12858/2024

I-12555/2024 (1)

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL

AR 428927

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

09/12/2024.

G- 20030391 28/2024

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

04 DEC 2024

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, Kol-27

Amrita Ghosh
c/o - Biplab Ghosh
Vill- Beliachandi
P.O - Goachatan
P.S - Jaynagar
DIST - 24PGS (S)
743391

04 DEC 2024

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,

(2) Rahich Molla and (3) Jubbar Molla and 5 (five) sisters, namely, (1) Bhodi Bibi, (2) Gopal Sanpui, (3) Abijan Bibi, (4) Sabujan Bibi and (5) Sabijan Bibi, as her only legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Gedo Bibi in the 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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Habar Ali Molla	63	59	0.05
Sabina Bibi	65	59	0.03
		Total:	**0.18**

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 19th 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 19th November, 2024, registered in the Office of the District Sub-Registrar-IV, South 24 Parganas at Alipore, recorded in Book No. I, 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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5.2.3 **No Encumbrance by Act of Vendor:** The Vendor has not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.

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

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

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

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

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

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

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

6. Basic Understanding

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

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7. Transfer

7.1 **Hereby Made:** The Vendor hereby sells, conveys and transfers to the Purchaser the entirety of the Vendor's right, title and interest of whatsoever or howsoever nature in the Said Property, more fully described in the **Schedule** below, being land classified as *sali* (agricultural) measuring 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 **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, 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

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

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

8.8 **Further Acts:** The Vendor hereby covenants that the Vendor or any person claiming under him, shall and will from time to time and at all times hereafter, upon every request and at the cost of the Purchaser and/or its successors-in-interest and assigns, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Property. Notwithstanding the aforesaid covenant, the Vendor further 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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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 Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and said R.S. Dag No. 65 is butted and bounded as follows:

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

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

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10. Execution and Delivery

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

Witnesses:

1. Amrita Ghosh
Vill- Beliachoud.
P.O- Gocharan
P.S - Jaynagar
743391

2. Arijit Roy
17, Dixon Lane
Kol-14

Nearul Hoque
[Vendor]

Drafted by:

Alamgir Reza 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.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. IOBAR52024092500539590 (P)	28.09.24	Indian Overseas Bank	2,50,000.00
		Total:	**2,50,000/-**

Witnesses:

1. Amrita Ghosh

Neama Haque

[Vendor]

2. Arijit Roy

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SPECIMEN FORM FOR TEN FINGER PRINTS

	Chinmoy Nigal	Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
	Neamul Haque	Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
PHOTO		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				

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सत्यमेव जयते

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	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. 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, JL No: 25, , Pin Code : 700135

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

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.: AJxxxxxx6G, Aadhaar No.: 72xxxxxxxx3580,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Query No: 2003034128 of 2024, Printed On : Nov 30 2024 1:17PM, Generated from: wbregistration.gov.in

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:-Joynagar, 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 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices: D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - II SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. BHANGAR, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA

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

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	12420
2	2003034128/2/2024	Property Registration- Registration Fees	0030-03-104-001-16	2514
			Total	**14934**

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

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	BHAKTA HARI NASKAR Baneshwarpur, P.O. Dakshin Barasat,Thana : Joynagar, District : South 24-Parganas WEST BENGAL, PIN - 743372, Mobile No. : 9330394689, Status :Deed Writer		
Transaction		Additional Transaction	
[0101] Sale, Sale Document		[4308] Other than Immovable Property, Agreement [No of Agreement : 2]	
Set Forth value		Market Value	
Rs. 2,50,000/-		Rs. 2,50,000/-	
Stamp duty Paid(SD)		Registration Fee Paid	
Rs. 12,520/- (Article:23)		Rs. 2,546/- (Article:A(1), E)	
Remarks			

Land Details :

District: South 24-Parganas, P.S:- Kashipur, Gram Panchayat: BHAGAWANPUR, Mouza: Jirangacha, JL No: 25, Pin Code : 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	Shali	0.34 Dec	2,50,000/-	2,50,000/-	
	Grand Total :				.34Dec	2,50,000 /-	2,50,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	NEAMUL HAQUE (Presentant) Son of ABDUL GHAB MOLLA 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:-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.:: AJxxxxxx6G, 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	**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: IndiaDate of Birth: XX-XX-1XX2 , PAN No.:- AGxxxxxx7R, Aadhaar No: 32xxxxxxxx6519, Status :Individual; Status : Not Executed

Identifier Details :

Name	Photo	Finger Print	Signature
AMRITA GHOSH Son of D GHOSH City:-, P.O:- GOCHARAN, P.S:-Joykagar, District:-South 24-Parganas, West Bengal, India, PIN:- 743391		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-0.34 Dec

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) 46(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 Others

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,546.00/- (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 2,514/-
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 (SBIePay), Ref. No. 6171044440223 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. 12,520/- 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: Subhankar Das
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 (SBIePay), 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.

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

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 I-12556/2024

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबङ्গ পশ্চিম বঙ্গাল WEST BENGAL AR 428926

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

04/12/2024

G-200303428 1/2024

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

04 DEC 2024

CONVEYANCE

1. **Date:** 04.12.2024

2. **Place:** Kolkata

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

Anorta Ghosh
c/o - Biplab Ghosh
Vill - Beliachandi
P.O - Gochara
PS - Joynagar
Dist - 24 PGS(S)
743391

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

04 DEC 2024

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 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 0.15 (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 21st May, 2024, registered in the Office of the Additional District Sub-Registrar, Bhangar, recorded in Book No. I, 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.

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

01 DEC 2004

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 whosoever have/had/has any right of pre-emption over and in respect of the Said Property or any part thereof.

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

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

District Sub-Registrar-IV
Registrar U/S 7/12 of
Registration Act 1908
Alipore, South 24 Parganas

04 DEC

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 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 **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 Sub-Registrar-IV
Registration under 7 (2) of
Registration Act
Alipore, South 24 Parganas

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.

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

11 DEC 2019

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 Office
Alipore, South 24 Parganas

31 DEC 1994

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 *sali* (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.

District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, 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. Amrita Ghosh
Vill - Belaalow
P.O - Gachara
P.S - Jaynagar
Dist - 24 Pgs (S)

2. Arijit Roy
17, Dixon Lane
Kol - 74

Neamul Hoque

[Vendor]

Drafted by:

Alamgir Reza NB/1366/03

Advocate

Alipore Judges Court
Kol - 27

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

31 DEC 2004

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
		Total:	**2,00,000/-**

Witnesses:

1. Amrita Ghosh

2. Arijit Roy

Neamul Haque

(Vendor)

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

04 DEC 2014

SPECIMEN FORM FOR TEN FINGER PRINTS

	Chinmoy Nigel	Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
	Neamul Haque	Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
PHOTO		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				

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

04 DEC 1989

3.

सत्यमेव जयते

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. : 9330394689, 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, , Pin Code : 700135

Sch No	Plot Number	Khatian Number	Land Proposed	UseROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-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. AJxxxxxx6G, Aadhaar No.: 72xxxxxxxx3580,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Query No: 2003034281 of 2024, Printed On : Nov 30 2024 1:34PM, Generated from wbregistration.gov.in

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:-Joynagar, 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-0.15 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 eAssessment Slip can be used for registration of respective deed in any of the following offices: D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - II SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. BHANGAR, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA

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

GRN Details

GRN:	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
			Total	**11934**

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

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 Baneshwarpur, P.O. Dakshin Barasat,Thana : Joynagar, District : South 24-Parganas, WEST BENGAL, PIN - 743372, Mobile No. : 9330984889, 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. 2,00,000/-		Rs. 2,00,000/-	
Stamp duty Paid(SD)		Registration Fee Paid	
Rs. 10,020/- (Article:23)		Rs. 2,046/- (Article:A(1), E)	
Remarks			

Land Details :

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

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

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	NEAMUL HAQUE (Presentant) Son of ABDUL OHAB MOLLA Executed by: Self, Date of Execution: 04/12/2024 , Admitted by: Self, Date of Admission: 04/12/2024 ,Place : Office		Captured	
		04/12/2024	LTI 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.:: AJxxxxxx6G, 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	**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: IndiaDate of Birth:XX-XX-1XX8 , PAN No.:: ABxxxxxx7R, Aadhaar No: 32xxxxxxxx6512, Status :Individual, Status : Not Executed

Identifier Details :

Name	Photo	Finger Print	Signature
AMRITA GHOSH 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 Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.

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

Presented for registration at 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 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 2,00,000/-

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 MOLLA, P.O: HATISALA, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Others

Identified by AMRITA GHOSH , , Son of B GHOSH, P.O: GOCHARAN, Thana: Joynagar, , South 24-Parganas, WEST BENGAL, India, PIN - 743391, by caste Hindu, by profession 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 (SBIePay), Ref. No. 5103460440023 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. 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 12:09PM with Govt. Ref. No: 192024250301619598 on 04-12-2024, Amount Rs: 9,920/-, Bank: SBI EPay (SBIePay), 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.

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

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)

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL

AR 428929

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

04/12/2024

Q - 200303455D/2024

Cal

District Sub-Registrar-IV
Alipore U/S 74 of
Registration Act
Alipore, South 24 Parganas

04 DEC 2024

CONVEYANCE

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

24 MAY 2024

No. 34098 ₹ 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

Amrita Ghosh
c/o - Baplab Ghosh
Vill- Belgachandi
P.O - Gochatan
P.S - Jaynagar
Dist - 24Pgs(S)
743391

District Sub-Registrar-IV
Alipore, Kolkata
24 Parganas

04 DEC 2024

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 Balkrishan Kyal, by faith Hindu, by occupation Business, nationality Indian, residing at 30C, South End Park, Post Office Sarat Bose Road, Kolkata- 700 029, Police Station Lake, District South 24 Parganas (**Purchaser**, includes successors-in-interest)

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

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject Matter of Conveyance

4.1 **Said Property:** Land classified as sali (agricultural) measuring 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 Bhagabanpur Gram Panchayet (**BGP**), Sub-Registration District Bhangar, District South 24 Parganas (**Said Property**) and more fully described in the **Schedule** below **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof.

5. Background, Representations, Warranties and Covenants

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

5.1.1 **Ownership of 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.

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

DEC

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, Amjed 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. Najrul Islam alias Nazrul Islam, (**2**) Md. Fajlul Islam alias Fazlul 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.

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

01 DEC

5.1.7 **First Sale to Vendor:** By a Deed of Sale dated 9th September, 2024, registered in the Office of the District Sub-Registrar-V, South 24 Parganas at Alipore, recorded in Book No. I, 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**) Chhalauddin Molla, (**5**) Kutubuddin Molla, (**6**) Nasiruddin Molla, (**7**) Samsuddin Molla, (**8**) Bilkis Bibi, (**9**) Md. Najrul Islam alias Nazrul Islam, (**10**) Md. Fajlul Islam alias Fazlul Islam, (**11**) Md. Bajlur Islam alias Bajlur 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 Mahomedan 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 Mahomedan Law.

5.1.10 **Second Sale to Vendor:** By a Deed of Sale dated 11th September, 2024, registered in the Office of the Additional District Sub-Registrar, Bhangar, recorded in Book No. I, 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

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

01 DEC 2011

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 whosoever have/had/has any right of pre-emption over and in respect of the Said Property or any part thereof.

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

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

District Sub-Registrar
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Alipore, South 24 Parganas

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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) 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 **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,

District Sub-Registrar-IV
Kolkata
31 DEC

uses, debutter, waqf, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, bargadars and liabilities whatsoever or howsoever made or suffered by the 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 Nos. 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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Remarks U/S 7 (2) of
Sub-Section 1(B)
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5 DEC 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 sali (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 Bhagabanpur 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.

District Sub-Registrar-IV
Alipore, 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. Amrita Ghosh
W/o Bellachand
P.O-Sochoren
P.S-Joynagar
Dist-24 Pgs(S)

2. Ajit Roy
17, Dixon Lane
Kol-14

Nearmul Haque

[Vendor]

Drafted by:

Alamgir Reza WB/1366/03

Advocate

Alipore Judges Court
Kol-27

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

24 DEC 2024

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
		Total:	**10,00,000/-**

Witnesses:

1. Amrita Ghosh

Neamul Haque

(Vendor)

2. Arijit Roy

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

04 DEC 2024

SPECIMEN FORM FOR TEN FINGER PRINTS

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

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

04 DEC 20

सत्यमेव जयते

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 Proposed	UseROR	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/-	
	Grand Total :				**2.26Dec**	**10,00,000 /-**	**10,00,000 /-**	

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. 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	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:-Joynagar, 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-2.25 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 BL.LR.O 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:**	SBIePay 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	0030-02-103-003-02	49920
2	2003034550/4/2024	Property Registration- Registration Fees	0030-03-104-001-16	10046
			Total	**59966**

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. : 9330394669, Status :Deed Writer		
Transaction		Additional Transaction	
[0101] Sale, Sale Document		[4308] Other than Immovable Property, Agreement [No of Agreement : 2]	
Set Forth value		Market Value	
Rs. 10,00,000/-		Rs. 10,00,000/-	
Stamp duty 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, JL No: 25, Pin Code : 700135

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

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	NEAMUL HAQUE (Presentant) Son of ABDUL OHAB MOLLA Executed by: Self, Date of Execution: 04/12/2024 , Admitted by: Self, Date of Admission: 04/12/2024 ,Place : Office	 04/12/2024	 Captured LTI 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.:: AJxxxxxx6G, 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	**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: IndiaDate of Birth:XX-XX-1966 , PAN No.: AFxxxxxx4Q, Aadhaar No: 60xxxxxxxx0434, Status :Individual, Status : Not Executed

Identifier Details :

Name	Photo	Finger Print	Signature
AMRITA GHOSH Son of B GHOSH City:- , P.O:- GOCHARAN, P.S:-Jaynagar, District:-South 24-Parganas, West Bengal, India, PIN:- 743391		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	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 Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.

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

Presented for registration at 12:18 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 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 MOLLA, P.O: HATISALA, Thana: Kakdwip, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Others

Identified by AMRITA GHOSH , , Son of B GHOSH, P.O: GOCHARAN, Thana: Jaynagar, , 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 10,046.00/- (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 10,046/-
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: 192024250301690738 on 04-12-2024, Amount Rs: 10,046/-, Bank: SBI EPay (SBIePay), Ref. No. 6080282379133 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 34098, Amount: Rs.100.00/-, Date of Purchase: 24/06/2024, Vendor name: Subhankar Das
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 04/12/2024 12:26PM with Govt. Ref. No: 192024250301690738 on 04-12-2024, Amount Rs: 49,920/-, Bank: SBI EPay (SBIePay), Ref. No. 6080282379133 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 360332 to 360350

being No 160412557 for the year 2024.

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

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 I-0571/2024 (2)

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL AR 428925

09/12/2024.

Q-20030942651/2024

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

District Sub-Registrar-IV
Alipore, South 24 Parganas

04 DEC 2024

CONVEYANCE

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

34102

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

Amrita Ghosh
c/o - Biplab Ghosh
Vill - Belipelond
P.O - Sochaton
P.S - Joynagar
Dist - 24 Pgs (S)
743391

District Sub-Registrar-IV
Registrar (Ex. 7 (2))
Registration 1908
Alipore, South 24 Parganas

04 DEC

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 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 *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

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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 Mahammad Molla, (2) Iyar Mahammad alias Iyar Mohhamad, (3) Piyar Mohammad Molla and (4) Golam 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) 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 14th March, 2023, registered in the Office of the District Sub-Registrar-IV, South 24 Parganas at Alipore, recorded in Book No. I, 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

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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 Mohhamad	91	85	0.05
Piyar Mohammad Molla	91	85	0.05
Golam Mostafa Molla	91	85	0.05
Rohima Bibi	91	85	0.03
Julfikkar Baidi	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
		Total:	**0.38**

5.1.8 **Sale to Asifa Yesmin:** By a Deed of Sale dated 2nd August, 2023, registered in the Office of the Additional District Sub-Registrar, Bhangar, 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 0.05 (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	
		Total:	**0.03**	

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

Total:	**0.07**

5.1.10 **Sale to Vendor:** By a Deed of Sale dated 30th August, 2024, registered in the Office of the Additional District Sub-Registrar, Bhangar, recorded in Book No. I, 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**) Sakheda 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.

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

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

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

6. Basic Understanding

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

7. Transfer

7.1 **Hereby Made:** The Vendor hereby sells, conveys and transfers to the Purchaser the entirety of the Vendor's right, title and interest of whatsoever or howsoever nature in the Said Property, more fully described in the **Schedule** below, being land classified as *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 **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.

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8. Terms of Transfer

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

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

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

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

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

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

8.2.1 **Indemnification by Vendor:** express indemnification by the Vendor about the correctness of the Vendor's title, Vendor's authority to sell and non existence of any encumbrances on the Said Property, which if found defective or untrue at any time, the Vendor shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendor hereby covenents 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

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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

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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.

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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.

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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. Anoyta Ghosh
Vill- Bekachari
P.O- Gochatan
P.S- Joynagar
743331

2. Arijit Roy
17, Diesel Lane
Kol- 700014

Nasrin Haque
[Vendor]

Drafted by:

Alangir Roy NB/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.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
		Total:	**50,000/-**

Witnesses:

1. Amrita Ghosh

2. Ranjit Roy

Nizamul Haque

[Vendor]

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SPECIMEN FORM FOR TEN FINGER PRINTS

	Suman Legal	Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
	Nirmal Mehta	Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
PHOTO		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				

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0 1 DEC 2025

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सत्यमेव जयते

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	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. 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 Proposed	UseROR	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/-	
	Grand Total :				.07Dec	50,000 /-	50,000 /-	

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. AJxxxxxx6G, Aadhaar No.: 72xxxxxxxx3580,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Query No: 2003034265 of 2024, Printed On : Nov 30 2024 1:18PM, Generated from wbiregistration.gov.in

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:-Joynagar, 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-0.07 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 Epay
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 NB
GRIPS Payment ID:	04122024030159713	**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	0030-03-104-001-16	514
			Total	**514**

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 : Joynagar, District : South 24-Parganas, WEST BENGAL, PIN - 743372, Mobile No. : 9330394669, Status :Deed Writer		
Transaction		Additional Transaction	
[0101] Sale, Sale Document		[4308] Other than Immovable Property, Agreement [No of Agreement : 2]	
Set Forth value		Market Value	
Rs. 50,000/-		Rs. 50,000/-	
Stamp duty Paid(SD)		Registration Fee Paid	
Rs. 2,520/- [Article:23]		Rs. 548/- [Article:A(1), E]	
Remarks			

Land Details :

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

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-91	RS-185	Bastu	Danga	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			
	Name	Photo	Finger Print	Signature
1	NEAMUL HAQUE (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			
	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.:: AJxxxxxx6G, Aadhaar No: 72xxxxxxxx3581, 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	**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: IndiaDate of Birth:XX-XX-1XX6 , PAN No.:- AGxxxxxx7R, Aadhaar No: 32xxxxxxxx6ii19, Status :Individual, Status : Not Executed

Identifier Details :

Name	Photo	Finger Print	Signature
AMRITA GHOSH Son of B GHOSH City:- , P.O:- GOCHARAN, P.S:-Joynagar, District:-South 24 Parganas, West Bengal, India, PIN:- 743391		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 Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.

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

Presented for registration at 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 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 NEAMUL HAQUE, Son of ABDUL OHAB MOLLA, P.O: HATISALA, Thana: Kamdpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Others

Identified by AMRITA GHOSH, , , Son of B GHOSH, P.O: GOCHARAN, Thana: Joynagar, , South 24-Parganas, WEST BENGAL, India, PIN - 743391, by caste Hindu, by profession 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 (SBIePay), 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: 192024250301996878 on 04-12-2024, Amount Rs: 32/-, Bank: SBI EPay (SBIePay), 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. 2,520/- 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 (SBIePay), Ref. No. 8424076333223 on 04-12-2024, Head of Account
Online on 04/12/2024 1:48PM with Govt. Ref. No: 192024250301996878 on 04-12-2024, Amount Rs: 2,420/-, Bank: SBI EPay (SBIePay), 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.

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

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 I-12572/2024

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

পশ্চিমবঙ্গ पश्चिम बंगाल WEST BENGAL AR 428928

04/12/2024.

Q-20030591866/2024

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

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

04 DEC 2024

CONVEYANCE

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

24 MAY 2024

No. 34099 ₹ 100/- Date.....

Name :.....

Address :.....

Vendor :.....

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

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

Amarta Ghosh
S/o- Bibhab Ghosh
Vill- Belpachandi
P.O- Gochoran
P.S- Jaynagar
DIST- 24 Pgs(S)
743391

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

31 DEC

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 Balkrishan 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 *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 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 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 Mahammad Molla, (**2**) Iyar Mahammad alias Iyar Mohhamad, (**3**) Piyar Mohammad Molla and (**4**) Golam 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**) 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 14th March, 2023, registered in the Office of the District Sub-Registrar-IV, South 24 Parganas at Alipore, recorded in Book No. I, 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

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

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

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 Mahammad alias Iyar Mohhamad	91	85	0.05
Piyar Mohammad Molla	91	85	0.05
Golam Mostafa Molla	91	85	0.05
Rohima 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
Suhanara Bibi	91	85	0.02
		Total:	**0.38**

5.1.8 **Sale to Vendor:** By a Deed of Sale dated 25th 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 Mahammad Molla, (**2**) Iyar Mahammad 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 Sub-Registrar-IV
Alipore u/s 7 (2) of
Registration Act
Alipore, South 24 Parganas

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

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

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

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

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

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

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

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

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

6. Basic Understanding

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

khas, 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 Jirangachs, 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. 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

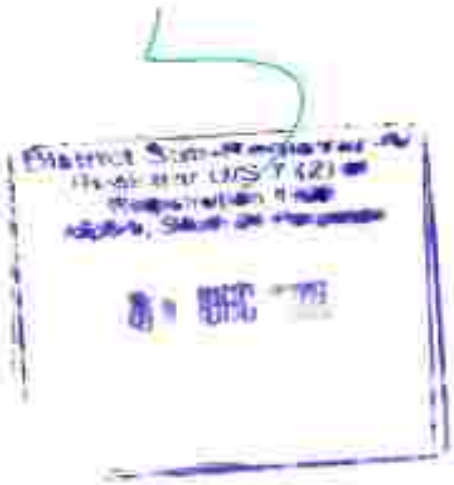
8.1 **Salient Terms:** The transfer being effected by this Conveyance is:

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, 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 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

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

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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. 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.

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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. Amartya Ghosh
Vill- Beliaghoria
P.O- Gochatan
P.S- Jaynagar
Dist - 24 Pgs(S)
743391

Wasim Akram

[Vendor]

2. Arijit Roy
17, Dixon Lane
Kol-14

Drafted by:

Alamgir Roy 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.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. 698241	03.12.24	Indian Overseas Bank	50,000.00
		Total:	**50,000/-**

Witnesses:

1. Anindita Kedh

2. Anjit Roy

Nozim Akram

(Vendor)

SPECIMEN FORM FOR TEN FINGER PRINTS

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

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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 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:	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.**

PAID

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. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details :	BHAKTA HARI NASKAR Baneshwarpur, P.O. Dakshin Barasat,Thana : Joynagar, District : South 24-Parganas, WEST BENGAL, PIN - 743372, Mobile No. : 9330394689, Status :Deed Writer		
Transaction		Additional Transaction	
[0101] Sale, Sale Document		[4304] Other than Immovable Property, Agreement [No of Agreement : 2]	
Set Forth value		Market Value	
Rs. 50,000/-		Rs. 50,000/-	
Stampduty 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:- Kashipur, Gram Panchayat: BHAGAWANPUR, Mouza: Jirangacha, JL No: 25, Pin Code : 700135

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-91	RS-185	Bastu	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
	WASIM AKRAM (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:-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.:: 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	**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: IndiaDate of Birth: XX-XX-1XX6 , PAN No.:: AFxxxxxx4G, Aadhaar No: 60xxxxxxxx0434, Status :Individual, Status : Not Executed

Identifier Details :

Name	Photo	Finger Print	Signature
AMRITA GHOSH Son of S GHOSH City:- , P.O:- GOCHARAN, P.S:-Joynagar, 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 L1		
Sl.No	From	To. with area (Name-Area)
1	WASIM AKRAM	RISHI KYAL-0.2 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 1899.

Presentation(Under Section 52 & 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: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Others

Identified by AMRITA GHOSH, , , Son of B GHOSH, P.O: GOCHARAN, Thana: Joynagar, , South 24 Parganas, WEST BENGAL, India, PIN - 743391, by caste Hindu, by profession 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/- ,I = 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 (SBIePay), Ref. No. 5875403937415 on 04-12-2024, Head of Account 0030-03-104-001-16

Online on 04/12/2024 2:00PM with Govt. Ref. No: 192024250302031938 on 04-12-2024, Amount Rs: 0/-, Bank: SBI EPay (SBIePay), 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: Subhankar Das

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 (SBIePay), 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 (SBIePay), 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.

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

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.

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबंगा पश्चिम बंगाल WEST BENGAL AH 352965

21/10/2022

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

CONVEYANCE

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

District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
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003945

04 JUL 2022

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

Name:.....ALAMGIR REZA

Address:.....ADVOCATE

Vendor:.....JUDGES COURT KOL-27

Alipur Collectorate, 24 Pgs. (S)

SUBHANKAR DAS
STAMP VENDOR
Alipur Police Court, Kol-27

7946

7947

7948

Dist. Sub-Registrar IV

Registration Office

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Mouza

Abdul Jalil Molla

Kabildanga

Samunia

Kashipur

24 Pgs (S)

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 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 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:

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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 20th March, 1962, registered in the Office of the Sub-Registrar, Bhangar, recorded in Book No. I, Volume No. 27, at Pages 146 to 147, being Deed No. 2388 for the year 1962 and (**2**) Deed of Sale dated 15th April, 1965, registered in the Office of the Sub-Registrar, Bhangar, recorded in Book No. I, 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**) Nurislam 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 31st May, 2013, recorded in Book No. I, CD Volume No. 11, at pages from 26741 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 27th July, 2021, recorded in Book No. I, 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.

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5.1.5 **Sale By Nur Islam Molla:** By virtue of registered deed of conveyance dated 11th 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** Nurislam 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.

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

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

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

5.2.8 **Free From All Encumbrances:** The Said Property is free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debutters*, *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.

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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, waki, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, bargadars and liabilities whatsoever or howsoever made or suffered by the 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

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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 land-locked and does not have any public or private means of access and the Vendors hereby expressly waives, surrenders and gives up each and every one of the aforesaid rights.

8.6 **No Objection to Mutation and Conversion:** The Vendors covenants, confirms and declares that (**1**) the Purchaser shall be fully entitled to mutate the Purchaser's name in all public and statutory records and the Vendors hereby expressly (**a**) consents to the same and (**b**) appoints the Purchaser as the constituted attorney of the Vendors and empowers and authorizes the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard and (**2**) the Vendors is fully

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

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

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

9. **Interpretation:**

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

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

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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 Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet **(BGP)**, Sub-Registration District Bhangar, District South 24 Parganas and the said Dag is butted and bounded as follows:

On the North	:	By R.S. Dag No. 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.

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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. Nitaruddin Molla
village Kalitanga
P.O. Baruipur South 24 Pgs (S)
Kalikpur Pin- 743502

2. Arijit Roy
17, Dixon Lane
Kol-14

[NURISLAM MOLLA]

[NURSALE MALLICK ALIAS NUR SALEHAR BIBI]

Nitaruddin Molla

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

[MD. SAHIDUL ISLAM MOLLA]

Drafted by:

Alamgir Reza WB/1366/03

Advocate

Alipore Judges Court
Kol-27

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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. IOBAR52022102000494466	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
		Total	**6,25,000/-**	

Witnesses:

1. Nizamuddin Molla

2. Arijit Roy

[NURISLAM MOLLA]

[NURSALE MALLICK ALIAS NUR SALEHAR BIBI]

[MD. SAHIDUL ISLAM MOLLA]

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Registrar U/S 7 (2) of
Registration 1908
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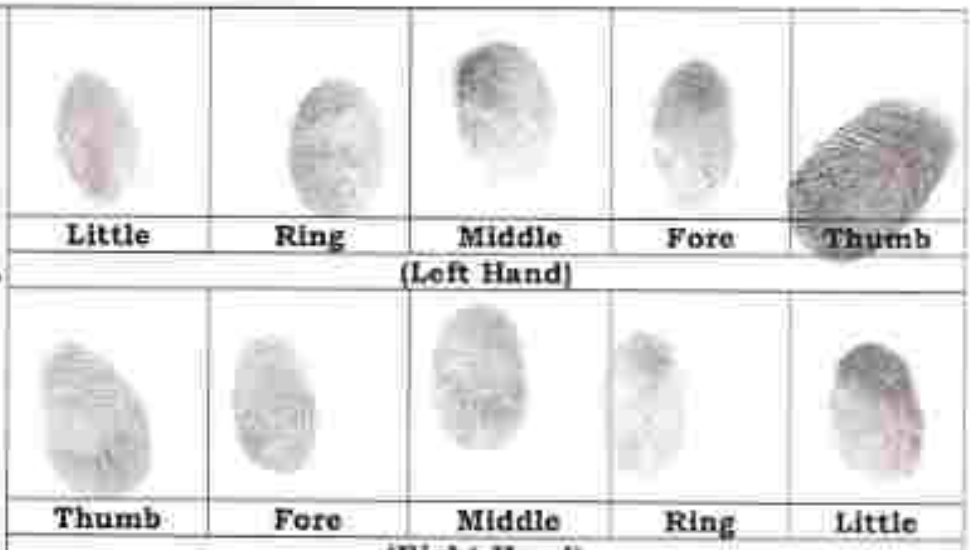
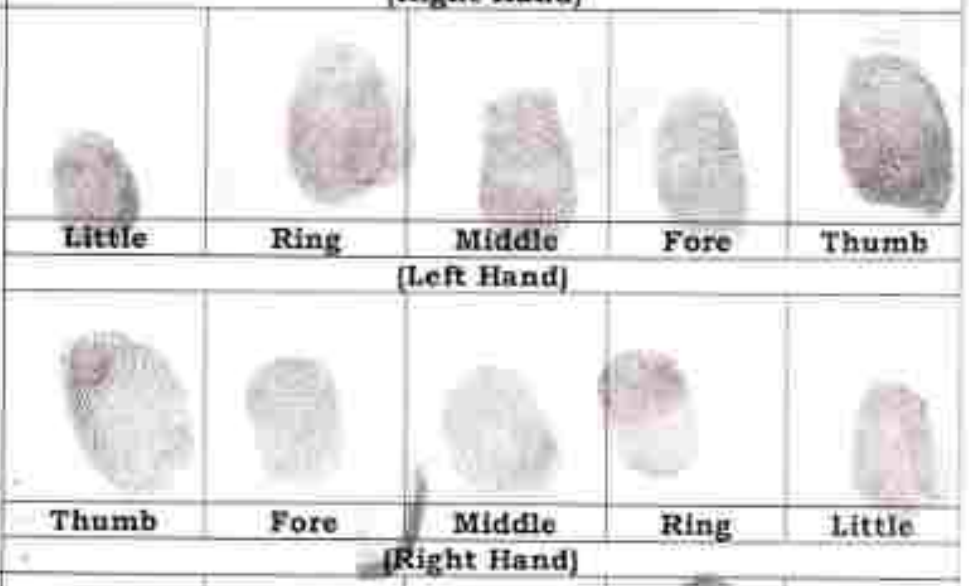
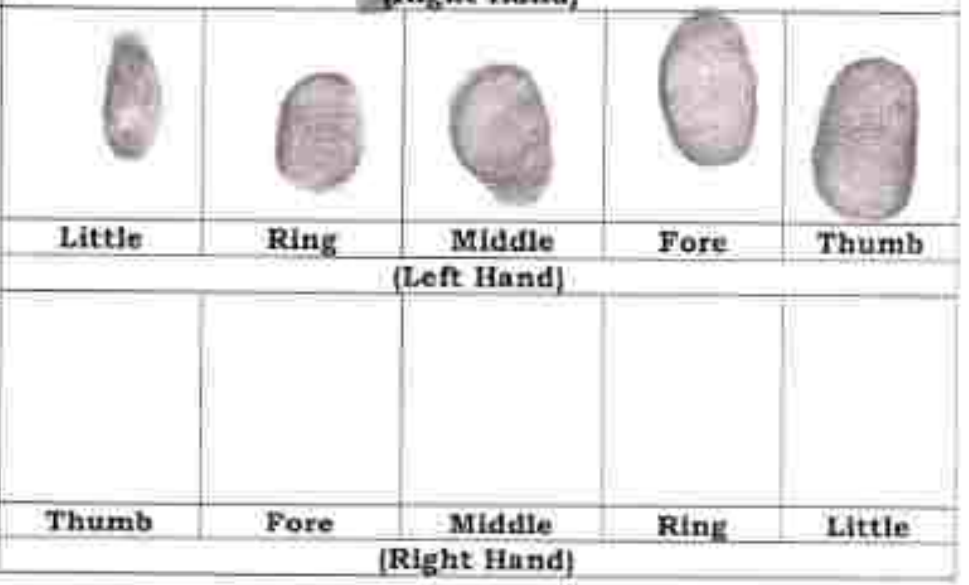
21 OCT 2022







SPECIMEN FORM FOR TEN FINGER PRINTS

Little	Ring	Middle	Fore	Thumb

(Left Hand)

Thumb	Fore	Middle	Ring	Little

(Right Hand)

Little	Ring	Middle	Fore	Thumb

(Left Hand)

Thumb	Fore	Middle	Ring	Little

(Right Hand)

Little	Ring	Middle	Fore	Thumb

(Left Hand)

Thumb	Fore	Middle	Ring	Little

(Right Hand)

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21 OCT 2022

SPECIMEN FORM FOR TEN FINGER PRINTS

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

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Government of West Bengal

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

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

Signature / LTI Sheet of Query No/Year 16042003055873/2022

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	NURISLAM MOLLA Jirangacha, City:- , P.O:- Bhangar, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135	Seller			

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	NURSALE MALLICK Alias Nur Salehar Bibi Dakshin Abjanagar, City:- , P.O:- Sekender Nagar, P.S:-Deganga, District:-North 24-Parganas, West Bengal, India, PIN:- 743424	Seller			29.10.22

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	SAHIDUL ISLAM MOLLA Jirangacha, City:- , P.O:- Bhangar, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135	Seller			29.10.22

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

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

Seal, Office of the Dist. Sub-Registrar IV

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
[0101] 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, JL No: 25, , Pin Code : 700135

Sch No	Plot Number	Khatian Number	Land Proposed	UseROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-64	RS-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. 78xxxxxxxx7383,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

2	NURSALE MALLICK, (Alias: Nur Selehar 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:- Kabildanga, P.O:- Barmunia, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743502, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , Identifier Of 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.

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

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

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

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

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

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

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

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

192022230147253228

GRN Details

GRN:	192022230147253228	**Payment Mode:**	SBI Epay
GRN Date:	20/10/2022 17:33:56	**Bank/Gateway:**	SBIePay 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 Y[illegible]

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
			Total	**25066**

IN WORDS: TWENTY FIVE THOUSAND SIXTY SIX ONLY.

Government of West Bengal
GRIPS 2.0 Acknowledgement Receipt
Payment Summary

20102022201472532 1

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 17:34:22
Payment Status:	Successful	**Payment Init. From:**	Department Portal

Depositor Details

Depositor's Name:	Mr RAHUL KYAL
Mobile:	9330394689

Payment(GRN) Details

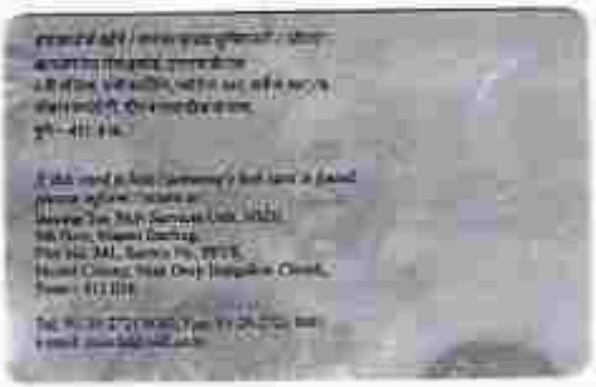
Sl. No.	GRN	Department	Amount (₹)
1	192022230147253228	Directorate of Registration & Stamp Revenue	25066
		Total	**25066**

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


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
RAHUL KYAL
BALKRISHAN KYAL
10/03/1984
AQHPK1259P



Rahul Kyal

Rahul Kyal

64

Deed to be done

1. PAN OF SAHIDUL ISLAM
2. PAN OF NOOR CHHPLEHAR

भारत सरकार
Government of India

Nurlalam Molla
Date of Birth/DOB: 20/03/1957
Male/ MALE

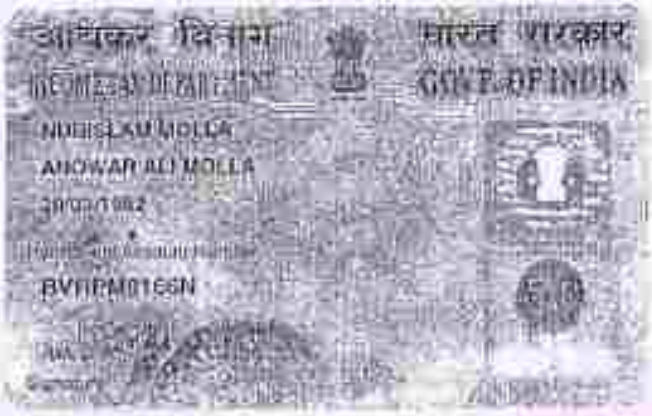
7662 8582 7383

मेरा आधार, मेरी पहचान

Unique Identification Authority of India

Address:
S/O Anowar Ali Molla, P.S -
Kothipur, Village - Jhanjachha,
Jhan Gachhi, South 24 Parganas,
West Bangal - 700135

7662 8582 7383


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
NOOR ISLAM MOLLA
ANOWAR ALI MOLLA
BVIPM0166N

আধার

ভারত সরকার

Unique Identification Authority of India

Government of India

নথিভুক্তির আই ডি / Enrolment No. : 1040/21040/01171

To
Nursale Mallick
নুরসাল মল্লিক
Ishwar ali
Tona
Machhbhanga,South 24 Parganas
West Bangal - 700135

H400870070477

870835

আপনার আধার সংখ্যা / Your Aadhaar No. :

8949 7647 5785

আধার – সাধারণ মানুষের অধিকার

নুরসাল মল্লিক
Nursale Mallick
Father : ANWAR ALI MOLLA

পুরুষ / Male

8949 7647 5785

আধার – সাধারণ মানুষের অধিকার

AADHAAR

তথ্য

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

INFORMATION

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

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

Address: Ishwar ali, Tona, Machhbhanga, South 24 Parganas, West Bangal, 700135

8949 7647 5785

নুর হালদার বিবি

AADHAAR

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

INFORMATION

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

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

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা: জিংগাতলা, জিংগাতলা, গড়িয়া, ২৪ পরগনা, দক্ষিণ, পশ্চিম বঙ্গ, 700135

Address: Jhingatala, Jinjin Gachhi, South 24 Parganas, Haliasahar, West Bengal, 700135

4392 0763 5914

আধার

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
ভারত সরকার
Unique Identification Authority of India
Government of India

তালিকাভুক্তির আই ডি / Enrollment No: 1040/22101/21218

To,
মো: সাইফুল ইসলাম মোল্লা
Md Saikat Islam Molla
Jhingatala
Jinjin Gachhi
Haliasahar Bhangar , 6 South 24 Parganas
West Bengal 700135

05/02/2015

Ref: 2001 / 240 / 640620 / 641257 / P

SE4889473407T

আপনার আধার সংখ্যা / Your Aadhaar No. :

4392 0763 5914

আধার – সাধারণ মানুষের অধিকার

ভারত সরকার
Government of India

মো: সাইফুল ইসলাম মোল্লা
Md Saikat Islam Molla
পিতা : আনার আলী মোল্লা
Father : Anar Ali Molla
জন্মতারিখ / DOB : 01/01/1985
পুরুষ / Male

4392 0763 5914

আধার – সাধারণ মানুষের অধিকার

आधार

भारत सरकार

Unique Identification Authority of India

Government of India

Enrolment No.: 9189/72409/07857

To,

Nilam Uddin Molla

Your Aadhaar No.:

4016 2375 5842

मेरा आधार, मेरी पहचान

4016 2375 5842

मेरा आधार, मेरी पहचान

Nilam Molla

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:- Kashipur, Gram Panchayat: BHAGAWANPUR, Mouza: Jirangacha, JL No: 25, Pin Code : 700135

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-64	RS-367	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,Photo,Finger print and Signature
1	**NURISLAM MOLLA (Presentant)** 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.:- BVxxxxx6N, 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	**NURSALE MALLICK, (Alias: Nur Salehar Bibi)** Wife of Abdullah Mondal Dakshin Atijanagar, City:- , P.O:- Sekender 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	**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, 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	**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, Status : Not Executed

Identifier Details :

Name	Photo	Finger Print	Signature
NIJAM UDDIN MOLLA Son of Abdul Jalil Molla Village:- Kabildanga, P.O:- Bamunia, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743502			
Identifier Of 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 58, 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

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

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

On 28-10-2022

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 28.00/- ,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. 69242819473 36 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. 16,770/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 16,770/-

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: 192022230147253226 on 20-10-2022, Amount Rs: 16,770/-, 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

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.

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

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

(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.)