

12858/2024

T-12555/2024



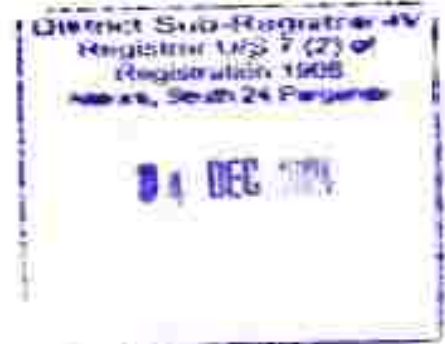
पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

AR 428927

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

04/12/2024  
G-200 9039128/2024

*Cal*



CONVEYANCE

- 1. Date: 04.12.2024
- 2. Place: Kolkata
- 3. Parties

34100

24 MAY 2024

No. .... ₹ 100/- Date.....

Name : .....

Address : .....

Vendor : .....

Alipore Collectorate, 24Pgs. (South)

**SUBHANKAR DAS**

STAMP VENDOR

Alipore Police Court, KOI-27



**B.C. Lahiri**  
Advocate  
Alipore Judges Court, KOI-27



Amita Ghosh  
c/o - Biplob Ghosh  
VIII - Beliachand.  
P.O - Sochaban  
P.S - Joy nagari  
DIST - 24 PGS (S)  
743331



- 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**, include 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, of 30C, South End Park, Post Office Sarat Bose Road, Kolkata- 700 029, Police Station Lake, District South 24 Parganas (**Purchaser**, includes successors-in-interest)

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

#### **NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:**

#### **4. Subject Matter of Conveyance**

- 4.1 **Said Property:** Land classified as *sali* (agricultural) measuring 0.34 (zero point three four) decimal, more or less, out of 36 (thirty six) decimal, being a portion of R.S. Dag No. 65, corresponding L.R. Dag No. 59, recorded under 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 **Ownership of Gedo Bibi:** At all material time one Gedo Bibi, wife of Late Karim Molla was the recorded owner in respect of land 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 (**Property Of Gedo Bibi**), free from all encumbrances.
- 5.1.2 **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,



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Registration 1008  
Alwar, District 24 Panchayat

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(2) Rahich Molla and (3) Jubbar Molla and 5 (five) sisters, namely, (1) Bhodi Bibi, (2) Gopal Sanpul, (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 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.

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

5.1.4 **Ownership of Javed Ali Molla:** In the above mentioned circumstances said Javed Ali Molla has become the sole and absolute owner in respect of land measuring 0.4 (zero point four) decimal, more or less, out of the Property Of Gedo Bibi (**Property Of Javed Ali Molla**), free from all encumbrances.

5.1.5 **Demise of Javed Ali Molla:** Said Javed Ali Molla, a Muslim governed by the Sunni School of Mohammedan Law died intestate, leaving behind him surviving his second wife, Golehar Bibi, 5 (five) sons from his first marriage, namely, (1) Chamad Ali Molla, (2) Omed Ali Molla, (3) Sahad Ali Molla, (4) Habar Ali Molla and (5) Sahar Ali Molla and 5 (five) daughters from his second wife, namely, (1) Arjina Bibi, (2) Amena Bibi, (3) Chhayma Bibi, (4) Jamena Bibi and (5) Sabina Bibi, as his only legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Javed Ali Molla in the Property Of Javed Ali Molla, free from all encumbrances.

5.1.6 **Demise of Jamena Bibi:** Said Jamena Bibi, a Muslim governed by the Sunni School of Mohammedan Law died intestate as a spinster, leaving behind her surviving her mother, Golehar Bibi and 4 (four) full sisters, namely, (1) Arjina Bibi, (2) Amena Bibi, (3) Chhayma Bibi and (4) Sabina Bibi and 5 (five) consanguine brothers, namely, (1) Chamad Ali Molla, (2) Omed Ali Molla, (3) Sahad Ali Molla, (4) Habar Ali Molla and (5) Sahar Ali Molla, as her only legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Jamena Bibi in the Property Of Javed Ali Molla, free from all encumbrances.

5.1.7 **Ownership of First Property:** In the above mentioned circumstances said (1) Omed Ali Molla, (2) Sahad Ali Molla, (3) Habar Ali Molla and (4) Sabina Bibi became the joint and absolute owners in respect of land measuring 0.18 (zero point one eight) decimal, more or less, out of the Property Of Javed Ali Molla (**First Property**), free from all encumbrances and their respective ownership to the First Property is given in the chart below:

Owner	R.S. Dag	L.R. Dag	Area (in dec.)
Omed Ali Molla	65	59	0.05
Sahad Ali Molla	65	59	0.05



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Registration 1908  
Alapuzha, South 24 Parishes

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Habar Ali Molla	65	59	0.05
Sabina Bibi	65	59	0.03
		<b>Total:</b>	<b>0.18</b>

- 5.1.8 **Ownership of Second Property:** In the above mentioned circumstances said (1) Golehar Bibi, (2) Arjina Bibi, (3) Amena Bibi and (4) Chhayma Bibi became the joint and absolute owners in respect of land measuring 0.16 (zero point one six) decimal, more or less, out of the Property Of Javed Ali Molla (**Second Property**), free from all encumbrances.
- 5.1.9 **First Sale to Vendor:** By a Deed of Sale dated 19<sup>th</sup> July, 2024, registered in the Office of the Additional District Sub-Registrar, Bhangar, recorded in Book No. 1, Volume No. 1621-2024, at Pages 175590 to 175616, being Deed No. 162107089 for the year 2024, said (1) Omed Ali Molla, (2) Sahad Ali Molla, (3) Habar Ali Molla and (4) Sabina Bibi sold, conveyed and transferred the First Property, unto and in favour of Neamul Haque (the Vendor herein), free from all encumbrances. It is pertinent to mention here that said Neamul Haque (the Vendor herein) has purchased land more than the entitlement of the aforesaid erstwhile owners. Therefore, the Vendor herein declares and confirms that the Vendor's entitlement is limited to the First Property by virtue of the aforesaid Deed.
- 5.1.10 **Second Sale to Vendor:** By a Deed of Sale dated 19<sup>th</sup> November, 2024, registered in the Office of the District Sub-Registrar-IV, South 24 Parganas at Alipore, recorded in Book No. 1, Volume No. 1604-2024, at Pages 340505 to 340526, being Deed No. 160411953 for the year 2024, said (1) Golehar Bibi, (2) Arjina Bibi, (3) Amena Bibi and (4) Chhayma Bibi sold, conveyed and transferred the Second Property, unto and in favour of Neamul Haque (the Vendor herein), free from all encumbrances.
- 5.1.11 **Absolute Ownership of Vendor:** In the above mentioned events and circumstances, the Vendor herein has become the sole and absolute owner in respect of the Said Property, comprised in the First Property and Second Property, free from all encumbrances and the Said Property is the subject matter of this Conveyance.
- 5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendor represents and warrants to and covenants with the Purchaser regarding encumbrances as follows:
- 5.2.1 **No Acquisition/Requisition:** The Vendor has not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declares that the Said Property is not affected by any scheme of any Local Authority or Government or Statutory Body.
- 5.2.2 **No Excess Land:** The Vendor do not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955 and the West Bengal Estates Acquisition Act, 1953.



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Kerala, South 74 Perambur  
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- 5.2.3 **No Encumbrance by Act of Vendor:** The Vendor has not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.
- 5.2.4 **Right, Power and Authority to Sell:** The Vendor has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchaser.
- 5.2.5 **No Dues:** No tax in respect of the Said Property is due to the local authority and/or any other authority or authorities and no Certificate Case is pending for realization of any dues from the Vendor.
- 5.2.6 **No Right of Pre-emption:** No person or persons whatsoever have/had/has any right of pre-emption over and in respect of the Said Property or any part thereof.
- 5.2.7 **No Mortgage:** No mortgage or charge has been created by the Vendor by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.
- 5.2.8 **Free From All Encumbrances:** The Said Property is free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debutters*, *wakf*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *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 Court - Maryland IV  
Register (12/5, 7, 12) of  
Registration (1809)  
Alexandria, South of Maryland

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**7. Transfer**

7.1 **Hereby Made:** The Vendor hereby sells, conveys and transfers to the Purchaser the entirety of the Vendor's right, title and interest of whatsoever or howsoever nature in the Said Property, more fully described in the **Schedule** below, being land classified as *sali* (agricultural) measuring 0.34 (zero point three four) decimal, more or less, out of 36 (thirty six) decimal, being a portion of R.S. Dag No. 65, corresponding L.R. Dag No. 59, recorded under R.S. Khatian No. 661, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayat, 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.2,50,000/- (Rupees Two Lakhs Fifty Thousand only) paid by the Purchaser to the Vendor, receipt of which the Vendor hereby and by the Receipt and Memo of Consideration hereunder written, admits and acknowledges.

**8. Terms of Transfer**

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

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

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

8.1.3 **Free from Encumbrances:** free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lis pendens, usuc, 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



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Director, State Registrar-IV  
Registration (G.S. 7/21) of  
Hospitals, Section 180B  
Mysore, District 24, Bangalore

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if found defective or untrue at any time, the Vendor shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendor hereby covenants that the Vendor or any person claiming under the Vendor in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Purchaser and/or the Purchaser's successors-in-interest and assigns, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the Purchaser and/or the Purchaser's successors-in-interest and assigns by reason of any claim made by any third parties with respect to the title of the Said Property. If any difficulty arises in respect of mutation of the Said Property in the name of the Purchaser then the Vendor shall at all times hereinafter, at the costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to mutate the name of the Purchaser in respect of the Said Property. In this regard the Vendor hereby clarifies that the R.S. Record of Rights and L.R. Record of Rights are not in parity with the Vendor's entitlement in said R.S. Dag No. 65 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. 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 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



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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 in the same and (b) appoints the Purchaser as the constituted attorney of the Vendor and empowers and authorizes the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard and (2) the Vendor is fully aware that the Purchaser shall convert the nature of use and classification of the Said Property to non-agricultural/any other classification at the sole discretion of the Purchaser and the Purchaser shall be fully entitled to do the same in all public and statutory records and the Vendor hereby expressly (a) consents to the same, notwithstanding the nature of use and classification of the balance portion of the Dag (from which the Said Property has been carved out) being and remaining the same as earlier and (b) appoints the Purchaser as the constituted attorney of the Vendor and empowers and authorizes the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendor undertakes to cooperate with the Purchaser in all respect to cause mutation of the Said Property in the name of the Purchaser and conversion of the nature of use and classification thereof and in this regard shall sign all documents and papers as required by the Purchaser.
- 8.7 **Title Documents:** Simultaneously herewith, the Vendor has handed over all original title papers and documents in respect of the Said Property to the Purchaser.
- 8.8 **Further Acts:** The Vendor hereby covenants that the Vendor or any person claiming under him, shall and will from time to time and at all times hereafter, upon every request and at the cost of the Purchaser and/or its successors-in-interest and assigns, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Property. Notwithstanding the aforesaid covenant, the Vendor further covenant with the Purchaser that the Purchaser shall be entitled to rectify and/or modify any material defect of this Deed of Conveyance through a declaration without affecting the right of the Vendor in any manner. The Vendor hereby further covenants to be party to the declaration (if required) without raising any objection



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Registration Unit 7 (3) of  
Registration Unit  
Adra, South 24 Parganas

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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 0.34 (zero point three four) decimal, more or less, out of 36 (thirty six) decimal, being a portion of R.S. Dag No. 65, corresponding L.R. Dag No. 59, recorded under R.S. Khatian No. 661, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayat, 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 JV  
Registrar (MS 7 (2)) of  
Registration 1908  
Almere, South 24 Parganas

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10. Execution and Delivery

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

Witnesses:

1. Anurag Chak  
W-11 - Belachoud.  
P.O - Gocharon  
P.S - Jorhagar  
743391
2. Arijit Roy  
17, Dixon Lane  
KOL-14

Neeraj Hoque

(Vendor)

Drafted by:

Atanjan Das  
WB/1366/03

Advocate

Alipore Judges Court  
KOL-27



District Sub-Registrar IV  
Registry 1125/7 (2) of  
Registration 1006  
Aboke, South 24 Parganas

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### Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs.2,50,000/- (Rupees Two Lakhs Fifty Thousand only)** towards full and final payment of the consideration for sale of the Said Property described in the **Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
UTR No. ICBAR52024092500539590 (P)	28.09.24	Indian Overseas Bank.	2,50,000.00
<b>Total:</b>			<b>2,50,000/-</b>

Witnesses:

1. Anurag Chakraborty

2. Arijit Roy

Neharika Dasgupta























[Vendor]



District Sub-Registrar IV  
Registration 1257 (2) of  
Registration 1908  
Mooro, South of Perth

04 DEC 2024

**SPECIMEN FORM FOR TEN FINGER PRINTS**

	<i>Legal</i> <i>Munir</i>					
		<b>Little      Ring      Middle      Fore      Thumb</b> <b>(Left Hand)</b>				
						
		<b>Thumb      Fore      Middle      Ring      Little</b> <b>(Right Hand)</b>				
	<i>Nizam</i> <i>Heque</i>					
		<b>Little      Ring      Middle      Fore      Thumb</b> <b>(Left Hand)</b>				
						
		<b>Thumb      Fore      Middle      Ring      Little</b> <b>(Right Hand)</b>				
<p align="center"><b>PHOTO</b></p>						
		<b>Little      Ring      Middle      Fore      Thumb</b> <b>(Left Hand)</b>				
		<b>Thumb      Fore      Middle      Ring      Little</b> <b>(Right Hand)</b>				



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Registrar (RS) (2) of  
Registration, 1908  
Alura, South 24 Parganas

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

Query No / Year	2003034128/2024	Office where deed will be registered
Query Date	30/11/2024 11:32:11 AM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	BHAJTA HARI NASKAR Baneshwarpur, P.O. Dakshin Barasat, Thana : Joynagar, District : South 24-Parganas, WEST BENGAL. PIN - 743372, Mobile No. : 9330394689, Status :Deed Writer	
Transaction	Additional Transaction	
[0101] Sale, Sale Document	[4308] Agreement [No of Agreement : 2]	
Set Forth value	Market Value	
Rs. 2,50,000/-	Rs. 2,50,000/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 12,520/- (Article:23)	Rs. 2,514/- (Article-A(1), E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks		

**Land Details :**

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

Sch No	Plot Number	Khatian Number	Land Use/ROR Proposed		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-65	RS-661	Bastu	Shall	0.34 Dec	2,50,000/-	2,50,000/-	
<b>Grand Total :</b>					<b>.34Dec</b>	<b>2,50,000 /-</b>	<b>2,50,000 /-</b>	

**Seller Details :**

SI No	Name & address	Status	Execution Admission Details
1	NEAMUL HAQUE Son of ABDUL OHAB MOLLA, City:- , P.O:- HATISALA, P.S:- Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, Date of Birth:XX-XX-1XX4, PAN No: AJxxxxxx6G, Aadhaar No. 72xxxxxxx3580, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self



**Buyer Details :**

Sl No	Name & address	Status	Execution Admission Details :
1	UMESH KYAL Son of Late GOVIND RAM KYAL, City:- , P.O:- SARAT BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX8, PAN No. AGxxxxxx7R, Aadhaar No.: 32xxxxxxxx6519, Status :Individual, Not Executed	Individual	Not Executed

**Identifier Details :**

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

**Transfer of property for L1**

Sl.No	From	To, with area (Name-Area)
1	NEAMUL HAQUE	UMESH KYAL-0.34 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 30-12-2024) for e-Payment , Assessed market value & Query is valid for 30 days.(i.e. upto 30-12-2024)
3. Standard User charge of Rs. 300/- (Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs. 10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lacs (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required.
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices:  
D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - II SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. BHANGAR, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA





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



192024250301581338

GRN Details

GRN:	192024250301581338	Payment Mode:	SBI Epay
GRN Date:	04/12/2024 11:54:21	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	6171044440223	BRN Date:	04/12/2024 11:54:40
Gateway Ref ID:	20241204881589	Method:	Indian Overseas Bank NB
GRIPS Payment ID:	041220242030158132	Payment Init. Date:	04/12/2024 11:54:21
Payment Status:	Successful	Payment Ref. No:	2003034128/2/2024

[Query No\*/Query Year]

Depositor Details

Depositor's Name:	Mr-UMESH KYAL
Address:	30C, SOUTH END PARK, KOLKATA-700029
Mobile:	9330394689
Period From (dd/mm/yyyy):	04/12/2024
Period To (dd/mm/yyyy):	04/12/2024
Payment Ref ID:	2003034128/2/2024
Dept Ref ID/DRN:	2003034128/2/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003034128/2/2024	Property Registration- Stamp duty	0030-02-103-003-02	12430
2	2003034128/2/2024	Property Registration- Registration Fees	0030-03-104-001-16	2514
<b>Total</b>				<b>14954</b>

IN WORDS: FOURTEEN THOUSAND NINE HUNDRED THIRTY FOUR ONLY.

PAID

The first part of the document discusses the importance of maintaining accurate records of all transactions. It emphasizes that every entry, no matter how small, should be recorded to ensure the integrity of the financial data. This includes not only sales and purchases but also expenses and income. The document further explains that regular reconciliation of accounts is essential to identify any discrepancies early on and prevent them from escalating into larger issues.

In addition, the document highlights the need for transparency and accountability in financial reporting. It states that all stakeholders, including management and investors, should have access to clear and concise financial statements. This helps in making informed decisions and building trust in the organization's financial health.

The second part of the document focuses on the implementation of internal controls. It describes various measures that can be put in place to minimize the risk of fraud and errors. These include segregation of duties, authorization procedures, and regular audits. The document also discusses the importance of training employees on these controls and ensuring they understand their role in maintaining the organization's financial integrity.

Finally, the document concludes by emphasizing the long-term benefits of a robust financial management system. It notes that such a system not only helps in achieving the organization's financial goals but also contributes to its overall success and sustainability.

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The fourth part of the document focuses on the implementation of internal controls. It describes various measures that can be put in place to minimize the risk of fraud and errors. These include segregation of duties, authorization procedures, and regular audits. The document also discusses the importance of training employees on these controls and ensuring they understand their role in maintaining the organization's financial integrity.

Finally, the document concludes by emphasizing the long-term benefits of a robust financial management system. It notes that such a system not only helps in achieving the organization's financial goals but also contributes to its overall success and sustainability.

### Major Information of the Deed



Deed No :	I-1604-12555/2024	Date of Registration	04/12/2024
Query No / Year	1604-2003034128/2024	Office where deed is registered	
Query Date	30/11/2024 11:32:11 AM	D.S.R. - IV SOUTH 24-PARGANAS, District South 24-Parganas	
Applicant Name, Address & Other Details	BHAJTA HARI NASKAR Baneshwarpur, P.O. Dakshin Barasat, Thana : Joyragar, District : South 24-Parganas WEST BENGAL, PIN - 743372, Mobile No. : 9330394689, Status : Deed Writer		
Transaction	Additional Transaction		
(0101) Sale, Sale Document	(4308) Other than (Immovable Property, Agreement (No of Agreement : 2)		
Set Forth value	Market Value		
Rs. 2,50,000/-	Rs. 2,50,000/-		
Stamp duty Paid(50)	Registration Fee Paid		
Rs. 12,500/- (Article:23)	Rs. 2,546/- (Article:A(1), E)		
Remarks:			

### Land Details :

District: South 24-Parganas, P.S:- Kashiipur, Gram Panchayat: BHAGAWANPUR, Mouza: Jirangacha, JI No: 25, Pin Code : 700139

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	Shal	0.34 Dec	2,50,000/-	2,50,000/-	
<b>Grand Total :</b>					<b>.34Dec</b>	<b>2,50,000 /-</b>	<b>2,50,000 /-</b>	

### Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>NEAMUL HAQUE</b> (Presentant ) Son of ABDUL GHANI MOLLA Executed by: Self, Date of Execution: 04/12/2024 , Admitted by: Self, Date of Admission: 04/12/2024 ,Place : Office	 <small>04/12/2024</small>	 <small>04/12/2024</small>	 <small>04/12/2024</small>
City:- , P.O:- NATISALA, P.S:-Kashiipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India Date of Birth: XX-XX-1XX4 , PAN No.:- AJxxxxxx6G, Aachar No: 72xxxxxxxx3580, Status : Individual, Executed by: Self, Date of Execution: 04/12/2024 , Admitted by: Self, Date of Admission: 04/12/2024 ,Place : Office				

The first part of the document discusses the importance of maintaining accurate records of all transactions. It emphasizes that every entry, no matter how small, should be recorded to ensure the integrity of the financial statements. The text also mentions the need for regular audits and the role of the auditor in verifying the accuracy of the records.

In the second part, the author talks about the challenges of managing a large organization. One of the main challenges is the coordination of different departments and ensuring that everyone is working towards the same goals. The author suggests that clear communication and a strong organizational structure are essential for success.

The third part of the document focuses on the financial aspects of the business. It discusses the importance of budgeting and how it helps in controlling costs and maximizing profits. The author also mentions the need for a good understanding of the market and the competition.

Finally, the document concludes with some general advice for business owners. It stresses the importance of being proactive and taking initiative. The author also mentions the need for a good team and the importance of staying motivated and focused on the long-term goals of the business.

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Finally, the document concludes with some general advice for business owners. It stresses the importance of being proactive and taking initiative. The author also mentions the need for a good team and the importance of staying motivated and focused on the long-term goals of the business.

**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>UMESH KYAL</b> Son of Late - GOVIND RAM KYAL City:- , P.O.- SARAT BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth: XX-XX-1XX2 , PAN No:- AGxxxxxTR, Aadhaar No: 32xxxxxxxx651F, Status :Individual; Status : Not Executed

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>AMRITA GHOSH</b> Son of B.GHOSH City:- , P.O.- GOCHARAN, P.S.-Joykagar, District:-South 24-Parganas, West Bengal, India, PIN - 743351		 Captured	
	04/12/2024	04/12/2024	04/12/2024

Identifier Of NEAMUL HAQUE

**Transfer of property for L1**

Sl.No	From	To, with area (Name-Area)
1	NEAMUL HAQUE	UMESH KYAL-G.34 Dec

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**Endorsement For Deed Number : I - 160412555 / 2024**

**On 04-12-2024**

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

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

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

Presented for registration at 12-14 hrs on 04-12-2024, at the Office of the D.S.R. - IV 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. 2,50,000/-.

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

Execution is admitted on 04/12/2024 by NEAMUL HAQUE, Son of ABDUL OHAB MOLLA, P.O. HATISALA, Thana, Kashipur, South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Officers

Indecified by AMRITA GHOSH, Son of B GHOSH, P.O. GOCHARAN, Thana, Joyragar, South 24-Parganas, WEST BENGAL, India, PIN - 743301, by caste Hindu, by profession Service

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 2,548.00/- ( A(1) = Rs 2,500.00/- ,E = Rs 14.00/- , H = Rs 28.00/- , M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 2,516/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 04/12/2024 11:54AM with Govt. Ref. No: 192024250301581338 on 04-12-2024, Amount Rs: 2,514/-, Bank: SBI ePay ( SBLePay), Ref. No: 6171044440223 on 04-12-2024, Head of Account 0030-03-104-001-18

**Payment of Stamp Duty**

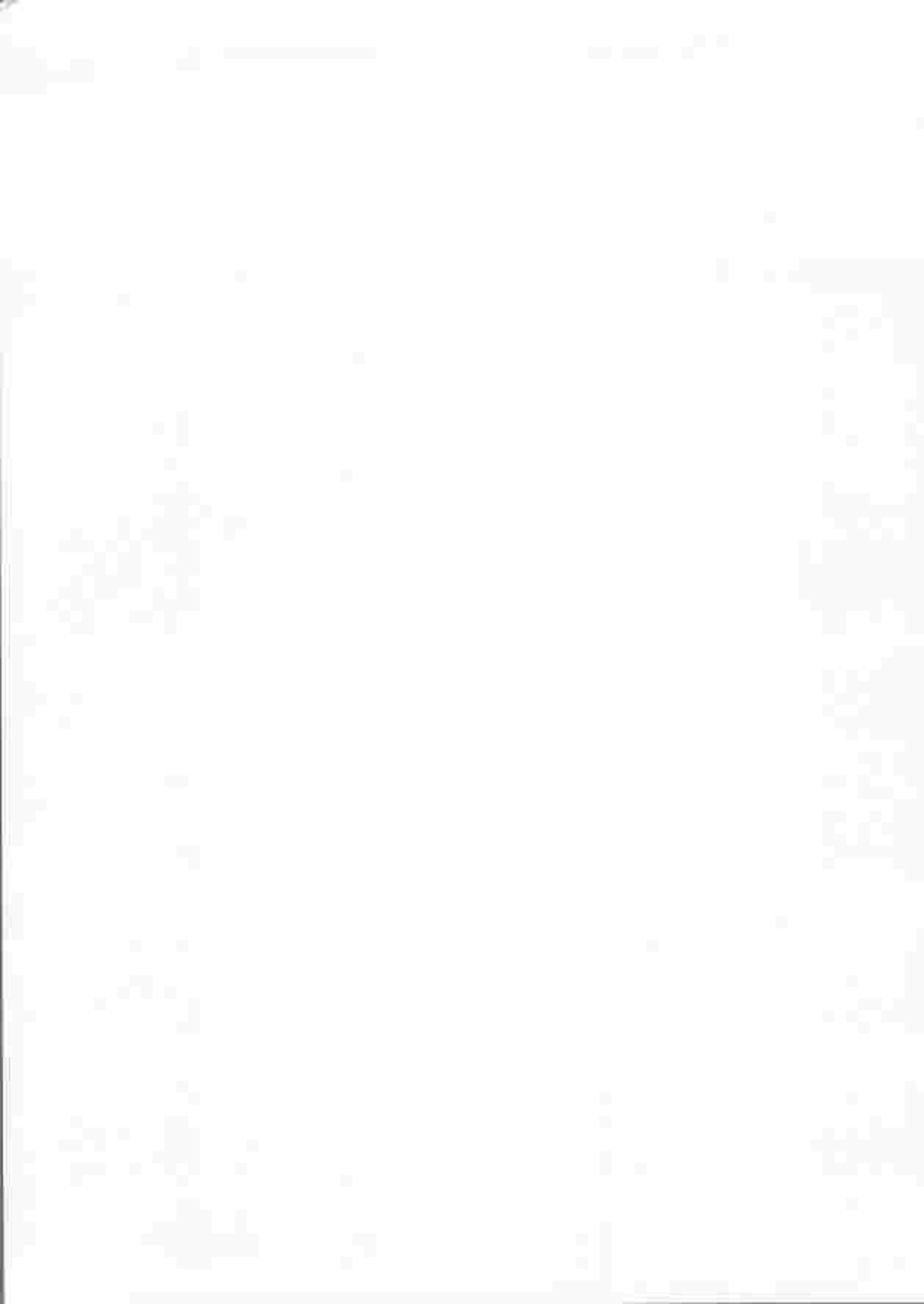
Certified that required Stamp Duty payable for this document is Rs. 12,620/- and Stamp Duty paid by Stamp Rs. 100.00/-, by online = Rs 12,420/-

**Description of Stamp**

1. Stamp Type: Impressed, Serial no 34100, Amount: Rs.100.00/-, Date of Purchase: 24/05/2024, Vendor name: Subharat (S)

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 04/12/2024 11:54AM with Govt. Ref. No: 192024250301581338 on 04-12-2024, Amount Rs: 12,420/-, Bank: SBI ePay ( SBLePay), Ref. No: 6171044440223 on 04-12-2024, Head of Account 0030-02-103-003-02

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





Certificate of Registration under section 60 and Rule 69.  
Registered in Book - I  
Volume number 1604-2024, Page from 360368 to 360386  
being No 160412555 for the year 2024.



Digitally signed by Anupam Halder  
Date: 2024.12.04 16:38:36 +05.30  
Reason: Digital Signing of Deed.

(Anupam Halder) 04/12/2024  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS  
West Bengal.

12863/2024

242556/2024



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AR 428926

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

04/12/2024  
 200-3039281/2024

*(Handwritten signature)*



CONVEYANCE

1. Date: 04.12.2024
2. Place: Koikela
3. Parties

34101

24 MAY 2024

No..... ₹ 100/- Date.....

Name : .....

Address : .....

Vendor : .....

Alipore Collectorate, 24Pgs. (South)

**SUBHANKAR DAS**

STAMP VENDOR

Alipore Police Court, KOL-27

**B.C. Lahiri**  
Advocate  
Alipore Judges Court, KOL-27



Charter Sub-Registrar JV  
Registration No. 3/2024  
Alipore, South 24 Pgs. (S)  
10 DEC 2024

Ananta Ghosh  
e/o - Bislob Ghosh  
VIII - Beliachandi  
P.O - Gochowra  
Ps - Joy nagar  
Dist - 24 Pgs (S)  
743391

- 3.1 **NEAMUL HAQUE** (PAN: **AJGPH0066G** and Aadhaar No. **7242-0616-3580**), son of Abdul Ohab Molla, by faith Muslim, by nationality Indian, occupation Business, residing at Jirangacha, Post Office Hatisaha, Police Station Kashipur, PIN-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, of 30C, South End Park, Post Office Sarat Bose Road, Kolkata- 700 029, Police Station Lake, District South 24 Parganas (**Purchaser**, includes successors-in-interest)

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

#### **NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:**

#### **4. Subject Matter of Conveyance**

- 4.1 **Said Property:** Land classified as *sah* (agricultural) measuring 0.15 (zero point one five) decimal, more or less, out of 26 (twenty six) decimal, being a portion of R.S. Dag No. 119, corresponding L.R. Dag No. 113, recorded under R.S. Khatian No. 409, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas (**Said Property**) and more fully described in the **Schedule** below **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof.

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

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

- 5.1.1 **Ownership of Choton Molla:** At all material time Choton Molla was the sole and absolute owner in respect of the Said Property by virtue of inheritance, free from all encumbrances.
- 5.1.2 **Sale to Vendor:** By a Deed of Sale dated 21<sup>st</sup> May, 2024, registered in the Office of the Additional District Sub-Registrar, Bhangar, recorded in Book No. 1, Volume No. 1621-2024, at Pages 137468 to 137495, being Deed No. 162105243 for the year 2024, said Choton Molla sold, conveyed and transferred his right, title and interest in the Said Property unto and in favour of Neamul Haque (the Vendor herein), free from all encumbrances.



5

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

07 DEC 2014

- 5.1.3 **Absolute Ownership of Vendor:** In the abovementioned events and circumstances said Neamul Haque (the Vendor herein) has become the sole and absolute owner in respect of the Said Property, free from all encumbrances and the Said Property is the subject matter of this Conveyance.
- 5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendor represents and warrants to and covenants with the Purchaser regarding encumbrances as follows:
- 5.2.1 **No Acquisition/Requisition:** The Vendor has not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declares that the Said Property is not affected by any scheme of any Local Authority or Government or Statutory Body.
- 5.2.2 **No Excess Land:** The Vendor does not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955 and the West Bengal Estates Acquisition Act, 1953.
- 5.2.3 **No Encumbrance by Act of Vendor:** The Vendor has not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.
- 5.2.4 **Right, Power and Authority to Sell:** The Vendor has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchaser.
- 5.2.5 **No Dues:** No tax in respect of the Said Property is due to the local authority and/or any other authority or authorities and no Certificate Case is pending for realization of any dues from the Vendor.
- 5.2.6 **No Right of Pre-emption:** No person or persons whatsoever have/had/has any right of pre-emption over and in respect of the Said Property or any part thereof.
- 5.2.7 **No Mortgage:** No mortgage or charge has been created by the Vendor by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.
- 5.2.8 **Free From All Encumbrances:** The Said Property is free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debuttera*, *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.



Received by the District Office of  
Kagis (KIS 12) of  
Kagis, South Kalimantan  
04 DEC 1966

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 *khos*, 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 soil [agricultural] measuring 0.15 (zero point one five) decimals, more or less, out of 26 (twenty six) decimal, being a portion of R.S. Dag No. 119, corresponding L.R. Dag No. 113, recorded under R.S. Khatian No. 409, 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.2,00,000/- [Rupees Two Lakhs only] paid by the Purchaser to the Vendor, receipt of which the Vendor hereby and by the Receipt and Memo of Consideration hereunder written, admits and acknowledges.

## 8. **Terms of Transfer**

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

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

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



District Registrar-IV  
Registrar (1/15) (1/2) of  
Companies, 10/16  
Alofa, South Islands  
11 DEC 2011

- 8.1.3 **Free from Encumbrances:** free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lis pendens, uses, debutter, wakf, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, bargadars and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title.
- 8.1.4 **Together with All Other Appurtenances:** together with all other rights the Vendor has in the Said Property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property.
- 8.2 **Subject to:** The transfer being effected by this Conveyance is subject to:
- 8.2.1 **Indemnification by Vendor:** express indemnification by the Vendor about the correctness of the Vendor's title, Vendor's authority to sell and non existence of any encumbrances on the Said Property, which if found defective or untrue at any time, the Vendor shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendor hereby covenants that the Vendor or any person claiming under the Vendor in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Purchaser and/or the Purchaser's successors-in-interest and assigns, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the Purchaser and/or the Purchaser's successors-in-interest and assigns by reason of any claim made by any third parties with respect to the title of the Said Property. If any difficulty arises in respect of mutation of the Said Property in the name of the Purchaser then the Vendor shall at all times hereinafter, at the costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to mutate the name of the Purchaser in respect of the Said Property.
- 8.2.2 **Transfer of Property Act:** all obligations and duties of vendor and vendee as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.
- 8.3 **Delivery of Possession:** *Khas*, vacant, peaceful and physical possession of the Said Property has been handed over to the Purchaser.
- 8.4 **Outgoings:** All statutory revenue, cess, taxes, surcharge, outgoings and levies of or on the Said Property, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Vendor, with regard to which the Vendor hereby indemnifies and agrees to keep the Purchaser fully and comprehensively saved, harmless and indemnified.



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ಮೈಸೂರು ಜಿಲ್ಲಾ ಕಲೆಕ್ಷರ್  
ಮೈಸೂರು, ಕರ್ನಾಟಕ

11 DEC 1973

- 8.5 **Holding Possession:** The Vendor hereby covenants that the Purchaser and the Purchaser's successors-in-interest and/or assigns shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof exclusively and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendor and it is further expressly and specifically covenanted, confirmed and declared by the Vendor that notwithstanding contained in any law for the time being in force or enacted later or any custom or practice or other form of equitable right or remedy available to the Vendor, the Vendor shall not at any time in future claim any right of pre-emption, right of passage (whether of men, materials, water and other utilities), right of way, means of access, easement of use or any other right of any nature whatsoever or howsoever over and above the Said Property, even if the balance portion of the Dag (from which the Said Property has been carved out) is land-locked and does not have any public or private means of access and the Vendor hereby expressly waive, surrender and give up each and every one of the aforesaid rights.
- 8.6 **No Objection to Mutation and Conversion:** The Vendor covenants, confirms and declares that (1) the Purchaser shall be fully entitled to mutate the Purchaser's name in all public and statutory records and the Vendor hereby expressly (a) consents to the same and (b) appoints the Purchaser as the constituted attorney of the Vendor and empowers and authorizes the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard and (2) the Vendor is fully aware that the Purchaser shall convert the nature of use and classification of the Said Property to non-agricultural/any other classification at the sole discretion of the Purchaser and the Purchaser shall be fully entitled to do the same in all public and statutory records and the Vendor hereby expressly (a) consents to the same, notwithstanding the nature of use and classification of the balance portion of the Dag (from which the Said Property has been carved out) being and remaining the same as earlier and (b) appoints the Purchaser as the constituted attorney of the Vendor and empowers and authorizes the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendor undertakes to cooperate with the Purchaser in all respect to cause mutation of the Said Property in the name of the Purchaser and conversion of the nature of use and classification thereof and in this regard shall sign all documents and papers as required by the Purchaser.
- 8.7 **Title Documents:** Simultaneously herewith, the Vendor has handed over all original title papers and documents in respect of the Said Property to the Purchaser.



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

04 DEC 1914

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

9. **Interpretation:**

- 9.1 The headings in this Conveyance are inserted for convenience only and shall be ignored in construing the provisions of this Conveyance.
- 9.2 Words and phrases have been defined in this Conveyance by printing them in bold and putting them within brackets. Where a word or phrase is defined, other parts of speech or grammatical forms of that word or phrase shall have corresponding meaning.

**Schedule**  
**(Said Property)**

Land (vacant) classified as *suh* (agricultural) measuring 0.15 (zero point one five) decimal, more or less, out of 26 (twenty six) decimal, being a portion of R.S. Dag No. 119, corresponding L.R. Dag No. 113, recorded under R.S. Khatian No. 409, 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. 119 is butted and bounded as follows:

**On the North** : By R.S. Dag No. 99  
**On the East** : By R.S. Dag Nos. 98 & 120  
**On the South** : By R.S. Dag No. 121  
**On the West** : By R.S. Dag No. 118

**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.



5

District Sub-Registrar's Office  
Registrar, U.P. 7 (2) of  
Registration 1908  
Mysore, South 24 Parganas

04 DEC 2024

10. Execution and Delivery

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

Witnesses:

1. Ananta Choudh  
Vill - Belialahar  
Po - Gocharou  
P.S - Joyhagar  
Dist - 245025(B)

2. Arijit Roy  
17, Dixon Lane  
KOL-74

Neerul Hoque

[Vendor]

Drafted by:

Advocate *Neerul Hoque* NO/1366/03

Advocate

Alpna Judge, Court  
KOL-27



District Sub-Registrar IV  
Registrar 1/23 7 (2) of  
Registration 1908  
Koppe, South 24 Province

04 DEC 2009

### 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 the consideration for sale of the Said Property described in the **Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
UTR No. IOBAR52024092500539590 (P)	25.09.24	Indian Overseas Bank	2,00,000.00
<b>Total:</b>			<b>2,00,000/-</b>

Witnesses:

1. Anwar ul Kohadar

2. Arifje Roy

Neeraj Haque























[Vendor]



District Sub-Registrar IV  
Registry (US 7/12) of  
Registration 1908  
Alcorn, South 24 Parishes

04 DEC 2014

**SPECIMEN FORM FOR TEN FINGER PRINTS**

	<i>Sumit Singh</i>					
		<b>Little      Ring      Middle      Fore      Thumb</b>				
		<b>(Left Hand)</b>				
						
		<b>Thumb      Fore      Middle      Ring      Little</b>				
		<b>(Right Hand)</b>				
	<i>Neeraj Haque</i>					
		<b>Little      Ring      Middle      Fore      Thumb</b>				
		<b>(Left Hand)</b>				
						
		<b>Thumb      Fore      Middle      Ring      Little</b>				
		<b>(Right Hand)</b>				
<p align="center"><b>PHOTO</b></p>						
		<b>Little      Ring      Middle      Fore      Thumb</b>				
		<b>(Left Hand)</b>				
		<b>Thumb      Fore      Middle      Ring      Little</b>				
		<b>(Right Hand)</b>				



7

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

04 DEC 2024



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

Query No / Year	2003034281/2024	Office where deed will be registered
Query Date	30/11/2024 12:14:10 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	BHAKTA HARI NASKAR Beneshwarpur, P.O. Dakshin Barasat, Thana : Joynagar, District : South 24-Parganas, WEST BENGAL, PIN - 743372, Mobile No. : 9330394589, Status :Deed Writer	
Transaction	Additional Transaction	
[0101] Sale, Sale Document	[4308] Agreement [No of Agreement : 2]	
Set Forth value	Market Value	
Rs. 2,00,000/-	Rs. 2,00,000/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 10,020/- (Article 23)	Rs. 2,014/- (Article:A(1), E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks		

**Land Details :**

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

Sch No	Plot Number	Khatian Number	Land Use/ROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-119	RS-409	Bastu	Shall	0.15 Dec	2,00,000/-	2,00,000/-
Grand Total :					.15Dec	2,00,000 /-	2,00,000 /-

**Seller Details :**

Sl No	Name & address	Status	Execution/Admission Details :
1	NEAMUL HAQUE Son of ABDUL OHAB MOLLA, City:- , P.O:- HATISALA, P.S:- Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of India, Date of Birth:XX-XX-1XX4, PAN No. AJxxxxx6G, Aadhaar No.: 72xxxxxxxx3580, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self



**Buyer Details :**

Sl No	Name & address	Status	Execution Admission Details :
1	UMESH KYAL Son of Late GOVIND RAM KYAL, City:- , P.O:- SARAT BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX8, PAN No. AGxxxxxx7R, Aadhaar No.: 32xxxxxxxx6519, Status :Individual, Not Executed	Individual	Not Executed

**Identifier Details :**

Name & address
AMRITA GHOSH Son of B GHOSH City:- , P.O:- GOCHARAN, P.S:-Joy nagar, District:-South 24-Parganas, West Bengal, India, PIN:- 743381, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Identifier Of NEAMUL HAQUE

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	NEAMUL HAQUE	UMESH KYAL-0.15 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 30-12-2024) for e-Payment. Assessed market value & Query is valid for 30 days.(i.e. upto 30-12-2024)
3. Standard User charge of Rs. 300/- (Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
11. This e-Assessment 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



192024250301619898

GRN Details

GRN:	192024250301619898	Payment Mode:	SBI Epay
GRN Date:	04/12/2024 12:09:04	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	5103460440023	BRN Date:	04/12/2024 12:09:20
Gateway Ref ID:	20241204882424	Method:	Indian Overseas Bank NB
GRIPS Payment ID:	041220242030161988	Payment Init. Date:	04/12/2024 12:09:04
Payment Status:	Successful	Payment Ref. No:	2003034281/2/2024

(Query No\*\*Query Year)

Depositor Details

Depositor's Name:	Mr.UMESH KYAL
Address:	30C, SOUTH END PARK, KOLKATA-700029
Mobile:	9330394689
Period From (dd/mm/yyyy):	04/12/2024
Period To (dd/mm/yyyy):	04/12/2024
Payment Ref ID:	2003034281/2/2024
Dept Ref ID/DRN:	2003034281/2/2024

Payment Details

Sl. No	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003034281/2/2024	Property Registration- Stamp duty	0030-02-103-003-02	9920
2	2003034281/2/2024	Property Registration- Registration Fees	0030-03-104-001-16	2014
<b>Total</b>				<b>11934</b>

IN WORDS: ELEVEN THOUSAND NINE HUNDRED THIRTY FOUR ONLY.

PAID



### Major Information of the Deed

Deed No :	I-1604-12556/2024	Date of Registration	04/12/2024
Query No /Year:	1604-2003034281/2024	Office where deed is registered	
Query Date:	30/11/2024 12:14:10 PM	D.S.R. - IV SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	BHAKTA HARI NASKAR Baheshwarpur, P.O. Dakshin Barasat, Thana : Joynagar, District : South 24-Parganas WEST BENGAL, PIN - 743372, Mobile No. : 9330384889, Status : Deed Writer		
Transaction	Additional Transaction		
(0101) Sale, Sale Document	(4338) Other than Immovable Property Agreement (No of Agreement : 2)		
Set Forth Value	Market Value		
Rs. 2,00,000/-	Rs. 2,00,000/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 10,020/- (Article:23)	Rs. 2,048/- (Article:A(1), E)		
Remarks			

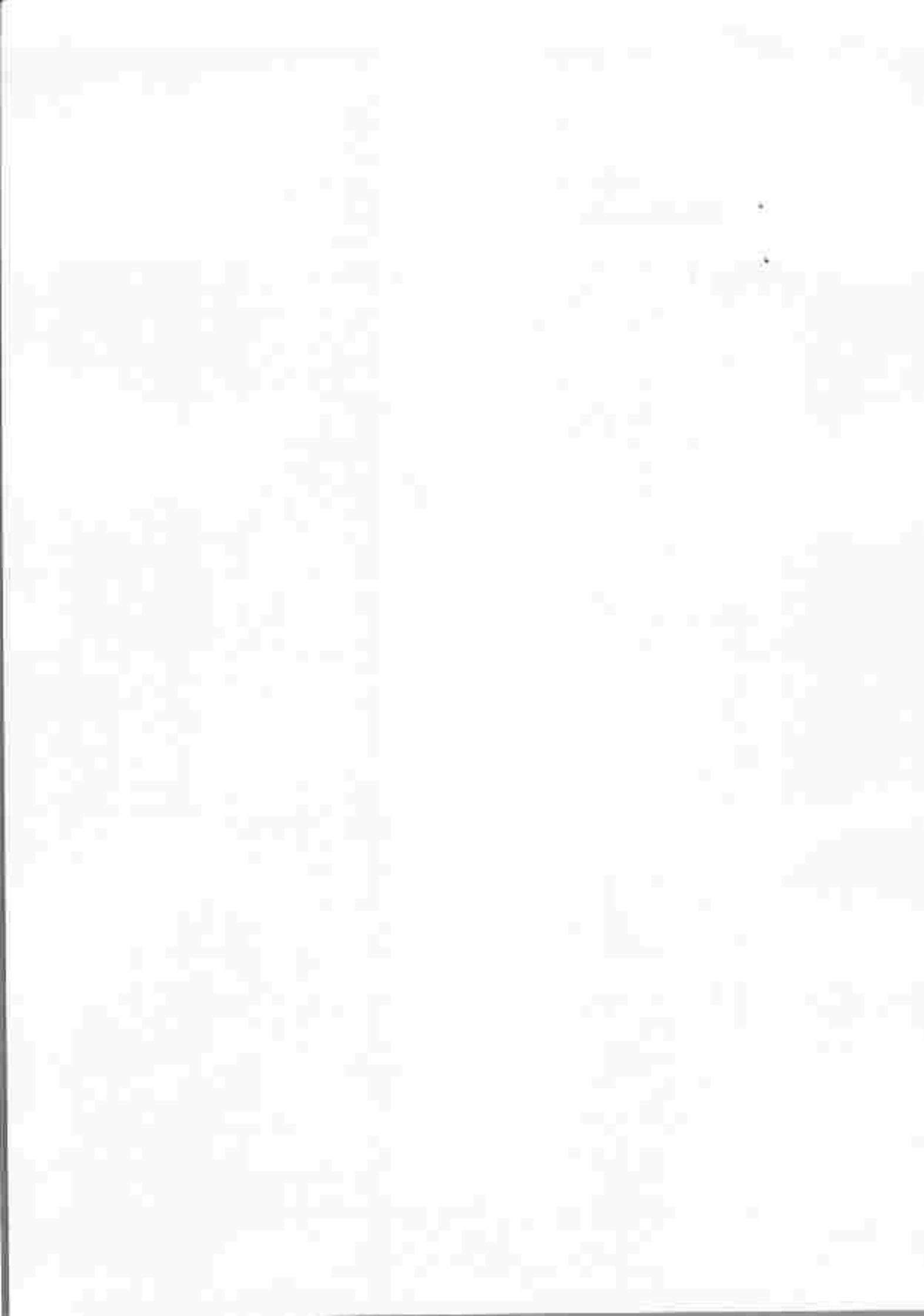
#### Land Details :

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

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-119	RS-409	Bastu	Shali	0.15 Dec	2,00,000/-	2,00,000/-
<b>Grand Total :</b>					<b>.15Dec</b>	<b>2,00,000 /-</b>	<b>2,00,000 /-</b>

#### Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>NEAMUL HAQUE</b> (Presentant) Son of ABDUL OHAB MOLLA Executed by: Self, Date of Execution: 04/12/2024 , Admitted by: Self, Date of Admission: 04/12/2024 ,Place : Office		 Captured	
		04/12/2024	04/12/2024	04/12/2024
City:- , P.O:- HATISALA, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India Date of Birth: XX-XX-1XX4 , PAN No. : A7xxxxxx6G, Aadhaar No: 72xxxxxxxx3580, Status :Individual, Executed by: Self, Date of Execution: 04/12/2024 , Admitted by: Self, Date of Admission: 04/12/2024 ,Place : Office				



**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>UMESH KYAL</b> Son of Late GOVIND RAM KYAL City:- , P.O:- SARAT BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth: XX-XX-1XX8 , PAN No. : ABxxxxx7R, Aadhaar No: 32xxxxxxxx6612, Status (Individual), Status : Not Executed

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>AMRITA GHOSH</b> Son of B GHOSH City:- P.O:- GOCHARAN, P.S:-Joynagar, District:-South 24-Parganas, West Bengal, India, PIN:- 743361		 Captured	
	04/12/2024	04/12/2024	04/12/2024

Identifier Of NEAMUL HAQUE

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	NEAMUL HAQUE	UMESH KYAL-0.15 Dec



Endorsement For Deed Number : I - 160412556 / 2024

On 04-12-2024

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

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

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

Presented for registration at 12:21 hrs on 04-12-2024, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by NEAMUL HAQUE, Executant.

**Certificate of Market Value(WB PLVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 2,00,000/-

**Admission of Execution ( Under Section 56, W.B. Registration Rules, 1962 )**

Execution is admitted on 04/12/2024 by NEAMUL HAQUE, Son of ABDUL OHAB MOLLA, P.O: HATISALA, Thana: Kashipur, South 24-Parganas, WEST BENGAL, India, PIN - 700155, 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 - 743291, by caste Hindu, by profession Service

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 2,046.00/- ( A(1) = Rs 2,000.00/- , 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 2,014/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/12/2024 12:09PM with Govt. Ref. No: 192024250301619898 on 04-12-2024, Amount Rs: 2,014/-, Bank SBI EPay ( SBIPay), Ref. No: 5103460440023 on 04-12-2024, Head of Account 0030-03-104-001-15

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 10,020/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 9,920/-

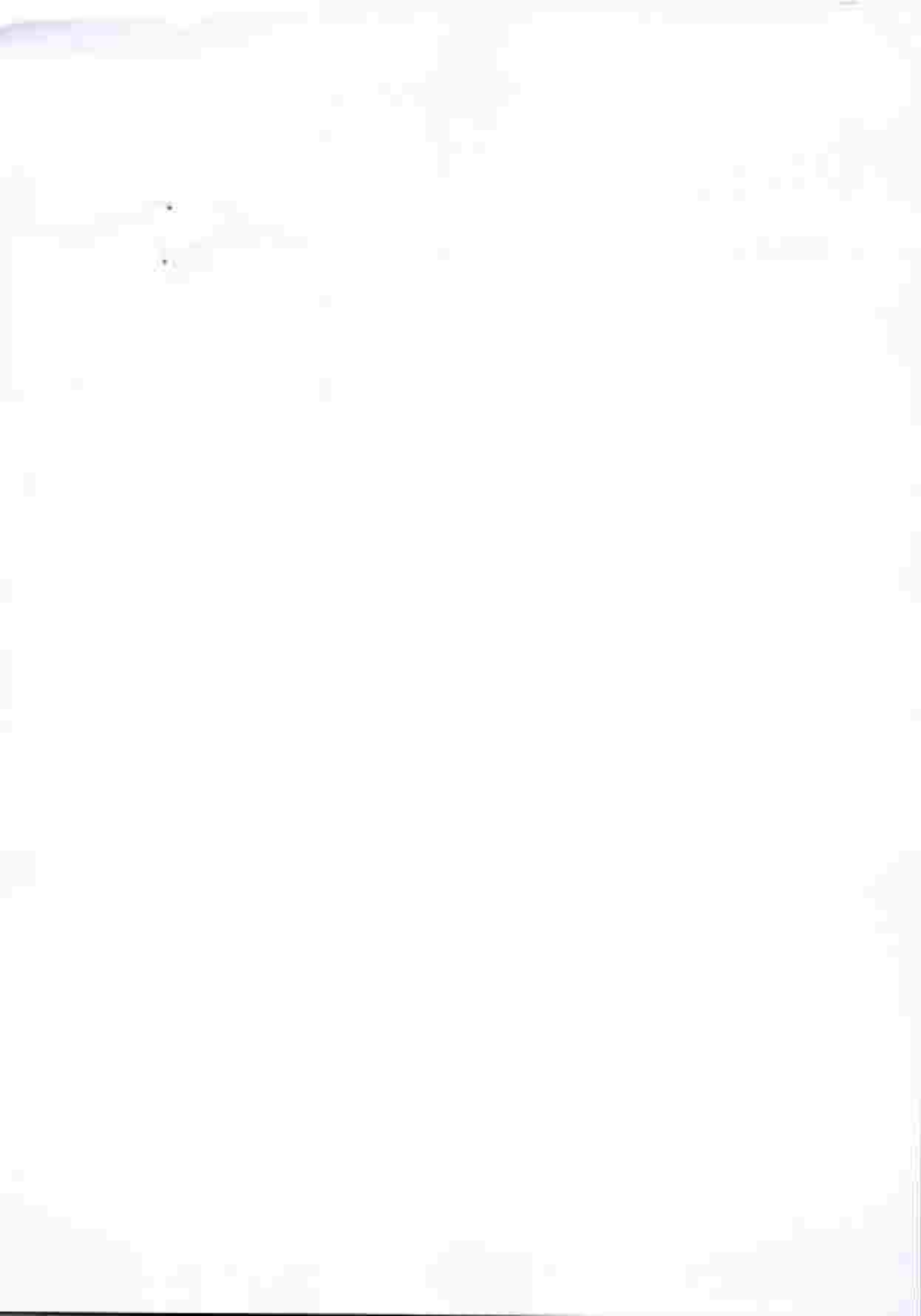
**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 34101, Amount: Rs. 100.00/-, Date of Purchase: 24/05/2024, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/12/2024 12:08PM with Govt. Ref. No: 192024250301619598 on 04-12-2024, Amount Rs: 9,920/-, Bank SBI EPay ( SBIPay), Ref. No: 5103460440023 on 04-12-2024, Head of Account 0030-02-103-003-02

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





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2024, Page from 360351 to 360367

being No 160412556 for the year 2024.



Digitally signed by Anupam Halder  
Date: 2024.12.04 16:33:24 +05:30  
Reason: Digital Signing of Deed

(Anupam Halder) 04/12/2024

DISTRICT SUB-REGISTRAR

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

West Bengal.

12860/2024

I-12557/2024 (4)



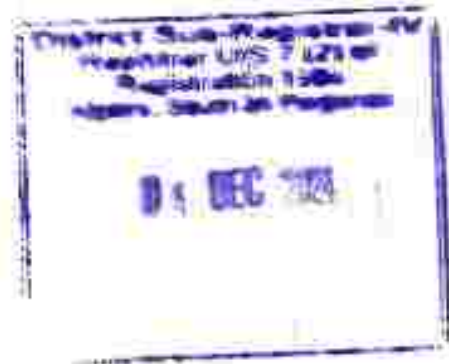
पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AR 428929

certified that the document is registered in  
Registration. The signature sheets and the  
endorsement sheets attached with the  
document are the part of this document

04/12/2024  
 200 3034550/2024

Call



CONVEYANCE

1. Date: 04.12.2024
2. Place: Kolkata
3. Parties

34098

24 MAY 2024

No..... ₹ 100/- Date.....

Name : .....

Address : .....

Vendor : .....

Alipore Collectorate, 24 Pgs. (South)

**SUBHANKAR DAS**

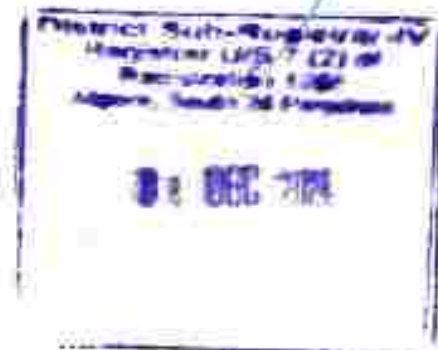
STAMP VENDOR

Alipore Police Court, KOI-27

**B.C. Lahiri**  
Advocate  
Alipore Judges Court, KOI-27



Amrita Chakraborty  
c/o - Biplob Ghosh  
Vill - Belachandi  
P.O - Gachaiya  
P.S - Jaynagar  
Dist - 24 Pgs (S)  
743391



- 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 **RISHI KYAL**, having PAN **AFTPK7464G** and **Aadhaar No. 6009 1283 0434**, son of Balakrishnan 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 sari (agricultural) measuring 2.26 (two point two six) decimal, more or less, out of 26 (twenty six) decimal, being a portion of R.S. Dag No. 64, corresponding L.R. Dag No. 58, recorded under R.S. Khatian No. 367, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhaganpur Gram Panchayat (**BGP**), Sub-Registration District Bhangar, District South 24 Parganas (**Said Property**) and more fully described in the **Schedule** below **together with all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof.**

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

- 5.1 **Representations, Warranties and Covenants Regarding Title:** The Vendor represents and warrants to and covenants with the Purchaser regarding title as follows:
- 5.1.1 **Ownership of Sahadat Molla:** At all material time one Sahadat Molla was the sole, recorded and absolute owner in respect of land measuring 4.5 (four point five) decimal, more or less, out of 26 (twenty six) decimal, being a portion of R.S. Dag No. 64, corresponding L.R. Dag No. 58, recorded under R.S. Khatian No. 367, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Larger Property**), free from all encumbrances.



Distric Sub-Register IV  
Machilur U.P. 12) of  
Mysore Dist. 1988  
Karnataka, South of Mysore

8 DEC 1988

- 5.1.2 **Demise of Sahadat Molla:** Said Sahadat Molla, a Muslim governed by the *Sunni* School of Mohammedan Law, died intestate leaving behind him surviving his 1 (one) son from his predeceased second wife, Late Siman Bibi, namely, Arjed Ali Molla and 2 (two) daughters from his first wife, Late Uchmannecha Bibi, namely, (1) Ronginjan Bibi and (2) Achiran Bibi, as his only legal heir and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Sahadat Molla in Larger Property, free from all encumbrances.
- 5.1.3 **Demise of Ronginjan Bibi:** Said Ronginjan Bibi, a Muslim governed by the *Sunni* School of Mohammedan Law, died intestate leaving behind her surviving her 2 (two) sons, namely, (1) Md. Haru Molla and (2) Md. Ismail Molla, as her only legal heirs, who jointly and in equal share inherited the right, title and interest of Late Ronginjan Bibi in Larger Property, free from all encumbrances. It is pertinent to mention here that one Chadem Ali Molla being another son of Late Ronginjan Bibi predeceased her and therefore, the legal heirs of Late Chadem Ali Molla have been excluded to inherit any share in the property left out by Late Ronginjan Bibi as per the operation of Mahomedan Law.
- 5.1.4 **Demise of Md. Haru Molla:** Said Md. Haru Molla, a Muslim governed by the *Sunni* School of Mohammedan Law, died intestate leaving behind him surviving his 2 (two) sons, namely, (1) Amin Ali Molla and (2) Abech Ali Molla alias Abed Ali Molla and 2 (two) daughters, namely, (1) Khayran Bibi and (2) Amiron Bibi, as his only legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Md. Haru Molla in Larger Property, free from all encumbrances. It is pertinent to mention here that one Momin Molla being another son of Late Md. Haru Molla predeceased him and therefore, the legal heirs of Late Momin Molla have been excluded to inherit any share in the property left out by Late Md. Haru Molla as per the operation of Mahomedan Law.
- 5.1.5 **Demise of Khayran Bibi:** Said Khayran Bibi, a Muslim governed by the *Sunni* School of Mohammedan Law, died intestate leaving behind her surviving her 4 (four) sons, namely, (1) Chhalauddin Molla, (2) Kutubuddin Molla, (3) Nasiruddin Molla and (4) Samsuddin Molla and 1 (one) daughter, Bilkis Bibi, as her only legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Khayran Bibi in Larger Property, free from all encumbrances.
- 5.1.6 **Demise of Md. Ismail Molla:** Said Md. Ismail Molla, a Muslim governed by the *Sunni* School of Mohammedan Law, died intestate leaving behind him surviving his 3 (three) sons, namely, (1) Md. Nazrul Islam alias Nazrul Isiam, (2) Md. Fajul Islam alias Fazul Islam and (3) Md. Bajlur Islam alias Bajlur Rahaman Molla and 2 (two) daughters, namely, (1) Anowara Bibi and (2) Monowara Bibi, as his only legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Md. Ismail Molla in Larger Property, free from all encumbrances.



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- 5.1.7 **First Sale to Vendor:** By a Deed of Sale dated 9<sup>th</sup> September, 2024, registered in the Office of the District Sub-Registrar-V, South 24 Parganas at Alipore, recorded in Book No. 1, Volume No. 1630-2024, at Pages 106083 to 106111, being Deed No. 163003888 for the year 2024, said (1) Amin Ali Molla, (2) Abech Ali Molla alias Abed Ali Molla, (3) Amiron Bibi, (4) Chhelauddin Molla, (5) Kutubuddin Molla, (6) Nasiruddin Molla, (7) Samsuddin Molla, (8) Bikis Bibi, (9) Md. Najrul Islam alias Nazrul Islam, (10) Md. Fajul Islam alias Fazul Islam, (11) Md. Bajtur Islam alias Bajtur Rahaman Molla, (12) Anowara Bibi and (13) Monowara Bibi sold, conveyed and transferred their right, title and interest in the Larger Property, i.e. land measuring 1.13 (one point one three) decimal, more or less, in said R.S. Dag No. 64, in favour of Neamul Haque (the Vendor herein), free from all encumbrances.
- 5.1.8 **Demise of Achiran Bibi:** Said Achiran Bibi, daughter of Sahadat Molla, a Muslim governed by the Sunni School of Mohammedan Law, died intestate leaving behind her surviving her 1 (one) son, Yousuf Ali Molla, as her only legal heir, who solely inherited the right, title and interest of Late Achiran Bibi in Larger Property, free from all encumbrances. It is pertinent to mention here that one Imam Baksh Molla being another son of Late Achiran Bibi predeceased her and therefore, the legal heirs of Late Imam Baksh Molla have been excluded to inherit any share in the property left out by Late Achiran Bibi as per the operation of Mohammedan Law.
- 5.1.9 **Demise of Yousuf Ali Molla:** Said Yousuf Ali Molla, a Muslim governed by the Sunni School of Mohammedan Law, died intestate leaving behind him surviving his 4 (four) sons, namely, (1) Mucha Haque Molla, (2) Icha Haque Molla, (3) Sahanabi Molla and (4) Golam Nabi Molla and 2 (two) daughters, namely, (1) Jelefa Bibi and (2) Rahima Bibi, as his only legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Yousuf Ali Molla in Larger Property, free from all encumbrances. It is pertinent to mention here that one Abul Kalam Molla being another son of Late Yousuf Ali Molla predeceased him and therefore, the legal heirs of Late Abul Kalam Molla have been excluded to inherit any share in the property left out by Late Yousuf Ali Molla as per the operation of Mohammedan Law.
- 5.1.10 **Second Sale to Vendor:** By a Deed of Sale dated 11<sup>th</sup> September, 2024, registered in the Office of the Additional District Sub-Registrar, Bhanga, recorded in Book No. 1, Volume No. 1621-2024, at Pages 233077 to 233102, being Deed No. 162109205 for the year 2024, said (1) Mucha Haque Molla, (2) Icha Haque Molla, (3) Sahanabi Molla, (4) Golam Nabi Molla, (5) Jelefa Bibi and (6) Rahima Bibi sold, conveyed and transferred their right, title and interest in the Larger Property, i.e. land measuring 1.13 (one point one three) decimal, more or less, in said R.S. Dag No. 64, in favour of Neamul Haque (the Vendor herein), free from all encumbrances.
- 5.1.11 **Absolute Ownership of Vendor:** In the above mentioned events and circumstances said Neamul Haque (the Vendor herein) has become the sole and absolute owner in respect of the Said Property, i.e. land



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measuring 2.26 (two point two six) decimal, more or less, out of the Larger Property, free from all encumbrances and the Said Property and the Said Property is the subject matter of this Conveyance.

- 5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendor represents and warrants to and covenants with the Purchaser regarding encumbrances as follows:
- 5.2.1 **No Acquisition/Requisition:** The Vendor has not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declares that the Said Property is not affected by any scheme of any Local Authority or Government or Statutory Body.
- 5.2.2 **No Excess Land:** The Vendor does not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955 and the West Bengal Estates Acquisition Act, 1953.
- 5.2.3 **No Encumbrance by Act of Vendor:** The Vendor has not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.
- 5.2.4 **Right, Power and Authority to Sell:** The Vendor has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchaser.
- 5.2.5 **No Dues:** No tax in respect of the Said Property is due to the local authority and/or any other authority or authorities and no Certificate Case is pending for realization of any dues from the Vendor.
- 5.2.6 **No Right of Pre-emption:** No person or persons whatsoever have/had/has any right of pre-emption over and in respect of the Said Property or any part thereof.
- 5.2.7 **No Mortgage:** No mortgage or charge has been created by the Vendor by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.
- 5.2.8 **Free From All Encumbrances:** The Said Property is free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debatters*, *wakf*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *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.



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

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

## 6. **Basic Understanding**

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

## 7. **Transfer**

7.1 **Hereby Made:** The Vendor hereby sells, conveys and transfers to the Purchaser the entirety of the Vendor's right, title and interest of whatsoever or howsoever nature in the Said Property, more fully described in the **Schedule** below, being land classified as *sali* (agricultural) measuring 2.26 (two point two six) decimal, more or less, out of 26 (twenty six) decima, being a portion of R.S. Dag No. 64, corresponding L.R. Dag No. 58, recorded under R.S. Khatian No. 367, Mousa Jirangacha, J.L. No. 29, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

7.2 **Consideration:** The aforesaid transfer is being made in consideration of a sum of Rs.10,00,000/ (Rupees Ten Lakhs only) paid by the Purchaser to the Vendor, receipt of which the Vendor hereby and by the Receipt and Memo of Consideration hereunder written, admits and acknowledges.

## 8. **Terms of Transfer**

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

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

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

8.1.3 **Free from Encumbrances:** free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*,



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Mysore, 26th Dec 1971

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uses, debutter, waif, 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 R.S. Record of Rights and L.R. Record of Rights are not in parity with the Vendor's entitlement in said R.S. Dag No. as recited under clause 5.1 and sub-clauses thereunder. However, the Vendor hereby conveys all the Vendor's right, title and interest in the said R.S. Dag No. 64, corresponding to L.R. Dag No. 58 (acquired vide the aforesaid recital) under these presents whatsoever and howsoever in nature and the Purchaser shall be entitled to rectify the erroneous record of rights, if any.

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

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

8.4 **Outgoings:** All statutory revenue, cess, taxes, surcharge, outgoings and levies of or on the Said Property, relating to the period till the



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Tamil Nadu (2) at  
Salem, Salem District  
Salem, Salem District  
8.11.2024

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 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



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

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

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

9. **Interpretation:**

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

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

**Schedule**  
**(Said Property)**

Land (vacant) classified as zali (agricultural) measuring 2.26 (two point two six) decimal, more or less, out of 26 (twenty six) decimal, being a portion of R.S. Dag No. 64, corresponding L.R. Dag No. 38, recorded under R.S. Khatian No. 357, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagahanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and the said R.S. Dag No. 64 is butted and bounded as follows:

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

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



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04 DEC 2024

**10. Execution and Delivery**

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

Witnesses:

1. Anand Chandra  
Vikar-Belachand  
P.O. - Sochaon  
P.S. - Jyotsnagar  
Dist - 24835(3)

2. Anjit Roy  
17, Dixon Lane  
KOL-14

Neameel Haque

[Vendor]

Drafted by:

Alangir Dasg  
WB/1366/03

Advocate

Alipore Judges Court  
KOL-27

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### Receipt And Memo of Consideration

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

Mode	Date	Bank	Amount (Rs.)
UTR No. IOBAR52024092500539302	25.09.24	Indian Overseas Bank	10,00,000.00
<b>Total:</b>			<b>10,00,000/-</b>

Witnesses:

1. Ananta Ghosh

2. Anjita Roy

Neeraj Haque

Vendor



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Registration Title  
Hidalgo, State of Mexico  
4 DEC 2024

**SPECIMEN FORM FOR TEN FINGER PRINTS**

 <p><i>Burhan Khan</i></p>	<p><i>Burhan Khan</i></p>					
		<b>Little      Ring      Middle      Fore      Thumb</b>				
		<b>(Left Hand)</b>				
						
		<b>Thumb      Fore      Middle      Ring      Little</b>				
		<b>(Right Hand)</b>				
 <p><i>Nasirul Haque</i></p>	<p><i>Nasirul Haque</i></p>					
		<b>Little      Ring      Middle      Fore      Thumb</b>				
		<b>(Left Hand)</b>				
						
		<b>Thumb      Fore      Middle      Ring      Little</b>				
		<b>(Right Hand)</b>				
<p align="center"><b>PHOTO</b></p>						
		<b>Little      Ring      Middle      Fore      Thumb</b>				
		<b>(Left Hand)</b>				
		<b>Thumb      Fore      Middle      Ring      Little</b>				
		<b>(Right Hand)</b>				



District Sub-Registrar 4V  
Registry/UIS 7 (2) of  
Registration 1908  
Alapur, South 24 Parganas

D & NEC 306



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

Query No / Year	2003034550/2024	Office where deed will be registered
Query Date	30/11/2024 1:13:42 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	BHAKTA HARI NASKAR Baneshwarpur, P.O. Dakshin Barasat, Thana : Joynagar, District : South 24-Parganas, WEST BENGAL, PIN - 743372, Mobile No. : 9330394689, Status :Deed Writer	
Transaction	Additional Transaction	
[0101] Sale, Sale Document	[4308] Agreement [No of Agreement : 2]	
Set Forth value	Market Value	
Rs. 10,00,000/-	Rs. 10,00,000/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 50,020/- (Article:23)	Rs. 10,014/- (Article:A(1), E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks		

**Land Details :**

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

Sch No	Plot Number	Khatian Number	Land Use/ROR Proposed		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-64	RS-367	Bastu	Shall	2.26 Dec	10,00,000/-	10,00,000/-	
<b>Grand Total :</b>					<b>2.26Dec</b>	<b>10,00,000 /-</b>	<b>10,00,000 /-</b>	

**Seller Details :**

SI No	Name & address	Status	Execution Admission Details :
1	NEAMUL HAQUE Son of ABDUL GHAB MOLLA, City:- , P.O:- HATISALA, P.S:- Kashipur, District-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, Date of Birth:XX-XX-1XX4, PAN No. AJxxxxxx6G, Aadhaar No.: 72xxxxxxx3580, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self



**Buyer Details :**

Sl. No	Name & address	Status	Execution Admission Details :
1	RISHI KYAL Son of BALKRISHAN KYAL, City:- , P.O:- SARAT BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX6, PAN No. AFxxxxxx4G, Aadhaar No.: 60xxxxxxxx0434, Status :Individual, Not Executed	Individual	Not Executed

**Identifier Details :**

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

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	NEAMUL HAQUE	RISHI KYAL-2.26 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 30-12-2024) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 30-12-2024)
3. Standard User charge of Rs. 300/- (Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRD 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



192024250301690738

GRN Details

GRN:	192024250301690738	Payment Mode:	SBI Epay
GRN Date:	04/12/2024 12:26:06	Bank/Gateway:	SBlePay Payment Gateway
BRN :	6080282378133	BRN Date:	04/12/2024 12:26:18
Gateway Ref ID:	20241204883339	Method:	Indian Overseas Bank NB
GRIPS Payment ID:	041220242030169072	Payment Init. Date:	04/12/2024 12:26:06
Payment Status:	Successful	Payment Ref. No:	2003034550/4/2024

[Query No\*Query Year]

Depositor Details

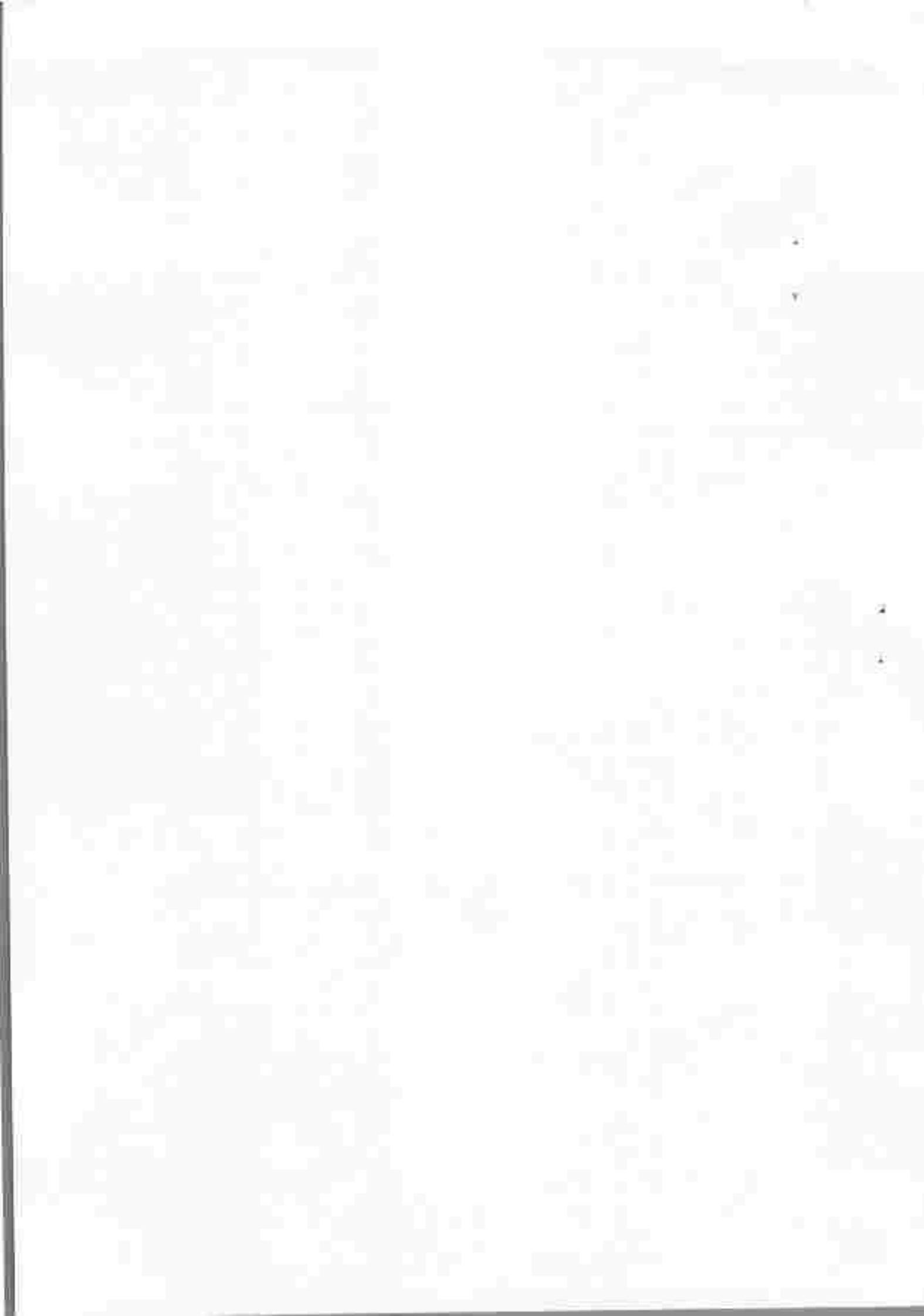
Depositor's Name:	Mr RISHI KYAL
Address:	30C, SOUTH END PARK, KOLKATA-700029
Mobile:	9330394689
Period From (dd/mm/yyyy):	04/12/2024
Period To (dd/mm/yyyy):	04/12/2024
Payment Ref ID:	2003034550/4/2024
Dept Ref ID/DRN:	2003034550/4/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003034550/4/2024	Property Registration- Stamp duty	0030-02-102-003-02	49920
2	2003034550/4/2024	Property Registration- Registration Fee	0030-03-104-001-16	10046
			<b>Total</b>	<b>59966</b>

IN WORDS: FIFTY NINE THOUSAND NINE HUNDRED SIXTY SIX ONLY.

PAID



### Major Information of the Deed




Deed No :	I-1604-12557/2024	Date of Registration :	04/12/2024
Query No / Year	1604-2003034550/2024	Office where deed is registered	
Query Date *	30/11/2024 1:13:42 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas.	
Applicant Name, Address & Other Details	BHAKTA HARI NASKAR Baneshwarpur, P.O. Dakshin Barasat, Thana : Joynagar, District : South 24-Parganas, WEST BENGAL, PIN - 743372, Mobile No. : 9330294689, Status : Deed Writer		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immoveable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 10,00,000/-	Rs. 10,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50,020/- (Article:23)	Rs. 10,048/- (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-64	RS-367	Baulu	Shali	2.26 Dec	10,00,000/-	10,00,000/-	
<b>Grand Total :</b>					<b>2.26Dec</b>	<b>10,00,000 /-</b>	<b>10,00,000 /-</b>	

### Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>NEAMUL HAQUE</b> (Presentant) Son of ABDUL DHAS MOJLA Executed by: Self, Date of Execution: 04/12/2024 , Admitted by: Self, Date of Admission: 04/12/2024 ,Place : Office	 04/12/2024	 L1 04/12/2024	 04/12/2024
City:- , P.O:- HATISALA, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: IndiaDate of Birth:XX-XX-1XX4 , PAN No. : A/xxxxxx6G, Aadhaar No: 72xxxxxxxx3580, Status :Individual, Executed by: Self, Date of Execution: 04/12/2024 , Admitted by: Self, Date of Admission: 04/12/2024 ,Place : Office				



**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>RISHI KYAL</b> Son of BALKRISHAN KYAL City:-, P.O:- SARAT BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, Pin- 700028 Sex: Male, Ey Color: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX6 : PAN No.: AFxxxxx4G, Aadhaar No: 60xxxxxxx0434, Status :Individual, Status : Not Executed

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>AMRITA GHOSH</b> Son of H CHOSH City:- : P.O:- GOCHARAN, P.S:-Jytnagar, District:-South 24-Pargana, West Bengal, India, Pin:- 743351		 Captured	
	04/12/2024	04/12/2024	04/12/2024
Identifier of NEAMUL RAQUE			

**Transfer of property for L1**

Sl.No	From	To, with area (Name-Area)
1	NEAMUL RAQUE	RISHI KYAL-2.25 Dec.



**Endorsement For Deed Number - I - 160412557 / 2024**

**On 04-12-2024**

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

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

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

Presented for registration at 12:16 hrs on 04-12-2024, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by NEAMUL HAQUE, Executive

**Certificate of Market Value(WB PUVI) rules of 2001)**

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

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

Execution is admitted on 04/12/2024 by NEAMUL HAQUE, Son of ABDUL OHAB MDI A, P.O: RATISALA, Thana: Kanchipur, South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Others

Identified by AMRITA CHOSH, Son of B GHOSH, P.O GOCHARAN, Thana: Jaynagar, South 24-Parganas, WEST BENGAL, India, PIN - 743361, by caste Hindu, by profession Service

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 10,048.00/- ( A(1) = Rs 10,000.00/- E = Rs 14.00/- H = Rs 28.00/- M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 10,048.00/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/12/2024 12:26PM with Govt. Ref. No: 1920242503016167738 on 04-12-2024, Amount Rs: 10,048.00/-, Bank: SBI EPay ( SBIePay), Ref. No. 6080282378133 on 04-12-2024, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

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

Description of Stamp

1. Stamp: Type: Impressed, Serial no 34096, Amount: Rs. 100.00/-, Date of Purchase: 24/05/2024, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/12/2024 12:25PM with Govt. Ref. No: 192024250301690738 on 04-12-2024, Amount Rs: 49,920/-, Bank: SBI EPay ( SBIePay), Ref. No. 6080282378133 on 04-12-2024, Head of Account 0030-02-103-003-02

(32)

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

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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2024, Page from 360332 to 360350

being No 160412557 for the year 2024.



Digitally signed by Anupam Halder  
Date: 2024.12.04 16:33:30 +05:30  
Reason: Digital Signing of Deed.

(Anupam Halder) 04/12/2024  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS  
West Bengal.

12859/2024

T-0571/2024

2



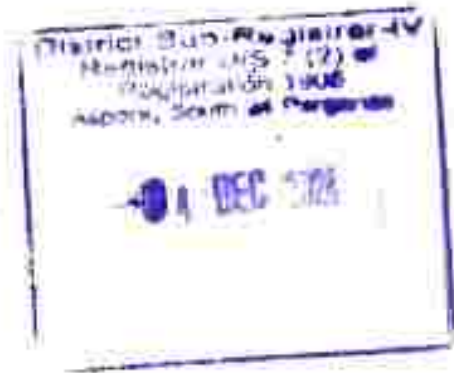
पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

AR 428925

04/12/2024  
 2003094285/2024

Certified that the document is signed in the presence of the Registrar. The signatures and the endorsement of the Registrar with the document are as follows: [Signature]

*[Handwritten Signature]*



CONVEYANCE

1. Date: 04.12.2024
2. Place: Kolkata
3. Parties

34102

24 MAY 2024

No..... ₹ 100/- Date.....

Name : .....

Address : .....

Vendor : .....

Alipore Collectorate, 24 Pgs. (South)

**SUBHANKAR DAS**

STAMP VENDOR

Alipore Police Court, KCL-27

B.C. Lahiri  
Advocate  
Alipore Judges Court, KCL-27



Amrita Chak  
epo - Biplob Ghosh  
Vill - Belipeland  
P.O - Soelatan  
P.S - Joymagori  
DIST - 24 Pcs (S)  
743331



- 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 **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, of 30C, South End Park, Post Office Sarai 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 *danga* (highland) measuring 0.07 (zero point zero seven) decimal, more or less, out of 56 (fifty six) decimal, being a portion of R.S. Dag No. 91, corresponding L.R. Dag No. 85, recorded under R.S. Khatian No. 185, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas (**Said Property**) and more fully described in the **Schedule** below **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof.

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

- 5.1 **Representations, Warranties and Covenants Regarding Title:** The Vendor represents and warrants to and covenants with the Purchaser regarding title as follows:
- 5.1.1 **Ownership of Amir Ali Molla:** At all material time one Amir Ali Molla was the sole and absolute owner in respect of land measuring 9.33 (nine point three three) decimal, more or less, out of 56 (fifty six) decimal, being a portion of R.S. Dag No. 91, corresponding L.R. Dag No. 85, recorded under R.S. Khatian No. 185, 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 (**Mother Property**), free from all encumbrances.
- 5.1.2 **Demise of Amir Ali Molla:** Said Amir Ali Molla, a Muslim governed by the Sunni School of Mohammedan Law, died intestate leaving



District Sub-Registrar (IV)  
Registrar (I/S 7 (2)) of  
Registration 1908  
Aberdeen, South 24 Bengaluru

04 DEC 2021

behind him surviving his 2 (two) sons, namely, (1) Jiyad Ali Molla and (2) Daud Ali Molla and 2 (two) daughters, namely, (1) Sakherjan Bibi and (2) Johara Bibi, as his only legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Amir Ali Molla in the Mother Property, free from all encumbrances.

- 5.1.3 **Ownership of Sakhejan Bibi:** In the above mentioned circumstances said Sakhejan Bibi has become the sole and absolute owner in respect of the Said Property, being land measuring 1.56 (one point five six) decimal, more or less, out of the Mother Property (**Property Of Sakhejan**), free from all encumbrances.
- 5.1.4 **Demise of Sakhejan Bibi:** Said Sakhejan Bibi, a Muslim governed by the Sunni School of Mohammedan Law died intestate leaving behind her surviving her 4 (four) sons, namely, (1) Din Mohammad Molla, (2) Iyar Mohammad alias Iyar Mohammad, (3) Piyar Mohammad Molla and (4) Golam Mostafa Molla and 2 (two) daughters, namely, (1) Rohina Bibi and (2) Amena Bibi (collectively **Legal Heirs Of Sakhejan Bibi**), as her only legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Sakhejan Bibi in the Property Of Sakhejan, free from all encumbrances. It is pertinent to mention here that another son of Late Sakhejan Bibi, namely, Nur Mohammad Molla had predeceased his mother and therefore, the legal heirs of Late Nur Mohammad Molla have been excluded as per the Mohammedan Law of Inheritance.
- 5.1.5 **Demise of Amena Bibi:** Said Amena Bibi, a Muslim governed by the Sunni School of Mohammedan Law died intestate leaving behind her surviving her 3 (three) sons, namely, (1) Julfikkar Baddi, (2) Kamaluddin Baidya and (3) Kutubuddin Baidya and 3 (three) daughters, namely, (1) Lal Banu Bibi, (2) Sakheda Bibi and (3) Sahanara Bibi (**Legal Heirs Of Amena Bibi**), as her only legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Amena Bibi in the Property Of Sakhejan, free from all encumbrances. It is pertinent to mention here that another son of Late Amena Bibi, namely, Jamaluddin Baddi had predeceased his mother, and therefore, the legal heirs of Late Jamaluddin Baddi have been excluded as per the Mohammedan Law of Inheritance.
- 5.1.6 **Wrong Transfer by Legal Heirs of Nur Mohammad Molla:** By a Deed of Conveyance dated 1<sup>st</sup> March, 2023, registered in the Office of the District Sub-Registrar-IV, South 24 Parganas at Alipore, recorded in Book No. 1, Volume No. 1604-2023, at Pages 83503 to 83538, being Deed No. 160403017 for the year 2023, said Legal Heirs Of Sakhejan Bibi (save and except Amena Bibi) and Julfikkar Baddi out of the Legal Heirs Of Amena Bibi along with the legal heirs of Late Nur Mohammad Molla jointly sold conveyed and transferred their right, title and interest in the Property Of Sakhejan unto and in favour of Anurag Kyal. However, as the legal heirs of Late Nur Mohammad Molla were not entitled to inherit any share in the



District Sub-Registration  
Registrar (I) (2) of  
Registration, 1908  
Jambh, South 24 Parganas

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Property Of Sakhejan from Late Sakhejan Bibi and therefore, the said transfer was found to be defective to some extent.

- 5.1.7 **Remaining Ownership:** In the above mentioned circumstances said (1) Legal Heirs Of Sakhejan Bibi **save and except** Amena Bibi and (2) Legal Heirs Of Amena Bibi remained the joint and absolute owners in respect of land measuring 0.38 (zero point three eight) decimal, more or less, out of the Property Of Sakhejan (**Larger Property**), free from all encumbrances as mentioned in the chart below:

Name of Owner	R.S. Dag	L.R. Dag	Area (in dec.)
Din Mahammad Molla	91	85	0.05
Iyar Mahammad alias Iyar Mahammad	91	85	0.05
Piyar Mohammad Molla	91	85	0.05
Golan Mostafa Molla	91	85	0.05
Rohima Bibi	91	85	0.03
Juffikar Baidi	91	85	0.01
Kamaluddin Baidya	91	85	0.04
Kutubuddin Baidya	91	85	0.04
Lal Barni Bibi	91	85	0.02
Sakheda Bibi	91	85	0.02
Sahanara Bibi	91	85	0.02
<b>Total:</b>			<b>0.38</b>

- 5.1.8 **Sale to Asifa Yesmin:** By a Deed of Sale dated 2<sup>nd</sup> August, 2023, registered in the Office of the Additional District Sub-Registrar, Bhāngar, recorded in Book No. 1, Volume No. 1621-2023, at Pages 159893 to 159932, being Deed No. 162108329 for the year 2023, said (1) Kamaluddin Baidya, (2) Kutubuddin Baidya and (3) Sakheda Bibi out of the Legal Heirs Of Amena Bibi rightfully sold, conveyed and transferred land measuring 0.03 (zero point zero five) decimal, more or less, out of their entitlement in the Larger Property unto and in favour of Asifa Yesmin, free from all encumbrances as mentioned in the chart below:

Name of Vendor	R.S. Dag	L.R. Dag	Area (in dec.)	Purchaser
Kamaluddin Baidya	91	85	0.01	Asifa Yesmin
Kutubuddin Baidya	91	85	0.01	
Sakheda Bibi	91	85	0.01	
<b>Total:</b>			<b>0.03</b>	

- 5.1.9 **Remining Ownership of Kamaluddin Baidya & Ors.:** In the above mentioned circumstances said (1) Kamaluddin Baidya, (2) Kutubuddin Baidya and (3) Sakheda Bibi were remaining with the Said Property out of the Larger Property, free from all encumbrances, as mentioned in the chart below:

Name of Vendor	R.S. Dag	L.R. Dag	Area (in dec.)
Kamaluddin Baidya	91	85	0.03
Kutubuddin Baidya	91	85	0.03
Sakheda Bibi	91	85	0.01



5

දිස්ත්‍රික් කොට්ඨාසය, දකුණු පළාත, ශ්‍රී ලංකාව  
අංක 125 / 122  
කොට්ඨාසය, දකුණු පළාත, ශ්‍රී ලංකාව  
දිස්ත්‍රික් කොට්ඨාසය, දකුණු පළාත, ශ්‍රී ලංකාව

125 / 122

- 5.1.10 **Sale to Vendor:** By a Deed of Sale dated 30<sup>th</sup> August, 2024, registered in the Office of the Additional District Sub-Registrar, Bhangar, recorded in Book No. 1, Volume No. 1621-2024, at Pages 221314 to 221351, being Deed No. 162108846 for the year 2024, said (1) Kamaluddin Baidya, (2) Kutubuddin Baidya and (3) Sakhedra Bibi rightfully sold, conveyed and transferred the Said Property unto and in favour of Neamul Haque (the Vendor herein), free from all encumbrances.
- 5.1.11 **Absolute Ownership of Vendor:** In the abovementioned events and circumstances said Neamul Haque (the Vendor herein) has become the sole and absolute owner in respect of the Said Property out of the Larger Property, free from all encumbrances and the Said Property is the subject matter of this Conveyance.
- 5.2 **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  
Bangalore, South 24 Pergana

04 DEC '27

- 5.2.8 **Free From All Encumbrances:** The Said Property is free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debatters*, *wakf*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors in title and the title of the Vendor to the Said Property is free, clear and marketable.
- 5.2.9 **No Personal Guarantee:** The Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.
- 5.2.10 **No Bar by Court Order or Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Vendor from selling, transferring and/or alienating the Said Property or any part thereof.

## 6. Basic Understanding

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

## 7. Transfer

- 7.1 **Hereby Made:** The Vendor hereby sells, conveys and transfers to the Purchaser the entirety of the Vendor's right, title and interest of whatsoever or howsoever nature in the Said Property, more fully described in the **Schedule** below, being land classified as *danga* (highland) measuring 0.07 (zero point zero seven) decimal, more or less, out of 56 (fifty six) decimal, being a portion of R.S. Dag No. 91, corresponding L.R. Dag No. 85, recorded under R.S. Khatian No. 185, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhugabanpur Gram Panchayat, Shb-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.50,000/- (Rupees Fifty Thousand only) paid by the Purchaser to the Vendor, receipt of which the Vendor hereby and by the Receipt and Memo of Consideration hereunder written, admits and acknowledges.



District Sub-Registrar-40  
Bangalore 560002  
Registration 1980  
District, South of Bangalore

8 DEC 1980

**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 clarify that the L.R. Record of Rights in respect of said L.R. Dag No. 85 is not complete and the name of the Vendor and/or the Vendor's predecessors-in-title are not recorded in the said L.R. Record of Rights. However, the Vendor hereby convey all the Vendor's right, title and interest in the said R.S. Dag No. 91, corresponding to L.R. Dag No. 85 (acquired vide the aforesaid recital under clause 6.7 and sub-clauses thereunder) under these presents



District Sub-Registrar-IV  
Registrar (R) of  
Registration & S  
Agony, South 24 Parganas

04 DEC 2024

whatsoever and howsoever in nature and the Purchaser shall be entitled to rectify the erroneous record of rights, if any.

- 8.2.2 **Transfer of Property Act:** all obligations and duties of vendor and vendee as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.
- 8.3 **Delivery of Possession:** *Khas*, vacant, peaceful and physical possession of the Said Property has been handed over to the Purchaser.
- 8.4 **Outgoings:** All statutory revenue, cess, taxes, surcharge, outgoings and levies of or on the Said Property, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Vendor, with regard to which the Vendor hereby indemnifies and agrees to keep the Purchaser fully and comprehensively saved, harmless and indemnified.
- 8.5 **Holding Possession:** The Vendor hereby covenants that the Purchaser and the Purchaser's successors-in-interest and/or assigns shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof exclusively and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from 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



District Sub-Registrar  
Mysore 11/3 (2) of  
Registration 1908  
Mysore, South 24 December  
04 DEC 2014

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

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

8.8 **Further Acts:** The Vendor hereby covenants that the Vendor or any person claiming under him, shall and will from time to time and at all times hereafter, upon every request and at the cost of the Purchaser and/or its successors-in-interest and assigns, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Property. Notwithstanding the aforesaid covenant, the Vendor further covenants with the Purchaser that the Purchaser shall be entitled to rectify and/or modify any material defect of this Deed of Conveyance through a declaration without affecting the right of the Vendor in any manner. The Vendor hereby further covenants to be party to such 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  
Magistrate 115 / 12 of  
Bangalore 1988  
Akshara, South 26 Bangalore  
04 DEC '78

**Schedule  
(Said Property)**

Land (vacant) classified as *danga* (highland) measuring 0.07 (zero point zero seven) decimal, more or less, out of 56 (fifty six) decimal, being a portion of R.S. Dag No. 91, corresponding L.R. Dag No. 85, recorded under R.S. Khatian No. 185, 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. 91 is butted and bounded as follows:

**On the North** : By R.S. Dag No. 90  
**On the East** : By R.S. Dag No. 67  
**On the South** : By R.S. Dag No. 92  
**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 Said Property and appurtenances and inheritances for access and user thereof.



DISTRICT SUB-REGISTRAR-IV  
Registar 1125 / (2) of  
Registration 1118  
Azores, South of Portugal

04 DEC 1974

10. Execution and Delivery

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

Witnesses:

1. Ananta Chandra  
Vill - Belachan  
P.O - Gochalon  
P.J - Joyraj  
743331

2. Arijit Roy  
17, Dixon Lane  
KOL - 70014

Naman Haque  
[Vendor]

Drafted by:

Alamy Chandra NS/1366/03

Advocate

Alipore Judge Court  
KOL - 27





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

06 DEC 2024

### Receipt And Memo of Consideration

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

Mode	Date	Bank	Amount (Rs.)
UTR No. IOBAR52024092500539590 (P)	25.09.24	Indian Overseas Bank	50,000.00
<b>Total:</b>			<b>50,000/-</b>

Witnesses:

1. Ananta Chakraborty

2. Anujit Roy

Nizamul Haque























[Vendor]



District Sub-Registrar-IV  
Registrar (I/S 7 (2) of  
Registration 1908  
Alappur, South 24 Panchayat

04 DEC 2018

**SPECIMEN FORM FOR TEN FINGER PRINTS**

	<i>Suman Bajaj</i>					
		<b>Little      Ring      Middle      Fore      Thumb</b>				
		<b>(Left Hand)</b>				
						
		<b>Thumb      Fore      Middle      Ring      Little</b>				
		<b>(Right Hand)</b>				
	<i>Nirav Desai</i>					
		<b>Little      Ring      Middle      Fore      Thumb</b>				
		<b>(Left Hand)</b>				
						
		<b>Thumb      Fore      Middle      Ring      Little</b>				
		<b>(Right Hand)</b>				
<p align="center"><b>PHOTO</b></p>						
		<b>Little      Ring      Middle      Fore      Thumb</b>				
		<b>(Left Hand)</b>				
		<b>Thumb      Fore      Middle      Ring      Little</b>				
		<b>(Right Hand)</b>				



5

Registrar Sub-Registrar 4  
Registrar (2)  
Registrar's Office  
No. 24, 24, Perambalur  
01 DEC 2024



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

Query No / Year	2003034265/2024	Office where deed will be registered
Query Date	30/11/2024 12:09:58 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	BHAJTA HARI NASKAR Baneshwarpur, P.O. Dakshin Barasat, Thana : Joynagar, District : South 24-Parganas, WEST BENGAL, PIN - 743372, Mobile No. : 9330394689, Status :Deed Writer	
Transaction	Additional Transaction	
[0101] Sale, Sale Document	[4308] Agreement [No of Agreement : 2]	
Set Forth value	Market Value	
Rs. 50,000/-	Rs. 50,000/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 2,520/- (Article:23)	Rs. 514/- (Article:A(1), E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks		

**Land Details :**

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

Sch No	Plot Number	Khatian Number	Land Use/ROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-91	RS-185	Bastu	Danga	0.07 Dec	50,000/-	50,000/-
<b>Grand Total :</b>					<b>.07Dec</b>	<b>50,000 /-</b>	<b>50,000 /-</b>

**Seller Details :**

Sl No	Name & address	Status	Execution Admission Details :
1	NEAMUL HAQUE Son of ABDUL OHAB MOLLA, City:- , P.O:- HATISALA, P.S:- Kashipur, District-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, Date of Birth:XX-XX-1XX4, PAN No. AJxxxxxx6G, Aadhaar No.: 72xxxxxxxx3580, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self



**Buyer Details :**

Sl No	Name & address	Status	Execution Admission Details :
1	UMESH KYAL Son of Late GOVIND RAM KYAL, City:- , P.O:- SARAT BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, Date of Birth:XX-XX-1XX8, PAN No. AGxxxxxx7R, Aadhaar No.: 32xxxxxxxx6519, Status :Individual, Not Executed	Individual	Not Executed

**Identifier Details :**

Name & address
AMRITA GHOSH Son of B GHOSH City:- , P.O:- GOCHARAN, P.S:-Joy nagar, District:-South 24-Parganas, West Bengal, India, PIN:- 743381, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of India, Identifier Of NEAMUL HAQUE

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	NEAMUL HAQUE	UMESH KYAL-0.07 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 30-12-2024) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 30-12-2024)
3. Standard User charge of Rs. 300/-(Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required.
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
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



192024250301597148

GRN Details

GRN:	192024250301597148	Payment Mode:	SBI Eipay
GRN Date:	04/12/2024 12:02:51	Bank/Gateway:	SBIePay Payment Gateway
BRN :	8424076333223	BRN Date:	04/12/2024 12:03:03
Gateway Ref ID:	20241204882032	Method:	Indian Overseas Bank NH
GRIPS Payment ID:	041220242030159713	Payment Init. Date:	04/12/2024 12:02:51
Payment Status:	Successful	Payment Ref. No:	2003034265/2/2024 (Query No*/Query Year)

Depositor Details

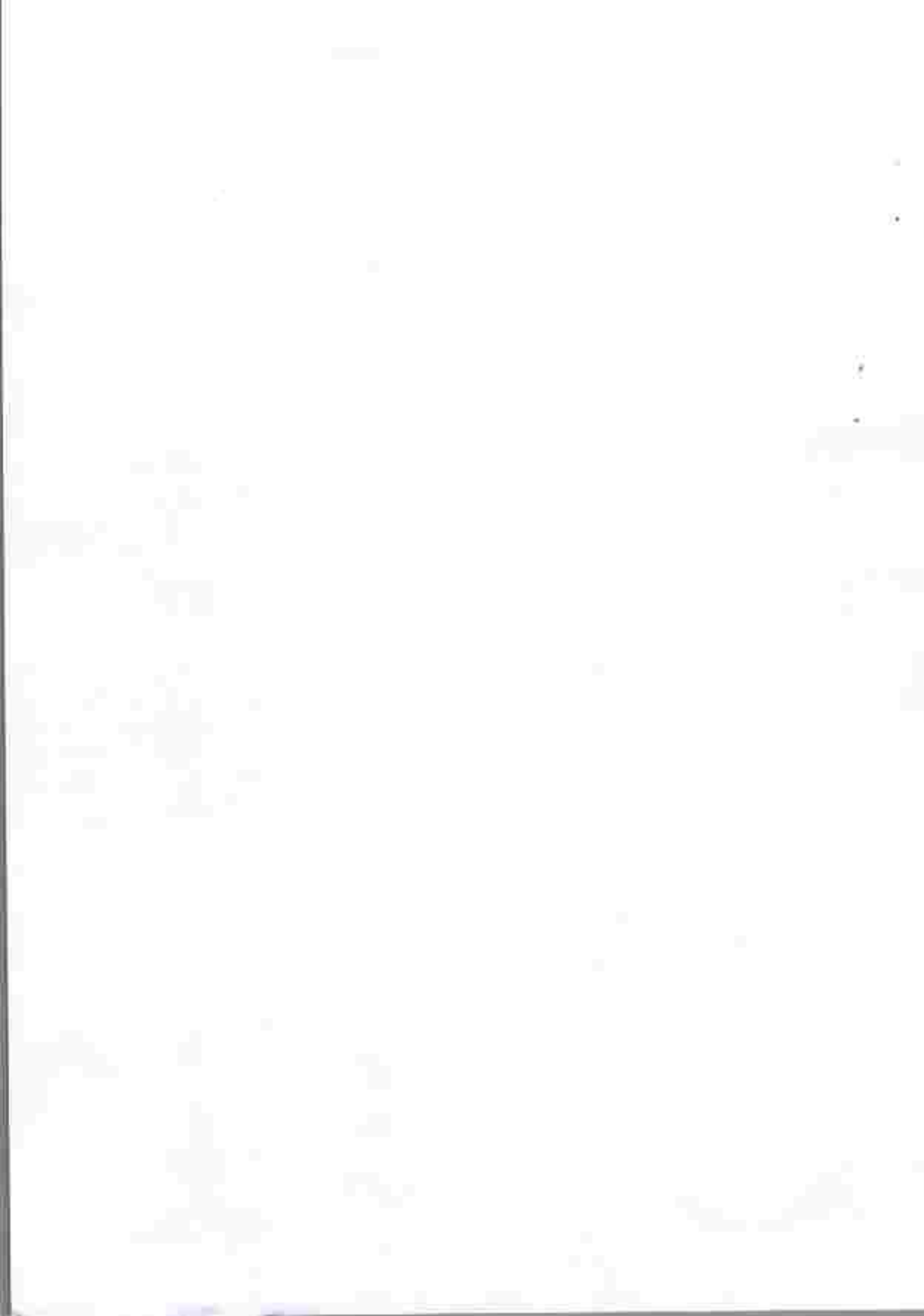
Depositor's Name:	Mr UMESH KYAL
Address:	30C, SOUTH END PARK, KOLKATA-700029
Mobile:	9330394689
Period From (dd/mm/yyyy):	04/12/2024
Period To (dd/mm/yyyy):	04/12/2024
Payment Ref ID:	2003034265/2/2024
Dept Ref ID/DRN:	2003034265/2/2024

Payment Details

Sl. No	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003034265/2/2024	Property Registration- Registration Fees	0030-03-104-001-10	514
			<b>Total</b>	<b>514</b>

IN WORDS: FIVE HUNDRED FOURTEEN ONLY.





### Major Information of the Deed

Deed No :	I-1604-12571/2024	Date of Registration	04/12/2024
Query No./Year	1604-2003034265/2024	Office where deed is registered	
Query Date	30/11/2024 12:09:58 PM	D.S.R. :- IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	BHAKTA HARI NASKAR Baneshwarpur, P.O. Dakshin Barasat, Thana : Joyragar, District : South 24-Parganas, WEST BENGAL, PIN - 743372, Mobile No. : 9330394689, Status : Deed Writer		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property Agreement (No of Agreement : 2)		
Set Forth value	Market Value		
Rs. 50,000/-	Rs. 50,000/-		
Stamp duty Paid(50)	Registration Fee Paid		
Rs. 2,520/- (Article:23)	Rs. 540/- (Article:A(1), E)		
Remarks			

### Land Details :

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

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-91	RS-185	Baku	Dangri	0.07 Dec	50,000/-	50,000/-
Grand Total :				.07Dec	50,000 /-	50,000 /-	

### Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>NEAMUL HAQUE</b> (Presentant) Son of ABUL OHAB MOLLA Executed by: Self, Date of Execution: 04/12/2024 , Admitted by: Self, Date of Admission: 04/12/2024 ,Place : Office	 04122024	 Captured 04122024	 04122024
City:- , P.O:- HATISALA, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India,Date of Birth:XX-XX-XXXX , PAN No. : AJxxxxxx6G, Aachhar No: 72xxxxxxxx358II, Status :Individual, Executed by: Self, Date of Execution: 04/12/2024 , Admitted by: Self, Date of Admission: 04/12/2024 ,Place : Office				



**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>UMESH KYAL</b> Son of Late GOVIND RAM KYAL City:- P.O:- SARAT BOSE ROAD, P.S:-Laka, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth: XX-XX-1XX5, PAN No:- AGxxxxxx7R, Aadhaar No: 22xxxxxx06619, Status: Individual, Status: Not Executed

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>AMRITA GHOSH</b> Son of B GHOSH City:- P.O:- GOCHARAN, P.S:-Joynagar, District:-South 24 Parganas, West Bengal, India, PIN:- 743331		 Captured	
	04/12/2024	04/12/2024	04/12/2024

Identifier Of NEAMUL HAQUE

**Transfer of property for L1**

Sl.No	From	To, with area (Name-Area)
1	NEAMUL HAQUE	UMESH KYAL-0.07 Dec



Endorsement For Deed Number : I - 160412571 / 2024

On 04-12-2024

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

Admissible under rule 21 of West Bengal Registration Rules, 1962 duly stamped under schedule 1A, Article number : 25 of Indian Stamp Act 1899.

**Presentation(Under Section 62 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 12.15 hrs on 04-12-2024, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by NEAMUL HAQUE, Executant.

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

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

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

Execution is admitted on 04/12/2024 by NEAMUL HAQUE, Son of ABDUL OHAB MOLLA, P.O: RATISILA, Thana: Kainpur, South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Others

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

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 546.00/- ( A(1) = Rs 500.00/-, E = Rs 14.00/-, H = Rs 28.00/-, M(h) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 546/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 04/12/2024 12:03PM with Govt. Ref. No. 192024250301597148 on 04-12-2024, Amount Rs. 514/-, Bank: SBI EPay ( SBIPay), Ref. No. 8424076333223 on 04-12-2024, Head of Account 0030-03-104-001-16  
Online on 04/12/2024 1:48PM with Govt. Ref. No. 192024250301990878 on 04-12-2024, Amount Rs. 32/-, Bank: SBI EPay ( SBIPay), Ref. No. 6697093379715 on 04-12-2024, Head of Account 0030-03-104-001-16


**Payment of Stamp Duty**

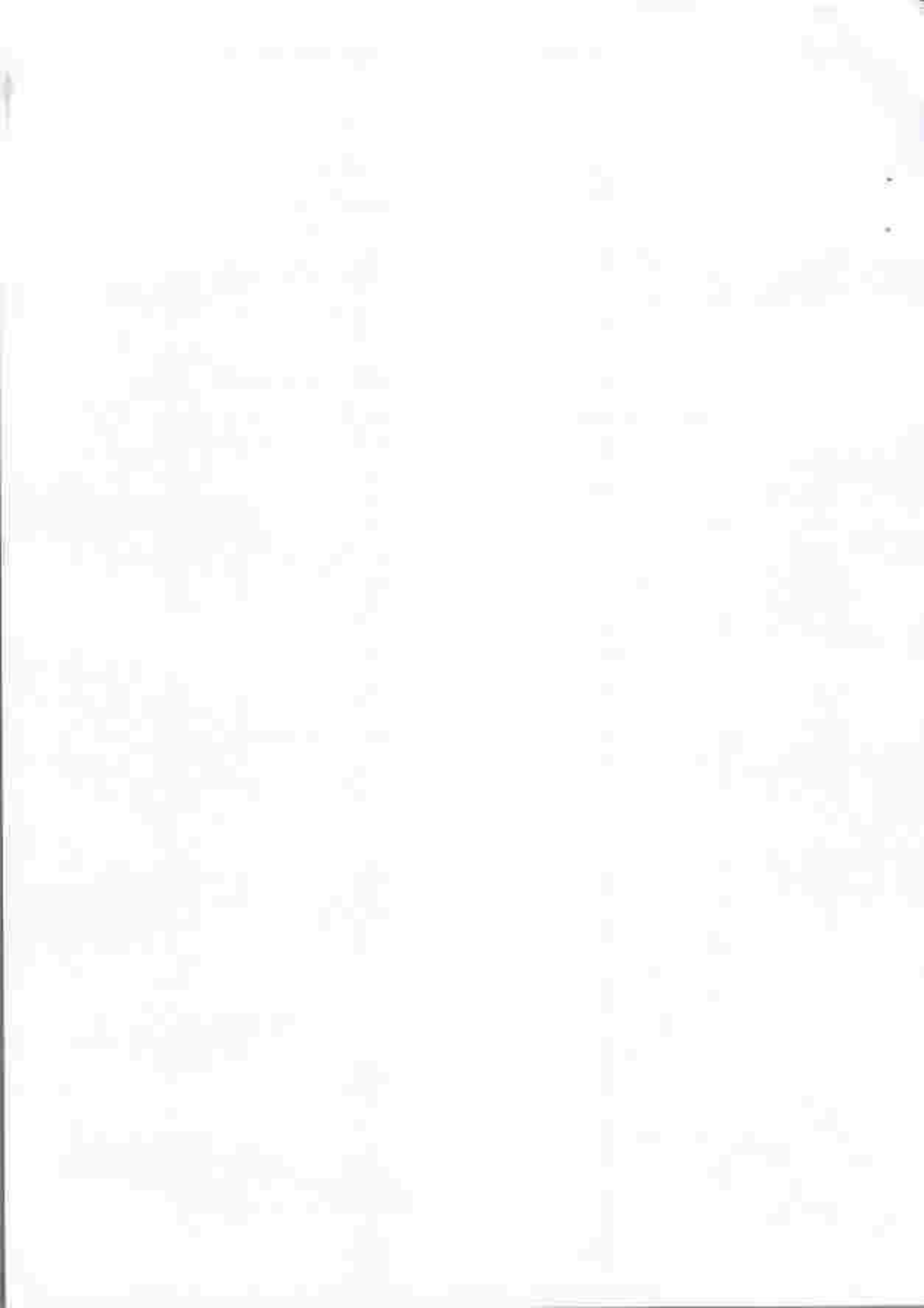
Certified that required Stamp Duty payable for this document is Rs. 2,420/- and Stamp Duty paid by Stamp Rs. 100.00/- by online = Rs 2,420/-

**Description of Stamp**

1. Stamp Type: Impressed, Serial no 34102, Amount: Rs. 100.00/-, Date of Purchase: 24/05/2024, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 04/12/2024 12:03PM with Govt. Ref. No. 192024250301597148 on 04-12-2024, Amount Rs. 0/-, Bank: SBI EPay ( SBIPay), Ref. No. 8424076333223 on 04-12-2024, Head of Account  
Online on 04/12/2024 1:48PM with Govt. Ref. No. 192024250301990878 on 04-12-2024, Amount Rs. 2,420/-, Bank: SBI EPay ( SBIPay), Ref. No. 6697093379715 on 04-12-2024, Head of Account 0030-02-103-003-02

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





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2024, Page from 360624 to 360643  
being No 160412571 for the year 2024.



Digitally signed by Anupam Halder  
Date: 2024.12.04 16:57:01 +05:30  
Reason: Digital Signing of Deed.

(Anupam Halder) 04/12/2024  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS  
West Bengal.

12862/2024

D-12572/2024



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AR 428928

04/12/2024  
 Q-2003059168/2024

Certified that the documents are registered in  
 the Register. The signature sheets and the  
 stamp documents are attached with the  
 documents are the part of this document



CONVEYANCE

1. Date: 04.12.2024
2. Place: Kolkata
3. Parties:

34099

24 MAY 2024

No. .... ₹ 100/- Date .....

Name : .....

Address : .....

Vendor : .....

Alipore Collectorate, 24Pgs. (South)

**SUBHANKAR DAS**

STAMP VENDOR

Alipore Police Court, KOI-27

B.C. Lahiri  
Advocate  
Alipore Judges Court, KOI-27

*(Handwritten signature)*



Amount Check  
w/o - Bislob Ghosh  
vill - Belachandi  
P.O - Gocharam  
P.S - Jothagott  
DIST - 24Pgs (S)  
743301

District Sub-Registrar-IV  
Registrar LINE 7 (2) of  
Registration 1908  
Alipore, South 24 Parganas  
01 DEC '24

- 3.1 **WASIM AKRAM (PAN: CTAPA6407Q and Aadhaar No. 8275 4797 8536)**, son of Late Sahidul Haque, by faith Muslim, by nationality Indian, occupation Others, residing at Jirangacha, Post Office Hatisala, Police Station Kashipur, PIN-700135, District South 24 Parganas (**Vendor**, includes successors-in-interest)

**And**

- 3.2 **RISHI KYAL**, having **PAN AFTPK7464G and Aadhaar No. 6009 1283 0434**, son of Balkrishna 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 *dunga* (highland) measuring 0.20 (zero point two zero) decimal, more or less, out of 56 (fifty six) decimal, being a portion of R.S. Dag No. 91, corresponding L.R. Dag No. 85, recorded under R.S. Khatian No. 185, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas (**Said Property**) and more fully described in the **Schedule** below **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof.

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

- 5.1 **Representations, Warranties and Covenants Regarding Title:** The Vendor represents and warrants to and covenants with the Purchaser regarding title as follows:
- 5.1.1 **Ownership of Amir Ali Molla:** At all material time one Amir Ali Molla was the sole and absolute owner in respect of land measuring 9.33 (nine point three three) decimal, more or less, out of 56 (fifty six) decimal, being a portion of R.S. Dag No. 91, corresponding L.R. Dag No. 85, recorded under R.S. Khatian No. 185, 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 (**Mother Property**), free from all encumbrances.



Office of the State Registrar of the  
State of South Carolina  
Registration Unit  
Columbia, South Carolina 29201

- 5.1.2 **Demise of Amir Ali Molla:** Said Amir Ali Molla, a Muslim governed by the Sunni School of Mohammedan Law, died intestate leaving behind him surviving his 2 (two) sons, namely, (1) Jiyad Ali Molla and (2) Daud Ali Molla and 2 (two) daughters, namely, (1) Sakhejan Bibi and (2) Johara Bibi, as his only legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Amir Ali Molla in the Mother Property, free from all encumbrances.
- 5.1.3 **Ownership of Sakhejan Bibi:** In the above mentioned circumstances said Sakhejan Bibi has become the sole and absolute owner in respect of the Said Property, being land measuring 1.56 (one point five six) decimal, more or less, out of the Mother Property (**Property Of Sakhejan**), free from all encumbrances.
- 5.1.4 **Demise of Sakhejan Bibi:** Said Sakhejan Bibi, a Muslim governed by the Sunni School of Mohammedan Law died intestate leaving behind her surviving her 4 (four) sons, namely, (1) Din Mahammad Molla, (2) Iyar Mahammad alias Iyar Mohhammad, (3) Piyar Mahammad Molla and (4) Gojam Mostafa Molla and 2 (two) daughters, namely, (1) Rohima Bibi and (2) Amena Bibi (collectively **Legal Heirs Of Sakhejan Bibi**), as her only legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Sakhejan Bibi in the Property Of Sakhejan, free from all encumbrances. It is pertinent to mention here that another son of Late Sakhejan Bibi, namely, Nur Mohammad Molla had predeceased his mother and therefore, the legal heirs of Late Nur Mohammad Molla have been excluded as per the Mohammedan Law of inheritance.
- 5.1.5 **Demise of Amena Bibi:** Said Amena Bibi, a Muslim governed by the Sunni School of Mohammedan Law died intestate leaving behind her surviving her 3 (three) sons, namely, (1) Julfikar Baddi, (2) Kamaluddin Baidya and (3) Kutubuddin Baidya and 3 (three) daughters, namely, (1) Lal Banu Bibi, (2) Sakheda Bibi and (3) Sahanara Bibi (**Legal Heirs Of Amena Bibi**), as her only legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Amena Bibi in the Property Of Sakhejan, free from all encumbrances. It is pertinent to mention here that another son of Late Amena Bibi, namely, Jamaluddin Baddi had predeceased his mother and therefore, the legal heirs of Late Jamaluddin Baddi have been excluded as per the Mohammedan Law of inheritance.
- 5.1.6 **Wrong Transfer by Legal Heirs of Nur Mohammad Molla:** By a Deed of Conveyance dated 14<sup>th</sup> March, 2023, registered in the Office of the District Sub-Registrar-IV, South 24 Parganas at Alipore, recorded in Book No. 1, Volume No. 1604-2023, at Pages 83503 to 83538, being Deed No. 160403017 for the year 2023, said Legal Heirs Of Sakhejan Bibi (save and except Amena Bibi) and Julfikar Baddi out of the Legal Heirs Of Amena Bibi along with the legal heirs of Late Nur Mohammad Molla jointly sold conveyed and transferred their right, title and interest in the Property Of Sakhejan unto and in favour of Anurag Kyal. However, as the legal heirs of Late Nur



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South Zone, Bangalore  
The Companies Act, 1956

Mohammad Molla were not entitled to inherit any share in the Property Of Sakhejan from Late Sakhejan Bibi and therefore, the said transfer was found to be defective to some extent.

- 5.1.7 **Remaining Ownership:** In the above mentioned circumstances said (1) Legal Heirs Of Sakhejan Bibi **save and except** Amena Bibi and (2) Legal Heirs Of Amena Bibi remained the joint and absolute owners in respect of land measuring 0.38 (zero point three eight) decimal, more or less, out of the Property Of Sakhejan (**Larger Property**), free from all encumbrances as mentioned in the chart below:

Name of Owner	R.S. Dag	L.R. Dag	Area (in dec.)
Din Mohammad Molla	91	85	0.05
Iyar Mohammad alias Iyar Mohhamad	91	85	0.05
Piyar Mohammad Molla	91	85	0.05
Golam Mostafa Molla	91	85	0.05
Rohina Bibi	91	85	0.03
Julfikkar Baddi	91	85	0.01
Kamaluddin Baidya	91	85	0.04
Kutubuddin Baidya	91	85	0.04
Lal Banu Bibi	91	85	0.02
Sakheda Bibi	91	85	0.02
Sahanara Bibi	91	85	0.02
<b>Total:</b>			<b>0.38</b>

- 5.1.8 **Sale to Vendor:** By a Deed of Sale dated 25<sup>th</sup> September, 2024, registered in the Office of the Additional District Sub-Registrar, Bhangar, recorded in Book No. I, Volume No. 1621-2024, at Pages 243579 to 243604, being Deed No. 162109684 for the year 2024, said (1) Din Mohammad Molla, (2) Iyar Mohammad alias Iyar Mohhamad, (3) Piyar Mohammad Molla and (4) Golam Mostafa Molla sold, conveyed and transferred the Said Property out of the Larger Property unto and in favour of Wasim Akram (the Vendor herein), free from all encumbrances.
- 5.1.9 **Absolute Ownership of Vendor:** In the abovementioned events and circumstances said Wasim Akram (the Vendor herein) has become the sole and absolute owner in respect of the Said Property out of the Larger Property, free from all encumbrances and the Said Property is the subject matter of this Conveyance.
- 5.2 **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 Registrar  
Bangalore (2) of  
Registration 1948  
Bangalore, District 24 Bangalore

10/11/1948

- 5.2.2 **No Excess Land:** The Vendor does not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955 and the West Bengal Estates Acquisition Act, 1953.
- 5.2.3 **No Encumbrance by Act of Vendor:** The Vendor has not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.
- 5.2.4 **Right, Power and Authority to Sell:** The Vendor has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchaser.
- 5.2.5 **No Dues:** No tax in respect of the Said Property is due to the local authority and/or any other authority or authorities and no Certificate Case is pending for realization of any dues from the Vendor.
- 5.2.6 **No Right of Pre-emption:** No person or persons whatsoever have/had/has any right of pre-emption over and in respect of the Said Property or any part thereof.
- 5.2.7 **No Mortgage:** No mortgage or charge has been created by the Vendor by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.
- 5.2.8 **Free From All Encumbrances:** The Said Property is free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debatters*, *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



khias, 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 *danga* (highland) measuring 0.20 (zero point two zero) decimal, more or less, out of 56 (fifty six) decimal, being a portion of R.S. Dag No. 91, corresponding L.R. Dag No. 85, recorded under R.S. Khatian No. 185, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagsbanpur Gram Panchayat, 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. 50,000/- (Rupees Fifty Thousand only) paid by the Purchaser to the Vendor, receipt of which the Vendor hereby and by the Receipt and Memo of Consideration hereunder written, admits and acknowledges.

## **8. Terms of Transfer**

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

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

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

**8.1.3 Free from Encumbrances:** free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lis pendens, usra, 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 Superintendent  
Head of US 7 (2) at  
Kodagu, South of Mysore

US 7 (2)

- 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 L.R. Record of Rights in respect of said L.R. Dag No. 85 is not complete and the name of the Vendor and/or the Vendor's predecessors-in-title are not recorded in the said L.R. Record of Rights. However, the Vendor hereby convey all the Vendor's right, title and interest in the said R.S. Dag No. 91, corresponding to L.R. Dag No. 85 (acquired vide the aforesaid recital under clause 5.1 and sub-clauses thereunder) under these presents whatsoever and howsoever in nature and the Purchaser shall be entitled to rectify the erroneous record of rights, if any.
- 8.2.2 **Transfer of Property Act:** all obligations and duties of vendor and vendee as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.
- 8.3 **Delivery of Possession:** *Khas*, vacant, peaceful and physical possession of the Said Property has been handed over to the Purchaser.
- 8.4 **Outgoings:** All statutory revenue, cess, taxes, surcharge, outgoings and levies of or on the Said Property, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Vendor, with regard to which the Vendor hereby indemnifies and agrees to keep the Purchaser fully and comprehensively saved, harmless and indemnified.
- 8.5 **Holding Possession:** The Vendor hereby covenants that the Purchaser and the Purchaser's successors-in-interest and/or assigns shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof exclusively and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and



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

- 8.6 **No Objection to Mutation and Conversion:** The Vendor covenants, confirms and declares that (1) the Purchaser shall be fully entitled to mutate the Purchaser's name in all public and statutory records and the Vendor hereby expressly (a) consents to the same and (b) appoints the Purchaser as the constituted attorney of the Vendor and empowers and authorizes the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard and (2) the Vendor is fully aware that the Purchaser shall convert the nature of use and classification of the Said Property to non-agricultural/any other classification at the sole discretion of the Purchaser and the Purchaser shall be fully entitled to do the same in all public and statutory records and the Vendor hereby expressly (a) consents to the same, notwithstanding the nature of use and classification of the balance portion of the Dag (from which the Said Property has been carved out) being and remaining the same as earlier and (b) appoints the Purchaser as the constituted attorney of the Vendor and empowers and authorizes the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendor undertakes to cooperate with the Purchaser in all respect to cause mutation of the Said Property in the name of the Purchaser and conversion of the nature of use and classification thereof and in this regard shall sign all documents and papers as required by the Purchaser.
- 8.7 **Title Documents:** Simultaneously herewith, the Vendor has handed over all original title papers and documents in respect of the Said Property to the Purchaser.
- 8.8 **Further Acts:** The Vendor hereby covenants that the Vendor or any person claiming under him, shall and will from time to time and at all times hereafter, upon every request and at the cost of the Purchaser and/or its successors-in-interest and assigns, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said



District Sub-Registrar IV  
Registrar U/S 7 (2) of  
Registration 1006  
Ujjain, South 24 Perganas

04 DEC 2024

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 such declaration (if required) without raising any objection and without any further consideration as and when required by the Purchaser.

**9. Interpretation:**

- 9.1 The headings in this Conveyance are inserted for convenience only and shall be ignored in construing the provisions of this Conveyance.
- 9.2 Words and phrases have been defined in this Conveyance by printing them in bold and putting them within brackets. Where a word or phrase is defined, other parts of speech or grammatical forms of that word or phrase shall have corresponding meaning.

**Schedule  
(Said Property)**

Land (vacant) classified as *danga* (highland) measuring 0.20 (zero point two zero) decimal, more or less, out of 56 (fifty six) decimal, being a portion of R.S. Dag No. 91, corresponding L.R. Dag No. 85, recorded under R.S. Khalian No. 185, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayat, Sub-Registration District Bhangar, District South 24 Parganas and the said R.S. Dag No. 91 is butted and bounded as follows:

**On the North** : By R.S. Dag No. 90  
**On the East** : By R.S. Dag No. 67  
**On the South** : By R.S. Dag No. 92  
**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 Said Property and appurtenances and inheritances for access and user thereof.



District Sub-Registry JV  
Registrar of Companies  
Bangalore  
18/12/2023

**10. Execution and Delivery**

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

**Witnesses:**

1. Ananda Choudhury  
vii. Belachoudhury  
P.O. - Gocharon  
P.S. - Joy nagar  
Dist - 24 P.S. (S)  
743301

Wojim Anand

[Vendor]

2. Arijit Roy  
17, Dixon Lane  
KOL-14

Drafted by:

Arijit Roy NS/1366/03

Advocate

Alipore Judges Court  
KOL-27



District Office Registrar JV  
Magistrate III/2 / 121 of  
Magistrate I/KB  
Agnave, South 24 Bangalore

DEC 2023

### Receipt And Memo of Consideration

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

Mode	Date	Bank	Amount (Rs.)
Chq. No. 895241	03.12.24	Indian Overseas Bank	50,000.00
<b>Total:</b>			<b>50,000/-</b>

Witnesses:

1. Anuradha Khatun

2. Anujit Roy





















*Devi Anuradha*

[Vendor]



Director, Registrar of Companies  
Registrar (S) of  
Companies, South 24 Parganas  
D. A. DEC 2021

**SPECIMEN FORM FOR TEN FINGER PRINTS**

 <p><i>Bunji Viji</i></p>	<p><i>Bunji Viji</i></p>					
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<p>(Right Hand)</p>						
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<p>(Right Hand)</p>						



District Sub-Registrar-IV  
Registration U/S 7 (2) of  
Registration 1908  
Alpo 4, South 24 Parganas

04 DEC 2024



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



192024250302031938

GRN Details

GRN:	192024250302031938	Payment Mode:	SBI Epay
GRN Date:	04/12/2024 14:00:22	Bank/Gateway:	SBIePay Payment Gateway
BRN :	6044221352815	BRN Date:	04/12/2024 14:00:34
Gateway Ref ID:	20241204887839	Method:	Indian Overseas Bank NB
GRIPS Payment ID:	041220242030203192	Payment Init. Date:	04/12/2024 14:00:22
Payment Status:	Successful	Payment Ref. No:	2003053166/6/2024

[Query Nil\*/Query Yim]

Depositor Details

Depositor's Name:	Mr RISHI KYAL
Address:	30C, SOUTH END PARK, KOLKATA-700029
Mobile:	9330394689
Period From (dd/mm/yyyy):	04/12/2024
Period To (dd/mm/yyyy):	04/12/2024
Payment Ref ID:	2003053166/6/2024
Dept Ref ID/DRN:	2003053166/6/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003053166/6/2024	Property Registration- Stamp duty	0030-02-103-003-02	2420
Total				2420

IN WORDS: TWO THOUSAND FOUR HUNDRED TWENTY ONLY.

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### Major Information of the Deed

Deed No :	I-1604-12572/2024	Date of Registration :	04/12/2024
Query No / Year :	1604-2003053166/2024	Office where deed is registered :	
Query Date :	02/12/2024 4:05:31 PM	D: S.R. - JV SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details :	BHAKTA HARI NASKAR Baheshwarpur, P.O, Dakshin Barasat, Thana - Joynagar, District : South 24-Parganas, WEST BENGAL, PIN - 743372, Mobile No. : 9330394689, Status : Deed Writer		
Transaction :	Additional Transaction :		
[0101] Sale, Sale Document :	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value :	Market Value :		
Rs. 50,000/-	Rs. 50,000/-		
Stamp duty Paid(SD) :	Registration Fee Paid :		
Rs. 2,520/- (Article:23)	Rs. 546/- (Article:A(1), E, M)		
Remarks :			

#### Land Details :

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

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-91	RS-185	Bashu	Shali	0.2 Dec	50,000/-	50,000/-	
Grand Total :					.2Dec	50,000 /-	50,000 /-	

#### Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>WASIM AKRAM</b> (Presentant) Son of SAHIDUL HAQUE Executed by: Self, Date of Execution: 04/12/2024 , Admitted by: Self, Date of Admission: 04/12/2024 ,Place : Office		 Captured	
City:- , P.O:- HATISALA, P.S:-Keshipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India Date of Birth:XX-XX-1XX4 , PAN No.: CTxxxxxx7Q, Aadhaar No: 82xxxxxxxx8536, Status: Individual, Executed by: Self, Date of Execution: 04/12/2024 , Admitted by: Self, Date of Admission: 04/12/2024 ,Place : Office				



**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>RISHI KYAL</b> Son of DAL KRISHAN KYAL City:-, P.O:- SARAT BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India Date of Birth: XX-XX-1XX6, PAN No:- AFxxxxxx4G, Aadhaar No: 60xxxxxxxx0434, Status: Individual, Status : Not Executed

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>AMRITA GHOSH</b> Son of B GHOSH City:- P.O:- GOCHARAN, P.S:-Jajnagar, District:-South 24-Parganas, West Bengal, India, PIN:- 743391		 Captured	
	04/12/2024	04/12/2024	04/12/2024
Identifier Of: WASIM AKRAM			

**Transfer of property for LT**

Sl.No	From	To, with area (Name-Area)
1	WASIM AKRAM	RISHI KYAL-02 Dec



Endorsement For Deed Number : I - 160412572 / 2024

On 04-12-2024

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1898.

**Presentation (Under Section 62 & Rule 22A(3) 46(1), W.B. Registration Rules, 1962)**

Presented for registration at 12:20 hrs on 04-12-2024, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by WASIM AKRAM, 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. 50,000/-

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

Execution is admitted on 04/12/2024 by WASIM AKRAM, Son of SAHIDUL HAQUE, P.O. HATISALA, Thana Kashmir, South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Others Indesible by AMRITA GHOSH, . . Son of B GHOSH, P.O. GOCHARAN, Thana Joynagar, . South 24 Parganas, WEST BENGAL, India, PIN - 743391, by caste Hindu, by profession Service

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 546.00/- ( A(1) = Rs 500.00/- E = Rs 14.00/- H = Rs 28.00/- M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 546/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 04/12/2024 1:53PM with Govt. Ref. No: 192024250302010088 on 04-12-2024, Amount Rs: 546/-, Bank SBI EPay (SBiPay), Ref. No: 5875403937415 on 04-12-2024, Head of Account 0030-03-104-001-19  
Online on 04/12/2024 2:00PM with Govt. Ref. No: 192024250302031938 on 04-12-2024, Amount Rs: 0/-, Bank: SBI EPay (SBiPay), Ref. No: 6044221352815 on 04-12-2024, Head of Account

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 2,520/- and Stamp Duty paid by Stamp Rs 100.00/- by online = Rs 2,420/-

Description of Stamp

1. Stamp Type: impressed, Serial no 34099, Amount: Rs.100.00/-, Date of Purchase: 24/05/2024, Vendor name: Subbankar Dal

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 04/12/2024 1:53PM with Govt. Ref. No: 192024250302010088 on 04-12-2024, Amount Rs: 0/-, Bank: SBI EPay (SBiPay), Ref. No: 5875403937415 on 04-12-2024, Head of Account  
Online on 04/12/2024 2:00PM with Govt. Ref. No: 192024250302031938 on 04-12-2024, Amount Rs: 2,420/-, Bank: SBI EPay (SBiPay), Ref. No: 6044221352815 on 04-12-2024, Head of Account 0030-02-103-003-02

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





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2024, Page from 360529 to 360547  
being No 160412572 for the year 2024.



Digitally signed by Anupam Halder  
Date: 2024.12.04 16:47:57 +05:30  
Reason: Digital Signing of Deed

(Anupam Halder) 04/12/2024  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS  
West Bengal.

01/10/22

I-12578/22



पश्चिमबंगाल पश्चिम बंगाल WEST BENGAL

AH 352965

21/10/2022  
200 3055873/2022  
2-30 PM

Certified that the document is admitted the registration. The signature sheets and the radio carbon sheets attached with the document are the part of the document.

CONVEYANCE

- 1. Date: 21.10.2022
- 2. Place: Kolkata
- 3. Parties

Cal

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

21.10.22  
23/10/22



2-30 PM

21/10/22

003945

04 JUL 2022

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

Name:.....ALAMQIR REZA  
Address:.....ADVOCATE  
Vendor:.....ALIPUR POLICE COURT  
KOL-27  
NO. 358/2003

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

সম্মতিস্বরূপ

*[Handwritten signature]*

7946

সম্মতিস্বরূপ



7947

স্বাক্ষরিত



7948

সম্মতিস্বরূপ



29 OCT 2022

সিও মেম্বর মোহা

- Abdul Jolil Molla
- Kabildanga
- Bamunia
- Kashipur
- 24 Pgs (S)
- No. 743502

- 3.1 **NURSALE MALLICK ALIAS NUR SALEHAR BIBI (Aadhaar No.8949 7647 5785)**, wife of Abdullah Mondal, residing at Dakshin Abjanagar, Post Office Sekendar Nagar, West Bengal-743424, Police Station Deganga, District North 24 Parganas;
- 3.2 **MD. SAHIDUL ISLAM MOLLA (Aadhaar No.4392 0763 5914)**, son of Anowar Ali Molla alias Anar Ali Molla, residing at Jirangacha, P.O.- Bhangare, P.S. Kashipur, District North 24 Parganas, Pin-700135.
- 3.3 **NURISLAM MOLLA (PAN BVRPM8166N, Aadhaar No.7662 8582 7383)**, son of Late Anowar Ali Molla, residing at Jirangacha, P.O.- Bhangare, P.S. Kashipur, District North 24 Parganas, Pin-700135

(collectively **Vendors**, includes successors-in-interest.)

**And**

- 3.4 **RAHUL KYAL**, having **PAN AGHPK1359F** and **Aadhaar No. 7487 0793 4912**, son of Ballkrishan 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)

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

#### **NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:**

4. **Subject Matter of Conveyance**
  - 4.1 **Said Property:** Land classified as *sahi* (agricultural) measuring 3.06 (three point zero six) decimal, more or less, out of 26 (twenty six) decimal, being a portion of R.S. Dag No. 64 corresponding L.R. Dag No. 58, recorded under R.S. Khatian No. 367 and R.S. Khanda Khatian No. 654 (derived out of R.S. Khatian No. 366), L.R. Khatian 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 (**Said Property**) and more fully described in the **Schedule** below **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Said Property and appurtenances and inheritances for access and user thereof.
5. **Background, Representations, Warranties and Covenants**
  - 5.1 **Representations, Warranties and Covenants Regarding Title:** The Vendors represents and warrants to and covenants with the Purchaser regarding title as follows:



Distrito Sub-Región IV  
Región IV 7 123 of  
Región IV 1998  
Alameda, Sud 24 Marginal

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- 5.1.1 **Ownership of Anowar's Property:** By virtue of 2 (two) separate Deeds of Sale, being (1) Deed of Sale dated 20<sup>th</sup> March, 1962, registered in the Office of the Sub-Registrar, Bhangar, recorded in Book No. 1, Volume No. 27, at Pages 146 to 147, being Deed No. 2388 for the year 1962 and (2) Deed of Sale dated 15<sup>th</sup> April, 1965, registered in the Office of the Sub-Registrar, Bhangar, recorded in Book No. 1, Volume No. 43, at Pages 128 to 129, being Deed No. 3931 for the year 1965, said Anowar Ali Molla, son of Amjed Ali Molla purchased and became the sole and absolute owner in respect of *inter alia* land measuring 26 (twenty six) decimal, being a portion of R.S. Dag No. 64, recorded under C.S. Khatian No. 179, R.S. Khanda Khatian No. 654 (derived out of R.S. Khatian No. 366), Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, (BGP) Sub-Registration District Bhangar, District South 24 Parganas (Anowar's Property), free from all encumbrances.
- 5.1.2 **Demise of Anowar Ali Molla:** Said Anowar Ali Molla, a Muslim governed by the Mohammedan Law of Inheritance, died intestate leaving behind him surviving his 3 (three) sons, namely, (1) Nurisiam Molla, (2) Sahidul Islam Molla and (3) Gulam Mustafa and 1 (one) daughter, Noor Chhalehar Bibi, as his only legal heirs and heiress, who jointly and in diverse share inherited the right, title and interest of Late Anowar Ali Molla in the Anowar's First Property and Anowar's Property, free from all encumbrances, (the Vendors herein) free from all encumbrances.
- 5.1.3 **Sale By Nursale Mallick alias Nur Salehar Bibi:** By virtue of registered deed of conveyance dated 31<sup>st</sup> May, 2013, recorded in Book No. 1, CD Volume No. 11, at pages from 25741 to 2687, Being No. 03094 for the year 2013 registered in the office at A.D.S.R. Bhangar the said Nursale Mallick alias Nur Salehar Bibi sold transferred conveyed the land measuring 3.1(three point one)decimals in R.S. Dag No. 64 out of his inherited land 3.7 (three point seven) decimal under C.S. Khatian No. 179, R.S. Khanda Khatian No. 654 (derived out of R.S. Khatian No. 366), Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas unto and in favour of Saiful Haque Molla free from all encumbrances.
- 5.1.4 **Sale By MD. Sahidul Islam Molla:** By virtue of registered deed of conveyance dated 27<sup>th</sup> July, 2021, recorded in Book No. 1, CD Volume No. 1621-2021, at pages from 124161 to 124189 being No. 3431 for the year 2021 registered in the office at A.D.S.R. Bhangar the said Md. Sahidul Islam Molla sold transferred conveyed the land measuring 6.2 (six point two) decimals in R.S. Dag No. 64 out of his inherited land 7.43 (seven point four three) decimal under C.S. Khatian No. 179, R.S. Khanda Khatian No. 654 (derived out of R.S. Khatian No. 366), Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas unto and in favour of MD. Jahidul Haque and Md. Najmul Haque Haque Molla free from all encumbrances.



District Sub-Registrar/V  
Registrar URB (2) of  
Registration 14/2  
Alipur, South 24 Parganas

27 OCT 2022 1

- 5.1.5 **Sale By Nur Islam Molla:** By virtue of registered deed of conveyance dated 11<sup>th</sup> April, 2013, recorded in Book No. I, CD Volume No. 7, at pages from 4407 to 4417 being No. 02046 for the year 2013 registered in the office at A.D.S.R. Bhangar the said Nur Islam Molla sold transferred conveyed the land measuring 6.2 (six point two) decimals in R.S. Dag No. 64 out of his inherited land 7.43 (seven point four three) decimal under C.S. Khatian No. 179, R.S. Khanda Khatian No. 654 (derived out of R.S. Khatian No. 366) Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas unto and in favour of Saiful Haque Molla free from all encumbrances.
- 5.1.6 **Absolute Ownership of Vendors:** In the above mentioned events and circumstances said Nursale Mallick alias Nur Salehar Bibi (the Vendors No.1 herein), Md. Sahidul Islam Molla (the Vendors No.2 herein) and Nuriislam Molla (the Vendors No. 3 herein) have become the joint and absolute owners in respect of the Said Property out of the Anowar's Property, free from all encumbrances and the Said Property is the subject matter of this Conveyance.
- 5.1.7 **Completion of Sale:** In furtherance of the above, the Vendors is completing the sale of the Said Property in favour of the Purchaser, by these presents, on the terms and conditions contained herein, free from all encumbrances.
- 5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendors represents and warrants to and covenants with the Purchaser regarding encumbrances as follows:
- 5.2.1 **No Acquisition/Requisition:** The Vendors have not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declare that the Said Property is not affected by any scheme of any Local Authority or Government or Statutory Body.
- 5.2.2 **No Excess Land:** The Vendors do not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955 and the West Bengal Estates Acquisition Act, 1953.
- 5.2.3 **No Encumbrance by Act of Vendors:** The Vendors have not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.
- 5.2.4 **Right, Power and Authority to Sell:** The Vendors have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchaser.



District Superintendent of  
Muzaffarpur City & District  
Muzaffarpur, Bihar  
Adampur, South 24 Parganas

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- 5.2.5 **No Dues:** No tax in respect of the Said Property is due to the local authority and/or any other authority or authorities and no Certificate Case is pending for realization of any dues from the Vendors.
- 5.2.6 **No Right of Pre-emption:** No person or persons whatsoever have/had/has any right of pre-emption over and in respect of the Said Property or any part thereof.
- 5.2.7 **No Mortgage:** No mortgage or charge has been created by the Vendors by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.
- 5.2.8 **Free From All Encumbrances:** The Said Property is free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debuffers*, *wakf*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendors or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendors or the Vendors' predecessors-in-title and the title of the Vendors to the Said Property is free, clear and marketable.
- 5.2.9 **No Personal Guarantee:** The Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.
- 5.2.10 **No Bar by Court Order or Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Vendors from selling, transferring and/or alienating the Said Property or any part thereof.

## 6. Basic Understanding

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

## 7. Transfer

- 7.1 **Hereby Made:** The Vendors hereby sells, conveys and transfers to the Purchaser the entirety of the Vendors' right, title and interest of whatsoever or howsoever nature in the Said Property, more fully described in the **Schedule** below, being, Land classified as Land classified as *sali* (agricultural) measuring 3.06 (three point zero six) decimal, more or less, out of 26 (twenty six) decimal, being a portion of R.S. Dag No. 64 corresponding L.R. Dag No. 58, recorded under R.S. Khatian No. 367 and R.S. Khanda Khatian No. 654 (derived out of R.S.



District Court of the 11th Judicial District  
Horry County, South Carolina  
21 OCT 2022

Khatian No. 366), L.R. Khatian 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 **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

- 7.2 **Consideration:** The aforesaid conveyance of the Said Property is being made in consideration of a sum of Rs.6,25,000/- (Rupees Six Lakhs Twenty-Five Thousand only) (**Total Consideration**) which the Purchaser has paid directly to the Vendors receipt of which Vendors hereby and by the Vendors' Receipt and Memo of Consideration hereunder written, admits and acknowledges.

## 8. Terms of Transfer

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

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

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

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

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

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

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



District Sub-Registrar's Office  
Registrar U/S 7(2) of  
Registration 1908  
Alibori, South 24 Parganas

21 OCT 2022

reason of any claim made by any third parties with respect to the title of the Said Property. If any difficulty arises in respect of mutation of the Said Property in the name of the Purchaser then the Vendors shall at all times hereinafter, at the costs, expenses, risk and responsibility of the Vendors, forthwith take all necessary steps to mutate the name of the Purchaser in respect of the Said Property.

- 8.2.2 **Transfer of Property Act:** all obligations and duties of Vendors and vendee as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.
- 8.3 **Delivery of Possession:** *Khas*, vacant, peaceful and physical possession of the Said Property has been handed over to the Purchaser.
- 8.4 **Outgoings:** All statutory revenue, cess, taxes, surcharge, outgoings and levies of or on the Said Property, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Vendors, with regard to which the Vendors hereby indemnify and agree to keep the Purchaser fully and comprehensively saved, harmless and indemnified.
- 8.5 **Holding Possession:** The Vendors hereby covenants that the Purchaser and the Purchaser's successors-in-interest and/or assigns shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof exclusively and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendors and it is further expressly and specifically covenanted, confirmed and declared by the Vendors that notwithstanding contained in any law for the time being in force or enacted later or any custom or practice or other form of equitable right or remedy available to the Vendors, the Vendors shall not at any time in future claim any right of pre-emption, right of passage (whether of men, materials, water and other utilities), right of way, means of access, easement of use or any other right of any nature whatsoever or howsoever over and above the Said Property, even if the balance portion of the Dag (from which the Said Property has been carved out) is landlocked and does not have any public or private means of access and the Vendors hereby expressly waives, surrenders and gives up each and every one of the aforesaid rights.
- 8.6 **No Objection to Mutation and Conversion:** The Vendors covenants, confirms and declares that (1) the Purchaser shall be fully entitled to mutate the Purchaser's name in all public and statutory records and the Vendors hereby expressly (a) consents to the same and (b) appoints the Purchaser as the constituted attorney of the Vendors and empowers and authorizes the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard and (2) the Vendors is fully



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

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

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

9. **Interpretation:**

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

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



District Sub-Registrar IV  
Registrar I/S 7 (2) of  
Registration Act  
Alipur, South 24 Parganas  
21 OCT 2022

**The Schedule  
(Said Property)**

Land vacant classified as sali (agricultural) measuring 3.06 (three point zero six) decimal, more or less, out of 26 (twenty six) decimal, being a portion of R.S. Dag No. 64 corresponding L.R. Dag No. 58, recorded under R.S. Khatian No. 367 and R.S. Khanda Khatian No. 654 (derived out of R.S. Khatian No. 366), L.R. Khatian No. 101, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Ehangar), within the jurisdiction of Bhagabanpur Gram Panchayet (**BGP**), Sub-Registration District Bhangar, District South 24 Parganas and the said Dag is butted and bounded as follows:

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

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





District Sub-Registrar  
Regional LIS / (2) of  
Registrar 1008  
Alpine, South 26 Paradise  
21 OCT 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.

Nur Islam Molla  
Village Kabilanga  
P.O. Bamanlal South 24 P.S.(S)  
Kalkipur Pin- 743502

*Nur Islam Molla*

[NURISLAM MOLLA]

2. Arijit Roy  
17, Dixon Lane  
KOL-14

*Nursale Mallick Alias Nur Salehar Bibi*

[NURSALE MALLICK ALIAS NUR SALEHAR BIBI]

*Nur Islam Molla*

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

*MD. SAHIDUL ISLAM MOLLA*

[MD. SAHIDUL ISLAM MOLLA]

Drafted by:

*Alangir Rega WB/1366/03*

Advocate

Alipore Judges Court  
KOL-27



District Sub-Registrar of  
Registration (12) of  
Registration 1908  
Alipore, South 24 Parganas

21 OCT 2022

### Vendors' Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs.6,25,000/- (Rupees Six Lakhs Twenty Five Thousand only)** towards final payment of the consideration for sale of the Said Property described in the **Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)	In Favour of
UTR No. IOBAN22293631713	20.10.2022	Indian Overseas Bank	1,00,000/-	Nursale Mallick
UTR No. IOBAR52022102000 494466	20.10.2022	Indian Overseas Bank	4,75,000/-	Nurislam Molla
Cheque No. 645803	20.10.2022	Indian overseas Bank	50,000/-	Md. Sahidul Islam Molla
<b>Total</b>			<b>6,25,000/-</b>	

Witnesses:

1. *Nurislam Molla*

*Nurislam Molla*

\_\_\_\_\_  
[NURISLAM MOLLA]

2. *Anjit Roy*

*Nursale Mallick*

\_\_\_\_\_  
[NURSALE MALICK ALIAS NUR SALEHAR BIBI]

*Md. Sahidul Islam Molla*


































\_\_\_\_\_  
[MD. SAHIDUL ISLAM MOLLA]



District State Registrar IV  
Registrar DHS 7 (2) of  
Registration Unit  
Albany South 24 Hargrave

21 OCT 2022

**SPECIMEN FORM FOR TEN FINGER PRINTS**


 <p><i>Rehan</i></p>	<p><i>Rehan Jalebi</i></p>						
		<p>Little      Ring      Middle      Fore      Thumb</p>	<p>(Left Hand)</p>				
							
		<p>Thumb      Fore      Middle      Ring      Little</p>	<p>(Right Hand)</p>				
 <p><i>Dr. Muhammad Asif</i></p>	<p><i>Dr. Muhammad Asif</i></p>						
		<p>Little      Ring      Middle      Fore      Thumb</p>	<p>(Left Hand)</p>				
							
		<p>Thumb      Fore      Middle      Ring      Little</p>	<p>(Right Hand)</p>				
 <p><i>Dr. Farah Raza</i></p>	<p><i>Dr. Farah Raza</i></p>						
		<p>Little      Ring      Middle      Fore      Thumb</p>	<p>(Left Hand)</p>				
							
		<p>Thumb      Fore      Middle      Ring      Little</p>	<p>(Right Hand)</p>				



District Sub-Registrar's Office  
Registration U/S 7 (2) of  
Registration Act, 1908  
Alipuri, South 24 Parganas

21 OCT 2022

**SPECIMEN FORM FOR TEN FINGER PRINTS**

PHOTO					
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
	Thumb	Fore	Middle	Ring	Little
(Right Hand)					
	<i>Handwritten notes:</i> 3/12/21 6/1/21 10/1/21 12/1/21 2/1/22 4/1/22 6/1/22 8/1/22 10/1/22 12/1/22 2/1/23 4/1/23 6/1/23 8/1/23 10/1/23 12/1/23 2/1/24 4/1/24 6/1/24 8/1/24 10/1/24 12/1/24 2/1/25 4/1/25 6/1/25 8/1/25 10/1/25 12/1/25 2/1/26 4/1/26 6/1/26 8/1/26 10/1/26 12/1/26 2/1/27 4/1/27 6/1/27 8/1/27 10/1/27 12/1/27 2/1/28 4/1/28 6/1/28 8/1/28 10/1/28 12/1/28 2/1/29 4/1/29 6/1/29 8/1/29 10/1/29 12/1/29 2/1/30 4/1/30 6/1/30 8/1/30 10/1/30 12/1/30 2/1/31 4/1/31 6/1/31 8/1/31 10/1/31 12/1/31 2/1/32 4/1/32 6/1/32 8/1/32 10/1/32 12/1/32 2/1/33 4/1/33 6/1/33 8/1/33 10/1/33 12/1/33 2/1/34 4/1/34 6/1/34 8/1/34 10/1/34 12/1/34 2/1/35 4/1/35 6/1/35 8/1/35 10/1/35 12/1/35 2/1/36 4/1/36 6/1/36 8/1/36 10/1/36 12/1/36 2/1/37 4/1/37 6/1/37 8/1/37 10/1/37 12/1/37 2/1/38 4/1/38 6/1/38 8/1/38 10/1/38 12/1/38 2/1/39 4/1/39 6/1/39 8/1/39 10/1/39 12/1/39 2/1/40 4/1/40 6/1/40 8/1/40 10/1/40 12/1/40 2/1/41 4/1/41 6/1/41 8/1/41 10/1/41 12/1/41 2/1/42 4/1/42 6/1/42 8/1/42 10/1/42 12/1/42 2/1/43 4/1/43 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District Sub-Registrar-IV  
Registrar (S) 7 (2) of  
Registration 1308  
Alakh, South 24 Parganas  
21 OCT 2022









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 1604200305573/2022

L. 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	NURISLAM MOLLA Jirangacha, City- , P.O-> Bhangar, P.S.-Kashipur, District-South 24- Parganas, West Bengal, India, PIN:- 700135	Seller			<i>Nurislam Molla</i> <i>K. Kashipur</i> 22/08/22
2	NURSALE MALICK Alias Nur Salehar Bibi Dakshin Abjanagar, City- , P.O->Sekander Nagar, P.S.-Daganga, District-North 24- Parganas, West Bengal, India, Pin- 743424	Seller			<i>N. Salehar Bibi</i> <i>D. Nagar</i> 22.10.22
3	SAHDUL ISLAM MOLLA Jirangacha, City- , P.O-> Bhangar, P.S.-Kashipur, District- South 24-Parganas, West Bengal, India, PIN - 700135	Seller			<i>Sahdul Islam Molla</i> <i>K. Kashipur</i> 22.10.22

100

1. The first part of the document discusses the importance of maintaining accurate records of all transactions. It emphasizes that proper record-keeping is essential for the integrity of the financial system and for the ability to detect and prevent fraud.

2. The second part of the document outlines the specific requirements for record-keeping, including the need to maintain original documents and to keep copies of all transactions. It also discusses the importance of regular audits and the need to report any discrepancies immediately.

3. The third part of the document discusses the consequences of failing to maintain accurate records, including the potential for fines and penalties. It also discusses the importance of training staff on proper record-keeping procedures and the need to establish a strong internal control system.

4. The fourth part of the document discusses the importance of transparency and accountability in the financial system. It emphasizes that all transactions should be clearly documented and that the results of audits should be made available to the public.

5. The fifth part of the document discusses the importance of ongoing monitoring and evaluation of the record-keeping system. It emphasizes that the system should be regularly reviewed and updated to reflect changes in the financial system and to ensure that it remains effective and efficient.

Sl. No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	NUJAM UDDIN MOLLA Son of Abdul Jell Molla Village:- Kabilidanga, P.O.- Bainurua, P.S.- Kashipur, District:- South 24-Parganas, West Bengal, India, PIN:- 743502	NURISLAM MOLLA, NURSALE MALLICK, SAHIDUL ISLAM MOLLA			NURISLAM MOLLA 21.10.22

(Anupam Haider)

DISTRICT SUB-  
REGISTRAR

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

South 24-Parganas, West  
Bengal





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

Query No / Year	2003055873/2022	Office where deed will be registered
Query Date	20/10/2022 12:48:36 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	VINAYAK LEGAL 122/1R, Satyendra Nath Majumdar Sarani, Thana: Tollygunge, District: South 24-Parganas, WEST BENGAL, PIN - 700026, Mobile No. : 9330394689, Status : Seller/Executant	
Transaction	Additional Transaction	
[010] Sale, Sale Document	[4308] Agreement [No of Agreement : 2]	
Set Forth value	Market Value	
Rs. 6,25,000/-	Rs. 6,25,000/-	
Total Stamp Duty Payable (SD)	Total Registration Fee Payable	
Rs. 18,770/- (Article 23)	Rs. 6,254/- (Article A(1), E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
Remarks		

**Land Details :**

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

Sch No	Plot Number	Khatian Number	Land Proposed	User/CIR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-64	RS-357	Bastu	Shali	3.06 Dec	6,25,000/-	6,25,000/-	
Grand Total :					3.06Dec	6,25,000 /-	6,25,000 /-	

**Seller Details :**

Sl No	Name & address	Status	Execution Admission Details :
1	NURISLAM MOLLA Son of Late Anowar Ali Molla, Jirangacha, City:- , P.O:- Bhangar, P.S.-Kashipur, District-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of India, PAN No. BVxxxxxx6N, Aadhaar No. 78xxxxxxx7383, Status: Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self



Query No: 2003055873 of 2022, Printed On: Oct 20 2022 12:48PM, Generated from: seregistration.gov.in



2	NURSALE MALLICK, (Alias: Nur Salehar Bibi) Wife of Abdullah Mondal, Dakshin Abjanagar, City:- , P.O:- Sekendar Nagar, P.S:-Deganga, District-North 24-Parganas, West Bengal, India, PIN:- 743424 Sex: Female, By Caste: Muslim, Occupation: Others, Citizen of: India, Aadhaar No.: 89xxxxxxxx5785, Status: Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
3	SAHIDUL ISLAM MOLLA Son of Anowar Ali Molla, Jirangacha, City:- , P.O:- Bhangar, P.S:- Kashipur, District-South 24-Parganas, West Bengal, India, PIN- 700135 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, Aadhaar No.: 43xxxxxxxx5914, Status: Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

**Buyer Details :**

Sl No	Name & address	Status	Execution Admission Details :
1	RAHUL 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. AGxxxxxx9F, Aadhaar No:- 74xxxxxxxx4912, Status: Individual, Not Executed	Individual	Not Executed

**Identifier Details :**

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

**Transfer of property for L1**

Sl.No	From	To, with area (Name-Area)
1	NURISLAM MOLLA	RAHUL KYAL-1.02 Dec
2	NURSALE MALLICK	RAHUL KYAL-1.02 Dec
3	SAHIDUL ISLAM MOLLA	RAHUL KYAL-1.02 Dec

**Note:**

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 19-11-2022) for e-Payment. Assessed market value & Query is valid for 30 days. (i.e. upto 19-11-2022)
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.



Query No: 2021055873 of 2022. Printed On: Oct 20 2022 12:48PM, Generated from: www.registration.gov.in



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 situated in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices:  
D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - II SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. BHANGAR, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA







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



192022230147253228

GRN Details

GRN: 192022230147253228 Payment Mode: SBI Epay  
GRN Date: 20/10/2022 17:33:56 Bank/Gateway: SBIPay Payment Gateway  
BRN: 6924281947336 BRN Date: 20/10/2022 17:34:22  
Gateway Ref ID: 20221020850729 Method: Indian Overseas Bank NB  
GRIPS Payment ID: 201020222014725321 Payment Init. Date: 20/10/2022 17:33:56  
Payment Status: Successful Payment Ref. No: 2003055873/3/2022

Query No\*\*Query Year

Depositor Details

Depositor's Name: Mr RAHUL KYAL  
Address: 30C, SOUTH END PARK, KOLKATA-700029  
Mobile: 9330394689  
R.E.F. No: 2003055873/3/2022  
Name: STAMP AND REVENUE DEPARTMENT  
Period From (dd/mm/yyyy): 20/10/2022  
Period To (dd/mm/yyyy): 20/10/2022  
Remarks: Payment of SD and RF  
Period From (dd/mm/yyyy): 20/10/2022  
Period To (dd/mm/yyyy): 20/10/2022  
Payment Ref ID: 2003055873/3/2022  
Dept Ref ID/DRN: 2003055873/3/2022

Payment Details

Sl. No.	Payment Ref No.	Head of A/C Description	Head of A/C	Amount (₹)
1.	2003055873/3/2022	Property Registration- Stamp duty	0030-02-103-003-02	18770
2.	2003055873/3/2022	Property Registration- Registration Fees	0030-03-104-001-16	6296
			<b>Total</b>	<b>25066</b>

IN WORDS: TWENTY FIVE THOUSAND SIXTY SIX ONLY.



Government of West Bengal  
GRIPS 2.0 Acknowledgement Receipt  
Payment Summary



201020222014725321

GRIPS Payment Detail

GRIPS Payment ID:	201020222014725321	Payment Init. Date:	20/10/2022 17:33:56
Total Amount:	25066	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	6924281947536	BRN Date:	20/10/2022 17:34:23
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Mr RAHUL KYAL  
Mobile: 9330394689

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	193022230147253228	Directorate of Registration & Stamp Revenue	25066
Total			25066

IN WORDS: TWENTY FIVE THOUSAND SIXTY SIX ONLY.

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

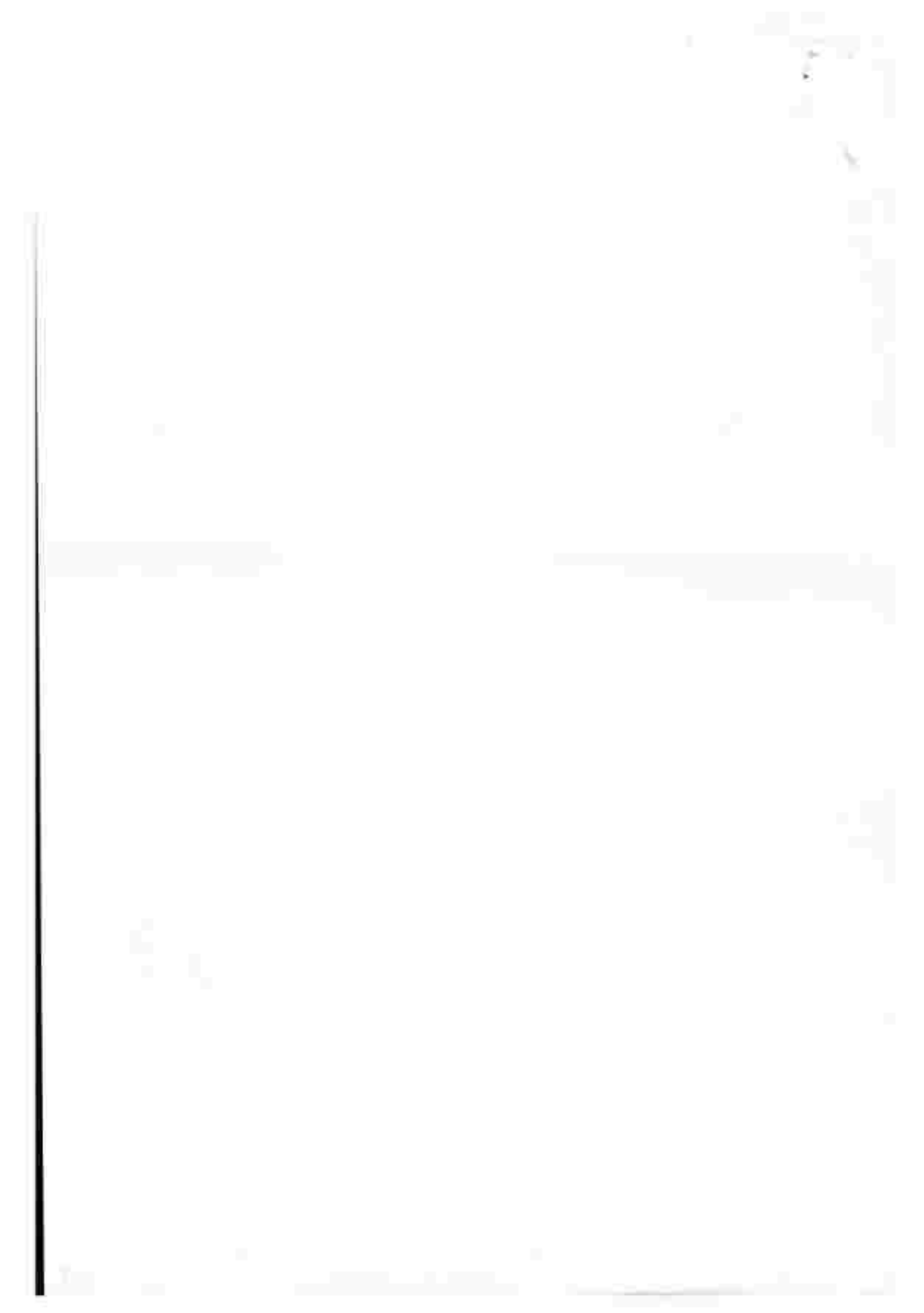
PAID







*Ratan Kyal*



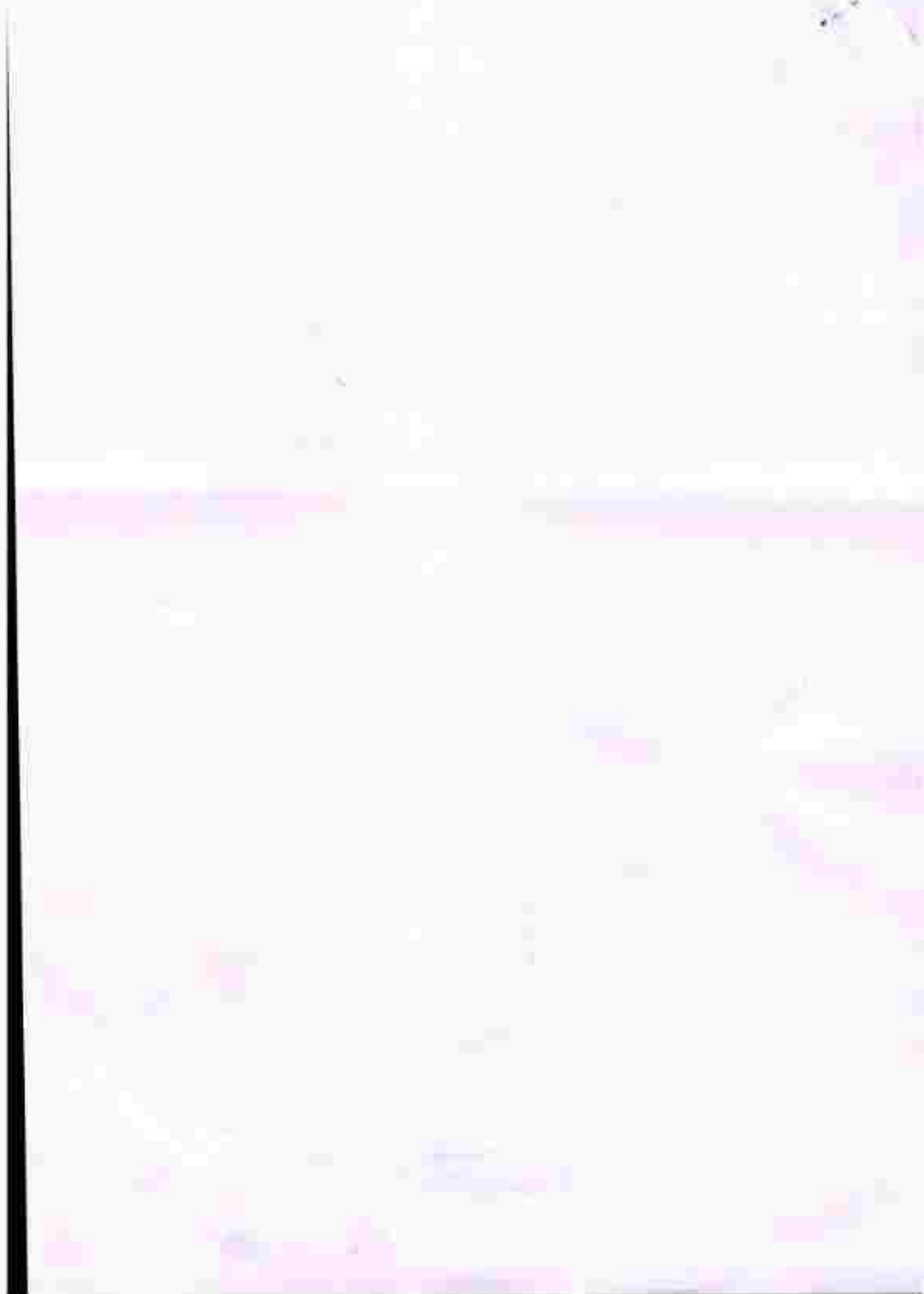
64

Deed to be done

1. PAN OF SAHIDUL FLAM
2. PAN OF NOOR CHHAPLE HAR

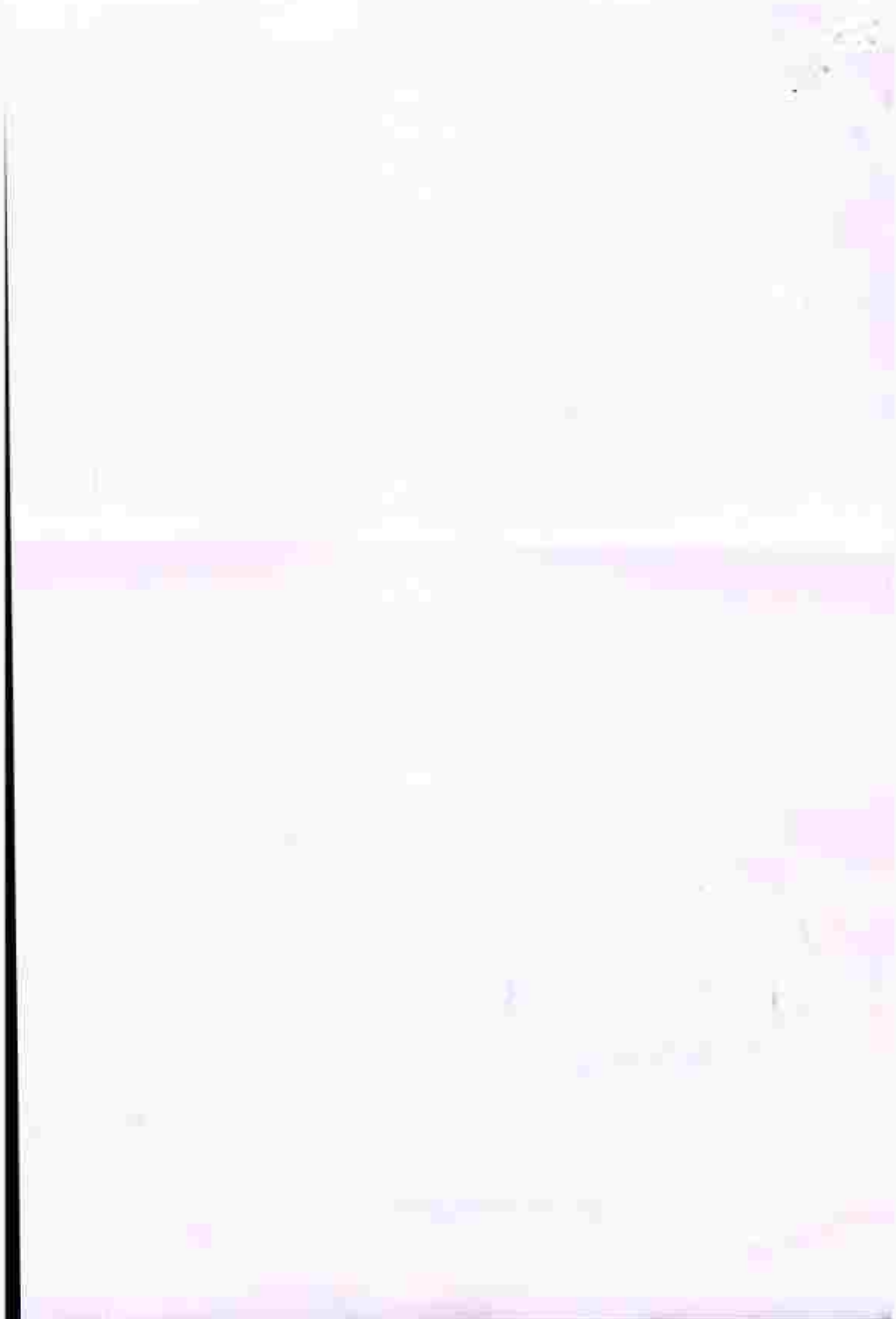


Signature of Nurlan Molla





500





ভারত সরকার  
Unique Identification Authority of India  
भारत सरकार  
आधार

স্বীকৃতি নম্বর / Enrollment No.: 104021D4001171

104021D4001171  
To  
Nursale Mallick  
মুন্সালে মলিক  
Uttara 01  
Zone  
Machhanga, South 24 Parganas  
West Bengal - 700135



H100870020471  
870005



আপনার আধার সংখ্যা / Your Aadhaar No.:

**8949 7647 5785**

আধার - সাধারণ মানুষের অধিকার



মুন্সালে মলিক  
Nursale Mallick  
পিতা: আমির আলি মলিক  
Father: AMIR ALI MOLLA

সঙ্গীতা / Gender: MALE/MAN  
মহিল / Female

8949 7647 5785



আধার - সাধারণ মানুষের অধিকার



উদ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা পাঠ করা হয়।

INFORMATION

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

~~আধার মাত্র দেশে মাত্র।~~

~~■ আধার শুধুমাত্র সরকারী ও বেসরকারী পরিষেবা-স্বাক্ষরিত সহায়ক হবে।~~

■ Aadhaar is valid throughout the country.

■ Aadhaar will be helpful in availing Government and Non-Government services in future.



ভারত সরকার  
Unique Identification Authority of India

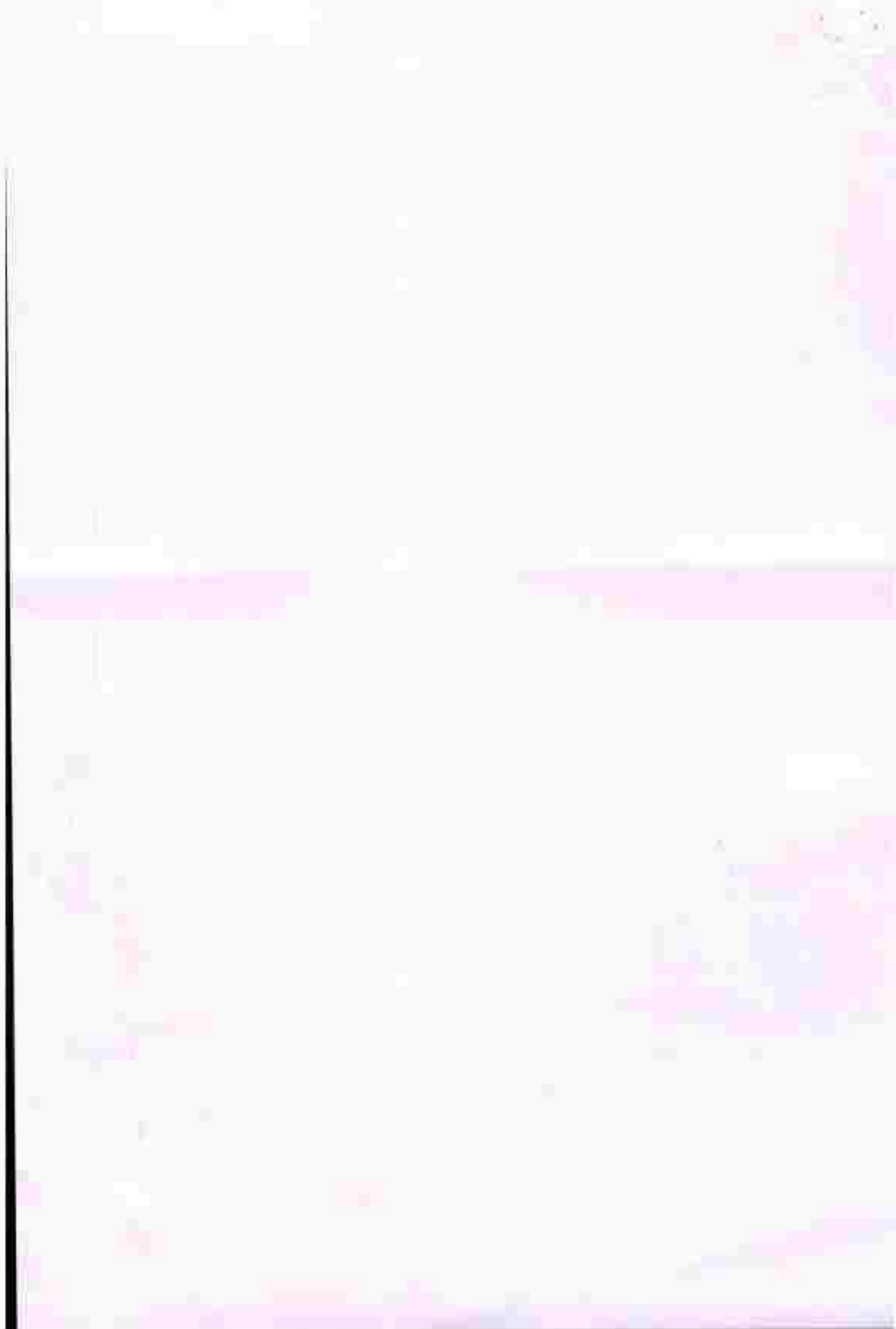
কেন্দ্র, উত্তরা ০১, জিএ  
মহালা, উত্তরা ২৪ পর্গানা  
পশ্চিমবঙ্গ

Address: Uttara 01, Zone  
Machhanga, South 24  
Pargana, West Bengal,  
700135

8949 7647 5785



পরিচয় প্রমাণের পদ্ধতি





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

**INFORMATION**

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

248 (600821)

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



UIDAI  
Unique Identification Authority of India

Office: Bangalore, Mysore, Chennai, Kolkata, New Delhi, Hyderabad, Lucknow, Patna, Ranchi, Thiruvananthapuram, Varanasi, West Bengal, etc.

4392 0763 5914



**ভারতীয় বিদ্যুৎ পরিচয় আধিকারণ**

**ভারত সরকার**

Unique Identification Authority of India  
Government of India

Registration No: 10402210121218

No. of the Aadhaar Card  
M/S. Aadhaar Card  
Aadhaar  
Aadhaar  
Aadhaar  
Aadhaar  
Aadhaar  
Aadhaar

10402210121218



3E4B5672407



Registration No: 10402210121218

4392 0763 5914

**ভারত - ভারতীয় পরিচয় আধিকার**

UIDAI  
Unique Identification Authority of India



UIDAI  
Unique Identification Authority of India

4392 0763 5914

ভারত - ভারতীয় পরিচয় আধিকার

Handwritten signature





भारतीय विज्ञान प्रौद्योगिकी विभाग  
भारत सरकार

Indian Identification Authority of India  
Government of India

Enrollment ID: 91827240907857

For  
Nizam Uddin Malik

पंजीकृत

AD (A) 01 Oct 19 04  
Kashimira  
Sipahsala  
Sector 20, Durgam Chaudhary, South 24 Parganas,  
West Bengal - 743002  
MUMBAI 104

आधार



KAD0082218701



आपका आधार नम्बर / Your Aadhaar No. :

4016 2375 5842

मेरा आधार, मेरी पहचान



Nizam Uddin Malik  
DOB: 01/10/1994



4016 2375 5842

मेरा आधार, मेरी पहचान

Nizamuddin Malik







### Major Information of the Deed

Deed No :	I-1604-12578/2022	Date of Registration	28/10/2022
Query No / Year	1604-2003055873/2022	Office where deed is registered	
Query Date	20/10/2022 12:48:36 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	VINAYAK LEGAL 122/1R, Satyendra Nath Majumdar Sarani, Thana : Tollygunge, District : South 24-Parganas, WEST BENGAL, PIN - 700026, Mobile No. : 9330394689, Status : Seller/Executant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 6,25,000/-	Rs. 6,25,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 18,870/- (Article 23)	Rs. 6,296/- (Article:A(1), E)		
Remarks			

#### Land Details :

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

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-04	RS-367	Bastu	Shall	3.06 Dec	6,25,000/-	6,25,000/-	
<b>Grand Total :</b>					<b>3.06Dec</b>	<b>6,25,000 /-</b>	<b>6,25,000 /-</b>	

#### Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>NURISLAM MOLLA (Presentant )</b> Son of Late Anowar Ali Molla Jirangacha, City:- , P.O:- Bhangar, P.S:-Keshipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No :- BVxxxxxx6N, Aadhaar No: 78xxxxxxxx7383, Status :Individual, Executed by: Self, Date of Execution: 21/10/2022 , Admitted by: Self, Date of Admission: 21/10/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 21/10/2022 , Admitted by: Self, Date of Admission: 21/10/2022 ,Place : Pvt. Residence



2	<b>NURSALE MALLICK, (Alias: Nur Salehar Bibi)</b> Wife of Abdullah Mondal Dakshin Atjanagar, City:- , P.O:- Sekendar Nagar, P.S:-Deganga, District:-North 24-Parganas, West Bengal, India, PIN:- 743424 Sex: Female, By Caste: Muslim, Occupation: Others, Citizen of: India, Aadhaar No: 89xxxxxxxx5785, Status :Individual, Executed by: Self, Date of Execution: 21/10/2022 , Admitted by: Self, Date of Admission: 21/10/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 21/10/2022 , Admitted by: Self, Date of Admission: 21/10/2022 ,Place : Pvt. Residence
3	<b>SAHIDUL ISLAM MOLLA</b> Son of Anwar Ali Molla Jirangacha, City:- , P.O:- Bhangar, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, Aadhaar No: 43xxxxxxxx5914, Status :Individual, Executed by: Self, Date of Execution: 21/10/2022 , Admitted by: Self, Date of Admission: 21/10/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 21/10/2022 , Admitted by: Self, Date of Admission: 21/10/2022 ,Place : Pvt. Residence

**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>RAHUL KYAL</b> 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 - AGxxxxxx9F, Aadhaar No: 74xxxxxxxx4912, Status :Individual, Status : Not Executed

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>NIJAM UDDIN MOLLA</b> Son of Abdul Jail Molla Village:- Kabilidanga, P.O:- Bamunia, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743502			
Identifier Of NURISLAM MOLLA, NURSALE MALLICK, SAHIDUL ISLAM MOLLA			

**Transfer of property for L1**

Sl.No	From	To, with area (Name-Area)
1	NURISLAM MOLLA	RAHUL KYAL-1.02 Dec
2	NURSALE MALLICK	RAHUL KYAL-1.02 Dec
3	SAHIDUL ISLAM MOLLA	RAHUL KYAL-1.02 Dec



On 20-10-2022

**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 6,25,000/-



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

On 21-10-2022

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

Presented for registration at 14:30 hrs on 21-10-2022, at the Private residence by NURISLAM MOLLA, one of the Executants.

**Admission of Execution ( Under Section 50, W.B. Registration Rules, 1962 )**

Execution is admitted on 21/10/2022 by 1. NURISLAM MOLLA, Son of Late Anowar Ali Molla, Jirangacha, P.O: Bhangar, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Others, 2. NURSALE MALLICK, Alias Nur Salehar Bibi, Wife of Abdullah Mondal, Dakshin Abjanagar, P.O: Sekendar Nagar, Thana: Deganga, , North 24-Parganas, WEST BENGAL, India, PIN - 743424, by caste Muslim, by Profession Others, 3. SAHIDUL ISLAM MOLLA, Son of Anowar Ali Molla, Jirangacha, P.O: Bhangar, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Others

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



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

On 26-10-2022

**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 6,296.00/- ( A(1) = Rs 6,250.00/- ,E = Rs 14.00/- ,H = Rs 26.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 6,296/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB. Online on 20/10/2022 5:34PM with Govt. Ref. No: 192022230147253228 on 20-10-2022, Amount Rs: 6,296/-, Bank: SBI EPay ( SBIEPay), Ref. No. 6924281947336 on 20-10-2022, Head of Account 0030-03-104-001-16



**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 18,770/- and Stamp Duty paid by Stamp Rs 100.00/- by online = Rs 18,770/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 3945, 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 20/10/2022 : 5:34PM with Govt. Ref. No: 192022230147253228 on 20-10-2022, Amount Rs: 18,770/-, Bank: SBI ePay ( SBiePay), Ref. No. 6824281947336 on 20-10-2022, 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**

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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2022, Page from 362850 to 362872  
being No 160412578 for the year 2022.



Digitally signed by ANUPAM HALDER  
Date: 2022.10.28 12:10:52 +05:30  
Reason: Digital Signing of Deed.

*(Handwritten signature)*

(Anupam Halder) 2022/10/28 12:10:52 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)

