:25 hrs on 22-09-2022, at the Private residence by SURESH KUMAR GHOSH ,Executant.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 10,71,000/-

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

Execution is admitted on 22/09/2022 by SURESH KUMAR GHOSH, Son of Late Ashok Kumar Ghosh, Jirangacha, P.O: Hatisala, Thana: Bhangar, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Others

Indetified by NIJAM UDDIN 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 26-09-2022

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 10,756/- (A(1) = Rs 10,710/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 10,724/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/09/2022 10:55AM with Govt. Ref. No: 192022230126449581 on 22-09-2022, Amount Rs: 10,724/-, Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 202209220797997 on 22-09-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 32,150/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 32,150/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 3943, 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 22/09/2022 10:55AM with Govt. Ref. No: 192022230126449581 on 22-09-2022, Amount Rs: 32,150/-, Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 202209220797997 on 22-09-2022, 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 336340 to 336369

being No 160411494 for the year 2022.

Digitally signed by ANUPAM HALDER
Date: 2022.09.26 16:33:37 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 2022/09/26 04:33:37 PM

DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)

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भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

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ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL

AM 773021

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

24/09/2022

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3:20 P.M.

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

26 SEP 2022

26/9/22

CONVEYANCE

1. **Date:** 24/09/2022

2. **Place:** Kolkata

3. **Parties**

3-20 pm
24/9/22

55351

SOLD TO _____
OF _____
RS _____

ANUBRATA DHAR
Advocate
6, K.M. Court Kol-1

JAYDEEP CHATTERJEE
16, INDIA EXCHANGE PLACE, KOL-1
LICENSED STAMP VENDOR
NO. 351RS2016

- 5 SEP 2022

- 5 SEP 2022

L.T.I of NIHARBALA GHOSH
By the Pen of Rajib Roy

7394

L.T.I of NIHAR BALA GHOSH
By the Pen of Rajib Roy

Sub-Registrar IV
Alipore, Kol-27

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Rajib Roy
Add: Sulangani Dakshin Para.
Newtown, Kol-59

3.1 **NIHARBALA GHOSH** (**PAN BFHPG9280H** and **Aadhaar No. 2936 8106 7255**), daughter of Late Bipin Ghosh, residing at Dakshin Para, Post Office Naora, Badra Bhangar, Police Station Bhangar, District South 24 Parganas, Pin- 743507 (**Vendor**, includes successors-in-interest)

And

3.2 **SAKHSHI KYAL**, (having **PAN APKPK3417Q** and **Aadhaar No. 3007 7888 5993**), wife of Rahul 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)

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

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject Matter of Conveyance

4.1 **Said Property:** (1) land classified as danga (highland) measuring 1.23 (one point two three) decimal, more or less, out of 112 (one hundred and twelve) decimal, more or less, out of 150 (one hundred and fifty) decimal, being a portion of R.S. Dag No. 92, corresponding L.R. Dag No. 86, recorded under R.S. Khatian No. 181, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet (**BGP**), Sub-Registration District Bhangar, District South 24 Parganas (**First Property**) and more fully described in **Part-I** of the **First Schedule** below **And** (2) land classified as shali(agricultural) measuring land 0.47 (zero point four seven) decimal, more or less, out of 42 (forty two) decimal, being a portion of R.S. Dag No. 94, corresponding L.R. Dag No. 88, recorded under R.S. Khatian No. 181, 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 (**Second Property**) and more fully described in **Part-II** of the **First Schedule** below **And** (3) land classified as shali(agricultural) measuring 0.41 (zero point four one) decimal, more or less, out of 11 (eleven) decimal, being a portion of R.S. Dag No. 117, corresponding L.R. Dag No. 111, recorded under R.S. Khatian No. 187, 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 (**Third Property**) and more fully described in **Part-III** of the **First Schedule** below **And** (4) land classified as shali(agricultural) measuring 0.526 (zero point five two six) decimal, more or less, out of 14.25 (twelve point three seven five) decimal, more or less, out of 38 (thirty eight) decimal, being a portion of R.S. Dag No. 497, corresponding L.R. Dag No. 465, recorded under R.S. Khatian No. 582, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the

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jurisdiction of Bhagabanpur Gram Panchayet (**BGP**), Sub-Registration District Bhangar, District South 24 Parganas (**Fourth Property**) and more fully described in **Part-IV** of the **First Schedule** below **And (5)** land classified as danga (highland) measuring 2.44 (two point four four) decimal, more or less, out of 66 (sixty six) decimal, being a portion of R.S. Dag No. 500, corresponding L.R. Dag No. 468, recorded under R.S. Khatian No. 582, 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 (**Fifth Property**) and more fully described in **Part-V** of the **First Schedule** below, **And (6)** land classified as danga(highland) measuring 1.45 (one point four five) decimal, more or less, out of 39.18 (thirty nine point one eight) decimal, more or less, being a portion of R.S. Dag No. 501, corresponding L.R. Dag No. 469, recorded under R.S. Khatian No. 582, 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 (**Sixth Property**) and more fully described in **Part-VI** of the **First Schedule** below **And (7)** land classified as danga(highland) measuring 0.8 (zero point eight) decimal, more or less, out of 21.375 (twenty one point three seven five) decimal, more or less, out of 57 (fifty seven) decimal, being a portion of R.S. Dag No. 503, corresponding L.R. Dag No. 471, recorded under R.S. Khatian No. 582, 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 (**Seventh Property**) and more fully described in **Part-VII** of the **First Schedule** below, the First Property, Second Property, Third Property, Fourth Property, Fifth Property, Sixth Property and Seventh 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 and Confirming Party in the Said Property and appurtenances and inheritances for access and user thereof.

5. Background, Representations, Warranties and Covenants

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

5.1.1 **Ownership of Mother Property:** At all material time one Uttam Chandra Ghosh was the sole and absolute owner in respect of land measuring 305.805 (three zero five point eight zero five) decimal, comprised in R.S. Dag Nos. 92, 94, 117, 497, 500, 501 and 503, recorded under R.S. Khatian Nos. 629, 187 and 582, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (collectively **Larger Property**). The details of the Mother Property is given in the chart below:

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R.S. *Dag* No.	R.S. Khatian No.	Total Area in *Dag* (in Dec)	Area in Mother Property (in Dec)
92	181	150	112
94	181	42	42
117	187	11	11
497	582	38	14.25
500	582	66	66
501	582	99	39.18
503	582	57	21.375
		Total:	**305.805**

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

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

5.1.4 **Ownership of Bipin Bihari Ghosh:** by virtue of the warision, the said Bipin Bihari Ghosh was the sole and absolute owner in respect of land measuring 33.98 (thirty three point nine eight) decimal, comprised in R.S. Dag Nos. 92, 94, 117, 497, 500, 501 and 503, recorded under R.S. Khatian Nos. 629, 187 and 582, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (collectively **Bipin's Property**). The details of the Mother Property is given in the chart below:

R.S. *Dag* No.	R.S. Khatian No.	Total Area in *Dag* (in Dec)	Area in Mother Property (in Dec)
92	181	150	12.45
94	181	42	4.67
117	187	11	1.22
497	582	38	1.58
500	582	66	7.33
501	582	99	4.35

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503	582	57	2.38
		Total:	**33.98**

5.1.5 **Demise of Bipin Bihari Ghosh:** Said Bipin Bihari Ghosh, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate leaving behind him surviving his 2 (two) sons, namely, (**1**) Siddheshwar Ghosh and (**2**) Bhadreshwar Ghosh and 1 (one) daughter, Niharbala Ghosh, as his only legal heirs and heiress, who jointly and in equal share inherited the right, title and interest of Late Bipin Bihari Ghosh in the Mother Property, free from all encumbrances.

5.1.6 **Ownership of Niharbala Ghosh:** by virtue of the warision, the said Niharbala Ghosh was the sole and absolute owner in respect of land measuring 11.33 (eleven point thee three) decimal, comprised in R.S. Dag Nos. 92, 94, 117, 497, 500, 501 and 503, recorded under R.S. Khatian Nos. 629, 187 and 582, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (collectively **Niharbala's Property**). The details of the Mother Property is given in the chart below:

R.S. *Dag* No.	**R.S. Khatian No.**	**Total Area in *Dag* (in Dec)**	**Area in Mother Property (in Dec)**
92	181	150	4.15
94	181	42	1.56
117	187	11	0.41
497	582	38	0.53
500	582	66	2.44
501	582	99	1.45
503	582	57	0.79
		Total:	**11.33**

5.1.7 **Sale by Niharbala Ghosh:** By 2 (two) Deeds of Sale, being, (**1**) Deed of Sale dated 11th March, 1996, registered in the Office of the Sub-Registrar, Bhangar, recorded in Book No. I, Volume No. 36, at Pages 381 to 390, being Deed No. 2315 for the year 1997 and (**2**) Deed of Sale dated 11th March, 1996, registered in the Office of the Sub-Registrar, Bhangar, recorded in Book No. I, Volume No. 36, at Pages 391 to 400, being Deed No. 2316 for the year 1997, said Nihar bala Ghosh sold, conveyed and transferred land measuring 4.01 (four point zero one) out of her entitlement in the (**Larger Property**) unto and in favour of (**1**) Bidyut Ghosh and (**2**) Biman Ghosh, both are son of Late Bhadreshwar Ghosh, free from all encumbrances. The details of the Larger Property is given in the chart below:

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5.1.8 **Absolute Ownership of Vendor:** In the above mentioned events and circumstances said Nehar bala Ghosh (the Vendor herein) has become the sole and absolute owner of the balance land by virtue of inheritance out of the Larger Property vis-à-vis the Mother Property, comprised in the First Property, Second Property, Third Property, Fourth Property, Fifth Property, Sixth Property and Seventh Property free from all encumbrances and the Said Property is the subject matter of this Conveyance.

5.1.9 **Completion of Sale:** In furtherance of the above, the Vendor is 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,

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Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title and the title of the Vendor to the Said Property is free, clear and marketable.

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

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

6. Basic Understanding

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

7. Transfer

7.1 **Hereby Made:** The Vendor hereby sells, conveys and transfers to the Purchaser the entirety of the Vendor's right, title and interest of whatsoever or howsoever nature in the Said Property, more fully described in the **Second Schedule** below, being (**1**) the First Property, i.e., land measuring 1.23 (one point two three) decimal, more or less, out of 112 (one hundred and twelve) decimal, more or less, out of 150 (one hundred and fifty) decimal, being a portion of R.S. Dag No. 92, corresponding L.R. Dag No. 86, recorded under R.S. Khatian No. 181, 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 and more fully described in **Part-I** of the **First Schedule** below **And** (**2**) the Second Property, i.e., land measuring 0.47 (zero point four seven) decimal, more or less, out of 42 (forty two) decimal, being a portion of R.S. Dag No. 94, corresponding L.R. Dag No. 88, recorded under R.S. Khatian No. 181, 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 and more fully described in **Part-II** of the **First Schedule** below **And** (**3**) the Third Property, i.e., land measuring 0.41 (zero point four one) decimal, more or less, out of 11 (eleven) decimal, being a portion of R.S. Dag No. 117, corresponding L.R. Dag No. 111, recorded under R.S. Khatian No. 187, Mouza Jirangacha, J.L. No. 25,

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Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet (**BGP**), Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-III** of the **First Schedule** below **And** (**4**) the Fourth Property, i.e land measuring 0.526 (zero point five two six) decimal, more or less, out of 14.25 (twelve point three seven five) decimal, more or less, out of 38 (thirty eight) decimal, being a portion of R.S. Dag No. 497, corresponding L.R. Dag No. 465, recorded under R.S. Khatian No. 582, 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 and more fully described in **Part-IV** of the **First Schedule** below **And** (**5**) the Fifth Property, i.e., land measuring 2.44 (two point four four) decimal, more or less, out of 66 (sixty six) decimal, being a portion of R.S. Dag No. 500, corresponding L.R. Dag No. 468, recorded under R.S. Khatian No. 582, 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 and more fully described in **Part-V** of the **First Schedule** below **And** (**6**) the Sixth Property, i.e., land measuring 1.45 (one point four five) decimal, more or less, out of 39.18 (thirty nine point one eight) decimal, more or less, being a portion of R.S. Dag No. 501, corresponding L.R. Dag No. 469, recorded under R.S. Khatian No. 582, 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 and more fully described in **Part-VI** of the **First Schedule** below **And** (**7**) the Seventh Property, i.e., land measuring 0.8 (zero point eight) decimal, more or less, out of 21.375 (twenty one point three seven five) decimal, more or less, out of 57 (fifty seven) decimal, being a portion of R.S. Dag No. 503, corresponding L.R. Dag No. 471, recorded under R.S. Khatian No. 582, 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 and more fully described in **Part-VII** of the **First Schedule** below **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances with the confirmation of the Confirming Party herein.

7.2 **Consideration:** The aforesaid conveyance of the Said Property is being made in consideration of a sum of Rs.5,00,000/- (Rupees Five Lakh only) (**Total Consideration**) which the Purchaser has directly to the Vendor receipt of which Vendor hereby and by the Vendor's Receipt and Memo of Consideration hereunder written, admits and acknowledges.

8. Terms of Transfer

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

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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 affected 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 nonexistence 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

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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 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.

Office of the Dist. Sub-Registrar II
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21 SEP 2007

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.

First Schedule
Part-I
(First Property)

Land measuring 1.23 (one point two three) decimal, more or less, out of 112 (one hundred and twelve) decimal, more or less, out of 150 (one hundred and fifty) decimal, being a portion of R.S. Dag No. 92, corresponding L.R. Dag No. 86, recorded under R.S. Khatian No. 181, 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 and the said R.S. *Dag* No. 92 is butted and bounded as follows:

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

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.

21 SEP 2022

Part-II
(Second Property)

Land measuring 0.47 (zero point four seven) decimal, more or less, out of 42 (forty-two) decimal, being a portion of R.S. Dag No. 94, corresponding L.R. Dag No. 88, recorded under R.S. Khatian No. 181, 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 and the said R.S. *Dag* No. 94 is butted and bounded as follows:

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

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

Part III
(Third Property)

Land measuring 0.41 (zero point four one) decimal, more or less, out of 11 (eleven) decimal, being a portion of R.S. Dag No. 117, corresponding L.R. Dag No. 111, recorded under R.S. Khatian No. 187, 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 and the said R.S. *Dag* No. 117 is butted and bounded as follows:

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

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

Part-IV
(Fourth Property)

land measuring 0.526 (zero point five two six) decimal, more or less, out of 14.25 (twelve point three seven five) decimal, more or less, out of 38 (thirty eight) decimal, being a portion of R.S. Dag No. 497, corresponding L.R. Dag No. 465, recorded under R.S. Khatian No. 582, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet

Office of the Dist. Sub-Registrar
South 24-Parganas, Alipur, Kolkata

District Sub-Registrar
Registrar u/s 8 Act-16
Registration Table
Alipur, South 24 Parganas

24 SEP 2022

(**BGP**), Sub-Registration District Bhangar, District South 24 Parganas and the said dag is and butted and bounded as follows:

On the North	:	By R.S. Dag Nos. 111, 112, 113, 118, 121,
On the East	:	By R.S. Dag Nos.479
On the South	:	By R.S. Dag Nos.501, 500, 499, 498, 496, 503
On the West	:	By Mouza- Hatisala

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

Part-V
(Fifth Property)

Land measuring 2.44 (two point four four) decimal, more or less, out of 66 (sixty-six) decimal, being a portion of R.S. Dag No. 500, corresponding L.R. Dag No. 468, recorded under R.S. Khatian No. 582, 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 and the said dag is and butted and bounded as follows:

On the North	:	BY R.S. Dag No. 497
On the East	:	BY R.S. Dag No. 499
On the South	:	BY R.S. Dag No. 510
On the West	:	BY R.S. Dag No. 501

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

Part-VI
(Sixth Property)

Land measuring 1.45 (one point four five) decimal, more or less, out of 39.18 (thirty-nine point one eight) decimal, more or less, being a portion of R.S. Dag No. 501, corresponding L.R. Dag No. 469, recorded under R.S. Khatian No. 582, 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 and the said R.S. *Dag* is butted and bounded as follows:

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

24 SEP 2022

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

Part-VII
(Seventh Property)

Land measuring 0.8 (zero point eight) decimal, more or less, out of 21.375 (twenty one point three seven five) decimal, more or less, out of 57 (fifty seven) decimal, being a portion of R.S. Dag No. 503, corresponding L.R. Dag No. 471, recorded under R.S. Khatian No. 582, 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 and the said R.S. *Dag* is butted and bounded as follows:

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

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

2nd Schedule
(Said Property)
[Subject Matter of Conveyance]

Vacant land measuring 1.23 (one point two three) decimal, more or less, out of 112 (one hundred and twelve) decimal, more or less, out of 150 (one hundred and fifty) decimal, being a portion of R.S. Dag No. 92, corresponding L.R. Dag No. 86, recorded under R.S. Khatian No. 181, 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 and more fully described in **Part-I** of the **First Schedule** above

Vacant land measuring 0.47 (zero point four seven) decimal, more or less, out of 42 (forty-two) decimal, being a portion of R.S. Dag No. 94, corresponding L.R. Dag No. 88, recorded under R.S. Khatian No. 181, 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 and more fully described in **Part-II** of the **First Schedule** above

24 SEP 2022

Vacant land measuring 0.41 (zero point four one) decimal, more or less, out of 11 (eleven) decimal, being a portion of R.S. Dag No. 117, corresponding L.R. Dag No. 111, recorded under R.S. Khatian No. 187, 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 and more fully described in **Part-III** of the **First Schedule** above

Vacant land measuring 0.526 (zero point five two six) decimal, more or less, out of 14.25 (twelve point three seven five) decimal, more or less, out of 38 (thirty eight) decimal, being a portion of R.S. Dag No. 497, corresponding L.R. Dag No. 465, recorded under R.S. Khatian No. 582, 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 and more fully described in **Part-IV** of the **First Schedule** above

Vacant land measuring 2.44 (two point four four) decimal, more or less, out of 66 (sixty-six) decimal, being a portion of R.S. Dag No. 500, corresponding L.R. Dag No. 468, recorded under R.S. Khatian No. 582, 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 and more fully described in **Part-V** of the **First Schedule** above

Vacant land measuring 1.45 (one point four five) decimal, more or less, out of 39.18 (thirty nine point one eight) decimal, more or less, being a portion of R.S. Dag No. 501, corresponding L.R. Dag No. 469, recorded under R.S. Khatian No. 582, 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 and more fully described in **Part-VI** of the **First Schedule** above

Vacant land measuring 0.8 (zero point eight) decimal, more or less, out of 21.375 (twenty one point three seven five) decimal, more or less, out of 57 (fifty seven) decimal, being a portion of R.S. Dag No. 503, corresponding L.R. Dag No. 471, recorded under R.S. Khatian No. 582, 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 and more fully described in **Part-VII** 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.

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

24 SEP 2022

The details of the Said Property are tabulated below:

R.S. *Dag* No.	L.R. *Dag* No.	R.S. Khatian No.	Total Area in *Dag* (in Dec)	Area Sold (in Dec)	Classification
92	86	181	150	1.23	Danga
94	88	181	42	0.47	Shali
117	111	187	11	0.41	Shali
497	465	582	38	0.526	Shali
500	468	582	66	2.44	Danga
501	469	582	39.188	1.45	Danga
503	471	582	57	0.8	Danga
			Total:	**7.326**	

10. Execution and Delivery

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

Witnesses:

1. Ranjit Sahu
VILL - Nawra, P.O - Bodra
P.S - Bhangar, Dist - 24 Pgs(S)

LTI of NIHAR BALA GHOSH
By the Pen of Rajib Roy

[Vendor]

2. Ghosh
Nagar, Bodra, Bhangar
South 24 Pgs

Drafted by:
Prabuddha Chakraborty
Reg No. WB-613/89
Advocate
Alipore Police Court
Kolkata-700027

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

24 SEP 2022

Vendor's Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs.5,00,000/- (Rupees Five Lakh only)** towards final payment of the consideration for sale of the Said Property described in the **Second Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
DD No. 963671078	21.09.22	Indian Overseas Bank	5,00,000/-
			5,00,000/-

Witnesses:

1. Sujit Ghosh
Vill - Navena, P.O - Bejra
P.S - Bhangar, Dist 24 Pgs(S)

L.T.I of NIHAR BALA GHOSH
By the Pen of

[Vendor]

2. Ghosh

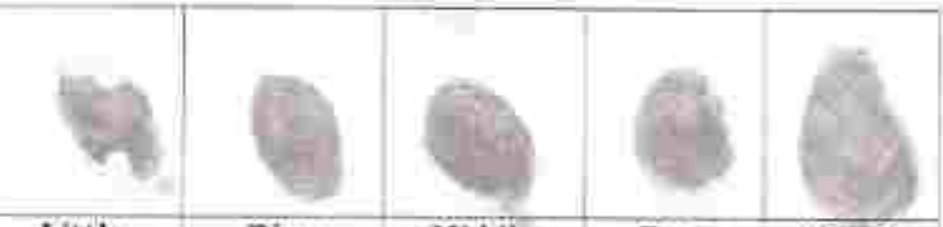
Office of the Dist. Sub-Registrar (V)
Alipore, South 24 Parganas

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

24 SEP 2022

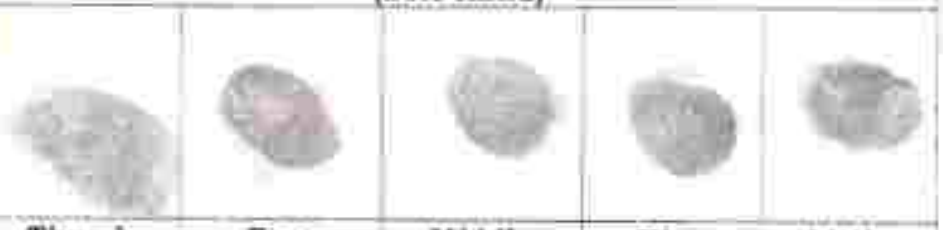
SPECIMEN FORM FOR TEN FINGER PRINTS

L.T.I of MHARBALA GHOSH
By the Pen of Petit Ref



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)

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

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

2 A SEP 2022

आयकर विभाग भारत सरकार

INCOME TAX DEPARTMENT GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

BFHPG9280H

नाम / Name

NIHARBALA GHOSH

पिता का नाम / Father's Name

BIPIN GHOSH

जन्म की तारीख / Date of Birth

10/02/1936

हस्ताक्षर / Signature

LTI of NIHARBALA GHOSH
By the Pen of Pallab Raj

LTI of
By the Pen of

আধার

ভারত সরকার

Government of India

আপনার আধার সংখ্যা / Your Aadhaar No.:

2936 8106 7255

আধার – সাধারণ মানুষের অধিকার

Government of India

2936 8106 7255

আধার – সাধারণ মানুষের অধিকার

L.T.I of NIHAR BALA 64 Hours

By the Pen of


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT OF INDIA
SAKSHI KYAL
SURESH KUMAR
APKPK3417Q


Sakshi Kyal
Female
3007 7888 5993
मेरा आधार, मेरी पहचान


3007 7888 5993
1947

Skyal

भारत सरकार
GOVERNMENT OF INDIA

Rajib Roy
Year of Birth : 1992
Male

8196 3674 8777

आधार — आम आदमी का अधिकार

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

RAJIB ROY
PARESH CHANDRA ROY
26/05/1992

Permanent Account Number
AVSPR8594H

Rajib Roy

Signature

Rajib Roy

Office of the Dist. Sub-Registrar IV

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

Query No / Year	2002818883/2022	Office where deed will be registered
Query Date	20/09/2022 1:01:49 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 - 700028, Mobile No. : 9330394589, Status :Seller/Executant	
Transaction		Additional Transaction
[0101] Sale, Sale Document		[4308] Agreement [No of Agreement : 2]
Set Forth value		Market Value
Rs. 5,00,000/-		Rs. 5,00,000/-
Total Stamp Duty Payable(SD)		Total Registration Fee Payable
Rs. 15,020/- (Article:23)		Rs. 5,014/- (Article:A(1), E)
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
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-92	RS-181	Bastu	Danga	1.23 Dec	83,948/-	83,948/-	
L2	RS-94	RS-181	Bastu	Shali	0.47 Dec	32,077/-	32,077/-	
L3	RS-117	RS-187	Bastu	Shali	0.41 Dec	27,982/-	27,982/-	
L4	RS-497	RS-582	Bastu	Shali	0.526 Dec	35,900/-	35,900/-	
L5	RS-500	RS-582	Bastu	Danga	2.44 Dec	1,66,530/-	1,66,530/-	
L6	RS-501	RS-582	Bastu	Danga	1.45 Dec	98,963/-	98,963/-	
L7	RS-503	RS-582	Bastu	Danga	0.8 Dec	54,600/-	54,600/-	
		TOTAL :			**7.326Dec**	**5,00,000 /-**	**5,00,000 /-**	
	Grand Total :				**7.326Dec**	**5,00,000 /-**	**5,00,000 /-**	

Seller Details :

Sl No	Name & address	Status	Execution Admission Details :
1	NIHARBALA GHOSH Wife of Late Bhadreshwar Ghosh,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. BFxxxxxx0H, Aadhaar No.: 29xxxxxxxx7255,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	SAKHSHI KYAL Wife of RAHUL 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. APxxxxxx7Q, Aadhaar No.: 30xxxxxxxx5993,Status :Individual, Not Executed	Individual	Not Executed

Identifier Details :

Name & address
RAJIB ROY Son of Paresh Chandra Roy City:- , P.O:- New Town, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700159, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , Identifier Of NIHARBALA GHOSH

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	NIHARBALA GHOSH	SAKHSHI KYAL-1.23 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	NIHARBALA GHOSH	SAKHSHI KYAL-0.47 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	NIHARBALA GHOSH	SAKHSHI KYAL-0.41 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	NIHARBALA GHOSH	SAKHSHI KYAL-0.526 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	NIHARBALA GHOSH	SAKHSHI KYAL-2.44 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	NIHARBALA GHOSH	SAKHSHI KYAL-1.45 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	NIHARBALA GHOSH	SAKHSHI KYAL-0.8 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 20-10-2022) for e-Payment Assessed market value & Query is valid for 30 days (i.e. upto 20-10-2022)
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:	192022230125006511	**Payment Mode:**	Online Payment
GRN Date:	20/09/2022 16:48:53	**Bank/Gateway:**	Indian Overseas Bank
BRN :	202209200730598	**BRN Date:**	20/09/2022 16:50:51
Payment Status:	Successful	**Payment Ref. No:**	2002818883/1/2022 [Query No*/Query Year]

Depositor Details

Depositor's Name:	SAKHSHI KYAL
Address:	30C, SOUTH END PARK KOLKATA-700029
Mobile:	9830065307
Depositor Status:	Buyer/Claimants
Query No:	2002818883
Applicant's Name:	Org VINAYAK LEGAL
Identification No:	2002818883/1/2022
Remarks:	Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002818883/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	15020
2	2002818883/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	5014
			Total	**20034**

IN WORDS: **TWENTY THOUSAND THIRTY FOUR 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 16042002818883/2022

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	NIHARBALA GHOSH Dakshin Para, City:- , P.O:- Bodra Bhangar, P.S:-Bhangar, District:- South 24-Parganas, West Bengal, India, PIN:- 743507	Seller			

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	RAJIB ROY Son of Paresh Chandra Roy City:- , P.O:- New Town, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700159	NIHARBALA GHOSH			24.09.22

(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

Major Information of the Deed

Deed No :	I-1604-11517/2022	Date of Registration	26/09/2022
Query No / Year	1604-2002818883/2022	Office where deed is registered	
Query Date	20/09/2022 1:01:49 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. 5,00,000/-		Rs. 5,00,000/-	
Stamp Duty Paid(SD)		Registration Fee Paid	
Rs. 15,120/- (Article:23)		Rs. 5,046/- (Article:A(1), E, M(b), H)	
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-92	RS-181	Bastu	Danga	1.23 Dec	83,948/-	83,948/-	
L2	RS-94	RS-181	Bastu	Shali	0.47 Dec	32,077/-	32,077/-	
L3	RS-117	RS-187	Bastu	Shali	0.41 Dec	27,982/-	27,982/-	
L4	RS-497	RS-582	Bastu	Shali	0.526 Dec	35,900/-	35,900/-	
L5	RS-500	RS-582	Bastu	Danga	2.44 Dec	1,66,530/-	1,66,530/-	
L6	RS-501	RS-582	Bastu	Danga	1.45 Dec	98,963/-	98,963/-	
L7	RS-503	RS-582	Bastu	Danga	0.8 Dec	54,600/-	54,600/-	
		TOTAL :			7.326Dec	5,00,000 /-	5,00,000 /-	
	Grand Total :				7.326Dec	5,00,000 /-	5,00,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**NIHARBALA GHOSH (Presentant)** Wife of Late Bhadreshwar Ghosh Dakshin Para, City:- , P.O:- Bodra Bhangar, P.S:-Bhangar, District:-South24-Parganas, West Bengal, India, PIN:- 743507 Sex: Female, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No.:: BFxxxxxx0H, Aadhaar No: 29xxxxxxxx7255, Status :Individual, Executed by: Self, Date of Execution: 24/09/2022 , Admitted by: Self, Date of Admission: 24/09/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 24/09/2022 , Admitted by: Self, Date of Admission: 24/09/2022 ,Place : Pvt. Residence

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**SAKHSHI KYAL** Wife of RAHUL 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.:: APxxxxxx7Q, Aadhaar No: 30xxxxxxxx5993, Status :Individual, Status : Not Executed

Identifier Details :

Name	Photo	Finger Print	Signature
RAJIB ROY Son of Paresh Chandra Roy City:- , P.O:- New Town, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700159			
Identifier Of NIHARBALA GHOSH			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	NIHARBALA GHOSH	SAKHSHI KYAL-1.23 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	NIHARBALA GHOSH	SAKHSHI KYAL-0.47 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	NIHARBALA GHOSH	SAKHSHI KYAL-0.41 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	NIHARBALA GHOSH	SAKHSHI KYAL-0.526 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	NIHARBALA GHOSH	SAKHSHI KYAL-2.44 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	NIHARBALA GHOSH	SAKHSHI KYAL-1.45 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	NIHARBALA GHOSH	SAKHSHI KYAL-0.8 Dec

Endorsement For Deed Number : I - 160411517 / 2022

On 21-09-2022

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 5,00,000/-

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

On 24-09-2022

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

Presented for registration at 16:20 hrs on 24-09-2022, at the Private residence by NIHARBALA GHOSH ,Executant.

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

Execution is admitted on 24/09/2022 by NIHARBALA GHOSH, Wife of Late Bhadreshwar Ghosh, Dakshin Para, P.O: Bodra Bhangar, Thana: Bhangar, , South 24-Parganas, WEST BENGAL, India, PIN - 743507, by caste Muslim, by Profession Others

Indetified by RAJIB ROY, , , Son of Paresh Chandra Roy, P.O: New Town, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700159, by caste Hindu, by profession Business

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

On 26-09-2022

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 5,046/- (A(1) = Rs 5,000/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 5,014/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 20/09/2022 4:50PM with Govt. Ref. No: 192022230125006511 on 20-09-2022, Amount Rs: 5,014/-, Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 202209200730596 on 20-09-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 15,020/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 15,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 55351, Amount: Rs.100/-, Date of Purchase: 05/09/2022, Vendor name: J Chattrejee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/09/2022 4:50PM with Govt. Ref. No: 192022230125006511 on 20-09-2022, Amount Rs: 15,020/-, Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 202209200730598 on 20-09-2022, 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 336911 to 336938

being No 160411517 for the year 2022.

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

Digitally signed by ANUPAM HALDER
Date: 2022.09.26 17:04:06 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 2022/09/26 05:04:06 PM

DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)

0116/0/23

I-11580/2023

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

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ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL

AN 786548

31/7

Rs 1888482

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

District Sub-Registrar-II
Alipore, South 24-Parganas

11 AUG 2023

CONVEYANCE

1. **Date:** 31.07.2023
2. **Place:** Kolkata
3. **Parties**

51809

Sl. No.
Name : A. K. SINGH, Advocate
Address : High Court, Calcutta
Kolkata - 700001
Rs.
Kolkata Collectorate
11, Netaji Subhas Rd.,
Kolkata-1
Date 16 JUL
Amal Ku Saha
Licensed Stamp Vendor

31/7/23

9582

9583

L.T.I of FAJILA MOLLA
By the Pen of Alifuddin molla

9584

L.T.I of AJILA BIBI
By the Pen of Alifuddin molla

Alifuddin molla
c/o-Rafique Molla
Jirengacha
P.O- Hatisala
P.S- Kashipore
Pin- 700135

DISTRICT SUB REGISTRAR-II
SOUTH 24 PGS, ALIPORE
31 JUL 2023

3.1 **RAFIQUE MOLLA (PAN: DAHPM2897D** and **Aadhaar No. 9545 8389 8801)**, son of Late Didarbaksas Molla, by faith Muslim, by occupation Others, nationality Indian, residing at Jirangacha, Post Office Hatisala, Police Station Kashipur, Pin-700135, District South 24 Parganas;

3.2 **AJILA MOLYA** alias **AJILA BIBI (PAN: HNIPM3541J** and **Aadhaar No. 2631 2983 1861)**, daughter of Late Didar Molla, by faith Muslim, by occupation Housewife, nationality Indian, residing at Jirangacha, Post Office Hatisala, Police Station Kashipur, Pin-700135, District South 24 Parganas;

3.3 **FAJILA BIBI alias FAJILA MOLLA (Aadhaar No. 6552 9004 6298)**, daughter of Late Didar Molla, by faith Muslim, by occupation Housewife, nationality Indian, residing at Sanpukuria, Shanpukur, Post Office Shanpukur, Police Station Bhangar, Pin - 743502, District South 24 Parganas;

3.4 **SABINA IYASMIN MOLLA** alias **RIJIA KHATUN** alias **SABINA BIBI (PAN: DUDPM7746B** and **Aadhaar No. 2117 2466 9228)**, daughter of Late Didar Bax Molla, by faith Muslim, by occupation Housewife, nationality Indian, residing at Pithapukur Gangait, Post Office Pithapukur, Police Station Kashipur, Pin 700135, District South 24 Parganas;

3.5 **CHHAKILA BIBI** alias **SAKILA BIBI (PAN: GTJPB2907R** and **Aadhaar No. 9398 7077 9674)**, daughter of Late Didar Baks Molla, wife of Abdul Hamid Molla, by faith Muslim, by occupation Housewife, nationality Indian, residing at Nimkuria, Joypur, Post Office Joypur, Police Station Bhangar, Pin - 743502, District South 24 Parganas;

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

And

3.6 **SEEMA KYAL**, having **PAN ADPPD3013J** and **Aadhaar No. 6735 3975 9286**, wife of Balkrishan Kyal, by faith Hindu, by occupation Business, nationality Indian, residing at 30C, South End Park, P.S.- Rabindra Sarovar (formerly Lake) Post Office- Sarat Bose Road, Kolkata- 700 029 (**Purchaser**, includes successors-in-interest)

The 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 2.77 (two point seven seven) decimal, more or less, out of 82 (eighty two) decimal, being a portion of R.S. Dag No. 60, corresponding L.R. Dag No. 54, recorded under C.S. Khatian No. 179, R.S. Khatian Nos. 654

9585

L.T.I of Sabina BIBI
By the Pen of Alifuddin mollah

9586

Alifuddin mollah

DISTRICT SUB REGISTRAR
SOUTH 24 PARGANAS

31 JUL 2023

and 367, L.R. Khatian Nos. 3174, 4006, 4005, 4008 and 4007, 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.

5. Background, Representations, Warranties and Covenants

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

5.1.1 **Ownership of Deedar Box Molla:** At all material time one Deedar Box Molla was the sole and absolute owner in respect of land measuring 15.95 (fifteen point nine five) decimal, more or less, out of 82 (eighty two) decimal, being a portion of R.S. Dag No. 60, recorded under R.S. Khatian Nos. 654 and 367, 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**), free from all encumbrances.

5.1.2 **Sale to Joynal Molla:** By a Deed of Sale dated 10th July, 1974, registered in the Office of the Sub-Registrar, Bhangar, recorded in Book No. I, being Deed No. 13956 for the year 1974, said Deedar Box Molla sold, conveyed and transferred the Larger Property unto and in favour of Joynal Molla, free from all encumbrances. It is pertinent to mention here that as per the said Deed No. 13956/1974, said Deedar Box Molla sold land measuring 16.5 (sixteen point five) decimal, in said R.S. Dag No. 60. However, said Deedar Box Molla was entitled to the Larger Property and therefore, the actual sale took effect vide the said Deed No. 13956/1974 is in respect of the Larger Property.

5.1.3 **Sale to Deedar Box Molla:** By a Deed of Sale dated 18th June, 1984, registered in the Office of the Sub Registrar, Bhangar, recorded in Book No. I, Volume No. 78, at Pages 231 to 234, being Deed No. 6019 for the year 1984, said Joynal Molla sold, conveyed and transferred the Larger Property unto and in favour of Deedar Box Molla, free from all encumbrances. It is pertinent to mention here that as per the said Deed No. 6019/1984, said Joynal Molla sold land measuring 16.5 (sixteen point five) decimal, in said R.S. Dag No. 60. However, said Joynal Molla was entitled to the Larger Property and therefore, the actual sale took effect vide the said Deed No. 6019/1984 is in respect of the Larger Property.

5.1.4 **Gift by Deedar Box Molla:** By a Deed of Gift dated 27th March, 1989, registered in the Office of the Sub-Registrar, Bhangar, recorded in Book No. I, Volume No. 34, at Pages 74 to 79, being Deed No. 1973 for the year 1989, said Deedar Box Molla gifted, granted and transferred land measuring 8 (eight) decimal, more or

DISTRICT SUB-REGISTRAR-II
SOUTH 24 PARGANAS

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less, out of the Larger Property unto and in favour of (1) Abdul Habib Molla, (2) Abdul Hakim Molla, (3) Abdul Hai Molla and (4) Hafizul Molla, free from all encumbrances.

5.1.5 **Remaining Ownership of Deedar Box Molla:** In the above mentioned events and circumstances said Deedar Box Molla remained the sole and absolute owner in respect of land measuring 7.95 (seven point nine five) decimal, more or less, out of the Larger Property (**Property Of Deedar**), free from all encumbrances.

5.1.6 **Demise of Deedar Box Molla:** Said Deedar Box Molla, a Muslim governed by the *Sunni* School of Mohammedan Law died intestate leaving behind him surviving his only wife, Sakela Bibi, 3 (three) sons, namely, (1) Md. Molla, (2) Chattar Molla and (3) Abdur Rafique Molla and 4 (four) daughters, namely, (1) Chakila Bibi alias Sakila Bibi, (2) Ajila Bibi, (3) Rijia Khatun alias Sabina Khatun alias Sabina Yasmin Bibi and (4) Fajila Bibi, as his only legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Deedar Box Molla in the Property Of Deedar, free from all encumbrances. It is pertinent to mention here that one Moksed Molla, son of Late Deedar Box Molla predeceased his father and therefore, has been excluded as per the Mohammedan Law of Inheritance.

5.1.7 **Demise of Sakela Bibi:** Said Sakela Bibi, a Muslim governed by the *Sunni* School of Mohammedan Law died intestate leaving behind her surviving her 3 (three) sons, namely, (1) Md. Molla, (2) Chattar Molla and (3) Abdur Rafique Molla and 4 (four) daughters, namely, (1) Chakila Bibi alias Sakila Bibi, (2) Ajila Bibi, (3) Rijia Khatun alias Sabina Khatun alias Sabina Yasmin Bibi and (4) Fajila Bibi, as her only legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Sakela Bibi in the Property Of Deedar, free from all encumbrances.

5.1.8 **Ownership of Property of Deedar:** In the above mentioned events and circumstances said (1) Md. Molla, (2) Chattar Molla, (3) Abdur Rafique Molla, (4) Chakila Bibi alias Sakila Bibi, (5) Ajila Bibi, (6) Rijia Khatun alias Sabina Khatun alias Sabina Yasmin Bibi and (7) Fajila Bibi have become the joint and absolute owners in respect of the Property of Deedar, free from all encumbrances. The ownership of the Property of Deedar is given in the chart below:

Owner	R.S. Dag	Area (in dec.)
Md. Molla	60	1.59
Chattar Molla	60	1.59
Abdur Rafique Molla	60	1.59
Chakila Bibi alias Sakila Bibi	60	0.795
Ajila Bibi	60	0.795
Rijia Khatun alias Sabina Khatun alias Sabina Yasmin Bibi	60	0.795
Fajila Bibi	60	0.795
	Total:	**7.95**

District Sub-Registrar-II, Alipore

DISTRICT SUB REGISTRAR-II
SOUTH 24 PGS ALIPORE

31 JUL 2023

5.1.9 **Sale by Rafique Molla & Ajila Bibi:** By a Deed of Sale dated 9th August, 2017, registered in the Office of the Additional District Sub-Registrar, Bhangar, recorded in Book No. I, Volume No. 1621-2017, at Pages 105054 to 105072, being Deed No. 162104459 for the year 2017, said (1) Abdur Rafique Molla sold, conveyed and transferred land measuring 0.8 (zero point eight) decimal, more or less, out of his entitlement in the Property Of Deedar and (2) Ajila Bibi sold, conveyed and transferred land measuring 0.4 (zero point four) decimal, more or less, out of her entitlement in the Property Of Deedar, collectively land measuring 1.2 (one point two) decimal, more or less, out of the Property Of Deedar unto and in favour of Safikul Haque, free from all encumbrances.

5.1.10 **Sale by Fajila Bibi & Rijia Khatun:** By a Deed of Sale dated 26th May, 2017, registered in the Office of the Additional District Sub-Registrar, Bhangar, recorded in Book No. I, Volume No. 1621-2017, at Pages 70437 to 70459, being Deed No. 162102991 for the year 2017, said (1) Fajila Bibi sold, conveyed and transferred land measuring 0.4 (zero point four) decimal, more or less, out of her entitlement in the Property Of Deedar and (2) Rijia Khatun alias Sabina Khatun alias Sabina Yasmin Bibi sold, conveyed and transferred land measuring 0.4 (zero point four) decimal, more or less, out of her entitlement in the Property Of Deedar, collectively land measuring 0.8 (zero point eight) decimal, more or less, out of the Property Of Deedar unto and in favour of Saiful Haque, free from all encumbrances.

5.1.11 **Ownership of Said Property:** In the above mentioned events and circumstances said (1) Abdur Rafique Molla, (2) Chakila Bibi alias Sakila Bibi, (3) Ajila Bibi, (4) Rijia Khatun alias Sabina Khatun alias Sabina Yasmin Bibi and (5) Fajila Bibi (collectively the Vendors herein) have become the joint and absolute owners in respect of the Said Property out of the Property Of Deedar, free from all encumbrances. The ownership of the Said Property is given in the chart below:

Owner	R.S. Dag	L.R. Khatian	Area (in dec.)
Abdur Rafique Molla	60	3174	0.79
Chakila Bibi alias Sakila Bibi	60	4006	0.795
Ajila Bibi	60	4005	0.395
Rijia Khatun alias Sabina Khatun alias Sabina Yasmin Bibi	60	4008	0.395
Fajila Bibi	60	4007	0.395
		Total:	**2.77**

5.1.12 **Absolute Ownership of Vendors:** In the above mentioned events and circumstances the Vendors have become the joint and absolute owners in respect of the Said Property (having diverse share therein as recited hereinabove), free from all encumbrances and recorded under L.R. Khatian Nos. 3174, 4006, 4005, 4008 and 4007, free from all encumbrances and the Said Property is the subject matter of this Conveyance.

DISTRICT SUB REGISTRAR-II
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31 JUL 2023

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

5.2.1 **No Acquisition/Requisition:** The Vendors have not received any notice from any authority for acquisition, requisition or vesting of the Said Property and 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 have not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.

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

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

5.2.6 **No Right of Pre-emption:** No person or persons 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*, *waqf*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendors or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendors or the Vendors' predecessors-in-title and the title of the Vendors to the Said Property is free, clear and marketable.

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

DISTRICT SUB-REGISTRAR-II
SOUTH 24 [illegible] DORE

31 JUL 2023

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 sell, convey and transfer to the Purchaser the entirety of the Vendors' right, title and interest of whatsoever or howsoever nature in the Said Property, more fully described in the **Schedule** below, being, land classified as *sali* (agricultural) measuring 2.77 (two point seven seven) decimal, more or less, out of 82 (eighty two) decimal, being a portion of R.S. Dag No. 60, corresponding L.R. Dag No. 54, recorded under C.S. Khatian No. 179, R.S. Khatian Nos. 654 and 367, L.R. Khatian Nos. 3174, 4006, 4005, 4008 and 4007, 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 transfer is being made in consideration of a sum of Rs.5,00,000/- (Rupees Five Lakh only) paid by the Purchaser to the Vendors, receipt of which the Vendors hereby and by the Receipt and Memo of Consideration hereunder written, admits and acknowledges.

8. Terms of Transfer

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

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

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

8.1.3 **Free from Encumbrances:** free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lis pendens, uses, debutter, waqf, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions,

DISTRICT SUB REGISTHAR-II
SOUTH 24 PGS. ALIPORE

31 JUL 2023

requisitions, vesting, bargadars and liabilities whatsoever or howsoever made or suffered by the Vendors or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendors or the Vendors' predecessors-in-title.

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

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

8.2.1 **Indemnification by Vendors:** express indemnification by the Vendors about the correctness of the Vendors' title, Vendors' authority to sell and non existence of any encumbrances on the Said Property, which if found defective or untrue at any time, the Vendors 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 covenant 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. In this regard the Vendors hereby clarify that the R.S. Record of Rights and L.R. Record of Rights are not in parity with the Vendors' entitlement in said R.S. Dag No. 60 as recited under clause 5.1 and sub-clauses thereunder. However, the Vendors hereby convey all the Vendors' right, title and interest in the said R.S. Dag (acquired vide the aforesaid recital) under these presents whatsoever and howsoever in nature.

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

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

8.4 **Outgoings:** All statutory revenue, cess, taxes, surcharge, outgoings and levies of or on the Said Property, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Vendors, with regard to which the

DISTRICT SUB-REGISTRAR
SOUTH

31 JUL 2023

Vendors hereby indemnify and agree to keep the Purchaser fully and comprehensively saved, harmless and indemnified.

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

8.6 **No Objection to Mutation and Conversion:** The Vendors covenant, confirm and declare that (**1**) the Purchaser shall be fully entitled to mutate the Purchaser's name in all public and statutory records and the Vendors hereby expressly (**a**) consent to the same and (**b**) appoint the Purchaser as the constituted attorney of the Vendors and empower and authorize the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard and (**2**) the Vendors are fully aware that the Purchaser shall convert the nature of use and classification of the Said Property to non-agricultural/any other classification at the sole discretion of the Purchaser and the Purchaser shall be fully entitled to do the same in all public and statutory records and the Vendors hereby expressly (**a**) consent to the same, notwithstanding the nature of use and classification of the balance portion of the Dag (from which the Said Property has been carved out) being and remaining the same as earlier and (**b**) appoint the Purchaser as the constituted attorney of the Vendors and empower and authorise 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 undertake to cooperate with the Purchaser in all respect to cause mutation of the Said Property in the name of the Purchaser and conversion of the nature of use and classification thereof and in this regard shall sign all documents and papers as required by the Purchaser.

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SOUTH 24 PGS, ALIPORE

31 JUL 2023

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

9. **Interpretation:**

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

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

Schedule
(Said Property)

Vacant land classified as *soil* (agricultural) measuring 2.77 (two point seven seven) decimal, more or less, out of 82 (eighty two) decimal, being a portion of R.S. Dag No. 60, corresponding L.R. Dag No. 54, recorded under C.S. Khatian No. 179, R.S. Khatian Nos. 654 and 367, L.R. Khatian Nos. 3174, 4006, 4005, 4008 and 4007, 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. 60 is butted and bounded as follows:

On the North	:	By R.S. Dag Nos. 56 & 59
On the East	:	By R.S. Dag Nos. 57, 58, 59,154 & 159
On the South	:	By R.S. Dag No. 61
On the West	:	By R.S. Dag Nos. 44, 71 & 72

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.

DISTRICT SUB REGISTRAR-II
SOUTH 24 PGS. ALIPORE

31 JUL 2023

10. Execution and Delivery

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

Witnesses:

1. Arijit Roy
17, Dixon Lane
Kol-700014
Anonda Ghosh
2. 122/1R.S. Mi-Sarani, Kol-26

রফিক মোল্লা

RAFIQUE MOLLA

L.T.I of FAJILA MOLLA
By the Pen of Alifuddin molla

FAJILA BIBI alias **FAJILA MOLLA**

L.T.I of AJILA BIBI
By the Pen of Alifuddin molla

AJILA MOLYA alias **AJILA BIBI**

CHHAKILA BIBI alias **SAKILA BIBI**

L.T.I of SABINA BIBI
By the Pen of Alifuddin molla

SABINA IYASMIN MOLLA alias **RIJIA KHATUN** alias **SABINA BIBI**

[Vendors]

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

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

DISTRICT SUB REGISTRAR-II
SOUTH 24 PGS ALIPORE

31 JUL 2023

Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs.5,00,000/- (Rupees 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.)	Favouring
UTR No. IOBAN22355613576	21.12.22	Indian Overseas Bank	1,00,000.00	Rafique Molla
UTR No. IOBAN22355602308	21.12.22	-do-	50,000.00	Ajila Molya
UTR No. IOBAN22355625179	21.12.22	-do-	50,000.00	Fajila Molla
UTR No. IOBAN22355596362	21.12.22	-do-	50,000.00	Sabina Iyasmin Molla
UTR No. IOBAN22355626909	21.12.22	-do-	50,000.00	Chhakila Bibi
DD No. 367372	31.07.23	-do-	50,000.00	Rafique Molla
DD No. 367370	31.07.23	-do-	25,000.00	Ajila Molya
DD No. 367371	31.07.23	-do-	25,000.00	Fajila Molla
DD No. 367373	31.07.23	-do-	1,00,000.00	Chhakila Bibi
		Total:	**5,00,000/-**	

Witnesses:

1. Arijit Roy

2. Ana. L. Ghosh

T.I of Ajila Molya
By the Pen of Arifuddin mollah

T.I of Fajila Molya
By the Pen of Arifuddin mollah

T.I of Sabina Iyasmin
By the Pen of Arifuddin mollah

[Vendors]

DISTRICT SUB REGISTRAR-II
SOUTH 24 PGS. ALIPORE

31 JUL 2023

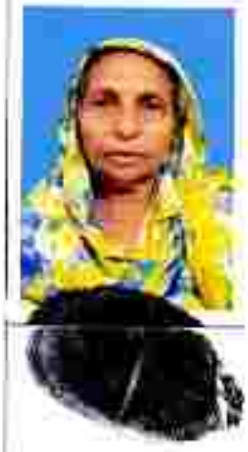
SPECIMEN FORM FOR TEN FINGER PRINTS

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

L.T.I of Aulia Mahya
By the Pen of Aulia Mahya

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

L.T.I of Fajila Mahya
By the Pen of Aulia Mahya



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

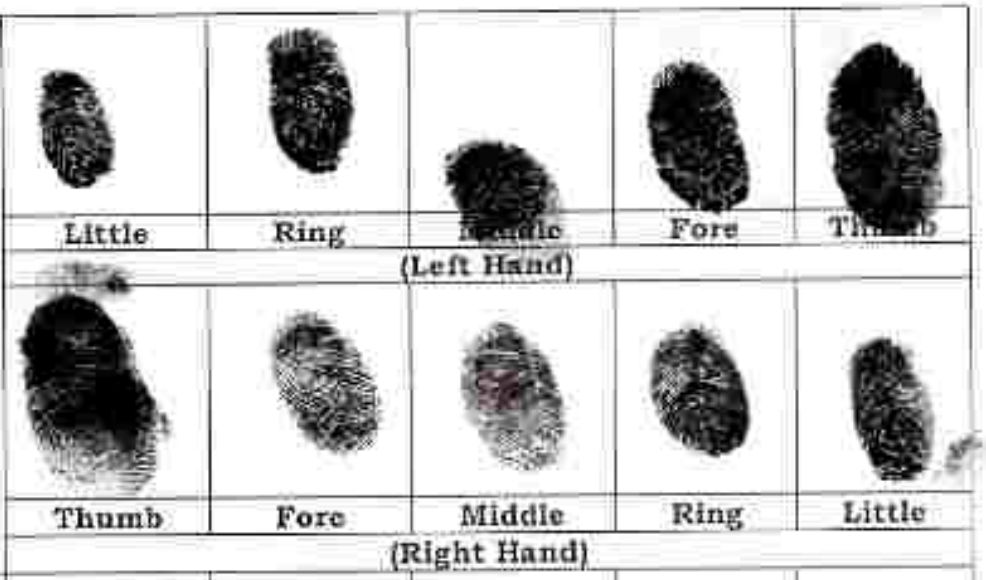
DISTRICT SUB REGISTRAR-II
SOUTH 24 PGS. ALIPORE

31 JUL 2023

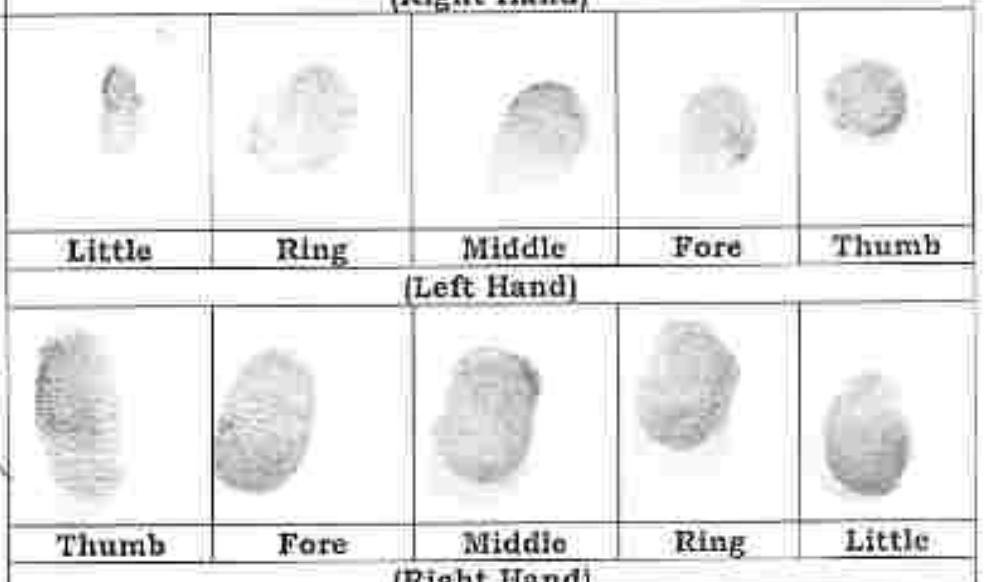
SPECIMEN FORM FOR TEN FINGER PRINTS

L.T.I of Sabina Tasmin

By the Pen of Anwar Hossain



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-II, Alipore
South 24 Parganas

DISTRICT SUB REGISTRAR-II
SOUTH 24 PRGS ALIPORE

31 JUL 2023

Government of West Bengal
GRIPS 2.0 Acknowledgement Receipt
Payment Summary

11082023201667989 9

GRIPS Payment Detail

GRIPS Payment ID:	11082023201667989 9	**Payment Init. Date:**	11/08/2023 17:33:08
Total Amount:	19966	**No of GRN:**	1
Bank/Gateway:	SBI EPay	**Payment Mode:**	SBI Epay
BRN:	3908618132432	**BRN Date:**	11/08/2023 17:33:31
Payment Status:	Successful	**Payment Init. From:**	Department Portal

Depositor Details

Depositor's Name:	Mr SEEMA KYAL
Mobile:	9330394689

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240166799008	Directorate of Registration & Stamp Revenue	19966
		Total	**19966**

IN WORDS: **NINETEEN THOUSAND NINE HUNDRED SIXTY SIX ONLY.**

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

PAID

District Sub-Registrar II, Alipore

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

192023240166799008

GRN Details

GRN:	192023240166799008	**Payment Mode:**	SBI Epay
GRN Date:	11/08/2023 17:33:08	**Bank/Gateway:**	SBIePay Payment Gateway
BRN :	3908618132432	**BRN Date:**	11/08/2023 17:33:31
Gateway Ref ID:	20230811710861	**Method:**	Indian Overseas Bank NB
GRIPS Payment ID:	110820232016679899	**Payment Init. Date:**	11/08/2023 17:33:08
Payment Status:	Successful	**Payment Ref. No:**	2001888482/5/2023 [Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr SEEMA KYAL
Address:	30C, SOUTH END PARK, KOLKATA-700029
Mobile:	9330394689
Period From (dd/mm/yyyy):	11/08/2023
Period To (dd/mm/yyyy):	11/08/2023
Payment Ref ID:	2001888482/5/2023
Dept Ref ID/DRN:	2001888482/5/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001888482/5/2023	Property Registration- Stamp duty	0030-02-103-003-02	14920
2	2001888482/5/2023	Property Registration- Registration Fees	0030-03-104-001-16	5046
			Total	**19966**

IN WORDS: **NINETEEN THOUSAND NINE HUNDRED SIXTY SIX ONLY.**

PAID

District Sub-Registrar-II, Alipore

Government of West Bengal

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

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

Signature / LTI Sheet of Query No/Year 160220018888482/2023

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	RAFIQUE MOLLA Jirangacha, City:- , P.O:- Hatisala, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135	Seller			31-7-23
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	AJILA MOLYA Jirangacha, City:- , P.O:- Hatisala, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135	Seller			31.07.23
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	FAJILA BIBI Sanpukuria,, City:- , P.O:- Shanpukur, P.S:- Bhangar, District:-South 24-Parganas, West Bengal, India, PIN:- 743502	Seller			31.07.23

L.T.I of _____ is/are put in the Pen of _____

By the Pen of _____

DISTRICT SUB REGISTRAR-II
SOUTH 24 PGS, ALIPORE

31 JUL 2023

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	SABINA IYASMIN MOLLA Pithapukur Gang Alt, City:- , P.O:- Pithapukur, P.S:- Bhangar, District:-South 24-Parganas, West Bengal, India, PIN:- 700135	Seller			L.T.I of Sabina Molla 31.07.23 By the Pen of Arifuddin Molla 31.07.23
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
5	CHHAKILA BIBI Nimpukuria, City:- , P.O:- Joypur, P.S:- Bhangar, District:-South 24-Parganas, West Bengal, India, PIN:- 743502	Seller			

Sl No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	ALIFUDDIN MOLLA Son of Rafique Molla Jirangacha, City:- , P.O:- Hatisala, P.S:- Kashipur, District:- South 24-Parganas, West Bengal, India, PIN:- 700135	RAFIQUE MOLLA, AJILA MOLYA, FAJILA BIBI, SABINA IYASMIN MOLLA, CHHAKILA BIBI			Arifuddin Molla 31.07.23

(Suman Basu)
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -I
I SOUTH 24-PARGANAS
South 24-Parganas, West Bengal

DISTRICT SUB REGISTRAR-II
SOUTH 24 PGS., ALIPORE

31 JUL 2023

Major Information of the Deed

Deed No :	I-1602-11580/2023	Date of Registration	11/08/2023
Query No / Year	1602-2001888482/2023	Office where deed is registered	
Query Date	24/07/2023 6:55:29 PM	D.S.R. -I I 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. 5,00,000/-		Rs. 5,00,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 15,020/- (Article:23)		Rs. 5,046/- (Article:A(1), E, M(b), H)	
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-80	RS-654	Bastu	Shall	2.77 Dec	5,00,000/-	5,00,000/-	
	Grand Total :				2.77Dec	5,00,000 /-	5,00,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**RAFIQUE MOLLA (Presentant)** Son of Didarbaksas Molla Jirangacha, City:- , P.O:- Hatisala, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No.:: DAxxxxxx7D, Aadhaar No: 95xxxxxxxx8801, Status :Individual, Executed by: Self, Date of Execution: 31/07/2023 , Admitted by: Self, Date of Admission: 31/07/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 31/07/2023 , Admitted by: Self, Date of Admission: 31/07/2023 ,Place : Pvt. Residence

2	**AJILA MOLYA** Daughter of Didar Molla Jirangacha, City:- , P.O:- Hatisala, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, PAN No.:: HNxxxxxx1J, Aadhaar No: 26xxxxxxxx1861, Status :Individual, Executed by: Self, Date of Execution: 31/07/2023 , Admitted by: Self, Date of Admission: 31/07/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 31/07/2023 , Admitted by: Self, Date of Admission: 31/07/2023 ,Place : Pvt. Residence
3	**FAJILA BIBI** Daughter of Didar Molla Sanpukuria,, City:- , P.O:- Shanpukur, P.S:-Bhangar, District:-South 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, Aadhaar No: 85xxxxxxxx6298, Status :Individual, Executed by: Self, Date of Execution: 31/07/2023 , Admitted by: Self, Date of Admission: 31/07/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 31/07/2023 , Admitted by: Self, Date of Admission: 31/07/2023 ,Place : Pvt. Residence
4	**SABINA IYASMIN MOLLA** Daughter of Didar Box Molla Pithapukur Gang Alt, City:- , P.O:- Pithapukur, P.S:-Bhangar, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, PAN No.:: DUxxxxxx6B, Aadhaar No: 21xxxxxxxx9228, Status :Individual, Executed by: Self, Date of Execution: 31/07/2023 , Admitted by: Self, Date of Admission: 31/07/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 31/07/2023 , Admitted by: Self, Date of Admission: 31/07/2023 ,Place : Pvt. Residence

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**SEEMA KYAL** Wife of Balkrishan Kyal 30C, South End Park,, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx3J, Aadhaar No: 67xxxxxxxx9286, Status :Individual, Status : Not Executed

Identifier Details :

Name	Photo	Finger Print	Signature
ALIFUDDIN MOLLA Son of Rafique Molla Jirangacha, City:- , P.O:- Hatisala, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135			

Identifier Of RAFIQUE MOLLA, AJILA MOLYA, FAJILA BIBI, SABINA IYASMIN MOLLA,

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	RAFIQUE MOLLA	SEEMA KYAL-0.6925 Dec
2	AJILA MOLYA	SEEMA KYAL-0.6925 Dec
3	FAJILA BIBI	SEEMA KYAL-0.6925 Dec
4	SABINA IYASMIN MOLLA	SEEMA KYAL-0.6925 Dec

On 31-07-2023

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

Presented for registration at 16:00 hrs on 31-07-2023, at the Private residence by RAFIQUE MOLLA , one of the Executants.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 5,00,000/-

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

Execution is admitted on 31/07/2023 by 1, RAFIQUE MOLLA, Son of Didarbaksas Molla, Jirangacha, P.O: Hatisala, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Others, 2. AJILA MOLYA, Daughter of Didar Molla, Jirangacha, P.O: Hatisala, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession House wife, 3. FAJILA BIBI, Daughter of Didar Molla, Sanpukuria,, P.O: Shanpukur, Thana: Bhangar, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Muslim, by Profession House wife, 4. SABINA IYASMIN MOLLA, Daughter of Didar Box Molla, Pithapukur Gang Ait, P.O: Pithapukur, Thana: Bhangar, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession House wife

Indetified by ALIFUDDIN MOLLA, , , Son of Rafique Molla, Jirangacha, P.O: Hatisala, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by profession Others

Suman Basu

DISTRICT SUB-REGISTRAR

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

South 24-Parganas, West Bengal

On 11-08-2023

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 5,046.00/- (A(1) = Rs 5,000.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 5,046/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 11/08/2023 5:33PM with Govt. Ref. No: 192023240166799008 on 11-08-2023, Amount Rs: 5,046/-, Bank: SBI EPay (SBIePay), Ref. No. 3908618132432 on 11-08-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 15,020/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 14,920/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 786548, Amount: Rs.100.00/-, Date of Purchase: 16/06/2023, Vendor name: Amal Kr Seha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 11/08/2023 5:33PM with Govt. Ref. No: 192023240166799008 on 11-08-2023, Amount Rs: 14,920/-, Bank: SBI EPay (SBIePay), Ref. No. 3908618132432 on 11-08-2023, Head of Account 0030-02-103-003-02

Suman Basu

DISTRICT SUB-REGISTRAR

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

South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2023, Page from 388030 to 388057

being No 160211580 for the year 2023.

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

Digitally signed by Suman Basu
Date: 2023.08.14 13:43:04 +05:30
Reason: Digital Signing of Deed.

(Suman Basu) 2023/08/14 01:43:04 PM

DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)

012150/23

I-11842/23

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL AP 762812

20/09/2023

IN-WB00384826/2023

2-21 P.M.

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

Additional Dist. Registrar-14
Registration Fee Rs. 121.00
Registration Act, 1908
Alipore, South 24 Parganas

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CONVEYANCE

1. **Date:** 20.09.23

2. **Place:** Kolkata

3. **Parties**

2-21 P.M.
20/9/23

28180

29 AUG 2023

No.....Rs. [illegible] 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 .....

Biswajit Ghosh

9741

Biswajit Ghosh

9742

Subho Jit Ghosh

9743

ঊষারানী ঘোষ

9744

Ajit Mondal
Late
S/o Chandrahari Mondal
Gorango Nagar
P.S. New Town
P.O. Gorango Nagar
Pin - 700152

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3.1 **UMARANI GHOSH (PAN CQMPG7208L** and **Aadhaar No. 9264 0271 6579)**, wife of Late Krishna Pada Ghosh alias Krishnachandra Ghosh, by occupation Housewife, by faith Hindu, by nationality Indian, residing at Jirangacha, Post Office Hatisala, Police Station Kashipur, PIN - 700135, District South 4 Parganas;

3.2 **BISWAJIT GHOSH (PAN BWTPG1522M** and **Aadhaar No. 7221 7455 9670)**, son of Late Krishna Pada Ghosh alias Krishnachandra Ghosh, by occupation Others, by faith Hindu, by nationality Indian, residing at Jirangacha, Post Office Hatisala, Police Station Kashipur, PIN - 700135, District South 4 Parganas;

3.3 **SUBHAJIT GHOSH (PAN CXAPG4937M** and **Aadhaar No. 9349 0049 3981)**, son of Late Krishna Pada Ghosh alias Krishnachandra Ghosh, by occupation Others, by faith Hindu, by nationality Indian, residing at Jirangacha, Post Office Hatisala, Police Station Kashipur, PIN - 700135, District South 4 Parganas;

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

And

3.4 **SWETA KYAL**, having **PAN AFXPG8803P** and **Aadhaar No. 2440 3320 0783**, wife of Anurag 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 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 admeasuring 5.5227 (five point five two two seven) decimal, more or less, comprised in R.S. Dag Nos. 92, 94, 100, 102, 111, 112, 113, 117, 118 and 497, corresponding L.R. Dag Nos. 86, 88, 94, 96, 105, 106, 107, 111, 112 and 465, respectively, recorded under R.S. Khatian Nos. 181, 629, 187 and 582, L.R. Khatian Nos. 497, 3930 and 3931, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet (**BGP**), Sub-Registration District Bhangar, District South 24 Parganas (collectively **Said Property**) and more fully described in the **Schedule** below **together with** all title, benefits, easements, authorities, claims, demands, usufructs, and tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Said Property and appurtenances and inheritances for access and user thereof.

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5. **Background, Representations, Warranties and Covenants**

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

5.1.1 **Ownership of Mother Property:** At all material time one Uttam Chandra Ghosh was the sole and absolute owner in respect of land admeasuring 711.25 (seven hundred eleven point two five) decimal, comprised in R.S. Dag Nos. 92, 94, 100, 102, 111, 112, 113, 117, 118 and 497, recorded under R.S. Khatian Nos. 181, 629, 187 and 582, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (collectively **Mother Property**), free from all encumbrances. The details of the Mother Property are given in the chart below:

R.S. *Dag* No.	R.S. Khatian No.	Total Area in *Dag* (in Dec)	Area (in Dec)
92	181	150	112
94	181	42	42
100	629	101	101
102	629	154	154
111	629	12	12
112	629	94	94
113	629	40	40
117	187	11	11
118	629	131	131
497	582	38	14.25
		Total:	**711.25**

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

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

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Late Sashibala Dasi in the Mother Property, free from all encumbrances.

5.1.4 **Ownership of Nagendra Nath Ghosh:** In the above mentioned circumstances said Nagendra Nath Ghosh has become the sole and absolute owner in respect of land measuring 79.03 (seventy nine point zero three) decimal, more or less, out of the Mother Property (**Property Of Nagendra**), free from all encumbrances. The details of the Property Of Nagendra are given in the chart below:

R.S. *Dag* No.	R.S. Khatian No.	Total Area in *Dag* (in Dec)	Area (in Dec)
92	181	150	12.4444
94	181	42	4.6667
100	629	101	11.2222
102	629	154	17.1111
111	629	12	1.3333
112	629	94	10.4444
113	629	40	4.4444
117	187	11	1.2222
118	629	131	14.5556
497	582	38	1.5833
		Total:	**79.03** *(Rounded Off)*

5.1.5 **Demise of Nagendra Nath Ghosh:** Said Nagendra Nath Ghosh, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate leaving behind him surviving his 4 (four) sons, namely, (**1**) Madan Mohan Ghosh, (**2**) Balaram Ghosh, (**3**) Krishna Mohan Ghosh alias Krishnapada Ghosh alias Krishtapada Ghosh alias Krishna Chandra Ghosh and (**4**) Ashoke Kumar Ghosh and 5 (five) daughters, namely, (**1**) Lakshmi Rani Ghosh, (**2**) Saraswati Ghosh, (**3**) Draupadi Ghosh, (**4**) Chayna Ghosh and (**5**) Menoka Ghosh, as his only legal heirs and heiresses, who jointly and in equal share inherited the right, title and interest of Late Nagendra Nath Ghosh in the Property Of Nagendra, free from all encumbrances.

5.1.6 **Demise of Krishnapada Ghosh:** Said Krishna Mohan Ghosh alias Krishnapada Ghosh alias Krishtapada Ghosh alias Krishna Chandra Ghosh, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate leaving behind him surviving his wife, Umarani Ghosh and 2 (two) sons, namely, (**1**) Biswajit Ghosh and (**2**) Subhajit Ghosh, as his only legal heirs and heiress, who jointly and in equal share inherited the right, title and interest of Late Krishna Mohan Ghosh alias Krishnapada Ghosh alias Krishtapada Ghosh alias Krishna Chandra Ghosh in the Property Of Nagendra, free from all encumbrances.

5.1.7 **Sale by Saraswati Ghosh:** By a Deed of Sale dated 6th July, 2018, registered in the Office of the Additional District Sub-Registrar, Bhangar, recorded in Book No. I, Volume No. 1621-2018, at Pages 105101 to 105145, being Deed No. 162103683 for the year 2018, said Saraswati Ghosh, daughter of Late Nagendra Nath Ghosh, sold,

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conveyed and transferred land admeasuring 4.53 (four point five three) decimal, more or less, out of her entitlement in the Property Of Nagendra, unto and in favour of (**1**) Biswajit Ghosh, (**2**) Subhajit Ghosh, (**3**) Abhijit Ghosh and (**4**) Suresh Kumar Ghosh, free from all encumbrances as mentioned in the chart below:

R.S. *Dag* No.	**R.S. Khatian No.**	**Total Area in *Dag* (in Dec)**	**Area (in Dec)**
92	181	150	0.69
94	181	42	0.26
100	629	101	0.63
102	629	154	0.95
111	629	12	0.07
112	629	94	0.58
113	629	40	0.24
117	187	11	0.07
118	629	131	0.81
497	582	38	0.23
		Total:	**4.53**

5.1.8 **Ownership of Larger Property:** In the above mentioned events and circumstances said (**1**) Umarani Ghosh, (**2**) Biswajit Ghosh and (**3**) Subhajit Ghosh (collectively the Vendors herein) have become the joint and absolute owners in respect of land measuring 11.0454 (eleven point zero four five four) decimal, more or less, out of the Property Of Nagendra (**Larger Property**), free from all encumbrances. The details of the Larger Property are given in the chart below:

R.S. *Dag* No.	**Umarani Ghosh's Area**	**Biswajit Ghosh's Area**	**Subhajit Ghosh's Area**	**Total Area (in dec.)**
92	0.4609	0.6334	0.6334	1.7277
94	0.1728	0.2378	0.2378	0.6484
100	0.4156	0.5731	0.5731	1.5618
102	0.6337	0.8712	0.8712	2.3761
111	0.0494	0.0669	0.0669	0.1832
112	0.3868	0.5318	0.5318	1.4504
113	0.1646	0.2246	0.2246	0.6138
117	0.0453	0.0628	0.0628	0.1709
118	0.5391	0.7416	0.7416	2.0223
497	0.0586	0.1161	0.1161	0.2908
			Total:	**11.0454**

5.1.9 **Absolute Ownership of Vendors:** In the above mentioned events and circumstances the Vendors have become the joint and absolute owners in respect of the Said Property out of the Larger Property vis-à-vis the Mother 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 Vendors represent and warrant to and covenant with the Purchaser regarding encumbrances as follows:

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

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

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

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

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

5.2.6 **No Right of Pre-emption:** No person or persons 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 Vendors or the Vendors' predecessors-in-title and the title of the Vendors to the Said Property is free, clear and marketable.

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

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

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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, 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 Vendors hereby sell, convey and transfer to the Purchaser the entirety of the Vendors' right, title and interest of whatsoever or howsoever nature in the Said Property, more fully described in the **Schedule** below, being land admeasuring 5.5227 (five point five two two seven) decimal, more or less, comprised in R.S. Dag Nos. 92, 94, 100, 102, 111, 112, 113, 117, 118 and 497, corresponding L.R. Dag Nos. 86, 88, 94, 96, 105, 106, 107, 111, 112 and 465, respectively, recorded under R.S. Khatian Nos. 181, 629, 187 and 582; L.R. Khatian Nos. 497, 3930 and 3931, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

7.2 **Consideration:** The aforesaid transfer is being made in consideration of a sum of **Rs.36,80,000/- (Rupees Thirty-Six Lakhs Eighty Thousand only)** paid by the Purchaser to the Vendors, receipt of which the Vendors 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, wakf, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, bargadars and liabilities whatsoever or howsoever made or suffered by the Vendors or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendors or the Vendors' predecessors-in-title.

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

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

8.2.1 **Indemnification by Vendors:** express indemnification by the Vendors about the correctness of the Vendors' title, Vendors' authority to sell and non existence of any encumbrances on the Said Property, which if found defective or untrue at any time, the Vendors 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 covenant 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. In this regard the Vendors hereby clarify that the R.S. Record of Rights and L.R. Record of Rights are not in parity with the Vendors' entitlement in said R.S. Dags as recited under clause 5.1 and sub-clauses thereunder. However, the Vendors hereby convey all the Vendors' right, title and interest in the said R.S. Dags (acquired vide the aforesaid recital) under these presents whatsoever and howsoever in nature and the Purchaser shall be entitled to rectify the erroneous record of rights, if any.

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

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

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

8.5 **Holding Possession:** The Vendors hereby covenant that the Purchaser and the Purchaser's successors-in-interest and/or assigns shall and may, from time to time, and at all times hereafter,

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

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

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

8.8 **Further Acts:** The Vendors hereby covenant that the Vendors or any person claiming under them, shall and will from time to time and at

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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 covenant with the Purchaser that the Purchaser shall be entitled to rectify and/or modify any material defect of this Deed of Conveyance through a declaration without affecting the right of the Vendor in any manner. The Vendors hereby further covenant to be party to the declaration (if required) without raising any objection and without any further consideration as and when required by the Purchaser.

9. **Interpretation:**

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

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

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SCHEDULE
(Said Property)
[*Subject Matter of Conveyance*]

Land (vacant) admeasuring 5.5227 (five point five two two seven) decimal, more or less, comprised in R.S. Dag Nos. 92, 94, 100, 102, 111, 112, 113, 117, 118 and 497, corresponding L.R. Dag Nos. 86, 88, 94, 96, 105, 106, 107, 111, 112 and 465, respectively, recorded under R.S. Khatian Nos. 181, 629, 187 and 582, L.R. Khatian Nos. 497, 3930 and 3931, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas

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

The details of the Said Property are tabulated below:

R.S. *Dag* No.	L.R. *Dag* No.	R.S. Khatian	Total Area in *Dag* (in Dec)	Area Sold (in Dec)
92	86	181	150	0.8639
94	88	181	42	0.3242
100	94	629	101	0.7809
102	96	629	154	1.1880
111	105	629	12	0.0916
112	106	629	94	0.7252
113	107	629	40	0.3069
117	111	187	11	0.0855
118	112	629	131	1.0111
497	465	582	38	0.1454
			Total:	**5.5227**

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

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

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

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

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

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

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

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

20 SEP 2023

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

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

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

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

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

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

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

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

Said R.S. Dag No. 117 is butted and bounded as follows:

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

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

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

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

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

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

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

20 SEP 2023

10. Execution and Delivery

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

Witnesses:

1. Ajit Mondal
Vill+PO- Gouranga Nagar
PS- New Town
Dist- North 24 Parganas
Kol- 700162

2. Alamgir Reza Adv
28/1, Judges court Road
Kol-27

Bisarajit Ghosh

Subho Jit Ghosh

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Drafted by:

Alamgir Reza
Advocate NB/1366/03
Alipore Judges Court
Kol-27

[Vendors]

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

Ajit Mondal

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

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

20 SEP 2023

Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs.36,80,000/- (Rupees Thirty-Six Lakhs Eighty Thousand only)** towards fulle and final payment of the consideration for sale of the Said Property described in the **Schedule** above, in the following manner:

Mode	Date	Bank	Favoring	Amount (Rs.)
Chq No. 256790 (P)	26.08.23	Indian Overseas Bank	Umarani Ghosh	2,00,000.00
UTR No. IOBAR52023091900103127	19.09.23	Indian Overseas Bank	Umarani Ghosh	7,80,000.00
UTR No. IOBAN23262548456	19.09.23	Indian Overseas Bank	Biswajit Ghosh	1,00,000.00
UTR No. IOBAN23262561724	19.09.23	Indian Overseas Bank	Subhajit Ghosh	1,00,000.00
UTR No. IOBAR52023091900795757	19.09.23	Indian Overseas Bank	Subhajit Ghosh	12,50,000.00
UTR No. IOBAR52023091900105352	19.09.23	Indian Overseas Bank	Biswajit Ghosh	12,50,000.00
		Total:		**36,80,000/-**

Witnesses:

1. Ajit Mondal

2. Alamgir Reza Adv

Biswajit Ghosh

Subha Jit Ghosh

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[Vendors]

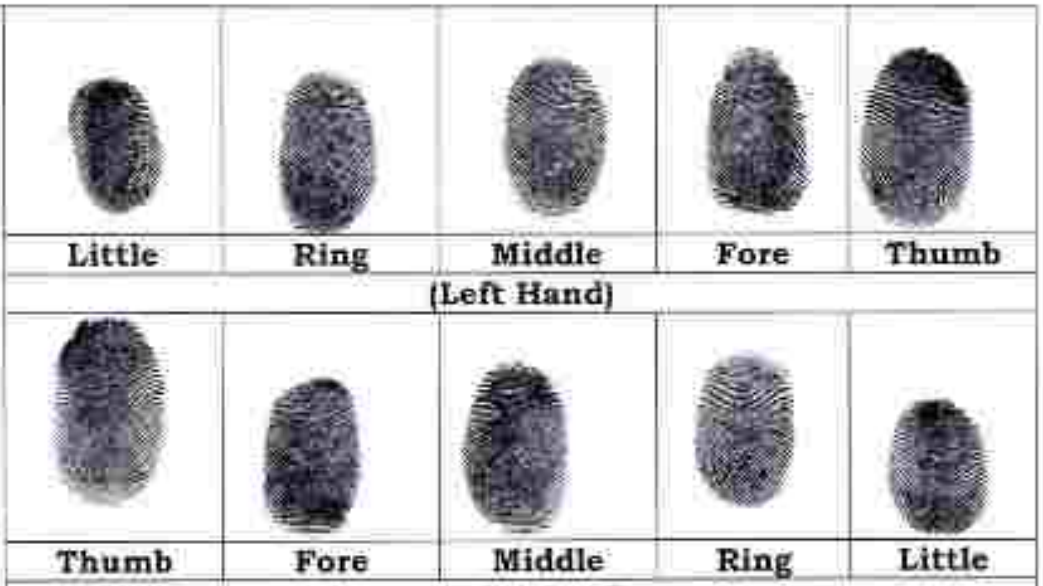
(Seal), Office of the Dist. Sub-Registrar IV
South 24-Parganas, Alipur, Kol-27

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

20 SEP 2023

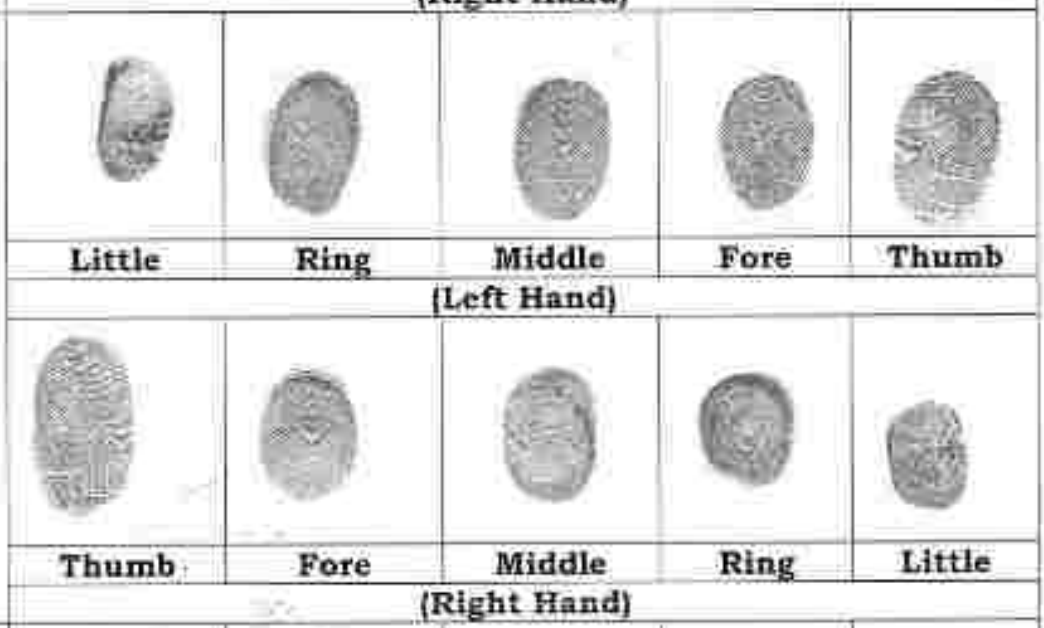
SPECIMEN FORM FOR TEN FINGER PRINTS

Subhajit Ghosh



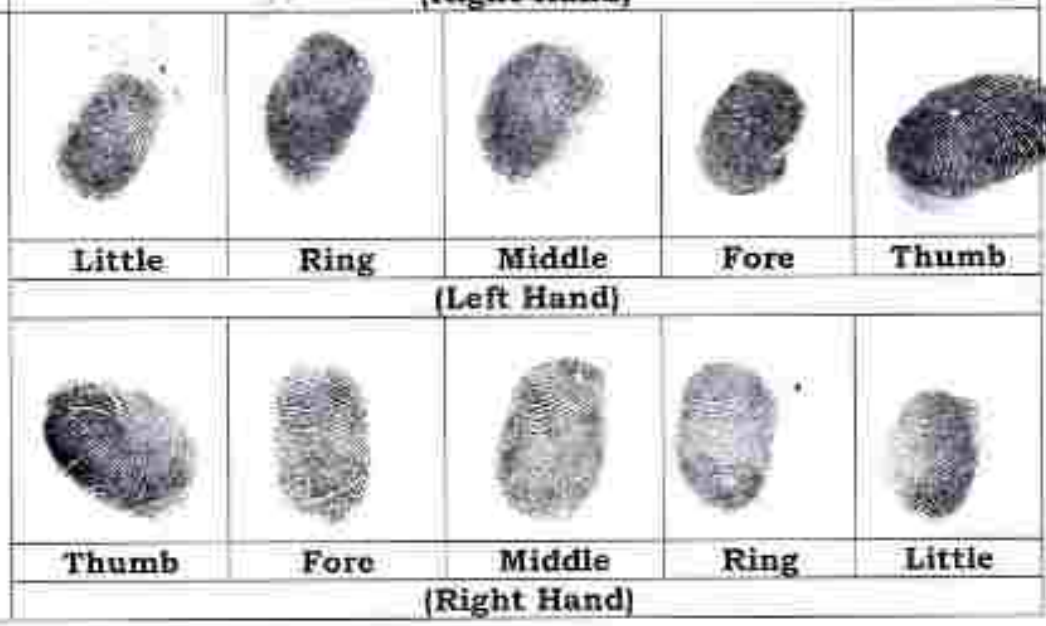
Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

Shweta Gyal



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

Chandrani Ghosh



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

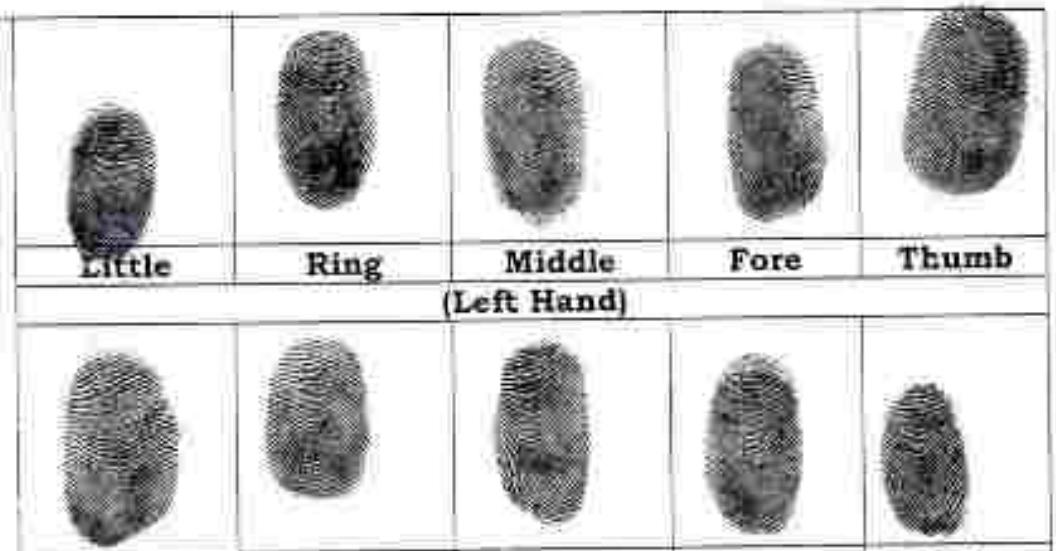
Office of the Dist. Sub-Registrar IV
South 24 Parganas, Alipore, Kol-27

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

20 SEP 2023

SPECIMEN FORM FOR TEN FINGER PRINTS

Biswajit Ghosh



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

PHOTO

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

PHOTO

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

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

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

20 SEP 2023

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 16042002384826/2023

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	UMARANI GHOSH City:- , P.O:- HATISALA, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135	Seller			20/09/23

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	BISWAJIT GHOSH City:- , P.O:- HATISALA, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135	Seller			Biswajit Ghosh 20/09/23

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	SUBHAJIT GHOSH City:- , P.O:- HATISALA, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135	Seller			Subhajit Ghosh 20/9/23

Seal: Office of the Dist. Sub Registrar IV

Sl No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	AJIT MONDAL Son of CHANDRAKANTA MONDAL City:- , P.O:- GAURANGO NAGAR, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157	UMARANI GHOSH, BISWAJIT GHOSH, SUBHAJIT GHOSH			Ajit Mondal 20/09/2023

(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
Alipur, Kol-27
South 24-Parganas

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

192023240229991738

GRN Details

GRN:	192023240229991738	**Payment Mode:**	SBI Epay
GRN Date:	21/09/2023 16:48:07	**Bank/Gateway:**	SBIePay Payment Gateway
BRN :	7024683331427	**BRN Date:**	21/09/2023 16:48:36
Gateway Ref ID:	20230921563793	**Method:**	Indian Overseas Bank NB
GRIPS Payment ID:	210920232022999172	**Payment Init. Date:**	21/09/2023 16:48:07
Payment Status:	Successful	**Payment Ref. No:**	2002384826/3/2023 [Query No/*/Query Year]

Depositor Details

Depositor's Name:	Mr SWETA KYAL
Address:	30C, SOUTH END PARK, KOLKATA-700029
Mobile:	9330394689
Period From (dd/mm/yyyy):	21/09/2023
Period To (dd/mm/yyyy):	21/09/2023
Payment Ref ID:	2002384826/3/2023
Dept Ref ID/DRN:	2002384826/3/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002384826/3/2023	Property Registration- Stamp duty	0030-02-103-003-02	110300
2	2002384826/3/2023	Property Registration- Registration Fees	0030-03-104-001-16	36882
			Total	**147182**

IN WORDS: **ONE LAKH FORTY SEVEN THOUSAND ONE HUNDRED EIGHTY TWO ONLY.**

PAID

Government of West Bengal
GRIPS 2.0 Acknowledgement Receipt
Payment Summary

21092023202299917 2

GRIPS Payment Detail

GRIPS Payment ID:	21092023202299917 2	**Payment Init. Date:**	21/09/2023 16:48:07
Total Amount:	147182	**No of GRN:**	1
Bank/Gateway:	SBI EPay	**Payment Mode:**	SBI Epay
BRN:	7024683331427	**BRN Date:**	21/09/2023 16:48:36
Payment Status:	Successful	**Payment Init. From:**	Department Portal

Depositor Details

Depositor's Name:	Mr SWETA KYAL
Mobile:	9330394689

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240229991738	Directorate of Registration & Stamp Revenue	147182
		Total	**147182**

IN WORDS: **ONE LAKH FORTY SEVEN THOUSAND ONE HUNDRED EIGHTY TWO ONLY.**

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

PAID

আধার

ভারত সরকার
Government of India

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

নথিভুক্তির নং / Enrollment No. : 0000/00944/38464

To
AJIT MONDAL
অজিত মন্ডল
BAURANGO NAGAR
VTC: Ghuni(CT), PO: Gourange Nagar,
District: North Twenty Four Parganas,
State: West Bengal, PIN Code: 700159
Mobile: 9874153872

20130926

KC202329262FL

আপনার আধার সংখ্যা / Your Aadhaar No. :

5253 7670 1998

আমার আধার, আমার পরিচয়

ভারত সরকার
Government of India

Issue Date: 09/07/2014

অজিত মন্ডল
AJIT MONDAL
জন্মতারিখ / DOB: 14/08/1965
পুরুষ / Male

5253 7670 1998

আমার আধার, আমার পরিচয়

If undelivered please return to: পি.বি. বক্স নং. 1947, বেঙ্গলুরু - 560 001
P.O. Box No. 1947, Bengaluru - 560 001

Ajit Mondal

(5)

Time : 2.24 P.M
Dt. 20.09.23

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

Query No / Year	**2002384826/2023**	**Office where deed will be registered**
Query Date	**19/09/2023 1:40:36 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		[4306] Sale [Rs : 2/-]
Set Forth value		Market Value
Rs. 36,80,000/-		Rs. 36,80,000/-
Total Stamp Duty Payable(SD)		Total Registration Fee Payable
Rs. 1,10,400/- (Article:23)		Rs. 36,880/- (Article:A(1), A(1))
Mutation Fee Payable	Expected date of Presentation of Deed:	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks		

Land Details :

District: South 24-Parganas, Thana: Kashipur, Gram Panchayat: BHAGAWANPUR, Mouza: Jirangacha, 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-92	RS-181	Bastu	Danga	0.8639 Dec	5,75,000/-	5,75,000/-	
L2	RS-94	RS-181	Bastu	Shali	0.3242 Dec	2,16,000/-	2,16,000/-	
L3	RS-100	RS-629	Bastu	Shali	0.7809 Dec	5,20,000/-	5,20,000/-	
L4	RS-102	RS-629	Bastu	Danga	1.188 Dec	7,90,000/-	7,90,000/-	
L5	RS-111	RS-629	Bastu	Danga	0.0916 Dec	61,000/-	61,000/-	
L6	RS-112	RS-629	Bastu	Danga	0.7252 Dec	4,80,000/-	4,80,000/-	
L7	RS-113	RS-629	Bastu	Shali	0.3069 Dec	2,00,000/-	2,00,000/-	
L8	RS-117	RS-187	Bastu	Danga	0.0855 Dec	57,000/-	57,000/-	
L9	RS-118	RS-629	Bastu	Danga	1.0111 Dec	6,75,000/-	6,75,000/-	
L10	RS-497	RS-582	Bastu	Khal	0.1454 Dec	1,06,000/-	1,06,000/-	
		TOTAL :			**5.5227Dec**	**36,80,000 /-**	**36,80,000 /-**	
	Grand Total :				**5.5227Dec**	**36,80,000 /-**	**36,80,000 /-**	

Darking - Valuer
By - MVR

Query No: 2002384826 of 2023, Printed On: Sep 19 2023 1:41PM, Generated from eregistration.gov.in

Seller Details :

Sl No	Name & address	Status	Execution Admission Details :
1	UMARANI GHOSH Daughter of SONTOSH GHOSH,City:- , P.O:- HATISALA, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:-700135 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. CQxxxxxx8L, Aadhaar No.: 92xxxxxxxx6579,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	BISWAJIT GHOSH Son of KRISHNA GHOSH,City:- , P.O:- HATISALA, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:-700135 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. BWxxxxxx2M, Aadhaar No.: 72xxxxxxxx9670,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
3	SUBHAJIT GHOSH Son of KRISHNA CHANDRA GHOSH,City:- , P.O:- HATISALA, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. CXxxxxxx7M, Aadhaar No.: 93xxxxxxxx3981,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	SWETA KYAL Wife of ANURAG KYAL,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. AFxxxxxx3P, Aadhaar No.: 24xxxxxxxx0783,Status :Individual, Not Executed	Individual	Not Executed

Identifier Details :

Name & address
AJIT MONDAL Son of CHANDRAKANTA MONDAL City:- , P.O:- GAURANGO NAGAR, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , Identifier Of UMARANI GHOSH, BISWAJIT GHOSH, SUBHAJIT GHOSH

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	UMARANI GHOSH	SWETA KYAL-0.8639 Dec
Transfer of property for L10		
Sl.No	From	To. with area (Name-Area)
1	UMARANI GHOSH	SWETA KYAL-0.1454 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	UMARANI GHOSH	SWETA KYAL-0.3242 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	UMARANI GHOSH	SWETA KYAL-0.7809 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	UMARANI GHOSH	SWETA KYAL-1.188 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	UMARANI GHOSH	SWETA KYAL-0.0916 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	UMARANI GHOSH	SWETA KYAL-0.7252 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	UMARANI GHOSH	SWETA KYAL-0.3069 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	UMARANI GHOSH	SWETA KYAL-0.0856 Dec
Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	UMARANI GHOSH	SWETA KYAL-1.0111 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 19-10-2023) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 19-10-2023)
3. Standard User charge of Rs. 300/-(Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.

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

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

8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of 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

Major Information of the Deed

Deed No :	I-1604-11842/2023	Date of Registration	26/09/2023
Query No / Year	1604-2002384826/2023	Office where deed is registered	
Query Date	19/09/2023 1:40:36 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. : 9330294889, Status :Seller/Executant		
Transaction		Additional Transaction	
[0101] Sale, Sale Document		[4306] Other than Immovable Property, Sale [Rs : 2/-]	
Set Forth value		Market Value	
Rs. 36,80,000/-		Rs. 36,80,000/-	
Stamp duty Paid(SD)		Registration Fee Paid	
Rs. 1,10,400/- (Article 23)		Rs. 36,682/- (Article A(1), A(1))	
Remarks			

Land Details :

District: South 24-Parganas, P.S:- Kasipur, Gram Panchayat: BHAGAWANPUR, Mouza: Jirangasha, 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-92	RS-181	Bastu	Danga	0.8639 Dec	5,75,000/-	5,75,000/-	
L2	RS-94	RS-181	Bastu	Shali	0.3242 Dec	2,16,000/-	2,16,000/-	
L3	RS-100	RS-629	Bastu	Shali	0.7809 Dec	5,20,000/-	5,20,000/-	
L4	RS-102	RS-629	Bastu	Danga	1.188 Dec	7,90,000/-	7,90,000/-	
L5	RS-111	RS-629	Bastu	Danga	0.0916 Dec	61,000/-	61,000/-	
L6	RS-112	RS-629	Bastu	Danga	0.7252 Dec	4,80,000/-	4,80,000/-	
L7	RS-113	RS-629	Bastu	Shali	0.3069 Dec	2,00,000/-	2,00,000/-	
L8	RS-117	RS-187	Bastu	Danga	0.0855 Dec	57,000/-	57,000/-	
L9	RS-118	RS-629	Bastu	Danga	1.0111 Dec	6,75,000/-	6,75,000/-	
L10	RS-497	RS-582	Bastu	Khal	0.1454 Dec	1,06,000/-	1,06,000/-	
		TOTAL :			5.5227Dec	36,80,000 /-	36,80,000 /-	
	Grand Total :				5.5227Dec	36,80,000 /-	36,80,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**UMARANI GHOSH** Daughter of SONTOSH GHOSH City:- , P.O:- HATISALA, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700136 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: CQxxxxxx8L, Aadhaar No: 92xxxxxxxx6579, Status :Individual, Executed by: Self, Date of Execution: 20/09/2023 , Admitted by: Self, Date of Admission: 20/09/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 20/09/2023 , Admitted by: Self, Date of Admission: 20/09/2023 ,Place : Pvt. Residence
2	**BISWAJIT GHOSH (Presentant)** Son of KRISHNA GHOSH City:- , P.O:- HATISALA, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: BWxxxxxx2M, Aadhaar No: 72xxxxxxxx9670, Status :Individual, Executed by: Self, Date of Execution: 20/09/2023 , Admitted by: Self, Date of Admission: 20/09/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 20/09/2023 , Admitted by: Self, Date of Admission: 20/09/2023 ,Place : Pvt. Residence
3	**SUBHAJIT GHOSH** Son of KRISHNA CHANDRA GHOSH City:- , P.O:- HATISALA, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: CXxxxxxx7M, Aadhaar No: 93xxxxxxxx3981, Status :Individual, Executed by: Self, Date of Execution: 20/09/2023 , Admitted by: Self, Date of Admission: 20/09/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 20/09/2023 , Admitted by: Self, Date of Admission: 20/09/2023 ,Place : Pvt. Residence

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**SWETA KYAL** Wife of ANURAG KYAL 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.:: AFxxxxxx3P, Aadhaar No: 24xxxxxxxx0783, Status :Individual, Status : Not Executed

Identifier Details :

Name	Photo	Finger Print	Signature
AJIT MONDAL Son of CHANDRAKANTA MONDAL City:- , P.O:- GAURANGO NAGAR, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157			
Identifier Of UMARANI GHOSH, BISWAJIT GHOSH, SUBHAJIT GHOSH			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	UMARANI GHOSH	SWETA KYAL-0.8839 Dec
Transfer of property for L10		
Sl.No	From	To. with area (Name-Area)
1	UMARANI GHOSH	SWETA KYAL-0.1454 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	UMARANI GHOSH	SWETA KYAL-0.3242 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	UMARANI GHOSH	SWETA KYAL-0.7809 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	UMARANI GHOSH	SWETA KYAL-1.188 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	UMARANI GHOSH	SWETA KYAL-0.0910 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	UMARANI GHOSH	SWETA KYAL-0.7252 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	UMARANI GHOSH	SWETA KYAL-0.3089 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	UMARANI GHOSH	SWETA KYAL-0.0655 Dec
Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	UMARANI GHOSH	SWETA KYAL-1.0111 Dec

Endorsement For Deed Number : I - 160411842 / 2023

On 19-09-2023

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 38,80,000/-

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

On 20-09-2023

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

Presented for registration at 14:21 hrs on 20-09-2023, at the Private residence by BISWAJIT GHOSH , one of the Executants.

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

Execution is admitted on 20/09/2023 by 1. UMARANI GHOSH, Daughter of SONTOSH GHOSH, P.O: HATISALA, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Others, 2. BISWAJIT GHOSH, Son of KRISHNA GHOSH, P.O: HATISALA, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Others, 3. SUBHAJIT GHOSH, Son of KRISHNA CHANDRA GHOSH, P.O: HATISALA, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Others

Indetified by AJIT MONDAL, , , Son of CHANDRAKANTA MONDAL, P.O: GAURANGO NAGAR, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by profession Others

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

On 26-09-2023

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 36,882.00/- (A(1) = Rs 36,850.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 36,882/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 21/09/2023 4:48PM with Govt. Ref. No. 192023240229991738 on 21-09-2023, Amount Rs: 36,882/-, Bank: SBI EPay (SBIePay), Ref. No. 7024683331427 on 21-09-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,10,400/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 1,10,300/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 28180, Amount: Rs:100.00/-, Date of Purchase: 29/08/2023, Vendor name: SUBHANKAR DAS

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/09/2023 4:49PM with Govt. Ref. No: 192023240229991738 on 21-09-2023, Amount Rs: 1,10,300/-, Bank: SBI ePay (SBIePay), Ref. No. 7024683331427 on 21-09-2023, Head of Account 0030-02-103-003-02

Anupam Haider

DISTRICT SUB-REGISTRAR

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

South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2023, Page from 364496 to 364525

being No 160411842 for the year 2023.

Digitally signed by Anupam Halder
Date: 2023.09.27 15:51:00 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 27/09/2023

DISTRICT SUB-REGISTRAR

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

West Bengal.

012149/23

I-11343/23

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL

AP 762813

20/09/2023

Q-200239509 3/2023

2-23 P.M.

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

District Sub-Registrar
Registration U/S 17 of 1908
Registration 1908
Alipore, South 24 Parganas

20 SEP 2023

CONVEYANCE

1. **Date:** 20.09.23

2. **Place:** Kolkata

3. **Parties**

2-23 Pm
20/9/23

28179

29 AUG 2023

No.....Rs. [redacted] 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 .....

Biswajit Ghosh

[redacted] 9741

Biswajit Ghosh

[redacted] 9742

Subha Jit Ghosh

[redacted] 9743

উমারানী ঘোষ

[redacted] 9744

Ajit Mondal
S/o, Chandrakanta Mondal
Gourango Nagar
P.S. New Town
P.O. Gourango Nagar
Pin-700 162
24 Pgs (N)

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

District Sub-Registrar-IV
Registrar U/S 7 (2) of
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3.1 **UMARANI GHOSH** (**PAN CQMPG7208L** and **Aadhaar No. 9264 0271 6579**), wife of Late Krishna Pada Ghosh alias Krishnachandra Ghosh, by occupation Housewife, by faith Hindu, by nationality Indian, residing at Jirangacha, Post Office Hatisala, Police Station Kashipur, PIN - 700135, District South 4 Parganas;

3.2 **BISWAJIT GHOSH** (**PAN BWTPG1522M** and **Aadhaar No. 7221 7455 9670**), son of Late Krishna Pada Ghosh alias Krishnachandra Ghosh, by occupation Others, by faith Hindu, by nationality Indian, residing at Jirangacha, Post Office Hatisala, Police Station Kashipur, PIN - 700135, District South 4 Parganas;

3.3 **SUBHAJIT GHOSH** (**PAN CXAPG4937M** and **Aadhaar No. 9349 0049 3981**), son of Late Krishna Pada Ghosh alias Krishnachandra Ghosh, by occupation Others, by faith Hindu, by nationality Indian, residing at Jirangacha, Post Office Hatisala, Police Station Kashipur, PIN - 700135, District South 4 Parganas;

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

And

3.4 **SEEMA KYAL**, having **PAN ADPPD3013J** and **Aadhaar No. 6735 3975 9286**, wife of Balkrishan Kyal, by faith Hindu, by occupation Business, nationality Indian, residing at 30C, South End Park, P.S. Rabindra Sarovar (formerly Lake) Post Office- Sarat Bose Road, Kolkata- 700 029 (**Purchaser**, includes successors-in-interest)

The 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 admeasuring 5.5227 (five point five two two seven) decimal, more or less, comprised in R.S. Dag Nos. 92, 94, 100, 102, 111, 112, 113, 117, 118 and 497, corresponding L.R. Dag Nos. 86, 88, 94, 96, 105, 106, 107, 111, 112 and 465, respectively, recorded under R.S. Khatian Nos. 181, 629, 187 and 582, L.R. Khatian Nos. 497, 3930 and 3931, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet (**BGP**), Sub-Registration District Bhangar, District South 24 Parganas (collectively **Said Property**) and more fully described in the **Schedule** below **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Said Property and appurtenances and inheritances for access and user thereof.

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5. Background, Representations, Warranties and Covenants

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

5.1.1 **Ownership of Mother Property:** At all material time one Uttam Chandra Ghosh was the sole and absolute owner in respect of land admeasuring 711.25 (seven hundred eleven point two five) decimal, comprised in R.S. Dag Nos. 92, 94, 100, 102, 111, 112, 113, 117, 118 and 497, recorded under R.S. Khatian Nos. 181, 629, 187 and 582, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (collectively **Mother Property**), free from all encumbrances. The details of the Mother Property are given in the chart below:

R.S. *Dag* No.	R.S. Khatian No.	Total Area in *Dag* (in Dec)	Area (in Dec)
92	181	150	112
94	181	42	42
100	629	101	101
102	629	154	154
111	629	12	12
112	629	94	94
113	629	40	40
117	187	11	11
118	629	131	131
497	582	38	14.25
		Total:	**711.25**

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

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

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Late Sashibala Dasi in the Mother Property, free from all encumbrances.

5.1.4 **Ownership of Nagendra Nath Ghosh:** In the above mentioned circumstances said Nagendra Nath Ghosh has become the sole and absolute owner in respect of land measuring 79.03 (seventy nine point zero three) decimal, more or less, out of the Mother Property (**Property Of Nagendra**), free from all encumbrances. The details of the Property Of Nagendra are given in the chart below:

R.S. *Dag* No.	R.S. Khatian No.	Total Area in *Dag* (in Dec)	Area (in Dec)
92	181	150	12.4444
94	181	42	4.5667
100	629	101	11.2222
102	629	154	17.1111
111	629	12	1.3333
112	629	94	10.4444
113	629	40	4.4444
117	187	11	1.2222
118	629	131	14.5556
497	582	38	1.5833
		Total:	**79.03** *(Rounded Off)*

5.1.5 **Demise of Nagendra Nath Ghosh:** Said Nagendra Nath Ghosh, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate leaving behind him surviving his 4 (four) sons, namely, (**1**) Madan Mohan Ghosh, (**2**) Balaram Ghosh, (**3**) Krishna Mohan Ghosh alias Krishnapada Ghosh alias Krishtapada Ghosh alias Krishna Chandra Ghosh and (**4**) Ashoke Kumar Ghosh and 5 (five) daughters, namely, (**1**) Lakshmi Rani Ghosh, (**2**) Saraswati Ghosh, (**3**) Draupadi Ghosh, (**4**) Chayna Ghosh and (**5**) Menoka Ghosh, as his only legal heirs and heiresses, who jointly and in equal share inherited the right, title and interest of Late Nagendra Nath Ghosh in the Property Of Nagendra, free from all encumbrances.

5.1.6 **Demise of Krishnapada Ghosh:** Said Krishna Mohan Ghosh alias Krishnapada Ghosh alias Krishtapada Ghosh alias Krishna Chandra Ghosh, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate leaving behind him surviving his wife, Umarani Ghosh and 2 (two) sons, namely, (**1**) Biswajit Ghosh and (**2**) Subhajit Ghosh, as his only legal heirs and heiress, who jointly and in equal share inherited the right, title and interest of Late Krishna Mohan Ghosh alias Krishnapada Ghosh alias Krishtapada Ghosh alias Krishna Chandra Ghosh in the Property Of Nagendra, free from all encumbrances.

5.1.7 **Sale by Saraswati Ghosh:** By a Deed of Sale dated 6th July, 2018, registered in the Office of the Additional District Sub-Registrar, Bhangar, recorded in Book No. I, Volume No. 1621-2018, at Pages 105101 to 105145, being Deed No. 162103683 for the year 2018, said Saraswati Ghosh, daughter of Late Nagendra Nath Ghosh, sold,

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conveyed and transferred land admeasuring 4.53 (four point five three) decimal, more or less, out of her entitlement in the Property Of Nagendra, unto and in favour of (1) Biswajit Ghosh, (2) Subhajit Ghosh, (3) Abhijit Ghosh and (4) Suresh Kumar Ghosh, free from all encumbrances as mentioned in the chart below:

R.S. *Dag* No.	R.S. Khatian No.	Total Area in *Dag* (in Dec)	Area (in Dec)
92	181	150	0.69
94	181	42	0.26
100	629	101	0.63
102	629	154	0.95
111	629	12	0.07
112	629	94	0.58
113	629	40	0.24
117	187	11	0.07
118	629	131	0.81
497	582	38	0.23
		Total:	**4.53**

5.1.8 **Ownership of Larger Property:** In the above mentioned events and circumstances said (1) Umarani Ghosh, (2) Biswajit Ghosh and (3) Subhajit Ghosh (collectively the Vendors herein) have become the joint and absolute owners in respect of land measuring 11.0454 (eleven point zero four five four) decimal, more or less, out of the Property Of Nagendra (**Larger Property**), free from all encumbrances. The details of the Larger Property are given in the chart below:

R.S. *Dag* No.	Umarani Ghosh's Area	Biswajit Ghosh's Area	Subhajit Ghosh's Area	Total Area (in dec.)
92	0.4609	0.6334	0.6334	1.7277
94	0.1728	0.2378	0.2378	0.6484
100	0.4156	0.5731	0.5731	1.5618
102	0.6337	0.8712	0.8712	2.3761
111	0.0494	0.0669	0.0669	0.1832
112	0.3868	0.5318	0.5318	1.4504
113	0.1646	0.2246	0.2246	0.6138
117	0.0453	0.0628	0.0628	0.1709
118	0.5391	0.7416	0.7416	2.0223
497	0.0586	0.1161	0.1161	0.2908
			Total:	**11.0454**

5.1.9 **Absolute Ownership of Vendors:** In the above mentioned events and circumstances the Vendors have become the joint and absolute owners in respect of the Said Property out of the Larger Property vis-à-vis the Mother 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 Vendors represent and warrant to and covenant with the Purchaser regarding encumbrances as follows:

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

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

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

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

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

5.2.6 **No Right of Pre-emption:** No person or persons 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 Vendors or the Vendors' predecessors-in-title and the title of the Vendors to the Said Property is free, clear and marketable.

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

5.2.10 **No Bar by Court Order or Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Vendors

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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, 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 Vendors hereby sell, convey and transfer to the Purchaser the entirety of the Vendors' right, title and interest of whatsoever or howsoever nature in the Said Property, more fully described in the **Schedule** below, being land admeasuring 5.5227 (five point five two two seven) decimal, more or less, comprised in R.S. Dag Nos. 92, 94, 100, 102, 111, 112, 113, 117, 118 and 497, corresponding L.R. Dag Nos. 86, 88, 94, 96, 105, 106, 107, 111, 112 and 465, respectively, recorded under R.S. Khatian Nos. 181, 629, 187 and 582, L.R. Khatian Nos. 497, 3930 and 3931, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

7.2 **Consideration:** The aforesaid transfer is being made in consideration of a sum of **Rs.36,80,000/- (Rupees Thirty-Six Lakhs Eighty Thousand only)** paid by the Purchaser to the Vendors, receipt of which the Vendors 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, 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

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

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

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

8.2.1 **Indemnification by Vendors:** express indemnification by the Vendors about the correctness of the Vendors' title, Vendors' authority to sell and non existence of any encumbrances on the Said Property, which if found defective or untrue at any time, the Vendors 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 covenant 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. In this regard the Vendors hereby clarify that the R.S. Record of Rights and L.R. Record of Rights are not in parity with the Vendors' entitlement in said R.S. Dags as recited under clause 5.1 and sub-clauses thereunder. However, the Vendors hereby convey all the Vendors' right, title and interest in the said R.S. Dags (acquired vide the aforesaid recital) under these presents whatsoever and howsoever in nature and the Purchaser shall be entitled to rectify the erroneous record of rights, if any.

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

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

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

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

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

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

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

9. **Interpretation:**

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

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

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SCHEDULE
(Said Property)
[*Subject Matter of Conveyance*]

Land (vacant) admeasuring 5.5227 (five point five two two seven) decimal, more or less, comprised in R.S. Dag Nos. 92, 94, 100, 102, 111, 112, 113, 117, 118 and 497, corresponding L.R. Dag Nos. 86, 88, 94, 96, 105, 106, 107, 111, 112 and 465, respectively, recorded under R.S. Khatian Nos. 181, 629, 187 and 582, L.R. Khatian Nos. 497, 3930 and 3931, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas

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

The details of the Said Property are tabulated below:

R.S. *Dag* No.	L.R. *Dag* No.	R.S. Khatian	Total Area in *Dag* (in Dec)	Area Sold (in Dec)
92	86	181	150	0.8638
94	88	181	42	0.3242
100	94	629	101	0.7809
102	96	629	154	1.1881
111	105	629	12	0.0916
112	106	629	94	0.7252
113	107	629	40	0.3069
117	111	187	11	0.0854
118	112	629	131	1.0112
497	465	582	38	0.1454
			Total:	**5.5227**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Said R.S. Dag No. 117 is butted and bounded as follows:

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

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

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

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

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

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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. Ajit Mondal
Vill+Po- Gouranga Nagar
PS- New Town
Dist- North 24 Parganas
Kol- 700162

2. Alamgir Reza Adv
23/1, Judges Court Road
Kol-27

Biswajit Ghosh

Subhojit Ghosh

[illegible]

[Vendors]

Drafted by:

Alamgir Reza WB/1366/03

Advocate

Alipore Judges Court
Kol-27

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

Ajit Mondal

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Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs.36,80,000/- (Rupees Thirty-Six Lakhs Eighty Thousand only)** towards fulle and final payment of the consideration for sale of the Said Property described in the **Schedule** above, in the following manner:

Mode	Date	Bank	Favoring	Amount (Rs.)
Chq No. 257185 (P)	26.08.23	Indian Overseas Bank	Biswajit Ghosh	1,50,000.00
Chq No. 257186 (P)	26.08.23	Indian Overseas Bank	Subhajit Ghosh	1,50,000.00
UTR No. IOBAR52023091900104777	19.09.23	Indian Overseas Bank	Biswajit Ghosh	12,00,000.00
UTR No. IOBAR52023091900796436	19.09.23	Indian Overseas Bank	Subhajit Ghosh	12,00,000.00
UTR No. IOBAN23262528877	19.09.23	Indian Overseas Bank	Umarani Ghosh	8,30,000.00
UTR No. IOBAN23262545583	19.09.23	Indian Overseas Bank	Umarani Ghosh	1,50,000.00
		Total:		**36,80,000/-**

Witnesses:

1. Ajit Mondal

2. Alamgir Reza Adv

Biswajit Ghosh

Subhajit Ghosh

উমারানী ঘোষ

[Vendors]

District Sub-Registrar-IV
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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)				

PHOTO

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

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

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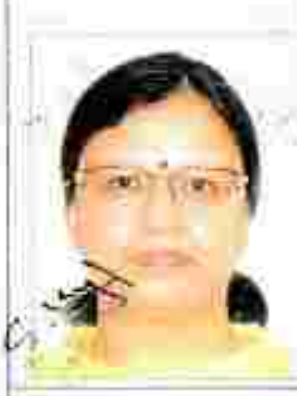
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

20 SEP 2023

SPECIMEN FORM FOR TEN FINGER PRINTS



S. [illegible]

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

Subhajit Ghosh

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

PHOTO

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

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20 SEP 2023

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 16042002385693/2023

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	UMARANI GHOSH City:- , P.O:- HATISALA, P.S:-Kashipur, District:- South 24-Parganas, West Bengal, India, PIN:- 700135	Seller			উমারানী ঘোষ 20/09/23
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	BISWAJIT GHOSH City:- , P.O:- HATISALA, P.S:-Kashipur, District:- South 24-Parganas, West Bengal, India, PIN:- 700135	Seller			Biswajit Ghosh 20/09/23
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	SUBHAJIT GHOSH City:- , P.O:- HATISALA, P.S:-Kashipur, District:- South 24-Parganas, West Bengal, India, PIN:- 700135	Seller			Subhajit Ghosh 20/09/23

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

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	AJIT MONDAL Son of CHANDRAKANTA MONDAL City:- , P.O:- GAURANGO NAGAR, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157	UMARANI GHOSH, BISWAJIT GHOSH, SUBHAJIT GHOSH			Ajit Mondal 20/09/2023

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

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

192023240230012408

GRN Details

GRN:	192023240230012408	**Payment Mode:**	SBI Epay
GRN Date:	21/09/2023 16:59:39	**Bank/Gateway:**	SBIePay Payment Gateway
BRN :	7007734671827	**BRN Date:**	21/09/2023 17:00:57
Gateway Ref ID:	20230921564372	**Method:**	Indian Overseas Bank NB
GRIPS Payment ID:	210920232023001239	**Payment Init. Date:**	21/09/2023 16:59:39
Payment Status:	Successful	**Payment Ref. No:**	2002385093/4/2023
			[Query No/*/Query Year]

Depositor Details

Depositor's Name:	Mr SEEMA KYAL
Address:	30C, SOUTH END PARK, KOLKATA-700029
Mobile:	9330394689
Period From (dd/mm/yyyy):	21/09/2023
Period To (dd/mm/yyyy):	21/09/2023
Payment Ref ID:	2002385093/4/2023
Dept Ref ID/DRN:	2002385093/4/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002385093/4/2023	Property Registration- Stamp duty	0030-02-103-003-02	110300
2	2002385093/4/2023	Property Registration- Registration Fees	0030-03-104-001-16	36882
			Total	**147182**

IN WORDS: **ONE LAKH FORTY SEVEN THOUSAND ONE HUNDRED EIGHTY TWO ONLY.**

PAID

Government of West Bengal
GRIPS 2.0 Acknowledgement Receipt
Payment Summary

21092023202300123 9

GRIPS Payment Detail

GRIPS Payment ID:	21092023202300123 9	**Payment Init. Date:**	21/09/2023 16:59:39
Total Amount:	147182	**No of GRN:**	1
Bank/Gateway:	SBI EPay	**Payment Mode:**	SBI Epay
BRN:	7007734671827	**BRN Date:**	21/09/2023 17:00:57
Payment Status:	Successful	**Payment Init. From:**	Department Portal

Depositor Details

Depositor's Name:	Mr SEEMA KYAL
Mobile:	9330394689

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240230012408	Directorate of Registration & Stamp Revenue	147182
		Total	**147182**

IN WORDS: **ONE LAKH FORTY SEVEN THOUSAND ONE HUNDRED EIGHTY TWO ONLY.**

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

PAID

আধার

ভারত সরকার
Government of India

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

তালিকাভুক্তির আই ডি / Enrollment No. : 0000/00944/38464

To
AJIT MONDAL
অজিত মন্ডল
GAURANGO NAGAR,
VTC: Ghoni(CT), PO: Gouranga Nagar,
District: North Twenty Four Parganas,
State: West Bengal, PIN Code: 700159,
Mobile: 9874153872

20220926

KC202329262FL

আপনার আধার সংখ্যা / Your Aadhaar No. :

5253 7670 1998

আমার আধার, আমার পরিচয়

ভারত সরকার
Government of India

Issue Date: 08/07/2014

অজিত মন্ডল
AJIT MONDAL
জন্মতারিখ / DOB: 14/08/1969
পুরুষ / Male

5253 7670 1998

আমার আধার, আমার পরিচয়

If undelivered please return to: পি.ও. বাক্স নং. 1947, বেঙ্গলুরু - 560
P.O. Box No. 1947, Bengaluru - 560 001

Ajit Mondal

(6)

Tin 2.23 PM

DP. 20.09.23

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

Query No / Year	2002385093/2023	Office where deed will be registered
Query Date	19/09/2023 1:52:24 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		[4306] Sale [Rs : 2/-]
Set Forth value		Market Value
Rs. 36,80,000/-		Rs. 36,80,000/-
Total Stamp Duty Payable(SD)		Total Registration Fee Payable
Rs. 1,10,400/- (Article:23)		Rs. 36,650/- (Article:A(1), A(1))
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks		

Land Details :

District: South 24-Parganas, Thana: Kasipur, 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-92	RS-181	Bastu	Danga	0.8838 Dec	5,75,000/-	5,75,000/-	
L2	RS-94	RS-181	Bastu	Shali	0.3242 Dec	2,16,000/-	2,16,000/-	
L3	RS-100	RS-629	Bastu	Shali	0.7809 Dec	5,20,000/-	5,20,000/-	
L4	RS-102	RS-629	Bastu	Danga	1.1881 Dec	7,90,000/-	7,90,000/-	
L5	RS-111	RS-629	Bastu	Danga	0.0916 Dec	61,000/-	61,000/-	
L6	RS-112	RS-629	Bastu	Danga	0.7252 Dec	4,80,000/-	4,80,000/-	
L7	RS-113	RS-629	Bastu	Shali	0.3069 Dec	2,00,000/-	2,00,000/-	
L8	RS-117	RS-187	Bastu	Danga	0.0854 Dec	57,000/-	57,000/-	
L9	RS-118	RS-629	Bastu	Danga	1.0112 Dec	6,75,000/-	6,75,000/-	
L10	RS-497	RS-582	Bastu	Khal	0.1454 Dec	1,06,000/-	1,06,000/-	
		TOTAL :			5.5227Dec	36,80,000 /-	36,80,000 /-	
	Grand Total :				5.5227Dec	36,80,000 /-	36,80,000 /-	

Darfing - [illegible]

By - [illegible]

Seller Details :

Sl No	Name & address	Status	Execution Admission Details :
1	UMARANI GHOSH Daughter of SONTOSH GHOSH,City:- , P.O:- HATISALA, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:-700135 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. CQxxxxxx8L, Aadhaar No.: 92xxxxxxxx6579,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	BISWAJIT GHOSH Son of KRISHNA GHOSH,City:- , P.O:- HATISALA, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:-700135 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. BWxxxxxx2M, Aadhaar No.: 72xxxxxxxx9670,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
3	SUBHAJIT GHOSH Son of KRISHNA CHANDRA GHOSH,City:- , P.O:- HATISALA, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. CXxxxxxx7M, Aadhaar No.: 93xxxxxxxx3951,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	SEEMA KYAL Wife of BALKRISHAN KYAL,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. ADxxxxxx3J, Aadhaar No.: 67xxxxxxxx9286,Status :Individual, Not Executed	Individual	Not Executed

Identifier Details :

Name & address
AJIT MONDAL Son of CHANDRAKANTA MONDAL City:- , P.O:- GAURANGO NAGAR, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , Identifier Of UMARANI GHOSH, BISWAJIT GHOSH, SUBHAJIT GHOSH

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	UMARANI GHOSH	SEEMA KYAL-0.8638 Dec
Transfer of property for L10		
Sl.No	From	To. with area (Name-Area)
1	UMARANI GHOSH	SEEMA KYAL-0.1454 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	UMARANI GHOSH	SEEMA KYAL-0.3242 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	UMARANI GHOSH	SEEMA KYAL-0.7808 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	UMARANI GHOSH	SEEMA KYAL-1.1881 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	UMARANI GHOSH	SEEMA KYAL-0.0916 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	UMARANI GHOSH	SEEMA KYAL-0.7252 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	UMARANI GHOSH	SEEMA KYAL-0.3069 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	UMARANI GHOSH	SEEMA KYAL-0.0854 Dec
Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	UMARANI GHOSH	SEEMA KYAL-1.0112 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 19-10-2023) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 19-10-2023)
3. Standard User charge of Rs. 300/-(Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.

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

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

8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of 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

Major Information of the Deed

Deed No :	**I-1604-11843/2023**	**Date of Registration**	**26/09/2023**
Query No / Year	**1604-2002385093/2023**	**Office where deed is registered**	
Query Date	**19/09/2023 1:52:24 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		[4306] Other than Immovable Property, Sale [Rs : 2/-]	
Set Forth value		Market Value	
Rs. 36,80,000/-		Rs. 36,80,000/-	
Stamp duty Paid(SD)		Registration Fee Paid	
Rs. 1,10,400/- (Article:23)		Rs. 36,882/- (Article:A(1), A(1))	
Remarks			

Land Details :

District: South 24-Parganas, P.S:- Kashipur, Gram Panchayat: BHAGAWANPUR, Mouza: Jirangacha, JL No: 25, Pin Code : 700156

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-92	RS-181	Bastu	Danga	0.8638 Dec	5,75,000/-	5,75,000/-	
L2	RS-94	RS-181	Bastu	Shali	0.3242 Dec	2,16,000/-	2,16,000/-	
L3	RS-100	RS-629	Bastu	Shali	0.7809 Dec	5,20,000/-	5,20,000/-	
L4	RS-102	RS-629	Bastu	Danga	1.1861 Dec	7,90,000/-	7,90,000/-	
L5	RS-111	RS-629	Bastu	Danga	0.0916 Dec	61,000/-	61,000/-	
L6	RS-112	RS-629	Bastu	Danga	0.7252 Dec	4,80,000/-	4,80,000/-	
L7	RS-113	RS-629	Bastu	Shali	0.3069 Dec	2,00,000/-	2,00,000/-	
L8	RS-117	RS-187	Bastu	Danga	0.0854 Dec	57,000/-	57,000/-	
L9	RS-118	RS-629	Bastu	Danga	1.0112 Dec	6,75,000/-	6,75,000/-	
L10	RS-497	RS-582	Bastu	Khal	0.1454 Dec	1,06,000/-	1,06,000/-	
		TOTAL :			**5.5227Dec**	**36,80,000 /-**	**36,80,000 /-**	
	Grand Total :				**5.5227Dec**	**36,80,000 /-**	**36,80,000 /-**	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**UMARANI GHOSH** Daughter of SONTOSH GHOSH City:- , P.O:- HATISALA, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:-700135 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: CQxxxxxx6L, Aadhaar No: 92xxxxxxxx6579, Status :Individual, Executed by: Self, Date of Execution: 20/09/2023 , Admitted by: Self, Date of Admission: 20/09/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 20/09/2023 , Admitted by: Self, Date of Admission: 20/09/2023 ,Place : Pvt. Residence
2	**BISWAJIT GHOSH (Presentant)** Son of KRISHNA GHOSH City:- , P.O:- HATISALA, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: BWxxxxxx2M, Aadhaar No: 72xxxxxxxx9670, Status :Individual, Executed by: Self, Date of Execution: 20/09/2023 , Admitted by: Self, Date of Admission: 20/09/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 20/09/2023 , Admitted by: Self, Date of Admission: 20/09/2023 ,Place : Pvt. Residence
3	**SUBHAJIT GHOSH** Son of KRISHNA CHANDRA GHOSH City:- , P.O:- HATISALA, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: CXxxxxxx7M, Aadhaar No: 93xxxxxxxx3981, Status :Individual, Executed by: Self, Date of Execution: 20/09/2023 , Admitted by: Self, Date of Admission: 20/09/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 20/09/2023 , Admitted by: Self, Date of Admission: 20/09/2023 ,Place : Pvt. Residence

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**SEEMA KYAL** Wife of BALKRISHAN KYAL 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.:: ADxxxxxx3J, Aadhaar No: 87xxxxxxxx9286, Status :Individual, Status : Not Executed

Identifier Details :

Name	Photo	Finger Print	Signature
AJIT MONDAL Son of CHANDRAKANTA MONDAL City:- , P.O:- GAURANGO NAGAR, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157			
Identifier Of UMARANI GHOSH, BISWAJIT GHOSH, SUBHAJIT GHOSH			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	UMARANI GHOSH	SEEMA KYAL-0.8638 Dec
Transfer of property for L10		
Sl.No	From	To. with area (Name-Area)
1	UMARANI GHOSH	SEEMA KYAL-0.1454 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	UMARANI GHOSH	SEEMA KYAL-0.3242 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	UMARANI GHOSH	SEEMA KYAL-0.7509 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	UMARANI GHOSH	SEEMA KYAL-1.1861 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	UMARANI GHOSH	SEEMA KYAL-0.0916 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	UMARANI GHOSH	SEEMA KYAL-0.7262 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	UMARANI GHOSH	SEEMA KYAL-0.3069 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	UMARANI GHOSH	SEEMA KYAL-0.0864 Dec
Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	UMARANI GHOSH	SEEMA KYAL-1.0112 Dec

Endorsement For Deed Number : I - 160411843 / 2023

On 19-09-2023

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 36,80,000/-

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

On 20-09-2023

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

Presented for registration at 14:23 hrs on 20-09-2023, at the Private residence by BISWAJIT GHOSH , one of the Executants.

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

Execution is admitted on 20/09/2023 by 1. UMARANI GHOSH, Daughter of SONTOSH GHOSH, P.O: HATISALA, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Others, 2. BISWAJIT GHOSH, Son of KRISHNA GHOSH, P.O: HATISALA, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Others, 3. SUBHAJIT GHOSH, Son of KRISHNA CHANDRA GHOSH, P.O: HATISALA, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Others

Indetified by AJIT MONDAL, , , Son of CHANDRAKANTA MONDAL, P.O: GAURANGO NAGAR, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by profession Others

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

On 26-09-2023

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 36,882.00/- (A(1) = Rs 36,850.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 36,882/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 21/09/2023 5:00PM with Govt. Ref. No: 192023240230012408 on 21-09-2023, Amount Rs: 36,882/-, Bank: SBI EPay (SBIePay), Ref. No. 7007734671827 on 21-09-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,10,400/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 1,10,300/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 28179, Amount: Rs.100.00/-, Date of Purchase: 29/08/2023, Vendor name: SUBHANKAR DAS

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/09/2023 5:00PM with Govt. Ref. No. 192023240230012408 on 21-09-2023, Amount Rs. 1,10,300/-, Bank: SBI EPay (SBIePay), Ref. No. 7007734671827 on 21-09-2023, Head of Account 0030-02-103-003-02

Anupam Halder

DISTRICT SUB-REGISTRAR

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

South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2023, Page from 364615 to 364643

being No 160411843 for the year 2023.

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

Digitally signed by Anupam Halder
Date: 2023.09.27 16:00:17 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 27/09/2023

DISTRICT SUB-REGISTRAR

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

West Bengal.