I-11346/23

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL

AP 762814

20/09/2023

Q-200238640/2023

2-13 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-IV
Registrar U/S 3 (2) of
Registration 1908
Alipore, South 24 Parganas

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26/9/23

CONVEYANCE

1. **Date:** 20.09.23

2. **Place:** Kolkata

3. **Parties**

2-17 Pm

20/9/23

28178 29 AUG 2023

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

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

S[illegible]ANKAR DAS
STAMP VENDOR
Alipore Police Court, Kol-27

Vende .....

Biswajit Ghosh
[redacted] 9741
Biswajit Ghosh

[redacted] 9742

Subho Jit Ghosh
[redacted] 9743

[illegible] ঘোষ
[redacted] 9744

Ajit Mondal
S/o Late Chandrakanta Mondal
Gorunga Nagar
P.S. Nao Para
Gorunga Nagar
Pin - 700162
[illegible] Pgs (N)

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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

3.1 **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

3.2 **SWETA KYAL (PAN AFXPG8803P, Aadhaar No.2440 3320 0783)**, wife of Anurag Kyal, by faith Hindu, by occupation Business, nationality Indian, residing at 30C, South End Park, P.S.- Rabindra Sarobar (formerly Lake) Post Office- Sarat Bose Road, Kolkata- 700 029

(collectively **Purchasers**, includes successors-in-interest)

The Vendors and Purchasers 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 3.58 (three point five eight) decimal, more or less, comprised in R.S. Dag Nos. 92, 94, 100, 102, 111, 112, 113, 118 and 497, corresponding L.R. Dag Nos. 86, 88, 94, 96, 105, 106, 107, 112 and 465, respectively, recorded under R.S. Khatian Nos. 181, 629 and 582, L.R. Khatian Nos. 497, 1034, 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,

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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 Mother Property:** At all material time one Uttam Chandra Ghosh was the sole and absolute owner in respect of land admeasuring 700.25 (seven hundred point two five) decimal, comprised in R.S. Dag Nos. 92, 94, 100, 102, 111, 112, 113, 118 and 497, recorded under R.S. Khatian Nos. 181, 629 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
118	629	131	131
497	582	38	14.25
		Total:	**700.25**

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

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Ghosh and 2 (two) daughters, namely, (1) Subodh Bala Ghosh and (2) Radharani Ghosh, as her only legal heirs and heiresses, who jointly and in equal share inherited the right, title and interest of Late Sashibala Dasi in the Mother Property, free from all encumbrances.

5.1.4 **Sale by Radharani Ghosh:** By a Deed of Sale dated 12th August, 2008, registered in the Office of the Additional District Sub-Registrar, Bhangar, recorded in Book No. I, CD Volume No. 10, at Pages 3449 to 3464, being Deed No. 04303 for the year 2008, said Radharani Ghosh sold, conveyed and transferred her right, title and interest in the Mother Property (**Property Of Radharani**) unto and in favour of Sadhan Kumar Ghosh, son of Late Khitish Chandra Ghosh, free from all encumbrances.

5.1.5 **Sale by Sadhan Kumar Ghosh:** By a Deed of Sale dated 8th September, 2008, registered in the Office of the Additional District Sub-Registrar, Bhangar, recorded in Book No. I, CD Volume No. 12, at Pages 154 to 168, being Deed No. 04754 for the year 2008, said Sadhan Kumar Ghosh sold, conveyed and transferred land measuring 14.32 (fourteen point three two) decimal, more or less, out of the Property Of Radharani (**Larger Property**) unto and in favour of (1) Madan Mohan Ghosh, (2) Balaram Ghosh, (3) Krishna Mohan Ghosh alias Krishnapada Ghosh alias Krishtapada Ghosh alias Krishna Chandra Ghosh and (4) Pratima Ghosh, free from all encumbrances. The details of the Larger Property are given in the chart below:

R.S. *Dag* No.	R.S. Khatian No.	Total Area in *Dag* (in Dec)	Area (in Dec)
92	181	150	2.81
94	181	42	0.96
100	629	101	2.25
102	629	154	3.57
111	629	12	0.28
112	629	94	0.18
113	629	40	0.92
118	629	131	3.02
497	582	38	0.33
		Total:	**14.32**

5.1.6 **Ownership of Said Property:** In the above mentioned events and circumstances said Krishna Mohan Ghosh alias Krishnapada Ghosh alias Krishtapada Ghosh alias Krishna Chandra Ghosh has become the sole and absolute owner in respect of the Said Property, being, land measuring 3.58 (three point five eight) decimal, more or less, out of the Larger Property, free from all encumbrances. The details of the Said Property are given in the chart below:

R.S. *Dag* No.	R.S. Khatian No.	Total Area in *Dag* (in Dec)	Area (in Dec)
92	181	150	0.7025
94	181	42	0.24

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100	629	101	0.5625
102	629	154	0.8925
111	629	12	0.07
112	629	94	0.045
113	629	40	0.23
118	629	131	0.755
497	582	38	0.0825
		Total:	**3.58**

5.1.7 **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 Said Property, free from all encumbrances.

5.1.8 **Absolute Ownership of Vendors:** 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 the Said Property out of the Larger 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:

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.

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

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, 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 3.58 (three point five eight) decimal, more or less, comprised in R.S. Dag Nos. 92, 94, 100, 102, 111, 112, 113, 118 and 497, corresponding L.R. Dag Nos. 86, 88, 94, 96, 105, 106, 107, 112 and 465, respectively, recorded under R.S. Khatian Nos. 181, 629 and 582,

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L.R. Khatian Nos. 497, 1034, 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.24,00,000/- (Rupees Twenty-Four Lakhs 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, 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.

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

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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, 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

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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 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

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

SCHEDULE
(Said Property)
[Subject Matter of Conveyance]

Land (vacant) admeasuring 3.58 (three point five eight) decimal, more or less, comprised in R.S. Dag Nos. 92, 94, 100, 102, 111, 112, 113, 118 and 497, corresponding L.R. Dag Nos. 86, 88, 94, 96, 105, 106, 107, 112 and 465, respectively, recorded under R.S. Khatian Nos. 181, 629 and 582, L.R. Khatian Nos. 497, 1034, 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	0.7025
94	88	181	42	0.24
100	94	629	101	0.5625
102	96	629	154	0.8925
111	105	629	12	0.07
112	106	629	94	0.045
113	107	629	40	0.23
118	112	629	131	0.755
497	465	582	38	0.0825
			Total:	**3.58**

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. 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

(Sadr), 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

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- Gourangar Nagar
PS- New Town
KOL- 700152

Biswajit Ghosh

2. Alamgir Raza adv
28/1, Judges Court Road
Kol-27

উমারানী ঘোষ

Subho Jit Ghosh

|Vendors|

Drafted by:

Alamgir Raza 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

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

Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs.24,00,000/- (Rupees Twenty-Four Lakhs 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	2,25,000.00
Chq No. 257186 (P)	26.08.23	Indian Overseas Bank	Subhajit Ghosh	2,25,000.00
Chq No. 256790 (P)	26.08.23	Indian Overseas Bank	Umarani Ghosh	2,50,000.00
UTR No. IOBAR52023091900785138	19.09.23	Indian Overseas Bank	Biswajit Ghosh	4,00,000.00
UTR No. IOBAN23262547695	19.09.23	Indian Overseas Bank	Biswajit Ghosh	1,75,000.00
UTR No. IOBAR52023091900114537	19.09.23	Indian Overseas Bank	Subhajit Ghosh	5,75,000.00
UTR No. IOBAR52023091900124612	19.09.23	Indian Overseas Bank	Umarani Ghosh	5,50,000.00
			Total:	**24,00,000/-**

Witnesses:

1. Ajit Mondal

2. Alamgir Reza Adv

Biswajit Ghosh

Subhajit Ghosh

উমারানী ঘোষ

[Vendors]

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

	S. Das	Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
	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)				

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

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

SUBHOJIT GHOSH

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)				

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, Alipur, 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 16042002386140/2023

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, Alipur, 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

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

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

192023240230030238

GRN Details

GRN:	192023240230030238	**Payment Mode:**	SBI Epay
GRN Date:	21/09/2023 17:09:53	**Bank/Gateway:**	SBIePay Payment Gateway
BRN :	8709640825427	**BRN Date:**	21/09/2023 17:10:20
Gateway Ref ID:	20230921564803	**Method:**	Indian Overseas Bank NB
GRIPS Payment ID:	210920232023003022	**Payment Init. Date:**	21/09/2023 17:09:53
Payment Status:	Successful	**Payment Ref. No:**	2002386140/4/2023 [Query No/*/Query Year]

Depositor Details

Depositor's Name:	Mr SEEMA AND 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:	2002386140/4/2023
Dept Ref ID/DRN:	2002386140/4/2023

Payment Details

Sl. No.	Payment Ref No.	Head of A/C Description	Head of A/C	Amount (₹)
1	2002386140/4/2023	Property Registration- Stamp duty	0030-02-103-003-02	71900
2	2002386140/4/2023	Property Registration- Registration Fees	0030-03-104-001-16	24082
			Total	**95982**

IN WORDS: NINETY FIVE THOUSAND NINE HUNDRED EIGHTY TWO ONLY.

PAID

Government of West Bengal
GRIPS 2.0 Acknowledgement Receipt
Payment Summary

210920232023003022

GRIPS Payment Detail

GRIPS Payment ID:	210920232023003022	**Payment Init. Date:**	21/09/2023 17:09:53
Total Amount:	95982	**No of GRN:**	1
Bank/Gateway:	SBI EPay	**Payment Mode:**	SBI Epay
BRN:	8709640825427	**BRN Date:**	21/09/2023 17:10:20
Payment Status:	Successful	**Payment Init. From:**	Department Portal

Depositor Details

Depositor's Name: Mr SEEMA AND SWETA KYAL

Mobile: 9330394689

Payment(GRN) Details

SL.No.	GRN	Department	Amount (₹)
1	192023240230030238	Directorate of Registration & Stamp Revenue	95982
		Total	**95982**

IN WORDS: **NINETY FIVE THOUSAND NINE 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 / Enrolment No.: 0000/00944/38464

To
AJIT MONDAL
অজিত মণ্ডল
GAURANGO NAGAR,
VTC: Ghuni(CT), PO: Gourangi Nagar,
District: North Twenty Four Parganas,
State: West Bengal, PIN Code: 700168,
Mobile: 9674153872

20230626

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 মণ্ডল
AJIT MONDAL
জন্মতারিখ / DOB: 14/06/1965
পুরুষ / Male

5253 7670 1998

আমার আধার, আমার পরিচয়

If undelivered please return to: পো.অ.: বক্স নং. 1947, বেঙ্গালুরু - 560
P.O. Box No. 1947, Bengaluru - 560 001

Ajit Mondal

(3)

Time : 2:17 P.M.
Dt. 20.09.23

सत्यमेव जयते

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

Query No / Year	2002386140/2023	Office where deed will be registered
Query Date	19/09/2023 2:39:57 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 - 700026, Mobile No. : 9330394689, Status :Seller/Executant	
Transaction		Additional Transaction
[0101] Sale, Sale Document		[4306] Sale [Rs : 2/-]
Set Forth value		Market Value
Rs. 24,00,000/-		Rs. 24,00,000/-
Total Stamp Duty Payable(SD)		Total Registration Fee Payable
Rs. 72,000/- (Article 23)		Rs. 24,050/- (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	0.7025 Dec	4,47,000/-	4,47,000/-	
L2	RS-94	RS-181	Bastu	Shali	0.24 Dec	1,60,000/-	1,60,000/-	
L3	RS-100	RS-629	Bastu	Shali	0.5625 Dec	3,80,000/-	3,80,000/-	
L4	RS-102	RS-629	Bastu	Danga	0.8925 Dec	4,00,000/-	4,00,000/-	
L5	RS-111	RS-629	Bastu	Danga	0.07 Dec	47,000/-	47,000/-	
L6	RS-112	RS-629	Bastu	Danga	0.045 Dec	30,000/-	30,000/-	
L7	RS-113	RS-629	Bastu	Shali	0.23 Dec	1,54,000/-	1,54,000/-	
L9	RS-118	RS-629	Bastu	Danga	0.755 Dec	5,00,000/-	5,00,000/-	
L10	RS-497	RS-582	Bastu	Khal	0.0825 Dec	2,82,000/-	2,82,000/-	
		TOTAL :			3.58Dec	24,00,000 /-	24,00,000 /-	
	Grand Total :				3.58Dec	24,00,000 /-	24,00,000 /-	

Darkness - verified
By - MJ

Query No: 2002386140 of 2023, Printed On : Sep 19,2023 2:47PM, Generated from eRegistration.gov.in

6328 /-

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	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.: 67xxxxxxxx9266,Status :Individual, Not Executed	Individual	Not Executed
2	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	SEEMA KYAL-0.7025 Dec
Transfer of property for L10		
Sl.No	From	To. with area (Name-Area)
1	UMARANI GHOSH	SEEMA KYAL-0.0825 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	UMARANI GHOSH	SEEMA KYAL-0.24 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	UMARANI GHOSH	SEEMA KYAL-0.5625 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	UMARANI GHOSH	SEEMA KYAL-0.8925 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	UMARANI GHOSH	SEEMA KYAL-0.07 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	UMARANI GHOSH	SEEMA KYAL-0.045 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	UMARANI GHOSH	SEEMA KYAL-0.23 Dec
Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	UMARANI GHOSH	SEEMA KYAL-0.755 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. - II SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. BHANGAR, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA

Government of West Bengal

Directorate of Registration & Stamp Revenue

FORM-1564

Miscellaneous Receipt

Visit Commission Case No / Year	1604003270/2023	Date of Application	19/09/2023
Query No / Year	1604200238614 0/2023		
Transaction	[0101] Sale, Sale Document		
Applicant Name of QueryNo	Org VINAYAK LEGAL		
Stampduty Payable	Rs.72,000/-		
Registration Fees Payable	Rs.24,050/-		
Applicant Name of the Visit Commission	Mr A Roy		
Applicant Address	a p c		
Place of Commission	kol 26		
Expected Date and Time of Commission	19/09/2023 7:00 PM		
Fee Details	J1: 250/-, J2: 200/-, PTA-J(2): 0/-, Total Fees Paid: 450/-		
Remarks			

Major Information of the Deed

Deed No :	I-1604-11846/2023	Date of Registration	26/09/2023
Query No / Year	1604-2002386140/2023	Office where deed is registered	
Query Date	19/09/2023 2:39:57 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. 24,00,000/-		Rs. 24,00,000/-	
Stamp duty Paid(SD)		Registration Fee Paid	
Rs. 72,000/- (Article:23)		Rs. 24,082/- (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 : 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	0.7025 Dec	4,47,000/-	4,47,000/-	
L2	RS-94	RS-181	Bastu	Shali	0.24 Dec	1,60,000/-	1,60,000/-	
L3	RS-100	RS-629	Bastu	Shali	0.5625 Dec	3,80,000/-	3,80,000/-	
L4	RS-102	RS-629	Bastu	Danga	0.8925 Dec	4,00,000/-	4,00,000/-	
L5	RS-111	RS-629	Bastu	Danga	0.07 Dec	47,000/-	47,000/-	
L6	RS-112	RS-629	Bastu	Danga	0.045 Dec	30,000/-	30,000/-	
L7	RS-113	RS-629	Bastu	Shali	0.23 Dec	1,54,000/-	1,54,000/-	
L9	RS-118	RS-629	Bastu	Danga	0.755 Dec	5,00,000/-	5,00,000/-	
L10	RS-487	RS-582	Bastu	Khal	0.0825 Dec	2,82,000/-	2,82,000/-	
		TOTAL :			3.58Dec	24,00,000 /-	24,00,000 /-	
	Grand Total :				3.58Dec	24,00,000 /-	24,00,000 /-	

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.:: 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	**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
2	**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	SEEMA KYAL-0.7025 Dec
Transfer of property for L10		
Sl.No	From	To. with area (Name-Area)
1	UMARANI GHOSH	SEEMA KYAL-0.0825 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	UMARANI GHOSH	SEEMA KYAL-0.24 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	UMARANI GHOSH	SEEMA KYAL-0.5625 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	UMARANI GHOSH	SEEMA KYAL-0.8925 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	UMARANI GHOSH	SEEMA KYAL-0.07 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	UMARANI GHOSH	SEEMA KYAL-0.045 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	UMARANI GHOSH	SEEMA KYAL-0.23 Dec
Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	UMARANI GHOSH	SEEMA KYAL-0.755 Dec

Endorsement For Deed Number : I - 160411846 / 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 24,00,000/-

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 14:17 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

Identified 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 24,082.00/- (A(1) = Rs 24,050.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 24,082/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/09/2023 5:10PM with Govt. Ref. No: 192023240230030238 on 21-09-2023, Amount Rs: 24,082/-, Bank: SBI EPay (SBIePay), Ref. No. 8709640825427 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. 72,000/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 71,900/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 28178, 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 5:10PM with Govt. Ref. No: 192023240230030238 on 21-09-2023, Amount Rs: 71,900/-, Bank: SBI EPay (SBIePay), Ref. No. 8708640825427 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 364247 to 364275

being No 160411846 for the year 2023.

Digitally signed by Anupam Halder
Date: 2023.09.27 15:41:21 +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.

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबंगा पश्चिम बंगाल WEST BENGAL AP 307302

21/09/2023

I-20023983220/2023

2-50 PM

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-IV
Alipore, South 24 Parganas

27 SEP 2023

27/9/23

CONVEYANCE

1. **Date:** 21.09.23

2. **Place:** Kolkata

3. **Parties**

2-50 PM
21/9/23

30099

23 MAY 2023

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

Name : B. C. LAHIRI
Advocate
ALIPORE JUDGES COURT
KOL - 27

Address :

Vendor :
Alipore Collectorate, 24Pgs. (South)
SUBHANKAR DAS
STAMP VENDOR
Alipore Police Court, Kol-27

Sirajul Haque Molla

9852

Sirajul Haque Molla

9853

Md. Jahidul Haque

9854

Md. Mojmul Haque

9855

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Sofiqul Haque.
S/o - Mohammad Ali Molya
P.O - Hoishada
P.S - Kashipore
D.S - South 24 Pgs
Pin - 700135

3.1 **SIRAJUL HAQUE MOLYA alias MD. SIRAJUL HAQUE (PAN: BJKPM9105N** and **Aadhaar No. 8235-0452-7657)**, son of Late Mohammad Ali Molya alias Haji Mohammad Molla alias Mohammad Molya, 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 **MD. JAHIDUL HAQUE (PAN: AMBPH9039D** and **Aadhaar No. 5803-9717-5863)**, son of Md. Sirajul Haque, by faith Muslim, by Occupation Others, nationality Indian, residing at Jirangacha, Post Office Hatisala, Police Station Kashipur, Pin-700135, District South 24 Parganas;

3.3 **MD. NAJMUL HAQUE (PAN: AGSPH1188A** and **Aadhaar No. 3248-3832-2882)**, son of Md. Sirajul Haque, by faith Muslim, by Occupation Others, nationality Indian, residing at Jirangacha, Post Office Hatisala, Police Station Kashipur, PIN-700135, District South 24 Parganas;

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

And

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

The 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:** (1) Land classified as *danga* (highland) measuring 0.291 (zero point two nine one) decimal, more or less out of 48 (forty eight) decimal, more or less, being a portion of R.S. Dag No. 68, corresponding L.R. Dag No. 62, recorded under R.S. Khatian No. 643, L.R. Khatian No. 1364, 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 0.6217 (zero point six two one seven) decimal, more or less, out of 63 (sixty three) decimal, being a portion of R.S. Dag No. 89, corresponding L.R. Dag No. 83, recorded under R.S. Khatian No. 184, L.R. Khatian No. 1364, 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

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First Schedule below **And** (3) land classified as *danga* (highland) measuring 0.3534 (zero point three five three four) decimal, more or less, out of 58 (fifty eight) decimal, being a portion of R.S. Dag No. 90, corresponding L.R. Dag No. 84, recorded under R.S. Khatian No. 643, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Third Property**) and more fully described in **Part-III** of the **First Schedule** below. The First Property, Second Property and Third 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 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 Jharu Molla:** At all material time one Jharu Molla, son of Bhadu Molla was the sole, recorded and absolute owner in respect of (1) land measuring 13.1 (thirteen point one) decimal, more or less, out of 48 (forty eight) decimal, being a portion of R.S. Dag No. 68, corresponding L.R. Dag No. 62, recorded under R.S. Khatian No. 643, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Jharu's First Property**), (2) land measuring 31.5 (thirty one point five) decimal, more or less, out of 63 (sixty three) decimal, being a portion of R.S. Dag No. 89, corresponding L.R. Dag No. 83, recorded under R.S. Khatian No. 184, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Jharu's Second Property**) and (3) land measuring 15.9 (fifteen point nine) decimal, more or less, out of 58 (fifty eight) decimal, being a portion of R.S. Dag No. 90, corresponding L.R. Dag No. 84, recorded under R.S. Khatian No. 643, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Jharu's Third Property**), free from all encumbrances.

5.1.2 **Demise of Jharu Molla:** Said Jharu Molla, a Muslim governed by the Sunni School of Mohammedan Law, died intestate leaving behind him surviving his 2 (two) sons, namely, (1) Tabjel Molla alias Taochel Molla and (2) Mohammad Ali Molla alias Haji Mohammad Molla and 1 (one) daughter, Sobgar Bibi, as his only legal heirs and heiress, who jointly and in diverse share inherited the right, title and interest of Late Jharu Molla in Jharu's First Property, Jharu's Second Property and Jharu's Third Property, free from all encumbrances.

5.1.3 **Ownership of Sobgar Bibi:** In the above mentioned circumstances said Sobgar Bibi has become the sole and absolute owner in respect

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of (1) land measuring 2.62 (two point six two) decimal, more or less, out of Jharu's First Property (**Larger First Property**), (2) land measuring 6.3 (six point three) decimal, more or less, out of Jharu's Second Property (**Larger Second Property**) and (3) land measuring 3.18 (three point one eight) decimal, more or less, out of Jharu's Third Property (**Larger Third Property**), free from all encumbrances.

5.1.4 **Mutation:** Said Sobgar Bibi mutated her name in the records of the Block Land and Land Reforms Officer, Bhangar-II, under L.R. Khatian No. 1364, free from all encumbrances. It is pertinent to mention here that the name of said Sobgar Bibi has been erroneously missed out in the L.R. Record of Rights in respect of her entitlement in the Larger Third Property and the Purchaser shall be entitled to rectify the said error as per the entitlement of said Sobgar Bibi.

5.1.5 **Demise of Sobgar Bibi:** Said Sobgar Bibi, a Muslim governed by the Sunni School of Mohammedan Law, died intestate leaving behind her surviving her 3 (three) sons, namely, (1) Abdul Wadut Molla alias Abdul Wadud Molla, (2) Abdul Rashid Molla alias Haji Abdul Rashid and (3) Abdul Hai Molla, as her only legal heirs, who jointly and in equal share inherited the right, title and interest of Late Sobgar Bibi in Larger First Property, Larger Second Property and Larger Third Property, free from all encumbrances. It is pertinent to mention here that another son of Late Sobgar Bibi, namely, Abdul Mujit Molla predeceased his mother, Sobgar Bibi and therefore, he is excluded to inherit the right, title and interest of Late Sobgar Bibi as per the operation of Mohammedan Law of inheritance.

5.1.6 **Demise of Abdul Hai Molla:** Said Abdul Hai Molla, a Muslim governed by the Sunni School of Mohammedan Law, died intestate leaving behind him surviving his only wife, Lutfarnecchа Bibi, 1 (one) son, namely, Rajibul Islam and 3 (three) daughters, namely, (1) Nasrum Khatun, (2) Nahira Khatun and (3) Napisa Khatun (collectively **Legal Heirs Of Abdul Hai Molla**), as his only legal heir and heireases, who jointly and in diverse share inherited the right, title and interest of Late Abdul Hai Molla in Larger First Property, Larger Second Property and Larger Third Property, free from all encumbrances.

5.1.7 **Sale to Md. Sirajul Haque:** By a Deed of Sale dated 1st March, 2010, registered in the Office of the Additional District Sub-Registrar, Bhangar, recorded in Book No. I, CD Volume No. 3, at Pages 2709 to 2721, being Deed No. 00987 for the year 2010, said Abdul Wadut Molla alias Abdul Wadud Molla sold, conveyed and transferred (1) land measuring 0.1455 (zero point one four five five) decimal, more or less, out of his entitlement in the Larger First Property (**First Portion Of First Property**), (2) land measuring 0.2717 (zero point two seven one seven) decimal, more or less, out of his entitlement in the Larger Second Property (**First Portion Of Second Property**) and (3) land measuring 0.1767 (zero point one seven six seven) decimal, more or less, out of his entitlement in the Larger Third Property (**First Portion Of Third Property**), unto and in favour of Md. Sirajul Haque (the Vendor No. 3.1 herein), free from all encumbrances. It is pertinent to mention here that said Abdul Wadut Molla alias Abdul Wadud Molla has sold more than his entitlement in said R.S. Dag Nos. 68 and 90

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under the said Deed No. 00987 for the year 2010. Therefore, after taking the entitlement of said Abdul Wadut Molla alias Abdul Wadud Molla into concern, said Md. Sirajul Haque (the Vendor No. 3.1 herein) has become the sole and absolute owner in respect of the First Portion Of First Property and First Portion Of Third Property instead of the land area mentioned in said Deed No. 00987 for the year 2010 in respect of said R.S. Dag Nos. 68 and 90, respectively.

5.1.8 **Sale to Md. Jahidul Haque & Anr.:** By a Deed of Sale dated 23rd June, 2023, registered in the Office of the District Sub-Registrar-IV, South 24 Parganas at Alipore, recorded in Book No. 1, Volume No. 1604-2023, at Pages 255112 to 255170, being Deed No. 160408387 for the year 2023, said Legal Heirs Of Abdul Hai Molla sold, conveyed and transferred (**1**) land measuring 0.1455 (zero point one four five five) decimal, more or less, out of the Larger First Property (**Second Portion Of First Property**), (**2**) land measuring 0.35 (zero point three five) decimal, more or less, out of the Larger Second Property (**Second Portion Of Second Property**) and (**3**) land measuring 0.1767 (zero point one seven six seven) decimal, more or less, out of the Larger Third Property (**Second Portion Of Third Property**), unto and in favour of (**1**) Md. Jahidul Haque (the Vendor No. 3.2 herein) and (**2**) Md. Najmul Haque (the Vendor No. 3.3 herein), free from all encumbrances. It is pertinent to mention here that said Legal Heirs Of Abdul Hai Molla have sold more than their entitlement in said R.S. Dag Nos. 68 and 90 under the said Deed No. 160408387 for the year 2023. Therefore, after taking the entitlement of said Legal Heirs Of Abdul Hai Molla into concern, said Md. Jahidul Haque (the Vendor No. 3.2 herein) and Md. Najmul Haque (the Vendor No. 3.3 herein) have become the joint and absolute owners in respect of the Second Portion Of First Property and Second Portion Of Third Property instead of the land area mentioned in said Deed No. 160408387 for the year 2023 in respect of said R.S. Dag Nos. 68 and 90, respectively.

5.1.9 **Ownership of Said Property:** In the above mentioned events and circumstances said (**1**) Md. Sirajul Haque, (**2**) Md. Jahidul Haque and (**3**) Md. Najmul Haque (collectively the Vendors herein) have become the joint and absolute owners in respect of (**1**) the First Property, comprised in the First Portion Of First Property and Second Portion Of First Property, (**2**) the Second Property, comprised in the First Portion Of Second Property and Second Portion Of Second Property and (**3**) the Third Property, comprised in the First Portion Of Third Property and Second Portion Of Third Property, free from all encumbrances. The First Property, Second Property and Third Property collectively referred to as the "**Said Property**" herein.

5.1.10 **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 comprised in the First Property, Second Property and Third Property, free from all encumbrances and the Said Property is the subject matter of this Conveyance. The Vendors' ownership to the Said Property is given in the chart below:

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Vendors	R.S. Dag	L.R. Dag	Ownership Area (in dec.)
Md. Sirajul Haque	68	62	0.1455
	89	83	0.2717
	90	84	0.1767
Md. Jahidul Haque and Md. Najmul Haque	68	62	0.1455
	89	83	0.35
	90	84	0.1767
		Total:	**1.2661**

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*, *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

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

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

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

6. Basic Understanding

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

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 **Second Schedule** below, being, (**1**) the First Property, i.e., land classified as *danga* (highland) measuring 0.291 (zero point two nine one) decimal, more or less out of 48 (forty eight) decimal, more or less, being a portion of R.S. Dag No. 68, corresponding L.R. Dag No. 62, recorded under R.S. Khatian No. 643, L.R. Khatian No. 1364, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-I** of the **First Schedule** below **And** (**2**) the Second Property, i.e., land classified as *danga* (highland) measuring 0.6217 (zero point six two one seven) decimal, more or less, out of 63 (sixty three) decimal, being a portion of R.S. Dag No. 89, corresponding L.R. Dag No. 83, recorded under R.S. Khatian No. 184, L.R. Khatian No. 1364, 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 0.3534 (zero point three five three four) decimal, more or less, out of 58 (fifty eight) decimal, being a portion of R.S. Dag No. 90, corresponding L.R. Dag No. 84, recorded under R.S. Khatian No. 643, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-III** of the **First Schedule** below

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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.7,50,000/- (Rupees Seven Lakhs Fifty 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.

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

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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 subject R.S. Dag Nos. as recited under clause 5.1 and sub-clauses thereunder. However, the Vendors hereby convey the entirety of 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. Further, the Vendors reiterate that the Vendors have purchased excess land more than the entitlement of the erstwhile owners in said R.S. Dag Nos. 68 and 90, vide said Deed Nos. 00987/2010 and 160408387/2023 without having any rightful title thereof. Therefore, the Vendors further covenant with the Purchaser that the Vendors shall not ever claim and/or deal with the said excess land purchased vide said Deed Nos. 00987/2010 and 160408387/2023 whatsoever and howsoever in nature and the said excess land shall always be deemed to have no rightful title of the Vendors in said R.S. Dag Nos. 68 and 90.

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

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

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

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

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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 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 his/her successors-in-interest and assigns, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Property. Notwithstanding the aforesaid covenant, the 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.

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

First Schedule
Part-I
(First Property)

Land classified as *danga* (highland) measuring 0.291 (zero point two nine one) decimal, more or less out of 48 (forty eight) decimal, more or less, being a portion of R.S. Dag No. 68, corresponding L.R. Dag No. 62, recorded under R.S. Khatian No. 643, L.R. Khatian No. 1364, 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. 68 is butted and bounded as follows:

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

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

Part-II
(Second Property)

Land classified as *danga* (highland) measuring 0.6217 (zero point six two one seven) decimal, more or less, out of 63 (sixty three) decimal, being a portion of R.S. Dag No. 89, corresponding L.R. Dag No. 83, recorded under R.S. Khatian No. 184, L.R. Khatian No. 1364, 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. 89 is butted and bounded as follows:

On the North	:	R.S. Dag Nos. 87 & 88
On the East	:	R.S. Dag No. 69
On the South	:	R.S. Dag No. 90
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 Vendors in the Second Property and appurtenances and inheritances for access and user thereof.

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Part-III
(Third Property)

Land classified as *danga* (highland) measuring 0.3534 (zero point three five three four) decimal, more or less, out of 58 (fifty eight) decimal, being a portion of R.S. Dag No. 90, corresponding L.R. Dag No. 84, recorded under R.S. Khatian No. 643, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and the said R.S. Dag No. 90 is butted and bounded as follows:

On the North	:	R.S. Dag No. 89
On the East	:	R.S. Dag No. 68
On the South	:	R.S. Dag No. 91
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 Vendors in the Third Property and appurtenances and inheritances for access and user thereof.

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

Land (vacant) classified as *danga* (highland) measuring 0.291 (zero point two nine one) decimal, more or less out of 48 (forty eight) decimal, more or less, being a portion of R.S. Dag No. 68, corresponding L.R. Dag No. 62, recorded under R.S. Khatian No. 643, L.R. Khatian No. 1364, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-I** of the **First Schedule** above

Land (vacant) classified as *danga* (highland) measuring 0.6217 (zero point six two one seven) decimal, more or less, out of 63 (sixty three) decimal, being a portion of R.S. Dag No. 89, corresponding L.R. Dag No. 83, recorded under R.S. Khatian No. 184, L.R. Khatian No. 1364, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-II** of the **First Schedule** above

Land (vacant) classified as *danga* (highland) measuring 0.3534 (zero point three five three four) decimal, more or less, out of 58 (fifty eight) decimal, being a portion of R.S. Dag No. 90, corresponding L.R. Dag No. 84, recorded under R.S. Khatian No. 643, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-III** of the **First Schedule** above

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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 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*	L.R. *Dag*	R.S. Khatian	Total Area in *Dag* (in Dec.)	Area Sold (in Dec.)
68	62	643	48	0.291
89	83	184	63	0.6217
90	84	643	58	0.3534
			Total:	**1.2661**

10. Execution and Delivery

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

Witnesses:

1. Safiqul Haque.
Jirengacha
P.O- Hatichala
P.S- Kashipore
Pin- 700135

2. Amjit Roy
17, Dixon Lane
Kol- 700014

Sirajul Hoque molla

Md. Jalidul Haque

Md Najmul Haque.

[Vendors]

Drafted by:

Alamgir Raza HB/1366/93

Advocate

Alipore Judges Court
Kol-27

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Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs.7,50,000/- (Rupees Seven Lakhs Fifty Thousand only)** towards full and final payment of the consideration for sale of the Said Property described in the **Second Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
UTR No. IOBNA 52023092100598-231	21.09.23	Indian Overseas Bank	3,75,000.00
UTR No. IOBNN 23264453895	21.09.23	Indian Overseas Bank	1,87,500.00
UTR No. IOBNN 23264460528	21.09.23	Indian Overseas Bank	1,87,500.00
		Total:	**7,50,000/-**

Witnesses:

1. Safiqul Haque.

2. Arijit Roy

Sirajul Haque Molla

Md. Jahidul Haque

Md. Najmul Haque

(Vendors)

District Sub-Registrar-II
Registrar U/S 7 (2) of
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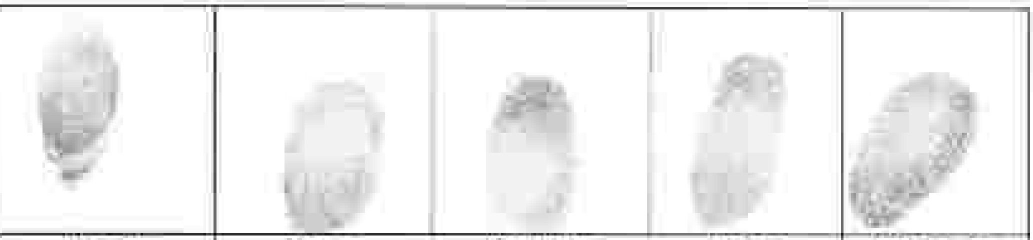
SPECIMEN FORM FOR TEN FINGER PRINTS



Little	Ring	Middle	Fore	Thumb

(Left Hand)

Thumb	Fore	Middle	Ring	Little

(Right Hand)

molla

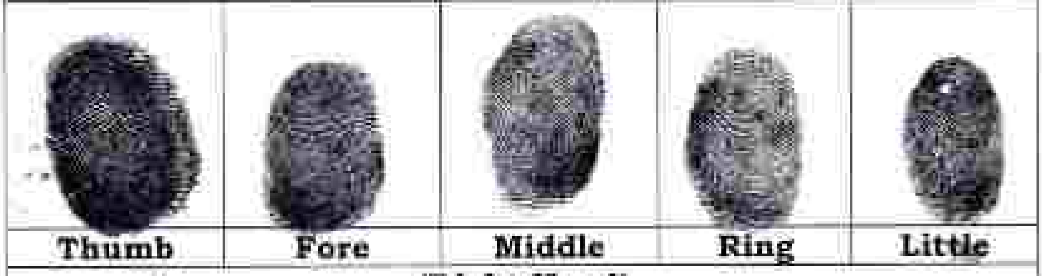
Shorajul Haque molla

Fingers of the Left hand are amputed and/or not available

Alamgir Reza ad

Little	Ring	Middle	Fore	Thumb

(Left Hand)

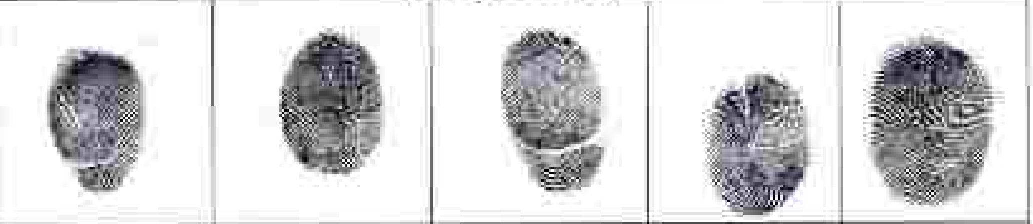


Thumb	Fore	Middle	Ring	Little

(Right Hand)

Md.

Md. Jahidul Haque



Little	Ring	Middle	Fore	Thumb

(Left Hand)

Thumb	Fore	Middle	Ring	Little

(Right Hand)

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

21 SEP 2023

SPECIMEN FORM FOR TEN FINGER PRINTS

Md. Mahmud Hossain

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

District Sub-Registrar
Registrar U/S 7 (2) of
Registration Act, 1908
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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 16042002398220/2023

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	SIRAJUL HAQUE MOLYA Alias MD SIRAJUL HAQUE Jirangacha, City:- , P.O:- Hatisala, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135	Seller			Sirajul Haque Molla 21/9/23
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	MOHAMMAD JAHIDUL HAQUE Jirangacha, City:- , P.O:- Hatisala, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135	Seller			Md. Jahidul Haque 21/09/23
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	MOHD NAJMUL HAQUE Jirangacha, City:- , P.O:- Hatisala, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135	Seller			Md. Najmul Haque 21.09.2023

Office of the Dist Sub-Registrar IV

Sl No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	SAFIKUL HAQUE Son of Late Mahammad Ali Molla Jirangacha, City:- , P.O:- Hatisala, P.S:- Kashipur, District:- South 24-Parganas, West Bengal, India, PIN:- 700135	SIRAJUL HAQUE MOLYA, MOHAMMAD JAHIDUL HAQUE, MOHD NAJMUL HAQUE			Safikul Haque 21/9/23

(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

192023240231301718

GRN Details

GRN:	192023240231301718	**Payment Mode:**	SBI Epay
GRN Date:	22/09/2023 13:25:09	**Bank/Gateway:**	SBIePay Payment Gateway
BRN :	6920179458225	**BRN Date:**	22/09/2023 13:25:32
Gateway Ref ID:	20230922589454	**Method:**	Indian Overseas Bank NB
GRIPS Payment ID:	220920232023130170	**Payment Init. Date:**	22/09/2023 13:25:09
Payment Status:	Successful	**Payment Ref. No:**	2002398220/4/2023 [Query No/*/Query Year]

Depositor Details

Depositor's Name:	Mr ANURAG KYAL
Address:	30C, SOUTH END PARK, KOLKATA-700029
Mobile:	9330394689
Period From (dd/mm/yyyy):	22/09/2023
Period To (dd/mm/yyyy):	22/09/2023
Payment Ref ID:	2002398220/4/2023
Dept Ref ID/DRN:	2002398220/4/2023

Payment Details

Sl. No.	Payment Ref No.	Head of A/C Description	Head of A/C	Amount (₹)
1	2002398220/4/2023	Property Registration- Stamp duty	0030-02-103-003-02	22420
2	2002398220/4/2023	Property Registration- Registration Fees	0030-03-104-001-16	7546
			Total	**29966**

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

PAID

Government of West Bengal
GRIPS 2.0 Acknowledgement Receipt
Payment Summary

GRIPS Payment Detail

GRIPS Payment ID:	220920232023130170	**Payment Init. Date:**	22/09/2023 13:25:09
Total Amount:	29966	**No of GRN:**	1
Bank/Gateway:	SBI EPay	**Payment Mode:**	SBI Epay
BRN:	6920179458225	**BRN Date:**	22/09/2023 13:25:32
Payment Status:	Successful	**Payment Init. From:**	Department Portal

Depositor Details

Depositor's Name: Mr ANURAG KYAL

Mobile: 9330394689

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240231301718	Directorate of Registration & Stamp Revenue	29966
		Total	**29966**

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

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

PAID

ভারত সরকার

Government of India

আপনার আধার নম্বর / Your

3080 5161 5273

– সাধারণ মানুষের অধিকার

Government of India

3080 5161 5273

আধার – সাধারণ মানুষের অধিকার

Sofiqul Haque.

INFORMATION

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

Unique Identification Authority of India

3080 5161 5273

Time-2.51
Date-21.09.23

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

Query No / Year	**2002398220/2023**	**Office where deed will be registered**
Query Date	**20/09/2023 1:27:25 PM**	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	VINAYAK LEGAL 122/1R, Satyendra Nath Majumdar Sarani,Thana : Tollygunge, District : South 24-Parganas, WEST BENGAL, PIN - 700026, Mobile No. : 9330394689, Status :Seller/Executant	
Transaction		Additional Transaction
[0101] Sale, Sale Document		[4308] Agreement [No of Agreement : 2]
Set Forth value		Market Value
Rs. 7,50,000/-		Rs. 7,50,000/-
Total Stamp Duty Payable(SD)		Total Registration Fee Payable
Rs. 22,520/- (Article 23)		Rs. 7,514/- (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-68	RS-643	Bastu	Danga	0.291 Dec	1,50,000/-	1,50,000/-	
L2	RS-89	RS-184	Bastu	Danga	0.6217 Dec	4,00,000/-	4,00,000/-	
L3	RS-90	RS-643	Bastu	Danga	0.3534 Dec	2,00,000/-	2,00,000/-	
		TOTAL :			**1.2661Dec**	**7,50,000 /-**	**7,50,000 /-**	
	Grand Total :				**1.2661Dec**	**7,50,000 /-**	**7,50,000 /-**	

Seller Details :

Sl No	Name & address	Status	Execution Admission Details :
1	SIRAJUL HAQUE MOLYA, (Alias: MD SIRAJUL HAQUE) Son of Late Mahammad 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, PAN No. BJxxxxxx5N, Aadhaar No.: 82xxxxxxxx7657,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Docking - verified
By:- MS

Query No: 2002398220 of 2023, Printed On:- Sep 20 2023 3:32PM, Generated from wbregistration.gov.in

2	MOHAMMAD JAHIDUL HAQUE Son of Md Sirajul Haque,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. AMxxxxxx9D, Aadhaar No.: 68xxxxxxxx5863,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
3	MOHD NAJMUL HAQUE Son of Md Sirajul Haque,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. AGxxxxxx8A, Aadhaar No.: 32xxxxxxxx2882,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Buyer Details :

Sl No	Name & address	Status	Execution Admission Details :
1	ANURAG KYAL Son of Umesh Kyal,30C, South End Park, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AGxxxxxx6H, Aadhaar No.: 52xxxxxxxx8314,Status :Individual, Not Executed	Individual	Not Executed

Identifier Details :

Name & address
SAFIKUL HAQUE Son of Late Mahammad 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, , Identifier Of SIRAJUL HAQUE MOLYA, MOHAMMAD JAHIDUL HAQUE, MOHD NAJMUL HAQUE

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	SIRAJUL HAQUE MOLYA	ANURAG KYAL-0.097 Dec
2	MOHAMMAD JAHIDUL HAQUE	ANURAG KYAL-0.097 Dec
3	MOHD NAJMUL HAQUE	ANURAG KYAL-0.097 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	SIRAJUL HAQUE MOLYA	ANURAG KYAL-0.207233 Dec
2	MOHAMMAD JAHIDUL HAQUE	ANURAG KYAL-0.207233 Dec
3	MOHD NAJMUL HAQUE	ANURAG KYAL-0.207233 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	SIRAJUL HAQUE MOLYA	ANURAG KYAL-0.1178 Dec
2	MOHAMMAD JAHIDUL HAQUE	ANURAG KYAL-0.1178 Dec
3	MOHD NAJMUL HAQUE	ANURAG KYAL-0.1178 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 20-10-2023) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 20-10-2023)
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. - 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

Major Information of the Deed

Deed No :	I-1604-11852/2023	Date of Registration	27/09/2023
Query No / Year	1604-2002398220/2023	Office where deed is registered	
Query Date	20/09/2023 1:27:25 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. 7,50,000/-		Rs. 7,50,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 22,520/- (Article:23)		Rs. 7,548/- (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-88	RS-643	Basiu	Danga	0.291 Dec	1,50,000/-	1,50,000/-	
L2	RS-89	RS-184	Basiu	Danga	0.6217 Dec	4,00,000/-	4,00,000/-	
L3	RS-90	RS-643	Basiu	Danga	0.3534 Dec	2,00,000/-	2,00,000/-	
		TOTAL :			1.2661Dec	7,50,000 /-	7,50,000 /-	
	Grand Total :				1.2661Dec	7,50,000 /-	7,50,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**SIRAJUL HAQUE MOLYA, (Alias: MD SIRAJUL HAQUE) (Presentant)** Son of Late Mahammad 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, PAN No.:- BJxxxxxx5N, Aadhaar No: 82xxxxxxxx7657, Status :Individual, Executed by: Self, Date of Execution: 21/09/2023 , Admitted by: Self, Date of Admission: 21/09/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 21/09/2023 , Admitted by: Self, Date of Admission: 21/09/2023 ,Place : Pvt. Residence
2	**MOHAMMAD JAHIDUL HAQUE** Son of Md Sirajul Haque 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.:- AMxxxxxx9D, Aadhaar No: 58xxxxxxxx5863, Status :Individual, Executed by: Self, Date of Execution: 21/09/2023 , Admitted by: Self, Date of Admission: 21/09/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 21/09/2023 , Admitted by: Self, Date of Admission: 21/09/2023 ,Place : Pvt. Residence

3	**MOHD NAJMUL HAQUE** Son of Md Sirajul Haque 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.:: AGxxxxxx8A, Aadhaar No: 32xxxxxxxx2882, Status :Individual, Executed by: Self, Date of Execution: 21/09/2023 , Admitted by: Self, Date of Admission: 21/09/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 21/09/2023 , Admitted by: Self, Date of Admission: 21/09/2023 ,Place : Pvt. Residence

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**ANURAG KYAL** Son of Umesh Kyal 30C, South End Park, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AGxxxxxx6H, Aadhaar No: 52xxxxxxxx8314, Status :Individual, Status : Not Executed

Identifier Details :

Name	Photo	Finger Print	Signature
SAFIKUL HAQUE Son of Late Mahammad Ali Molla Jirangacha, City:- , P.O:- Hatisala, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135			
Identifier Of SIRAJUL HAQUE MOLYA, MOHAMMAD JAHIDUL HAQUE, MOHD NAJMUL HAQUE			

Transfer of property for L1		
Sl.No	**From**	**To. with area (Name-Area)**
1	SIRAJUL HAQUE MOLYA	ANURAG KYAL-0.097 Dec
2	MOHAMMAD JAHIDUL HAQUE	ANURAG KYAL-0.097 Dec
3	MOHD NAJMUL HAQUE	ANURAG KYAL-0.097 Dec
Transfer of property for L2		
Sl.No	**From**	**To. with area (Name-Area)**
1	SIRAJUL HAQUE MOLYA	ANURAG KYAL-0.207233 Dec
2	MOHAMMAD JAHIDUL HAQUE	ANURAG KYAL-0.207233 Dec
3	MOHD NAJMUL HAQUE	ANURAG KYAL-0.207233 Dec
Transfer of property for L3		
Sl.No	**From**	**To. with area (Name-Area)**
1	SIRAJUL HAQUE MOLYA	ANURAG KYAL-0.1178 Dec
2	MOHAMMAD JAHIDUL HAQUE	ANURAG KYAL-0.1178 Dec
3	MOHD NAJMUL HAQUE	ANURAG KYAL-0.1178 Dec

Endorsement For Deed Number : I - 160411852 / 2023

On 21-09-2023

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

Presented for registration at 14:50 hrs on 21-09-2023, at the Private residence by SIRAJUL HAQUE MOLYA Alias MD SIRAJUL HAQUE, 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 7,50,000/-

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

Execution is admitted on 21/09/2023 by 1. SIRAJUL HAQUE MOLYA, Alias MD SIRAJUL HAQUE, Son of Late Mahammad Ali Molla, Jirangacha, P.O: Hatisala, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Others, 2. MOHAMMAD JAHIDUL HAQUE, Son of Md Sirajul Haque, Jirangacha, P.O: Hatisala, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Others, 3. MOHD NAJMUL HAQUE, Son of Md Sirajul Haque, Jirangacha, P.O: Hatisala, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Others

Indetified by SAFIKUL HAQUE, , Son of Late Mahammad Ali Molla, Jirangacha, P.O: Hatisala, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by profession Others

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

On 26-09-2023

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7,546.00/- (A(1) = Rs 7,500.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by by online = Rs 7,546/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 22/09/2023 1:25PM with Govt. Ref. No: 192023240231301716 on 22-09-2023, Amount Rs: 7,546/-, Bank: SBI EPay (SBIePay), Ref. No. 6920179458225 on 22-09-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 22,520/- and Stamp Duty paid by by online = Rs 22,420/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 22/09/2023 1:25PM with Govt. Ref. No: 192023240231301716 on 22-09-2023, Amount Rs: 22,420/-, Bank: SBI EPay (SBIePay), Ref. No. 6920179458225 on 22-09-2023, 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

On 27-09-2023

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 Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 22,520/- and Stamp Duty paid by Stamp Rs 100.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 30099, Amount: Rs.100.00/-, Date of Purchase: 23/09/2023, Vendor name: SUBHANKAR DAS

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 367454 to 367482

being No 160411852 for the year 2023.

Digitally signed by Anupam Halder
Date: 2023.09.29 17:40:54 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 29/09/2023

DISTRICT SUB-REGISTRAR

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

West Bengal.

OPA 07/22

I-1205

भारतीय गैर न्यायिक

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Rs. 100

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ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबंगा पश्चिम बंगाल WEST BENGAL

AH 352908

28/09/2022

Q-20029161/1/2022

3-10 P.M

District Sub-Registrar-IV
Registration U/S 3 (2) of
Registration 1908
Alipore, South 24 Parganas

12 OCT 2022

28.9.22

10.10.22

CONVEYANCE

1. **Date:** 28/09/2022

2. **Place:** Kolkata

3. **Parties**

3-10 Pm
28/9/22

04 JUL 2022

004002

No.....Rs.-100/- Date.....
Name:.....
Address:.....
Vendor:.....
Alipur Collectorate, 24 Pgs. (S)

ALAMGIR REZA
ADVOCATE
ALIPORE JUDGES COURT
KOL-27
WB/1386/2003

SUBHANKAR DAS
STAMP VENDOR
Alipur Police Court, Kol-27

Anoota Ghosh

7607

KATL DEVELOPERS PRIVATE LIMITED
Anoota Ghosh
Director / Authorised Signatory

7608

হুরইসলাম হাজরা

7609

কবির হোসেন হাজরা

7610

ছকিনাবিবি

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

28 SEP 2022

Anowar Hossain
Vill- Jitangrala
P.O- Hati Sala
P.S- Kashipur
Dist- 24 Pgs (S)

3.1.1 **NOOR ISLAM HAZRA (PAN AQAPH9374E, Aadhaar No.760313060789)**, son of Abu Bakkar Hazra, residing at Village+P.O.-Patharghata, Police Station Technocity, Kolkata-700135, District North 24 Parganas;

3.1.2 **KABIRUL HAZRA (PAN ADPPH8808K, Aadhaar No.743816729497)**, son of Abu Bakkar Hazra, residing at Village+P.O.-Patharghata, Police Station Technocity, Kolkata-700135, District North 24 Parganas

3.1.3 **CHHAKINA BIBI (PAN CQBPB6562K, Aadhaar No.259221904639)**, daughter of Abu Bakkar Hazra, residing at Village+P.O.-Pithapukur, Police Station Kashipur, Kolkata-700135, District South 24 Parganas;

3.1.4 **BESHLAL MOLLA (PAN HOIPM0703M, Aadhaar No.9892 6711 4172)**, son of Gorai Molla, residing at Village- Machibhanga, Uttar Gazipur, Post Office Machibhanga, Police Station Kashipur, Kolkata-700135, District South 24 Parganas;

3.1.5 **MIRAJUL ISLAM (PAN AOPPI1495C, Aadhaar No.349627746105)**, son of Beslal Molla residing at Village-Uttar Gazipur, Post Office Machibhanga, Police Station Kashipur, Kolkata-700135, District South 24 Parganas;

3.1.6 **ALEHAR BIBI (PAN GKUPB7342L, Aadhaar No.679384920927)**, daughter of Beslal Molla residing at Village-Paschim chelegayalya, Post Office Shankarpur, Police Station Kashipur, Kolkata-700135, District South 24 Parganas;

3.1.7 **TASLIMA BIBI (PAN CQZPB9145G, Aadhaar No.417654544743)**, daughter of Beslal Molla residing at Village-Fatullapur, Post Office Nimta, Police Station North Dum Dum, Kolkata-700049, District North 24 Parganas;

3.1.8 **RUPALI KHATUN (PAN EVTPK4529Q, Aadhaar No.704747305270)**, daughter of Beslal Molla residing at Village+P.O.- Machibhanga, Police Station Kashipur, Kolkata-700135, District South 24 Parganas;

3.1.9 **SALIMA BIBI (PAN GLRPB2303B, Aadhaar No.338456199758)**, daughter of Beslal Molla residing at Village-Kashinathpur, Post Office Jamalpara, Police Station Rajarhat, Kolkata-700135, District North 24 Parganas;

3.1.10 **SHYARA BIBI (PAN CPLPB8189R, Aadhaar No.718045417048)**, daughter of Abu Bakar Hazra, wife of Motiyar Gazi, residing at Village-Kashinathpur, Post Office Jamalpara, Police Station Rajarhat, Kolkata-700135, District North 24 Parganas;

3.1.11 **SALAMA BIBI (PAN CPFPB8285L, Aadhaar No.292433830832)**, daughter of Abu Bakar Hazra, residing at Village-Kashinathpur, Post Office Patharghata, Police Station Rajarhat, Kolkata-700135, District North 24 Parganas;

(Collectively the **Vendors**, includes successors-in-interest)

7611

L.T.I of Beshlal Molla
By the Pen of Anowar Hossain

7612

Mizanur Islam

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আনোয়ার বিবি

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আরজিনা বিবি

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Rupali Khatun

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সলিমা বিবি

L.T.I of Salima bibi
By the Pen of Anowar Hossain

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

20 SEP 2022

Anowar Hossain

And

3.2 **GOVINDRAM KYAL & OTHERS (HUF)**, having **(PAN AABHG6891A)** 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 **BALKRISHAN KYAL**, having **PAN ABDPK2892E** and **Aadhaar No. 262776696204**, son of Late Govindram Kyal, by faith Hindu, by occupation Business, nationality Indian, of 30C, South End Park, Post Office Sarat Bose Road, Kolkata- 700 029, Police Station Lake, District South 24 Parganas, (**Purchaser**, includes successors-in-interest)

And

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

And

3.4 **NIJAM UDDIN MOLLA (PAN CQZPM5223Q** and **Aadhaar No. 401623755842)**, son of Abdul Jalil Molla, by faith Muslim, by occupation Business, nationality Indian, residing at Village Kabildanga, Post Office Bamunia, PIN-743502, Police Station Bamunia, District South 24 Parganas

(Party Nos. 3.3 and 3.4 collectively **Confirming Parties**, include successors-in-interest)

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

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject Matter of Conveyance

4.1 **Said Property: ALL THOSE** pieces and Parcels of (**1**) Land classified as sali (agricultural) measuring 3.83 (three point eight three) decimal, more or less, out of 46 (forty six) decimal, being a portion of R.S. Dag No. 67, corresponding L.R. Dag No. 61, recorded under R.S. Khatian No. 643, L.R. Khatian No. 1353, 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 5.82 (five point eight two) decimal, more or less out of 48 (forty eight) decimal, more or less, being a portion of R.S. Dag No. 68, corresponding L.R. Dag No. 62, recorded under R.S. Khatian No.

7617

L.T.I of Shyara Bibi
By the Pen of Anowar Hossain

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Alipore, South 24 Parganas

28 SEP 2022

Anowar Hossain

643, L.R. Khatian No. 1353, 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 7 (seven) decimal, more or less, out of 58 (fifty eight) decimal, being a portion of R.S. Dag No. 90, corresponding L.R. Dag No. 84, recorded under R.S. Khatian No. 643, L.R. Khatian No. 1353, 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, the First Property, Second Property and Third 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 the Confirming Parties 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 Purchasers regarding title as follows:

5.1.1 **Ownership of Amir Ali Molla:** At all material time one Amir Ali Molla, son of Banamali Molla was the sole, recorded and absolute owner in respect of (**1**) land measuring 23 (twenty three) decimal, more or less, out of 46 (forty six) decimal, being a portion of R.S. Dag No. 67, corresponding L.R. Dag No. 61, recorded under R.S. Khatian No. 643, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**First Property Of Amir**), (**2**) land measuring 34.9 (thirty four point nine) decimal, more or less, out of 48 (forty eight) decimal, more or less, being a portion of R.S. Dag No. 68, corresponding L.R. Dag No. 62, recorded under R.S. Khatian No. 643, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Second Property Of Amir**), (**3**) land measuring 42.1 (forty two point one) decimal, more or less, out of 58 (fifty eight) decimal, being a portion of R.S. Dag No. 90, corresponding L.R. Dag No. 84, recorded under, R.S. Khatian No. 643, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Third Property Of Amir**), free from all encumbrances.

5.1.2 **Demise of Amir Ali Molla:** Said Amir Ali Molla, a Muslim governed by the Sunni School of Mohammedan Law died intestate leaving behind him surviving his 2 (two) sons, namely, (**1**) Jiyad Ali Molla and (**2**) Daud Ali Molla and 2 (two) daughters, namely, (**1**) Sakherjan Bibi and (**2**) Johara Bibi, as his only legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of

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Late Amir Ali Molla in the First Property Of Amir, Second Property Of Amir and Third Property Of Amir, free from all encumbrances.

5.1.3 **Ownership of Johara Bibi:** In the above mentioned circumstances said Johara Bibi became the sole and absolute owner in respect of (**1**) land measuring 3.83 (three point eight three) decimal, more or less, out of 46 (forty six) decimal, being a portion of R.S. Dag No. 67, corresponding L.R. Dag No. 61, recorded under, R.S. Khatian No. 643, L.R. Khatian No. 1353, 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 5.82 (five point eight two) decimal, more or less out of 48 (forty eight) decimal, more or less, being a portion of R.S. Dag No. 68, corresponding L.R. Dag No. 62, recorded under R.S. Khatian No. 643, L.R. Khatian No. 1353, 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 7 (seven) decimal, more or less, out of 58 (fifty eight) decimal, being a portion of R.S. Dag No. 90, corresponding L.R. Dag No. 84, recorded under R.S. Khatian No. 643, L.R. Khatian No. 1353, 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 Larger Property**), free from all encumbrances. The First Larger Property, Second Larger Property, Third Larger Property, (collectively **Larger Property**).

5.1.4 **Record of Johara Bibi:** The Said Johara Bibi recorded her name in the Record of Rights under L.R. Khatian No. 1353.

5.1.5 **Demise of Johara Bibi:** Said Johara Bibi, a Muslim governed by the Sunni School of Mohammedan Law died intestate leaving behind her surviving her 2 (two) sons, namely, (1) Noor Islam Hazra, (2) Kabirul Hazra and 4(four) Daughters Namely (1) Chhakina Bibi (2) Shakila Bibi (since deceased), (3) Shyara Bibi and (4) Salama Bibi as Her Only Legal Heirs and Heiresses, Who Jointly and in Diverse Share inherited the right, title and interest of Late Johara Bibi free from all encumbrances.

5.1.6 **Demise of Shakila Bibi:** Said Shakila Bibi, A Muslim Governed by The Sunni School of Mohammedan Law Died Intestate on 16.05.2021 Leaving Behind Him Surviving His husband Beshlal Molla, 1(one) son namely Mirajul Islam and 4 (four) daughters namely (1) Alehar Bibi, (2) Taslima Bibi, (3) Rupali Khatun and (4) Salima Bibi as his only Legal Heirs and Heiresses, who Jointly and in Diverse Share Inherited the Right, Title and Interest of Late Chhakila Bibi, Free from All Encumbrances.

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5.1.7 **Absolute Ownership of Vendors:** In the above mentioned events and circumstances said Noor Islam Hazra (the Vendor No.1 herein), Kabirul Hazra, (the vendor No.2 herein), Chhakina Bibi (the Vendor No.3 Herein), Beshlal Molla (the Vendor No.4 herein), Mirajul Islam (the Vendor No. 5 herein), Alehar Bibi (the Vendor No. 6 herein), Taslima Bibi (the Vendor No.7 herein), Rupali Khatun (the Vendor No. 8 herein), Salima Bibi (the Vendor No.9 Herein) Shyara Bibi (the Vendor No. 10 herein) and Salama Bibi (the vendor No.11 herein) Have become the joint and absolute owners in respect of the Said Property out of the Larger Property, comprised in the First Property, Second Property and Third Property, free from all encumbrances and the Said Property is the subject matter of this Conveyance.

5.1.8 M/s. Kyal Developers Private Limited and Nijam Uddin Molla (collectively the Confirming Parties herein) entered into an agreement for sale with the Vendors herein for purchasing the said property wherein a sum of Rs. 4,50,000/- (Rupees Four Lakh Fifty Thousand only) has been paid by said M/s. Kyal Developers Private Limited and a further sum of Rs. 5,00,000/- (Rupees Five Lakh only) has been paid by said M Nijam Uddin Molla to the Vendors as earnest money.

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

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

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

5.2.1 **No Acquisition/Requisition:** The Vendors 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 Vendor:** 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.

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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 Purchasers.

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 Vendorw 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/Corporate Guarantee:** The Said Property is not affected by or subject to any personal/corporate 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 Vendors and the Purchasers is that the Vendor shall sell the Said Property to the Purchasers, 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 Purchasers shall purchase the same based on the representations, warranties and covenants mentioned in Clauses 5.1 and 5.2 and their respective sub-clauses above.

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7. Transfer

7.1 **Hereby Made:** The Vendor hereby sells, conveys and transfers to the Purchasers the entirety of the Vendors' right, title and interest of whatsoever or howsoever nature in the Said Property, more fully described in the **Second Schedule** below, being **1)** Land classified as *sali* (agricultural) measuring 3.83 (three point eight three) decimal, more or less, out of 46 (forty six) decimal, being a portion of R.S. Dag No. 67, corresponding L.R. Dag No. 61, recorded under R.S. Khatian No. 643, L.R. Khatian No. 1353, 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 5.82 (five point eight two) decimal, more or less out of 48 (forty eight) decimal, more or less, being a portion of R.S. Dag No. 68, corresponding L.R. Dag No. 62, recorded under R.S. Khatian No. 643, L.R. Khatian No. 1353, 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 7 (seven) decimal, more or less, out of 58 (fifty eight) decimal, being a portion of R.S. Dag No. 90, corresponding L.R. Dag No. 84, recorded under R.S. Khatian No. 643, L.R. Khatian No. 1353, 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 **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 Parties.

7.2 **Consideration:** The aforesaid conveyance of the Said Property is being made in consideration of a sum of **Rs. 45,00,000/-** (Rupees Forty Five lakh only) (**Total Consideration**) out of which the Purchasers have paid Rs. 35,50,000/- (Rupees Thirty Five Lakh Fifty Thousand only) directly to the Vendors receipt of which Vendors hereby and by the Vendors' Receipt and Memo of Consideration hereunder written, admits and acknowledges and Rs.4,50,000/- (Rupees Four Lakh Fifty Thousand only) to said M/s. Kyal Developers Private Limited towards reimbursement of earnest money and further Rs.5,00,000/- (Rupees Five Lakh only) to said Nijam Uddin Molla towards reimbursement of earnest money, receipt of which the Confirming Parties hereby and by the Confirming Parties' Receipt and Memo of Consideration hereunder written, admit and acknowledge.

8. Terms of Transfer

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8.1 **Salient Terms:** The transfer being affected 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 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 Purchasers and/or the Purchasers' successors-in-interest and assigns, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the Purchasers and/or the Purchasers' 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 Purchasers 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 Purchasers 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 Nos. 67, 68 and 90 as recited under clause 5.1 and sub-clauses thereunder. However, the Vendor hereby conveys all the Vendor's right, title and interest in the said R.S. Dags under these presents whatsoever and howsoever in nature.

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

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

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 Purchasers fully and comprehensively saved, harmless and indemnified.

8.5 **Holding Possession:** The Vendor hereby covenants that the Purchasers and the Purchasers' 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 Purchasers, 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 Purchasers shall be fully entitled to mutate the Purchasers' name in all public and statutory records and the Vendor hereby expressly (**a**) consents to the same and (**b**) appoints the Purchasers as the constituted attorney of the Vendor and empowers and authorizes the Purchasers 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 Purchasers shall convert the nature of use and classification of the Said Property to non-agricultural/any other classification at the sole discretion of the Purchasers and the Purchasers 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

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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 Purchasers as the constituted attorney of the Vendor and empowers and authorizes the Purchasers 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 Purchasers in all respect to cause mutation of the Said Property in the name of the Purchasers and conversion of the nature of use and classification thereof and in this regard shall sign all documents and papers as required by the Purchasers.

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 Purchasers.

8.8 **Further Acts:** The Vendor hereby covenant that the Vendor or any person claiming under the Vendor, shall and will from time to time and at all times hereafter, upon every request and at the cost of the Purchasers and/or their 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 Purchasers that the Purchasers shall be entitled to rectify and/or modify any material defect of this Deed of Conveyance singly 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 Purchasers.

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 *sali* (agricultural) measuring 3.83 (three point eight three) decimal, more or less, out of 46 (forty six) decimal, being a portion of R.S. Dag No. 67, corresponding L.R. Dag No. 61, recorded under R.S. Khatian No. 643, L.R. Khatian No. 1353, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-

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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. 68
On the East	:	By R.S. Dag Nos. 65 & 66
On the South	:	By R.S. Dag Nos. 94 & 95
On the West	:	By R.S. Dag No. 91

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

Part II
(Second Property)

Land vacant classified as *danga* (highland) measuring 5.82 (five point eight two) decimal, more or less out of 48 (forty eight) decimal, more or less, being a portion of R.S. Dag No. 68, corresponding L.R. Dag No. 62, recorded under R.S. Khatian No. 643, L.R. Khatian No. 1353, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and the said dag is butted and bounded as follows:

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

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 7 (seven) decimal, more or less, out of 58 (fifty-eight) decimal, being a portion of R.S. Dag No. 90, corresponding L.R. Dag No. 84, R.S. Khatian No. 643, L.R. Khatian No. 1353, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and the said Dag is butted and bounded as follows:

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

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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 Fifth Property and appurtenances and inheritances for access and user thereof.

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

Land vacant classified as *sali* (agricultural) measuring 3.83 (three point eight three) decimal, more or less, out of 46 (forty six) decimal, being a portion of R.S. Dag No. 67, corresponding L.R. Dag No. 61, R.S. Khatian No. 643, L.R. Khatian No. 1353, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-I** of the **First Schedule** above

Land vacant classified as *danga* (highland) measuring 5.82 (five point eight two) decimal, more or out of 48 (forty eight) decimal, more or less, being a portion of R.S. Dag No. 68, corresponding L.R. Dag No. 62, recorded under R.S. Khatian No. 643, L.R. Khatian No. 1353, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-II** of the **First Schedule** above

Land vacant classified as *danga* (highland) measuring 7 (seven) decimal, more or less, out of 58 (fifty-eight) decimal, being a portion of R.S. Dag No. 90, corresponding L.R. Dag No. 84, recorded under R.S. Khatian No. 643, L.R. Khatian No. 1353, 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

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)
67	61	643	1353	46	3.83
68	62	643	1353	48	5.82
90	84	643	1353	58	7
				Total:	**16.65**

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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.

নূর ইসলাম হাজরা	ছকিনা বিবি
NOOR ISLAM HAZRA	**CHHAKINA BIBI**
L.T.I of Beshlal Molla By the Pen of Anowar Hossain	Mirajul Islam
BESHLAL MOLLA	**MIRAJUL ISLAM**
আলেহার বিবি	তাসলিমা বিবি
ALEHAR BIBI	**TASLIMA BIBI**
Rupali Khatun	L.T.I of Salima Bibi By the Pen of Anowar Hossain
RUPALI KHATUN	**SALIMA BIBI**
L.T.I of Shyara bibi By the Pen of Anowar Hossain	সালেমা বিবি
SHYARA BIB	**SALAMA BIBI**
কবির উল হাজরা	
KABIRUL HAZRA	

[Vendors]

Anowar Hossain

Read over and explained in Bengali the contents, meaning and substance of this deed of Conveyance and the list and value of Considerations 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.

Drafted by:

Alamgir Reza WB/1366/03

Advocate Alipore Judges Court Kol-27

Witnesses:

1.

2.

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Vendor's Receipt And Memo of Consideration

Received from the within named Purchasers the within mentioned sum of **Rs. 35,50,000/- (Rupees Thirty Five Lakh Fifty Thousand only)** towards full and final payment of the consideration for sale of the Said Property described in the **Second Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)	In favour of
RTGS NO. IOBAR52022092700541358	27.09.2022	Indian Overseas Bank	9,50,000/-	NOOR ISLAM HAZRA
RTGS NO. IOBAR52022092700565119	27.09.2022	Indian Overseas Bank	4,75,000/-	CHHAKINA BIBI
RTGS NO. IOBAN22270530419	27.09.2022	Indian Overseas Bank	54,000/-	BESHLAL MOLLA
RTGS No. IOBAN22270507948	27.09.2022	Indian Overseas Bank	1,05,000/-	MIRAJUL ISLAM
RTGS NO. IOBAN22270545414	27.09.2022	Indian Overseas Bank	54,000/-	ALEHAR BIBI
RTGS NO. ~~IOBAN22270528528~~ IOBAN22271033026	27.09.2022	Indian Overseas Bank	54,000/-	TASLIMA BIBI
By Cheque bearing No. 000049	27.09.2022	Indian Overseas Bank	54,000/-	RUPALI KHATUN
RTGS NO. IOBAN22270507243.	27.09.2022	Indian Overseas Bank	54,000/-	SALIMA BIBI
RTGS NO. ~~IOBAR52022092700540989~~ IOBAR52022092800720972	27.09.2022	Indian Overseas Bank	4,75,000/-	SHYARA BIBI
RTGS NO. IOBAR52022092700541861	27.09.2022	Indian Overseas Bank	3,75,000	SALAMA BIBI
RTGS NO. IOBAR52022092700564608	27.09.2022	Indian Overseas Bank	9,00,000	KABIRUL HAZRA
		Total	**35,50,000/-**	

নূর ইসলাম হাজরা ছকিনা বিবি

NOOR ISLAM HAZRA **CHHAKINA BIBI**

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L.T.I of Beshlal Molla
By the Pen of Anowar Hossain

BESHLAL MOLLA

Mirajul Islam

MIRAJUL ISLAM

ALEHAR BIBI

TASLIMA BIBI

Rupali Khatun

RUPALI KHATUN

L.T.I of Salima Bibi
By the Pen of Anowar Hossain

SALIMA BIBI

L.T.I of Shyara bibi
By the Pen of Anowar Hossain

SHYARA BIBI

SALAMA BIBI

KABIRUL HAZRA

[Vendors]

Witnesses:

1. Anowar Hossain
Vill- Jibanfalta
P.O- Halisaha
P.S- Kasipur
Dist- 24 PGS (S)

2. Samim Ahmed
Vill- Umarkhali
P.O- Kajimahalpur
P.S- Rajarhat
Dist- North 24 Parganas

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The First Confirming Party's Receipt And Memo of Consideration

We, Kyal Developers Private Limited have received from the within named Purchasers the within mentioned sum of **Rs. 4,50,000/- (Rupees Four Lakh Fifty Thousand only)** towards full and final payment of reimbursement of earnest money for nominating our right and interest in the Said Property described in the **Second Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
Cheque bearing No. 000045	27.09.2022	Indian Overseas Bank	4,50,000/-
		Total:	**4,50,000/-**

Witnesses:

1. Anowar Hossain

2. Smita Ahmedia

KAYL DEVELOPERS PRIVATE LIMITED
Anouta Ghosh
Director / Authorised Signatory

[The First Confirming Party]

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The Second Confirming Party's Receipt And Memo of Consideration

I, Nijam Uddin Molla have received from the within named Purchasers the within mentioned sum of **Rs.5,00,000/- (Rupees Five Lakh only)** towards full and final payment of reimbursement of earnest money for nominating our right and interest in the Said Property described in the **Second Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
Cheque bearing No. 000047	27.09.2022	Indian Overseas Bank	5,00,000/-
		Total:	**5,00,000/-**

Witnesses:

1. Anowar Hossain

2. Sahin Mondal

Nijam Uddin Molla

(The Second Confirming Party)

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SPECIMEN FORM FOR TEN FINGER PRINTS

						
		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)				

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Alipore, South 24 Parganas

28 SEP 2022

SPECIMEN FORM FOR TEN FINGER PRINTS

নুর ইসলাম হাজরা

নুর ইসলাম হাজরা

Little	Ring	Middle	Fore	Thumb

(Left Hand)

Thumb	Fore	Middle	Ring	Little

(Right Hand)

কবিরুল হাজরা

কবিরুল হাজরা

Little	Ring	Middle	Fore	Thumb

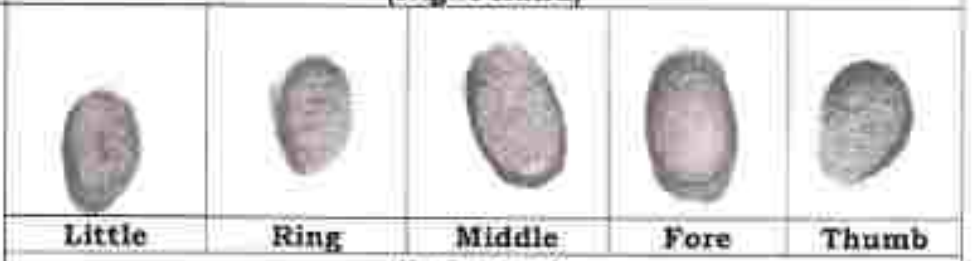
(Left Hand)

Thumb	Fore	Middle	Ring	Little

(Right Hand)

চুকি মাঝি

চুকি মাঝি



Little	Ring	Middle	Fore	Thumb

(Left Hand)

Thumb	Fore	Middle	Ring	Little

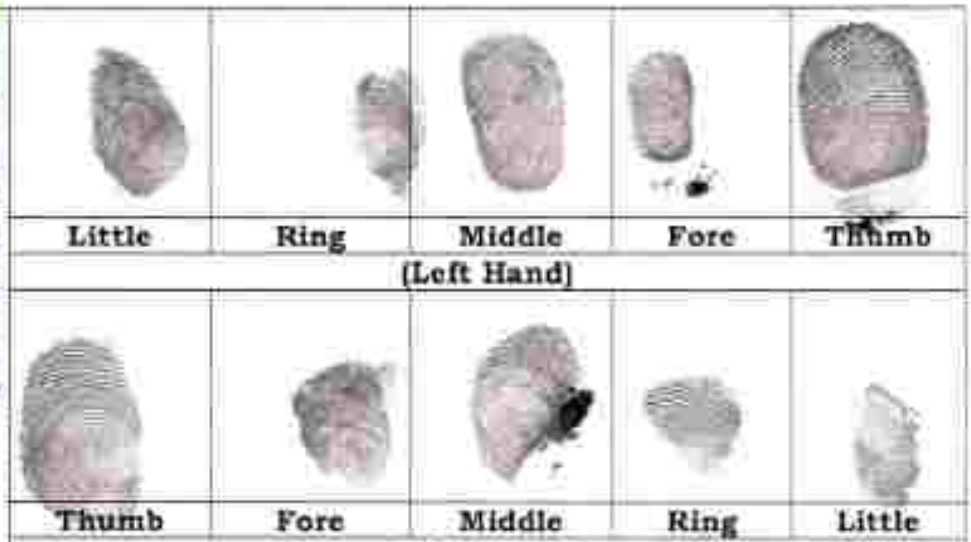
(Right Hand)

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

20 SEP 2022

SPECIMEN FORM FOR TEN FINGER PRINTS

LTI of Bashiul Molla
By the Pen of Amanullah Biswas



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

Mizanul Fazlam

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

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

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

28 SEP 2022

SPECIMEN FORM FOR TEN FINGER PRINTS

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

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

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

District Sub-Registrar-IV
Registrar u/s 7 of
Registration Act
Alipore, South 24 Parganas

28 SEP 2022

SPECIMEN FORM FOR TEN FINGER PRINTS

L.T.I of Suyesha Bibi
By the Pen of Anandoy Purkait

Little	Ring	Middle	Fore	Thumb

(Left Hand)

Thumb	Fore	Middle	Ring	Little

(Right Hand)

সাহেদা বিবি

Little	Ring	Middle	Fore	Thumb

(Left Hand)

Thumb	Fore	Middle	Ring	Little

(Right Hand)

Amrito Ghosh

Little	Ring	Middle	Fore	Thumb

(Left Hand)

Thumb	Fore	Middle	Ring	Little

(Right Hand)

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

28 SEP 2022

आयकर विभाग
INCOME TAX DEPARTMENT

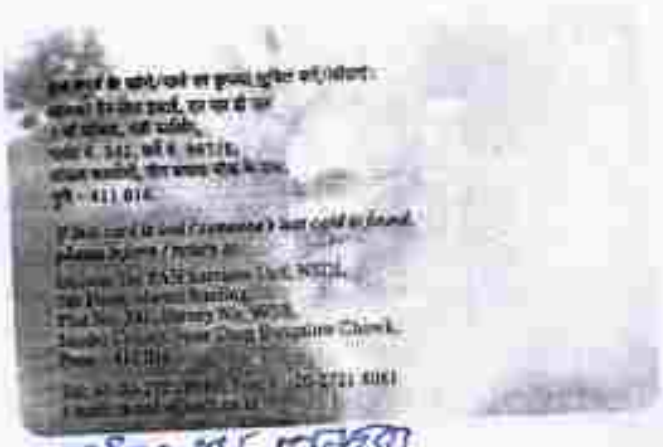
भारत सरकार
GOVT. OF INDIA

NOOR ISLAM HAZRA

ABU BAKKAR HAZRA

05/01/1972

AQAPH9374E



নূর ইসলাম হাজরা

আধার

ভারত সরকার

Unique Identification Authority of India

Enrolment No.: 1111/11015/03017

পুর নিশাত হাজরা
Nur Nisat Hazra
PATHARGHATA
Chhapra
Patharghata
North Twenty Four Parganas
West Bengal 700135

আপনার আধার সংখ্যা / Your Aadhaar No. :

7603 1306 0789

আধার – সাধারণ মানুষের অধিকার

ভারত সরকার
Government of India

পুর নিশাত হাজরা
Nur Nisat Hazra
পিতা : আবু বাকার হাজরা
Father : ABU BAKKAR HAZRA
জন্ম তারিখ : 30/08/2012
Birth Date
মহিলা / Female

নুর ইসলাম হাজরা

7603 1306 0789

আধার – সাধারণ মানুষের অধিকার

आधार कार्ड की फोटो कॉपी

ভারত সরকার

Government of India

Your Aadhaar No. :

7438 1672 9497

আধার – সাধারণ মানুষের অধিকার

Government of India

Kabul Hazra

Father : Abdullah Hazra

7438 1672 9497

আধার – সাধারণ মানুষের অধিকার

কাবুল হাজরা

আধার

ভারত সরকার

Government of India

নথিভুক্তির আই ডি / Enrollment No: 1040/22110/06935

To,
Chhakina Bibi
Father: Fuk Uddin Kasayar
Pitha: Pukaria
Pilkhanakhali Bhangar, 24 South 24 Parganas
West Bengal 743708

2592 2190 4639

আপনার আধার সংখ্যা / Your Aadhaar No.:

2592 2190 4639

আধার – সাধারণ মানুষের অধিকার

ভারত সরকার

Government of India

Name: ছকিনা বিবি

Chhakina Bibi

Father: Abdul Kasar

Pitha: Pukaria

Address / ঠিকানা: 15/03/1982

Female

2592 2190 4639

আধার – সাধারণ মানুষের অধিকার

ছকিনা বিবি

ছকিনাবিবি

LTI of Beshlal Molla
By the Pen of Anowar Hossain

AADHAAR

তথ্য

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

INFORMATION

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

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

আধার

Address: MACHHRIHANGA, Uttar Gaspur, Machhrihanga, South 24 Parganas, West Bengal, 700135

9892 6711 4172

আধার

ভারত সরকার

Unique Identification Authority of India

Government of India

নথিভুক্তির নং / Enrollment No.: 1040/20499/98652

To
Beshlal Molla
MACHHRIHANGA
Uttar Gaspur
Machhrihanga,South 24 Parganas
West Bengal - 700135

01/08/2014

আপনার আধার সংখ্যা / Your Aadhaar No. :

9892 6711 4172

আধার – সাধারণ মানুষের অধিকার

Beshlal Molla
Father : Gorai Molla

9892 6711 4172

আধার – সাধারণ মানুষের অধিকার

LTI of Beshlal Molla
By the Pen of Anowar Hossain

Mirajul Islam

Mirajul Islam

আলেহার বিবি

আধার

ভারতীয় বিশিষ্ট পরিচয় কর্তৃপক্ষ

ভারত সরকার

Unique Identification Authority of India

Government of India

তালিকাভুক্তির আই ডি / Enrollment No: 1040/22110/02236

To

আধার বিবি

Aahar Bibi

chhelegaria

Majerhat

Uttar Kashipur Bhangar - II South 24 Parganas

West Bengal 700135

Ref: 4576 / 3FW / 708794 / 700135 / P

SE294774156FT

আপনার আধার সংখ্যা / Your Aadhaar No. :

6793 8492 0927

আধার – সাধারণ মানুষের অধিকার

ভারত সরকার

Government of India

আধার বিবি

Aahar Bibi

পিতা : [illegible]

Father : Bashlal Mula

জন্মতারিখ / DOB : 01/01/1985

মহিলা / Female

6793 8492 0927

আধার – সাধারণ মানুষের অধিকার

AADHAAR

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

INFORMATION

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

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

ভারতীয় বিশিষ্ট পরিচয় কর্তৃপক্ষ

Unique Identification Authority of India

ঠিকানা: ছেলেগেরিয়া, মাজেরহাট, উত্তর কাশীপুর, পরিঃ ২৪ পরগনা, পশ্চিম বঙ্গ, 700135

Address: chhelegaria, Majerhat, Uttar Kashipur, South 24 Parganas, West Bengal, 700135

6793 8492 0927

আলো হয়ে বিবি


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
Permanent Account Number Card
CQZPB9145G
TASLIMA BIBI
BESIR LAL MOLLA

তাহমিনা বিবি

भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Enrolment No.: 2834/09776/31005

To
Taslima Bibi
C/O Lutfar Ali,
FATULLAPUR, DAKSHIN PARA,
VTC: North Dumdum (M),
PO: Nimta,
Sub District: North 24 Paraganas, District: North 24 Parganas,
State: West Bengal,
PIN Code: 700049,
Mobile: 9051651318

MF1448197537

आपका क्रमांक / Your No.:

4176 5454 4743

मेरा आधार, मेरी पहचान

भारत सरकार
Government of India

Taslima Bibi
DOB : 12/11/1987
Female

4176 5454 4743

मेरा आधार, मेरी पहचान

তাসলিমা বিবি

Rapati khatun

AADHAAR

তথ্য

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

INFORMATION

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

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

[redacted]

Address: MACHHBHANGA, Uttar Gaspur, South 24 Parganas, Machhbhanga, West Bengal, 700135

7047 4730 5270

আধার

[redacted]

ভারত সরকার

Unique Identification Authority of India

[redacted]

নথিভুক্তির আই ডি / Enrollment No. : 1040/20400/08654

To
Rupali Khatun
রূপালী খাতুন
MACHHBHANGA
Uttar Gaspur
Machhbhanga,South 24 Parganas
West Bengal - 700135

10/08/2014

9040087324639FT

972246

আপনার আধার সংখ্যা / Your Aadhaar No. :

7047 4730 5270

আধার – সাধারণ মানুষের অধিকার

[redacted]

রূপালী খাতুন
Rupali Khatun
Father : Bashir Molla

[redacted] / DOB: [redacted]
মহিলা / Female

7047 4730 5270

আধার – সাধারণ মানুষের অধিকার

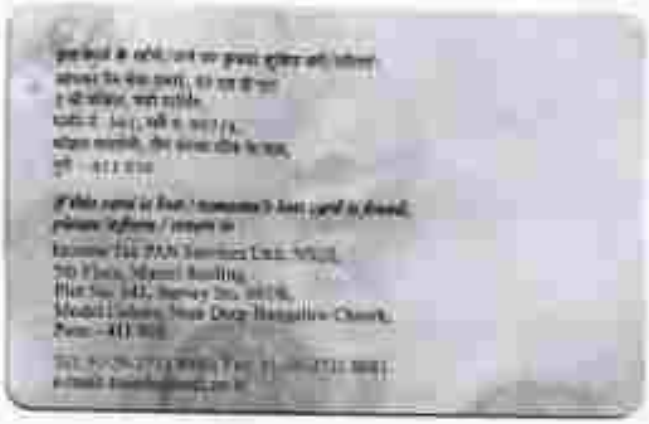
Rupali khatun

दस्तावेज


[redacted]
সালিমা বিবি
Salima Bibi
জন্মতারিখ/ DOB: 07/03/1992
মহিলা / FEMALE
3384 5619 9758
আমার আধার, আমার পরিচয়


[redacted] OF INDIA
ঠিকানা:
- কাশীনাথ পুর, জমালপাড়া, উত্তর ২৪ পরগনা,
পশ্চিম বঙ্গ - 700135
Address
- KASHINATH PUR,
Jamalpara, North 24
Parganas,
West Bengal - 700135

সালিমা বিবি



L.T.I of Shyara Bibi
By the Pen of Anowar Hossain

AADHAAR

INFORMATION

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

- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
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- Carry Aadhaar in your smart phone – use mAadhaar App

Unique Identification Authority of India

7180 4541 7048

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

আধার

ভারত সরকার
Government of India

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

Enrolment No. : 0013/15010/07378

To
Shyara Bibi
C/O: Mobar Gaus,
VTC: Jamuspura, PO: Kashinathpur,
Sub District: Rajarhat, District: North 24 Parganas,
State: West Bengal, PIN Code: 700128,
Mobile: 9830110350

Your Aadhaar No. :

7180 4541 7048

আমার আধার, আমার পরিচয়

Government of India

Shyara Bibi

7180 4541 7048

আমার আধার, আমার পরিচয়

Thumb Impression of Shyara Bibi

By the Pen of Anowar Hossain

সাদেকা বিবি

~~L.T.I of~~ _____

~~By the Pen of~~ _____

আধার

Government of India

Unique Identification Authority of India

নথিভুক্তির নম্বর/ Enrolment No.: 0000/00648/81957

To
SALAMA BIBI
C/O Abdul Ali Molla
Vill-Umarhati
P.O-Kashinathpur
Umarhati
Kashinathpur
North 24 Parganas West Bengal - 700135
9073027539

Signature valid

আপনার আধার সংখ্যা / Your Aadhaar No. :

2924 3383 0832

VID : 9160 7896 5333 6645

আমার আধার, আমার পরিচয়

SALAMA BIBI
DOB: 13/02/1975
FEMALE

2924 3383 0832

VID : 9160 7896 5333 6645

আমার আধার, আমার পরিচয়

সালেমা বি বি

Attested
By the Pen of

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AABHG6891A

नाम NAME

GOVINDARAM KYAL & OTHERS HUF

निगमन/गठन की तारीख DATE OF INCORPORATION/FORMATION

ANCESTRAL

आयकर आयुक्त, प.ब.III

COMMISSIONER OF INCOME-TAX, W.B.-III

इस कार्ड के खो / गिर जाने पर कृपया सूचित करने
वाले व्यक्ति को सूचित / वापस कर दें
संयुक्त आयकर आयुक्त(पहचान एवं प्रौद्योगिकी),
पी-7,
चौरंगी स्क्वायर,
कलकत्ता - 700 069

In case this card is lost/found, kindly inform/return to
the issuing authority :
Joint Commissioner of Income-tax(Systems & Technical),
P-7,
Chowringhee Square,
Calcutta- 700 069.


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT OF INDIA
BALKRISHAN KYAL
GOVINDRAM KYAL
06/08/1954
ABDPK2882E


Balkrishan Kyal
DOB: 06/08/1954
/ MALE
2627 7669 6204
MERA AADHAAR, MERI PEHCHAN


Address
S/O Govind Ram Kyal,
3DC, South End Park,
Kolkata, Kolkata,
West Bengal - 700029

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

KYAL DEVELOPERS PRIVATE LIMITED

22/12/1995

AABCK3070E

KYAL DEVELOPERS PRIVATE LIMITED
Director / Authorised Signatory

Amrita Ghosh

Mizaruddin Molla

আধার

ভারত সরকার
Government of India

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

নথিভুক্তির নম্বর/ Enrolment No.: 0013/15001/15539

To
আনোয়ার হোসেন
Anowar Hossain
Jirangachi
Jiran Gachhi
South 24 Parganas West Bengal - 700135
9200000106

Signature valid

আপনার আধার সংখ্যা / Your Aadhaar No. :
3359 4306 4129
VID : 9177 0190 9254 3681
আধারের আধারে, আধারের পরিচয়

Government of India

AADHAAR

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- বিশেষ বিশিষ্ট কোড / অফলাইন এক্সএমএল / অনলাইন প্রমাণীকরণ ব্যবহার করে পরিচয় যাচাই করুন।
- এটি এক বৈদ্যুতিন প্রক্রিয়ায় তৈরি পত্র

INFORMATION

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

- আধার ফরমা ব্যবহার করুন
- আধার আপনার বিভিন্ন সরকারী ও বেসরকারী পরিষেবা প্রাপ্তিতে সাহায্য করে।
- আপনার মোবাইল নম্বর ও ইমেল আইডি আপডেট রাখুন।
- আধার নিজের স্মার্ট ফোনে রাখুন, mAadhaar App দ্বারা।

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

আনোয়ার হোসেন
Anowar Hossain
জন্মতারিখ/DOB: 22/02/2003
পুরুষ/ MALE

3359 4306 4129
VID : 9177 0190 9254 3681
আধারের আধারে, আধারের পরিচয়

ঠিকানা:
জিরাংগাচি, জিরাংগাচি, পশ্চিম ২৪ পরগনা,
পশ্চিম বঙ্গ - 700135

Address:
Jirangachi, Jiran Gachhi, South 24 Parganas,
West Bengal - 700135

3359 4306 4129
VID : 9177 0190 9254 3681

Anowar Hossain

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

Query No / Year	2002916161/2022	Office where deed will be registered
Query Date	27/09/2022 11:50:43 AM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	VINAYAK LEGAL 122/1R, Satyendra Nath Majumdar Sarani,Thana : Tollygunge, District : South 24-Parganas, WEST BENGAL, PIN - 700026, Mobile No. : 9330394689, Status :Seller/Executant	
Transaction		Additional Transaction
[0101] Sale, Sale Document		[4308] Agreement [No of Agreement : 2], [4311] Receipt [Rs : 9,50,000/-]
Set Forth Value		Market Value
Rs. 45,00,000/-		Rs. 45,00,000/-
Total Stamp Duty Payable(SD)		Total Registration Fee Payable
Rs. 1,35,021/- (Article:23)		Rs. 54,514/- (Article:A(1), E, B)
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
Remarks		

Land Details :

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

Sch No	Plot Number	Khatian Number	Land Use ROR Proposed		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-67	RS-643	Bastu	Shali	3.83 Dec	10,35,135/-	10,35,135/-	
L2	RS-68	RS-643	Bastu	Danga	5.82 Dec	15,72,973/-	15,72,973/-	
L3	RS-90	RS-643	Bastu	Danga	7 Dec	18,91,892/-	18,91,892/-	
		TOTAL :			16.65Dec	45,00,000 /-	45,00,000 /-	
	Grand Total :				16.65Dec	45,00,000 /-	45,00,000 /-	

Seller Details :

Sl No	Name & address	Status	Execution Admission Details :
1	NOOR ISLAM HAZRA Son of Abu Bakkar Hazra,Village:- Patharghata, P.O:- Patharghata, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No. AQxxxxxx4E, Aadhaar No.: 76xxxxxxxx0789,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

2	KABIRUL HAZRA Son of Abu Bakkar Hazra,Village:- Patharghata, P.O:- Patharghata, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No: ADxxxxxx8K, Aadhaar No.: 74xxxxxxxx9497,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
3	CHHAKINA BIBI Daughter of Abu Bakkar Hazra,Village:- Pithapukur, P.O:- Pithapukur, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No: CQxxxxxx2K, Aadhaar No.: 25xxxxxxxx4639,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
4	BESHLAL MOLLA Son of Gorai Molla,Village:- Machibhanga, Uttar Gazipu, P.O:- Machibhanga, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No: HOxxxxxx3M, Aadhaar No.: 96xxxxxxxx4172,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
5	MIRAJUL ISLAM Son of Beslal Molla,Village:- Uttar Gazipur, P.O:- Machibhanga, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No: AOxxxxxx5C, Aadhaar No.: 34xxxxxxxx6105,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
6	ALEHAR BIBI Daughter of Beslal Molla,Village:- Paschim Chelegayaliya, P.O:- Shankarpur, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No: GKxxxxxx2L, Aadhaar No.: 67xxxxxxxx0927,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
7	TASLIMA BIBI Daughter of Beslal Molla,Village:- Fatullapur, P.O:- Nimta, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700049 Sex: Female, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No: CQxxxxxx5G, Aadhaar No.: 41xxxxxxxx4743,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
8	RUPALI KHATUN Daughter of Beslal Molla,Village:- Machibhanga, P.O:- Machibhanga, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No: evxxxxxx9q, Aadhaar No.: 70xxxxxxxx5270,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

9	SALIMA BIBI Daughter of Beslal Molla,Village:- Kashinathpur, P.O:- Jamalpara, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No: GLxxxxxx3B, Aadhaar No: 33xxxxxxxx9755,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
10	SHYARA BIBI Daughter of Abu Bakkar Hazra,Village:- Kashinathpur, P.O:- Jamalpara, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No: CPxxxxxx9R, Aadhaar No.: 71xxxxxxxx7046,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
11	SALAMA BIBI Daughter of Abu Bakkar Hazra,Village:- Kashinathpur, P.O:- Patharghata, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No: CPxxxxxx5L, Aadhaar No.: 2Bxxxxxxxx0832,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
12	NIJAM UDDIN MOLLA Son of Abdul Jalil Molla,Village:- Kabidanga, 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, PAN No: CQxxxxxx3Q, Aadhaar No.: 4Dxxxxxxxx5842,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
13	KYAL DEVELOPERS PRIVATE LIMITED ,122/1R, Satyendra Nath Majumder Sarani, 4th Floor, City:- , P.O:- Kalighat, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 PAN No: AAxxxxxx0E, Aadhaar No Not Provided by UIDAI,Status :Organization as Confirming Party, Executed by: Representative	Organization as Confirming Party	Executed by: Representative

Buyer Details :

Sl No	Name & address	Status	Execution Admission Details :
1	PRITI KYAL Wife of Rishi Kyal,30C, South End Park, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No: AJxxxxxx5P, Aadhaar No: 81xxxxxxxx0898,Status :Individual, Not Executed	Individual	Not Executed

Representative Details :

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

Identifier Details :

Name & address
ANOWAR HOSSAIN Son of Nazirudin Molla Jirangachhi, City:- , P.O:- Jirangacha, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135, Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, , Identifier Of NOOR ISLAM HAZRA, KABIRUL HAZRA, CHHAKINA BIBI, BESHLAL MOLLA, MIRAJUL ISLAM, ALEHAR BIBI, TASLIMA BIBI, RUPALI KHATUN, SALIMA BIBI, SHYARA BIBI, SALAMA BIBI, NIJAM UDDIN MOLLA, AMRITA GHOSH

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	NOOR ISLAM HAZRA	PRITI KYAL-0.319167 Dec
2	KABIRUL HAZRA	PRITI KYAL-0.319167 Dec
3	CHHAKINA BIBI	PRITI KYAL-0.319167 Dec
4	BESHLAL MOLLA	PRITI KYAL-0.319167 Dec
5	MIRAJUL ISLAM	PRITI KYAL-0.319167 Dec
6	ALEHAR BIBI	PRITI KYAL-0.319167 Dec
7	TASLIMA BIBI	PRITI KYAL-0.319167 Dec
8	RUPALI KHATUN	PRITI KYAL-0.319167 Dec
9	SALIMA BIBI	PRITI KYAL-0.319167 Dec
10	SHYARA BIBI	PRITI KYAL-0.319167 Dec
11	SALAMA BIBI	PRITI KYAL-0.319167 Dec
12	NIJAM UDDIN MOLLA	PRITI KYAL-0.319167 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	NOOR ISLAM HAZRA	PRITI KYAL-0.485 Dec
2	KABIRUL HAZRA	PRITI KYAL-0.485 Dec
3	CHHAKINA BIBI	PRITI KYAL-0.485 Dec
4	BESHLAL MOLLA	PRITI KYAL-0.485 Dec
5	MIRAJUL ISLAM	PRITI KYAL-0.485 Dec
6	ALEHAR BIBI	PRITI KYAL-0.485 Dec
7	TASLIMA BIBI	PRITI KYAL-0.485 Dec
8	RUPALI KHATUN	PRITI KYAL-0.485 Dec
9	SALIMA BIBI	PRITI KYAL-0.485 Dec
10	SHYARA BIBI	PRITI KYAL-0.485 Dec
11	SALAMA BIBI	PRITI KYAL-0.485 Dec
12	NIJAM UDDIN MOLLA	PRITI KYAL-0.485 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	NOOR ISLAM HAZRA	PRITI KYAL-0.583333 Dec
2	KABIRUL HAZRA	PRITI KYAL-0.583333 Dec
3	CHHAKINA BIBI	PRITI KYAL-0.583333 Dec
4	BESHLAL MOLLA	PRITI KYAL-0.583333 Dec
5	MIRAJUL ISLAM	PRITI KYAL-0.583333 Dec
6	ALEHAR BIBI	PRITI KYAL-0.583333 Dec
7	TASLIMA BIBI	PRITI KYAL-0.583333 Dec
8	RUPALI KHATUN	PRITI KYAL-0.583333 Dec
9	SALIMA BIBI	PRITI KYAL-0.583333 Dec
10	SHYARA BIBI	PRITI KYAL-0.583333 Dec
11	SALAMA BIBI	PRITI KYAL-0.583333 Dec
12	NIJAM UDDIN MOLLA	PRITI KYAL-0.583333 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 27-10-2022) for e-Payment. Assessed market value & Query is valid for 30 days (i.e. upto 27-10-2022)
3. Standard User charge of Rs. 300/-(Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f. 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BL.LRO office.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices: D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - 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:	192022230130040831	**Payment Mode:**	Online Payment
GRN Date:	27/09/2022 14:54:16	**Bank/Gateway:**	Indian Overseas Bank
BRN :	202209270975506	**BRN Date:**	27/09/2022 14:55:28
Payment Status:	Successful	**Payment Ref. No:**	2002916161/4/2022 [Query No*/Query Year]

Depositor Details

Depositor's Name:	PRITI KYAL
Address:	30C, SOUTH END PARK KOLKATA-700029
Mobile:	9830065307
Depositor Status:	Buyer/Claimants
Query No:	2002916161
Applicant's Name:	Org VINAYAK LEGAL
Address:	D.S.R. - IV SOUTH 24-PARGANAS
Office Name:	D.S.R. - IV SOUTH 24-PARGANAS
Identification No:	2002916161/4/2022
Remarks:	Sale, Sale Document Payment No 4

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002916161/4/2022	Property Registration- Stamp duty	0030-02-103-003-02	135021
2	2002916161/4/2022	Property Registration- Registration Fees	0030-03-104-001-16	54546
			Total	**189567**

IN WORDS: ONE LAKH EIGHTY NINE THOUSAND FIVE HUNDRED SIXTY SEVEN ONLY.

Government of West Bengal

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

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

Signature / LTI Sheet of Query No/Year 18042002916161/2022

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	NOOR ISLAM HAZRA Village:- Patharghata, P.O.- Patharghata, P.S.- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135	Seller			28/9/2022

Sl. No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	KABIRUL HAZRA Village:- Patharghata, P.O.- Patharghata, P.S.- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135	Seller			28/9/22

Sl. No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	CHHAKINA BIBI Village:- Pithapukur, P.O.- Pithapukur, P.S.- Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135	Seller			

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*	BESHLAL MOLLA Village - Machibhanga, Uttar Gazipur, P.O:- Machibhanga, P.S:- Kashipur, District -South 24-Parganas, West Bengal, India, PIN:- 700135	Seller			L.T.I of Beshlal Molla By the Pen of Advocate

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
5	MIRAJUL ISLAM Village - Uttar Gazipur, P.O - Machibhanga, P.S -Kashipur, District:- South 24-Parganas, West Bengal, India, PIN - 700135	Seller			28/9/22

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
6	ALEHAR BIBI, Village - Paschim Chalagayallya, P.O - Shankarpur, P.S:- Kashipur, District -South 24-Parganas, West Bengal, India, PIN:- 700135	Seller			28.9.22

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
7	TASLIMA BIBI Village - Fatullapur, P.O:- Nimta, P.S:-Dum Dum, District:- North 24-Parganas, West Bengal, India, PIN - 700049	Seller			28.9.22

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
8.	RUPALI KHATUN Village:- Machibhanga, P.O.- Machibhanga, P.S.-Kashipur, District:- South 24-Parganas, West Bengal, India, PIN:- 700135	Seller			Rupali Khatun 28/09/2022

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
9	SALIMA BIBI Village:- Kashinathpur, P.O.- Jamalpara, P.S.- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135	Seller			28/09/2022

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
10	SHYARA BIBI Village:- Kashinathpur, P.O.- Jamalpara, P.S.- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135	Seller			L.T.I of SHYARA BIBI by the Pen of Awadhesh

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
11	SALAMA BIBI Village:- Kashinathpur, P.O.- Patharghata, P.S.- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135	Seller			28/09/2022

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

Sl. No.	Name of the Executant	Category		Finger Print	Signature with date
12*	NIJAM UDDIN MOLLA Village:- Kabiladanga, P.O.- Barhunia, P.S.- Kasipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743502	Seller			Nijamuddin Molla 28.09.22

Sl. No.	Name of the Executant	Category		Finger Print	Signature with date
13	AMRITA GHOSH Bellachandi, Gocharan, City:- , P.O.- Bellachandi, P.S.- Jaynagar, District:-South 24-Parganas, West Bengal, India, PIN:- 743391	Representative of Seller [KYAL DEVELOPERS PRIVATE LIMITED]			Amrita Ghosh 28.09.22

Sl. No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	ANOWAR HOSSAIN Son of Nazirudain Molla Jirangachhi, City:- , P.O.- Jirangacha, P.S.-Kasipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135	NOOR ISLAM HAZRA, KABIRUL HAZRA, CHHAKINA BIBI, BESHLAL MOLLA, MIRAJUL ISLAM, ALEHAR BIBI, TASLIMA BIBI, RUPALI KHATUN, SALIMA BIBI, SHYARA BIBI, SALAMA BIBI, NIJAM UDDIN MOLLA, GHOSH			Anowar Hossain 28.09.22

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

Major Information of the Deed

Deed No :	**I-1604-12058/2022**	**Date of Registration**	**12/10/2022**
Query No / Year	**1604-2002916161/2022**	**Office where deed is registered**	
Query Date	**27/09/2022 11:50:43 AM**	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	VINAYAK LEGAL 122/1R, Satyendra Nath Majumdar Sarani,Thana : Tollygunge, District : South 24-Parganas, WEST BENGAL, PIN - 700028, Mobile No. : 9330394689, Status :Seller/Executant		
Transaction		Additional Transaction	
[0101] Sale, Sale Document		[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 9,50,000/-]	
Set Forth value		Market Value	
Rs. 45,00,000/-		Rs. 45,00,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 1,35,121/- (Article:23)		Rs. 54,546/- (Article:A(1), E.)	
Remarks -			

Land Details :

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

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-67	RS-643	Bastu	Shali	3.83 Dec	10,35,135/-	10,35,135/-	
L2	RS-68	RS-643	Bastu	Danga	5.82 Dec	15,72,973/-	15,72,973/-	
L3	RS-90	RS-643	Bastu	Danga	7 Dec	18,91,892/-	18,91,892/-	
		TOTAL :			**16.65Dec**	**45,00,000 /-**	**45,00,000 /-**	
	Grand Total :				**16.65Dec**	**45,00,000 /-**	**45,00,000 /-**	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**NOOR ISLAM HAZRA** Son of Abu Bakkar Hazra Village:- Patharghata, P.O:- Patharghata, P.S:-Rajarhat, District:-North24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No.:- AQxxxxxx4E, Aadhaar No: 76xxxxxxxx0789, Status :Individual, Executed by: Self, Date of Execution: 28/09/2022 , Admitted by: Self, Date of Admission: 28/09/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 28/09/2022 , Admitted by: Self, Date of Admission: 28/09/2022 ,Place : Pvt. Residence

2	**KABIRUL HAZRA** Son of Abu Bakkar Hazra Village:- Patharghata, P.O:- Patharghata, P.S:-Rajarhat, District:-North24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No.:: ADxxxxxx8K, Aadhaar No: 74xxxxxxxx9497, Status :Individual, Executed by: Self, Date of Execution: 28/09/2022 , Admitted by: Self, Date of Admission: 28/09/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 28/09/2022 , Admitted by: Self, Date of Admission: 28/09/2022 ,Place : Pvt. Residence
3	**CHHAKINA BIBI** Daughter of Abu Bakkar Hazra Village:- Pithapukur, P.O:- Pithapukur, P.S:-Kashipur, District:-South24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No.:: CQxxxxxx2K, Aadhaar No: 25xxxxxxxx4639, Status :Individual, Executed by: Self, Date of Execution: 28/09/2022 , Admitted by: Self, Date of Admission: 28/09/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 28/09/2022 , Admitted by: Self, Date of Admission: 28/09/2022 ,Place : Pvt. Residence
4	**BESHLAL MOLLA** Son of Gorai Molla Village:- Machibhanga, Uttar Gazipu, P.O:- Machibhanga, P.S:-Kashipur, District:-South24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No.:: HOxxxxxx3M, Aadhaar No: 98xxxxxxxx4172, Status :Individual, Executed by: Self, Date of Execution: 28/09/2022 , Admitted by: Self, Date of Admission: 28/09/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 28/09/2022 , Admitted by: Self, Date of Admission: 28/09/2022 ,Place : Pvt. Residence
5	**MIRAJUL ISLAM** Son of Beslal Molla Village:- Uttar Gazipur, P.O:- Machibhanga, P.S:-Kashipur, District:-South24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No.:: AOxxxxxx5C, Aadhaar No: 34xxxxxxxx6105, Status :Individual, Executed by: Self, Date of Execution: 28/09/2022 , Admitted by: Self, Date of Admission: 28/09/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 28/09/2022 , Admitted by: Self, Date of Admission: 28/09/2022 ,Place : Pvt. Residence
6	**ALEHAR BIBI** Daughter of Beslal Molla Village:- Paschim Chelegayalya, P.O:- Shankarpur, P.S:-Kashipur, District:-South24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No.:: GKxxxxxx2L, Aadhaar No: 67xxxxxxxx0927, Status :Individual, Executed by: Self, Date of Execution: 28/09/2022 , Admitted by: Self, Date of Admission: 28/09/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 28/09/2022 , Admitted by: Self, Date of Admission: 28/09/2022 ,Place : Pvt. Residence
7	**TASLIMA BIBI** Daughter of Beslal Molla Village:- Fatullapur, P.O:- Nimta, P.S:-Dum Dum, District:-North24-Parganas, West Bengal, India, PIN:- 700049 Sex: Female, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No.:: CQxxxxxx5G, Aadhaar No: 41xxxxxxxx4743, Status :Individual, Executed by: Self, Date of Execution: 28/09/2022 , Admitted by: Self, Date of Admission: 28/09/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 28/09/2022 , Admitted by: Self, Date of Admission: 28/09/2022 ,Place : Pvt. Residence
8	**RUPALI KHATUN** Daughter of Beslal Molla Village:- Machibhanga, P.O:- Machibhanga, P.S:-Kashipur, District:-South24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No.:: evxxxxxx9q, Aadhaar No: 70xxxxxxxx5270, Status :Individual, Executed by: Self, Date of Execution: 28/09/2022 , Admitted by: Self, Date of Admission: 28/09/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 28/09/2022 , Admitted by: Self, Date of Admission: 28/09/2022 ,Place : Pvt. Residence
9	**SALIMA BIBI** Daughter of Beslal Molla Village:- Kashinathpur, P.O:- Jamalpara, P.S:-Rajarhat, District:-North24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No.:: GLxxxxxx3B, Aadhaar No: 33xxxxxxxx9758, Status :Individual, Executed by: Self, Date of Execution: 28/09/2022 , Admitted by: Self, Date of Admission: 28/09/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 28/09/2022 , Admitted by: Self, Date of Admission: 28/09/2022 ,Place : Pvt. Residence

10	**SHYARA BIBI** Daughter of Abu Bakkar Hazra Village:- Kashinathpur, P.O:- Jamalpara, P.S:-Rajarhat, District:-North24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No.:: CPxxxxxx9R, Aadhaar No: 71xxxxxxxx7048, Status :Individual, Executed by: Self, Date of Execution: 28/09/2022 , Admitted by: Self, Date of Admission: 28/09/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 28/09/2022 , Admitted by: Self, Date of Admission: 28/09/2022 ,Place : Pvt. Residence
11	**SALAMA BIBI** Daughter of Abu Bakkar Hazra Village:- Kashinathpur, P.O:- Patharghata, P.S:-Rajarhat, District:-North24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No.:: CPxxxxxx5L, Aadhaar No: 29xxxxxxxx0832, Status :Individual, Executed by: Self, Date of Execution: 28/09/2022 , Admitted by: Self, Date of Admission: 28/09/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 28/09/2022 , Admitted by: Self, Date of Admission: 28/09/2022 ,Place : Pvt. Residence
12	**NIJAM UDDIN MOLLA** Son of Abdul Jalil Molla Village:- Kabildanga, P.O:- Bamunia, P.S:-Kashipur, District:-South24-Parganas, West Bengal, India, PIN:- 743502 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: CQxxxxxx3Q, Aadhaar No: 40xxxxxxxx5842, Status :Individual, Executed by: Self, Date of Execution: 28/09/2022 , Admitted by: Self, Date of Admission: 28/09/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 28/09/2022 , Admitted by: Self, Date of Admission: 28/09/2022 ,Place : Pvt. Residence
13	**KYAL DEVELOPERS PRIVATE LIMITED** 122/1R, Satyendra Nath Majumder Sarani, 4th Floor, City:- , P.O:- Kalighat, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 , PAN No.:: AAxxxxxx0E,Aadhaar No Not Provided by UIDAI, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**GOVIND RAM KYAL AND 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.:: AAxxxxxx1A,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

Representative Details :

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

Identifier Details :

Name	Photo	Finger Print	Signature
ANOWAR HOSSAIN Son of Naziruddin Molla Jirangachhi, City:- , P.O:- Jirangacha, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135			

Identifier Of NOOR ISLAM HAZRA, KABIRUL HAZRA, CHHAKINA BIBI, BESHLAL MOLLA, MIRAJUL ISLAM, ALEHAR BIBI, TASLIMA BIBI, RUPALI KHATUN, SALIMA BIBI, SHYARA BIBI, SALAMA BIBI, NIJAM UDDIN MOLLA, AMRITA GHOSH

Transfer of property for L1		
Sl.No	**From**	**To. with area (Name-Area)**
1	NOOR ISLAM HAZRA	GOVIND RAM KYAL AND HUF-0.319167 Dec
2	KABIRUL HAZRA	GOVIND RAM KYAL AND HUF-0.319167 Dec
3	CHHAKINA BIBI	GOVIND RAM KYAL AND HUF-0.319167 Dec
4	BESHLAL MOLLA	GOVIND RAM KYAL AND HUF-0.319167 Dec
5	MIRAJUL ISLAM	GOVIND RAM KYAL AND HUF-0.319167 Dec
6	ALEHAR BIBI	GOVIND RAM KYAL AND HUF-0.319167 Dec
7	TASLIMA BIBI	GOVIND RAM KYAL AND HUF-0.319167 Dec
8	RUPALI KHATUN	GOVIND RAM KYAL AND HUF-0.319167 Dec
9	SALIMA BIBI	GOVIND RAM KYAL AND HUF-0.319167 Dec
10	SHYARA BIBI	GOVIND RAM KYAL AND HUF-0.319167 Dec
11	SALAMA BIBI	GOVIND RAM KYAL AND HUF-0.319167 Dec
12	NIJAM UDDIN MOLLA	GOVIND RAM KYAL AND HUF-0.319167 Dec
Transfer of property for L2		
Sl.No	**From**	**To. with area (Name-Area)**
1	NOOR ISLAM HAZRA	GOVIND RAM KYAL AND HUF-0.485 Dec
2	KABIRUL HAZRA	GOVIND RAM KYAL AND HUF-0.485 Dec
3	CHHAKINA BIBI	GOVIND RAM KYAL AND HUF-0.485 Dec
4	BESHLAL MOLLA	GOVIND RAM KYAL AND HUF-0.485 Dec
5	MIRAJUL ISLAM	GOVIND RAM KYAL AND HUF-0.485 Dec
6	ALEHAR BIBI	GOVIND RAM KYAL AND HUF-0.485 Dec
7	TASLIMA BIBI	GOVIND RAM KYAL AND HUF-0.485 Dec
8	RUPALI KHATUN	GOVIND RAM KYAL AND HUF-0.485 Dec
9	SALIMA BIBI	GOVIND RAM KYAL AND HUF-0.485 Dec
10	SHYARA BIBI	GOVIND RAM KYAL AND HUF-0.485 Dec
11	SALAMA BIBI	GOVIND RAM KYAL AND HUF-0.485 Dec
12	NIJAM UDDIN MOLLA	GOVIND RAM KYAL AND HUF-0.485 Dec
Transfer of property for L3		
Sl.No	**From**	**To. with area (Name-Area)**
1	NOOR ISLAM HAZRA	GOVIND RAM KYAL AND HUF-0.583333 Dec
2	KABIRUL HAZRA	GOVIND RAM KYAL AND HUF-0.583333 Dec
3	CHHAKINA BIBI	GOVIND RAM KYAL AND HUF-0.583333 Dec
4	BESHLAL MOLLA	GOVIND RAM KYAL AND HUF-0.583333 Dec
5	MIRAJUL ISLAM	GOVIND RAM KYAL AND HUF-0.583333 Dec
6	ALEHAR BIBI	GOVIND RAM KYAL AND HUF-0.583333 Dec
7	TASLIMA BIBI	GOVIND RAM KYAL AND HUF-0.583333 Dec
8	RUPALI KHATUN	GOVIND RAM KYAL AND HUF-0.583333 Dec
9	SALIMA BIBI	GOVIND RAM KYAL AND HUF-0.583333 Dec
10	SHYARA BIBI	GOVIND RAM KYAL AND HUF-0.583333 Dec
11	SALAMA BIBI	GOVIND RAM KYAL AND HUF-0.583333 Dec
12	NIJAM UDDIN MOLLA	GOVIND RAM KYAL AND HUF-0.583333 Dec

Endorsement For Deed Number : I - 160412058 / 2022

On 27-09-2022

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 45,00,000/-

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

On 28-09-2022

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

Presented for registration at 15:10 hrs on 28-09-2022, at the Private residence by AMRITA GHOSH ,.

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

Execution is admitted on 28/09/2022 by 1. NOOR ISLAM HAZRA, Son of Abu Bakkar Hazra, P.O: Patharghata, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Others, 2. KABIRUL HAZRA, Son of Abu Bakkar Hazra, P.O: Patharghata, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Others, 3. CHHAKINA BIBI, Daughter of Abu Bakkar Hazra, P.O: Pithapukur, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Others, 4. BESHLAL MOLLA, Son of Gorai Molla, P.O: Machibhanga, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Others, 5. MIRAJUL ISLAM, Son of Beslal Molla, P.O: Machibhanga, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Others, 6. ALEHAR BIBI, Daughter of Beslal Molla, P.O: Shankarpur, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Others, 7. TASLIMA BIBI, Daughter of Beslal Molla, P.O: Nimta, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Muslim, by Profession Others, 8. RUPALI KHATUN, Daughter of Beslal Molla, P.O: Machibhanga, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Others, 9. SALIMA BIBI, Daughter of Beslal Molla, P.O: Jamalpara, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Others, 10. SHYARA BIBI, Daughter of Abu Bakkar Hazra, P.O: Jamalpara, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Others, 11. SALAMA BIBI, Daughter of Abu Bakkar Hazra, P.O: Patharghata, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Others, 12. NIJAM UDDIN MOLLA, Son of Abdul Jalil Molla, P.O: Barmuria, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Muslim, by Profession Business

Identified by ANOWAR HOSSAIN, , , Son of Naziruddin Molla, Jirangachhi, P.O: Jirangacha, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by profession Others

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

Execution is admitted on 28-09-2022 by AMRITA GHOSH, Authorized Signatory, KYAL DEVELOPERS PRIVATE LIMITED (Private Limited Company), 122/1R, Satyendra Nath Majumder Sarani, 4th Floor, City:- , P.O:- Kalighat, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026

Indetified by ANOWAR HOSSAIN, , , Son of Naziruddin Molla, Jirangachhi, P.O. Jirangacha, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by profession Others

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

On 12-10-2022

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 54,546.00/- (A(1) = Rs 45,000.00/- ,B = Rs 9,500.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 54,546/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/09/2022 2:55PM with Govt. Ref. No: 192022230130040831 on 27-09-2022, Amount Rs: 54,546/-, Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 202209270975506 on 27-09-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,35,021/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 1,35,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 4002, Amount: Rs.100.00/-, Date of Purchase: 04/07/2022, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/09/2022 2:55PM with Govt. Ref. No: 192022230130040831 on 27-09-2022, Amount Rs: 1,35,021/-, Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 202209270975506 on 27-09-2022, 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 348572 to 348611

being No 160412058 for the year 2022.

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

Digitally signed by ANUPAM HALDER
Date: 2022.10.12 16:10:54 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 2022/10/12 04:10:54 PM

DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)

0 12496/22

I-12057/22

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबंगला पश्चिम बंगाल WEST BENGAL AH 352907

28/09/2022

Q-200290796/2022

2-55 P.M.

District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas
12 OCT 2022

CONVEYANCE

1. **Date:** 28.09.2022

2. **Place:** Kolkata

3. **Parties**

2-55 P.M.
28/9/22

004003

04 JUL 2022

Rs.-100/- Date.....

Name.....

Address.....

Vendor.....

Alipur Collectorate, 24 Pgs. (S)

SUBHANKAR DAS
STAMP VENDOR
Alipur Police Court, Kol-27

ALAMGIR REZA
ADVOCATE
ALIPORE JUDGES COURT
KOL-27
WB/1355/2003

আব্দুররহিম মোল্লা

7606

আব্দুররহিম মোল্লা

Nitamuddin Molla
C/O Abdul Jalil Molla.
Vill- Kabildanga.
P.O. Samunia.
P.S. Kashipur
Pin- 743502
Dist. 24 PGS (S)

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

28 SEP 2022

3.1 **ABDUL RAHIM MOLLA alias A RAHIM MOLYA (PAN: BUBPR3666K** and **Aadhaar No. 4056 5099 5059)**, son of Late Kaluyar Molla alias Kalu Molla by faith Muslim, by nationality Indian, occupation Cultivation, residing at Jirangacha, Post Office Hatisala, Police Station Bhangar, Kolkata-700135, District South 24 Parganas **(Vendor**, includes successors-in-interest).

And

3.2 **ANURAG KYAL HUF**, having **(PAN AALHA4202P)** 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 **ANURAG KYAL (PAN AGIPK4906H** & **AADHAAR No. 521727358314)**, son of Umesh Kyal, by faith – Hindu, by occupation- Business, by Nationality- Indian, residing at 30C, South End Park, P.S.- Rabindra Sarovar (formerly Lake) Post Office- Sarat Bose Road, Kolkata- 700 029.

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

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject Matter of Conveyance

4.1 **Said Property:** Land classified as sali (agricultural) measuring 3.34 (three point three four) decimal, more or less, out of 36 (thirty six) decimal, being a portion of R.S. Dag No. 65, corresponding L.R. Dag No. 59, recorded under C.S. Khatian No. 323, R.S. Khatian No. 661, L.R. Khatian No. 1371 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 the **Schedule** below (the **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 the 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 Sabujan Bibi & Sabijan Bibi:** At all material time one Sabujan Bibi wife of Akbar Fakir & Sabijan Bibi wife of Echarat Darji were the recorded and absolute owners in respect of land measuring 2.1 (two point one) decimal each, in total 4.2 (four point two) decimal being a portion of R.S. Dag No. 65, corresponding L.R. Dag No. 59, recorded under C.S. Khatian No. 323, corresponding to R.S. Khatian No. 661,

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

26 SEP 2022

Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas.

5.1.2 **Sale by Mohammad Ali Molla & Ors.:** By a Deed of Sale dated 05th June, 1968, registered in the Office of the Sub-Registrar, Bhangar, recorded in Book No. I, Volume No. 57, at pages from 145 to 150, being Deed No. 6090 for the year 1972, 1) Mohammed Ali Molla, 2) Jamat Ali Molla, 3) Sukur Ali Molla, 4) Badruddin Molla, 5) Sabujan Bibi and 6) Sabijan Bibi jointly and severally sold, conveyed and transferred land measuring 9 (nine) decimal, more or less, out of 36(thirty six) decimal, being a portion of R.S. Dag No. 65, corresponding L.R. Dag No. 59, recorded under C.S. Khatian No. 323, R.S. Khatian No. 661, at *Mouza* Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas unto and in favour of (**1**) Khosdel Ali Molla and (**2**) Chadem Ali Molla, free from all encumbrances.

5.1.3 **Ownership of Bholai Molla:** At all material time one Bholai Molla son of late Chaber Molla was the recorded and absolute owner in respect of land measuring 7.06(seven point zero six) decimals being a portion of R.S. Dag No. 65, corresponding L.R. Dag No. 59, recorded under C.S. Khatian No. 323, corresponding to R.S. Khatian No. 661, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas

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

5.1.5 **Sale by Johra Bibi & ors.:** By a Deed of Sale dated 18th June, 2007, registered in the Office of the Sub-Registrar, Bhangar, recorded in Book No. I, being Deed No. 2095 for the year 2007 the said 1) Amena Bibi, 2) Chapatan Bibi & 3) Johra Bibi jointly and severally sold, conveyed and transferred land measuring 3 (three) decimal, more or less, out of 36(thirty six) decimal, being a portion of R.S. Dag No. 65, corresponding L.R. Dag No. 59, recorded under C.S. Khatian No. 323, R.S. Khatian No. 661, at *Mouza* Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas unto and in favour of (**1**) Md. Abdul Ajij Molla, (**2**) Md. Noor Islam Molla, (**3**) Md. Abdul Rahim Molla (the Vendor herein) (**4**) Md. Noor Ali Molla and (**5**) Abeda Bibi and (**6**) Abdur Rauf Molla free from all encumbrances.

District Sub-Registrar-IV
Registrar U/S 7 (2)/01
Registration 1968
Alipore, South 24 Parganas

28 SEP 2007

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

5.1.7 **Sale by Chadem Ali Molla & Anr.:** By a Deed of Sale dated 07th February, 1993, registered in the Office of the Sub-Registrar, Bhangar, recorded in Book No. I, Volume No. 20, at pages from 305 to 310, being Deed No. 1121 for the year 1993 the said 1) Chadem Ali Molla, and 2) Abdul Mannaf Molla, jointly and severally sold, conveyed and transferred land measuring 8 (eight) decimal, more or less, out of 36(thirty six) decimal, being a portion of R.S. Dag No. 65, corresponding L.R. Dag No. 59, recorded under C.S. Khatian No. 323, R.S. Khatian No. 661, at *Mouza* Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas unto and in favour of (**1**) Md. Abdul Jalil Molla, (**2**) Md. Noor Islam Molla, (**3**) Md. Abdul Rahim (**4**) Md. Noor Ali Molla and (**5**) Md. Noor Hossain Molya alias Noor Hossain Molla free from all encumbrances.

5.1.8 **Ownership of Javed Ali Molla:** At all material time one Javed Ali Molla son of late Jubbar Ali Molla was the recorded and absolute owner in respect of land measuring 8.44 (eight point four four) decimals being a portion of R.S. Dag No. 65, corresponding L.R. Dag No. 59, recorded under C.S. Khatian No. 323, corresponding to R.S. Khatian No. 661, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas.

5.1.9 **Sale by Javed Ali Molla.:** By a Deed of Sale dated 22nd August, 1964, registered in the Office of the Sub-Registrar, Bhangar, recorded in Book No. I, Volume No. 79, Pages from 175 to 177, being Deed No. 8554 for the year 1972, Javed Ali Molla sold, conveyed and transferred land measuring 6.83 (six point eight three) decimal, more or less, out of 36(thirty six) decimal, being a portion of R.S. Dag No. 65, corresponding L.R. Dag No. 59, recorded under C.S. Khatian No. 323, R.S. Khatian No. 661, at *Mouza* Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas unto and in favour of Kalu Molla free from all encumbrances.

5.1.10 **Sale by Kalu Molla.:** By a Deed of Gift dated 27th July, 1998, registered in the Office of the Sub-Registrar, Bhangar, recorded in Book No. I, Volume No. 9, Pages from 233 to 240, being Deed No. 558 for the year 1999, Kalu Molla sold, conveyed and transferred land measuring 6.2 (six point two) decimal, more or less, out of 36 (thirty six) decimal, being a portion of R.S. Dag No. 65, corresponding L.R. Dag No. 59, recorded under C.S. Khatian No. 323, R.S. Khatian No. 661, at *Mouza* Jirangacha,

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J.L. No. 25, Police Station Kashipur (formerly Bhangar), within Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas unto and in favour of (**1**) Md. Abdul Ajij Molla, (**2**) Md. Noor Islam Molla, (**3**) Md. Abdur Rahim Molla (**4**) Md. Noor Ali Molla and (**5**) Noor Hossain Molla alias Noor Hossain Molya free from all encumbrances.

5.1.11 **Ownership of the Vendor in respect of R.S. Dag No. 65:** In the abovementioned facts and circumstances, the said Abdul Rahim Molla is the sole and absolute owner of said property and got mutated his name in the Record of Rights at Block Land and Land Reforms Office-II, Bhangar, under L.R. Khatian No. 1371, free from all encumbrances.

5.1.12 **Absolute Ownership of Vendor:** In the above mentioned events and circumstances said Abdul Rahim Molla have become the sole and absolute owners in respect of the Said Property out of the Larger Property, free from all encumbrances and the Said Property is the subject matter of this Conveyance.

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

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

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

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

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.

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

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

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

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 the First Property i.e.; **(1)** Land classified as sali (agricultural) measuring 3.34 (three point three four) decimal, more or less, out of 36 (thirty six) decimal, being a portion of R.S. Dag No. 65, corresponding L.R. Dag No. 59, recorded under C.S. Khatian No. 323, R.S. Khatian No. 661, L.R. Khatian No. 1371 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 the **Schedule** below **together with**

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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.8,80,000/- (Rupees Eight Lakh Eighty Thousand only) (**Total Consideration**) paid by the Purchaser directly to the Vendor and 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.

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

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

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

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

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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 Vendors hereby clarify that the Title Deeds and L.R. Record of Rights is not in parity with the Vendor's entitlement in said R.S. Dag No. 65 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 recited Deeds) under these presents whatsoever and howsoever in nature.

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

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

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

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

8.6 **No Objection to Mutation and Conversion:** The Vendor covenants, confirms and declares that (1) the Purchaser shall be fully entitled to mutate the Purchaser's name in all public and statutory records and the

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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.

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Schedule
(Said Property)

Land vacant classified as sali (agricultural) measuring 3.34 (three point three four) decimal, more or less, out of 36 (thirty six) decimal, being a portion of R.S. Dag No. 65, corresponding L.R. Dag No. 59, recorded under C.S. Khatian No. 323, R.S. Khatian No. 661, L.R. Khatian Nos. 1371 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. 65 is butted and bounded as follows:

On the North	:	By R.S. Dag No. 64
On the East	:	By R.S. Dag No. 148
On the South	:	By R.S. Dag No. 66
On the West	:	By R.S. Dag No. 68 & 67

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

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10. Execution and Delivery

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

Witnesses:

1. Abusawar Hossain
Vill- Jiranpalha
P.O- Hatisala
P.S- Kashipur

2. Jisan Ali
Vill P.O: Bhangar
P.S- Kashipur

আবুলকাশেম মোল্লা

[Vendors]

Nizamuddin Molla

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

Drafted by:

Alamgir Reza WB/1866/03

Advocate

Alipore Judges Court
Kol-27

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Vendor's Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs.8,80,000/- (Rupees Eight Lakh Eighty Thousand only)** towards final payment of the consideration for sale of the Said Property described in the **Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
RTGS bearing No. IOBAR52022092700542170	27.09.2022	Indian Overseas Bank	8,80,000/-
		Total:	**8,80,000/-**

Witnesses:

1. Anandan Roy Choudhury

[illegible]

[illegible]

[Vendor]

2. Tiran [illegible]

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SPECIMEN FORM FOR TEN FINGER PRINTS

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

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28 SEP 2022

आयकर विभाग

INCOME TAX DEPARTMENT

भारत सरकार

GOVT. OF INDIA

A RAHIM MOLYA

KALUYAR

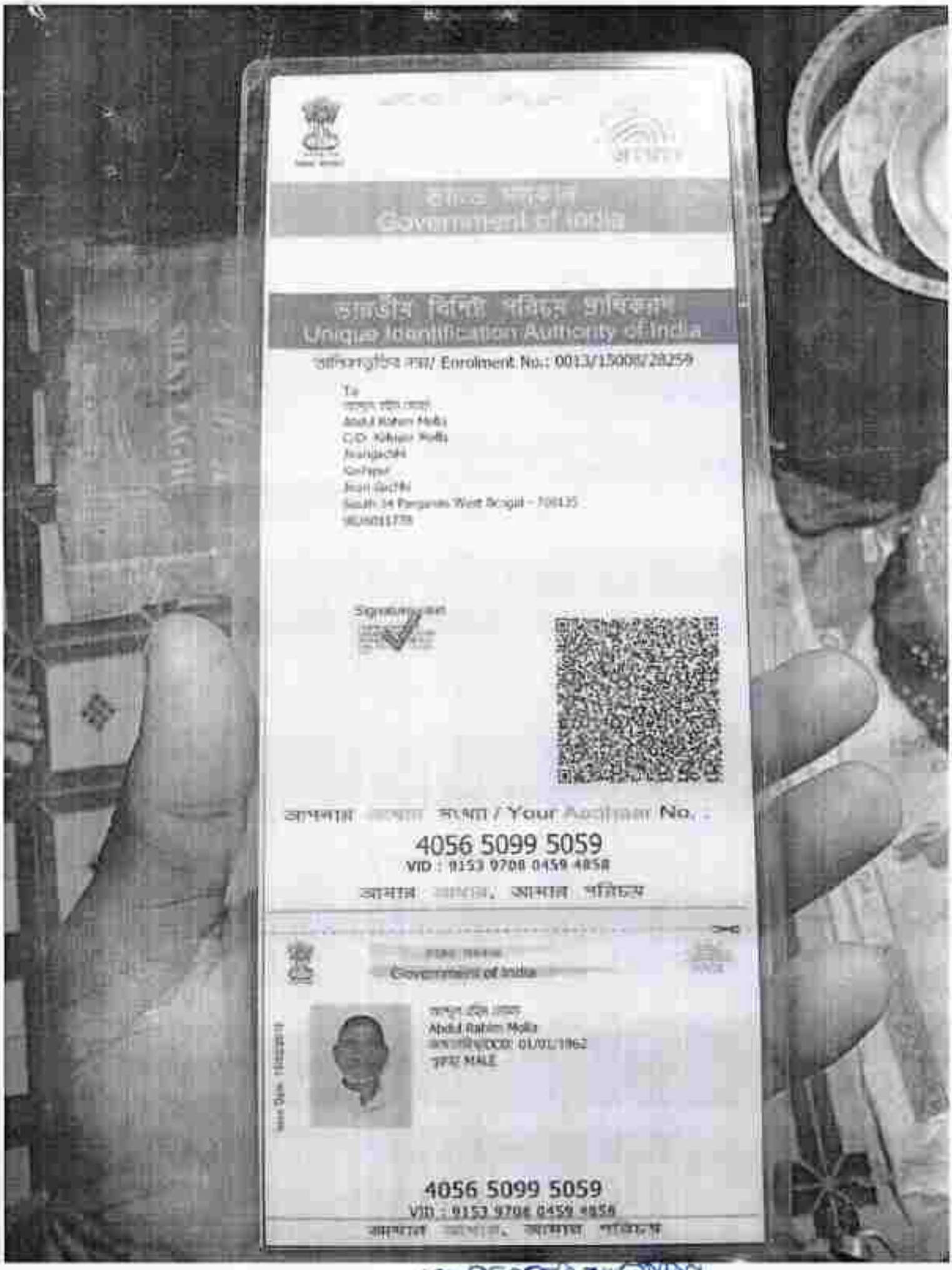
01/01/1963

Permanent Account Number

BUBPR3666K

Signature

তাহিদুর রহমান মন্ডল



Government of India

Unique Identification Authority of India

Enrollment No.: 0013/15008/28259

To

Abdul Rahim Molla

C/O Kiblan Molla

South 24 Parganas West Bengal - 700135

Your Aadhaar No.

4056 5099 5059

VID : 9153 9708 0459 4858

Government of India

Abdul Rahim Molla

DOB: 01/01/1962

MALE

4056 5099 5059

VID : 9153 9708 0459 4858

আব্দুর রহিম মোল্লা

ANURAG KYAL HUF

KARTA


आयकर विभाग
INCOME TAX DEPARTMENT
ANURAG KYAL
26/07/1981
ADIPK4860H
भारत सरकार
GOVT. OF INDIA


Anurag Kyal
5217 2735 8314
मेरा आधार, मेरी पहचान


5217 2735 8314

Nizamuddin Molla

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

Query No / Year	**2002907446/2022**	**Office where deed will be registered**
Query Date	**26/09/2022 6:44:21 PM**	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	VINAYAK LEGAL 122/1R, Satyendra Nath Majumdar Sarani,Thana : Tollygunge, District : South 24-Parganas, WEST BENGAL, PIN - 700025, Mobile No. : 9330394669, Status :Seller/Executant	
Transaction		Additional Transaction
[0143] Sale, Sale agreement without possession		[4308] Agreement [No of Agreement : 2]
Set Forth value		Market Value
Rs. 8,80,000/-		Rs. 8,80,000/-
Total Stamp Duty Payable(SD)		Total Registration Fee Payable
Rs. 26,420/- (Article 5(d))		Rs. 21/- (Article E, 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-65	RS-661	Bastu	Shali	3.34 Dec	8,80,000/-	8,80,000/-	
	Grand Total :				3.34Dec	8,80,000 /-	8,80,000 /-	

Seller Details :

Sl No	Name & address	Status	Execution Admission Details :
1	A RAHIM MOLYA, (Alias: Abdul Rahim Molla) Son of Late Kaluyar Molla,Jirangacha, City:- , P.O:- Hatisala, P.S:-Bhangar, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of India, Aadhaar No : 40xxxxxxxx5059,Status : Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Query No: 2002907446 of 2022, Printed On: Sep 26 2022 6:44PM. Generated from eregistration.gov.in

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 16042002907446/2022

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	A RAHIM MOLYA Alias Abdul Rahim Molla Jhangacha, City:- , P.O:- Hatisala, P.S:-Bhangar, District:-South 24-Parganas, West Bengal, India, PIN:- 700135	Seller			28.09.22

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:- Kabiltanga, P.O:- Bamunia, P.S:- Kashipur, District:- South 24-Parganas, West Bengal, India, PIN:- 743502	A RAHIM MOLYA			28.09.22

(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
South 24 Parganas, Alipore, Kolkata

Buyer Details :

Sl No	Name & address	Status	Execution Admission Details :
1	ANURAG 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. AAxxxxxx2P, Aadhaar No Not Provided by UIDAIStatus :Organization, Not Executed	Organization	Not Executed

Identifier Details :

Name & address
NUAM UDDIN MOLLA Son of Abdul Jalil Molla Village:- Kabilidanga, 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 A RAHIM MOLYA

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 26-10-2022) for e-Payment . Assessed market value & Query is valid for 30 days (i.e. upto 26-10-2022)
3. Standard User charge of Rs. 300/-(Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs 10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BL&LRO office.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices: D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - 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:	192022230130028641	**Payment Mode:**	Online Payment
GRN Date:	27/09/2022 14:42:33	**Bank/Gateway:**	Indian Overseas Bank
BRN :	202209270974940	**BRN Date:**	27/09/2022 14:44:10
Payment Status:	Successful	**Payment Ref. No:**	2002907446/3/2022 [Query No*/Query Year]

Depositor Details

Depositor's Name:	ANURAG KYAL HUF
Address:	30C, SOUTH END PARK KOLKATA-700029
Mobile:	9830065307
Depositor Status:	Buyer/Claimants
Query No:	2002907446
Applicant's Name:	Org VINAYAK LEGAL
Address:	D.S.R. - IV SOUTH 24-PARGANAS
Office Name:	D.S.R. - IV SOUTH 24-PARGANAS
Identification No:	2002907446/3/2022
Remarks:	Sale, Sale agreement without possession Payment No 3

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002907446/3/2022	Property Registration- Stamp duty	0030-02-103-003-02	26420
2	2002907446/3/2022	Property Registration- Registration Fees	0030-03-104-001-16	53
			Total	**26473**

IN WORDS: TWENTY SIX THOUSAND FOUR HUNDRED SEVENTY THREE ONLY.

Major Information of the Deed

Deed No :	I-1604-12067/2022	Date of Registration	12/10/2022
Query No / Year	1604-2002907446/2022	Office where deed is registered	
Query Date	26/09/2022 6:44:21 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	VINAYAK LEGAL 122/1R, Satyendra Nath Majumdar Sarani,Thana : Tollygunge, District : South 24-Parganas, WEST BENGAL, PIN - 700026, Mobile No. : 9330394889, Status :Seller/Executant		
Transaction		Additional Transaction	
[0143] Sale, Sale agreement without possession		[4308] Other than Immovable Property, Agreement [No of Agreement : 2]	
Set Forth value		Market Value	
Rs. 8,80,000/-		Rs. 8,80,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 26,520/- (Article:5(d))		Rs. 53/- (Article:E, E)	
Remarks			

Land Details :

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

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-65	RS-661	Bastu	Shali	3.34 Dec	8,80,000/-	8,80,000/-	
	Grand Total :				3.34Dec	8,80,000 /-	8,80,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**A RAHIM MOLYA, (Alias: Abdul Rahim Molla) (Presentant)** Son of Late Kaluyar Molla Jirangacha, City:- , P.O:- Hatisala, P.S:-Bhangar, District:-South24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, Aadhaar No: 40xxxxxxxx5059, Status :Individual, Executed by: Self, Date of Execution: 28/09/2022 , Admitted by: Self, Date of Admission: 28/09/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 28/09/2022 , Admitted by: Self, Date of Admission: 28/09/2022 ,Place : Pvt. Residence

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**ANURAG 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.:: AAxxxxxx2P,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:- Kabildanga, P.O:- Bamunia, P.S:- Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743502			
Identifier Of A RAHIM MOLYA			

On 27-09-2022

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 8,80,000/-

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

On 28-09-2022

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

Presented for registration at 14:55 hrs on 28-09-2022, at the Private residence by A RAHIM MOLYA Alias Abdul Rahim Molla,Executant.

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

Execution is admitted on 28/09/2022 by A RAHIM MOLYA, Alias Abdul Rahim Molla, Son of Late Kaluyar Molla, Jirangacha, P.O: Hatisala, Thana: Bhangar, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, 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 12-10-2022

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 : 5 (d) of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53.00/- (E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 53/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/09/2022 2:44PM with Govt. Ref. No: 192022230130028641 on 27-09-2022, Amount Rs: 53/-, Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 202209270974940 on 27-09-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 26,420/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 26,420/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 4003, Amount: Rs.100.00/-, Date of Purchase: 04/07/2022, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/09/2022 2:44PM with Govt. Ref. No: 192022230130028641 on 27-09-2022, Amount Rs: 26,420/-, Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 202209270974940 on 27-09-2022, 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 348550 to 348571

being No 160412067 for the year 2022.

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

Digitally signed by ANUPAM HALDER
Date: 2022.10.12 16:10:42 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 2022/10/12 04:10:42 PM

DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL AH 352906

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

District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas
12 OCT 2022

CONVEYANCE

1. **Date:** 28.09.22 (২৯ আশ্বিন ১৪২৯)
2. **Place:** Kolkata
3. **Parties**

004004

04 JUL 2022

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

Name:.....

Address:.....

Vendor:.....

Alipur Collectorate, 24 Pgs. (S)

SUBHANKAR DAS
STAMP VENDOR
Alipur Police Court, Kol-27

ALAMGIR REZA
ADVOCATE
ALIPORE JUDGES COURT
KOL-27
WB/1336/2003

জেনকাঙ্খাত

7654

জেনকাঙ্খাত

District Sub-Registrar-IV
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28 SEP 2022

Uday Ghosh
Bistu pada ghosh
Vill+P.O - Kantatala
P.S - K.L.C
South 24 pgs
Pin - 743502

3.1 **MENAKA GHOSH (PAN BUYPG5292B** and **Aadhaar No. 2472 5653 8688)**, wife of Panchanan Ghosh, daughter of Late Jyotish Ghosh alias Jyotish Chandra Ghosh, residing at Baminia, Canning, Post Office Bamunia, Police Station Bhangar, Kolkata-743502, District South 24 Parganas (**Vendor**, includes successors-in-interest)

And

3.2 **UMESH KYAL & OTHERS (HUF) (PAN AAAHU2146P)**, 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 **UMESH KYAL**, having **PAN ABDPK2892E** and **Aadhaar No. 262776696204**, son of Late Govind Ram 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 shali(agricultural) measuring 1.4 (one point four) 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 2.14 (two point one four) 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 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 danga(highland) measuring 0.16 (zero point one 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 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 danga(highland) measuring 1.3 (one point three) 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

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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 shali(agricultural)measuring 0.55 (zero point fifty five) 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 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 1.8 (one point eight) 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 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 1.55 (one point five five) 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 (**Seventh Property**) and more fully described in **Part-VII** of the **First Schedule** below **And** (**8**) land classified as shali(agricultural)measuring 0.6 (zero point six) 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 (**Eighth Property**) and more fully described in **Part-VIII** of the **First Schedule** below **And** (**9**) land classified as danga(highland) measuring 0.153 (zero point one five three) 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 (**Ninth 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 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 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**). 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
118	629	131	131
92	181	150	112
94	181	42	42
117	187	11	11
		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**) Jyotish 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**) Jyotish 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 Jyotish Chandra Ghosh:** In the abovementioned facts, the said Jyotish Chandra Ghosh was the sole and absolute owner in respect of land measuring 77.44 (seventy seven point four four) 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 **Jyotish'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 Jyotish's Property (in Dec)
100	629	101	11.22
102	629	154	17.11
111	629	12	1.33
112	629	94	10.44
113	629	40	4.45
118	629	131	14.56
92	181	150	12.44
94	181	42	4.67
117	187	11	1.22
		Total:	**77.44**

5.1.5 **Demise of Jyotish Chandra Ghosh:** Said Jyotish Chandra Ghosh, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate leaving behind him surviving his wife Sita Bala Ghosh and 4 (four) sons, namely, **(1)** Buddhishwar Ghosh **(2)** Sambhunath Ghosh, **(3)** Bistupada Ghosh and **(4)** Swapan Kumar Ghosh and 3 (three) daughter, **(1)** Menoka Ghosh, **(2)** Sumitra Bala Ghosh and **(3)** Brindarani Ghosh as his only legal heirs and heiress, who jointly and in equal share inherited the right, title and interest of Late Jyotish Chandra Ghosh in the Mother Property, free from all encumbrances.

5.1.6 **Absolute Ownership of Vendor:** In the above mentioned events and circumstances said Menaka Ghosh (the Vendor herein) has become the sole and absolute owner in respect of the Said Property out of the Mother Property, comprised in the First Property, Second Property, Third Property, Fourth Property, Fifth Property, Sixth Property, Seventh Property, Eighth Property and Ninth Property free from all encumbrances and the Said Property is the subject matter of this Conveyance.

5.1.7 **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:

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

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

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

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

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

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

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

5.2.8 **Free From All Encumbrances:** The Said Property is free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debutters*, *wakf*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendor or 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 1.4 (one point four) 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 2.14 (two point one four) 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 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 classified as danga(highland) measuring 0.16 (zero point one 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 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 classified as danga(highland) measuring 1.3 (one point three) 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 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 **And** (**5**) the Fifth Property, i.e., land classified as shali(agricultural)measuring 0.55 (zero point fifty five) 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,

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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 classified as danga(highland) measuring 1.8 (one point eight) 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 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 classified as danga(highland) measuring 1.55 (one point five five) 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-VII** of the **First Schedule** below **And** (**8**) the Eighth Property, i.e., land classified as shali(agricultural)measuring 0.6 (zero point six) 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-VIII** of the **First Schedule** below **And** (**9**) the Ninth Property, i.e., land classified as danga(highland) measuring 0.153 (zero point one five three) 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-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.19,25,000/- (Rupees Nineteen Lakh Twenty Five Thousand only) (Total Consideration)** paid by the Purchaser to the Vendor directly, receipt of which Vendor hereby and by the Vendor's Receipt and Memo of Consideration hereunder written, admits and acknowledges

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8. Terms of Transfer

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

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

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

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

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

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

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

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.

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

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

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

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nature of use and classification thereof and in this regard shall sign all documents and papers as required by the Purchaser.

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

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

9. **Interpretation:**

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

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

First Schedule
Part-I
(First Property)

Land vacant classified as shali (agricultural) measuring 1.4 (one point four) 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

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howsoever nature of the Vendor in the First Property and appurtenances and inheritances for access and user thereof.

Part-II
(Second Property)

Land vacant classified as danga (highland) measuring 2.14 (two point one four) 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 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. 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 0.16 (zero point one 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 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. 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.

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Part-IV
(Fourth Property)

Land vacant classified as danga(highland) measuring 1.3 (one point three) 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 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. 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 shall(agricultural)measuring 0.55 (zero point fifty five) 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 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 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 1.8 (one point eight) 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

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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 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 Sixth Property and appurtenances and inheritances for access and user thereof.

Part-VII
(Seventh Property)

Land vacant classified as danga(highland) measuring 1.55 (one point five five) 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 dag 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 Seventh Property and appurtenances and inheritances for access and user thereof.

Part-VIII
(Eighth Property)

Land vacant classified as shali(agricultural)measuring 0.6 (zero point six) 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 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

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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 Eighth Property and appurtenances and inheritances for access and user thereof.

Part-IX
(Ninth Property)

Land vacant classified as danga(highland) measuring 0.153 (zero point one five three) 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 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

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 1.4 (one point four) 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 2.14 (two point one four) 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 Bhagabanpur Gram Panchayet (**BGP**), Sub-Registration

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land vacant classified as danga(highland) measuring 0.16 (zero point one 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 Bhagabanpur Gram Panchayet (**BGP**), Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-III** of the **First Schedule** above

land vacant classified as danga(highland) measuring 1.3 (one point three) 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 Bhagabanpur Gram Panchayet (**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 0.55 (zero point fifty five) 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 Bhagabanpur Gram Panchayet (**BGP**), Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-V** of the **First Schedule** above

land classified as danga(highland) measuring 1.8 (one point eight) 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 Bhagabanpur Gram Panchayet (**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 1.55 (one point five five) 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-VII** of the **First Schedule** above

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land vacant classified as shali(agricultural)measuring 0.6 (zero point six) 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-VIII** of the **First Schedule** above

land vacant classified as danga(highland) measuring 0.153 (zero point one five three) 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-IX** of the **First Schedule** above

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

The details of the Said Property are tabulated below:

R.S. *Dag* No.	**L.R. *Dag* No.**	**R.S. Khatian No.**	**Total Area in *Dag* (in Dec)**	**Area Sold (in Dec)**
100	94	629	101	1.4
102	96	629	154	2.14
111	105	629	12	0.16
112	106	629	94	1.3
113	107	629	40	0.55
118	112	629	131	1.8
92	86	181	150	1.55
94	88	181	42	0.6
117	111	187	11	0.153
			Total	**9.653**

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

28 SEP 2022

10. Execution and Delivery

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

Witnesses:

1. Uday Ghosh
Vill+P.O-Kantatala
P.S-K.L.C
South 24 pgs
Pin-743502

2. Suman Ghosh
Vill+P.O-Kantatala
P.S-K.L.C.
(S) 24 PGS
743502

[illegible]

[Vendor]

Readover and explained by me in Bengali

Drafted by: as per instruction of the party herein
Alamgir Raza WB/1866/23
Advocate
Alipore Judge Court
Kol-27

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

20 SEP 2022

Vendor's Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs.19,25,000/- (Rupees Nineteen Lakh Twenty Five 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.)
IOBAR52022092700536058	27.09.2022	Indian Overseas Bank	19,25,000/-
		Total:	**19,25,000/-**

Witnesses:

1. Uday Ghosh

2. Suman Ghosh

[Vendor]

District Sub-Registrar-IV
Alipore, South 24 Parganas

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

2 8 SEP 2022

SPECIMEN FORM FOR TEN FINGER PRINTS

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

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

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

28 SEP 2022


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
MENAKA GHOSH
JYOTISH GHOSH
01/01/1949
BUYPG5292B

মেনকা ঘোষ

আধার

ভারত সরকার

Unique Identification Authority of India

Government of India

নথিভুক্তির আই ডি / Enrollment No.: 1040/20042/20618

To
নেনকা ঘোষ
Menaka Ghosh
Bamuria
Bamuria
Garifing, S South 24 Parganas
West Bengal 743502

MPD1[illegible]

আপনার আধার সংখ্যা / Your Aadhaar No.:

2472 5653 8688

আধার – সাধারণ মানুষের অধিকার

ভারত সরকার
Government of India

নেনকা ঘোষ
Menaka Ghosh
পিতা : জ্যোতিষ ঘোষ
Father : Jyotish Ghosh
জন্মতারিখ / DOB : [illegible]
মহিলা / Female

2472 5653 8688

আধার – সাধারণ মানুষের অধিকার

মেনকাঘোষ

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

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

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

Unique Identification Authority of India

ঠিকানা:
বামুরিয়া, দক্ষিণ ২৪ পরগনা,
বামুরিয়া, পশ্চিম বঙ্গ, 743502

Address:
Bamuria, South 24 Parganas,
Bamuria, West Bengal, 743502

2472 5653 8688

1947 1800 300 1947

9732476432

UMESH KYAL & OTHERS (H.U.F.)

KARTA


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
AGCPK9687B


Umesh Kyal
3221 6780 6519
मेरा आधार, मेरी पहचान


3221 6780 6519

Umesh Kyal

6:56

Mar 3

ভারত সরকার

Government of India

আপনার আধার সংখ্যা / Your Aadhaar No. :

4027 0870 2649

আধার – সাধারণ মানুষের অধিকার

ভারত সরকার

Government of India

Uday Ghosh

Father : Bishnupada Ghosh

জন্মতারিখ / DOB : 15/04/1989

পুরুষ / Male

4027 0870 2649

Send Favorite Edit Delete More

Uday Ghosh

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

Query No / Year	**2002904203/2022**	**Office where deed will be registered**
Query Date	**26/09/2022 3:59:55 PM**	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	VINAYAK LEGAL 122/1R, Satyendra Nath Majumdar Sarani,Thana : Tollygunge, District : South 24-Parganas, WEST BENGAL, PIN - 700026, Mobile No. : 9330394669, Status :Seller/Executant	
Transaction		Additional Transaction
[0101] Sale, Sale Document		[4308] Agreement [No of Agreement : 2]
Set Forth value		Market Value
Rs. 19,25,000/-		Rs. 19,25,000/-
Total Stamp Duty Payable(SD)		Total Registration Fee Payable
Rs. 57,770/- (Article:23)		Rs. 19,264/- (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-100	RS-629	Bastu	Shali	1.4 Dec	2,79,188/-	2,79,188/-	
L2	RS-102	RS-629	Bastu	Danga	2.14 Dec	4,26,758/-	4,26,758/-	
L3	RS-111	RS-629	Bastu	Danga	0.16 Dec	31,907/-	31,907/-	
L4	RS-112	RS-629	Bastu	Danga	1.3 Dec	2,59,246/-	2,59,246/-	
L5	RS-113	RS-629	Bastu	Shali	0.55 Dec	1,09,680/-	1,09,680/-	
L6	RS-118	RS-629	Bastu	Danga	1.8 Dec	3,58,955/-	3,58,955/-	
L7	RS-92	RS-181	Bastu	Danga	1.55 Dec	3,09,100/-	3,09,100/-	
L8	RS-94	RS-181	Bastu	Shali	0.6 Dec	1,19,652/-	1,19,652/-	
L9	RS-117	RS-187	Bastu	Danga	0.153 Dec	30,514/-	30,514/-	
		TOTAL :			**9.653Dec**	**19,25,000 /-**	**19,25,000 /-**	
	Grand Total :				**9.653Dec**	**19,25,000 /-**	**19,25,000 /-**	

Seller Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Mrs MENAKA GHOSH Daughter of Mr Jyotish Ghosh,Bamunia, City:- , P.O:- Bamunia, P.S:-Bhangar, District:-South 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. BUxxxxx2B, Aadhaar No.: 24xxxxxxxx8888,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	UMESH KYAL & OTHERS HUF (HUF) ,30C, Southend Park,, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 PAN No. AAxxxxxx8P, ,Aadhaar No Not Provided by UIDAIStatus :Organization, Not Executed	Organization	Not Executed

Identifier Details :

Name & address
Mr UDAY GHOSH Son of Mr Bistupada Ghosh Kantatala, City:- , P.O:- Kantatala, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743502, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , Identifier Of Mrs MENAKA GHOSH

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mrs MENAKA GHOSH	UMESH KYAL & OTHERS HUF-1.4 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mrs MENAKA GHOSH	UMESH KYAL & OTHERS HUF-2.14 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mrs MENAKA GHOSH	UMESH KYAL & OTHERS HUF-0.16 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mrs MENAKA GHOSH	UMESH KYAL & OTHERS HUF-1.3 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Mrs MENAKA GHOSH	UMESH KYAL & OTHERS HUF-0.55 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Mrs MENAKA GHOSH	UMESH KYAL & OTHERS HUF-1.8 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	Mrs MENAKA GHOSH	UMESH KYAL & OTHERS HUF-1.55 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	Mrs MENAKA GHOSH	UMESH KYAL & OTHERS HUF-0.8 Dec
Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	Mrs MENAKA GHOSH	UMESH KYAL & OTHERS HUF-0.153 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 26-10-2022) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 26-10-2022)
3. Standard User charge of Rs. 300/-(Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required

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

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

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

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

GRN Details

GRN:	192022230130053041	**Payment Mode:**	Online Payment
GRN Date:	27/09/2022 15:06:16	**Bank/Gateway:**	Indian Overseas Bank
BRN :	202209270976133	**BRN Date:**	27/09/2022 15:07:14
Payment Status:	Successful	**Payment Ref. No:**	2002904203/3/2022 [Query No*/Query Year]

Depositor Details

Depositor's Name:	UMESH KYAL AND OTHERS HUF
Address:	30C, SOUTH END PARK KOLKATA-700029
Mobile:	9830065307
Depositor Status:	Buyer/Claimants
Query No:	2002904203
Applicant's Name:	Org VINAYAK LEGAL
Address:	D.S.R. - IV SOUTH 24-PARGANAS
Office Name:	D.S.R. - IV SOUTH 24-PARGANAS
Identification No:	2002904203/3/2022
Remarks:	Sale, Sale Document Payment No 3

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002904203/3/2022	Property Registration- Stamp duty	0030-02-103-003-02	57670
2	2002904203/3/2022	Property Registration- Registration Fees	0030-03-104-001-16	19296
			Total	**76966**

IN WORDS: **SEVENTY SIX THOUSAND NINE HUNDRED SIXTY SIX 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 160420029042 03/2022

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	Mrs MENAKA GHOSH Barrunia, City:- , P.O:- Barrunia, 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	Mr UDAY GHOSH Son of Mr Bishupada Ghosh Kantatala, City:- , P.O:- Kantatala, P.S:- Kashipur, District:- South 24-Parganas, West Bengal, India, PIN - 743502	Mrs MENAKA GHOSH			Uday Ghosh 22/9/22

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

Major Information of the Deed

Deed No :	**I-1604-12068/2022**	**Date of Registration**	**12/10/2022**
Query No / Year	**1604-2002904203/2022**	**Office where deed is registered**	
Query Date	**26/09/2022 3:59:55 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. 19,25,000/-		Rs. 19,25,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 57,770/- (Article:23)		Rs. 19,296/- (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-100	RS-629	Bastu	Shali	1.4 Dec	2,79,188/-	2,79,188/-	
L2	RS-102	RS-629	Bastu	Danga	2.14 Dec	4,26,758/-	4,26,758/-	
L3	RS-111	RS-629	Bastu	Danga	0.16 Dec	31,907/-	31,907/-	
L4	RS-112	RS-629	Bastu	Danga	1.3 Dec	2,59,246/-	2,59,246/-	
L5	RS-113	RS-629	Bastu	Shali	0.55 Dec	1,09,680/-	1,09,680/-	
L6	RS-118	RS-629	Bastu	Danga	1.8 Dec	3,58,955/-	3,58,955/-	
L7	RS-92	RS-181	Bastu	Danga	1.55 Dec	3,09,100/-	3,09,100/-	
L8	RS-94	RS-181	Bastu	Shali	0.6 Dec	1,19,652/-	1,19,652/-	
L9	RS-117	RS-187	Bastu	Danga	0.153 Dec	30,514/-	30,514/-	
		TOTAL :			**9.653Dec**	**19,25,000 /-**	**19,25,000 /-**	
	Grand Total :				**9.653Dec**	**19,25,000 /-**	**19,25,000 /-**	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**Mrs MENAKA GHOSH (Presentant)** Daughter of Mr Jyotish Ghosh Barrunia, City:- , P.O:- Barrunia, P.S:-Bhangar, District:-South24-Parganas, West Bengal, India, PIN:- 743502 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BUxxxxxx2B, Aadhaar No: 24xxxxxxxx8088, Status :Individual, Executed by: Self, Date of Execution: 28/09/2022 , Admitted by: Self, Date of Admission: 28/09/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 28/09/2022 , Admitted by: Self, Date of Admission: 28/09/2022 ,Place : Pvt. Residence

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**UMESH KYAL & OTHERS HUF** 38C, Southend Park,, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 , PAN No.:: AAxxxxxx6P,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

Identifier Details :

Name	Photo	Finger Print	Signature
Mr UDAY GHOSH Son of Mr Bishupada Ghosh Kantatala, City:- , P.O:- Kantatala, P.S:- Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743502			
Identifier Of Mrs MENAKA GHOSH			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mrs MENAKA GHOSH	UMESH KYAL & OTHERS HUF-1.4 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mrs MENAKA GHOSH	UMESH KYAL & OTHERS HUF-2.14 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mrs MENAKA GHOSH	UMESH KYAL & OTHERS HUF-0.16 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mrs MENAKA GHOSH	UMESH KYAL & OTHERS HUF-1.3 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Mrs MENAKA GHOSH	UMESH KYAL & OTHERS HUF-0.55 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Mrs MENAKA GHOSH	UMESH KYAL & OTHERS HUF-1.8 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	Mrs MENAKA GHOSH	UMESH KYAL & OTHERS HUF-1.55 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	Mrs MENAKA GHOSH	UMESH KYAL & OTHERS HUF-0.6 Dec
Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	Mrs MENAKA GHOSH	UMESH KYAL & OTHERS HUF-0.153 Dec

On 26-09-2022

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 19,25,000/-

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

On 28-09-2022

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

Presented for registration at 22:58 hrs on 28-09-2022, at the Private residence by Mrs MENAKA GHOSH ,Executant.

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

Execution is admitted on 28/09/2022 by Mrs MENAKA GHOSH, Daughter of Mr Jyotish Ghosh, Bamunia, P.O: Bamunia, Thana: Bhangar, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Hindu, by Profession House wife

Indetified by Mr UDAY GHOSH, , , Son of Mr Bistupada Ghosh, Kantatala, P.O: Kantatala, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, 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 12-10-2022

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 19,296.00/- (A(1) = Rs 19,250.00/- ,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 19,296/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 27/09/2022 3:07PM with Govt. Ref. No: 192022230130053041 on 27-09-2022, Amount Rs: 19,296/-, Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 202209270976133 on 27-09-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 57,770/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 57,670/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 4004, Amount: Rs.100.00/-, Date of Purchase: 04/07/2022, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/09/2022 3:07PM with Govt. Ref. No: 192022280130053041 on 27-09-2022, Amount Rs: 57,670/-, Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 202209270976133 on 27-09-2022, 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 348973 to 349002

being No 160412068 for the year 2022.

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

Digitally signed by ANUPAM HALDER
Date: 2022.10.13 10:55:36 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 2022/10/13 10:55:36 AM

DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)

012534/25

I 12294/2025

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL

AU 948924

14/8

B-2339340

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

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

14 AUG 2025

POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, WE:

37373 30 MAY 2025

B. C. LAHIRI
Advocate
ALIPORE JUDGE COURT
KOL-27

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

Name : .....

Address : .....

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

SUBHANKAR DAS
STAMP VENDOR
Alipore Police Court, Kol-27

District Sub-Registrar-II, Alipore
South 24 Parganas

Amrita Ghosh
c/o - Biplab Ghosh
vill- Beliachandi
P.O - Gochatan
P.S- Jaynagar
Dist- 24 PGS (S)
743391

District Sub Registrar-II
Alipore, South 24 Parganas
14 AUG 2026

1. **UMESH KYAL**, son of Late Govind Ram Kyal, by faith Hindu, by occupation Business, nationality Indian, residing at 30C, South End Park, Post Office Sarat Bose Road, Police Station Rabindra Sarabar (formerly Lake), Kolkata-700029 [**PAN AGCPK9667R**] [**Aadhaar No. 3221 6780 6519**] ("**Owner 1**")

2. **UMA KYAL,** wife of Umesh Kyal, by faith Hindu, by occupation Business, nationality Indian, residing at 30C, South End Park, Post Office Sarat Bose Road, Police Station Rabindra Sarabar (formerly Lake), Kolkata-700029 [**PAN ABDPK2889B**] [**Aadhaar No. 7198 7662 5923**] ("**Owner 2**")

3. **ANURAG KYAL**, son of Umesh Kyal, by faith Hindu, by occupation Business, nationality Indian, residing at 30C, South End Park, Post Office Sarat Bose Road, Police Station Rabindra Sarabar (formerly Lake), Kolkata-700029 [**PAN AGIPK4906H**] [**Aadhaar No. 5217 2735 8314**] ("**Owner 3**")

4. **SWETA KYAL,** wife of Anurag Kyal, by faith Hindu, by occupation Business, nationality Indian, residing at 30C, South End Park, Post Office Sarat Bose Road, Police Station Rabindra Sarabar (formerly Lake), Kolkata-700029 [**PAN AFXPG8803P**] [**Aadhaar No. 2440-3320-0783**] ("**Owner 4**")

5. **UMESH KYAL & OTHERS [HUF]**, [**PAN AAAHU2146P**], a hindu undivided family, represented by its Karta Umesh Kyal, son of Late Govind Ram Kyal, by faith Hindu, by occupation Business, nationality Indian, residing at 30C, South End Park, Kolkata-700029 [**PAN AGCPK9667R**] [**Aadhaar No. 3221 6780 6519**] ("**Owner 5**")

6. **ANURAG KYAL HUF**, [**PAN AALHA4202P**], a hindu undivided family, represented by its Karta Anurag Kyal, son of Umesh Kyal, by faith Hindu, by occupation Business, nationality Indian, residing at 30C, South End Park, Kolkata-700029 [**PAN AGIPK4906H**] [**Aadhaar No. 5217 2735 8314**] ("**Owner 6**")

7. **SEEMA KYAL,** wife of Balkrishan Kyal, by faith Hindu, by occupation Business, nationality Indian, residing at 30C, South end Park, Post Office Sarat Bose Road, Police Station Rabindra Sarabar (formerly Lake), Kolkata-700029 [**PAN ADPPD3013J**] [**Aadhaar No. 6735 3975 9286**] ("**Owner 7**")

8. **BALKRISHAN KYAL,** son of Govindram Kyal, by faith Hindu, by occupation Business, nationality Indian, residing at 30C, South end Park, Post Office Sarat Bose Road, Police Station Rabindra Sarabar (formerly Lake), Kolkata-700029 [**PAN ABDPK2892E**] [**Aadhaar No. 2627-7669-6204**] ("**Owner 8**")

9. **BALKRISHAN KYAL & OTHERS HUF**, [**PAN AACHB2734G**], represented by its Karta **Balkrishan Kyal**, son of Late Govind Ram Kyal, by faith Hindu, by occupation Business, nationality Indian, residing at 30C, South end Park, Kolkata-700029 [**PAN ABDPK2892E**] [**Aadhaar No. 2627 7669 6204**] ("**Owner 9**")

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10. **PRITI KYAL,** wife of Rishi Kyal, by faith Hindu, by occupation Business, nationality Indian, residing at 30C, South End Park, Post Office Sarat Bose Road, Police Station Rabindra Sarabar (formerly Lake), Kolkata-700029 **[PAN AJKPK7575P]** **[Aadhaar No. 8175 1883 0898]**, ("**Owner 10**")

11. **RISHI KYAL**, son of Balkrishan Kyal, by faith Hindu, by occupation Business, nationality Indian, residing at 30C, South End Park, Post Office Sarat Bose Road, Police Station Rabindra Sarabar (formerly Lake), Kolkata-700029 **[PAN AFTPK7464G]** **[Aadhaar No. 6009 1283 0434]**, ("**Owner 11**")

12. **UNNATH KYAL,** son of Rishi Kyal, by faith Hindu, by occupation Business, nationality Indian, residing at 30C, South End Park, Post Office Sarat Bose Road, Police Station Rabindra Sarabar (formerly Lake), Kolkata-700029 **[PAN IANPK7176J]** **[Aadhaar No. 7348-3834-3751]** ("**Owner 12**")

13. **RISHI KYAL HUF**, **[PAN AAFHR7188R]**, a hindu undivided family, represented by its Karta Rishi Kyal, son of Balkrishan Kyal, by faith Hindu, by occupation Business, nationality Indian, residing at 30C, South End Park, Kolkata-700029 **[PAN AFTPK7464G]** **[Aadhaar No. 6009 1283 0434]** ("**Owner 13**")

14. **RAHUL KYAL**, son of Balkrishan Kyal, by faith Hindu, by occupation Business, nationality Indian, residing at 30C, South End Park, Post Office Sarat Bose Road, Police Station Rabindra Sarabar (formerly Lake), Kolkata-700029 **[PAN AGHPK1359F]** **[Aadhaar No. 7487 0793 4912]** ("**Owner 14**")

15. **SAKHSHI KYAL**, wife of Rahul Kyal, by faith Hindu, by occupation Business, nationality Indian, residing at 30C, South End Park, Kolkata-700029 Post Office Sarat Bose Road, Police Station Rabindra Sarabar (formerly Lake), **[PAN APKPK3417Q]** **[Aadhaar No. 3007 7888 5993]** ("**Owner 15**")

16. **RAHUL KYAL HUF**, **[PAN AAPHR7018J]**, a hindu undivided family, represented by its Karta Rahul Kyal, son of Balkrishan Kyal, by faith Hindu, by occupation Business, nationality Indian, residing at 30C, South end Park, Kolkata-700029 **[PAN AGHPK1359F]** **[Aadhaar No. 7487 0793 4912]** ("**Owner 16**") and

17. **GOVINDRAM KYAL & OTHERS HUF**, **[PAN AABHG6891A]**, a hindu undivided family, represented by its Karta Balkrishan Kyal, son of Govindram Kyal, by faith Hindu, by occupation Business, nationality Indian, residing at 30C, South end Park, Kolkata-700029 **[PAN ABDPK2892E]** **[Aadhaar No. 2627 7669 6204]** ("**Owner 17**") and

All 1 to 17 are collectively hereinafter referred to as the "**Grantors**" (which expression shall, unless repugnant to the context, include each of their respective successors-in-interest and permitted assigns) of the **One Part**

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NOW THIS POWER OF ATTORNEY WITNESSES AS FOLLOWS:

4. Background

4.1 Ownership of Said Property: The Grantors are respectively the full and absolute owners of their respective ALL THAT pieces and parcels of Bastu/ Bastu Commercial land of varied measurements, collectively admeasuring 1876 (One Thousand Eight Hundred Seventy Six) decimals, more or less, comprised in R.S. Dag Nos. 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120 & 121 corresponding to L.R. Dag Nos. 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 83, 84, 85, 86, 87, 88, 89, 93, 90, 91, 92, 94, 95, 96, 97, 100, 98, 99, 102, 101, 104, 103, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114 & 115 respectively, R.S. Khatian Nos. 654, 367, 855, 532, 615, 661, 223, 643, 132, 128, 184, 185, 181, 562, 182, 186/1, 512, 391, 416, 403, 629, 188, 189, 630, 521, 629, 630, 187, 409, 557, 391 appertaining to several L.R. Khatian Nos. 4105, 4106, 4119, 4120, 4121, 4122, 4176, 4177, 4205, 4276, 4277, 4331, 4352, 4353, 4354, 4355, 4356, 4357, 4404, 4405, 4408, 4418, 4419, 4625, 4626, 4628, 4632, 4761, 4768, 4769, 4770, 4771, 4772, 4773, 4774, 4775, 4776, 4777, 4778, 4779, 4780, 4781, 4782, 4783, 4784, 4785, 4786, 4787, 4788, 4795, 4972, 4974, 4780, 4978, 4961, 4962, 4963, 4964, 4965, 4966, 4967, 4968, 4969, 4970, 4971, 4972, 4974, 4975, 4978 and 5319, situate at Mouza Jirangacha, Police Station Kashipur, District South 24 Parganas, as detailed, more fully described in the **Schedule** below (collectively **Said Property**).

4.2 "Attorney" shall mean **KYAL DEVELOPERS PRIVATE LIMITED** [PAN: AABCK3070E and CIN: U70109WB1995PTC076151], a company incorporated under the provisions of the Companies Act, 2013 having its registered office Premises No.122/1R, Satyendra Nath Majumder Sarani, 4th Floor, Post Office Kalighat, Police Station Tollygunge, Kolkata 700026,

4.3 Building Plans: The Grantors may require the building plans to be sanctioned (**Building Plans**) by the *Zila Parisad* and/or Bhagabanpur Gram Panchayat and other statutory authorities including but not limited to Thika Controller, Rent Controller, Traffic Department, Development Authority, the Authorised Officers / Authorities under the RERA, Directorate of Fire Service, Pollution Control Board, Insurance Companies, Microwave Authorities of Department of Telecommunication, wireless connectivity, Directorate of Electricity, Urban Land Ceiling Department, West Bengal State Electricity Board and/or WBSEB Limited (collectively **Other Authorities**).

4.4 Reason for Granting of Powers: Grantors shall apoint the Attorney and/or its nominees for causing sanction of the Building Plan by the *Zila Parisad* and/or Bhagabanpur *Gram Panchayat* and the other Authorities and all other activities herein after mentioned.

5. Subject Matter of Power of Attorney

5.1 Sanction of Building Plans: Powers and authorities for causing sanction of the Building Plans and ancillary activities incidental thereto,

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6. Appointment

6.1 Hereby Made: The Grantors hereby nominates, constitutes and appoints the Attorney as the lawful Attorney of the Grantors, to do all acts, deeds and things mentioned below, for, in the name of and on behalf of the Grantors.

7. Powers and Authorities

7.1 Sanction, Revalidation, Modification, Extension and Alteration of Building Plans and Other Statutory Compliances: To cause sanction, revalidation, modification, extension and alteration of the Building Plans to be prepared and submitted by appointing a licensed architect and structural engineer and then to have the same sanctioned and/or revalidated and/or modified and/or extended and/or altered and/or revised by the Bhagabanpur *Gram Panchayat* and/or the *Zila Parisad* and the Other Authorities and to pay fees, costs and charges for such sanction, modification, alteration, revision, extension and re-validation as the case may be and upon completion of work, to obtain drainage connection, water connection, occupancy certificate and other certificates from the Bhagabanpur Gram Panchayat and/or the *Zila Parisad* and the Other Authorities.

7.1.1 **Dealing with Authorities:** To deal with all authorities including but not limited to Bhagabanpur *Gram Panchayat* and/or the *Zila Parisad* and the Other Authorities for sanction, modification, alteration, extension, revision and re-validation of the Building Plans and obtaining drainage connection, water connection, occupancy certificate and other certificates and in this regard to prepare, sign and submit plans, papers, documents, statements, undertakings, declarations, applications, indemnities and other ancillary papers, as be required.

7.2 Connection of Utilities: To apply for and obtain water connection, drainage connection, sewage connection, electricity connection and any other utilities for the Said Property.

7.3 Electricity Connection from WBSEDCL or any other concerned authority: To apply for and obtain all requisite approvals for procuring electricity for the Said Property, sign, appear and represent the Grantors submit and deliver all deeds, papers, applications, documents and plans before WBSEDCL, all authorities (statutory or otherwise) and/or any government and/or semi-government authorities, Directorate of Electricity and Chief Electrical Inspector and other Electricity Authorities, and Government Departments and/or its officers and all private bodies and service providers and all other persons to do all acts deeds and things for electricity connection in respect of the said property and/or receive all documents, declarations, affidavits, applications, undertakings, objections, notices etc as be required by the necessary authorities. and do all others acts, deeds and things as may be deemed fit and proper by the Attorney. To pay the amounts on account of Generators, Transformers and Electricity

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Charges, and other installations, any Deposit required to be made to the Electricity Board or relevant Authority.

7.4 **Regulatory Clearances:** To apply for and obtain all requisite statutory clearances/permissions/approvals/ No Objection Certificate under various Acts, including but not limited to clearances under (1) Real Estate (Regulation and Development) Act, 2016 and (2) Urban Land (Ceiling & Regulations) Act, 1976 and to appear before all or any authorities for such clearances and to sign and submit all papers, applications and documents in connection with the same.

7.5 **Preparatory Work:** To cause survey, test soil, do excavation, demolition of any existing structures and other preparatory works for construction of the Said Complex on the Said Property.

7.6 **Construction:** To construct temporary sheds and godowns for storage of building materials and running of site office and to construct the Said Complex and/or any other structure on the Said Property.

7.7 **Signing and Execution:** To sign, execute, modify, cancel, alter, draw, submit and present for registration and have registered before the concerned authorities all papers, documents, declarations, affidavits, applications, returns, confirmations and consents for and in connection with sanction, modification, alteration, revision and re-validation of the Building Plans and to have the same registered and obtain all permissions and clearances as may be required for the same.

7.8 **Acceptance of Papers:** To accept notices and service of papers from Bhagabanpur Gram Panchayat and/or the *Zila Parisad*, Hidco, NKDA, Fire Brigade, Competent Authority under the Urban Land Ceiling and Regulation Act, 1976, Airport Authority, Police, both Civil Court and Criminal Courts, Land and Land Reforms Department and/or any other statutory authorities and/or other persons.

7.9 **Granting Receipts:** To receive and pay and/or deposit moneys including fees, rent, interest from any person or persons, body or bodies, authority or authorities and receive fund and to receive and grant valid receipts and discharges in respect thereof.

7.10 **Land Revenue:** To make payment of up-to-date land revenue/municipal/local authority taxes in respect of the Said Property and also all other State Executives Judicial or Quasi-Judicial, Municipal, land and other authorities and all private bodies and service providers and all other persons and also all courts tribunals and appellate authorities and obtaining necessary orders for such payment and to collect receipts thereof.

7.11 **Outgoings:** To pay all outgoings, including Panchayat Taxes etc. in respect of the Said Property and to collect receipts therefor.

7.12 **Mutation and Conversion:** To take all necessary steps and to sign and submit all papers, applications and documents to record the Grantor's

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[illegible]

name (if required) as owners of the Said Property in the office of Bhagabanpur Gram Panchayat and/or the *Zila Parisad, NKDA, BLLRO* and/or any Other concerned authorities and to pay fees, costs and charges for that purpose.

7.13 Watch and Ward: To employ and appoint watchmen, guards and other security personnel for the Said Complex comprises of the Said Property.

7.14 Appointment: To appoint architects, structural engineers, civil engineers, overseers, contractors, solicitors, advocates, pleaders, chartered accountants and/or such other agents as may be required for effectually discharging the powers and authorities granted herein.

7.15 Registration and Authentication: To appear before Notary Public, Registrars, and all other officers and authorities and to have notarized, and authenticated all agreements, and other instruments as aforesaid.

7.16 Legal Action: To take any legal action or to defend any legal proceeding including arbitration proceeding arising out of any matter in respect of the Said Property and to accept any notice and service of papers from any Court, Tribunal, Arbitral Tribunal, Postal and/or other authorities and to receive and pay all moneys, including Court Fees etc.

7.17 Additional Powers: To obtain and/or give right of way, access, right to lay drains, water mains, electric cables, telephone, fax lines and telegraph cables etc., underground and over-head (as the case may be) on such terms and conditions as may be determined by the Developer at is sole and absolute discretion, and for such purpose to obtain and give, sign, execute and deliver all deeds, undertakings, writings, etc. as may be necessary or required from time to time. To do, execute and perform all acts, deeds and things pertaining to any encumbrance to/over and/or title defect and/or any other defect, issue etc.

8. Ratification

8.1 Hereby Made: The Grantors hereby ratifies and confirms and agrees to ratify and confirm all lawful actions of the Attorney in pursuance of this Power of Attorney.

Be it noted here that this Power of Attorney does not construe any right, title and interest (if any) in favour of the Attorney herein, it is made without any consideration and the Attorney shall have no power to develop and/or construct the Said Property.

Be it noted here that the subject property of this Power of Attorney does not falls within the notified area and no embargo is levied on the subject property.

This Power of Attorney is revocable in nature.

All receivable and payable shall be received and paid by the Grantors herein.

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AND GENERALLY to act as our Attorney in relation to the Said Property and every part thereof for and on our behalf and to do and execute all instruments, acts, deeds, matters and things as fully and effectually as we could have done if personally present and we hereby agree to ratify and confirm whatever my said Attorney shall do or purport to be done by virtue of these presents in or about Said Property as aforesaid.

Schedule
(Said Property)

ALL THAT pieces and parcels of Bastu/ Bastu Commercial land admeasuring 1876 (One Thousand Eight Hundred Seventy Six) decimals, more or less, comprised in R.S. Dag Nos. 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120 & 121 corresponding to L.R. Dag Nos. 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 83, 84, 85, 86, 87, 88, 89, 93, 90, 91, 92, 94, 95, 96, 97, 100, 98, 99, 102, 101, 104, 103, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114 & 115 respectively, R.S. Khatian Nos. 654, 367, 555, 532, 615, 661, 223, 643, 132, 128, 184, 185, 181, 562, 182, 186/1, 512, 391, 416, 403, 629, 188, 189, 630, 521, 629, 630, 187, 409, 557, 391, appertaining to several L.R. Khatian Nos. 4105, 4106, 4119, 4120, 4121, 4122, 4176, 4177, 4205, 4276, 4277, 4331, 4352, 4353, 4354, 4355, 4356, 4357, 4404, 4405, 4408, 4418, 4419, 4625, 4626, 4628, 4632, 4761, 4768, 4769, 4770, 4771, 4772, 4773, 4774, 4775, 4776, 4777, 4778, 4779, 4780, 4781, 4782, 4783, 4784, 4785, 4786, 4787, 4788, 4795, 4972, 4974, 4780, 4978, 4961, 4962, 4963, 4964, 4965, 4966, 4967, 4968, 4969, 4970, 4971, 4972, 4974, 4975, 4978 and 5319, situate at Mouza Jirangacha, Police Station Kashipur, District South 24 Parganas and the details of the Said Property are tabulated in the Chart below:

Sl. No.	R.S. Dag No.	L.R. Dag No.	L.R. Khatian Nos.	Area (in decimal)
1	60	54	4105, 4106, 4119, 4120, 4121, 4122, 4176, 4177, 4205, 4276, 4277, 4331, 4352, 4353, 4354, 4355, 4356, 4357, 4404, 4405, 4408, 4418, 4419, 4625, 4626, 4628, 4632, 4761, 4768, 4769, 4770, 4771, 4772, 4773, 4774, 4775, 4776, 4777, 4778, 4779, 4780, 4781, 4782, 4783, 4784, 4785, 4786, 4787, 4788, 4795, 4972, 4974, 4780, 4978, 4961, 4962, 4963, 4964, 4965, 4966, 4967, 4968, 4969, 4970, 4971, 4972, 4974, 4975, 4978 and 5319	50.7612
2	61	55		13.8593
3	62	56		29.4013
4	63	57		31
5	64	58		26
6	65	59		36
7	66	60		29
8	67	61		46
9	68	62		48
10	69	63		44
11	70	64		38
12	71	65		44.127
13	89	83		63
14	90	84		58
15	91	85		56

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16	92	86		150
17	93	87		31
18	94	88		42
19	95	89		24
20	96	93		23
21	97	90		69
22	98	91		66
23	99	92		55
24	100	94		101
25	101	95		38
26	102	96		154
27	103	97		27
28	104	100		27
29	105	98		3
30	106	99		3
31	107	102		5
32	108	101		52
33	109	104		53
34	110	103		4
35	111	105		9.88
36	112	106		40.2975
37	113	107		9.6737
38	114	108		20
39	115	109		21
40	116	110		11
41	117	111		11
42	118	112		131
43	119	113		26
44	120	114		21
45	121	115		33
		TOTAL		**1876**

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9. Execution and Delivery

9.1 **In Witness Whereof** the Grantors and the Attorney have executed this Power of Attorney on the above date, on 14.08.25

For Ballavshan Kyal & Others (H.U.F.)
KARTA

RAHUL KYAL HUF
Karta

ANURAG KYAL HUF
KARTA

For RISHI KYAL (H. U. F.)
KARTA

UMESH KYAL & OTHERS (H.U.F.)
KARTA

For Govind Ram Kyal & Others (H.U.F.)
KARTA

[Grantors]

Witnesses:

1. Amar Ta Gupta
S/o - Bolaram Gupta
P.O - Goalchor
P.S - Jorabagan
Dist - 24 Pgs (S), 743391

2. Alamgir Raza Adv
28/1, Judges Court Road
Kol-27

Drafted by me
Alamgir Raza Adv
WB/1366/03
Alipore Judges Court
Kol-27

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SPECIMEN FORM FOR TEN FINGER PRINTS

Uma Kyal

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

Rajesh Kyal

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

Suresh

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

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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)				

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

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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)				

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

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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)				

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Major Information of the Deed

Deed No :	I-1602-12294/2025	Date of Registration	14/08/2025
Query No / Year	1602-2002339340/2025	Office where deed is registered	
Query Date	14/08/2025 11:04:10 AM	D.S.R. - II SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	DIPANKAR SARDAR Village And Post Office Gokarnee,Thana : Magrahat, District : South 24-Parganas, WEST BENGAL, PIN - 743601, Mobile No. : 9330394689, Status :Deed Writer		
Transaction		Additional Transaction	
[1401] Power of Attorney related to immovable properties, General Power of Attorney related to immovable properties			
Set Forth value		Market Value	
Rs. 45/-		Rs. 14,07,00,002/-	
Stamp duty Paid(SD)		Registration Fee Paid	
Rs. 100/- (Article 48(d))		Rs. 232/- (Article E)	
Remarks			

Land Details :

District: South 24-Parganas, P.S:- Kashipur, Gram Panchayat: BHAGAWANPUR, Mouza: Jhangacha, 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-60	RS-654	Bastu	Shali	50.7612 Dec	1/-	38,07,090/-	
L2	RS-61	RS-555	Bastu	Shali	13.8593 Dec	1/-	10,39,448/-	
L3	RS-62	RS-615	Bastu	Shali	29.4013 Dec	1/-	22,05,098/-	
L4	RS-63	RS-615	Bastu	Shali	31 Dec	1/-	23,25,000/-	
L5	RS-64	RS-654	Bastu	Shali	26 Dec	1/-	19,50,000/-	
L6	RS-65	RS-661	Bastu	Shali	36 Dec	1/-	27,00,000/-	
L7	RS-66	RS-223	Bastu	Shali	29 Dec	1/-	21,75,000/-	
L8	RS-67	RS-643	Bastu	Shali	46 Dec	1/-	34,50,000/-	
L9	RS-68	RS-643	Bastu	Danga	48 Dec	1/-	36,00,000/-	
L10	RS-69	RS-643	Bastu	Shali	44 Dec	1/-	33,00,000/-	
L11	RS-70	RS-132	Bastu	Danga	38 Dec	1/-	28,50,000/-	
L12	RS-71	RS-128	Bastu	Danga	44.127 Dec	1/-	33,09,525/-	
L13	RS-89	RS-184	Bastu	Danga	63 Dec	1/-	47,25,000/-	
L14	RS-90	RS-643	Bastu	Danga	58 Dec	1/-	43,50,000/-	
L15	RS-91	RS-185	Bastu	Danga	56 Dec	1/-	42,00,000/-	
L16	RS-92	RS-562	Bastu	Shali	150 Dec	1/-	1,12,50,000/-	
L17	RS-93	RS-162	Bastu	Shali	31 Dec	1/-	23,25,000/-	
L18	RS-94	RS-181	Bastu	Danga	42 Dec	1/-	31,50,000/-	
L19	RS-95	RS-182	Bastu	Danga	24 Dec	1/-	18,00,000/-	
L20	RS-96	RS-186	Bastu	Shali	25 Dec	1/-	18,75,000/-	
L21	RS-97	RS-391	Bastu	Shali	69 Dec	1/-	51,75,000/-	
L22	RS-98	RS-416	Bastu	Shali	66 Dec	1/-	49,50,000/-	
L23	RS-99	RS-403	Bastu	Shali	55 Dec	1/-	41,25,000/-	
L24	RS-100	RS-629	Bastu	Shali	101 Dec	1/-	75,75,000/-	

L25	RS-101	RS-186	Bastu	Shali	36 Dec	1/-	28,50,000/-	
L26	RS-102	RS-629	Bastu	Danga	154 Dec	1/-	1,16,50,000/-	
L27	RS-103	RS-188	Bastu	Danga	27 Dec	1/-	20,25,000/-	
L28	RS-104	RS-189	Bastu	Danga	27 Dec	1/-	20,25,000/-	
L29	RS-105	RS-188	Bastu	Danga	3 Dec	1/-	2,25,000/-	
L30	RS-106	RS-189	Bastu	Danga	3 Dec	1/-	2,25,000/-	
L31	RS-107	RS-630	Bastu	Danga	5 Dec	1/-	3,75,000/-	
L32	RS-108	RS-630	Bastu	Danga	52 Dec	1/-	39,00,000/-	
L33	RS-109	RS-630	Bastu	Danga	53 Dec	1/-	39,75,000/-	
L34	RS-110	RS-630	Bastu	Danga	4 Dec	1/-	3,00,000/-	
L35	RS-111	RS-629	Bastu	Danga	9.88 Dec	1/-	7,41,000/-	
L36	RS-112	RS-629	Bastu	Danga	40.2975 Dec	1/-	30,22,313/-	
L37	RS-113	RS-629	Bastu	Shali	9.6737 Dec	1/-	7,25,528/-	
L38	RS-114	RS-630	Bastu	Shali	20 Dec	1/-	15,00,000/-	
L39	RS-115	RS-630	Bastu	Shali	21 Dec	1/-	15,75,000/-	
L40	RS-116	RS-630	Bastu	Shali	11 Dec	1/-	8,25,000/-	
L41	RS-117	RS-187	Bastu	Shali	11 Dec	1/-	8,25,000/-	
L42	RS-118	RS-629	Bastu	Danga	131 Dec	1/-	98,25,000/-	
L43	RS-119	RS-409	Bastu	Shali	26 Dec	1/-	19,50,000/-	
L44	RS-120	RS-416	Bastu	Shali	21 Dec	1/-	15,75,000/-	
L45	RS-121	RS-557	Bastu	Shali	33 Dec	1/-	24,75,000/-	
		TOTAL :			1876Dec	45 /-	1407,00,002 /-	
	Grand Total :				1876Dec	45 /-	1407,00,002 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	**Name**	**Photo**	**Finger Print**	**Signature**
	UMESH KYAL Son of Late GOVIND RAM KYAL Executed by: Self, Date of Execution: 14/08/2025 , Admitted by: Self, Date of Admission: 14/08/2025 ,Place : Office		Captured	
	City:- , P.O:- SARAT BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX8 , PAN No.:: AGxxxxxx7R, Aadhaar No: 32xxxxxxxx6519, Status :Individual, Executed by: Self, Date of Execution: 14/08/2025 , Admitted by: Self, Date of Admission: 14/08/2025 ,Place : Office			

2	Name	Photo	Finger Print	Signature
	UMA KYAL Wife of UMESH KYAL Executed by: Self, Date of Execution: 14/08/2025 , Admitted by: Self, Date of Admission: 14/08/2025 ,Place : Office		Captured	
	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: IndiaDate of Birth:XX-XX-1XX9 , PAN No.:: ABxxxxxx9B, Aadhaar No: 71xxxxxxxx5923, Status :Individual, Executed by: Self, Date of Execution: 14/08/2025 , Admitted by: Self, Date of Admission: 14/08/2025 ,Place : Office			

3	Name	Photo	Finger Print	Signature
	ANURAG KYAL **(Presentant)** Son of UMESH KYAL Executed by: Self, Date of Execution: 14/08/2025 , Admitted by: Self, Date of Admission: 14/08/2025 ,Place : Office		Captured	
	City:- , P.O:- SARAT BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX1 , PAN No.:: AGxxxxxx6H, Aadhaar No: 52xxxxxxxx8314, Status :Individual, Executed by: Self, Date of Execution: 14/08/2025 , Admitted by: Self, Date of Admission: 14/08/2025 ,Place : Office			

4	Name	Photo	Finger Print	Signature
	SWETA KYAL Wife of ANURAG KYAL Executed by: Self, Date of Execution: 14/08/2025 , Admitted by: Self, Date of Admission: 14/08/2025 ,Place : Office		Captured	
	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: IndiaDate of Birth:XX-XX-1XX3 , PAN No.:: AFxxxxxx3P, Aadhaar No: 24xxxxxxxx0763, Status :Individual, Executed by: Self, Date of Execution: 14/08/2025 , Admitted by: Self, Date of Admission: 14/08/2025 ,Place : Office			

5	**UMESH KYAL & OTHERS HUF** City:- , P.O:- SARAT BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Date of Incorporation:XX-XX-1XX2 , PAN No.:: AAxxxxxx6P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
6	**ANURAG KYAL HUF** City:- , P.O:- SARAT BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Date of Incorporation:XX-XX-2XX0 , PAN No.:: AAxxxxxx2P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

7	Name	Photo	Finger Print	Signature
	SEEMA KYAL Wife of BALKRISHAN KYAL Executed by: Self, Date of Execution: 14/08/2025 , Admitted by: Self, Date of Admission: 14/08/2025 ,Place : Office		Captured LTI	

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: IndiaDate of Birth:XX-XX-1XX7 , PAN No.:: ADxxxxxx3J, Aadhaar No: 67xxxxxxxx9286, Status :Individual, Executed by: Self, Date of Execution: 14/08/2025
, Admitted by: Self, Date of Admission: 14/08/2025 ,Place : Office

8	Name	Photo	Finger Print	Signature
	BALKRISHAN KYAL Son of Late GOVINDRAM KYAL Executed by: Self, Date of Execution: 14/08/2025 , Admitted by: Self, Date of Admission: 14/08/2025 ,Place : Office		Captured LTI	

City:- , P.O:- SARAT BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX4 , PAN No.:: AFxxxxxx2E, Aadhaar No: 26xxxxxxxx6204, Status :Individual, Executed by: Self, Date of Execution: 14/08/2025
, Admitted by: Self, Date of Admission: 14/08/2025 ,Place : Office

9	
	BALKRISHAN KYAL & OTHERS HUF City:- , P.O:- SART BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Date of Incorporation:XX-XX-1XX2 , PAN No.:: AAxxxxxx4G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

10	Name	Photo	Finger Print	Signature
	PRITI KYAL Wife of RISHI KYAL Executed by: Self, Date of Execution: 14/08/2025 , Admitted by: Self, Date of Admission: 14/08/2025 ,Place : Office		Captured LTI	

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: IndiaDate of Birth:XX-XX-1XX6 , PAN No.:: AIxxxxxxSP, Aadhaar No: 81xxxxxxxx0898, Status :Individual, Executed by: Self, Date of Execution: 14/08/2025
, Admitted by: Self, Date of Admission: 14/08/2025 ,Place : Office

11	Name	Photo	Finger Print	Signature
	RISHI KYAL Son of BALKRISHAN KYAL Executed by: Self, Date of Execution: 14/08/2025 , Admitted by: Self, Date of Admission: 14/08/2025 ,Place : Office		Captured	

City:- , P.O:- SARAT BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX5 , PAN No.:: AFxxxxxx4G, Aadhaar No: 60xxxxxxxx0434, Status :Individual, Executed by: Self, Date of Execution: 14/08/2025
, Admitted by: Self, Date of Admission: 14/08/2025 ,Place : Office

12	Name	Photo	Finger Print	Signature
	UNNATH KYAL Son of RISHI KYAL Executed by: Self, Date of Execution: 14/08/2025 , Admitted by: Self, Date of Admission: 14/08/2025 ,Place : Office		Captured	

City:- , P.O:- SARAT BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-2XX1 , PAN No.:: IAxxxxxx6J, Aadhaar No: 73xxxxxxxx3751, Status :Individual, Executed by: Self, Date of Execution: 14/08/2025
, Admitted by: Self, Date of Admission: 14/08/2025 ,Place : Office

13	
	RISHI KYAL HUF City:- , P.O:- SARAT BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Date of Incorporation:XX-XX-2XX1 , PAN No.:: AAxxxxxx8R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

14	Name	Photo	Finger Print	Signature
	RAHUL KYAL Son of BALKRISHAN KYAL Executed by: Self, Date of Execution: 14/08/2025 , Admitted by: Self, Date of Admission: 14/08/2025 ,Place : Office		Captured	

City:- , P.O:- SARAT BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX4 , PAN No.:: AGxxxxxx9F, Aadhaar No: 74xxxxxxxx4912, Status :Individual, Executed by: Self, Date of Execution: 14/08/2025
, Admitted by: Self, Date of Admission: 14/08/2025 ,Place : Office

15	Name	Photo	Finger Print	Signature
	SAKHSHI KYAL Wife of RAHUL KYAL Executed by: Self, Date of Execution: 14/08/2025 , Admitted by: Self, Date of Admission: 14/08/2025 ,Place : Office		Captured	

	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: IndiaDate of Birth:XX-XX-1XX5 , PAN No.:: APxxxxxx7Q, Aadhaar No: 38xxxxxxxx5993, Status :Individual, Executed by: Self, Date of Execution: 14/08/2025 , Admitted by: Self, Date of Admission: 14/08/2025 ,Place : Office
16	**RAHUL KYAL HUF** City:- , P.O:- SARAT BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Date of Incorporation:XX-XX-2XX7 , PAN No.:: AAxxxxxx8J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
17	**GOVINDRAM KYAL & OTHERS HUF** City:- , P.O:- SARAT BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Date of Incorporation:XX-XX-1XX6 , PAN No.:: AAxxxxxx1A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**KYAL DEVELOPERS PRIVATE LIMITED** City:- , P.O:- KALIGHAT, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 Date of Incorporation:XX-XX-1XX5 , PAN No.:: AAxxxxxx0E,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

Representative Details :

Sl No	Name	Photo	Finger Print	Signature
1	**UMESH KYAL** Son of Late GOVINDRAM KYAL Date of Execution - 14/08/2025, , Admitted by: Self, Date of Admission: 14/08/2025, Place of Admission of Execution: Office	 Aug 14 2025 3:02PM	Captured LTI 14/08/2025	14/08/2025
	City:- , P.O:- SARAT BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX8 , PAN No.:: AGxxxxxx7R, Aadhaar No: 32xxxxxxxx6519 Status : Representative, Representative of : UMESH KYAL & OTHERS HUF (as KARTA)			
2	**ANURAG KYAL** Son of UMESH KYAL Date of Execution - 14/08/2025, , Admitted by: Self, Date of Admission: 14/08/2025, Place of Admission of Execution: Office	 Aug 14 2025 4:18PM	Captured LTI 14/08/2025	14/08/2025
	City:- , P.O:- SARAT BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX1 , PAN No.:: AGxxxxxx6H, Aadhaar No: 62xxxxxxxx8314 Status : Representative, Representative of : ANURAG KYAL HUF (as KARTA)			

3	Name	Photo	Finger Print	Signature
	BALKRISHAN KYAL Son of Late GOVINDRAM KYAL Date of Execution - 14/08/2025, , Admitted by: Self, Date of Admission: 14/08/2025, Place of Admission of Execution: Office		Captured	
		Aug 14 2025 3:08PM	LTI 14/08/2025	14/08/2025

City:- , P.O:- SARAT BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX4 , PAN No.:: ABxxxxxx2E, Aadhaar No: 26xxxxxxxx6204 Status : Representative, Representative of : BALKRISHAN KYAL & OTHERS HUF (as KARTA), GOVINDRAM KYAL & OTHERS HUF (as KRTA)

4	Name	Photo	Finger Print	Signature
	RISHI KYAL Son of BALKRISHAN KYAL Date of Execution - 14/08/2025, , Admitted by: Self, Date of Admission: 14/08/2025, Place of Admission of Execution: Office		Captured	
		Aug 14 2025 3:01PM	LTI 14/08/2025	14/08/2025

City:- , P.O:- SARAT BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX5 , PAN No.:: AFxxxxxx4G, Aadhaar No: 60xxxxxxxx0434 Status : Representative, Representative of : RISHI KYAL HUF (as KARTA)

5	Name	Photo	Finger Print	Signature
	RAHUL KYAL Son of BALKRISHAN KYAL Date of Execution - 14/08/2025, , Admitted by: Self, Date of Admission: 14/08/2025, Place of Admission of Execution: Office		Captured	
		Aug 14 2025 3:11PM	LTI 14/08/2025	14/08/2025

City:- , P.O:- SARAT BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX4 , PAN No.:: AGxxxxxx9F, Aadhaar No: 74xxxxxxxx4912 Status : Representative, Representative of : RAHUL KYAL HUF

Identifier Details :

Name	Photo	Finger Print	Signature
AMRITA GHOSH Son of SHYOB GHOSH City:- , P.O:- GOCHARAN, P.S:-Joynagar, District:-South 24-Parganas, West Bengal, India, PIN:- 743391		Captured	
	14/08/2025	14/08/2025	14/08/2025

Identifier Of UMESH KYAL, UMA KYAL, ANURAG KYAL, SWETA KYAL, SEEMA KYAL, BALKRISHAN KYAL, PRITI KYAL, RISHI KYAL, UNNATH KYAL, RAHUL KYAL, SAKHSHI KYAL, UMESH KYAL, ANURAG KYAL, BALKRISHAN KYAL, RISHI KYAL, RAHUL KYAL

Endorsement For Deed Number : I - 160212294 / 2025

On 14-08-2025

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 : 48 (g) of Indian Stamp Act 1899.

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

Presented for registration at 14:36 hrs on 14-08-2025, at the Office of the D.S.R. - I I SOUTH 24-PARGANAS by ANURAG KYAL , one of the Executants.

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

Execution is admitted on 14/08/2025 by 1. UMESH KYAL, Son of Late GOVIND RAM KYAL, P.O: SARAT BOSE ROAD, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Business, 2. UMA KYAL, Wife of UMESH KYAL, P.O: SARAT BOSE ROAD, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Business, 3. ANURAG KYAL, Son of UMESH KYAL, P.O: SARAT BOSE ROAD, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Business, 4. SWETA KYAL, Wife of ANURAG KYAL, P.O: SARAT BOSE ROAD, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Business, 5. SEEMA KYAL, Wife of BALKRISHAN KYAL, P.O: SARAT BOSE ROAD, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Business, 6. BALKRISHAN KYAL, Son of Late GOVINDRAM KYAL, P.O: SARAT BOSE ROAD, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Business, 7. PRITI KYAL, Wife of RISHI KYAL, P.O: SARAT BOSE ROAD, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Business, 8. RISHI KYAL, Son of BALKRISHAN KYAL, P.O: SARAT BOSE ROAD, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Business, 9. UNNATI KYAL, Son of RISHI KYAL, P.O: SARAT BOSE ROAD, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Business, 10. RAHUL KYAL, Son of BALKRISHAN KYAL, P.O: SARAT BOSE ROAD, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Business, 11. SAKHSHI KYAL, Wife of RAHUL KYAL, P.O: SARAT BOSE ROAD, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Business

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

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

Execution is admitted on 14-08-2025 by UMESH KYAL, KARTA, UMESH KYAL & OTHERS HUF (HUF), City:- , P.O:- SARAT BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029

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

Execution is admitted on 14-08-2025 by ANURAG KYAL, KARTA, ANURAG KYAL HUF (HUF), City:- , P.O:- SARAT BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029

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

Execution is admitted on 14-08-2025 by BALKRISHAN KYAL, KARTA, BALKRISHAN KYAL & OTHERS HUF (HUF), City:- , P.O:- SART BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029, KRTA, GOVINDRAM KYAL & OTHERS HUF (HUF), City:- , P.O:- SARAT BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029

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

Execution is admitted on 14-08-2025 by RISHI KYAL, KARTA, RISHI KYAL HUF (HUF), City:- , P.O:- SARAT BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029

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

Execution is admitted on 14-08-2025 by RAHUL KYAL

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 232.00/- (E = Rs 200.00/- ,H = Rs 28.00/- ,M (b) = Rs 4.00/-) and Registration Fees paid by , by Cash Rs 232.00/-

Payment of Stamp Duty

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

Description of Stamp

1. Stamp: Type: Impressed, Serial no 948924, Amount: Rs.100.00/-, Date of Purchase: 30/05/2025, Vendor name: Subhankar Das

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 1602-2025, Page from 500838 to 500866

being No 160212294 for the year 2025.

Digitally signed by SUMAN BASU
Date: 2025.08.18 13:41:33 +05:30
Reason: Digital Signing of Deed.

(Suman Basu) 18/08/2025

DISTRICT SUB-REGISTRAR

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

West Bengal.