भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबंगा पश्चिम बंगाल WEST BENGAL AG 691865

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.

CONVEYANCE

1. **Date:** 02/08/22
2. **Place:** Kolkata
3. **Parties**

Deputy Sub-Registrar-IV Registrar u/s 5 (2) of Registration Act Alipore, South 24 Parganas

19 OCT 2022

14156 10 FEB 2022

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

Name:..... ALAMGIR REZA ADVOCATE ALIPORE JUDGES COURT

Address:..... KOL-27

Vendor:..... WB/1388/2008

Alipur Collectorate, 24 Pgs. (S)

SUBHANKAR DAS
STAMP VENDOR
Alipur Police Court, Kol-27

Amrita Ghosh

5608

KAYL DEVELOPERS PRIVATE LIMITED
Amrita Ghosh
Director / Authorised Signatory

5610

Nasir Islam Molla

Nizamuddin Molla
S/O Abdul Salil Molla
Vill- Kalikdanga.
Po- Bamunia.
PS- Kashipur.
Dist- 24 Pgs (S)
Pin- 743502

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

- 2 AUG 2022

3.1 **MOLYA NURISLAM ALIAS NURISLAM MOLYA ALIAS NOOR ISLAM MOLYA (PAN AVIPN2204L** and **Aadhaar No. 991646696638)**, son of Late Kalu Molla, by faith -Muslim, by occupation- Business, by Nationality-Indian, residing at Jirangacchi, Post Office Hatisala, Kolkata-700135, Police Station Kashipur, District South 24 Parganas (**Vendor**, includes successors-in-interest)

And

3.2 **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, (**Purchaser**, includes successors-in-interest)

And

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

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

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject Matter of Conveyance

4.1 **Said Property:** Land classified as *sali* (agricultural) measuring 3.34 (three point three four) decimal, more or less (as per share calculation of L.R. ROR, land measuring 3.4164 (three point four one six 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 R.S. Khatian No. 661, L.R. Khatian No. 1370, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas (**Said Property**) and more fully described in the **Schedule** below **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof.

7839

(ANURAG KYAL)

Nizamuddin Molla
S/O Abdul Jalil Molla
Village: Kabildanga
P.O. Bamunia
P.S. Kasipur
Dist 24 PGS(S)
Pin - 743502

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

18 OCT 2022

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

2 AUG 2022

5. Background, Representations, Warranties and Covenants

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

5.1.1 **Purchase of Said Property:** By 3 (three) separate Deeds, being (**1**) Deed of Sale dated 17th February, 1993, registered in the Office of the Additional District Sub-Registrar, Bhangar, recorded in Book No. I, Volume No. 20, at Pages 305 to 310, being Deed No. 1121 for the year 1993 and (**2**) Deed of Gift dated 27th July, 1998, registered in the Office of the Additional District Sub-Registrar, Bhangar, recorded in Book No. I, Volume No. 9, at Pages 233 to 240, being Deed No. 558 for the year 1999, (**3**) Deed of Sale dated 18th June, 2007, registered in the Office of the Additional District Sub-Registrar, Bhangar, Being Deed No. 2095 for the year 2007, Noor Islam Molla (the Vendor herein) amongst others became the joint and absolute owner and mutated his name in the records of the Block Land and Land Reforms Officer, Bhangar-II, in respect of the Said Property, i.e. land measuring 3.34 (three point three four) decimal, more or less [as per share calculation of L.R. ROR, land measuring 3.4164 (three point four one six 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 R.S. Khatian No. 661, L.R. Khatian No. 1370, 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, free from all encumbrances.

5.1.2 **Absolute Ownership of Vendor:** In the above mentioned events and circumstances said Nur Islam Molla (the Vendor herein) has become the owner in respect of the Said Property, free from all encumbrances and the Said Property is the subject matter of this Conveyance.

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

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

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

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

– 2 AUG 2022

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

5.2.1 **No Acquisition/Requisition:** The Vendor and/or the Confirming Party 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 and/or the Confirming Party 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 and/or the Confirming Party 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 and/or the Confirming Party 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 Vendor and/or the Confirming Party 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.

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

– 2 AUG 2022

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 and/or the Confirming Party from selling, transferring and/or alienating the Said Property or any part thereof.

6. Basic Understanding

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

6.2 **Confirmation of Confirming Party:** The Confirming Party hereby confirms the sale of the Said Property in favour of the Purchaser inasmuch as such sale is being made at the request of the Confirming Party and in view of the Confirming Party having nominated the Purchaser to receive conveyance of the Said Property. The Confirming Party confirms that the Confirming Party has no objection to this Conveyance being granted and to record the same, the Confirming Party has joined and executed this Conveyance.

7. Transfer

7.1 **Hereby Made:** The Vendor and/or the Confirming Party hereby sells, conveys and transfers to the Purchaser the entirety of the Vendor's right, title and interest of whatsoever or howsoever nature in the Said Property, more fully described in the **Schedule** below, being, land classified as *sali* (agricultural) measuring 3.34 (three point three four) decimal, more or less [as per share calculation of L.R. ROR, land measuring 3.4164 (three point four one six 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 R.S. Khatian No. 661, L.R. Khatian No. 1370, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

7.2 **Consideration:** The aforesaid conveyance of the Said Property is being made in consideration of a sum of **Rs. 6,37,000/-** (Rupees Six Lakh Thirty-Seven Thousand only) (**Total Consideration**) out of which the Purchaser has paid Rs.2,37,000/- (Rupees Two Lakh Thirty-Seven Thousand only) directly to the Vendor receipt of which

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

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

– 2 AUG 2022

Vendor hereby and by the Vendor's Receipt and Memo of Consideration hereunder written, admits and acknowledges and Rs. 4,00,000/- (Rupees Four Lakh only) to the Confirming Party towards reimbursement of earnest money, receipt of which the Confirming Party hereby and by the Confirming Party's Receipt and Memo of Consideration hereunder written, admits and acknowledges.

8. Terms of Transfer

8.1 **Salient Terms:** The transfer being 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 and Confirming Party:** express indemnification by the Vendor and Confirming Party about the correctness of the Vendor's title, Vendor's authority to sell and Confirming Party's right to nominate nonexistence of any encumbrances on the Said Property, which if found defective or untrue at any time, the Vendor and/or the Confirming Party shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendor, and/or the Confirming Party forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendor and/or the Confirming Party hereby covenants that the Vendor and/or the Confirming Party or any person claiming under the Vendor and/or the Confirming Party 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 and/or the Confirming Party

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

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

– 2 AUG 2022

shall at all times hereinafter, at the costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to mutate the name of the Purchaser in respect of the Said Property.

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

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

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

8.5 **Holding Possession:** The Vendor and the Confirming Party 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 Vendor and/or the Confirming Party or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendor and/or the Confirming Party and it is further expressly and specifically covenanted, confirmed and declared by the Vendor and the Confirming Party that notwithstanding anything 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 and/or the Confirming Party, the Vendor and/or the Confirming Party 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 and the Confirming Party 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)**

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

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

– 2 AUG 2022

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 and the Confirming Party have handed over all original title papers and documents in respect of the Said Property to the Purchaser.

8.8 **Further Acts:** The Vendor and the Confirming Party hereby covenant that the Vendor and/or the Confirming Party 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 and the Confirming Party 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 and/or the Confirming Party in any manner. The Vendor and the Confirming Party hereby further covenant to be party to the declaration (if required) without raising any objection and without any further consideration as and when required by the Purchaser.

9. **Interpretation:**

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

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

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

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

– 2 AUG 2022

Schedule
(Said Property)

Vacant Land classified as *soil* (agricultural) measuring 3.34 (three point three four) decimal, more or less [as per share calculation of L.R. ROR, land measuring 3.4164 (three point four one six 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 R.S. Khatian No. 661, L.R. Khatian No. 1370, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and the said R.S. Dag No. 65 is butted and bounded as follows:

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

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

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

2 AUG 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. Md Mohammed Molla
Vill- Jerangacha.
P.S- Kasbipur.

2. Nizamuddin Molla
Vill- Kabiladanga.
P.S- Kasbipur.

Noor Islam Molla

[Vendors]

[Purchaser]

EVEL DEVELOPERS PRIVATE LIMITED
Amarto Ghosh
Director / Authorised Signatory

[Confirming Party]

Drafted by:
Prabuddha Ghosh Majumder
Reg. No. WB-513/89
Advocate
Alipore Police Court
Kolkata - 700027

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

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

- 2 AUG 2022

Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs.2,37,000/- (Rupees Two Lakh Thirty-Seven Thousand only)** towards final payment of the consideration for sale of the Said Property described in the **Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
UTR No. IOBAR52022080200754580	02.08.22	Indian Overseas Bank	2,37,000/-
		Total:	**2,37,000/-**

Witnesses:

1. Md Mohammed Molla

2. Nizamuddin Mole

Nasir Islam Molla

[Vendor]

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

– 2 AUG 2022

Confirming Party's Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs.4,00,000/- (Rupees Four Lakh only)** towards full and final payment of reimbursement of earnest money for nominating the Said Property described in the **Schedule** above, in the following manner:

Cheque No.	Date	Bank	Amount (Rs.)
649707	24.06.2022	Indian Overseas Bank	4,00,000/-
		Total:	**4,00,000/-**

Witnesses:

1. Md Mohammed Molla

2. Nizamuddin Molla

KAYL DEVELOPERS PRIVATE LIMITED

Amrita Ghosh

Director / Authorised Signatory

[Confirming Party]

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

– 2 AUG 2022

SPECIMEN FORM FOR TEN FINGER PRINTS

Noor Islam mella

Noor Islam mella

Little	Ring	Middle	Fore	Thumb

(Left Hand)

Thumb	Fore	Middle	Ring	Little

(Right Hand)

Somnath

Little	Ring	Middle	Fore	Thumb

(Left Hand)

Thumb	Fore	Middle	Ring	Little

(Right Hand)

Amrita Ghosh

Little	Ring	Middle	Fore	Thumb

(Left Hand)

Thumb	Fore	Middle	Ring	Little

(Right Hand)

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

2 AUG 2022

Nook Islam Molla

आधार

भारत सरकार
Unique Identification Authority of India

Enrolment No.: 2091/02241/03231

To
Noor Islam Molla
C/O Kalu Molla
Jhangacha
Hatkola
Hatkola
South 24 Parganas West Bengal - 700135
9775451342

Signature not verified

आपका आधार क्रमांक / Your Aadhaar No.:

9916 4669 6638

VID : 9179 2007 0738 5321

मेरा आधार, मेरी पहचान

भारत सरकार
Government of India

Noor Islam Molla
Date of Birth/DOB: 21/09/1998
Male / पुरुष

9916 4669 6638

VID : 9179 2007 0738 5321

मेरा आधार, मेरी पहचान

AADHAAR

INFORMATION

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

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

Unique Identification Authority of India

Address:
C/O Kalu Molla, Jhangacha, Hatkola,
South 24 Parganas,
West Bengal - 700135

9916 4669 6638

VID : 9179 2007 0738 5321

Noor Islam molla

Noor Islam molla


आयकर विभाग
INCOME TAX DEPARTMENT
ANURAG KYAL
UMESH KYAL
26/07/1981
AGIPK4806H
भारत सरकार
GOVT. OF INDIA


Anurag Kyal
5217 2735 8314
मेरा आधार, मेरी पहचान


5217 2735 8314
1947

INCOME TAX DEPARTMENT GOVT. OF INDIA

KAVL DEVELOPERS PRIVATE LIMITED

20/12/1995

Permanent Account Number

AABCK0016C

KAVL DEVELOPERS PRIVATE LIMITED

Amrita Ghosh

Director / Authorised Signatory

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

AMRITA GHOSH
BIPLOB GHOSH
20/06/1991

BLRPG9979F

भारत सरकार
Government of India

Amrita Ghosh
Father : Biplob Ghosh

Birth/DOB: 20/06/1991
महिला / Female

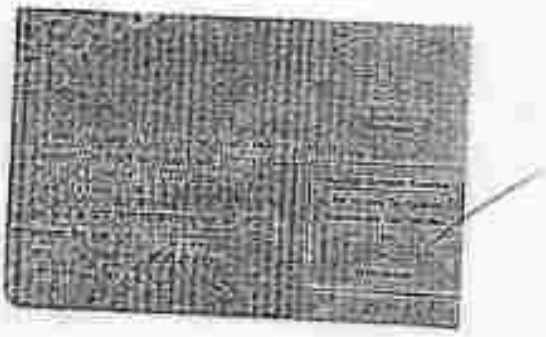
2744 4498 2164

भारतीय यूनिक पहचान प्राधिकरण
Unique Identification Authority of India

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

2744 4498 2164

Amrita Ghosh



Nitume Beliy Moke
Nitumebeliye Moke
Nitumebeliye Moke
Nitumebeliye Moke

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 16042001904719/2022

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	MOLYA NURISLAM Alias Noor Islam Molla Jirangachi, City:- , P.O:- Hatisala, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135	Seller			Nurul Islam Molla 12.08.2022
Sl No.	Name of the Executant	Category		Finger Print	Signature with date
2	ANURAG KYAL 30C, South End Park, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029	Buyer			02.08.22
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	AMRITA GHOSH Bellachandi, Gocharan, City:- , P.O:- Bellachandi, P.S:- Joynagar, District:-South 24-Parganas, West Bengal, India, PIN:- 743391	Representative of Seller [KYAL DEVELOPERS PRIVATE LIMITED]			Amrita Ghosh 02.08.22

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

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	NIJAM UDDIN MOLLA Son of Abdul Jalil Molla Village:- Kabildanga, P.O:- Bamunia, P.S:- Kashipur, District:- South 24-Parganas, West Bengal, India, PIN:- 743502	MOLYA NURISLAM, ANURAG KYAL, AMRITA GHOSH			

(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

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 16042001904719/2022

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	ANURAG KYAL 30C South End Park, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:- South 24-Parganas, West Bengal, India, PIN - 700029	Buyer			18/10/22

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	NIJAM UDDIN MOLLA Son of Abdul Jalil Mola Village:- Kabidanga, P.O:- Bamunia, P.S:- Kashipur, District:- South 24-Parganas, West Bengal, India, PIN - 743502	MOLYA NUR ISLAM, ANURAG KYAL, AMRITA GHOSH			18/10/22

(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

GRN Details

GRN:	192022230058241271	**Payment Mode:**	Online Payment
GRN Date:	24/06/2022 12:57:26	**Bank/Gateway:**	Indian Overseas Bank
BRN :	202206240931798	**BRN Date:**	24/06/2022 12:58:09
Payment Status:	Successful	**Payment Ref. No:**	2001904719/5/2022 [Query No/*Query Year]

Depositor Details

Depositor's Name:	ANURAG KYAL
Address:	30C SOUTH END PARK KOLKATA 700029
Mobile:	9830065307
Depositor Status:	Buyer/Claimants
Query No:	2001904719
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:	2001904719/5/2022
Remarks:	Sale, Sale Document Payment No 5

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001904719/5/2022	Property Registration- Stamp duty	0030-02-103-003-02	19131
2	2001904719/5/2022	Property Registration- Registration Fees	0030-03-104-001-16	10416
			Total	**29547**

IN WORDS: **TWENTY NINE THOUSAND FIVE HUNDRED FORTY SEVEN ONLY.**

Major Information of the Deed

Deed No :	**I-1604-12406/2022**	**Date of Registration**	**19/10/2022**
Query No / Year	**1604-2001904719/2022**	**Office where deed is registered**	
Query Date	**23/06/2022 3:28:52 PM**	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	VINAYAK LEGAL 122/1R, Satyendra Nath Majumdar Sarani,Thana : Tollygunge, District : South 24-Parganas, WEST BENGAL, PIN - 700026, Mobile No. : 9330394689, Status :Seller/Executant		
Transaction		Additional Transaction	
[0101] Sale, Sale Document		[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 4,00,000/-]	
Set Forth value		Market Value	
Rs. 6,37,000/-		Rs. 6,37,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 19,231/- (Article:23)		Rs. 10,416/- (Article:A(1), E.)	
Remarks			

Land Details :

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

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-65	RS-661	Bastu	Shali	3 Dec	6,37,000/-	6,37,000/-	
	Grand Total :				**3Dec**	**6,37,000 /-**	**6,37,000 /-**	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**MOLYA NURISLAM, (Alias: Noor Islam Molla)** Son of Late Kalu Molla Jirangachi, City:- , P.O:- Hatisala, P.S.-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No.:: AVxxxxxx4L, Aadhaar No: 83xxxxxxxx0102, Status :Individual, Executed by: Self, Date of Execution: 02/08/2022 , Admitted by: Self, Date of Admission: 02/08/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 02/08/2022 , Admitted by: Self, Date of Admission: 02/08/2022 ,Place : Pvt. Residence

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

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**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, Executed by: Self, Date of Execution: 02/08/2022 , Admitted by: Self, Date of Admission: 18/10/2022 ,Place : Pvt. Residence

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**AMRITA GHOSH (Presentant)** Son of Biplob Ghosh Bellachandi, 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 Status : Representative, Representative of : KYAL DEVELOPERS PRIVATE LIMITED

Identifier Details :

Name	Photo	Finger Print	Signature
NIJAM UDDIN MOLLA Son of Abdul Jalil Molla Village:- Kabildanga, P.O:- Barrunia, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743502			
Identifier Of MOLYA NURISLAM, ANURAG KYAL, AMRITA GHOSH			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	MOLYA NURISLAM	ANURAG KYAL-3 Dec

On 24-06-2022

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 6,37,000/-

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

On 02-08-2022

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

Presented for registration at 16:10 hrs on 02-08-2022, at the Private residence by AMRITA GHOSH ,

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

Execution is admitted on 02/08/2022 by MOLYA NURISLAM, Alias Noor Islam Molla, Son of Late Kalu Molla, Jirangachi, P.O: Hatisala, Thana: Kashipur, , 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

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

Execution is admitted on 02-08-2022 by AMRITA GHOSH, Authosized 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 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 03-08-2022

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 10,416.00/- (A(1) = Rs 6,370.00/- ,B = Rs 4,000.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by by online = Rs 10,416/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/06/2022 12:58PM with Govt. Ref. No: 192022230068241271 on 24-06-2022, Amount Rs: 10,416/-, Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 20220624031798 on 24-06-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 19,131/- and Stamp Duty paid by by online = Rs 19,131/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/06/2022 12:58PM with Govt. Ref. No: 192022230058241271 on 24-06-2022, Amount Rs: 19,131/-, Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 202205240931798 on 24-06-2022, 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

On 18-10-2022

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

Execution is admitted on 18/10/2022 by ANURAG KYAL, Son of Umesh Kyal, 30C, South End Park, P.O: Sarat Bose Road, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Business

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

Endorsement by Commissioner after execution of Visit Commission Case No: -002238 of 2022

Having visited the residence of ANURAG KYAL , , Son of Umesh Kyal, 30C, South End Park, P.O: Sarat Bose Road, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by profession Business I have this day examined the said ANURAG KYAL who has been identified to my satisfaction 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 AND the said ANURAG KYAL has admitted the execution of this document

Anupam Halder

DISTRICT SUB-REGISTRAR

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

South 24-Parganas, West Bengal

On 19-10-2022

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 Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 19,131/- and Stamp Duty paid by Stamp Rs 100.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 14156, Amount: Rs.100.00/-, Date of Purchase: 10/02/2022, Vendor name: Subhankar Das

Anupam Halder

DISTRICT SUB-REGISTRAR

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

South 24-Parganas, West Bengal

On 19-10-2022

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 Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 19,131/- and Stamp Duty paid by Stamp Rs 100.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 14156, Amount: Rs.100.00/-, Date of Purchase: 10/02/2022, 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 1604-2022, Page from 360486 to 360512

being No 160412406 for the year 2022.

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

Digitally signed by ANUPAM HALDER
Date: 2022.10.20 14:22:10 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 2022/10/20 02:22:10 PM

DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)

O 12710/22

I-12407/22

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL

AH 352913

18/10/2022

200300 4080/2022

2-22PM

[illegible] that the document is admitted to the Registration. The signature sheets and the clauses or additional sheets attached with the document [illegible] part of this document.

CONVEYANCE

1. **Date:** 18.10.22

2. **Place:** Kolkata

3. **Parties**

2-22PM

18/10/22

19.10.22

19.10.22

District Sub-Registrar-IV
Sealdah [illegible]
Registration [illegible]
Alipore, South 24 Parganas

19 OCT 2022

003997

04 JUL 2022

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

Name: ALAMGIR REZA ADVOCATE

Address: ALIPORE JUDGES COURT KOL-27

Vendor: WB/1553/2003

Alipur Collectorate, 24 Pgs. (S)

SUBHANKAR DAS
STAMP VENDOR
Alipur Police Court, Kol-27

Anorita Ghosh

7840

KAYL DEVELOPERS PRIVATE LIMITED

Anorita Ghosh

Director / Authorised Signatory

7841

Sushil Ghosh

7842

Witnessed in Move

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

18 OCT 2022

Sahi Ali
S/O, Belal Ali
Business
Nalpukur, Bhangar
P.S & P.O. Bhangar
Pin - 743502
Dist 24 Pgs (S)

3.1 **SUSHIL GHOSH ALIAS SUSHIL KUMAR GHOSH (PAN AEOPG4300H** and **Aadhaar No. 4111 0666 9316)**, son of Late Rajendra Nath Ghosh, by faith Hindu, by occupation Others, nationality Indian, residing at Jirangachha, Post Office Hatisala, Police Station Kashipur, Kolkata-700135, District South 24 Parganas (**Vendor**, includes successors-in-interest)

And

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

And

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

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 (**Second Confirming Party**, includes successors-in-interest)

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

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject Matter of Conveyance

4.1 **Said Property:** (1) Land classified as Danga (highland) measuring 0.8333 (zero point eight three three three) decimal, more or less, out of 5 (five) decimal, being a portion of R.S. Dag No. 107, corresponding L.R. Dag No. 102, recorded under R.S. Khatian No. 496, L.R. Khatian No. 3191, 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 (**First Property**) and more fully described in **Part-I** of the **First Schedule**

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

10 OCT 2022

below **And** (**2**) land classified as Danga (highland) measuring 15.11 (fifteen point one one) decimal, more or less, out of 52 (fifty two) decimal, being a portion of R.S. Dag No. 108, corresponding L.R. Dag No. 101, recorded under R.S. Khatian No. 496, L.R. Khatian No. 3191, 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 (**Second Property**) and more fully described in **Part-II** of the **First Schedule** below, the First Property and Second Property are more fully and collectively described in the **Second Schedule** below (collectively **Said Property**) **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof.

5. Background, Representations, Warranties and Covenants

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

5.1.1 **Ownership of Sarojini Bala Ghosh:** By virtue of a Deed of Patta dated 27th December, 1951, registered in the Office of the Sub-Registrar of Bhangar, recorded in Book No. I, Volume No. 71, at Pages 184 to 185, being Deed No. 7526 for the year 1951, Sarojini Bala Ghosh alias Sarojini Bala Ghosh became the sole and absolute owner in respect of (**1**) land measuring 2.5 (two point five) decimal, more or less, out of 5 (five) decimal, being a portion of R.S. Dag No. 107, corresponding L.R. Dag No. 102, 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 (**First Larger Property**) and (**2**) land measuring 45.33 (forty five point three three) decimal, more or less, out of 52 (fifty two) decimal, being a portion of R.S. Dag No. 108, corresponding L.R. Dag No. 101, 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 (**Second Larger Property**), free from all encumbrances.

5.1.2 **Mutation by Sarojini Bala Ghosh:** In the above mentioned circumstances, said Sarojini Bala Ghosh alias Sarojini Bala Ghosh has become the sole and absolute owner in respect of the First Larger Property and Second Larger Property and mutated her name in the records of the Revisional Settlement Operation under R.S. Khatian No. 496, free from all encumbrances.

5.1.3 **Gift to Sushil Kumar Ghosh & Ors.:** By a Deed of Gift dated 21st December, 2009, registered in the Office of the District Sub-Registrar-III, South 24 Parganas at Alipore, recorded in Book No. I, CD Volume No. 31, at Pages 5964 to 5975, being Deed No. 08447 for the year 2009, said Sarojini Bala Ghosh alias Sarojini Bala Ghosh gifted, granted and transferred the First Larger Property and Second Larger Property, unto

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

18 OCT 2022

and in favour of (**1**) Pravat Kumar Ghosh, (**2**) Sushil Kumar Ghosh and (**3**) Subhash Chandra Ghosh, free from all encumbrances.

5.1.4 **Absolute Ownership of Vendor:** In the above mentioned events and circumstances said Sushil Kumar Ghosh (the Vendor herein) has become the sole and absolute owner in respect of the First Property out of the First Larger Property and Second Property out of the Second Larger Property and mutated his name in the records of the Block Land and Land Reforms Officer, Bhangar-II, recorded under L.R. Khatian No. 3191, free from all encumbrances. The First Property and Second Property collectively the Said Property is the subject matter of this Conveyance.

5.1.5 **Agreement with Confirming Party:** M/s. Kyal Developers Private Limited and Nijam Uddin Molla (the Confirming Parties herein) entered into agreement for sale with the Vendor herein for purchasing the Said Property whereupon a sum of Rs. 10,00,000/- (Rupees Ten Lakhs only) has been paid by said M/s. Kyal Developers Private Limited and a further sum of Rs. 2,00,000/- (Rupees Eight Lakh only) has been paid by said Nijam Uddin Molla to the Vendor as earnest money.

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

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

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

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

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

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

District Sub-Registrar-IV
Registered under Section
of Registration Rules
Alipore, South 24 Parganas

18 OCT 2011

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

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

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

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

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

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

6. Basic Understanding

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

7. Transfer

7.1 **Hereby Made:** The Vendor hereby sells, conveys and transfers to the Purchaser the entirety of the Vendor's right, title and interest of whatsoever or howsoever nature in the Said Property, more fully described in the **Second Schedule** below, being (1) the First Property, i.e., land measuring 0.8333 (zero point eight three three three) decimal, more or less, out of 5 (five) decimal, being a portion of R.S. Dag No. 107, corresponding L.R. Dag No. 102, recorded under R.S. Khatian No. 496, L.R. Khatian No. 3191, Mouza Jirangacha, J.L. No. 25, Police Station

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

18 OCT 2022

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** below **And** (**2**) the Second Property, i.e., land measuring 15.11 (fifteen point one one) decimal, more or less, out of 52 (fifty two) decimal, being a portion of R.S. Dag No. 108, corresponding L.R. Dag No. 101, recorded under R.S. Khatian No. 496, L.R. Khatian No. 3191, 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** 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. 30,00,000/-** (Rupees Thirty Lakh only) (**Total Consideration**) out of which the Purchaser has paid Rs. 18,00,000/- (Rupees Eighteen lakhs only) directly to the Vendor receipt of which Vendor hereby and by the Vendor's Receipt and Memo of Consideration hereunder written, admits and acknowledges and Rs.10,00,000/- (Rupees Ten lakh only) to said M/s. Kyal Developers Private Limited (First Confirming Party herein) towards reimbursement of earnest money and further Rs.2,00,000/- (Rupees two lakh only) to said Nizam Uddin Molla (the Second Confirming Party herein) 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

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.

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

10 OCT 2022

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

8.2.1 **Indemnification by Vendor:** express indemnification by the Vendor about the correctness of the Vendor's title, Vendor's authority to sell and non existence of any encumbrances on the Said Property, which if found defective or untrue at any time, the Vendor shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendor hereby covenants that the Vendor or any person claiming under the Vendor in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Purchaser and/or the Purchaser's successors-in-interest and assigns, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the Purchaser and/or the Purchaser's successors-in-interest and assigns by reason of any claim made by any third parties with respect to the title of the Said Property. If any difficulty arises in respect of mutation of the Said Property in the name of the Purchaser then the Vendor shall at all times hereinafter, at the costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to mutate the name of the Purchaser in respect of the Said Property. In this regard the Vendor hereby clarifies that the Title Deeds and L.R. Record of Rights are not in parity with the Vendor's entitlement in said R.S. Dag Nos. 107 and 108, corresponding L.R. Dag Nos. 102 and 101 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 Dags (acquired vide the recited Deeds) under these presents whatsoever and howsoever in nature and the Purchaser shall be entitled to rectify the Record of Rights accordingly.

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

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

18 OCT 2022

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

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

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

8.8 **Further Acts:** The Vendor hereby covenants that the Vendor or any person claiming under him, shall and will from time to time and at all times hereafter, upon every request and at the cost of the Purchaser and/or its successors-in-interest and assigns, do and 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

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

18 OCT 2022

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 Danga (highland) measuring 0.8333 (zero point eight three three three) decimal, more or less, out of 5 (five) decimal, being a portion of R.S. Dag No. 107, corresponding L.R. Dag No. 102, recorded under R.S. Khatian No. 496, L.R. Khatian No. 3191, 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. 106
On the East	:	By R.S. Dag No. 108
On the South	:	By R.S. Dag No. 110
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 First Property and appurtenances and inheritances for access and user thereof.

Part II
(Second Property)

Land vacant classified as Danga (highland) measuring 15.11 (fifteen-point one one) decimal, more or less, out of 52 (fifty-two) decimal, being a portion of R.S. Dag No. 108, corresponding L.R. Dag No. 101, recorded under R.S. Khatian No. 496, L.R. Khatian No. 3191, 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. 104
On the East	:	By R.S. Dag Nos. 115 & 116
On the South	:	By R.S. Dag No. 109
On the West	:	By R.S. Dag No.107

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

18 OCT 2022

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

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

Land Vacant classified as Danga (highland) land measuring 0.8333 (zero point eight three three three) decimal, more or less, out of 5 (five) decimal, being a portion of R.S. Dag No. 107, corresponding L.R. Dag No. 102, recorded under R.S. Khatian No. 496, L.R. Khatian No. 3191, 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) land measuring 15.11 (fifteen-point one one) decimal, more or less, out of 52 (fifty-two) decimal, being a portion of R.S. Dag No. 108, corresponding L.R. Dag No. 101, recorded under R.S. Khatian No. 496, L.R. Khatian No. 3191, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-II** of the **First Schedule** above

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

The details of the Said Property are tabulated below:

Mouza	R.S. Dag No.	L.R. Dag No.	L.R. Khatian	Total Area in *Dag* (in Dec)	Area Sold (in Dec)
Jirangacha	107	102	3191	5	0.8333
Jirangacha	108	101	3191	52	15.11
				Total:	**15.9433**

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

18 OCT 2022

10. Execution and Delivery

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

Suchil Ghosh

[Vendor]

KAYL DEVELOPERS PRIVATE LIMITED

Amrita Ghosh

Director / Authorised Signatory

[First Confirming Party]

Nizamuddin Molla

[Second Confirming Party]

Drafted by:

Alamgir Reza WB/1366/03

Advocate

Alipore Judges Court

Kol-27

Witnesses:

Signature Tapas Kr. Tripathi Signature Salim Ali

Name TAPAS KUMAR TRIPATHI Name SALIM ALI

Father's Name Tapan Kr. Tripathy. Father's Name BELAIT ALI

Address 1643, Gariahat Rd. Address NALPUKUR, BHANGAR

Rajindem Apartment, Kol-84 P.O & P.S. BHANGAR, ~~Kol~~ Pin-743502

Dist 24 PGS(S)

District Sub-Registrar-IV
Registrar U/S 7 (2) (a)
Registration 1808
Alipore, South 24 Parganas

18 OCT 2022

Vendor's Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs. 18,00,000/- (Rupees Eighteen Lakh only)** towards full and final payment of the consideration for sale of the Said Property described in the **Second Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
UTR NO. IOBAR52022101700763688	17.10.2022	Indian Overseas Bank	18,00,000/-
		Total:	**18,00,000/-**

Sushil Ghosh

[Vendor]

Witnesses:

Signature Tapas Kr Tripathi Signature Salim Ali

Name TAPAS KUMAR TRIPATHI Name SALIM ALI

District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration Act'08
Alipore, South 24 Parganas

18 OCT 2022

The First Confirming Party's Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs.10,00,000/- (Rupees Ten Lakhs only)** towards full and final payment of reimbursement of earnest money for nominating the Said Property described in the **Second Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
Cheque No. 256459	17.10.2022	Indian Overseas Bank	10,00,000/-
		Total:	**10,00,000/-**

KAYL DEVELOPERS PRIVATE LIMITED

Amrita Ghosh

Director / Authorised Signatory

[First Confirming Party]

Witnesses:

Signature Tapas Kr Tiwari Signature Salim Ali

Name TAPAS KUMAR TIWARI Name SALIM ALI

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

18 OCT 2022

The Second Confirming Party's Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs.2,00,000/- (Rupees Two Lakhs only)** towards full and final payment of reimbursement of earnest money for nominating the Said Property described in the **Second Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
UTR No. IOBAN22210592259	29.07.2022	Indian Overseas Bank	2,00,000/-
		Total:	**2,00,000/-**

[Second Confirming Party]

Witnesses:

Signature _____ Signature _____

Name TAPAS KUMAR TRIPATHI Name SALIM ALI

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

10 OCT 2022

SPECIMEN FORM FOR TEN FINGER PRINTS

Riti Kad

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

Sushil Ghosh

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

Amrita Ghosh

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

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

18 OCT 2022

SPECIMEN FORM FOR TEN FINGER PRINTS

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

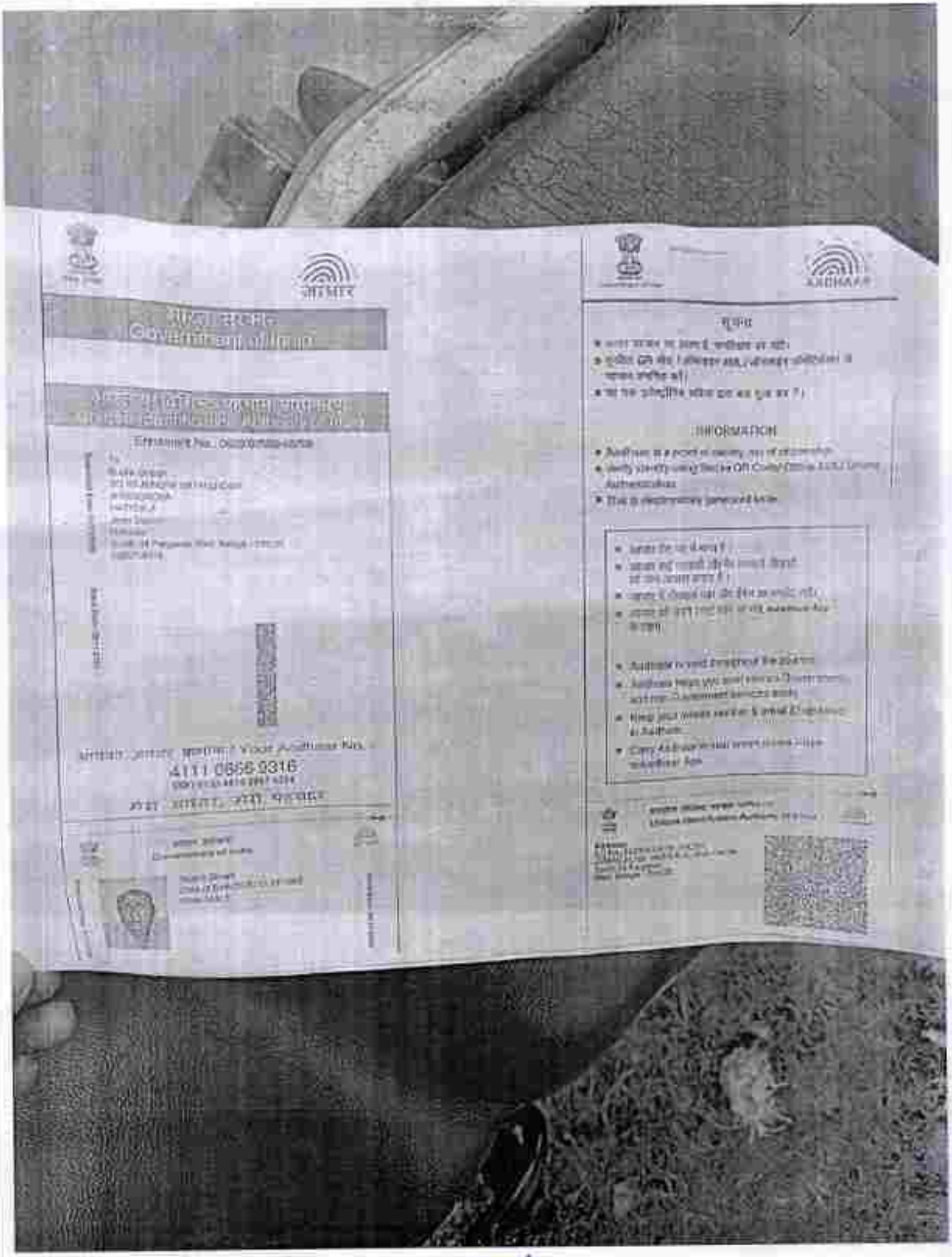
District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

18 OCT 2022

आयकर विभाग
INCOME TAX DEPARTMENT
SUSHIL GHOSH
RAJENDRA NATH GHOSH
AEDPG4600H

भारत सरकार
GOVT OF INDIA

Sushil Ghosh



Sushil Ghosh

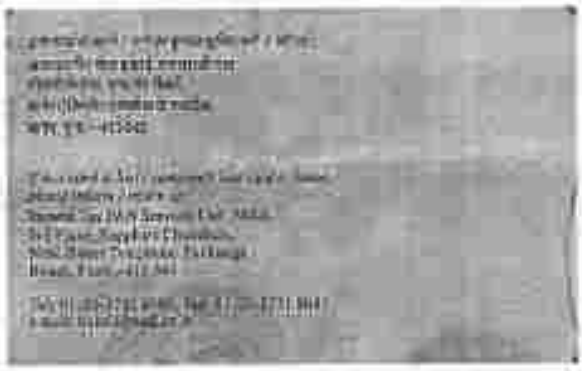

Priti Kyal
Female
8175 1883 0898
मेरा आधार, मेरी पहचान

Priti Kyal


8175 1883 0898


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
AJKPK7575P

Priti Kohl



KAYL DEVELOPERS PRIVATE LIMITED

Director / Authorised Signatory

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

AMRITA GHOSH
BIPLOB GHOSH
20/06/1991

BLRPG8979F

भारत सरकार
Government of India

Amrita Ghosh
Father : Biplob Ghosh

DOB: 20/06/1991
Male

2744 4498 2164

Unique Identification Authority of India

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

2744 4498 2164

Amrita Ghosh

Nizamuddin Molla

আধার

ভারত সরকার

Unique Identification Authority of India

Government of India

Enrolment No.: 1/0/0/20408/16333

To

Salim Ali

Kakinara

Bhangar (M) South 24 Parganas

West Bengal - 743502

1947/2018

KH1401785137FT

1401785137

আপনার আধার সংখ্যা / Your Aadhaar No.:

4676 8042 7678

আধার – সাধারণ মানুষের অধিকার

ভারত সরকার

Government of India

Salim Ali

Father : Salim Ali

DOB: 05/01/1983

Male

4676 8042 7678

আধার – সাধারণ মানুষের অধিকার

Salim Ali

Deed 1 of

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

Query No / Year	**2003004060/2022**	**Office where deed will be registered**
Query Date	**15/10/2022 12:47:26 PM**	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	VINAYAK LEGAL 122/1R, Satyendra Nath Majumdar Sarani,Thana : Tollygunge, District : South 24-Parganas, WEST BENGAL, PIN - 700026, Mobile No. 9330394589, Status :Seller/Executant	
Transaction		Additional Transaction
[0101] Sale, Sale Document		[4308] Agreement (No of Agreement : 2), [4311] Receipt (Rs : 12,00,000/-)
Set Forth value		Market Value
Rs. 30,00,000/-		Rs. 30,00,000/-
Total Stamp Duty Payable(SD)		Total Registration Fee Payable
Rs. 90,021/- (Article:23)		Rs. 42,014/- (Article A(1), E, B)
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
Remarks		

Land Details :

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

Sch No	Plot Number	Khatian Number	Land Proposed	UseROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-107	RS-498	Bastu	Danga	0.5333 Dec	1,56,799/-	1,56,799/-	
L2	RS-108	RS-496	Bastu	Danga	15.11 Dec	28,43,201/-	28,43,201/-	
		TOTAL :			**15.9433Dec**	**30,00,000 /-**	**30,00,000 /-**	
	Grand Total :				**15.9433Dec**	**30,00,000 /-**	**30,00,000 /-**	

Seller Details :

Sl No	Name & address	Status	Execution Admission Details :
1	SUSHIL GHOSH Son of Rajendra Nath Ghosh,Jirangachhi, 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. AExxxxxx0H, Aadhaar No.: 41xxxxxxxx9316,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Query No: 2003004060/2022, Printed On : Oct 15 2022 4:04PM, Generated from eRegistration.gov.in

2	KYAL DEVELOPERS PRIVATE LIMITED ,122/1R, Satyendra Nath Majumder Sarani, 4th Floor, City:- , P.O:- Kalighat, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 PAN No. AAxxxxxx0E , Aadhaar No Not Provided by UIDAIStatus :Organization as Confirming Party, Executed by: Representative	Organization as Confirming Party	Executed by: Representative
3	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.: 40xxxxxxxx5842,Status :Confirming Party, Executed by: Self To be Admitted by: Self	Confirming Party	Executed by: Self To be Admitted by: Self

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.: 81xxxxxxxx0598,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. BLxxxxxx0F , Aadhaar No.: 27xxxxxxxx2164	KYAL DEVELOPERS PRIVATE LIMITED

Identifier Details :

Name & address
SALIM ALI Son of Belat Ali Naipukur, Kalikapur, City:- , P.O:- Bhangar, P.S:-Bhangar, District:-South 24-Parganas, West Bengal, India, PIN:- 743502, Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, , Identifier Of SUSHIL GHOSH, NIJAM UDDIN MOLLA, AMRITA GHOSH

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	SUSHIL GHOSH	PRITI KYAL-0.41665 Dec
2	NIJAM UDDIN MOLLA	PRITI KYAL-0.41665 Dec

Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	SUSHIL GHOSH	PRITI KYAL-7.555 Dec
2	NIJAM UDDIN MOLLA	PRITI KYAL-7.555 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 14-11-2022) for e-Payment. Assessed market value & Query is valid for 30 days (i.e. upto 14-11-2022)
3. Standard User charge of Rs. 300/-(Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f. 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs.50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices: D.S.R. - I SOUTH 24-PARGANAS, D.S.R. -I I SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. BHANGAR, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA

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

19202223014169085 1

GRN Details

GRN:	19202223014169085 1	**Payment Mode:**	Online Payment
GRN Date:	17/10/2022 11:32:06	**Bank/Gateway:**	Indian Overseas Bank
BRN :	202210170681965	**BRN Date:**	17/10/2022 11:33:31
GRIPS Payment ID:	171020222014169083	**Payment Init. Date:**	17/10/2022 11:32:06
Payment Status:	Successful	**Payment Ref. No:**	2003004060/2/2022
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	PRITI KYAL
Address:	30C, SOUTH END PARK KOLKATA, West Bengal, 700029
Mobile:	9330394689
Depositor Status:	Buyer/Claimants
Query No:	2003004060
Applicant's Name:	Org VINAYAK LEGAL
Identification No:	2003004060/2/2022
Remarks:	Sale, Sale Document
Period From (dd/mm/yyyy):	17/10/2022
Period To (dd/mm/yyyy):	17/10/2022

Payment Details

Sl. No	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003004060/2/2022	Property Registration- Stamp duty	0030-02-103-003-02	90021
2	2003004060/2/2022	Property Registration- Registration Fees	0030-03-104-001-16	42014
			Total	**132035**

IN WORDS: **ONE LAKH THIRTY TWO THOUSAND THIRTY FIVE ONLY.**

PAID

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 16042003004060/2022

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	SUSHIL GHOSH Jeangachhi, City- , P.O.- Hatisala, P.S.-Kashipur, District -South 24-Parganas, West Bengal, India, PIN - 700135	Seller			Sushil Ghosh 18.10.22
2	NIJAM UDDIN MOLLA Village - Kasidanga, P.O.- Samunia, P.S.- Kashipur, District -South 24-Parganas, West Bengal, India, PIN - 743502	Seller			18.10.22
3	AMRITA GHOSH Bellachandi, Gocharan, City- , P.O.- Bellachandi, P.S.- Joynagar, District -South 24-Parganas, West Bengal, India, PIN - 743391	Representative of Seller [KYAL DEVELOPERS PRIVATE LIMITED]			Amrita Ghosh 18/10/22

Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
SALIM ALI Son of Belat Ali Nalpukur, Kankadur, City:- , P.O:- Bhangar, P.S:- Bhangar, District:- South 24-Parganas, West Bengal, India, PIN:- 743502	SUSHIL GHOSH, NIJAM UDDIN MOLLA, AMRITA GHOSH			Salim Ali 18/10/2022

(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-1604-12407/2022	Date of Registration	19/10/2022
Query No / Year	1604-2003004060/2022	Office where deed is registered	
Query Date	15/10/2022 12:47:26 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	VINAYAK LEGAL 122/1R, Satyendra Nath Majumdar Sarani,Thana : Tollygunge, District : South 24-Parganas, WEST BENGAL, PIN - 700026, Mobile No. : 9330394689, Status :Seller/Executant		
Transaction		Additional Transaction	
[0101] Sale, Sale Document		[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 12,00,000/-]	
Set Forth value		Market Value	
Rs. 30,00,000/-		Rs. 30,00,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 90,121/- (Article:23)		Rs. 42,046/- (Article:A(1), E,)	
Remarks			

Land Details :

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

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-107	RS-496	Bastu	Danga	0.8333 Dec	1,56,799/-	1,56,799/-	
L2	RS-108	RS-496	Bastu	Danga	15.11 Dec	28,43,201/-	28,43,201/-	
		TOTAL :			15.9433Dec	30,00,000 /-	30,00,000 /-	
	Grand Total :				15.9433Dec	30,00,000 /-	30,00,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**SUSHIL GHOSH** Son of Rajendra Nath Ghosh Jirangachhi, 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.:: AExxxxxx0H, Aadhaar No: 41xxxxxxxx9316, Status :Individual, Executed by: Self, Date of Execution: 18/10/2022 , Admitted by: Self, Date of Admission: 18/10/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 18/10/2022 , Admitted by: Self, Date of Admission: 18/10/2022 ,Place : Pvt. Residence

2	**KYAL DEVELOPERS PRIVATE LIMITED** 122/1R, Satyendra Nath Majumder Sarani, 4th Floor, City:- , P.O:- Kalighat, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 , PAN No.:: AAxxxxxx0E,Aadhaar No Not Provided by UIDAI, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative
3	**NIJAM UDDIN MOLLA** Son of Abdul Jalil Molla Village:- Kabildanga, P.O:- Bamunia, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: CQxxxxxx3Q, Aadhaar No: 40xxxxxxxx5842, Status :Confirming Party, Executed by: Self, Date of Execution: 18/10/2022 , Admitted by: Self, Date of Admission: 18/10/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 18/10/2022 , Admitted by: Self, Date of Admission: 18/10/2022 ,Place : Pvt. Residence

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**PRITI KYAL** Wife of Rishi Kyal 30C, South Erid Park, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AJxxxxxx5P, Aadhaar No: 81xxxxxxxx0898, Status :Individual, Status : Not Executed

Representative Details :

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

Identifier Details :

Name	Photo	Finger Print	Signature
SALIM ALI Son of Belat Ali Nalpukur, Kalikapur, City:- , P.O:- Bhangar, P.S:-Bhangar, District:-South 24-Parganas, West Bengal, India, PIN:- 743502			
Identifier Of SUSHIL GHOSH, NIJAM UDDIN MOLLA, AMRITA GHOSH			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	SUSHIL GHOSH	PRITI KYAL-0.41665 Dec
2	NIJAM UDDIN MOLLA	PRITI KYAL-0.41665 Dec

Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	SUSHIL GHOSH	PRITI KYAL-7.555 Dec
2	NIJAM UDDIN MOLLA	PRITI KYAL-7.555 Dec

On 17-10-2022

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 30,00,000/-

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

On 18-10-2022

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

Presented for registration at 14:22 hrs on 18-10-2022, at the Private residence by AMRITA GHOSH ,.

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

Execution is admitted on 18/10/2022 by 1. SUSHIL GHOSH, Son of Rajendra Nath Ghosh, Jirangachhi, P.O: Hatisala, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Others, 2. NIJAM UDDIN MOLLA, Son of Abdul Jalil Molla, P.O: Barnunia, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Muslim, by Profession Business

Indetified by SALIM ALI, , , Son of Belat Ali, Naipukur, Kalikapur, P.O: Bhangar, Thana: Bhangar, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Muslim, by profession Others

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

Execution is admitted on 18-10-2022 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 SALIM ALI, , , Son of Belat Ali, Naipukur, Kalikapur, P.O: Bhangar, Thana: Bhangar, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Muslim, by profession Others

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

On 19-10-2022

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 42,046.00/- (A(1) = Rs 30,000.00/- ,B = Rs 12,000.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 42,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/10/2022 11:33AM with Govt. Ref. No: 192022303141690851 on 17-10-2022, Amount Rs: 42,014/-, Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 20221017068 1965 on 17-10-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 90,021/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 90,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3997, 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 17/10/2022 11:33AM with Govt. Ref. No: 192022230141690851 on 17-10-2022, Amount Rs: 90,021/-, Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 202210170681965 on 17-10-2022, Head of Account 0030-02-103-003-02

Anupam Haider

DISTRICT SUB-REGISTRAR

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

South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2022, Page from 360436 to 360462

being No 160412407 for the year 2022.

Digitally signed by ANUPAM HALDER
Date: 2022.10.20 14:20:10 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 2022/10/20 02:20:10 PM

DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)

0/27/9/22

I-12408/22

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबंगा पश्चिम बंगाल WEST BENGAL

AH 352912

18/10/2022

200300 2452/2022

2-25 pm

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.

CONVEYANCE

1. **Date:** 18.10.22

2. **Place:** Kolkata

3. **Parties**

18.10.22

19.10.22

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

19 OCT 2022

2-25 pm
18/10/22

003998

04 JUL 2022

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

Name:.....ALAMGIR REZA ADVOCATE

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

Vendor:.....WB/1388/2003

Alipur Collectorate, 24 Pgs. (S)

SUBHANKAR DAS
STAMP VENDOR
Alipur Police Court, Kol-27

Amrita Ghosh

7840

KAYL DEVELOPERS PRIVATE LIMITED

Amrita Ghosh

Director / Authorised Signatory

7841

Sushil Ghosh

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

18 OCT 2022

Nidamuddin Mollah
S/o- Abdul Jaki mollah.
Vill- Kasildanga.
P.O- Bamunia.
P.S- Kashipur
Dist- 24 Pgs (S)
Pin- 743502

3.1 **SUSHIL GHOSH ALIAS SUSHIL KUMAR GHOSH** (**PAN AEOPG4300H** and **Aadhaar No. 4111 0666 9316**), son of Late Rajendra Nath Ghosh, by faith Hindu, by occupation Others, nationality Indian, residing at Jirangachha, Post Office Hatisala, Police Station Kashipur, Kolkata-700135, District South 24 Parganas (**Vendor**, includes successors-in-interest)

And

3.2 **RISHI KYAL**, having **PAN AFTPK7464G** and **Aadhaar No. 600912830434**, son of Balkrishan Kyal, by faith Hindu, by occupation Business, nationality Indian, of 30C, South End Park, Post Office Sarat Bose Road, Kolkata- 700 029, Police Station Lake, District South 24 Parganas (**Purchaser**, includes successors-in-interest)

And

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

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

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject Matter of Conveyance

4.1 **Said Property:** Land classified as shali (agricultural) measuring 8.6667 (eight point six six six seven) decimal, more or less, out of 119 (one hundred and nineteen) decimal, being a portion of C.S. Dag No. 236, corresponding R.S./L.R. Dag No. 240, recorded under R.S. Khatian No. 382, L.R. Khatian No. 191, Mouza Hatisala, J.L. No. 9, Police Station Kolkata Leather Complex (formerly Bhangar), within Beonta No. 2 Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas (**Said Property**) and more fully described in the **Schedule** below **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendor and Confirming Party in the Said Property and appurtenances and inheritances for access and user thereof.

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

18 OCT 2022

5. Background, Representations, Warranties and Covenants

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

5.1.1 **Ownership of Mohar Ali Molla & Anr.:** At all material time (**1**) Mohar alias Sahar Ali Molla and (**2**) Montaj Ali Molla, both being the sons of Munshi Molla were the joint and absolute owners in respect of land measuring 26 (twenty six) decimal, more or less, out of 39 (thirty nine) decimal, more or less, out of 119 (one hundred and nineteen) decimal, being a portion of C.S. Dag No. 236, corresponding R.S./L.R. Dag No. 240, recorded under R.S. Khatian No. 382, Mouza Hatisala, J.L. No. 9, Police Station Kolkata Leather Complex (formerly Bhangar), within Beonta No. 2 Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas (**Larger Property**), free from all encumbrances.

5.1.2 **First Purchase by Fakir Ali Sahaji:** By a Deed of Sale dated 1st April, 1968, registered in the Office of the Sub-Registrar of Bhangar, recorded in Book No. I, Volume No. 25, at Pages 247 to 249, being Deed No. 2656 for the year 1969, said Fakir Ali Sahaji had purchased the right, title and interest of said Mohar alias Sahar Ali Molla in the Larger Property, free from all encumbrances.

5.1.3 **Second Purchase by Fakir Ali Sahaji:** By a Deed of Sale dated 24th April, 1969, registered in the Office of the Sub-Registrar of Bhangar, recorded in Book No. I, being Deed No. 4661 for the year 1969, said Fakir Ali Sahaji had purchased the right, title and interest of said Montaj Ali Molla in the Larger Property, free from all encumbrances.

5.1.4 **Ownership of Fakir Ali Sahaji:** In the above mentioned circumstances said Fakir Ali Molla has become the sole and absolute owner in respect of the Larger Property, free from all encumbrances.

5.1.5 **Sale to Sushil Ghosh & Ors.:** By a Deed of Sale dated 26th April, 1973, registered in the Office of the Sub-Registrar of Bhangar, recorded in Book No. I, Volume No. 73, at Pages 99 to 100, being Deed No. 6282 for the year 1973, said Fakir Ali Sahaji sold, conveyed and transferred the Larger Property unto and in favour of (**1**) Pravat Kumar Ghosh, (**2**) Sushil Ghosh and (**3**) Subhash Chandra Ghosh, free from all encumbrances.

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

5.1.7 **Agreement with Confirming Party:** M/s. Kyal Developers Private Limited (the Confirming Party herein) approached the Vendor herein with a proposal to purchase the Said Property and the Vendor accepted

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

18 OCT 2021

the said proposal and entered into an Agreement for Sale with the Confirming Party in this regard and further the Vendor has received the advance/earnest money as agreed between them.

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

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

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

5.2.1 **No Acquisition/Requisition:** The Vendor has not received any notice from any authority for acquisition, requisition or vesting of the Said Property and 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.

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

18 OCT 2022

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, i.e., land measuring 8.6667 (eight point six six six seven) decimal, more or less, out of 119 (one hundred and nineteen) decimal, being a portion of C.S. Dag No. 236, corresponding R.S./L.R. Dag No. 240, recorded under R.S. Khatian No. 382, L.R. Khatian No. 191, Mouza Hatisala, J.L. No. 9, Police Station Kolkata Leather Complex (formerly Bhangar), within Beonta No. 2 Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances with the confirmation of the Confirming Party herein.

7.2 **Consideration:** The aforesaid conveyance of the Said Property is being made in consideration of a sum of Rs. 35,00,000/- (Rupees Thirty Five Lakhs only) (**Total Consideration**) out of which the Purchaser has paid Rs.25,00,000/- (Rupees Twenty Five Lakhs only) directly to the Vendor

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

18 OCT 2022

receipt of which Vendor hereby and by the Vendor's Receipt and Memo of Consideration hereunder written, admits and acknowledges and Rs.10,00,000/- (Rupees Ten Lakhs only) to the Confirming Party towards reimbursement of earnest money, receipt of which the Confirming Party hereby and by the Confirming Party's Receipt and Memo of Consideration hereunder written, admits and acknowledges.

8. Terms of Transfer

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

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

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

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

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

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

8.2.1 **Indemnification by Vendor:** express indemnification by the Vendor about the correctness of the Vendor's title, Vendor's authority to sell and non existence of any encumbrances on the Said Property, which if found defective or untrue at any time, the Vendor shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendor hereby covenants that the Vendor or any person claiming under the Vendor in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Purchaser and/or the Purchaser's successors-in-interest and assigns, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the Purchaser and/or the Purchaser's successors-in-interest and assigns by reason of any claim made by any third parties with respect to the title of the Said Property. If any difficulty arises in respect of mutation of the Said Property in the name of the Purchaser then the Vendor shall at all times hereinafter, at the costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to mutate the name of the Purchaser in respect of the Said Property. In this regard the Vendor hereby clarifies that the Title Deed and L.R. Record of Rights are not in parity with the Vendor's entitlement in said R.S. Dag No. 240 as recited under clause 5.1 and sub-clauses

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

18 OCT 2022

thereunder. However, the Vendor hereby conveys all the Vendor's right, title and interest in the said R.S. Dag (acquired vide the recited Deeds) under these presents whatsoever and howsoever in nature and the Purchaser shall be entitled to rectify the Record of Rights accordingly.

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 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

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

18 OCT 2011

classification at the sole discretion of the Purchaser and the Purchaser shall be fully entitled to do the same in all public and statutory records and the Vendor hereby expressly (a) consents to the same, notwithstanding the nature of use and classification of the balance portion of the Dag (from which the Said Property has been carved out) being and remaining the same as earlier and (b) appoint the Purchaser as the constituted attorney of the Vendor and empowers and authorizes the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendor undertakes to cooperate with the Purchaser in all respect to cause mutation of the Said Property in the name of the Purchaser and conversion of the nature of use and classification thereof and in this regard shall sign all documents and papers as required by the Purchaser.

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

8.8 **Further Acts:** The Vendor hereby covenants that the Vendor or any person claiming under him, shall and will from time to time and at all times hereafter, upon every request and at the cost of the Purchaser and/or its successors-in-interest and assigns, do and 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.

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

18 OCT 2022

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

Land vacant classified as shali (agricultural) measuring 8.6667 (eight point six six six seven) decimal, more or less, out of 119 (one hundred and nineteen) decimal, being a portion of C.S. Dag No. 236, corresponding R.S./L.R. Dag No. 240, recorded under R.S. Khatian No. 382, L.R. Khatian No. 191, Mouza Hatisala, J.L. No. 9, Police Station Kolkata Leather Complex (formerly Bhangar), within Beonta No. 2 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. 239
On the East	:	By Mouza Jirangacha
On the South	:	By R.S. Dag No. 337
On the West	:	By R.S. Dag No. 336

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 is tabulated below:

Mouza	C.S./L.R. Dag No.	R.S./L.R. Dag No.	R.S. Khatian No.	L.R. Khatian No.	Total Area in *Dag* (in Dec)	Area Sold (in Dec)
Jirangacha	236	240	382	191	119	8.6667
					Total	**8.6667**

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

District Sub-Registrar-IV
Recorded u/s 7 (2) of
Registration 1908
Alipur, South 24 Parganas

18 OCT 2022

10. Execution and Delivery

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

Sushil Ghosh

[Vendor]

KAYL DEVELOPERS PRIVATE LIMITED
Amrita Ghosh
Director / Authorised Signatory

[Confirming Party]

Drafted by:

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

Witnesses:

Signature Tapas Kr. Tripathi	Signature Jiaur Ali
Name TAPAS KUMAR TRIPATHI	Name Jiaur Ali
Father's Name Tapan Kr. Tripathy	Father's Name Hakim Molla
Address 164B Gariahat Rd.	Address Vill P.O. Bhangar
Dhakuria Kolkata, Kol-84	P.S- Kashipur Dist- 743502

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

18 OCT 2022

Vendor's Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs.25,00,000/- (Rupees Twenty Five Lakhs 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 NO. IOBAR52022101700765505	17.10.2022	Indian Overseas Bank	25,00,000/-
		Total:	**25,00,000/-**

Witnesses:

1. Tapas Ms. Tripathi

Sushil Ghosh

[Vendor]

2. Jhuma Ray

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

18 OCT 2017

The Confirming Party's Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs.10,00,000/- (Rupees Ten Lakhs only)** towards full and final payment of reimbursement of earnest money for nominating the Said Property described in the **Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
Cheque No. 256758	17.10.2022	Indian Overseas Bank	10,00,000/-
		Total:	**10,00,000/-**

Witnesses:

1. Tapas Kr. Tripathi

KAYL DEVELOPERS PRIVATE LIMITED

Amrita Ghosh

Director / Authorised Signatory

[the Confirming Party]

2. Ibsan Ali

District Sub-Registrar-IV
Register u/s 7 (2) (a)
Registration 1608
Alipore, South 24 Parganas

18 OCT 2022

SPECIMEN FORM FOR TEN FINGER PRINTS

Ravindra Nayak

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

Sourabh Ghosh

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

Amit 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

18 OCT 2022

Sushil Ghosh

Government of India

Your Aadhaar No.:

4111 0666 9316

AADHAAR

INFORMATION

Sushil Ghosh

भारत सरकार
GOVERNMENT OF INDIA

6009 1283 0434

আধার - সাধারণ মানুষের অধিকার

Bankim Sengupta

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:

Address:
S/O Bankim Kumar, 30 C, South End Park, Near Gold Park, Kolkata, Gariahat Road, West Bengal, 700029

PERMANENT ACCOUNT NUMBER

AFTPK7464G

NAME

RISHI KYAL

FATHER'S NAME

BALKRISHAN KYAL

DATE OF BIRTH

11-01-1978

Rishi Kyal

COMMISSIONER OF INCOME-TAX, N.S. - II

Rishi Kyal

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

KAYL DEVELOPERS PRIVATE LIMITED

Director / Authorised Signatory

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

AMRITA GHOSH
BIPLOB GHOSH
28/06/1991

BLRPG5979F

भारत सरकार
Government of India

Amrita Ghosh
Father : Biplob Ghosh

2744 4498 2164

Unique Identification Authority of India

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

2744 4498 2164

Amrita Ghosh

Nisar Ahmad Molla

Deed-3 of

सत्यमेव जयते

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

Query No / Year	2003002452/2022	Office where deed will be registered
Query Date	14/10/2022 6:15:58 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. : 9330394599, Status :Seller/Executant	
Transaction		Additional Transaction
[0101] Sale, Sale Document		[4308] Agreement [No of Agreement : 2], [4311] Receipt [Rs : 10,00,000/-]
Set Forth value		Market Value
Rs. 35,00,000/-		Rs. 35,00,000/-
Total Stamp Duty Payable(SD)		Total Registration Fee Payable
Rs. 1,05,021/- (Article:23)		Rs. 45,014/- (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: Kolkata Leather Camp, Gram Panchayat: BENTTATA-II, Mouza: Halisala, JL No: 9, , 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	LR-240 (RS :-)	LR-392	Bastu	Shali	8.6667 Dec	35,00,000/-	35,00,000/-	
	Grand Total :				8.6667Dec	35,00,000 /-	35,00,000 /-	

Seller Details :

Sl No	Name & address	Status	Execution Admission Details :
1	SUSHIL GHOSH Son of Rajendra Nath GHosh,Jirangachhi, City:- , P.O:- Halisala, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. AExxxxxx0H, Aadhaar No.: 41xxxxxxxx9316,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Query No: 2003002452 of 2022, Printed On : Oct 14 2022 6:16PM, Generated from eregistration.gov.in

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

Buyer Details :

Sl No	Name & address	Status	Execution Admission Details :
1	RISHI KYAL Son of Balkrishan Kyal,30C, South End Park, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AFxxxxxx4G, Aadhaar No.: 60xxxxxxxx0434,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
NIJAM UDDIN MOLLA Son of Abdul Jalil Molla Village:- Kabiladanga, P.O:- Baimunia, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743502, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , Identifier Of SUSHIL GHOSH, AMRITA GHOSH

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	SUSHIL GHOSH	RISHI KYAL-8.5667 Dec

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 13-11-2022) for e-Payment . Assessed market value & Query is valid for 30 days (i.e. upto 13-11-2022)
3. Standard User charge of Rs. 300/-(Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f. 2nd May 2017.

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

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

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

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

10. It appears that seller/transferor(s) is not recorded owner/tenant(s). Please get his/her(their) name mutated at concerned Block Land & Land Reforms Office at immediately, if possible, prior to registration, for your own benefit.You may submit application for mutation now online using the following website: banglarbhumi.gov.in.

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 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

192022230141774881

GRN Details

GRN:	192022230141774881	**Payment Mode:**	Online Payment
GRN Date:	17/10/2022 12:13:06	**Bank/Gateway:**	Indian Overseas Bank
BRN :	202210170685435	**BRN Date:**	17/10/2022 12:14:24
GRIPS Payment ID:	171020222014177487	**Payment Init. Date:**	17/10/2022 12:13:06
Payment Status:	Successful	**Payment Ref. No:**	2003002452/3/2022 [Query No*/Query Year]

Depositor Details

Depositor's Name:	RISHI KYAL
Address:	30C, SOUTH END PARK KOLKATA, West Bengal, 700029
Mobile:	9330394689
Depositor Status:	Buyer/Claimants
Query No:	2003002452
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:	2003002452/3/2022
Remarks:	Sale, Sale Document Payment No 3
Period From (dd/mm/yyyy):	17/10/2022
Period To (dd/mm/yyyy):	17/10/2022

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003002452/3/2022	Property Registration- Stamp duty	0030-02-103-003-02	105021
2	2003002452/3/2022	Property Registration- Registration Fees	0030-03-104-001-16	45046
			Total	**150067**

IN WORDS: **ONE LAKH FIFTY THOUSAND SIXTY SEVEN ONLY.**

PAID

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 16042003002452/2022

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	SUSHIL GHOSH Jirangachhi, City:- , P.O:- Hatisala, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135	Seller			Sushil Ghosh 18.10.22
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	AMRITA GHOSH Bellachandi, Gochariah, City:- , P.O:- Bellachandi, P.S:- Joynagar, District:-South 24-Parganas, West Bengal, India, PIN:- 743391	Representative of Seller [KYAL DEVELOPERS PRIVATE LIMITED]			Amrita Ghosh 18.10.22

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:- Kabildanga, P.O:- Samunia, P.S:- Kashipur, District:- South 24-Parganas, West Bengal, India, PIN:- 743503	SUSHIL GHOSH, AMRITA GHOSH			Nijam Uddin Molla 18.10.22

(Anupam Haldar)
DISTRICT SUB-REGISTRAR

Sealed, Office of the Dist. Sub-Registrar IV

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

Major Information of the Deed

Deed No :	I-1604-12408/2022	Date of Registration	19/10/2022
Query No / Year	1604-2003002452/2022	Office where deed is registered	
Query Date	14/10/2022 6:15:58 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	VINAYAK LEGAL 122/1R, Satyendra Nath Majumdar Sarani,Thana : Tollygunge, District : South 24-Parganas, WEST BENGAL, PIN - 700026, Mobile No. : 9330394689, Status :Seller/Executant		
Transaction		Additional Transaction	
[0101] Sale, Sale Document		[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 10,00,000/-]	
Set Forth value		Market Value	
Rs. 35,00,000/-		Rs. 35,00,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 1,05,121/- (Article:23)		Rs. 45,046/- (Article:A(1), E.)	
Remarks			

Land Details :

District: South 24-Parganas, P.S:- Kolkata Leather Camp, Gram Panchayat: BENTTATA-II, Mouza: Hatisala, JL No: 9, 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	LR-240 (RS :-)	LR-382	Bastu	Shali	8.6667 Dec	35,00,000/-	35,00,000/-	
	Grand Total :				8.5667Dec	35,00,000 /-	35,00,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**SUSHIL GHOSH** Son of Rajendra Nath GHosh Jirangachhi, City:- , P.O:- Hatisala, P.S:-Kashipur, District:-South 24-Parganas, West Bangal, India, PIN:- 700135 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AExxxxxx0H, Aadhaar No: 41xxxxxxxx9316, Status :Individual, Executed by: Self, Date of Execution: 18/10/2022 , Admitted by: Self, Date of Admission: 18/10/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 18/10/2022 , Admitted by: Self, Date of Admission: 18/10/2022 ,Place : Pvt. Residence

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

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**RISHI KYAL** Son of Balkrishan Kyal 30C, South End Park, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx4G, Aadhaar No: 60xxxxxxxx0434, Status :Individual, Status : Not Executed

Representative Details :

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

Identifier Details :

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

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	SUSHIL GHOSH	RISHI KYAL-8.6667 Dec

Land Details as per Land Record

District: South 24-Parganas, P.S:- Kolkata Leather Camp, Gram Panchayat: BENTTATA-II, Mouza: Hatisala, JI No: 9, Pin Code : 700135

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 240, LR Khatian No:- 382		Seller is not the recorded Owner as per Applicant.

On 17-10-2022

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 35,00,000/-

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

On 18-10-2022

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

Presented for registration at 14:25 hrs on 18-10-2022, at the Private residence by AMRITA GHOSH .

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

Execution is admitted on 18/10/2022 by SUSHIL GHOSH, Son of Rajendra Nath GHosh, Jirangachhi, P.O: Hafisala, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Others

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

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

Execution is admitted on 18-10-2022 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 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 19-10-2022

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 45,046.00/- (A(1) = Rs 35,000.00/- ,B = Rs 10,000.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 45,046/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/10/2022 12:14PM with Govt. Ref. No: 192022230141774881 on 17-10-2022, Amount Rs: 45,046/-, Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 202210170685435 on 17-10-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,05,021/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 1,05,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3998, 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 17/10/2022 12:14PM with Govt. Ref. No: 192022230141774881 on 17-10-2022, Amount Rs: 1,05,021/-, Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 202210170685435 on 17-10-2022, 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 360463 to 360485

being No 160412408 for the year 2022.

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

Digitally signed by ANUPAM HALDER
Date: 2022.10.20 14:20:21 +05:30
Reason: Digital Signing of Deed

(Anupam Halder) 2022/10/20 02:20:21 PM

DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)

01273822

I-12409/22

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL AH 352914

18/10/2022

Q-20030022 12022

2-27 PM

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
Paramount (Jt. 7 (2) of
Registration rules
Alipore, South 24 Parganas
19 OCT 2022
13.10.22
19.10.22

CONVEYANCE

1. **Date:** 18.10.22
2. **Place:** Kolkata
3. **Parties**

2-27 pm
18/10/22

04 JUL 2022

No. 003996 Rs. 100/- Date

Name: ALAMGIR REZA
ADVOCATE
Address: ALIPORE JUDGES COURT
KOL-27
Vendor: WB/1388/2003

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

Amrita Ghosh

7840

KAYL DEVELOPERS PRIVATE LIMITED
Amri Ghosh
Director / Authorised Signatory

7841

Sushil Ghosh

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

18 OCT 2022

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

(2)

3.1 **SUSHIL GHOSH ALIAS SUSHIL KUMAR GHOSH** (**PAN AEOPG4300H** and **Aadhaar No. 4111 0666 9316**), son of Late Rajendra Nath Ghosh, by faith Hindu, by occupation Others, nationality Indian, residing at Jirangachha, Post Office Hatisala, Police Station Kashipur, Kolkata-700135, District South 24 Parganas (**Vendor**, includes successors-in-interest)

And

3.2 **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 (**Purchaser**, includes successors-in-interest)

And

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

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

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject Matter of Conveyance

4.1 **Said Property:** (**1**) Land classified as Shali (agricultural) measuring 5.3733 (five point three seven three three) decimal, more or less, out of 133 (one hundred and thirty three) decimal, being a portion of C.S. Dag No. 332, corresponding R.S./L.R. Dag No. 337, recorded under R.S. Khatian No. 420, L.R. Khatian No. 191, Mouza Hatisala, J.L. No. 9, Police Station Kolkata Leather Complex (formerly Bhangar), within Beonta No. 2 Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas (**First Property**) and more fully described in **Part-I** of the **First Schedule** below **And** (**2**) land classified as Shali (agricultural) measuring 8.8486 (eight point eight four eight six) decimal, more or less, out of 119 (one hundred and nineteen) decimal, being a portion of C.S. Dag No. 236, corresponding R.S./L.R. Dag No. 240, recorded under R.S. Khatian Nos. 380 and 382, L.R. Khatian No. 191, Mouza Hatisala, J.L. No. 9, Police Station Kolkata Leather Complex (formerly Bhangar), within Beonta No. 2 Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas (**Second Property**) and more fully described in **Part-II** of the **First Schedule**

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

18 OCT 2022

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

5. Background, Representations, Warranties and Covenants

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

5.1.1 **Ownership of Chadem Ali Molla:** At all material time one Chadem Ali Molla, son of Bahadur Molla was the sole and absolute owner in respect of land measuring 44.33 (forty four point three three) decimal, more or less, out of 133 (one hundred and thirty three) decimal, being a portion of C.S. Dag No. 332, corresponding R.S./L.R. Dag No. 337, recorded under R.S. Khatian No. 420, Mouza Hatisala, J.L. No. 9, Police Station Kolkata Leather Complex (formerly Bhangar), within Beonta No. 2 Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas (**First Larger Property**), free from all encumbrances.

5.1.2 **Sale by Chadem Ali Molla:** By a Deed of Sale dated 23rd April, 1969, registered in the Office of the Sub-Registrar of Bhangar, recorded in Book No. 1, Volume No. 44, at Pages 196 to 197, being Deed No. 4747 for the year 1969, said Chadem Ali Molla sold, conveyed and transferred the First Larger Property unto and in favour of Rajendra Kumar Ghosh, free from all encumbrances.

5.1.3 **Ownership of First Larger Property:** In the above mentioned circumstances said Rajendra Kumar Ghosh became the sole and absolute owner in respect of the First Larger Property, free from all encumbrances. ..."

5.1.4 **Ownership of Esarat & Ors.:** At all material time one Esarat Molla, Sher Ali Molla and Kauchar Molla alias Chakowar Molla, all being sons of Decharat Molla were the joint, recorded and absolute owners in respect of land measuring 24 (twenty four) decimal, more or less, out of 80 (eighty) decimal, more or less, out of 119 (one hundred and nineteen) decimal, being a portion of C.S. Dag No. 236, corresponding R.S./L.R. Dag No. 240, recorded under R.S. Khatian No. 380, Mouza Hatisala, J.L. No. 9, Police Station Kolkata Leather Complex (formerly Bhangar), within Beonta No. 2 Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas (**First Portion Of Second Larger Property**), free from all encumbrances.

5.1.5 **Demise of Esarat Molla:** Said Esarat Molla, a Muslim governed by the Sunni School of Mohammedan Law, died intestate leaving behind him surviving his 2 (two) sons, namely, (**1**) Echmail Molla and (**2**) Ismail Molla, as his only legal heirs, who jointly and in equal share inherited

District Sub-Registrar-IV
Register U/S 7 (5) of
Registration Act
Alipore, South 24 Parganas

18 OCT 2022

the right, title and interest of Late Esarat Molla in the First Portion Of Second Larger Property, free from all encumbrances.

5.1.6 **Sale by Sher Ali Molla & Ors.:** By a Deed of Sale dated 17th July, 1967, registered in the Office of the Sub-Registrar of Bhangar, recorded in Book No. I, being Deed No. 10312 for the year 1967, said (**1**) Sher Ali Molla, (**2**) Kauchar Molla alias Chakowar Molla, (**3**) Echmail Molla and (**4**) Ismail Molla sold, conveyed and transferred the First Portion Of Second Larger Property unto and in favour of Rajendra Kumar Ghosh, free from all encumbrances.

5.1.7 **Ownership of Taleb Ali Molla:** At all material time one Taleb Ali Molla, son of Decharat Molla was the sole, recorded and absolute owner in respect of land measuring 8 (eight) decimal, more or less, out of 80 (eighty) decimal, more or less, out of 119 (one hundred and nineteen) decimal, being a portion of C.S. Dag No. 236, corresponding R.S./L.R. Dag No. 240, recorded under R.S. Khatian No. 380, Mouza Hatisala, J.L. No. 9, Police Station Kolkata Leather Complex (formerly Bhangar), within Beonta No. 2 Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas (**Second Portion Of Second Larger Property**), free from all encumbrances.

5.1.8 **Sale by Taleb Ali Molla:** By a Deed of Sale dated 2nd June, 1971, registered in the Office of the Sub-Registrar of Bhangar, recorded in Book No. I, Volume No. 56, at Pages 197 to 198, being Deed No. 5395 for the year 1971, said Taleb Ali Molla sold, conveyed and transferred the Second Portion Of Second Larger Property unto and in favour of Rajendra Kumar Ghosh, free from all encumbrances.

5.1.9 **Ownership of Madar Box Molla & Anr.:** At all material time one Madar Box Molla and Kasem Ali Molla, both being sons of Khejer Molla were the joint, recorded and absolute owners in respect of land measuring 28 (twenty eight) decimal, more or less, out of 80 (eighty) decimal, more or less, out of 119 (one hundred and nineteen) decimal, being a portion of C.S. Dag No. 236, corresponding R.S./L.R. Dag No. 240, recorded under R.S. Khatian No. 380, Mouza Hatisala, J.L. No. 9, Police Station Kolkata Leather Complex (formerly Bhangar), within Beonta No. 2 Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas (**Third Portion Of Second Larger Property**), free from all encumbrances.

5.1.10 **Sale by Madar Box Molla & Anr.:** By a Deed of Sale dated 21st May, 1969, registered in the Office of the Sub-Registrar of Bhangar, recorded in Book No. I, Volume No. 70, at Pages 10 to 11, being Deed No. 6263 for the year 1969, said Madar Box Molla and Kasem Ali Molla sold, conveyed and transferred the Third Portion Of Second Larger Property unto and in favour of Rajendra Kumar Ghosh, free from all encumbrances.

5.1.11 **Ownership of Mamud Ali Molla:** At all material time one Mamud Ali Molla alias Mohammad Ali Molla (**Mamud Ali Molla**), son of Munshi Molla was the sole, recorded and absolute owner in respect of land

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

18 OCT 2022

measuring 13 (thirteen) decimal, more or less, out of 39 (thirty nine) decimal, more or less, out of 119 (one hundred and nineteen) decimal, being a portion of C.S. Dag No. 236, corresponding R.S./L.R. Dag No. 240, recorded under R.S. Khatian No. 382, Mouza Hatisala, J.L. No. 9, Police Station Kolkata Leather Complex (formerly Bhangar), within Beonta No. 2 Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas (**Property Of Mamud Ali**), free from all encumbrances.

5.1.12 **Demise of Mamud Ali Molla:** Said Mamud Ali Molla, a Muslim governed by the Sunni School of Mohammedan Law, died intestate leaving behind him surviving his wife, Goljan Bibi, 2 (two) sons, namely, (**1**) Mansur Ali Molla and (**2**) Mostabar Ali Molla (Minor) and 2 (two) daughters, namely, (**1**) Chakiya Khatun Bibi (Minor) and (**2**) Ujala Bibi (Minor), as his only legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Mamud Ali Molla in the Property Of Mamud Ali, free from all encumbrances.

5.1.13 **Ownership of Goljan Bibi & Anr.:** In the above mentioned circumstances said (**1**) Goljan Bibi and (**2**) Mansur Ali Molla became the joint and absolute owners in respect of land measuring 5.417 (five point four one seven) decimal, more or less, out of the Property Of Mamud Ali (**Fourth Portion Of Second Larger Property**), free from all encumbrances.

5.1.14 **Sale by Goljan Bibi & Anr.:** By a Deed of Sale dated 18th October, 1968, registered in the Office of the Sub-Registrar of Bhangar, recorded in Book No. 1, Volume No. 131, at Pages 257 to 259, being Deed No. 13072 for the year 1968, said (**1**) Goljan Bibi and (**2**) Mansur Ali Molla sold, conveyed and transferred the Fourth Portion Of Second Larger Property unto and in favour of Rajendra Kumar Ghosh, free from all encumbrances.

5.1.15 **Ownership of Second Larger Property:** In the above mentioned circumstances said Rajendra Kumar Ghosh became the sole and absolute owner in respect of the First Portion Of Second Larger Property, Second Portion Of Second Larger Property, Third Portion Of Second Larger Property and Fourth Portion Of Second Larger Property (collectively **Second Larger Property**), free from all encumbrances.

5.1.16 **Demise of Rajendra Kumar Ghosh:** Said Rajendra Kumar Ghosh, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate leaving behind him surviving his wife, Sarodini Bala Ghosh alias Sarojini Bala Ghosh, 3 (three) sons, namely, (**1**) Pravat Kumar Ghosh, (**2**) Sushil Kumar Ghosh and (**3**) Subhash Chandra Ghosh and 7 (seven) daughters, namely, (**1**) Arati Bala Ghosh, (**2**) Sandhya Rani Ghosh, (**3**) Indrani Ghosh, (**4**) Purnima Ghosh, (**5**) Pratima Ghosh, (**6**) Mira Ghosh and (**7**) Kalyani Ghosh, as his only legal heirs and heiresses, who jointly and in equal share inherited the right, title and interest of Late Rajendra Kumar Ghosh in the First Larger Property and Second Larger Property, free from all encumbrances.

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

18 OCT 2022

5.1.17 **Gift by Sarojini Bala Ghosh:** By a Deed of Gift dated 21st December, 2009, registered in the Office of the District Sub-Registrar-III, South 24 Parganas at Alipore, recorded in Book No. I, CD Volume No. 31, at Pages 6002 to 6014, being Deed No. 08443 for the year 2009, said Sarodini Bala Ghosh alias Sarojini Bala Ghosh gifted, granted and transferred her right, title and interest inter alia in the First Larger Property and Second Larger Property unto and in favour of (**1**) Pravat Kumar Ghosh, (**2**) Sushil Kumar Ghosh and (**3**) Subhash Chandra Ghosh, free from all encumbrances.

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

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

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

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

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

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

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

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

16 OCT 2022

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

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

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

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

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

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

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

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

6. Basic Understanding

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

District Sub-Registrar-IV
Registration U/S 7(1) of
Registration 1908
Alipore, South 24 Parganas

18 OCT 2022

7. Transfer

7.1 **Hereby Made:** The Vendor hereby sells, conveys and transfers to the Purchaser the entirety of the Vendor's right, title and interest of whatsoever or howsoever nature in the Said Property, more fully described in the **Second Schedule** below, being (**1**) the First Property, i.e., land measuring 5.3733 (five point three seven three three) decimal, more or less, out of 133 (one hundred and thirty three) decimal, being a portion of C.S. Dag No. 332, corresponding R.S./L.R. Dag No. 337, recorded under R.S. Khatian No. 420, L.R. Khatian No. 191, Mouza Hatisala, J.L. No. 9, Police Station Kolkata Leather Complex (formerly Bhangar), within Beonta No. 2 Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-I** of the **First Schedule** below **And** (**2**) the Second Property, i.e., land measuring 8.8486 (eight point eight four eight six) decimal, more or less, out of 119 (one hundred and nineteen) decimal, being a portion of C.S. Dag No. 236, corresponding R.S./L.R. Dag No. 240, recorded under R.S. Khatian Nos. 380 and 382, L.R. Khatian No. 191, Mouza Hatisala, J.L. No. 9, Police Station Kolkata Leather Complex (formerly Bhangar), within Beonta No. 2 Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-II** of the **First Schedule** below **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances with the confirmation of the Confirming Party herein.

7.2 **Consideration:** The aforesaid conveyance of the Said Property is being made in consideration of a sum of Rs.**55,00,000**/- (Rupees Fifty Five Lakhs only) (**Total Consideration**) out of which the Purchaser has paid Rs.45,00,000/- (Rupees Forty Five lakh only) directly to the Vendor receipt of which Vendor hereby and by the Vendor's Receipt and Memo of Consideration hereunder written, admits and acknowledges and Rs.10,00,000/- (Rupees Ten lakh only) to the Confirming Party towards reimbursement of earnest money, receipt of which the Confirming Party hereby and by the Confirming Party's Receipt and Memo of Consideration hereunder written, admits and acknowledges.

8. Terms of Transfer

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

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

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

8.1.3 **Free from Encumbrances:** free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lis pendens, uses, debutter, wakf, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, bargadars and liabilities whatsoever or howsoever

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

16 OCT 2009

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. In this regard the Vendor hereby clarifies that the Title Deeds and L.R. Record of Rights are not in parity with the Vendor's entitlement in said R.S. Dag Nos. 337 and 240 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 (acquired vide the recited Deeds) under these presents whatsoever and howsoever in nature and the Purchaser shall be entitled to rectify the Record of Rights accordingly.

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.

District Sub-Registrar-IV
Registrar U/S 5 (2) of
Registration Act
Alipore, South 24 Parganas

18 OCT 2022

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 Vendor hereby expressly (**a**) consents to the same and (**b**) appoints the Purchaser as the constituted attorney of the Vendor and empowers and authorizes the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard and (**2**) the Vendor is fully aware that the Purchaser shall convert the nature of use and classification of the Said Property to non-agricultural/any other classification at the sole discretion of the Purchaser and the Purchaser shall be fully entitled to do the same in all public and statutory records and the Vendor hereby expressly (**a**) consents to the same, notwithstanding the nature of use and classification of the balance portion of the Dag (from which the Said Property has been carved out) being and remaining the same as earlier and (**b**) appoint the Purchaser as the constituted attorney of the Vendor and empowers and authorizes the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendor undertakes to cooperate with the Purchaser in all respect to cause mutation of the Said Property in the name of the Purchaser and conversion of the nature of use and classification thereof and in this regard shall sign all documents and papers as required by the Purchaser.

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

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

18 OCT 2022

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.

First Schedule
Part I
(First Property)

Land vacant classified as shali (agricultural) measuring 5.3733 (five point three seven three three) decimal, more or less, out of 133 (one hundred and thirty three) decimal, being a portion of C.S. Dag No. 332, corresponding R.S./L.R. Dag No. 337, recorded under R.S. Khatian No. 420, L.R. Khatian No. 191, Mouza Hatisala, J.L. No. 9, Police Station Kolkata Leather Complex (formerly Bhangar), within Beonta No. 2 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. 240
On the East	:	By Mouza Jirangacha
On the South	:	By R.S. Dag No. 338
On the West	:	By R.S. Dag No. 336

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.

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

18 OCT 2007

Part II
(Second Property)

Land vacant classified as shali (agricultural) measuring 8.8486 (eight point eight four eight six) decimal, more or less, out of 119 (one hundred and nineteen) decimal, being a portion of C.S. Dag No. 236, corresponding R.S./L.R. Dag No. 240, recorded under R.S. Khatian Nos. 380 and 382, L.R. Khatian No. 191, Mouza Hatisala, J.L. No. 9, Police Station Kolkata Leather Complex (formerly Bhangar), within Beonta No. 2 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. 239
On the East	:	By Mouza Jirangacha
On the South	:	By R.S. Dag No. 337
On the West	:	By R.S. Dag No. 336

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

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

Land vacant classified as shali (agricultural) measuring 5.3733 (five point three seven three three) decimal, more or less, out of 133 (one hundred and thirty three) decimal, being a portion of C.S. Dag No. 332, corresponding R.S./L.R. Dag No. 337, recorded under R.S. Khatian No. 420, L.R. Khatian No. 190, Mouza Hatisala, J.L. No. 9, Police Station Kolkata Leather Complex (formerly Bhangar), within Beonta No. 2 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 shali (agricultural) measuring 8.8486 (eight point eight four eight six) decimal, more or less, out of 119 (one hundred and nineteen) decimal, being a portion of C.S. Dag No. 236, corresponding R.S./L.R. Dag No. 240, recorded under R.S. Khatian Nos. 380 and 382, L.R. Khatian No. 190, Mouza Hatisala, J.L. No. 9, Police Station Kolkata Leather Complex (formerly Bhangar), within Beonta No. 2 Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-II** of the **First Schedule** above

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

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

18 OCT 2022

The details of the Said Property are tabulated below:

Mouza	R.S./L.R. *Dag* No.	R.S. Khatian No.	L.R. Khatian No.	Total Area in *Dag* (in Dec)	Area Sold (in Dec)
Hatisala	337	420	191	133	5.3733
Hatisala	240	380 & 382	191	119	8.8486
				Total:	**14.2219**

10. Execution and Delivery

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

Sushil Ghosh

[Vendor]

KAYL DEVELOPERS PRIVATE LIMITED
Amrita Ghosh
Director / Authorised Signatory

[Confirming Party]

Drafted by:

Alamgir Raza WB/1366/03
Advocate
Alipore Judges Court
Kol-27

Witnesses:

Signature Tapas Kr. Tripathi	Signature Jisan Ali
Name TAPAS KUMAR TRIPATHI	Name Jisan Ali
Father's Name Tapan Kr. Tripathy	Father's Name Hakim Molla
Address Kali Gorian St Rd	Address Vill. P.O. Bhangar
Ashoknagar, Kol-64	24 Kashipur, Pin-743502

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

18 OCT 2022

Vendor's Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs.45,00,000/- (Rupees Forty Five Lakhs 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.)
RTGS NO. IOBAR52022101700759947	17.10.2022	Indian Overseas Bank	45,00,000/-
		Total:	**45,00,000/-**

Witnesses:

1. Tapas Mn. Tripathi
1649

Sushil Ghosh

[Vendor]

2. Jiscan Ku

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

18 OCT 2022

The Confirming Party's Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs.10,00,000/- (Rupees Ten Lakhs only)** towards full and final payment of reimbursement of earnest money for nominating the Said Property described in the **Second Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
Cheque No. 649728	17.10.2022	Indian Overseas Bank	10,00,000/-
		Total:	**10,00,000/-**

Witnesses:

1. Tapas Mukherjee

KAYL DEVELOPERS PRIVATE LIMITED
Amrita Ghosh
Director / Authorised Signatory

[**The Confirming Party**]

2. Jiban Ray

District Sub-Registrar-IV
Respecting NG 7 (2) of
Registration 1908
Alipore, South 24 Parganas

18 OCT 2022

SPECIMEN FORM FOR TEN FINGER PRINTS

Anurag

Little	Ring	Middle	Fore	Thumb
(Left Hand)				

Thumb	Fore	Middle	Ring	Little
(Right Hand)				

Sushil Ghosh

Little	Ring	Middle	Fore	Thumb
(Left Hand)				

Thumb	Fore	Middle	Ring	Little
(Right Hand)				

Amrita Ghosh

Little	Ring	Middle	Fore	Thumb
(Left Hand)				

Thumb	Fore	Middle	Ring	Little
(Right Hand)				

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

1 DCT 2022

आयकर विभाग
INCOME TAX DEPARTMENT

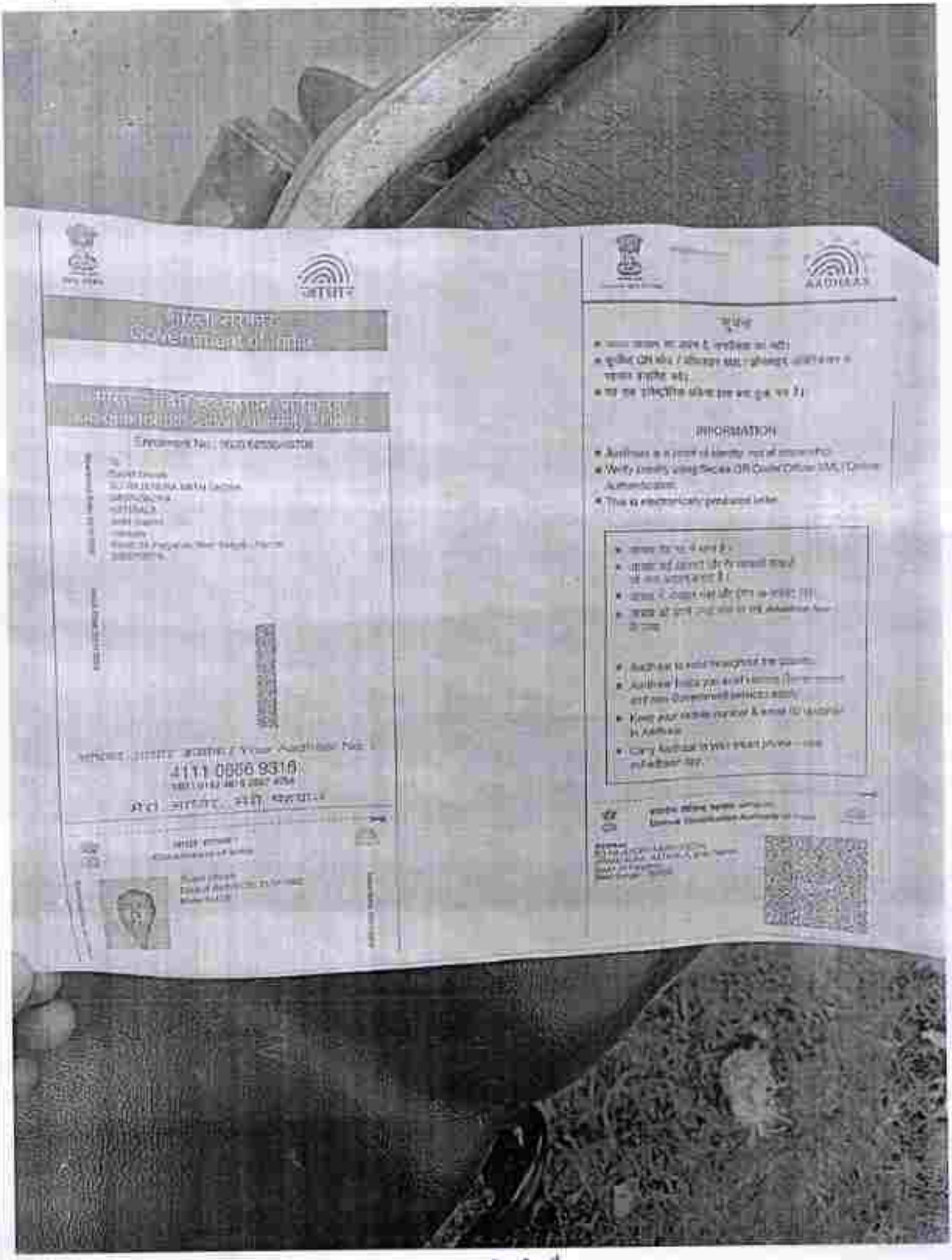
भारत सरकार
GOVT. OF INDIA

SUSHIL GHOSH

RAJENDRA NATH GHOSH

ABCPG9603H

Sushil Ghosh



Suchil Ghosh

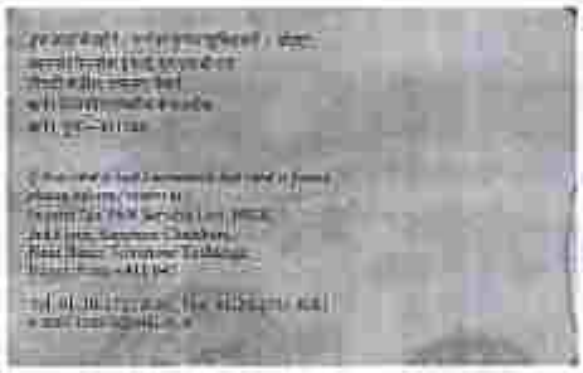

आयकर विभाग
INCOME TAX DEPARTMENT
ANURAG KYAL
UMESH KYAL
26/07/1981
AQIPK4906H
भारत सरकार
GOVT. OF INDIA


Anurag Kyal
5217 2735 8314
मेरा आधार, मेरी पहचान


5217 2735 8314

Nizamuddin Molla


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
KAYL DEVELOPERS PRIVATE LIMITED
22/12/199E
AABCK3071E



KAYL DEVELOPERS PRIVATE LIMITED

Anita Ghosh

Director / Authorised Signatory

Amrita Ghosh

Deed-2 / OK

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

Query No / Year	2003002212/2022	Office where deed will be registered
Query Date	14/10/2022 5:38:33 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	VINAYAK LEGAL 122/1R, Satyendra Nath Majumdar Sarani,Thana : Tollygunge, District : South 24-Parganas, WEST BENGAL, PIN - 700026, Mobile No. : 9330394689, Status :Seller/Executant	
Transaction		Additional Transaction
[0101] Sale, Sale Document		[4308] Agreement [No of Agreement : 2], [4311] Receipt [Rs : 10,00,000/-]
Set Forth value		Market Value
Rs. 56,00,000/-		Rs. 55,00,000/-
Total Stamp Duty Payable(SD)		Total Registration Fee Payable
Rs. 1,65,021/- (Article:23)		Rs. 65,014/- (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: Kolkata Leather Camp, Gram Panchayat: BENTTATA-II, Mouza: Hatisala, JL No: 9, , 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	LR-337 (RS :-)	LR-420	Bastu	Shali	5.3753 Dec	20,78,003/-	20,78,003/-	
L2	LR-240 (RS :-)	LR-380	Bastu	Shali	8.8466 Dec	34,21,997/-	34,21,997/-	
		TOTAL :			14.2219Dec	55,00,000 /-	55,00,000 /-	
	Grand Total :				14.2219Dec	55,00,000 /-	55,00,000 /-	

Seller Details :

Sl No	Name & address	Status	Execution Admission Details :
1	SUSHIL GHOSH Son of Rajendra Nath Ghosh,Jirangachha, 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. AExxxxxx0H, Aadhaar No.: 41xxxxxxxx9316,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

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

Buyer Details :

Sl No	Name & address	Status	Execution Admission Details :
1	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

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. bixxxxx9f , Aadhaar No : 27xxxxxxxx2164	KYAL DEVELOPERS PRIVATE LIMITED

Identifier Details :

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

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	SUSHIL GHOSH	ANURAG KYAL-5.3733 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	SUSHIL GHOSH	ANURAG KYAL-5.8486 Dec

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 13-11-2022) for e-Payment. Assessed market value & Query is valid for 30 days (i.e. upto 13-11-2022)
3. Standard User charge of Rs. 300/-(Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.

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

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

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

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

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

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

10. It appears that seller/transferor(s) is not recorded owner/tenant(s). Please get his/her(their) name mutated at concerned Block Land & Land Reforms Office at immediately, if possible, prior to registration, for your own benefit You may submit application for mutation now online using the following website: banglarbhumi.gov.in

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

192022230141728181

GRN Details

GRN:	192022230141728181	**Payment Mode:**	Online Payment
GRN Date:	17/10/2022 11:49:39	**Bank/Gateway:**	Indian Overseas Bank
BRN :	202210170683423	**BRN Date:**	17/10/2022 11:50:44
GRIPS Payment ID:	171020220141728 17	**Payment Init. Date:**	17/10/2022 11:49:39
Payment Status:	Successful	**Payment Ref. No:**	2003002212/6/2022 [Query No]*[Query Year]

Depositor Details

Depositor's Name:	ANURAG KYAL
Address:	30C, SOUTH END PARK KOLKATA, West Bengal, 700029
Mobile:	9330394689
Depositor Status:	Buyer/Claimants
Query No:	2003002212
Applicant's Name:	Org VINAYAK LEGAL
Identification No:	2003002212/6/2022
Remarks:	Sale, Sale Document Payment No 6
Period From (dd/mm/yyyy):	17/10/2022
Period To (dd/mm/yyyy):	17/10/2022

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003002212/6/2022	Property Registration- Stamp duty	0030-02-103-003-02	165021
2	2003002212/6/2022	Property Registration- Registration Fees	0030-03-104-001-16	65014
			Total	**230035**

IN WORDS: **TWO LAKH THIRTY THOUSAND THIRTY FIVE 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 150420030022212/2022

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	SUSHIL GHOSH Jirangachha, City:- , P.O:- Hatisala, P.S:- Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700138	Seller			Sushil Ghosh 18.10.22

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	AMRITA GHOSH Bellachandi, Gocharan, City:- , P.O:- Bellachandi, P.S:- Joynagar, District:-South 24-Parganas, West Bengal, India, PIN:- 743391	Representative of Seller [KYAL DEVELOPERS PRIVATE LIMITED]			Amrita Ghosh 18/10/22

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:- Kabidanga, P.O:- Bamunia, P.S:- Kashipur, District:- South 24-Parganas, West Bengal, India, PIN:- 743502	SUSHIL GHOSH, AMRITA GHOSH			Nijam Uddin Molla 18.10.22

(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

Major Information of the Deed

Deed No :	**I-1604-12409/2022**	**Date of Registration**	**19/10/2022**
Query No / Year	**1604-2003002212/2022**	**Office where deed is registered**	
Query Date	**14/10/2022 5:38:33 PM**	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	VINAYAK LEGAL 122/1R, Satyendra Nath Majumdar Sarani,Thana : Tollygunge, District : South 24-Parganas, WEST BENGAL, PIN - 700026, Mobile No. : 9330394689, Status :Seller/Executant		
Transaction		Additional Transaction	
[0101] Sale, Sale Document		[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 10,00,000/-]	
Set Forth Value		Market Value	
Rs. 55,00,000/-		Rs. 55,00,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 1,65,121/- (Article:23)		Rs. 65,046/- (Article:A(1), E,)	
Remarks			

Land Details :

District: South 24-Parganas, P.S.- Kolkata Leather Camp, Gram Panchayat: BENTTATA-II, Mouza: Hatisala, J.L No: 9, 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	LR-337 (RS :-)	LR-420	Bastu	Shali	5.3733 Dec	20,78,003/-	20,78,003/-	
L2	LR-240 (RS :-)	LR-380	Bastu	Shali	8.8486 Dec	34,21,997/-	34,21,997/-	
		TOTAL :			**14.2219Dec**	**55,00,000 /-**	**55,00,000 /-**	
	Grand Total :				**14.2219Dec**	**55,00,000 /-**	**55,00,000 /-**	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**SUSHIL GHOSH** Son of Rajendra Nath Ghosh Jirangachha, City:- , P.O:- Hatisala, P.S:-Kashipur, District:-South24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AExxxxxx0H, Aadhaar No: 41xxxxxxxx9316, Status :Individual, Executed by: Self, Date of Execution: 18/10/2022 , Admitted by: Self, Date of Admission: 18/10/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 18/10/2022 , Admitted by: Self, Date of Admission: 18/10/2022 ,Place : Pvt. Residence

2	**KYAL DEVELOPERS PRIVATE LIMITED** 122/1R, Satyendra Nath Majumder Sarani, 4th Floor, City:- , P.O:- Kalighat, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 , PAN No.:: aaxxxxxx8e,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	**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.:: AGxxxxxxEH, Aadhaar No: 52xxxxxxxx8314, Status :Individual, Status : Not Executed

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**AMRITA GHOSH (Presentant)** Son of Biplob GHOSH Beliachandi, Gocharan, City:- , P.O:- Beliachandi, P.S:-Joynagar, District:-South 24 Parganas, West Bengal, India, PIN:- 743391, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: bxxxxxx9f, Aadhaar No: 27xxxxxxxx2164 Status : Representative, Representative of : KYAL DEVELOPERS PRIVATE LIMITED

Identifier Details :

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

Transfer of property for L1		
Sl.No	**From**	**To. with area (Name-Area)**
1	SUSHIL GHOSH	ANURAG KYAL-5.3733 Dec

Transfer of property for L2		
Sl.No	**From**	**To. with area (Name-Area)**
1	SUSHIL GHOSH	ANURAG KYAL-8.8486 Dec

Land Details as per Land Record

District: South 24-Parganas, P.S:- Kolkata Leather Camp, Gram Panchayat: BENTTATA-II, Mouza: Hatisala, JL No: 9, Pin Code : 700135

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 337, LR Khatian No:- 420		Seller is not the recorded Owner as per Applicant.

L2	LR Plot No:- 240, LR Khatian No:- 380		Seller is not the recorded Owner as per Applicant.

On 17-10-2022

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 55,00,000/-

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

On 18-10-2022

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

Presented for registration at 14:27 hrs on 18-10-2022, at the Private residence by AMRITA GHOSH ,

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

Execution is admitted on 18/10/2022 by SUSHIL GHOSH, Son of Rajendra Nath Ghosh, Jirangachha, P.O: Hatisala, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Others

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

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

Execution is admitted on 18-10-2022 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 NIJAM UDDIN MOLLA, , , Son of About 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 19-10-2022

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 65,046.00/- (A(1) = Rs 55,000.00/- ,B = Rs 10,000.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 65,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/10/2022 11:50AM with Govt. Ref. No: 192022230141728181 on 17-10-2022, Amount Rs: 65,014/-, Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 202210170683423 on 17-10-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,65,021/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 1,65,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3996, 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 17/10/2022 11:50AM with Govt. Ref. No: 192022230141728181 on 17-10-2022, Amount Rs: 1,65,021/-, Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 202210170683423 on 17-10-2022, 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 358852 to 358878

being No 160412409 for the year 2022.

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

Digitally signed by ANUPAM HALDER
Date: 2022.10.19 16:07:45 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 2022/10/19 04:07:45 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 352911

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

CONVEYANCE

1. **Date:** 18.10.22
2. **Place:** Kolkata
3. **Parties**

003999 04 JUL 2022

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

Name:..... ALAMGIR REZA ADVOCATE

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

Vendor:.....WB/1256/2003

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

Amrita Ghosh

7840

KAYL DEVELOPERS PRIVATE LIMITED
Amrita Ghosh
Director / Authorised Signatory

7841

Sunil Ghosh

7842

Mizanuddin Mondal

Salim Ali
S/o. Belal Ali
Business
Nalpukur, Bhangar
P.S & P.O. - Bhangar
Pin - 743502

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

18 OCT 2022

3.1 **SUSHIL GHOSH ALIAS SUSHIL KUMAR GHOSH (PAN AEOPG4300H** and **Aadhaar No. 4111 0666 9316)**, son of Late Rajendra Nath Ghosh, by faith Hindu, by occupation Others, nationality Indian, residing at Jirangachha, Post Office Hatisala, Police Station Kashipur, Kolkata-700135, District South 24 Parganas (**Vendor**, includes successors-in-interest)

And

3.2 **UMESH KYAL**, having **PAN AGCPK9667R** and **Aadhaar No. 3221 6780 6519)**, son of Late Govind Ram Kyal, by faith Hindu, by occupation Business, nationality Indian, residing at 30C, South End Park, P.S.- Rabindra Sarovar (formerly Lake) Post Office- Sarat Bose Road, Kolkata- 700 029 (**Purchaser**, includes successors-in-interest)

And

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

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 (**Second Confirming Party**, includes successors-in-interest)

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

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject Matter of Conveyance

4.1 **Said Property: ALL THAT** piece and parcel of land classified as shali (agricultural) measuring 3 (three) decimal, more or less, out of 300 (three hundred) decimal, being a portion of C.S. Dag No. 331, corresponding R.S./L.R. Dag No. 336, recorded under L.R. Khatian No. 191, Mouza Hatisala, J.L. No. 9, Police Station Kolkata Leather Complex (formerly Bhangar), within Beonta No. 2 Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas (**First Property**) and more fully described in the **Schedule** below (**Said**

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

18 OCT 2022

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

5. Background, Representations, Warranties and Covenants

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

5.1.1 **Ownership of Vendor:** Sushil Kumar Ghosh (the Vendor herein) is the sole, absolute and recorded owner in respect of the Scheduled Property, recorded under L.R. Khatian No. 191, free from all encumbrances.

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

5.1.3 **Agreement with Confirming Party:** M/s. Kyal Developers Private Limited and Nijam Uddin Molla (the Confirming Parties herein) entered into agreement for sale with the Vendor herein for purchasing the Said Property whereupon a sum of Rs. 5,00,000/- (Rupees Five Lakhs only) has been paid by said M/s. Kyal Developers Private Limited and a further sum of Rs. 2,00,000/- (Rupees Two Lakh only) has been paid by said Nijam Uddin Molla to the Vendors as earnest money

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

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

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

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

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

18 OCT 2022

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.

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*,

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

18 OCT 2022

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 land classified as shali (agricultural) measuring 3 (three) decimal, more or less, out of 300 (three hundred) decimal, being a portion of C.S. Dag No. 331, corresponding R.S./L.R. Dag No. 336, recorded under L.R. Khatian No. 191, Mouza Hatisala, J.L. No. 9, Police Station Kolkata Leather Complex (formerly Bhangar), within Beonta No. 2 Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-I** of the **First Schedule** below **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances with the confirmation of the Confirming Party herein.

7.2 **Consideration:** The aforesaid conveyance of the Said Property is being made in consideration of a sum of **Rs. 10,00,000/-** (Rupees Ten lakh only) (**Total Consideration**) out of which the Purchasers have paid Rs. 3,00,000/- (Rupees Three Lakh only) directly to the Vendor receipt of which Vendor hereby and by the Vendor's Receipt and Memo of Consideration - hereunder written, admits and acknowledges and Rs.5,00,000/- (Rupees five lakh only) to said M/s. Kyal Developers Private Limited (the First Confirming Party) towards reimbursement of earnest money and further Rs.2,00,000/- (Rupees Two lakh only) to said Nijam Uddin Molla(the Second Confirming Party) 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

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

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

18 OCT 2022

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

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

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

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

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

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

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

8.5 **Holding Possession:** The Vendor hereby covenants that the Purchaser and the Purchaser's successors-in-interest and/or assigns shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof exclusively and receive rents, 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

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

18 OCT 2022

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

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

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

8.8 **Further Acts:** The Vendor hereby covenants that the Vendor or any person claiming under him, shall and will from time to time and at all times hereafter, upon every request and at the cost of the Purchaser and/or its successors-in-interest and assigns, do and 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

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

18 OCT 2021

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.

The Schedule
(The Said Property)

Land vacant classified as shali (agricultural) measuring 3 (three) decimal, more or less, out of 300 (three hundred) decimal, being a portion of C.S. Dag No. 331, corresponding R.S./L.R. Dag No. 336, recorded under L.R. Khatian No. 191, Mouza Hatisala, J.L. No. 9, Police Station Kolkata Leather Complex (formerly Bhangar), within Beonta No. 2 Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and the said Dag is butted and bounded as follows:

On the North	:	By Mouza Bhagawanpur
On the East	:	By R.S./L.R. Dag Nos. 237, 238, 239, 240, 337, 338, 339, 340, 341 & 773
On the South	:	By Mouza Hatisala
On the West	:	By R.S./L.R. Dag Nos. 236, 235, 241, 797, 798, 335, 344, 343 & 772

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.

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

18 OCT 2022

10. Execution and Delivery

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

Sucharit Ghosh

[Vendor]

KAYL DEVELOPERS PRIVATE LIMITED
Amrita Ghosh
Director / Authorised Signatory

[First Confirming Party]

Nizamuddin Molla

[Second Confirming Party]

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

Witnesses:

Signature Tapas Kr Tripathi
Name TAPAS KUMAR TRIPATHI
Father's Name Tapan Kr Tripathy
Address 164D Garia St. A.J.C.
Bazar Kolkata, Kol-84

Signature Salim Ali
Name BELAT ALI (SALIM ALI)
Father's Name BELAT ALI
Address NALPUKUR, BHANGAR
P.S. R.D.D. BHANGAR PIN - 743502
DIST. 24 PGS (S)

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

18 OCT 2022

Vendor's Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs.3,00,000/- (Rupees Three Lakh only)** towards final payment of the consideration for sale of the Said Property described in the **Second Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
UTR NO. IOBAR52022101700762234	17.10.2022	Indian Overseas Bank	3,00,000/-
		Total:	**3,00,000/-**

Witnesses:

1. Tapas Kr Tripathi

Sucharit Ghosh

[Vendor]

2. Sahin Ali

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

18 OCT 2022

First Confirming Party's Receipt And Memo of Consideration

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

Mode	Date	Bank	Amount (Rs.)
Cheque No. 599517	17.10.2022	Indian Overseas Bank	5,00,000/-
		Total:	**5,00,000/-**

Witnesses:

1. Tapas Kr. Tripathi

KAYL DEVELOPERS PRIVATE LIMITED
Amrita Ghosh
Director / Authorised Signatory

(First Confirming Party)

2. Salim Ali

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

10 OCT 2007

Second Confirming Party's Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs.2,00,000/- (Rupees Two Lakh only)** towards full and final payment of reimbursement of earnest money for nominating the Said Property described in the **Second Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
UTR No. IOBAN22246221195	03.09.2022	Indian Overseas Bank	2,00,000/-
		Total:	**2,00,000/-**

Witnesses:

1. Tapas Kr. Tribedi

Nizamuddin Mollah

(Second Confirming Party)

2. Sahin Ali

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

18 OCT 2022

SPECIMEN FORM FOR TEN FINGER PRINTS

Tuhin Nayek

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

Sudhil Ghosh

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

Amit 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 Act
Alipore, South 24 Parganas

18 OCT 2022

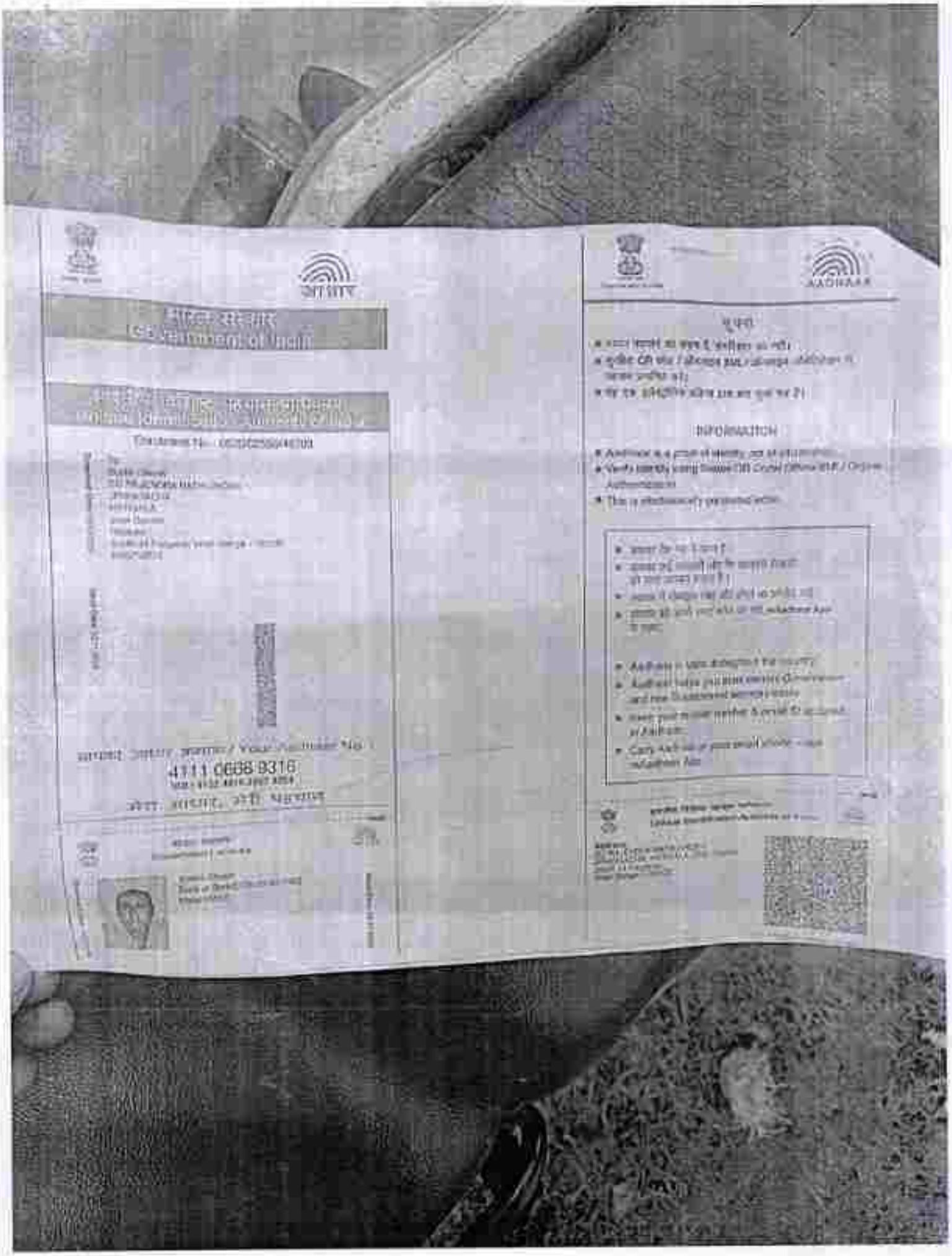
SPECIMEN FORM FOR TEN FINGER PRINTS

		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 Act
Alipore, South 24 Parganas

18 OCT 2022

Suchil Ghosh



Sushil Ghosh

आयकर विभाग
INCOME TAX DEPARTMENT
SUSHIL GHOSH
PANCHANNA NATH GHOSH
01/07/1962
ABQPG4300H

भारत सरकार
GOVT OF INDIA

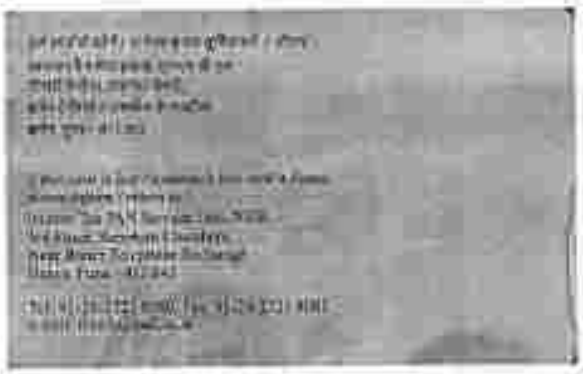

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
AGCPK9687R
13/06/1958


भारत सरकार
GOVERNMENT OF INDIA
उमेश कयाल
Umesh Kyal
जन्मतारीख/ DOB: 13/06/1958
पुरुष / MALE
3221 6780 6519
MERA AADHAAR, MERI PEHCHAN


भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA
पिता का नाम:
S/O गोविन्द राम कयाल, 30सी,
साउथ एंड पार्क, लेक, कोलकाता,
कोलकाता,
पश्चिम बंगाल - 700029
Address
S/O Govind Ram Kyal,
30C, South End Park,
Lake, Kolkata, Kolkata,
West Bengal - 700029

Umesh Kyal


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
KYAL DEVELOPERS PRIVATE LIMITED
22/12/1995
AABCK5973E



KAYL DEVELOPERS PRIVATE LIMITED
Anurita Ghosh
Director / Authorised Signatory

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

AMRITA GHOSH
BIPLOB GHOSH
20/06/1991
BLRPG8079F

भारत सरकार
Government of India

Amrita Ghosh
Father : Biplob Ghosh

जन्म तिथि/DOB: 20/06/1991
महिला / Male

2744 4498 2164

Unique Identification Authority of India

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

2744 4498 2164

Amrita Ghosh

Nizamuddin Molla

আধার

ভারত সরকার

Unique Identification Authority of India

Government of India

নথিভুক্তির তথ্য / Enrollment No.: 1040/20408/18333

To

Salim Ali

Nalbilkul

Kulberia

Bhangar (Ut) South 24 Parganas

West Bengal - 743502

1800-180-1947

IG4143179613FT

14317961

আপনার আধার সংখ্যা / Your Aadhaar No. :

4676 8042 7678

আধার – সাধারণ মানুষের অধিকার

ভারত সরকার

Government of India

Salim Ali

Father : Balal Ali

জন্মতারিখ / DOB: 01/01/1990

পুরুষ / Male

4676 8042 7678

আধার – সাধারণ মানুষের অধিকার

Salim Ali

Deed 11 by

सत्यमेव जयते

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

Query No / Year	2003004286/2022	Office where deed will be registered
Query Date	15/10/2022 1:51:08 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	VINAYAK LEGAL 122/1R, Satyendra Nath Majumdar Sarani,Thana : Tollygunge, District : South 24-Parganas, WEST BENGAL, PIN - 700026, Mobile No. : 9330394689, Status :Seller/Executant	
Transaction		Additional Transaction
[0101] Sale, Sale Document		[4308] Agreement [No of Agreement : 2], [4311] Receipt [Rs : 7,00,000/-]
Set Forth value		Market Value
Rs. 10,00,000/-		Rs. 10,00,000/-
Total Stamp Duty Payable(SD)		Total Registration Fee Payable
Rs. 30,021/- (Article 23)		Rs. 17,014/- (Article A(1), E, B)
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
Rs. 120/-		
Remarks		

Land Details :

District: South 24-Parganas, Thana: Kolkata Leather Camp, Gram Panchayat: BENTTATA-II, Mouza: Hatisala, JI No: 9, , Pin Code : 700135

Sch No	Plot Number	Khatian Number	Land UseROR Proposed		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-336 (RS :-)	LR-191	Bastu	Shali	3 Dec	10,00,000/-	10,00,000/-	
	Grand Total :				3Dec	10,00,000 /-	10,00,000 /-	

Seller Details :

Sl No	Name & address	Status	Execution Admission Details :
1	SUSHIL GHOSH Son of Rajendra Nath Ghosh,Jirangchhi, 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. AExxxxxxDH, Aadhaar No.: 41xxxxxxxx9316,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Query No: 2003004286 of 2022, Printed On: Oct 15 2022 4:01 PM, Generated from eRegistration.gov.in

2	KYAL DEVELOPERS PRIVATE LIMITED ,122/1R, Satyendra Nath Majumder Sarani, 4th Floor, City:- , P.O:- Kalighat, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 PAN No. AAxxxxxx0E, ,Aadhaar No Not Provided by UIDAIStatus :Organization as Confirming Party, Executed by: Representative	Organization as Confirming Party	Executed by: Representative
3	NIJAM UDDIN MOLLA Son of Abdul Jalil Molla,Village:- Kabildanga, P.O:- Bamunia, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No. CQxxxxxx3Q, Aadhaar No.: 40xxxxxxxx5842,Status :Confirming Party, Executed by: Self To be Admitted by: Self	Confirming Party	Executed by: Self To be Admitted by: Self

Buyer Details :

Sl No	Name & address	Status	Execution Admission Details :
1	UMESH KYAL Son of Late Govind Ram Kyal,30C, South End Park, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AGxxxxxx7R, Aadhaar No.: 32xxxxxxxx6519,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

Land Details as per Land Record

District: South 24-Parganas, Thana: Kolkata Leather Camp, Gram Panchayat: BENTTATA-II, Mouza: Hatisala, JL No: 9, , Pin Code : 700135

Sc No	Plot & Khatian Number	Details Of Land	Owner Name in English as Selected by Applicant
L1	LR Plot No:- 336, LR Khatian No:- 191	Owner:[illegible], Gurdian:[illegible] , Address:[illegible] , Classification:[illegible], Area:0.03 Acre,	SUSHIL GHOSH

Identifier Details :

Name & address
SALIM ALI Son of Belat Ali Nalpukur, Kalikapur, City:- , P.O:- Bhangar, P.S:-Bhangar, District:-South 24-Parganas, West Bengal, India, PIN:- 743502, Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, , Identifier Of SUSHIL GHOSH, AMRITA GHOSH, NIJAM UDDIN MOLLA

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	SUSHIL GHOSH	UMESH KYAL-1.5 Dec
2	NIJAM UDDIN MOLLA	UMESH KYAL-1.5 Dec

Note:

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

Government of West Bengal
GRIPS 2.0 Acknowledgement Receipt
Payment Summary

171020222014175059

GRIPS Payment Detail

GRIPS Payment ID:	171020222014175059	**Payment Init. Date:**	17/10/2022 12:00:39
Total Amount:	47155	**No of GRN:**	1
Bank/Gateway:	Indian Overseas Bank	**Payment Mode:**	Online Payment
BRN:	202210170684363	**BRN Date:**	17/10/2022 12:01:42
Payment Status:	Successful	**Payment Init. From:**	GRIPS Portal

Depositor Details

Depositor's Name:	UMESH KYAL
Mobile:	9330394689

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192022230141750601	Directorate of Registration & Stamp Revenue	47155
		Total	**47155**

IN WORDS: **FORTY SEVEN THOUSAND ONE HUNDRED FIFTY FIVE ONLY.**

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

PAID

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 16042003004286/2022

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	SUSHIL GHOSH Jirangchhi, City:- , P.O:- Hatisala, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135	Seller			Sushil Ghosh 18.10.22

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	AMRITA GHOSH Bellachandi, Gocharan, City:- , P.O:- Bellachandi, P.S:- Joynagar, District:-South 24-Parganas, West Bengal, India, PIN:- 743391	Representative of Seller [KYAL DEVELOPERS PRIVATE LIMITED]			Amrita Ghosh 18.10.22

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	NIJAM UDDIN MOLLA Village:- Kabiddanga, P.O:- Barmonia, P.S:- Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743502	Seller			Nijam Molla 18.10.22

Office of the Dist. Sub-Registrar IV

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	SALIM ALI Son of Belat Ali Nalpukur, Kalikapur, City:- , P.O:- Bhangar, P.S:- Bhangar, District:- South 24-Parganas, West Bengal, India, PIN:- 743502	SUSHIL GHOSH, AMRITA GHOSH, NIJAM UDDIN MOLLA			Salim Ali 18/10/2022

(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-1604-12411/2022**	**Date of Registration**	**19/10/2022**
Query No / Year	**1604-2003004286/2022**	**Office where deed is registered**	
Query Date	**15/10/2022 1:51:08 PM**	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	VINAYAK LEGAL 122/1R, Satyendra Nath Majumdar Sarani,Thana : Tollygunge, District : South 24-Parganas, WEST BENGAL, PIN - 700026, Mobile No. : 9330394689, Status :Seller/Executant		
Transaction		Additional Transaction	
[0101] Sale, Sale Document		[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 7,00,000/-]	
Set Forth value		Market Value	
Rs. 10,00,000/-		Rs. 10,00,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 30,121/- (Article 23)		Rs. 17,046/- (Article A(1), E.)	
Remarks			

Land Details :

District: South 24-Parganas, P.S:- Kolkata Leather Camp, Gram Panchayat: BENTTATA-II, Mouza: Hatisala, JL No: 9, 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	LR-336 (RS :-)	LR-191	Bastu	Shali	3 Dec	10,00,000/-	10,00,000/-	
	Grand Total :				**3Dec**	**10,00,000 /-**	**10,00,000 /-**	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**SUSHIL GHOSH** Son of Rajendra Nath Ghosh ,Jirangchhi, City:- , P.O:- Hatisala, P.S:-Kashipur, District:-South24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AExxxxxx0H, Aadhaar No: 41xxxxxxxx9316, Status :Individual, Executed by: Self, Date of Execution: 18/10/2022 , Admitted by: Self, Date of Admission: 18/10/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 18/10/2022 , Admitted by: Self, Date of Admission: 18/10/2022 ,Place : Pvt. Residence

2	**KYAL DEVELOPERS PRIVATE LIMITED** 122/1R, Satyendra Nath Majumder Sarani, 4th Floor, City:- , P.O:- Kalighat, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 , PAN No.:: AAxxxxxx0E,Aadhaar No Not Provided by UIDAI, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative
3	**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 :Confirming Party, Executed by: Self, Date of Execution: 18/10/2022 , Admitted by: Self, Date of Admission: 18/10/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 18/10/2022 , Admitted by: Self, Date of Admission: 18/10/2022 ,Place : Pvt. Residence

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**UMESH KYAL** Son of Late Govind Ram Kyal 30C, South End Park, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AGxxxxxx7R, Aadhaar No: 32xxxxxxxx6519, Status :Individual, Status : Not Executed

Representative Details :

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

Identifier Details :

Name	Photo	Finger Print	Signature
SALIM ALI Son of Belal Ali Nalpukur, Kalikapur, City:- , P.O:- Bhangar, P.S:-Bhangar, District:-South 24-Parganas, West Bengal, India, PIN:- 743502			
Identifier Of SUSHIL GHOSH, AMRITA GHOSH, NIJAM UDDIN MOLLA			

Transfer of property for L1		
Sl.No	From	To, with area (Name-Area)
1	SUSHIL GHOSH	UMESH KYAL-1.5 Dec
2	NIJAM UDDIN MOLLA	UMESH KYAL-1.5 Dec

Land Details as per Land Record

District: South 24-Parganas, P.S:- Kolkata Leather Complex, Gram Panchayat: BENTTATA-II, Mouza: Hatisala, JL No: 9, Pin Code : 700135

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 336, LR Khatian No:- 191	Owner:সুশীল ঘোষ ঘোষ, Guardian:বাবাঘোষ , Address:নিজ , Classification:বাস্তু, Area:0.03000000 Acre,	SUSHIL GHOSH

On 17-10-2022

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 10,00,000/-.

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

On 18-10-2022

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

Presented for registration at 14.20 hrs on 18-10-2022, at the Private residence by AMRITA GHOSH ,.

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

Execution is admitted on 18/10/2022 by 1. SUSHIL GHOSH, Son of Rajendra Nath Ghosh, Jirangchhi, P.O: Hatisala, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Others, 2. 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

Indetified by SALIM ALI, , , Son of Belat Ali, Nalpukur, Kalikapur, P.O: Bhangar, Thana: Bhangar, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Muslim, by profession Others

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

Execution is admitted on 18-10-2022 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 SALIM ALI, , , Son of Belat Ali, Nalpukur, Kalikapur, P.O: Bhangar, Thana: Bhangar, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Muslim, by profession Others

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

On 19-10-2022

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 17,046.00/- (A(1) = Rs 10,000.00/- ,B = Rs 7,000.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 17,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/10/2022 12:01PM with Govt. Ref. No: 192022230141750601 on 17-10-2022, Amount Rs: 17,014/-, Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 202210170664363 on 17-10-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 30,021/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs.30,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3999, 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 17/10/2022 12:01PM with Govt. Ref. No: 192022230141750601 on 17-10-2022, Amount Rs: 30,021/-, Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 202210170684363 on 17-10-2022, 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 358826 to 358851

being No 160412411 for the year 2022.

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

Digitally signed by ANUPAM HALDER
Date: 2022.10.19 16:07:24 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 2022/10/19 04:07:24 PM

DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)

011494/25

I-12411/2025

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL

AU 979028

1/8

B-2202314

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

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

19 AUG 2025

CONVEYANCE

1. **Date:** 01/08/25
2. **Place:** Kolkata
3. **Parties**

22743

20 JUN 2025

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

Name : .....

Address : .....

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

SUBHANKAR DAS
STAMP VENDOR
Alipore Police Court, Kol-27

AMITABHA RAY
Advocate
ALIPORE POLICE COURT
KOL - 27

District Sub-Registrar-II, Alipore
South 24 Parganas

Amrita Ghosh
C/o - Biplab Ghosh
Vill- Beliachandi
P.O - Gocharan
P.S - Joynagar
Dist - 24 PGS (S)
743391

District Sub Registrar-II
Alipore, South 24 Parganas
- 1 AUG 2025

3.1 **NEAMUL HAQUE (PAN: AJGPH0066G** and **Aadhaar No. 7242-0516-3580)**, son of Abdul Ohab Molla, by faith Muslim, by nationality Indian, occupation Business, residing at Jirangacha, Post Office Hatisala, Police Station Kashipur, PIN-700135, District South 24 Parganas; (**Vendor**, includes successors-in-interest)

And

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

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

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject Matter of Conveyance

4.1 **Said Property:** Land classified as *sali* (agricultural) measuring 0.12 (zero point one 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 R.S. Khatian No. 661, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas (**Said Property**) and more fully described in the **Schedule** below **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof.

5. Background, Representations, Warranties and Covenants

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

5.1.1 **Recorded Ownership of Bholai Molla:** At all material time one Bholai Molla, son of Chaber Molla was the sole recorded owner in respect of land measuring 7.06 (seven point zero six) decimal, more or less, being a portion of R.S. Dag No. 65, corresponding L.R. Dag No. 59, recorded under R.S. Khatian No. 661, 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 (**Recorded Property Of Bholai Molla**), free from all encumbrances.

5.1.2 **Ownership of Gedo Bibi:** At all material time one Gedo Bibi, wife of Late Karim Molla was the sole recorded owner in respect of land

District Sub-Registrar-II, Alipore
South 24 Parganas

District Sub Registrar-II
Alipore, South 24 Parganas
- 1 AUG 2025

measuring 2.1 (two point one) decimal, more or less, being a portion of R.S. Dag No. 65, corresponding L.R. Dag No. 59, recorded under R.S. Khatian No. 661, 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 (**Recorded Property Of Gedo Bibi**), free from all encumbrances.

5.1.3 **Demise of Gedo Bibi:** Said Gedo Bibi, a Muslim governed by the Sunni School of Mohammedan Law died intestate issueless, leaving behind her surviving her 3 (three) brothers, namely, (**1**) Bholai Molla, (**2**) Rahich Molla and (**3**) Jubbar Molla and 5 (five) sisters, namely, (**1**) Bhodi Bibi, (**2**) Gopal Sanpui, (**3**) Abijan Bibi, (**4**) Sabujan Bibi and (**5**) Sabijan Bibi, as her only legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Gedo Bibi in the Recorded Property Of Gedo Bibi, free from all encumbrances. It is pertinent to mention here that husband of Gedo Bibi, namely, Karim Molla predeceased Gedo Bibi.

5.1.4 **Inheritance by Bholai Molla:** In the above mentioned circumstances said Bholai Molla became the sole and absolute owner in respect of land measuring 0.38 (zero point three eight) decimal, more or less, out of the Recorded Property Of Gedo Bibi, free from all encumbrances.

5.1.5 **Absolute Ownership of Bholai Molla:** In the above mentioned circumstances said Bholai Molla became the sole and absolute owner in respect of land measuring 7.44 (seven point four four) decimal, more or less, being a portion of R.S. Dag No. 65, corresponding L.R. Dag No. 59, recorded under R.S. Khatian No. 661, 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 (**Larger Property**), free from all encumbrances.

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

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

5.1.8 **Ownership of Amena Bibi & Anr.:** In the above mentioned circumstances said (**1**) Amena Bibi and (**2**) Chhapatan Bibi became

District Sub-Registrar-II, Alipore
South 24 Parganas

District Sub Registrar-II
Alipore, South 24 Parganas

- 1 AUG 2025

the joint and absolute owners in respect of land measuring 2.12 (two point one two) decimal, more or less, out of the Larger Property (**Property Of Amena Bibi & Anr.**), free from all encumbrances.

5.1.9 **Sale by Amena Bibi & Anr.:** By a Deed of Sale dated 18th June, 2007, registered in the Office of the Additional District Sub-Registrar, Bhangar, recorded in Book No. I, being Deed No. 2095 for the year 2007, said Amena Bibi and Chhapatan Bibi jointly sold, conveyed and transferred land measuring 2 (two) decimal, more or less, out of the Property Of Amena Bibi & Anr. unto and in favour of Nur Ali Molla alias Ali Baksh Molla and 5 (five) others, free from all encumbrances.

5.1.10 **Remaining Ownership of Amena Bibi & Anr.:** In the above mentioned circumstances said (**1**) Amena Bibi and (**2**) Chhapatan Bibi remains the joint and absolute owner in respect of the Said Property, i.e. land measuring 0.12 (zero point one two) decimal, more or less, out of the Property Of Amena Bibi & Anr., free from all encumbrances.

5.1.11 **Demise of Amena Bibi:** Said Amena Bibi, a Muslim governed by the Sunni School of Mohammedan Law died intestate leaving behind her surviving her 2 (two) sons, namely, (**1**) Ajit Molla and (**2**) Ajchar Molla and 1 (one) daughter, Hachina Bibi, as her only legal heirs and heiress (collectively **Legal Heirs Of Amena Bibi**), who jointly and in diverse share inherited the right, title and interest of Late Amena Bibi in the Said Property, free from all encumbrances.

5.1.12 **Demise of Chhapatan Bibi:** Said Chhapatan Bibi, a Muslim governed by the Sunni School of Mohammedan Law died intestate leaving behind her surviving her 3 (three) sons, namely, (**1**) Islam Molya, (**2**) Mosiem Molya and (**3**) Mojem Molya and 2 (two) daughters, namely, (**1**) Molla Chhakila and (**2**) Molya Ajiman, as her only legal heirs and heiresses (collectively **Legal Heirs Of Chhapatan Bibi**), who jointly and in diverse share inherited the right, title and interest of Late Chhapatan Bibi in the Said Property, free from all encumbrances.

5.1.13 **Sale to Vendor:** By a Deed of Sale dated 24th March, 2025, registered in the Office of the District Sub-Registrar-II, South 24 Parganas, recorded in Book No. I, Volume No. 1602-2025, at Pages 174582 to 174607, being Deed No. 160204339 for the year 2025, Legal Heirs of Amena Bibi and Legal Heirs of Chhapatan Bibi jointly sold, conveyed and transferred the Said Property unto and in favour of Neamul Haque (the Vendor herein), free from all encumbrances.

5.1.14 **Absolute Ownership of the Vendor:** In the above mentioned events and circumstances, the Vendor became the sole and absolute owner in respect of the Said Property, free from all encumbrances and the Said Property is the subject matter of this Conveyance.

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

5.2.1 **No Acquisition/Requisition:** The Vendor has not received any notice from any authority for acquisition, requisition or vesting of the Said

District Sub-Registrar-II
Alipore, South 24 Parganas

- 1 AUG 2025

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*, *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 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

District Sub-Registrar-II, Alipore
South 24 Parganas

District Sub Registrar-II
Alipore, South 24 Parganas
- 1 AUG 2025

the Purchaser, free from all encumbrances of any and every nature whatsoever and with good and marketable title and together with *khas*, vacant, peaceful and physical possession and the Purchaser shall purchase the same based on the representations, warranties and covenants mentioned in Clauses 5.1 and 5.2 and their respective sub-clauses above.

7. Transfer

7.1 **Hereby Made:** The Vendor hereby sells, conveys and transfers to the Purchaser the entirety of the Vendor's right, title and interest of whatsoever or howsoever nature in the Said Property, more fully described in the **Schedule** below, being, land classified as *sali* (agricultural) measuring 0.12 (zero point one 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 R.S. Khatian No. 661, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

7.2 **Consideration:** The aforesaid transfer is being made in consideration of a sum of Rs.36,000/- (Rupees Thirty Six Thousand only) paid by the Purchaser to the Vendor, receipt of which the Vendor hereby and by the Receipt and Memo of Consideration hereunder written, admits and acknowledges.

8. Terms of Transfer

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

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

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

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

District Sub-Registrar-II, Alipore
South 24 Parganas

District Sub Registrar-II
Alipore, South 24 Parganas

- 1 AUG 2025

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

8.2.1 **Indemnification by Vendor:** express indemnification by the Vendor about the correctness of the Vendor's title, Vendor's authority to sell and non existence of any encumbrances on the Said Property, which if found defective or untrue at any time, the Vendor shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendor hereby covenants that the Vendor or any person claiming under the Vendor in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Purchaser and/or the Purchaser's successors-in-interest and assigns, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the Purchaser and/or the Purchaser's successors-in-interest and assigns by reason of any claim made by any third parties with respect to the title of the Said Property. If any difficulty arises in respect of mutation of the Said Property in the name of the Purchaser then the Vendor shall at all times hereinafter, at the costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to mutate the name of the Purchaser in respect of the Said Property. In this regard the Vendor hereby clarify that the R.S. Record of Rights and L.R. Record of Rights are not in parity with the Vendor's entitlement in said R.S. Dag No. 65 as recited under clause 5.1 and sub-clauses thereunder. However, the Vendor hereby convey all the Vendor's right, title and interest in the said R.S. Dag (acquired vide the aforesaid recital) under these presents whatsoever and howsoever in nature and the Purchaser shall be entitled to rectify the said L.R. Record of Rights accordingly.

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

District Sub-Registrar-II, Alipore
South 24 Parganas

District Sub Registrar-II
Alipore, South 24 Parganas

- 1 AUG 2025

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 is fully aware that the Purchaser shall convert the nature of use and classification of the Said Property to non-agricultural/any other classification at the sole discretion of the Purchaser and the Purchaser shall be fully entitled to do the same in all public and statutory records and the Vendor hereby expressly (**a**) consents to the same, notwithstanding the nature of use and classification of the balance portion of the Dag (from which the Said Property has been carved out) being and remaining the same as earlier and (**b**) appoints the Purchaser as the constituted attorney of the Vendor and empowers and authorizes the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendor undertakes to cooperate with the Purchaser in all respect to cause mutation of the Said Property in the name of the Purchaser and conversion of the nature of use and classification thereof and in this regard shall sign all documents and papers as required by the Purchaser.

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

8.8 **Further Acts:** The Vendor hereby covenants that the Vendor or any person claiming under 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 covenants, 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

District Sub-Registrar-II, Alipore
South 24 Parganas

District Sub Registrar-II
Alipore, South 24 Parganas

- 1 AUG 2025

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

9. **Interpretation:**

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

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

Schedule
(Said Property)

Vacant land classified as *sali* (agricultural) measuring 0.12 (zero point one 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 R.S. Khatian No. 661, 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 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 Nos. 67 and 68.

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

District Sub-Registrar II, Alipore
South 24 Parganas

District Sub Registrar II
Alipore, South 24 Parganas
- 1 AUG 2005

10. Execution and Delivery

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

Witnesses:

1. Anwar Lo Gish
Vill - Beliaghondi
P.O - Gocharan
P.S - Jaynagar
Dist - 24 Pgs (S)
743331

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

Neamul Haque

[Vendor]

Drafted by:

Alamgir Reza WB/1366/03

Advocate

Alipore Judges Court
Kol - 27

District Sub-Registrar-II, Alipore
South 24 Parganas

District Sub Registrar-II
Alipore, South 24 Parganas

- 1 AUG 2025

Receipt And Memo of Consideration

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

Mode	Date	Bank	Amount (Rs.)
UTR No. IOBAN252145038	31.07.25	Indian Overseas Bank	36,000/-
Total:			**Rs.36,000/-**

Witnesses:

1. Amrita Adh

2. Alamgir Reza Adv

Neamul Haque

[Vendor]

District Sub-Registrar-II, Alipore
South 24 Parganas

District Sub Registrar-II
Alipore, South 24 Parganas

- 1 AUG 2025

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-II, Alipore
South 24 Parganas

District Sub Registrar-II
Alipore, South 24 Parganas
- 1 AUG 2025

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

GRN Details

GRN:	19202526019056506 8	**Payment Mode:**	SBI Epay
GRN Date:	01/08/2025 10:13:46	**Bank/Gateway:**	SBIePay Payment Gateway
BRN :	5358234549135	**BRN Date:**	01/08/2025 10:14:02
Gateway Ref ID:	1052492216	**Method:**	ICICI Bank - Corporate NB
GRIPS Payment ID:	01082025201905650 5	**Payment Init. Date:**	01/08/2025 10:13:46
Payment Status:	Successful	**Payment Ref. No:**	2002202314/1/2025 [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):	01/08/2025
Period To (dd/mm/yyyy):	01/08/2025
Payment Ref ID:	2002202314/1/2025
Dept Ref ID/DRN:	2002202314/1/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002202314/1/2025	Property Registration-Registration Fees	0030-03-104-001-16	760
			Total	**760**

IN WORDS: **SEVEN HUNDRED SIXTY ONLY.**

District Sub-Registrar-II, Alipore
South 24 Parganas

Major Information of the Deed

Deed No :	I-1602-12411/2025	Date of Registration	19/08/2025
Query No / Year	1602-2002202314/2025	Office where deed is registered	
Query Date	31/07/2025 5:02:30 PM	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. : 9330394669, Status :Deed Writer		
Transaction		Additional Transaction	
(0101) Sale, Sale Document		[4308] Other than Immovable Property, Agreement [No of Agreement : 2]	
Set Forth value		Market Value	
Rs. 36,000/-		Rs. 36,000/-	
Stamp duty Paid(SD)		Registration Fee Paid	
Rs. 1,320/- (Article:23)		Rs. 792/- (Article:A(1), E)	
Remarks			

Land Details :

District: South 24-Parganas, P.S.- Kashipur, Gram Panchayat: BHAGAWANPUR, Mouza: Jirangachia, 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	0.12 Dec	36,000/-	36,000/-	
	Grand Total :				.12Dec	36,000 /-	36,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	NEAMUL HAQUE (Presentant) Son of ABDUL OHAB MOLLA Executed by: Self, Date of Execution: 01/08/2025 , Admitted by: Self, Date of Admission: 01/08/2025 ,Place : Office		Captured	
	Jirangachi, 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: IndiaDate of Birth:XX-XX-1XX4 , PAN No.:: AJxxxxxx6G, Aadhaar No: 72xxxxxxxx3580, Status :Individual, Executed by: Self, Date of Execution: 01/08/2025 , Admitted by: Self, Date of Admission: 01/08/2025 ,Place : Office			

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**ANURAG KYAL** Son of Umesh KYAL 30C, South End Park, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: IndiaDate of Birth:XX-XX-1XX1 , PAN No.: ACxxxxxx6H, Aadhaar No: 52xxxxxxxx8314, Status :Individual, Status :Not Executed

Identifier Details :

Name	Photo	Finger Print	Signature
AMRITA GHOSH Son of S GHOSH City:- , P.O:- GOCHARAN, P.S:-Konnagar, District:-South 24-Parganas, West Bengal, India, PIN:- 712401		Captured	
	01/08/2025	01/08/2025	01/08/2025
Identifier Of NEAMUL HAQUE			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	NEAMUL HAQUE	ANURAG KYAL-0.12 Dec

Endorsement For Deed Number : I - 160212411 / 2025

On 01-08-2025

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

Presented for registration at 11:47 hrs on 01-08-2025, at the Office of the D.S.R. -II SOUTH 24-PARGANAS by NEAMUL HAQUE ,Executant.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 36,000/-

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

Execution is admitted on 01/08/2025 by NEAMUL HAQUE, Son of ABDUL OHAB MOLLA, Jirangachi, P.O: HATISALA, Thana: Bhangar, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Others

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 792.00/- (A(1) = Rs 360.00/- ,E = Rs 400.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by by online = Rs 792/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 01/08/2025 10:14AM with Govt. Ref. No: 192025260190565068 on 01-08-2025, Amount Rs: 792/-, Bank: SBI EPay (SBIePay), Ref. No. 53582345549135 on 01-08-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,820/- and Stamp Duty paid by by online = Rs 0/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 01/08/2025 10:14AM with Govt. Ref. No: 192025260190565068 on 01-08-2025, Amount Rs: 0/-, Bank: SBI EPay (SBIePay), Ref. No. 53582345549136 on 01-08-2025, Head of Account

Suman Basu

DISTRICT SUB-REGISTRAR

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

South 24-Parganas, West Bengal

On 19-08-2025

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 : 25 of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 792.00/- (A(1) = Rs 360.00/- ,E = Rs 400.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by , by Cash Rs 0.00/-, by online = Rs 32/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/08/2025 2:42PM with Govt. Ref. No. 192025260216891278 on 18-08-2025, Amount Rs: 32/-, Bank: SBI EPay (SBIePay), Ref. No. 59437281874 15 on 18-08-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,820/- and Stamp Duty paid by , by Stamp Rs 100.00/-, by online = Rs.1,720/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 979028, Amount: Rs.100.00/-, Date of Purchase: 20/08/2025, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB. Online on 18/08/2025 2:42PM with Govt. Ref. No: 192025260216891276 on 18-08-2025, Amount Rs: 1,720/-, Bank: SBI EPay (SBIePay), Ref. No. 8943726187415 on 18-08-2025, Head of Account 0030-02-103-003-02

Suman Basu

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. -II 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 503421 to 503440

being No 160212411 for the year 2025.

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

Digitally signed by SUMAN BASU
Date: 2025.08.19 12:12:42 +05:30
Reason: Digital Signing of Deed.

(Suman Basu) 19/08/2025

DISTRICT SUB-REGISTRAR

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

West Bengal.