

08/05/24

I-08196/2024 R-07948/2024



पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL

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16/07/2024  
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District Sub-Registrar-IV  
 Registrar U/S 7 (2) of  
 Registration 1908  
 Alipore, South 24 Parganas

16 JUL 2024  
 25.07.2024

DEED OF EXCHANGE

1. Date: 16/07/2024
2. Place: Kolkata
3. Parties:

29225

22 NOV 2023

No.....Rs. /- Date.....  
Name:- **B. C. LAHIRI**  
Advocate  
Address:- Alipore Judge's Court, Kol-27  
Alipore Collectorate, 24 Pgs. (S)  
**SUBHANKAR DAS**  
**STAMP VENDOR**  
Alipore Police Court, Kol-27  
Vende .....



Annot to Ghosh  
e/o- Biplob Ghosh  
Vill- Belachandi  
P.O- Gocharou  
D.S- Joy nagar, (24 Pgs (S))  
743391



- 3.1 **UMESH KYAL (PAN AGCPK9667R and Aadhaar No. 3221 6780 6519)**, son of Late Govind Ram Kyal, by faith Hindu, by occupation Business, nationality Indian, residing at 30C South End Park, Post Office Sarat Bose Road, Kolkata- 700 029, Police Station Lake, District South 24 Parganas
- 3.2 **RISHI KYAL (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
- 3.3 **RAHUL KYAL (PAN AGHPK1359F and Aadhaar No. 7487 0793 4912)**, 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
- 3.4 **UMA KYAL (PAN ABDPK2889B and Aadhaar No. 7198 7662 5923)**, wife of Umesh Kyal, by faith Hindu, by occupation Business, nationality Indian, of 30C, South End Park, Post Office Sarat Bose Road, Kolkata- 700 029, Police Station Rabindra Sarovar (formerly Lake), District South 24 Parganas
- 3.5 **ANURAG KYAL (PAN AGIPK4906H and Aadhaar No. 5217 2735 8314)**, son of Umesh Kyal, by faith Hindu, by occupation Business, nationality Indian, residing at 30C, South End Park, Post Office Sarat Bose Road, Kolkata- 700 029, Police Station Lake, District South 24 Parganas

(collectively **Kyal Group**, includes successors-in-interest)

**And**

- 3.6 **SADHAN CHANDRA GHOSH alias SADHAN GHOSH alias SADHAN KUMAR GHOSH (PAN ASMPG3968R and Aadhaar No. 8052 8600 2115)**, son of Late Kshitish Chandra Ghosh, by faith Hindu, by occupation Others, nationality Indian, residing at Jirangacha, Post Office Hatisala, Police Station Kashipur, PIN - 700135, District South 24 Parganas (**Sadhan Ghosh**, includes successors-in-interest)

The Kyal Group and Sadhan Ghosh are collectively referred to as **Parties**.

**NOW THIS DEED OF EXCHANGE WITNESSES AS FOLLOWS:**

**4. Background**

- 4.1 **Ownership of Larger Property In R.S. Dag No. 112:** Kyal Group have become the joint and absolute owners in respect of land classified as *danga* (highland) measuring 21.2876 (twenty one point two eight seven six) decimal, more or less, out of 94 (ninety four) decimal, being a portion of R.S. Dag No. 112, corresponding L.R. Dag No. 106, recorded under R.S. Khatian No. 629, L.R. Khatian Nos.



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4353, 4772, 4785, 4962, 4106, 4405, 4782, 4205, 4781, 4974, 4176, 4776, 4777 and 4972, 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 (**Larger Property In R.S. Dag No. 112**), by virtue of the Conveyances mentioned in **Part-I** of the **First Schedule** below.

- 4.2 **Ownership of Property In R.S. Dag No. 92:** Sadhan Ghosh has become the sole and absolute owners in respect of land classified as *sah* (agricultural) measuring 6.6625 (six point six six two five) decimal, more or less, out of 150 (one hundred fifty) decimal, being a portion of R.S. Dag No. 92, corresponding L.R. Dag No. 86, recorded under R.S. Khatian No. 181, L.R. Khatian Nos. 1134, 1135 and 2419, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Property In R.S. Dag No. 92**), by virtue of the events and circumstances mentioned in **Part-II** of the **First Schedule** below.
- 4.3 **Ownership of Property In R.S. Dag No. 94:** Sadhan Ghosh has become the sole and absolute owners in respect of land classified as *danga* (highland) measuring 3.5575 (three point five five seven five) decimal, more or less, out of 42 (forty two) decimal, being a portion of R.S. Dag No. 94, corresponding L.R. Dag No. 88, recorded under R.S. Khatian No. 181, L.R. Khatian Nos. 1134, 1135 and 2419, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Property In R.S. Dag No. 94**), by virtue of the events and circumstances mentioned in **Part-III** of the **First Schedule** below.
- 4.4 **Ownership of Property In R.S. Dag No. 118:** Sadhan Ghosh has become the sole and absolute owners in respect of land classified as *danga* (highland) measuring 9.97 (nine point nine seven) decimal, more or less, out of 131 (one hundred thirty one) decimal, being a portion of R.S. Dag No. 118, corresponding L.R. Dag No. 112, recorded under R.S. Khatian No. 629, L.R. Khatian Nos. 1134, 1135 and 2419, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Property In R.S. Dag No. 118**), by virtue of the events and circumstances mentioned in **Part-IV** of the **First Schedule** below.
- 4.5 **Absolute Ownership of Kyal Group and Sadhan Ghosh:** In the above circumstances, Kyal Group became the owners of Larger Property In R.S. Dag No. 112 and Sadhan Ghosh became the owner of (1) Property In R.S. Dag No. 92, (2) Property In R.S. Dag No. 94 and (3) Property In R.S. Dag No. 118 (collectively **Property Of Sadhan Ghosh**), free from all encumbrances.
- 4.6 **Offer to Exchange:** Sadhan Ghosh offered to exchange entirety of Property Of Sadhan Ghosh with land measuring 20.19 (twenty point one nine) decimal, more or less, out of the Larger Property In R.S.



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Dag No. 112 (**Property Of Kyal Group**) which is being delineated and demarcated on **Plan-A** annexed hereto and bordered in colour **Red** thereon.

4.7 **Decision of Exchange:** Pursuant to such offer of Sadhan Ghosh, the Parties, i.e. Kyal Group and Sadhan Ghosh herein, have jointly and mutually decided to exchange, grant and transfer Property Of Kyal Group with Property Of Sadhan Ghosh, for the better enjoyment, proper use of and commercial exploitation of Property Of Kyal Group and Property Of Sadhan Ghosh, more fully described in **Part-I** and **Part-II** of the **Second Schedule** below.

4.8 **Stamp Duty:** The measurement of the land transferred by Sadhan Ghosh is equal to the land transferred by Kyal Group and since the consideration for the transfer is mutual exchange, stamp duty is being paid on Property Of Kyal Group or on the basis of the market value of the land transferred by Kyal Group and such stamp duty, registration fees and all ancillary expenses is being paid by Kyal Group.

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

5.1 **Representations, Warranties and Covenants Regarding Encumbrances:** The Parties represent, warrant and covenant regarding encumbrances as follows:

5.2.1 **No Acquisition/Requisition:** The Parties have not received any notice from any authority for acquisition, requisition or vesting of Property Of Kyal Group and Property Of Sadhan Ghosh (collectively **Respective Properties**) and declare that the Respective Properties are not affected by any scheme of the *Panchayet* Authority or Government or any Statutory Body.

5.2.2 **No Encumbrance by Act of Parties:** The Parties 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 Respective Properties or any part thereof can or may be impeached, encumbered or affected in title.

5.2.3 **Right, Power and Authority to Exchange:** The Parties have good right, full power, absolute authority and indefeasible title to exchange, grant, convey, transfer, assign and assure the Respective Properties to each other.

5.2.4 **No Dues:** No tax in respect of the Respective Properties is due to the BGP and/or any other authority or authorities and no Certificate Case is pending for realization of any taxes from the Parties.

5.2.5 **No Right of Pre-emption:** No person or persons whatsoever have/had/has any right of preemption over and in respect of the Respective Properties or any part thereof.

5.2.6 **No Mortgage:** No mortgage or charge has been created by the Parties by depositing the title deeds or otherwise over and in respect of the Respective Properties or any part thereof.



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- 5.2.7 **Free From All Encumbrances:** The Respective Properties are now free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debentures*, *wakf*, trusts, prohibitions, Income Tax Attachments, Financial Institution charges, statutory prohibitions, acquisitions, requisitions and liabilities whatsoever or howsoever made or suffered by the Parties or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Parties or their predecessors-in-title and the title of the respective Parties to the Respective Properties is free, clear and marketable.
- 5.2.8 **No Personal/Corporate Guarantee:** The Respective Properties are not affected by or subject to any personal/corporate guarantee for securing any financial accommodation.
- 5.2.9 **No Bar by Court Order or Statutory Authority:** There is no Order of Court or any other statutory authority prohibiting the Parties from exchanging, transferring and/or alienating the Respective Properties or any part thereof.

## 6. Transfer

- 6.1 **Transfer of Property Of Kyal Group Hereby Made:** In consideration of Sadhan Ghosh transferring to Kyal Group, the Property Of Sadhan Ghosh (as mentioned in Clause 6.2 below), Kyal Group hereby exchanges, grants and transfers to Sadhan Ghosh, free from all encumbrances, their right, title and interest of whatsoever or howsoever nature in the Property Of Kyal Group, more fully described in **Part-I** of the **Second Schedule** below [out of which Umesh Kyal transfers 37.27% share, Rishi Kyal transfers 20.29% share, Rahul Kyal transfers 24.71% share, Uma Kyal transfers 12.37% share and Anurag Kyal transfers 5.36% share].
- 6.2 **Transfer of Sadhan Ghosh Hereby Made:** In consideration of Kyal Group transferring to Sadhan Ghosh, the Property Of Kyal Group (as mentioned in Clause 6.1 above), Sadhan Ghosh hereby exchanges, grants and transfers to Kyal Group [out of which Umesh Kyal gets 37.27% share, Rishi Kyal gets 20.29% share, Rahul Kyal gets 24.71% share, Uma Kyal gets 12.37% share and Anurag Kyal gets 5.36% share], free from all encumbrances, the entirety of his right, title and interest of whatsoever or howsoever nature in the Property Of Sadhan Ghosh, more fully described in **Part-II** of the **Second Schedule** below.
- 6.3 **Consideration:** The Parties confirm that the aforesaid transfers that they have made in favour of each other is in consideration of the mutual exchanges of property as described aforesaid and no monetary consideration has been paid and/or is payable by the Parties to each other. For the purposes of computation of stamp duty for this Deed of Exchange, Property Of Kyal Group have been valued by the concerned Registrar and the Stamp Duty and Registration Fees for the same has been paid by the Kyal Group.

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**7. Terms of Transfer**

7.1 **Salient Terms:** The transfers being effected by this Deed of Exchange are:

7.1.1 **Exchange:** an exchange within the meaning of the Transfer of Property Act, 1882.

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

7.1.3 **Free from Encumbrances:** free from all encumbrances of any and every nature whatsoever including but not limited to all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debutter*, *wakf*, trusts, prohibitions, Income Tax Attachments, Financial Institution charges, reversionary rights, residuary rights, statutory prohibitions, acquisitions, requisitions and liabilities whatsoever.

7.1.4 **Together with All Other Appurtenances:** together with all other rights the Parties have in the Respective Properties and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Respective Properties.

7.2 **Subject to:** The transfers being effected by this Deed of Exchange are subject to:

7.2.1 **Indemnification:** indemnification by the Parties about the correctness of their respective titles and authority to exchange and this Deed of Exchange is being accepted by the Parties on such express indemnification by each other about the correctness of their respective title, which if found defective or untrue at any time, the Party at fault shall, at his/its own costs, expenses, risk and responsibility, forthwith take all necessary steps to remove and/or rectify.

7.2.3 **Transfer of Property Act:** all obligations and duties as provided in the Transfer of Property Act, 1882.

7.3 **Delivery of Possession:** *Khas*, vacant and peaceful possession of Property Of Kyal Group has been handed over jointly by Kyal Group to Sadhan Ghosh and *khas*, vacant and peaceful possession of Property Of Sadhan Ghosh has been handed over by Sadhan Ghosh to Kyal Group, which the Parties admit, acknowledge and accept.

7.4 **Demarcated Area of Sadhan Ghosh:** Said Sadhan Ghosh hereby declares and confirms that, he is also the absolute owner and in undisputed possession of land measuring 10.79 (ten point seven nine) decimal, more or less, being demarcated portions out of R.S. Dag Nos. 111 [having 0.565 (zero point five six five) decimal, more or less], 112 [having 8.3525 (eight point three five two five) decimal, more or less] and 113 [having 1.8725 (one point eight seven two five) decimal, more or less], corresponding to L.R. Dag Nos. 105, 106 and 107, respectively, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar),



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within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (collectively **Sadhan's Existing Property**). In this regard said Sadhan Ghosh hereby disclaims his right, title and interest in any other physical portion out of the said R.S. Dag Nos. 111, 112 and 113 whatsoever and howsoever **save and except** the said demarcated Sadhan's Existing Property and demarcated Property Of Kyal Group, which is being delineated on the **Plan-A** annexed hereto and bordered in colour **Green** and **Red** thereon, respectively.

- 7.5 **Outgoings** All statutory revenue, cess, taxes, surcharge, outgoings and levies of or on the Respective Properties, relating to the period till the date of this Deed of Exchange, whether as yet demanded or not, shall be borne, paid and discharged by the concerned Party, with regard to which the concerned Party hereby indemnifies and agrees to keep the other Party fully and comprehensively saved, harmless and indemnified.
- 7.6 **Holding Possession:** Each Party hereby covenants that the other Party and the other Party'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 Respective Properties 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 each Party, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by each Party or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from each Party and it is further expressly and specifically covenanted, confirmed and declared by each Party that notwithstanding anything contained in any law for the time being in force or enacted later or any custom or practice or other form of equitable right or remedy available to each Party, each Party shall not at any time in future claim any right of pre-emption, right of passage (whether of men, materials, water and other utilities), right of way, means of access, easement of use or any other right of any nature whatsoever or howsoever over and above the Respective Properties, even if the balance portion of the *Dag* (from which the Respective Properties have been carved out) is land-locked and does not have any public or private means of access and each Party hereby expressly waives, surrenders and gives up each and everyone of the aforesaid rights.
- 7.7 **No Objection to Mutation and Conversion:** Sadhan Ghosh hereby covenants, confirms and declares to Kyal Group that (1) Kyal Group shall be fully entitled to mutate their name in all public and statutory records and Sadhan Ghosh hereby expressly (a) consents to the same and (b) Sadhan Ghosh appoints Rahul Kyal being the representative of Kyal Group as the constituted attorney of Sadhan Ghosh and empowers and authorizes Rahul Kyal to sign all papers and documents and take all steps whatsoever or howsoever in this regard and (2) Sadhan Ghosh is fully aware that Kyal Group shall convert the nature of use and classification of Property Of Sadhan



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Ghosh from agricultural/highland to non-agricultural/housing for construction of a housing complex and the Kyal Group shall be fully entitled to do the same in all public and statutory records and Sadhan Ghosh hereby expressly (a) consents to the same, notwithstanding the nature of use and classification of the balance portion of the Dags (from which the Property Of Sadhan Ghosh have been carved out) being and remaining agricultural/highland and (b) appoints Rahul Kyal being the representative of Kyal Group as the constituted attorney of Sadhan Ghosh and empowers and authorizes Rahul Kyal to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, Sadhan Ghosh undertakes to cooperate with Kyal Group in all respect to cause mutation of the Property Of Sadhan Ghosh in the name of Kyal Group and conversion of the nature of use and classification thereof from agricultural/highland to non-agricultural/housing and in this regard shall sign all documents and papers as required by Kyal Group.

- 7.8 **Further Acts:** The Parties hereby covenant that the Parties or any person claiming under them, shall and will from time to time and at all times hereafter, upon every request and cost of the other and/or their successors-in-interest, 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 Respective Properties.
- 7.9 **Custody of Original Deed:** The registered original of this Deed of Exchange shall remain in the custody of Kyal Group.

#### First Schedule

##### Part-I

#### (Devolution of Larger Property In R.S. Dag No. 112)

1. Said Kyal Group have become the joint and absolute owners in respect of land measuring 21.2876 (twenty one point two eight seven six) decimal, more or less, out of 94 (ninety four) decimal, being a portion of R.S. Dag No. 112, corresponding L.R. Dag No. 106, recorded under R.S. Khatian No. 629, L.R. Khatian Nos. 4353, 4772, 4785, 4962, 4106, 4405, 4782, 4205, 4781, 4974, 4176, 4776, 4777 and 4972, Mouza Jirangaicha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas by virtue of several Conveyances mentioned in the chart below:

Deed No. & Year	Registry Office	Area (in dec.)	Purchaser
7521/2022	D.S.R.-IV, Alipore	0.98	Umesh Kyal
7519/2022	D.S.R.-IV, Alipore	0.58	Umesh Kyal
7520/2022	D.S.R.-IV, Alipore	2	Umesh Kyal
13827/2023	D.S.R.-IV, Alipore	0.6528	Umesh Kyal
3088/2024	D.S.R.-IV, Alipore	2.27	Umesh Kyal
3788/2024	D.S.R.-IV, Alipore	1.4505	Umesh Kyal
7096/2022	D.S.R.-IV, Alipore	0.58	Rishi Kyal



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7097/2022	D.S.R.-IV, Alipore	0.58	Rishi Kyal
17787/2022	D.S.R.-III, Alipore	1.2425	Rishi Kyal
3493/2023	D.S.R.-II, Alipore	0.7737	Rishi Kyal
3861/2023	D.S.R.-IV, Alipore	1.1419	Rishi Kyal
7524/2022	D.S.R.-IV, Alipore	0.98	Rahul Kyal
7523/2022	D.S.R.-IV, Alipore	0.58	Rahul Kyal
7522/2022	D.S.R.-IV, Alipore	2	Rahul Kyal
3494/2023	D.S.R.-II, Alipore	0.15	Rahul Kyal
3491/2023	D.S.R.-II, Alipore	0.045	Rahul Kyal
3863/2023	D.S.R.-IV, Alipore	1.1419	Rahul Kyal
15200/2023	D.S.R.-IV, Alipore	0.3636	Rahul Kyal
11255/2022	D.S.R.-IV, Alipore	2.33	Uma Kyal
18761/2022	D.S.R.-III, Alipore	0.258	Uma Kyal
3126/2024	D.S.R.-IV, Alipore	0.045	Uma Kyal
10871/2023	D.S.R.-II, Alipore	0.116	Anurag Kyal
11844/2023	D.S.R.-IV, Alipore	0.3626	Anurag Kyal
11840/2023	D.S.R.-IV, Alipore	0.0113	Anurag Kyal
13526/2023	D.S.R.-IV, Alipore	0.6528	Anurag Kyal
<b>Total:</b>		<b>21.2876</b>	

**Part-II**  
**(Devolution of Property In R.S. Dag No. 92)**

1. At all material time one Uttam Chandra Ghosh was the sole and absolute owner in respect of land measuring 112 (one hundred twelve) decimal, comprised in R.S. Dag No. 92, corresponding L.R. Dag No. 86, recorded under R.S. Khatian No. 181, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas [**Mother Property In R.S. Dag 92**], free from all encumbrances.
2. Said Uttam Chandra Ghosh, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate leaving behind him surviving his wife, Sashibala Dasi, 7 (seven) sons, namely, (1) Bipin Bihari Ghosh, (2) Satish Chandra Ghosh, (3) Jatish Chandra Ghosh, (4) Nagendra Nath Ghosh, (5) Kshitish Chandra Ghosh, (6) Rajendra Nath Ghosh alias Rajendra Kumar Ghosh and (7) Lalit Mohan Ghosh and 2 (two) daughters, namely, (1) Subodh Bala Ghosh and (2) Radharani Ghosh, as his only legal heirs and heiresses, who jointly and in equal share inherited the right, title and interest of Late Uttam Chandra Ghosh in the Mother Property In R.S. Dag 92, free from all encumbrances.
3. Said Sashibala Dasi, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate leaving behind her surviving her 7 (seven) sons, namely, (1) Bipin Bihari Ghosh, (2) Satish Chandra Ghosh, (3) Jatish Chandra Ghosh, (4) Nagendra Nath Ghosh, (5) Kshitish Chandra Ghosh, (6) Rajendra Nath Ghosh alias Rajendra Kumar Ghosh and (7) Lalit Mohan Ghosh and 2 (two) daughters, namely, (1) Subodh Bala Ghosh and (2) Radharani Ghosh, as her only legal heirs and heiresses, who jointly and in equal share inherited the right, title and interest of Late Sashibala Dasi in the Mother Property In R.S. Dag 92, free from all encumbrances.



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4. In the above mentioned circumstances said Khitish Chandra Ghosh has become the sole and absolute owner in respect of land measuring 12.45 (twelve point four five) decimal, more or less, out of the Mother Property In R.S. Dag 92 (**Khitish's Property In R.S. Dag 92**), free from all encumbrances.
5. In the above mentioned circumstances said Satish Chandra Ghosh has become the sole and absolute owner in respect of land measuring 12.45 (twelve point four five) decimal, more or less, out of the Mother Property In R.S. Dag 92 (**Satish's Property In R.S. Dag 92**), recorded under L.R. Khatian No. 1135, free from all encumbrances.
6. In the above mentioned circumstances said Radharani Ghosh has become the sole and absolute owner in respect of land measuring 12.45 (twelve point four five) decimal, more or less, out of the Mother Property In R.S. Dag 92 (**Radharani's Property In R.S. Dag 92**), recorded under L.R. Khatian No. 1034, free from all encumbrances.
7. Said Khitish Chandra Ghosh, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate leaving behind him surviving his wife, Namita Ghosh alias Namita Bala Ghosh and 3 (three) sons, namely, (1) Sadhan Ghosh, (2) Sukumar Ghosh and (3) Phanibhusan Ghosh, as his only legal heirs and heiress, who jointly and in equal share inherited the right, title and interest of Late Khitish Chandra Ghosh in Khitish's Property In R.S. Dag 92, free from all encumbrances.
8. In the above mentioned circumstances said Sadhan Ghosh has become the sole and absolute owner in respect of land measuring 3.1125 (three point one one two five) decimal, more or less, out of Khitish's Property In R.S. Dag 92 (**First Property In R.S. Dag 92**) and mutated his name in the records of the Block Land and Land Reforms Officer, Bhangar-II, under L.R. Khatian No. 2419, free from all encumbrances.
9. By a Deed of Sale dated 18<sup>th</sup> September, 1987, registered in the Office of the Sub-Registrar of Bhangar, recorded in Book No. 1, Volume No. 157, at Pages 26 to 30, being Deed No. 8260 for the year 1987, said Satish Chandra Ghosh sold, conveyed and transferred land measuring 8.54 (eight point five four) decimal, more or less, out of the Satish's Property In R.S. Dag 92 unto and in favour of (1) Sadhan Kumar Ghosh, (2) Sukumar Ghosh and (3) Phanibhusan Ghosh, free from all encumbrances.
10. In the above mentioned circumstances said Sadhan Ghosh has become the sole and absolute owner in respect of land measuring 2.85 (two point eight five) decimal, more or less, out of Satish's Property In R.S. Dag 92 (**Second Property In R.S. Dag 92**), free from all encumbrances.
11. By a Deed of Conveyance dated 12<sup>th</sup> August, 2008, registered in the Office of the Additional District Sub-Registrar, Bhangar, recorded in



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Book No. 1, CD Volume No. 10, at Pages 3449 to 3464, being Deed No. 04303 for the year 2008, said Radharani Ghosh sold, conveyed and transferred the right, title and interest in Radharani's Property In R.S. Dag 92 unto and in favour of Sadhan Ghosh, free from all encumbrances.

12. By way of 5 (five) nos. of Deed of Sale, all are registered in the Office of the Additional District Sub-Registrar, Bhangore, recorded in Book No. 1, being Deed Nos. 4746/2008, 4750/2008, 4752/2008, 4754/2008 and 4756/2008, said Sadhan Ghosh sold, conveyed and transferred land measuring 11.75 (eleven point seven five) decimal, more or less, out of the Radharani's Property In R.S. Dag 92 in favour of various transferees.
13. In the above mentioned events and circumstances said Sadhan Ghosh remains the sole and absolute owner in respect of land measuring 0.7 (zero point seven) decimal, more or less, out of Radharani's Property In R.S. Dag 92 (**Third Property In R.S. Dag 92**), free from all encumbrances.
14. In the above mentioned events and circumstances said Sadhan Ghosh has become the sole and absolute owner in respect of the Property In R.S. Dag No. 92, i.e. land measuring 6.6625 (six point six six two five) decimal, more or less, comprised in the First Property In R.S. Dag 92, Second Property In R.S. Dag 92 and Third Property In R.S. Dag 92, free from all encumbrances.

### **Part-III**

#### **(Devolution of Property In R.S. Dag No. 94)**

1. At all material time one Uttam Chandra Ghosh was the sole and absolute owner in respect of land measuring 42 (forty two) decimal, comprised in R.S. Dag No. 94, corresponding L.R. Dag No. 88, recorded under R.S. Khatian No. 181, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Mother Property In R.S. Dag 94**), free from all encumbrances.
2. Said Uttam Chandra Ghosh, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate leaving behind him surviving his wife, Sashibala Dasi, 7 (seven) sons, namely, (1) Bipin Bihari Ghosh, (2) Satish Chandra Ghosh, (3) Jatish Chandra Ghosh, (4) Nagendra Nath Ghosh, (5) Khitish Chandra Ghosh, (6) Rajendra Nath Ghosh alias Rajendra Kumar Ghosh and (7) Lalit Mohan Ghosh and 2 (two) daughters, namely, (1) Subodh Bala Ghosh and (2) Radharani Ghosh, as his only legal heirs and heiresses, who jointly and in equal share inherited the right, title and interest of Late Uttam Chandra Ghosh in the Mother Property In R.S. Dag 94, free from all encumbrances.
3. Said Sashibala Dasi, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate leaving behind her surviving her 7 (seven) sons, namely, (1) Bipin Bihari Ghosh, (2) Satish Chandra Ghosh, (3)



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Jatish Chandra Ghosh, (4) Nagendra Nath Ghosh, (5) Khitish Chandra Ghosh, (6) Rajendra Nath Ghosh alias Rajendra Kumar Ghosh and (7) Lalit Mohan Ghosh and 2 (two) daughters, namely, (1) Subodh Bala Ghosh and (2) Radharani Ghosh, as her only legal heirs and heiresses, who jointly and in equal share inherited the right, title and interest of Late Sashibala Dasi in the Mother Property in R.S. Dag 94, free from all encumbrances.

4. In the above mentioned circumstances said Khitish Chandra Ghosh has become the sole and absolute owner in respect of land measuring 4.67 (four point six seven) decimal, more or less, out of the Mother Property in R.S. Dag 94 (**Khitish's Property In R.S. Dag 94**), free from all encumbrances.
5. In the above mentioned circumstances said Satish Chandra Ghosh has become the sole and absolute owner in respect of land measuring 4.67 (four point six seven) decimal, more or less, out of the Mother Property in R.S. Dag 94 (**Satish's Property In R.S. Dag 94**), recorded under L.R. Khatian No. 1135, free from all encumbrances.
6. In the above mentioned circumstances said Radharani Ghosh has become the sole and absolute owner in respect of land measuring 4.67 (four point six seven) decimal, more or less, out of the Mother Property in R.S. Dag 94 (**Radharani's Property In R.S. Dag 94**), recorded under L.R. Khatian No. 1034, free from all encumbrances.
7. Said Khitish Chandra Ghosh, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate leaving behind him surviving his wife, Namita Ghosh alias Namita Bala Ghosh and 3 (three) sons, namely, (1) Sadhan Ghosh, (2) Sukumar Ghosh and (3) Phanibhusan Ghosh, as his only legal heirs and heiress, who jointly and in equal share inherited the right, title and interest of Late Khitish Chandra Ghosh in Khitish's Property in R.S. Dag 94, free from all encumbrances.
8. In the above mentioned circumstances said Sadhan Ghosh has become the sole and absolute owner in respect of land measuring 1.1675 (one point one six seven five) decimal, more or less, out of Khitish's Property in R.S. Dag 94 (**First Property In R.S. Dag 94**) and mutated his name in the records of the Block Land and Land Reforms Officer, Bhangar-II, under L.R. Khatian No. 2419, free from all encumbrances.
9. By a Deed of Sale dated 18<sup>th</sup> September, 1987, registered in the Office of the Sub-Registrar of Bhangar, recorded in Book No. 1, Volume No. 157, at Pages 26 to 30, being Deed No. 8260 for the year 1987, said Satish Chandra Ghosh sold, conveyed and transferred the Satish's Property in R.S. Dag 94 unto and in favour of (1) Sadhan Kumar Ghosh, (2) Sukumar Ghosh and (3) Phanibhusan Ghosh, free from all encumbrances.
10. In the above mentioned circumstances said Sadhan Ghosh has become the sole and absolute owner in respect of land measuring



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1.56 (one point five six) decimal, more or less, out of Satish's Property In R.S. Dag 94 (**Second Property In R.S. Dag 94**), free from all encumbrances.

11. By a Deed of Conveyance dated 12<sup>th</sup> August, 2008, registered in the Office of the Additional District Sub-Registrar, Bhangar, recorded in Book No. 1, CD Volume No. 10, at Pages 3449 to 3464, being Deed No. 04303 for the year 2008, said Radharani Ghosh sold, conveyed and transferred the right, title and interest in Radharani's Property In R.S. Dag 94 unto and in favour of Sadhan Ghosh, free from all encumbrances.
12. By way of 5 [five] nos. of Deed of Sale, all are registered in the Office of the Additional District Sub-Registrar, Bhangore, recorded in Book No. 1, being Deed Nos. 4746/2008, 4750/2008, 4752/2008, 4754/2008 and 4756/2008, said Sadhan Ghosh sold, conveyed and transferred land measuring 3.84 (three point eight four) decimal, more or less, out of the Radharani's Property In R.S. Dag 94 in favour of various transferees.
13. In the above mentioned events and circumstances said Sadhan Ghosh remains the sole and absolute owner in respect of land measuring 0.83 (zero point eight three) decimal, more or less, out of Radharani's Property In R.S. Dag 94 (**Third Property In R.S. Dag 94**), free from all encumbrances.
14. In the above mentioned events and circumstances said Sadhan Ghosh has become the sole and absolute owner in respect of the Property In R.S. Dag No. 94, i.e. land measuring 3.5575 (three point five five seven five) decimal, more or less, comprised in the First Property In R.S. Dag 94, Second Property In R.S. Dag 94 and Third Property In R.S. Dag 94, free from all encumbrances.

#### **Part-IV**

#### **(Devolution of Property In R.S. Dag No. 118)**

1. At all material time one Uttam Chandra Ghosh was the sole and absolute owner in respect of land measuring 131 (one hundred thirty one) decimal, comprised in R.S. Dag No. 118, corresponding L.R. Dag No. 112, recorded under R.S. Khatian No. 629, Mouza Jirangaicha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Mother Property In R.S. Dag 118**), free from all encumbrances.
2. Said Uttam Chandra Ghosh, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate leaving behind him surviving his wife, Sastibala Dasi, 7 (seven) sons, namely, (1) Bipin Bihari Ghosh, (2) Satish Chandra Ghosh, (3) Jatish Chandra Ghosh, (4) Nagendra Nath Ghosh, (5) Khatish Chandra Ghosh, (6) Rajendra Nath Ghosh alias Rajendra Kumar Ghosh and (7) Lalit Mohan Ghosh and 2 (two) daughters, namely, (1) Subodh Bala Ghosh and (2) Radharani Ghosh, as his only legal heirs and heiresses, who jointly and in equal share inherited the right, title and interest of Late Uttam



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Chandra Ghosh in the Mother Property in R.S. Dag 118, free from all encumbrances.

3. Said Sashibala Dasi, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate leaving behind her surviving her 7 (seven) sons, namely, (1) Bipin Bihari Ghosh, (2) Satish Chandra Ghosh, (3) Jatish Chandra Ghosh, (4) Nagendra Nath Ghosh, (5) Khitish Chandra Ghosh, (6) Rajendra Nath Ghosh alias Rajendra Kumar Ghosh and (7) Lalit Mohan Ghosh and 2 (two) daughters, namely, (1) Subodh Bala Ghosh and (2) Radharani Ghosh, as her only legal heirs and heiresses, who jointly and in equal share inherited the right, title and interest of Late Sashibala Dasi in the Mother Property in R.S. Dag 118, free from all encumbrances.
4. In the above mentioned circumstances said Khitish Chandra Ghosh has become the sole and absolute owner in respect of land measuring 14.56 (fourteen point five six) decimal, more or less, out of the Mother Property in R.S. Dag 118 (**Khitish's Property in R.S. Dag 118**), free from all encumbrances.
5. In the above mentioned circumstances said Satish Chandra Ghosh has become the sole and absolute owner in respect of land measuring 14.56 (fourteen point five six) decimal, more or less, out of the Mother Property in R.S. Dag 118 (**Satish's Property in R.S. Dag 118**), recorded under L.R. Khatian No. 1135, free from all encumbrances.
6. In the above mentioned circumstances said Radharani Ghosh has become the sole and absolute owner in respect of land measuring 14.56 (fourteen point five six) decimal, more or less, out of the Mother Property in R.S. Dag 118 (**Radharani's Property in R.S. Dag 118**), recorded under L.R. Khatian No. 1034, free from all encumbrances.
7. Said Khitish Chandra Ghosh, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate leaving behind him surviving his wife, Namita Ghosh alias Namita Bala Ghosh and 3 (three) sons, namely, (1) Sadhan Ghosh, (2) Sukumar Ghosh and (3) Pharibhusari Ghosh, as his only legal heirs and heiress, who jointly and in equal share inherited the right, title and interest of Late Khitish Chandra Ghosh in Khitish's Property in R.S. Dag 118, free from all encumbrances.
8. In the above mentioned circumstances said Sadhan Ghosh has become the sole and absolute owner in respect of land measuring 3.64 (three point six four) decimal, more or less, out of Khitish's Property in R.S. Dag 118 (**First Property in R.S. Dag 118**) and mutated his name in the records of the Block Land and Land Reforms Officer, Bhangar-II, under L.R. Khatian No. 2419, free from all encumbrances.
9. By a Deed of Sale dated 18<sup>th</sup> September, 1987, registered in the Office of the Sub-Registrar of Bhangar, recorded in Book No. I, Volume No. 157, at Pages 26 to 30, being Deed No. 8260 for the year



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1987, said Satish Chandra Ghosh sold, conveyed and transferred the Satish's Property In R.S. Dag 118 unto and in favour of (1) Sadhan Kumar Ghosh, (2) Sukumar Ghosh and (3) Phanibhusan Ghosh, free from all encumbrances.

10. In the above mentioned circumstances said Sadhan Ghosh has become the sole and absolute owner in respect of land measuring 4.86 (four point six eight) decimal, more or less, out of Satish's Property In R.S. Dag 118 (**Second Property In R.S. Dag 118**), free from all encumbrances.
11. By a Deed of Conveyance dated 12<sup>th</sup> August, 2008, registered in the Office of the Additional District Sub-Registrar, Bhangar, recorded in Book No. 1, CD Volume No. 10, at Pages 3449 to 3464, being Deed No. 04303 for the year 2008, said Radharani Ghosh sold, conveyed and transferred the right, title and interest in Radharani's Property In R.S. Dag 118 unto and in favour of Sadhan Ghosh, free from all encumbrances.
12. By way of 6 (six) nos. of Deed of Sale, all are registered in the Office of the Additional District Sub-Registrar, Bhangore, recorded in Book No. 1, being Deed Nos. 4746/2008, 4748/2008, 4750/2008, 4752/2008, 4754/2008 and 4756/2008, said Sadhan Ghosh sold, conveyed and transferred land measuring 13.09 (thirteen point zero nine) decimal, more or less, out of the Radharani's Property In R.S. Dag 118 in favour of various transferees.
13. In the above mentioned events and circumstances said Sadhan Ghosh remains the sole and absolute owner in respect of land measuring 1.47 (one point four seven) decimal, more or less, out of Radharani's Property In R.S. Dag 118 (**Third Property In R.S. Dag 118**), free from all encumbrances.
14. In the above mentioned events and circumstances said Sadhan Ghosh has become the sole and absolute owner in respect of the Property In R.S. Dag No. 118, i.e. land measuring 9.97 (nine point nine seven) decimal, more or less, comprised in the First Property In R.S. Dag 118, Second Property In R.S. Dag 118 and Third Property In R.S. Dag 118, free from all encumbrances.

## **Second Schedule**

### **Part-I**

#### **(Property Of Kyal Group) [Subject Matter Of Exchange]**

The entirety of Kyal Group's right, title and interest in Property Of Kyal Group out of the Larger Property In R.S. Dag No. 112, being land classified as *danga* (highland) measuring 20.19 (twenty point one nine) decimal, more or less, out of 21.2876 (twenty one point two eight seven six) decimal, more or less, out of 94 (ninety four) decimal, being a portion of R.S. Dag No. 112, corresponding L.R. Dag No. 106, recorded under R.S. Khatian No. 629, L.R. Khatian Nos. 4353, 4772, 4785, 4962, 4106, 4405, 4782, 4205, 4781, 4974, 4176, 4776, 4777 and 4972, Mouza Jirangacha, J.L. No. 25, Police



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Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas, the said Property Of Kyal Group being delineated and demarcated on **Plan-A** annexed hereto and bordered in colour **Red** thereon.

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

**Thus, the aggregate of the area comprised in the Property Of Kyal Group is 20.19 (twenty point one nine) decimal, more or less and the same has been granted and transferred to Sadhan Ghosh, out of which Umesh Kyal transfers 37.27% share, Rishi Kyal transfers 20.29% share, Rahul Kyal transfers 24.71% share, Uma Kyal transfers 12.37% share and Anurag Kyal transfers 5.36% share.**

**Part-II**  
**(Property Of Sadhan Ghosh)**  
**[Subject Matter Of Exchange]**

The entirety of Sadhan Ghosh's right, title and interest in the Property in R.S. Dag No. 92, being land classified as *salt* (agricultural) measuring 6.6625 (six point six six two five) decimal, more or less, out of 150 (one hundred fifty) decimal, being a portion of R.S. Dag No. 92, corresponding L.R. Dag No. 86, recorded under R.S. Khatian No. 181, L.R. Khatian Nos. 1134, 1135 and 2419, 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, the said R.S. Dag No. 92 being delineated and demarcated on **Plan-B** annexed hereto and bordered in colour **Red** thereon.

The entirety of Sadhan Ghosh's right, title and interest in the Property in R.S. Dag No. 94, being land classified as *danga* (highland) measuring 3.5575 (three point five five seven five) decimal, more or less, out of 42 (forty two) decimal, being a portion of R.S. Dag No. 94, corresponding L.R. Dag No. 88, recorded under R.S. Khatian No. 181, L.R. Khatian Nos. 1134, 1135 and 2419, 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, the said R.S. Dag No. 94 being delineated and demarcated on **Plan-C** annexed hereto and bordered in colour **Red** thereon.

The entirety of Sadhan Ghosh's right, title and interest in the Property in R.S. Dag No. 118, being land classified as *danga* (highland) measuring 9.97 (nine point nine seven) decimal, more or less, out of 131 (one hundred thirty one) decimal, being a portion of R.S. Dag No. 118, corresponding L.R. Dag No. 112, recorded under R.S. Khatian No. 629, L.R. Khatian Nos. 1134, 1135 and 2419, 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, the said R.S. Dag No. 118 being delineated and demarcated on **Plan-D** annexed hereto and bordered in colour **Red** thereon.



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

**Thus, the aggregate of the area comprised in the Property Of Sadhan Ghosh is 20.19 (twenty point one nine) decimal, more or less and out of which Umesh Kyal gets 37.27% share, Rishi Kyal gets 20.29% share, Rahul Kyal gets 24.71% share, Uma Kyal gets 12.37% share and Anurag Kyal gets 5.36% share.**



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**8. Execution and Delivery**

8.1 **In Witness Whereof** the Parties have executed and delivered this Deed of Exchange on the date mentioned above.

  
\_\_\_\_\_  
(UMESH KYAL)

  
\_\_\_\_\_  
(RISHI KYAL)

  
\_\_\_\_\_  
(RAHUL KYAL)

  
\_\_\_\_\_  
(UMA KYAL)

  
\_\_\_\_\_  
(ANURAG KYAL)  
(Kyal Group)

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.

  
\_\_\_\_\_  
(Sadhan Ghosh)

Drafted by:

  
WB/1366/03

Advocate

Alipna Judge Court  
Kolkata-27

Witnesses:

1. Ananta Ghosh  
via Babachand:  
P.O.-Gocharam  
P.S.-Joybagai  
Dist.-24P.C.S (3)  
743391

2.   
28/1, Judge Court Road  
Kolkata-27



District Sub-Registrar-IV  
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Alere, South 24 Parganas

06 JUN 2024

SITE PLAN OF R.S. DAG NOS. 111,112 &113 L.R. DAG PLAN-A  
NOS. 105,106 & 107 AT MOUZA - JIRANGACHA,J.L. NO.-25,  
P.S. -KASHIPUR (FORMERLY BHANGAR),DIST- SOUTH  
24 PGS., UNDER BHAGABANPUR GRAM PANCHAYET

DAG NO. (R.S.)	RETAINED AREA (DECIMAL)	EXCHANGE AREA (DECIMAL)
111	0.565	—
112	8.3525	20.19
113	1.8725	—



*Uma Kyal*  
*Ramesh Kyal*  
*Uma Kyal*  
*Anand*  
*Ramesh*

*DR. K. R. K.*



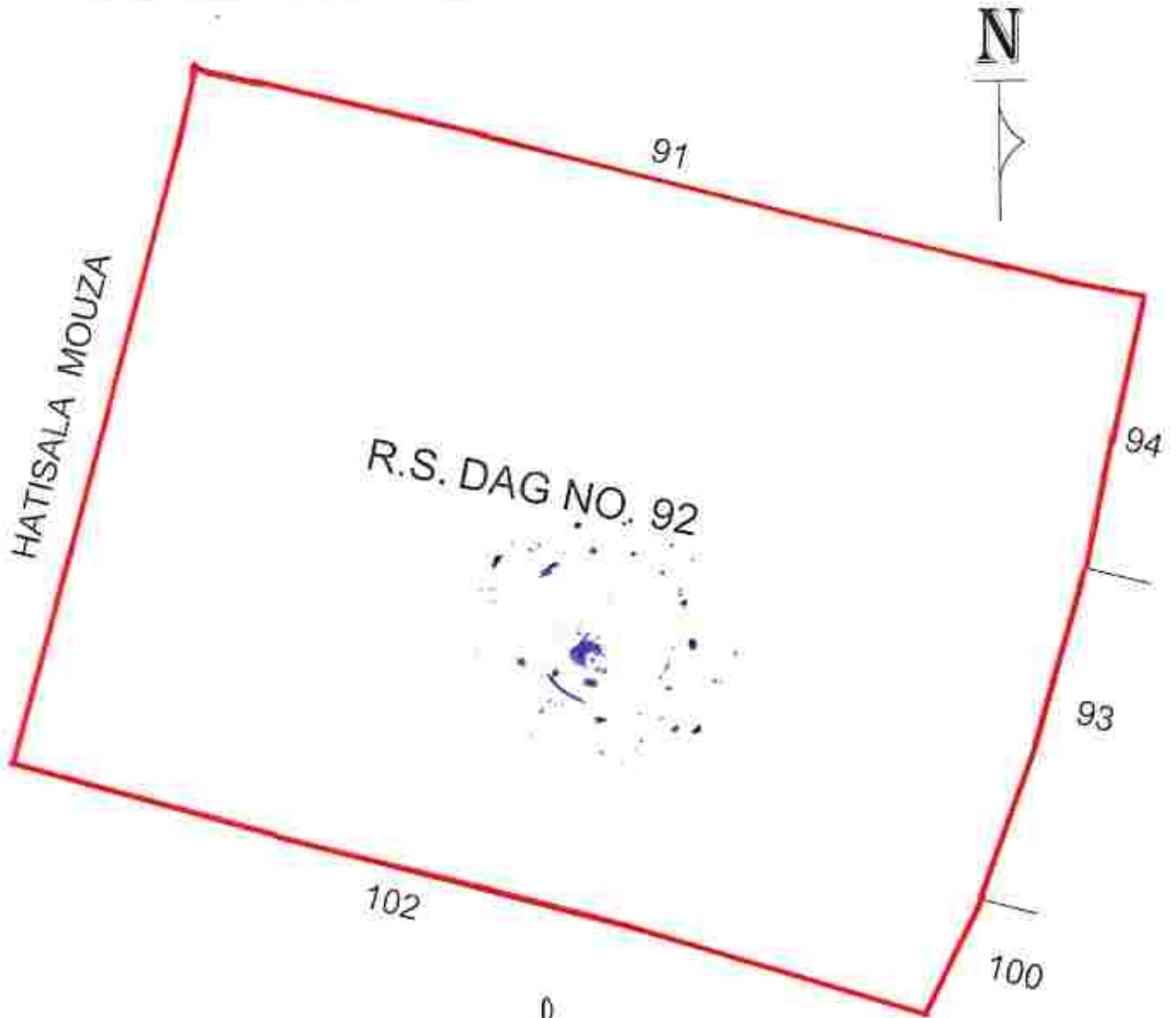


District Registrar-IV  
Registration U/S / (2) of  
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16 JUN 2024

SITE PLAN OF R.S. DAG NO. 92, L.R. DAG NO. 86 AT MOUZA - PLAN-B  
JIRANGACHA, J.L. NO.-25, P.S. -KASHIPUR (FORMERLY BHANGAR),  
DIST- SOUTH 24 PGS., UNDER BHAGABANPUR GRAM PANCHAYET

AREA SHOWN IN RED BORDER



*Uma kyal*  
*Bani kyal*  
*Uma kyal*  
*Uma kyal*  
*Uma kyal*

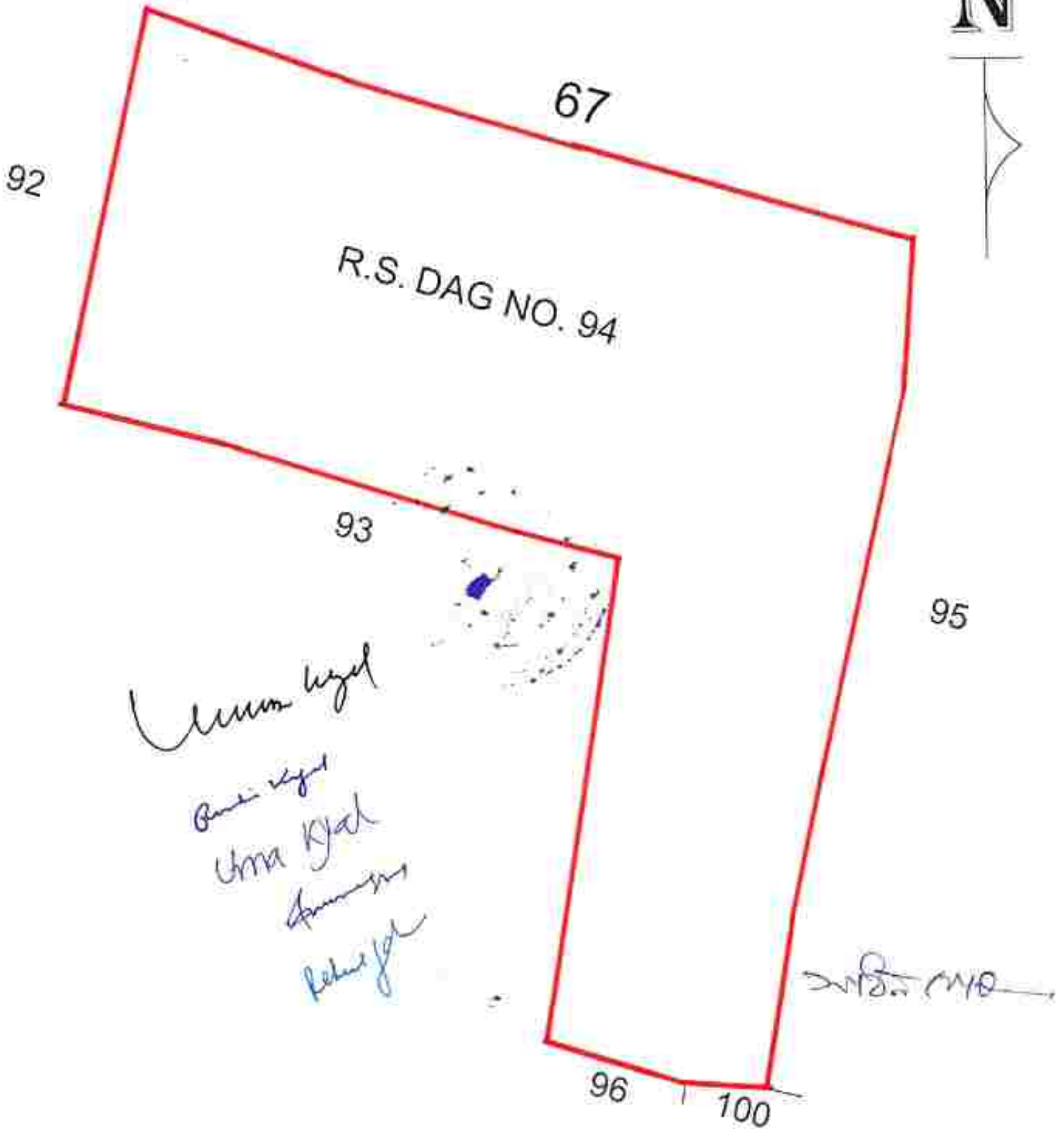
*2004/04/04*



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

06 JUN 2024

SITE PLAN OF R.S. DAG NO. 94, L.R. DAG NO. 88 AT  
MOUZA - JIRANGACHA, J.L. NO.-25, P.S. -KASHIPUR  
(FORMERLY BHANGAR), DIST- SOUTH 24 PGS.,  
UNDER BHAGABANPUR GRAM PANCHAYET  
AREA SHOWN IN RED BORDER





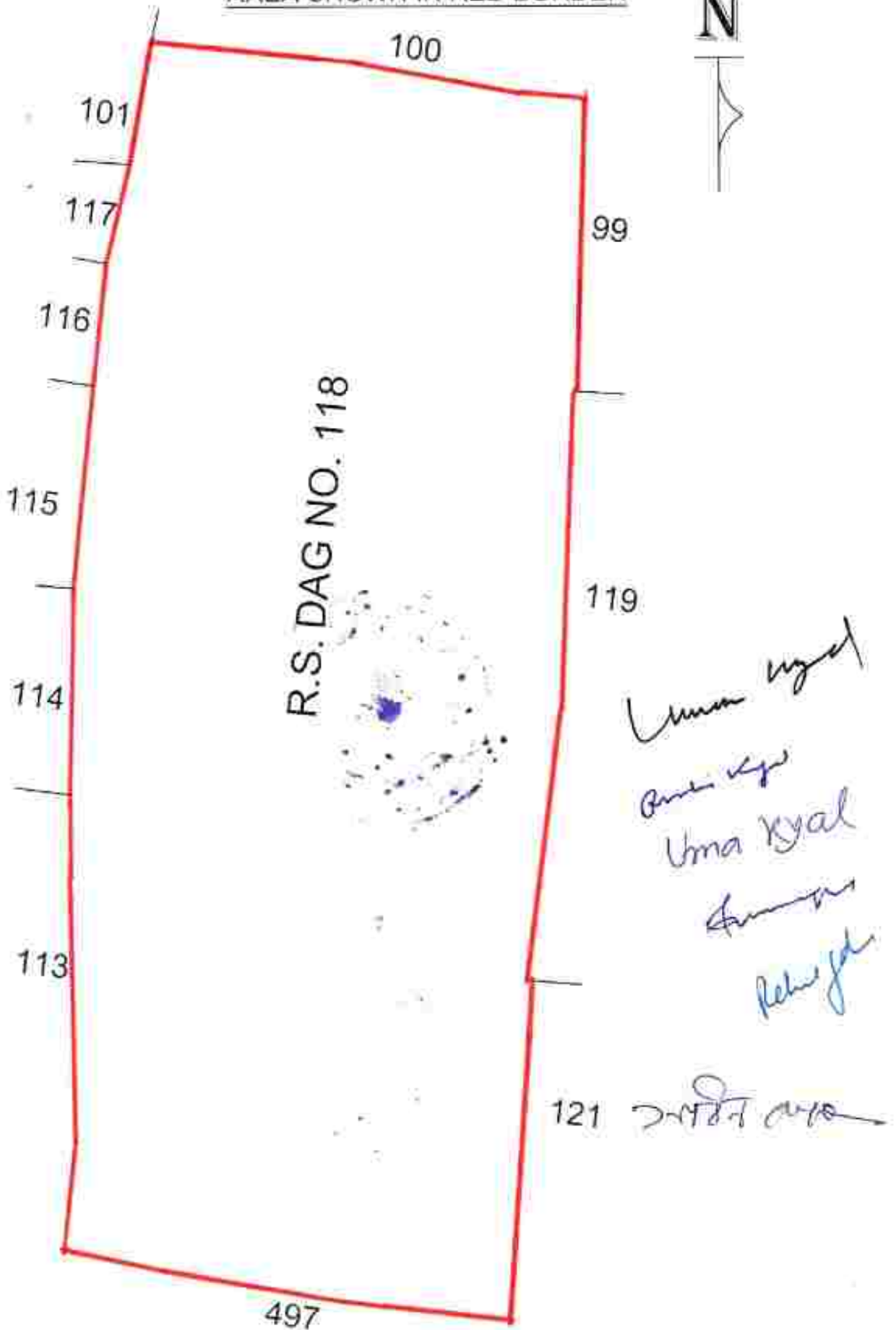
District Sub-Registrar-IV  
Registrar U/S 7 (2) of  
Registration Act  
Alipore, South 24 Parganas

9 6 JUN 2025

PLAN-D

SITE PLAN OF R.S. DAG NO. 118, L.R. DAG NO. 112 AT  
MOUZA - JIRANGACHA, J.L. NO.-25, P.S. -KASHIPUR  
(FORMERLY BHANGAR), DIST- SOUTH 24 PGS.,  
UNDER BHAGABANPUR GRAM PANCHAYET

AREA SHOWN IN RED BORDER




















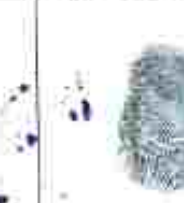

















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Registrar U/S 7 (2) of  
Registration Act  
South 24 Parganas

16 JUN 2024

**SPECIMEN FORM FOR TEN FINGER PRINTS**






























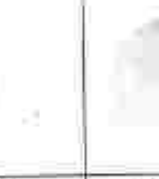


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		<p>Little      Ring      Middle      Fore      Thumb</p>	<p>(Left Hand)</p>					
								
		<p>Thumb      Fore      Middle      Ring      Little</p>	<p>(Right Hand)</p>					
 <p><i>Handwritten signature</i></p>	<p><i>Handwritten name</i></p>							
		<p>Little      Ring      Middle      Fore      Thumb</p>	<p>(Left Hand)</p>					
								
		<p>Thumb      Fore      Middle      Ring      Little</p>	<p>(Right Hand)</p>					
 <p><i>Handwritten signature</i></p>	<p><i>Handwritten name</i></p>							
		<p>Little      Ring      Middle      Fore      Thumb</p>	<p>(Left Hand)</p>					
								
		<p>Thumb      Fore      Middle      Ring      Little</p>	<p>(Right Hand)</p>					



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Registrar U/S 7(2) of  
Registration 1980  
Alibon, Sauch 24, Pargonea

16 JUL 2024

**SPECIMEN FORM FOR TEN FINGER PRINTS**

	<i>Ammy</i>					
		<b>Little      Ring      Middle      Fore      Thumb</b>				
		<b>(Left Hand)</b>				
						
<b>Thumb      Fore      Middle      Ring      Little</b>						
<b>(Right Hand)</b>						
	<i>Uma Ryal</i>					
		<b>Little      Ring      Middle      Fore      Thumb</b>				
		<b>(Left Hand)</b>				
						
<b>Thumb      Fore      Middle      Ring      Little</b>						
<b>(Right Hand)</b>						
	<i>Uma Ryal</i>					
		<b>Little      Ring      Middle      Fore      Thumb</b>				
		<b>(Left Hand)</b>				
						
<b>Thumb      Fore      Middle      Ring      Little</b>						
<b>(Right Hand)</b>						



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Registration 1906  
Aligarh, South 20 Paraganas

10 6 JUL 2024

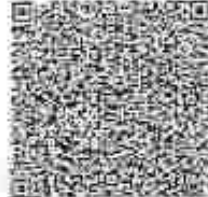


ভারত সরকার  
Government of India



নাম/নাম  
Ananta Ghosh  
পিতা : বিপ্লব ঘোষ  
Father : Biplob Ghosh

জন্মতারিখ/DOB: 20/06/1991  
পুলক / Male



2744 4498 2164



ভারত সরকার  
Unique Identification Authority of India

ঠিকানা: S/O: বিপ্লব ঘোষ  
বেলিচান্ডী, গোচারান, গুজরাট  
পশ্চিম ২৪ পরগণা, পশ্চিম বঙ্গ,

Address: S/O: Biplob Ghosh,  
BELIACHANDI, -Gocharan,  
South 24 Parganas,  
Gocharan, West Bengal,  
743091

2744 4498 2164

Ananta Ghosh





# Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



160720242012386373

## GRIPS Payment Detail

GRIPS Payment ID:	160720242012386373	Payment Init. Date:	16/07/2024 13:56:40
Total Amount:	89790	No of GRN:	1
Bank/Gateway:	Indian Overseas Bank	Payment Mode:	Online Payment
BRN:	202407160894138	BRN Date:	16/07/2024 13:57:33
Payment Status:	Successful	Payment Init. From:	GRIPS Portal

## Depositor Details

Depositor's Name: UMESH KYAL AND OTHERS  
Mobile: 9007711037

## Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192024250123863741	Directorate of Registration & Stamp Revenue	89790
<b>Total</b>			<b>89790</b>

IN WORDS: EIGHTY NINE THOUSAND SEVEN HUNDRED NINETY ONLY.

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





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



192024250123863741

GRN Details

GRN:	192024250123863741	Payment Mode:	Online Payment
GRN Date:	16/07/2024 13:56:40	Bank/Gateway:	Indian Overseas Bank
BRN :	202407160894138	BRN Date:	16/07/2024 13:57:33
GRIPS Payment ID:	160720242012386373	Payment Init. Date:	16/07/2024 13:56:40
Payment Status:	Successful	Payment Ref. No:	2001868175/3/2024

(Query No\*/Query Year)

Depositor Details

Depositor's Name:	UMESH KYAL AND OTHERS
Address:	30C, SOUTH END PARK KOLKATA, West Bengal, 700029
Mobile:	9007711037
Depositor Status:	Others
Query No:	2001868175
Applicant's Name:	Org VINAYAK LEGAL
Identification No:	2001868175/3/2024
Remarks:	Exchange, Exchange
Period From (dd/mm/yyyy):	16/07/2024
Period To (dd/mm/yyyy):	16/07/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001868175/3/2024	Property Registration- Stamp duty	0030-02-103-003-02	74800
2	2001868175/3/2024	Property Registration- Registration Fees	0030-03-104-001-16	14990
<b>Total</b>				<b>89790</b>

IN WORDS: EIGHTY NINE THOUSAND SEVEN HUNDRED NINETY ONLY.

PAID

### Major Information of the Deed

Deed No :	I-1604-08196/2024	Date of Registration	23/07/2024
Query No / Year	1604-2001868175/2024	Office where deed is registered	
Query Date	15/07/2024 1:17:17 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		
[0601] Exchange, Exchange	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 4/-	Rs. 29,95,187/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 74,900/- (Article:31)	Rs. 15,022/- (Article:A(1), E, M)		
Remarks	M.V. of the property of Greatest Value Rs 14,97,594/-		

#### Land Details :

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

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-112	RS-629	Bastu Danga	20.19 Dec	1/-	14,97,593/-	
L2	RS-92	RS-181	Bastu Shall	6.6625 Dec	1/-	4,94,181/-	
L3	RS-94	RS-181	Bastu Danga	3.5575 Dec	1/-	2,63,878/-	
L4	RS-118	RS-629	Bastu Danga	9.97 Dec	1/-	7,39,525/-	
		<b>TOTAL :</b>		<b>40.38Dec</b>	<b>4 /-</b>	<b>29,95,187 /-</b>	
		<b>Grand Total :</b>		<b>40.38Dec</b>	<b>4 /-</b>	<b>29,95,187 /-</b>	

#### Parties to Exchange Details :

Sl No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>UMESH KYAL</b> Son of Late Govind Ram Kyal Executed by: Self, Date of Execution: 16/07/2024 , Admitted by: Self, Date of Admission: 16/07/2024 ,Place : Office		 Captured	
		16/07/2024	LT/ 16/07/2024	16/07/2024



30C, Southend 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 Date of Birth:XX-XX-1XX8 , PAN No.:: AGxxxxxx7R, Aadhaar No: 32xxxxxxxx6519, Status :Individual, Executed by: Self, Date of Execution: 16/07/2024 , Admitted by: Self, Date of Admission: 16/07/2024 ,Place : Office

2	Name	Photo	Finger Print	Signature
	<b>ANURAG KYAL</b> Son of Umesh Kyal Executed by: Self, Date of Execution: 16/07/2024 , Admitted by: Self, Date of Admission: 16/07/2024 ,Place : Office		 Captured	
		16/07/2024	LTI 16/07/2024	16/07/2024

30C, Southend 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 Date of Birth:XX-XX-1XX1 , PAN No.:: AGxxxxxx6H, Aadhaar No: 52xxxxxxxx8314, Status :Individual, Executed by: Self, Date of Execution: 16/07/2024 , Admitted by: Self, Date of Admission: 16/07/2024 ,Place : Office

3	Name	Photo	Finger Print	Signature
	<b>UMA KYAL</b> Wife of Umesh Kyal Executed by: Self, Date of Execution: 16/07/2024 , Admitted by: Self, Date of Admission: 16/07/2024 ,Place : Office		 Captured	
		16/07/2024	LTI 16/07/2024	16/07/2024

30C, Southend Park,, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX9 , PAN No.:: ABxxxxxx9B, Aadhaar No: 71xxxxxxxx5923, Status :Individual, Executed by: Self, Date of Execution: 16/07/2024 , Admitted by: Self, Date of Admission: 16/07/2024 ,Place : Office

4	Name	Photo	Finger Print	Signature
	<b>RISHI KYAL</b> Son of Balkrishan Kyal Executed by: Self, Date of Execution: 16/07/2024 , Admitted by: Self, Date of Admission: 16/07/2024 ,Place : Office		 Captured	
		16/07/2024	LTI 16/07/2024	16/07/2024







30C, Southend 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 Date of Birth:XX-XX-1XX6 , PAN No.:: AFxxxxxx4G, Aadhaar No: 60xxxxxxxx0434, Status :Individual, Executed by: Self, Date of Execution: 16/07/2024 , Admitted by: Self, Date of Admission: 16/07/2024 ,Place : Office

The first part of the document discusses the importance of maintaining accurate records of all transactions. It emphasizes that every entry should be supported by a valid receipt or invoice. This not only helps in tracking expenses but also ensures compliance with tax regulations.

In the second section, the author provides a detailed breakdown of the monthly budget. It includes categories for housing, utilities, food, and entertainment. Each category is further divided into sub-items, such as rent, electricity, groceries, and dining out. This level of detail allows for a clear understanding of where the money is being spent.

The third section focuses on the analysis of the budget data. It compares the actual spending against the planned budget for each category. This comparison helps in identifying areas where spending has exceeded the budget and where it has remained within the limits.

Finally, the document concludes with a summary of the overall financial performance. It highlights the total amount spent and the remaining budget for the month. The author also provides some recommendations for future budgeting, such as setting aside a contingency fund for unexpected expenses.

5	Name	Photo	Finger Print	Signature
	<b>RAHUL KYAL</b> Son of Baikrishan Kyal Executed by: Self, Date of Execution: 16/07/2024 , Admitted by: Self, Date of Admission: 16/07/2024 ,Place : Office		 Captured	
	16/07/2024	LTI 16/07/2024	16/07/2024	
30C, Southend 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: IndiaDate of Birth:XX-XX-1XX4 , PAN No.:: AGxxxxxx9F, Aadhaar No: 74xxxxxxxx4912, Status :Individual, Executed by: Self, Date of Execution: 16/07/2024 , Admitted by: Self, Date of Admission: 16/07/2024 ,Place : Office				
6	Name	Photo	Finger Print	Signature
	<b>SADHAN GHOSH (Presentant)</b> Son of Late Kshitish Ghosh Executed by: Self, Date of Execution: 16/07/2024 , Admitted by: Self, Date of Admission: 16/07/2024 ,Place : Office		 Captured	
	16/07/2024	LTI 16/07/2024	16/07/2024	
Jirangacha, City:- , P.O:- Hatisala, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX5 , PAN No.:: ASxxxxxx8R, Aadhaar No: 80xxxxxxxx2115, Status :Individual, Executed by: Self, Date of Execution: 16/07/2024 , Admitted by: Self, Date of Admission: 16/07/2024 ,Place : Office				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>AMRITA GHOSH</b> Son of Biplob Ghosh Gocharan, City:- , P.O:- Gocharan, P.S:- Joybhagar, District:-South 24-Parganas, West Bengal, India, PIN:- 743381		 Captured	
	16/07/2024	16/07/2024	16/07/2024
Identifier Of UMESH KYAL, ANURAG KYAL, UMA KYAL, RISHI KYAL, RAHUL KYAL, SADHAN GHOSH			

**Share of Property After Exchange**

Sch No.	Name of the Donor of Settlement	Party Number	Transferred Area	Transferred Area in(%)	Share in Market Value (In Rs.)
L1	SADHAN GHOSH	2	20.19 Dec	20.19 Dec	14,97,593/-
L2	UMESH KYAL	1	2.48311 Dec	2.48311 Dec	1,84,185/-
L2	ANURAG KYAL	1	0.35711 Dec	0.35711 Dec	26,489/-



L2	UMA KYAL	1	0.824151 Dec	0.824151 Dec	81,131/-
L2	RISHI KYAL	1	0.994045 Dec	0.994045 Dec	73,733/-
L2	RAHUL KYAL	1	2.00408 Dec	2.00408 Dec	1,48,653/-
L3	UMESH KYAL	1	1.32588 Dec	1.32588 Dec	98,347/-
L3	ANURAG KYAL	1	0.190682 Dec	0.190682 Dec	14,144/-
L3	UMA KYAL	1	0.440063 Dec	0.440063 Dec	32,642/-
L3	RISHI KYAL	1	0.530779 Dec	0.530779 Dec	39,371/-
L3	RAHUL KYAL	1	1.0701 Dec	1.0701 Dec	79,375/-
L4	UMESH KYAL	1	3.71582 Dec	3.71582 Dec	2,75,821/-
L4	ANURAG KYAL	1	0.534392 Dec	0.534392 Dec	38,639/-
L4	UMA KYAL	1	1.23329 Dec	1.23329 Dec	91,479/-
L4	RISHI KYAL	1	1.48752 Dec	1.48752 Dec	1,10,337/-
L4	RAHUL KYAL	1	2.99898 Dec	2.99898 Dec	2,22,449/-

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**Endorsement For Deed Number : I - 160408196 / 2024**

**On 16-07-2024**

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

Presented for registration at 14:14 hrs on 16-07-2024, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by SADHAN GHOSH, one of the Executants.

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

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 29,95,187/- MV of the property of Greatest Value Rs 14,97,594/-

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

Execution is admitted on 16/07/2024 by 1. UMESH KYAL, Son of Late Govind Ram Kyal, 30C, Southend Park,, P.O: Sarat Bose Road, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Business, 2. ANURAG KYAL, Son of Umesh Kyal, 30C, Southend Park,, P.O: Sarat Bose Road, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Business, 3. UMA KYAL, Wife of Umesh Kyal, 30C, Southend Park,, P.O: Sarat Bose Road, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Business, 4. RISHI KYAL, Son of Baikrishan Kyal, 30C, Southend Park,, P.O: Sarat Bose Road, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Business, 5. RAHUL KYAL, Son of Baikrishan Kyal, 30C, Southend Park,, P.O: Sarat Bose Road, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Business, 6. SADHAN GHOSH, Son of Late Kshitish Ghosh, Jirangacha, P.O: Hatisala, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Business

Indetified by AMRITA GHOSH, , Son of Biplob Ghosh, Gocharan, P.O: Gocharan, Thana: Joyrnagar, , South 24-Parganas, WEST BENGAL, India, PIN - 743391, by caste Hindu, by profession Others

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 15,022.00/- ( A(1) = Rs 14,976.00/- , 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 14,990/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/07/2024 1:57PM with Govt. Ref. No: 192024250123863741 on 16-07-2024, Amount Rs: 14,990/- Bank: Indian Overseas Bank ( IOBA0000015), Ref. No. 202407160894138 on 16-07-2024, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 74,800/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 74,800/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 29225, Amount: Rs.100.00/-, Date of Purchase: 22/11/2023, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/07/2024 1:57PM with Govt. Ref. No: 192024250123863741 on 16-07-2024, Amount Rs: 74,800/-, Bank: Indian Overseas Bank ( IOBA0000015), Ref. No. 202407160894138 on 16-07-2024, 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**

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On 23-07-2024

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 : 31 of Indian Stamp Act 1899.

*(Signature)*

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 240388 to 240423**

**being No 160408196 for the year 2024.**



*(Handwritten signature)*

Digitally signed by Anupam Halder  
Date: 2024.07.23 16:25:44 +05:30  
Reason: Digital Signing of Deed.

**(Anupam Halder) 23/07/2024**

**DISTRICT SUB-REGISTRAR**

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

**West Bengal.**

02/07/22

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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AG 691875

23/07/2022  
 Q. 2002219598/2022  
 3-10 P.M.

पश्चिम बंगाल न्यायिक न्यायपालिका  
 West Bengal Judicial Commission  
 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

District Sub-Registrar to  
 Registrar L&T (13) of  
 Alipore, South 24 Parganas  
 25 JUL 2022  
 23/7/22  
 25/7/22

CONVEYANCE

1. Date: 23.07.22
2. Place: Kolkata
3. Parties

3-10 P.M.  
 23/7/22

10 FEB 2022

14146

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

Name:..... **ALAMGIR REZA**

ADVOCATE

Address:..... **ALIPUR JUDGES COURT**

KOL-27

Vendor:..... **WE/1066/2003**

Alipur Collectoratn., 24 Pgs. (S)

**SUBHANKAR DAS**

**STAMP VENDOR**

Alipur Police Court, Kol-27

*Amroto Ghosh*



5297

ROYAL DEVELOPERS PRIVATE LIMITED

*Amroto Ghosh*

Director / Authorized Signatory



5301

L.T.I of Chhustiya Malika Bibi  
By the Pen of Wissamuddin Molla



5302

L.T.I of Rosh Arshin Molla  
By the Pen of Wissamuddin Molla

*Wissamuddin Molla*

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

- 3.1.1 MOLYA CHHUFIYA (AADHAR Not provided by UIDAI) (Voter ID No. WB/14/107/132139)** wife of Amjel Ali Molla, by faith Muslim, by nationality Indian, occupation Others, residing at Jirangacha, Post Office Hatisala, Police Station Kolkata Leather Complex, Kolkata-700135, District South 24 Parganas
- 3.1.2 RUL AMIN MOLLA (PAN ENAPM3824H), AADHAR (324100663841)** son of Amjel Ali Molla, by faith Muslim, by nationality Indian, occupation Others, residing at Jirangacha, Post Office Hatisala, Police Station Kolkata Leather Complex, Kolkata-700135, District South 24 Parganas
- 3.1.3 ALAMIN MOLLA ALIAS ALAMIN MOLYA (PAN HPLPM4192C), AADHAR (834438239539)** son of Amjel Ali Molla, by faith Muslim, by nationality Indian, occupation Others, residing at Jirangacha, Post Office Hatisala, Police Station Kolkata Leather Complex, Kolkata-700135, District South 24 Parganas.
- 3.1.4 ARJEENA (PAN ERYPA2406M), AADHAR (4045 1687 6240)** wife of Ansar Ahamad, by faith Muslim, by nationality Indian, occupation Others, residing at Mangrauli Amethi, Raniganj, Uttar Pradesh, P.O. Mangrouli, P.S. Sukul Bajar, Pin- 227816
- 3.1.5 SABINA BIBI (PAN FVLPB0492Q), AADHAR (3979 7847 3953)** daughter of Amjel Ali Molla, by faith Muslim, by nationality Indian, occupation Others, residing at Gobardhanpur, P.O. Gobardhanpur, P.S. Deganga, District- North 24 Parganas, Pin- 742435.
- 3.1.6 SARINA BIBI MOLLA alias SERRINA BIBI (PAN HPPPM4108W), AADHAR (8675 0272 1851)** daughter of Amjel Ali Molla, by faith Muslim, by nationality Indian, occupation Others, residing at Bhatka P.S. Minakha, P.O. Bamanpukur, District- North 24 Parganas, Pin- 743425, West Bengal. (Vendors, includes successors-in-interest)

And

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

And

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



5303

L.T.I of Alamin Molla alias Alamin Molla.  
By the Pen of Wijanduddin Molla



5305

সম্মতি বিধি



5306

সম্মতি বিধি



5304

L.T.I of Arjeena  
By the Pen of Wijanduddin Molla



Wijanduddin Molla

C/O- Abdul Jalil Molla.  
vill- kakhildanga.  
P.O. Bamunia.  
P.S. Kashipur.  
Dist- 24 Parganas  
Pin- 743502

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

23 JUL 2022

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

**NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:**

**4. Subject Matter of Conveyance**

- 4.1 **Said Property:** Land classified as danga (highland) measuring 4.75 (four point seven five) decimal, more or less, out of 27 (twenty seven) decimal, being a portion of R.S. Dag No. 103, corresponding L.R. Dag No. 97, recorded under R.S. Khatian No. 188, Corresponding to L.R. Khatian No. 235 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 **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendor and Confirming Party in the Said Property and appurtenances and inheritances for access and user thereof.

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

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

- 5.1.1 **Ownership of Amjel Ali Molla:** At all material time one Amjel Ali Molla was the sole and absolute owner in respect land measuring 6.75 decimals (six point seven five) decimal, more or less, out of 27 (twenty seven) decimal, being a portion of R.S. Dag No. 103, corresponding L.R. Dag No. 97, recorded under R.S. Khatian No. 188, corresponding to L.R. Khatian No. 235, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas free from all encumbrances.

- 5.1.2 **Sale by Amjel Ali Molla:** By a registered deed of conveyance dated 5<sup>th</sup> August, 1987, registered in the Office of the Additional District Sub-Registrar, Bhangar, recorded in Book No. 1, Volume No. 122, at Pages 109 to 112, being Deed No. 6409 for the year 1987, said Amjel Ali Molla sold transfer conveyed the land measuring 2 decimals in favour of Sambhu nath Ghosh, free from all encumbrances.

- 5.1.3 **Ownership of Remaining land:** - Subsequently the said Amjel Molla recorded his name in the Record of Rights under L.R. Khatian No. 235 for land measuring 4 decimal.

- 5.1.4 **Demise of Amjel Ali Molla:** Said Amjel Ali Molla, a Muslim governed by the *Sunni* School of Mohammedan Law, died intestate leaving behind him surviving his only wife, **CHUPIA BIBI alias CHHUFIYA MOLYA**, 2 sons namely (1) **RUL AMIN MOLLA**, (2) **ALAMIN MOLLA**, and three daughters namely (1) **ARJEENA** (2) **SABINA BIBI** and (3)



District Sub-Registrar  
Registration WS 7 (2) of  
Registration 1000  
Alibori, South 24 Parganas

23 JUL 2022

**SARINA BIBI MOLLA alias SARINA BIBI** as his only legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Amjel Ali Molla in the Second Larger Property, free from all encumbrances.

- 5.1.5 **Absolute Ownership of Vendors:** In the above mentioned events and circumstances said, **CHUPIA BIBI alias CHHUPIYA MOLYA** (the vendor No. 1), **RUL AMIN MOLLA**, (the vendor No. 2), **ALAMIN MOLLA**, (the vendor No. 3) **ARJEENA** (the vendor No. 4), **SABINA BIBI** (the vendor No.5) and **SARINA BIBI MOLLA alias SARINA BIBI** (the Vendor No. 6 herein) have become the joint and absolute owners in respect of the Scheduled property free from all encumbrances which is the subject matter of this Conveyance.
- 5.1.6 **Agreement with Confirming Party:** M/s. Kyal Developers Private Limited (the Confirming Party herein) approached the Vendors herein with a proposal to purchase the Said Property and the Vendors accepted the said proposal and entered into an Agreement for Sale with the Confirming Party in this regard and further the Vendors has received the advance/earnest money as agreed between them.
- 5.1.7 **Nomination:** Thereafter, the Purchaser herein approached the Vendors and the Confirming Party herein with a proposal to purchase the Said Property and the Confirming Party accepted the proposal of the Purchaser and nominated the Purchaser to take Conveyance of the Said Property directly from the Vendors herein with the confirmation of the Confirming Party herein.
- 5.1.8 **Completion of Sale:** In furtherance of the above, the Vendors and the Confirming Party are completing the sale of the Said Property in favour of the Purchaser, by these presents, on the terms and conditions contained herein, free from all encumbrances.
- 5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendors represents and warrants to and covenants with the Purchaser regarding encumbrances as follows:
- 5.2.1 **No Acquisition/Requisition:** The Vendors 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 Vendors 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 Vendors:** The Vendors 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,



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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 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 Vendors.
- 5.2.6 **No Right of Pre-emption:** No person or persons whatsoever have/had/has any right of pre-emption over and in respect of the Said Property or any part thereof.
- 5.2.7 **No Mortgage:** No mortgage or charge has been created by the Vendors by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.
- 5.2.8 **Free From All Encumbrances:** The Said Property is free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, *uses*, *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, bankable and marketable title and together with *khas*, vacant, peaceful and physical possession and the Purchaser shall purchase the same based on the representations, warranties and covenants mentioned in Clauses 5.1 and 5.2 and their respective sub-clauses above.



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*[Handwritten signature]*

## 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, Land classified as danga (highland) measuring 4.75 (four point seven five) decimal, more or less, out of 27 (twenty seven) decimal, being a portion of R.S. Dag No. 103, corresponding L.R. Dag No. 97, recorded under R.S. Khatian No. 188, Corresponding to L.R. Khatian No. 235 Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet (**BGP**), Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-I of the 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, free from all encumbrances with the confirmation of the Confirming Party herein.
- 7.2 **Consideration:** The aforesaid conveyance of the Said Property is being made in consideration of a sum of **Rs. 6,00,000/- (Rupees Six Lakh only) (Total Consideration)** out of which the Purchaser has paid **Rs. 5,10,000/- (Rupees Five Lakh Ten Thousand only)** directly to the Vendors receipt of which Vendors hereby and by the Vendors' Receipt and Memo of Consideration hereunder written, admits and acknowledges and **Rs. 90,000/- (Rupees Ninety Thousand only)** to the Confirming Party towards reimbursement of earnest money, receipt of which the Confirming Party hereby and by the Confirming Party's Receipt and Memo of Consideration hereunder written, admits and acknowledges.
- ## 8. Terms of Transfer
- 8.1 **Salient Terms:** The transfer being effected by this Conveyance is:
- 8.1.1 **Sale:** a sale within the meaning of the Transfer of Property Act, 1882.
- 8.1.2 **Absolute:** absolute, irreversible and perpetual.
- 8.1.3 **Free from Encumbrances:** free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lis pendens, uses, debutter, wald, 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 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 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 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 indemnifies and agrees 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



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

- 8.6 **No Objection to Mutation and Conversion:** The Vendors 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 are fully aware that the Purchaser shall convert the nature of use and classification of the Said Property to non-agricultural/any other classification at the sole discretion of the Purchaser and the Purchaser shall be fully entitled to do the same in all public and statutory records and the Vendors hereby expressly (a) 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 covenant that the Vendors or any person claiming under them, shall and will from time to time and at all times hereafter, upon every request and at the cost of the Purchaser and/or its successors-in-interest and assigns, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Property. Notwithstanding the aforesaid covenant, the Vendors further 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



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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 mea

**Schedule  
(Said Property)**

Vacant Land classified as darga (highland) measuring 4.75 (four point seven five) decimal, more or less, out of 27 (twenty seven) decimal, being a portion of R.S. Dag No. 103, corresponding L.R. Dag No. 97, recorded under R.S. Khatian No. 188, Corresponding to L.R. Khatian No. 235 Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet (**BGP**), Sub-Registration District Bhangar, District South 24 Parganas and the said R.S. *Dag* No. 97 is butted and bounded as follows:

**On the North** : By R.S. Dag No. 102  
**On the East** : By R.S. Dag No. 101  
**On the South** : By R.S. Dag No. 104  
**On the West** : By R.S. Dag No. 105

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



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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. Ganesh Ghosh  
 Village: - Jirangraha P.O. Hatisala  
 P.S. Kalipara  
 24 P.S (S)  
 Ph - 700135

2. Wizaruddin Molla  
 Village: - Kabilanga  
 P.O. Badamin  
 P.S. Kalipara  
 Ph - 743503  
 24 P.S (S)

Wizaruddin Molla



L.T.I of Molya Chhuyia  
By the Pen of Wizaruddin Molla

MOLYA CHHUYIA

L.T.I of Rul Amin Molla  
By the Pen of Wizaruddin Molla

RUL AMIN MOLLA



L.T.I of Alam Molla  
ALAMIN MOLLA ALIAS ALAMIN MOLYA  
By the Pen of Wizaruddin Molla

ARJEENA

Sarjina Bibi  
By the Pen of Wizaruddin Molla

SARINA BIBI

সারিনা বিবি

SARINA BIBI MOLLA alias SERRINA BIBI

[Vendors]

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

Drafted by:

Alangir Reza

Advocate

WB/1366/03

Asst. Judge's Court  
Kolkata-27

KYAL DEVELOPERS PRIVATE LIMITED

Amrita Ghosh  
Director / Authorised Signatory

[Confirming Party]



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### Vendors' Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs. 5,10,000/- (Rupees Five Lakh Ten Thousand only)** towards final payment of the consideration for sale of the Said Property described in the **Second Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
IOBAN22203412417	22.07.2022	Indian Overseas Bank	60,000/-
IOBAN22203417314	22.07.2022	Indian Overseas Bank	1,20,000/-
IOBAN22203416696	22.07.2022	Indian Overseas Bank	1,80,000/-
IOBAN22203416122	22.07.2022	Indian Overseas Bank	50,000/-
IOBAN22203409979	22.07.2022	Indian Overseas Bank	50,000/-
IOBAN22203418067	22.07.2022	Indian Overseas Bank	50,000/-
<b>TOTAL</b>			<b>Rs. 5,10,000/-</b>

Witnesses:

1. Ganesh Ganesh



MOLYA CHIHUFIYA

L.T.I of Molya Chihufiya  
By the Pen of Nizamuddin Molla

E

L.T.I of Alamin Molla/Alamin Molla  
By the Pen of Nizamuddin Molla



ALAMIN MOLLA

ALAMIN MOLLA ALIAS ALAMIN MOLYA

L.T.I of Alamin Molla  
By the Pen of Nizamuddin Molla

2. Nizamuddin Molla

ARJEENA



SABINA BIBI

সাবিনা বিবি

SABINA BIBI MOLLA alias SERRUNA BIBI

L.T.I of Arjeena  
By the Pen of Nizamuddin Molla

[Vendors]



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### Confirming Party's Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs. 90,000/- (Rupees Ninety Thousand only)** towards full and final payment of reimbursement of earnest money for nominating the Said Property described in the **Second Schedule** above, in the following manner:

Cheque No.	Date	Bank	Amount (Rs.)
256447	22.07.2022	Indian Overseas Bank	<b>Rs. 90,000/-</b>

Witnesses:

1. Ganesh Ghosh

2. Nishu Pauldin Malla

KYRI DEVELOPERS PRIVATE LIMITED  
*Ananta Ghosh*  
Director / Authorized Signatory



































[Confirming Party]



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**SPECIMEN FORM FOR TEN FINGER PRINTS**








































  By the Pen of <i>Abulhasan Ali Nadwi</i> No. <i>116</i>	 Little	 Ring	 Middle	 Fore	 Thumb	
	<b>(Left Hand)</b>					
	 Thumb	 Fore	 Middle	 Ring	 Little	
	<b>(Right Hand)</b>					
	 <i>Safiqul Kabir</i> No. <i>4378</i>	 Little	 Ring	 Middle	 Fore	 Thumb
		<b>(Left Hand)</b>				
 Thumb		 Fore	 Middle	 Ring	 Little	
<b>(Right Hand)</b>						
 <i>Chiranjib</i> No. <i>116</i>		 Little	 Ring	 Middle	 Fore	 Thumb
		<b>(Left Hand)</b>				
	 Thumb	 Fore	 Middle	 Ring	 Little	
	<b>(Right Hand)</b>					



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Alipore, South 24 Parganas

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**SPECIMEN FORM FOR TEN FINGER PRINTS**

 	<p>L.T.I of Chhatra, B.B. No. 10                      By the Pen of N. S. Gupta, M.P. No. 10</p>	 Little	 Ring	 Middle	 Fore	 Thumb
		(Left Hand)				
  Thumb		 Fore	 Middle	 Ring	 Little	
		(Right Hand)				
 	<p>L.T.I of R. S. Gupta, B.B. No. 10                      By the Pen of N. S. Gupta, M.P. No. 10</p>	 Little	 Ring	 Middle	 Fore	 Thumb
		(Left Hand)				
  Thumb		 Fore	 Middle	 Ring	 Little	
		(Right Hand)				
 	<p>L.T.I of A. S. Gupta, B.B. No. 10                      By the Pen of N. S. Gupta, M.P. No. 10</p>	 Little	 Ring	 Middle	 Fore	 Thumb
		(Left Hand)				
  Thumb		 Fore	 Middle	 Ring	 Little	
		(Right Hand)				























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Registration 1908  
Alipore, South 24 Parganas

23 JUL 2022

**SPECIMEN FORM FOR TEN FINGER PRINTS**

PHOTO						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
	<i>Animesh</i>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
	<i>Anvika Chah</i>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				



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Registration 1908  
Aracote, South 24 Parganas

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**आयकर विभाग**  
**INCOME TAX DEPARTMENT**  
**ANURAG KYAL**  
**UMESH KYAL**  
**28/07/1981**  
**AGIPK4905H**

भारत सरकार  
GOVT. OF INDIA




**भारत सरकार**  
**Government of India**

**अनुराग कयाल**  
**Anurag Kyal**  
**उपस्थिति / DOB: 28/07/1981**  
**पुरुष / Male**

5217 2735 8314

मेरा आधार, मेरी पहचान

**भारतीय उपस्थिति पहचान प्राधिकरण**  
**Central Identification Authority of India**

**आधार कार्ड**  
**Aadhaar Card**

**Address: D/O Anurag Kyal, SSC, South East**  
**Park, Laxmi, Kirti, Kirti, West Bengal,**  
**700029**

5217 2735 8314

 1807  [helpline@ciaa.gov.in](mailto:helpline@ciaa.gov.in)  [www.ciaa.gov.in](http://www.ciaa.gov.in)

*Anurag*



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

KYAL DEVELOPERS PRIVATE LIMITED



22/12/1995

Payment Account Number

AABCK3070E

11100012

KYAL DEVELOPERS PRIVATE LIMITED

*Anant Chak*

Director / Authorised Signatory

1871

**आयकर विभाग**  
**INCOME TAX DEPARTMENT**

**भारत सरकार**  
**GOVT. OF INDIA**

**AMRITA GHOSH**  
**BIPLOB GHOSH**  
**20/06/1991**

**BLRPG8979F**

*Amrita Ghosh*



**ভারত সরকার**  
**Government of India**


**অমৃত ঘোষ**  
**Amrita Ghosh**  
**পিতা: বিপ্লব ঘোষ**  
**Father : Biplob Ghosh**

**জন্মতারিখ/DOB: 20/06/1991**  
**পুরুষ / Male**

**2744 4498 2164**



**ভারতীয়唯身识别委员会 प्राधिकरण**  
**Unique Identification Authority of India**

**তাথার**  
**ঠিকানা: ১ বিপ্লব ঘোষ**  
**বেলিচান্ডী, গোচারান, গুজরান**  
**দক্ষিণ ২৪ পরগানা, পশ্চিম বঙ্গ,**

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

**2744 4498 2164**

*Amrita Ghosh*





ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

WB / 14 / 107 / 132139

পরিচয় পত্র



Elector's Name	Molva Chhufiya
নির্বাচকের নাম	মোল্যা চুফিয়া
Father/Mother/ Husband's Name	Amjel
পিতা/মাতা/স্বামীর নাম	আমজেল
Sex	F
লিঙ্গ	স্ত্রী
Age as on 1.1.1995	50
১.১.১৯৯৫-এ বয়স	৫০



L.T.I of Molva Chhufiya No. 10  
By the Print of *[Signature]*



সংগ:

- ৯ আদhaar পরিচয় প্রমাণ, নাগরিকদের জন্য মত
- ৯ পরিচয় প্রমাণ অনলাইন অ্যাপ্লিকেশন দ্বারা মত কাম
- ৯ এটি এক ইলেক্ট্রনিক প্রমাণ (এমআই) মত

INFORMATION

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

- ৯ আদhaar মত (এমআই) মত
- ৯ আদhaar প্রতিষ্ঠাতা সরকারী ও (অনন্যকারী) পরিচয় প্রমাণ প্রমাণক হয়ে
- ৯ Aadhaar is valid throughout the country.
- ৯ Aadhaar will be helpful in availing Government and Non-Government services in future.



ঠিকানা:  
 Bhadrinarayan, Bhadrinarayan, পি.ইউ. ১০  
 মাদুরাই,  
 তামিলনাড়ু - ৬০০১৩৫

ভারত সরকার  
 Unique Identification Authority of India

Address:  
 Jirangachha, Jiran (Gazahi),  
 South 24 Parganas,  
 West Bengal - 700135

3241 0066 3841



ভারত সরকার  
 Unique Identification Authority of India  
 Government of India

আইডিআর সংগ্রহ নম্বর: 218970344/01013

To  
 শ্রীম অরিন মোল্ল  
 Rut Arin Molla  
 Jirangachha  
 Jiran (Gazahi)  
 South 24 Parganas Haldibari  
 West Bengal - 700135

Download Date: 09/03/2017

Generation Date: 23/02/2017



Signature valid

L.T.I of Rut Arin Molla  
 By the Pen of Wishwajit অসমীয়া আদhaar সংস্থা / Your Aadhaar No. :  
 3241 0066 3841

আমার আদhaar, আমার পরিচয়



ভারত সরকার  
 Government of India

শ্রীম অরিন মোল্ল  
 Rut Arin Molla  
 জিরাংচাছা / জিরা (গাজাহি)  
 দক্ষিণ ২৪ পরগনা - ৭০০১৩৫

3241 0066 3841

আমার আদhaar, আমার পরিচয়







बचत निधि खाता पास बुक  
SAVINGS FUND ACCOUNT PASS BOOK

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
ENAPM3824H



नाम / Name  
RUL AMIN MOLLA

पिता का नाम / Father's Name  
AMJEL MOLLA

जन्म की तारीख / Date of Birth  
01/01/1969

हस्ताक्षर / Signature



एक कदम स्वच्छता की ओर

L.T.I of Rul Amin Molla  
By the Pen of Mishra Molla




 ১৫ অক্টোবর ২০১৫  
 Government of India  

 নাম/নাম: Amin Malya  
 জন্ম তারিখ / DOB: 01/01/1976  
 লিঙ্গ / Male  


8344 3823 9539

আধার - সাধারণ মানুষের অধিকার



L.T.I of Amin Malya  
 By the Pen of Nisurajdelin MOHA


 অনন্য চিহ্নিতকরণ অধিদপ্তর  
 Unique Identification Authority of India  

 ঠিকানা:  
 ১৮/১ অমজ মল্লিক, জিরাগাচি,  
 জিরাগাচি, দক্ষিণ ২৪ পরগণা,  
 হাতিসা, হাতিসা, পশ্চিম  
 বঙ্গ, ৭০০১১১  
 Address:  
 S/O. Amjed Malya, Jiragachhi,  
 Jiran Gachhi, South 24 Parganas,  
 Hatisala, West Bengal, 700115

8344 3823 9539

 ১৮০২ ২২২ ৯৫৩৭  
 <http://mau.gov.in>  
 [www.aadhaar.gov.in](http://www.aadhaar.gov.in)

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आयकर विभाग  
INCOME TAX DEPARTMENT



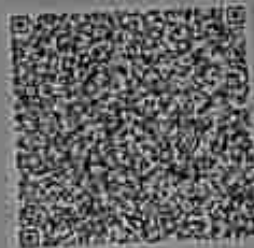
भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या  
Permanent Account Number  
HPLPM4192C



नाम / Name: Alamin Molla  
जन्म तिथि / Date of Birth: 01/01/1976  
लिंग / Gender: MSB  
आधार संख्या / Aadhaar Number: XXXXXXXX9519

L.T. of Alamin Molla  
By the Pen of Nishant...



Signature Not Verified

Digitally Signed by  
DS INCOME TAX  
DEPARTMENT 1  
Date: 2022.07.14  
23:02:17 IST

Permanent Account Number (PAN) is a ten digit alpha numeric number allotted by the Income Tax Department for compliance to the provisions of Income-tax Act and Rules including filing of Income-tax return, payment of taxes etc.

Quoting of PAN is mandatory for several transactions specified under Income-tax Act, 1961 (Refer Rule 114B of Income-tax Rules, 1962). Possession or use of more than one PAN is against the law and may attract penalty of Rs. 10,000/-

The PAN card enclosed contains QR Code which is readable by a specific mobile App

व्यक्ति के अधिक से अधिक एक से अधिक PAN का उपयोग करना, कानून के विरुद्ध है और इसके लिए 10,000 रुपये का जुर्माना लगा सकता है।

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या  
Permanent Account Number  
HPLPM4192C

Alamin Molla  
01/01/1976

इस कार्ड के खोने / चुरे पर तुरंत सूचित करें। खोया हुआ कार्ड वापस (पुनर्प्राप्त) करने के लिए सहायक निदेशक (सिस्टम) - 1, PAN Module, 9th Floor, Aayaskar Bhawan, Sector - 3, Vasant, Ghazliabad - 201010, उत्तर प्रदेश।  
Tel: 0120-2770078; Fax: 0120-2770078  
Mail: span@incometax.gov.in




 भारत सरकार  
 Government of India


 अरलीना  
 ARLEENA  
 जन्म तिथि / DOB : 03/04/1988  
 लिंग / Gender : Female




4045 1687 6240

आधार - आम आदमी का अधिकार




L.T.I of Arleena  
 By the Pen of Nishu Mukherjee Moha



 विश्वव्यापी पहचान प्रणाली  
 Unique Identification Authority of India


पता:  
 W/O: अंसर अहमद, अरलीनी,  
 मंगराली, अमरठी, रामजय, उत्तर  
 प्रदेश, 227816

Address:  
 W/O: Anzar Ahamed,  
 MANGRALI, Mangrauli, Amethi,  
 Ramjaya, Uttar Pradesh, 227816

4045 1687 6240


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 www.uidai.gov.in



आयकर विभाग  
INCOME TAX DEPARTMENT



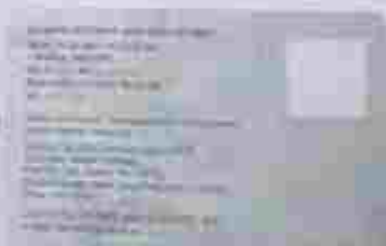
भारत सरकार  
GOVT. OF INDIA

ई-पैन का नया रूप  
e-PAN Card  
Permanent Account Number (e-PAN) CARD  
EAYFIC4DGM

PN Number: 804238  
PAN Card Number: 804238  
PN & PAN Card of Date: 2024/08/08  
PN Name: Name



ई-पैन कार्ड (e-PAN) का उपयोग करके करदाता को अपने करदाता को सूचित करने के लिए आवश्यक है।  
यह कार्ड एक अनिवार्य दस्तावेज़ है जो करदाता को अपने करदाता को सूचित करने के लिए आवश्यक है।  
यह कार्ड एक अनिवार्य दस्तावेज़ है जो करदाता को अपने करदाता को सूचित करने के लिए आवश्यक है।  
यह कार्ड एक अनिवार्य दस्तावेज़ है जो करदाता को अपने करदाता को सूचित करने के लिए आवश्यक है।  
यह कार्ड एक अनिवार्य दस्तावेज़ है जो करदाता को अपने करदाता को सूचित करने के लिए आवश्यक है।



L.T.S of Asirama  
By the Pen of Asirama



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**आयकर विभाग**  
INCOME TAX DEPARTMENT



**भारत सरकार**  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

**FVLPB0492Q**



नाम / Name

**SABINA BIBI**

पिता का नाम / Father's Name  
**AMJEL ALI**

जन्म की तारीख / Date of Birth  
**04/07/1982**



79306

हस्ताक्षर / Signature

हस्ताक्षर / Signature

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ভারত সরকার

ভারত সরকার

Unique Identification Authority of India  
Government of India

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SABINA BEEH  
MUMBAI  
TELVVA ROAD  
Gubandhara  
Gubandhara, Ward-24, Pimpri  
West, Mumbai - 411027

07/06/2014



910044853557  
443335



আপনার আধার সংখ্যা / Your Aadhaar No. :

**3979 7847 3953**

আধার - সাধারণ মানুষের অধিকার



মুখের প্যাটার্ন  
SABINA BEEH  
MUMBAI  
পিতা: আমজাদ আলি



মুখের প্যাটার্ন  
মুখের প্যাটার্ন

3979 7847 3953



ভাষা

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ আনয়নে প্রমাণিত হওয়া সত্ত্বেও

**INFORMATION**

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

- আধার সত্য প্রমাণ নয়।
- আধার ভিত্তিতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সম্ভাব্যক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



সংস্করণ: ১.০০ (২০১৩)  
© Unique Identification Authority of India

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Address: TELVVA ROAD,  
Gubandhara,  
Gubandhara, Ward 24  
Pimpri, West, Mumbai  
411027

3979 7847 3953

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### सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन प्रमाणीकरण द्वारा प्राप्त करें।

### INFORMATION

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

आधार देश भर में मान्य है।

- आधार अधिकांश में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



संघराज्य/विभिन्न राज्यों का अधिकरण

Unique Identification Authority of India

Address: D/O, Astrakulman  
Molla, Pimpri, North 24  
Parganas, Bamnangal,  
West Bengal, 743428

8675 0272 1851



आधार



1851



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India  
Government of India

Enrollment No. : 1111/12778/22473

To  
Barisud Dasi Molla

09/07/2015

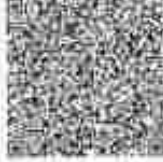
D/O: Astrakulman Molla

Bhushi  
Bamnangal North 24 Parganas  
West Bengal - 743428



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सुनिश्चित करें

आपका आधार क्रमांक / Your Aadhaar No. :

**8675 0272 1851**

आधार - आम आदमी का अधिकार



भारत सरकार

Government of India



Barisud Dasi Molla

09/07/2015

8675 0272 1851



आधार - आम आदमी का अधिकार

L. T. 107  
By Date



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

Query No / Year	2002219598/2022	Office where deed will be registered
Query Date	21/07/2022 11:38:46 AM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	VINAYAK LEGAL 122/1R, Satyendra Nath Majumdar Sarani, Thana : Tollygunge, District : South 24-Parganas, WEST BENGAL, PIN - 700026, Mobile No. : 9330394689, Status : Seller/Executant	
Transaction	Additional Transaction	
[0101] Sale, Sale Document	[4308] Agreement [No of Agreement : 2], [4311] Receipt [Rs : 90,000/-]	
Set Forth value	Market Value	
Rs. 6,00,000/-	Rs. 6,00,000/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 18,021/- (Article:23)	Rs. 5,914/- (Article:A(1), E, B)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
Remarks		

**Land Details :**

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

Sch No	Plot Number	Khatian Number	Land Use Proposed	User	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-103	RS-188	Bastu		Danga	4.75 Dec	6,00,000/-	6,00,000/-	
<b>Grand Total :</b>						<b>4.75Dec</b>	<b>6,00,000 /-</b>	<b>6,00,000 /-</b>	

**Seller Details :**

Sl No	Name & address	Status	Execution Admission Details :
1	CHUPIA BIBI Wife of Amjei Molla, Jirangacha, City:- , P.O:- Hatisala, P.S:- Kolkata Leather Camp, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Muslim, Occupation: Others, Citizen of India, PAN No. ABxxxxxx4F, Aadhaar No.: 12xxxxxxxx9999, Status : Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self





2	RUL AMIN MOLLA Son of Amjel Molla,Jirangacha, City:- , P.O:- Hatisala, P.S:- Kolkata Leather Camp, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No. ENxxxxxx4H, Aadhaar No.: 32xxxxxxxx3841,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
3	ALAMIN MOLLA Son of Amjel Molla,Jirangacha, City:- . P.O:- Hatisala, P.S:- Kolkata Leather Camp, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No. HPxxxxxx2C, Aadhaar No.: 83xxxxxxxx9539,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
4	ARJEENA Wife of Ansar Ahamad,Mangrauli Amethi, Raniganj, City:- , P.O:- Raniganj, P.S:-XXXXX, District:-Agra, Uttar Pradesh, India, PIN:- 227816 Sex: Female, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No. ERxxxxxx6M, Aadhaar No.: 40xxxxxxxx6240,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
5	SABINA BIBI Daughter of Amjel Molla,Gobardhanpur, City:- , P.O:- Gobardhanpur, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 743423 Sex: Female, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No. FVxxxxxx2Q, Aadhaar No.: 39xxxxxxxx3953,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
6	SARINA BIBI MOLLA Daughter of Asrafujaman Molla,Bhathka, City:- , P.O:- Bhathka, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 743425 Sex: Female, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No. HPxxxxxx8N, Aadhaar No.: 86xxxxxxxx1851,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
7	KYAL DEVELOPERS PRIVATE LIMITED ( Private Limited Company ) ,122/1R, Satyendra Nath Majumder Sarani, 4th Floor, City:- , P.O:- Kalighat, P.S:-Toilygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 PAN No. axxxxxxx0e, Aadhaar No Not Provided by UIDAIStatus :Organization, Executed by: Representative	Organization	Executed by: Representative

**Buyer Details :**

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





**Representative Details :**

Sl No	Name & Address	Representative of
1	AMRITA GHOSH Son of Biplob Ghosh Bellachandi, Gocharan, City:- , P.O:- Baliachandi, P.S:- Joynagar, District:-South 24-Parganas, West Bengal, India, PIN:- 743391 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. BLxxxxxx9f , Aadhaar No.: 27xxxxxxxx2164	KYAL DEVELOPERS PRIVATE LIMITED (as Authorized Signatory)

**Identifier Details :**

Name & address
NIJAM UDDIN MOLLA Son of Abdul Jalil Molla Village:- Kabilidanga, P.O:- Bamunia, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743502, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , Identifier Of CHUPIA BIBI, RUL AMIN MOLLA, ALAMIN MOLLA, ARJEENA , SABINA BIBI, SARINA BIBI MOLLA, AMRITA GHOSH

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	CHUPIA BIBI	ANURAG KYAL-0.678571 Dec
2	RUL AMIN MOLLA	ANURAG KYAL-0.678571 Dec
3	ALAMIN MOLLA	ANURAG KYAL-0.678571 Dec
4	ARJEENA	ANURAG KYAL-0.678571 Dec
5	SABINA BIBI	ANURAG KYAL-0.678571 Dec
6	SARINA BIBI MOLLA	ANURAG KYAL-0.678571 Dec
7	KYAL DEVELOPERS PRIVATE LIMITED	ANURAG KYAL-0.678571 Dec

**Note:**

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 20-08-2022) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 20-08-2022)
3. Standard User charge of Rs. 300/-(Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.





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

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







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

GRN Details

GRN: 192022230080212431 Payment Mode: Online Payment  
GRN Date: 22/07/2022 14:04:22 Bank/Gateway: Indian Overseas Bank  
BRN : 202207220536952 BRN Date: 22/07/2022 14:05:18  
Payment Status: Successful Payment Ref. No: 2002219598/6/2022  
(Query No\*/Query Year)

Depositor Details

Depositor's Name: ANURAG KYAL  
Address: 30C SOUTH END PARK KOLKATA 700029  
Mobile: 9830065307  
Depositor Status: Buyer/Claimants  
Query No: 2002219598  
Applicant's Name: Org VINAYAK LEGAL  
Identification No: 2002219598/6/2022  
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002219598/6/2022	Property Registration- Stamp duty	0030-02-103-003-02	18021
2	2002219598/6/2022	Property Registration- Registration Fees	0030-03-104-001-16	6914
			<b>Total</b>	<b>24935</b>

IN WORDS: TWENTY FOUR THOUSAND NINE HUNDRED THIRTY FIVE ONLY.





Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16042002219598/2022









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

Sl No.	Name of the Executant	Category		Finger Print	Signature with date
1	CHUPIA BIBI Jirangacha, City:- , P.O:- Hatisala, P.S:-Kolkata Leather Camp, District:- South 24-Parganas, West Bengal, India, PIN:- 700135	Seller			<i>Molloy</i> LTI of Chupia Bibi By the Pen of Nitoua 23/07/2022
2	RUL AMIN MOLLA Jirangacha, City:- , P.O:- Hatisala, P.S.-Kolkata Leather Camp, District:- South 24-Parganas, West Bengal, India, PIN:- 700135	Seller			LTI of Rul Amin Molla By the Pen of Nitoua 23/07/2022
3	ALAMIN MOLLA Jirangacha, City:- , P.O:- Hatisala, P.S.-Kolkata Leather Camp, District:- South 24-Parganas, West Bengal, India, PIN:- 700135	Seller			LTI of Alamin Molla By the Pen of Nitoua 23/07/2022

Handwritten text, possibly a list or index, located on the left side of the page. The text is faint and difficult to read, but appears to be organized in a vertical column.



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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	ARJEENA Mangrauli Amethi, Raniganj, City- P.O.- Raniganj, P.S.- XXXXX, District:-Agra, Uttar Pradesh, India, PIN:- 227516	Seller			<i>Arjeena Mangrauli</i> By the Pen of 23/07/22
5	SABINA BIBI Gobardhanpur, City- P.O.- Gobardhanpur. P.S.-Lake Town. District:-North 24- Parganas, West Bengal, India, PIN:- 743423	Seller			<i>SABINA BIBI</i> 23/07/22
6	SARINA BIBI MOLLA Bhathka, City- P.O.- Bhathka, P.S.-Dum Dum, District:-North 24- Parganas, West Bengal, India, PIN:- 743425	Seller			<i>SARINA BIBI</i> 23/07/22
7	AMRITA GHOSH Bellachandi, Gocharan, City- P.O.- Bellachandi, P.S.- Joynagar, District:-South 24-Parganas, West Bengal, India, PIN:- 743391	Represent ative of Seller [KYAL DEVELOP ERS PRIVATE LIMITEQ ]			<i>Amrita Ghosh</i> 23/07/22

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Sl No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	NIJAM UDDIN MOLLA Son of Abdul Jalil Molla Village:- Kabildanga, P.O.- Bamunia, P.S.- Kashipur, District:- South 24-Parganas, West Bengal, India, PIN- 743502	CHUPIA BIBI, RUL AMIN MOLLA, ALAMIN MOLLA, ARJEENA, SABINA BIBI, SARINA BIBI MOLLA, AMRITA GHOSH			NIJAM UDDIN MOLLA 23/09/2022

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

18/11/20

18/11/20



### Major Information of the Deed

Deed No :	I-1604-08353/2022	Date of Registration	25/07/2022
Query No / Year	1604-2002219598/2022	Office where deed is registered	
Query Date	21/07/2022 11:38:46 AM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	VINAYAK LEGAL 122/1R, Satyendra Nath Majumdar Sarani, Thana : Tollygunge, District : South 24-Parganas, WEST BENGAL, PIN - 700026, Mobile No. : 9330394689, Status : Seller/Executant		
Transaction		Additional Transaction	
[0101] Sale, Sale Document		[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 90,000/-]	
Set Forth value		Market Value	
Rs. 6,00,000/-		Rs. 6,00,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 18,121/- (Article:23)		Rs. 6,946/- (Article:A(1), E.)	
Remarks			

#### Land Details :

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

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-103	RS-188	Bastu	Danga	4.75 Dec	6,00,000/-	6,00,000/-	
<b>Grand Total :</b>					<b>4.75Dec</b>	<b>6,00,000 /-</b>	<b>6,00,000 /-</b>	

#### Seller Details :

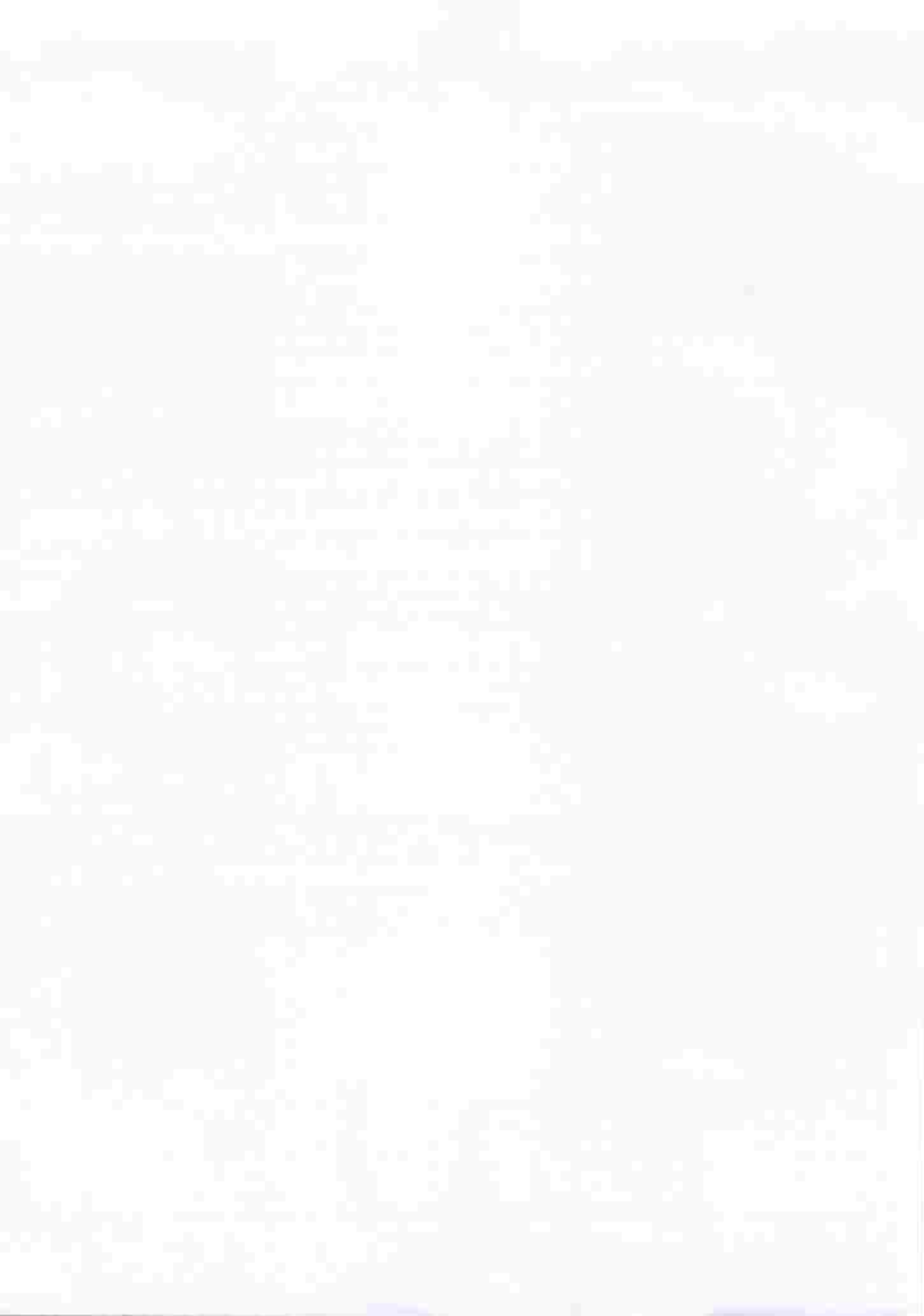
Sl No	Name,Address,Photo,Finger print and Signature
1	<b>CHUPIA BIBI</b> Wife of Amjel Molla Jirangacha, City:- , P.O:- Hatisala, P.S:-Kolkata Leather Camp, District:-South24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No :- ABxxxxxx4F, Aadhaar No: 12xxxxxxxx9999, Status :Individual, Executed by: Self, Date of Execution: 23/07/2022 , Admitted by: Self, Date of Admission: 23/07/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 23/07/2022 , Admitted by: Self, Date of Admission: 23/07/2022 ,Place : Pvt. Residence



2	<b>RUL AMIN MOLLA</b> Son of Amjel Molla Jirangacha, City:- , P.O:- Hatisala, P.S:-Kolkata Leather Camp, District:-South24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No.:: ENxxxxxx4H, Aadhaar No: 32xxxxxxxx3841, Status :Individual, Executed by: Self, Date of Execution: 23/07/2022 , Admitted by: Self, Date of Admission: 23/07/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 23/07/2022 , Admitted by: Self, Date of Admission: 23/07/2022 ,Place : Pvt. Residence
3	<b>ALAMIN MOLLA</b> Son of Amjel Molla Jirangacha, City:- , P.O:- Hatisala, P.S:-Kolkata Leather Camp, District:-South24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No.:: HPxxxxxx2C, Aadhaar No: 83xxxxxxxx9539, Status :Individual, Executed by: Self, Date of Execution: 23/07/2022 , Admitted by: Self, Date of Admission: 23/07/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 23/07/2022 , Admitted by: Self, Date of Admission: 23/07/2022 ,Place : Pvt. Residence
4	<b>ARJEENA</b> Wife of Ansar Ahamad Mangrauli Amethi, Raniganj, City:- , P.O:- Raniganj, P.S:-XXXXX, District:-Agra, Uttar Pradesh, India, PIN:- 227816 Sex: Female, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No.:: ERxxxxxx6M, Aadhaar No: 40xxxxxxxx6240, Status :Individual, Executed by: Self, Date of Execution: 23/07/2022 , Admitted by: Self, Date of Admission: 23/07/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 23/07/2022 , Admitted by: Self, Date of Admission: 23/07/2022 ,Place : Pvt. Residence
5	<b>SABINA BIBI</b> Daughter of Amjel Molla Gobardhanpur, City:- , P.O:- Gobardhanpur, P.S:-Lake Town, District:-North24-Parganas, West Bengal, India, PIN:- 743423 Sex: Female, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No.:: FVxxxxxx2Q, Aadhaar No: 39xxxxxxxx3953, Status :Individual, Executed by: Self, Date of Execution: 23/07/2022 , Admitted by: Self, Date of Admission: 23/07/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 23/07/2022 , Admitted by: Self, Date of Admission: 23/07/2022 ,Place : Pvt. Residence
6	<b>SARINA BIBI MOLLA</b> Daughter of Asrafujaman Molla Bhathka, City:- , P.O:- Bhathka, P.S:-Dum Dum, District:-North24-Parganas, West Bengal, India, PIN:- 743425 Sex: Female, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No.:: HPxxxxxx8N, Aadhaar No: 86xxxxxxxx1851, Status :Individual, Executed by: Self, Date of Execution: 23/07/2022 , Admitted by: Self, Date of Admission: 23/07/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 23/07/2022 , Admitted by: Self, Date of Admission: 23/07/2022 ,Place : Pvt. Residence
7	<b>KYAL DEVELOPERS PRIVATE LIMITED</b> 122/1R, Satyendra Nath Majumder Sarani, 4th Floor, City:- , P.O:- Kalighat, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 , PAN No.:: aaxxxxxx0e,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

**Buyer Details :**

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



**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>AMRITA GHOSH (Presentant )</b> Son of Biplob Ghosh Beliachandi, Gocharan, City:- , P.O:- Beliachandi, P.S:-Joynagar, District:-South 24-Parganas, West Bengal, India, PIN:- 743391, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:- BLxxxxxx9f, Aadhaar No: 27xxxxxxxx2164 Status : Representative, Representative of : KYAL DEVELOPERS PRIVATE LIMITED (as Authorized Signatory)

**Identifier Details :**

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

Identifier Of CHUPIA BIBI, RUL AMIN MOLLA, ALAMIN MOLLA, ARJEENA , SABINA BIBI, SARINA BIBI MOLLA, AMRITA GHOSH

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	CHUPIA BIBI	ANURAG KYAL-0.678571 Dec
2	RUL AMIN MOLLA	ANURAG KYAL-0.678571 Dec
3	ALAMIN MOLLA	ANURAG KYAL-0.678571 Dec
4	ARJEENA	ANURAG KYAL-0.678571 Dec
5	SABINA BIBI	ANURAG KYAL-0.678571 Dec
6	SARINA BIBI MOLLA	ANURAG KYAL-0.678571 Dec
7	KYAL DEVELOPERS PRIVATE LIMITED	ANURAG KYAL-0.678571 Dec



On 22-07-2022

**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 6,00,000/-

*(Signature)*

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

On 23-07-2022

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

Presented for registration at 15:10 hrs on 23-07-2022, at the Private residence by AMRITA GHOSH .,

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

Execution is admitted on 23/07/2022 by 1. CHUPIA BIBI, Wife of Amjel Molla, Jirangacha, P.O: Hatisala, Thana: Kolkata Leather Camp, . South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Others, 2. RUL AMIN MOLLA, Son of Amjel Molla, Jirangacha, P.O: Hatisala, Thana: Kolkata Leather Camp, . South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Others, 3. ALAMIN MOLLA, Son of Amjel Molla, Jirangacha, P.O: Hatisala, Thana: Kolkata Leather Camp, . South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Others, 4. ARJEENA, Wife of Ansar Ahamad, Mangrauli Amethi, Raniganj, P.O: Raniganj, Thana: XXXXX, . Agra, UTTAR PRADESH, India, PIN - 227816, by caste Muslim, by Profession Others, 5. SABINA BIBI, Daughter of Amjel Molla, Gobardhanpur, P.O: Gobardhanpur, Thana: Lake Town, . North 24-Parganas, WEST BENGAL, India, PIN - 743423, by caste Muslim, by Profession Others, 6. SARINA BIBI MOLLA, Daughter of Asratujaman Molla, Bhathka, P.O: Bhathka, Thana: Dum Dum, . North 24-Parganas, WEST BENGAL, India, PIN - 743425, by caste Muslim, by Profession Others

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

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

Execution is admitted on 23-07-2022 by AMRITA GHOSH, Authorized Signatory, KYAL DEVELOPERS PRIVATE LIMITED (Private Limited Company), 122/1R, Satyendra Nath Majumder Sarani, 4th Floor, City:- . P.O:- Kalighat, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026

Identified 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

*(Signature)*

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

On 25-07-2022

**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 6,945/- ( A(1) = Rs 6,000/- ,B = Rs 900/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 32/-, by online = Rs 6,914/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 22/07/2022 2:05PM with Govt. Ref. No: 192022230080212431 on 22-07-2022, Amount Rs: 6,914/-, Bank: Indian Overseas Bank ( IOBA0000015), Ref. No. 202207220536952 on 22-07-2022, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 18,021/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 18,021/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no:14146, Amount: Rs.100/-, Date of Purchase: 10/02/2022, Vendor name: S Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 22/07/2022 2:05PM with Govt. Ref. No: 192022230080212431 on 22-07-2022, Amount Rs: 18,021/-, Bank: Indian Overseas Bank ( IOBA0000015), Ref. No. 202207220536952 on 22-07-2022, 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**



THE UNIVERSITY OF CHICAGO

PHYSICS DEPARTMENT

PHYSICS 354

LECTURE 10

STATISTICAL MECHANICS

PROFESSOR [Name]

LECTURER [Name]

DATE [Date]

TOPIC [Topic]

OBJECTIVES

1. [Objective 1]

2. [Objective 2]

3. [Objective 3]

4. [Objective 4]

5. [Objective 5]

6. [Objective 6]

7. [Objective 7]

8. [Objective 8]

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2022, Page from 252056 to 252085  
being No 160408353 for the year 2022.



Digitally signed by ANUPAM HALDER  
Date: 2022.07.25 18:49:12 +05:30  
Reason: Digital Signing of Deed.

*(Handwritten signature)*

(Anupam Halder) 2022/07/25 06:49:12 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)

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08568/22

F-8354/22



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AG 691879

23/07/2022  
 2002219 459/2022  
 3.05 P.M.

ভাড়া বা অন্য কোন কারণে স্থানান্তরিত হইলে  
 প্রাপ্তিকারী ব্যক্তি বা সংস্থার লিখিত  
 আদেশক্রমে মূল কাগজটি বাতিল হইবে।



District Subordinate  
 Programme Unit, Govt of  
 West Bengal, Kolkata  
 23/7/22  
 25/7/22

CONVEYANCE

1. Date: 23.07.22
2. Place: Kolkata
3. Parties

3-5 P.M.  
 23/7/22

10 FEB 2022

No. 14142 **100/-** Date.....  
Name:..... **ALAMGIR REZA**  
..... **ADVOCATE**  
Address:..... **ALIPORE JUDGES COURT**  
..... **KOL-27**  
Vendor:..... **WB/1366/2003**

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

*Ananta Ghosh*



5297

KYAL DEVELOPERS PRIVATE LIMITED

*Ananta Ghosh*

Director / Authorized Signatory



~~5299~~  
5300

L.T.I of Saharbanu Laskar diar Saharbanu

By the Pen of Abdur Rahaman



*Nizamuddin Molla*

*c/o Abdul Zaki Molla.  
vill. Kabilarga.  
p.o. Bamunia.  
P.S- Kashipur.  
Dist- 24 Pgs (S)  
Pin- 743502*

District Sub-Registrar-IV  
Registrar LRS 7 (2) of  
Registration 1908  
Alipore, South 24 Parganas  
**23 JUL 2022**

- 3.1 **SAHAR BANU BIBI** alias **SAHARBANU LASKAR** (PAN BLCPL9290F and Aadhaar No. 9442 2785 8964), daughter of Late Aharnad Laskar, by faith Muslim, by nationality Indian, occupation Household duties, residing at Jirangacha, Post Office Hatisala, Police Station Kashipur, Kolkata-700135, District South 24 Parganas (**Vendor**, includes successors-in-interest)

And

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

And

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

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

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

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

- 4.1 **Said Property:** (1) Land classified as sali (agricultural) measuring 0.27 (zero point two seven) decimal, more or less, out of 69 (sixty nine) decimal, being a portion of R.S. Dag No. 97, corresponding L.R. Dag No. 90, recorded under C.S. Khatian No. 242, R.S. Khatian No. 391, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet (**BGP**), Sub-Registration District Bhangar, District South 24 Parganas (**First Property**) and more fully described in **Part-I** of the **First Schedule** below And (2) land classified as sali (agricultural) measuring 1.1 (one point one) decimal, more or less, out of 33 (thirty three) decimal, being a portion of R.S. Dag No. 121, corresponding L.R. Dag No. 115, recorded under C.S. Khatian No. 242, R.S. Khatian No. 391, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Second Property**) and more fully described in **Part-II** of the **First Schedule** below, the First Property and Second Property are more fully and collectively described in the **Second Schedule** below



District Sub-Registrar-IV  
Registrar U/S ? (2) of  
Registration 1906  
Alipore, South 24 Parganas

23 JUL 2022

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

## 5. Background, Representations, Warranties and Covenants

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

5.1.1 **Ownership of Ahammad Laskar:** At all material time one Ahammad Laskar alias Ahammad Ali Laskar (**Ahammad Laskar**) was the sole and absolute owner in respect of (1) land measuring 34.5 (thirty four point five) decimal, more or less, out of 69 (sixty nine) decimal, being a portion of R.S. Dag No. 97, corresponding L.R. Dag No. 90, recorded under C.S. Khatian No. 242, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**First Larger Property**) and (2) land measuring 11 (eleven) decimal, more or less, out of 33 (thirty three) decimal, being a portion of R.S. Dag No. 121, corresponding L.R. Dag No. 115, recorded under C.S. Khatian No. 242, R.S. Khatian No. 391, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Second Larger Property**), free from all encumbrances.

5.1.2 **Gift of First Larger Property:** By a Deed of Gift dated 30<sup>th</sup> July, 2003, registered in the Office of the Additional District Sub-Registrar, Bhangar, recorded in Book No. 1, Volume No. 61, at Pages 200 to 209, being Deed No. 3512 for the year 2005, said Ahammad Laskar gifted, granted and transferred the First Larger Property unto and in favour of (1) Md. Abul Fazal Laskar (8.11 decimal), (2) Md. Abul Kalam Laskar (8.11 decimal), (3) Md. Sirajul Islam Laskar (8.11 decimal), (4) Md. Kutubuddin Laskar (8.11 decimal) and (5) Sahar Banu Bibi alias Saharbanu Laskar (2.07 decimal), free from all encumbrances.

5.1.3 **Demise of Ahammad Laskar:** Said Ahammad Laskar, a Muslim governed by the *Sunni* School of Mohammedan Law, died intestate leaving behind him surviving his only wife, Momena Bibi, 4 (four) sons, namely, (1) Md. Abul Fazal Laskar, (2) Md. Abul Kalam Laskar, (3) Md. Sirajul Islam Laskar and (4) Md. Kutubuddin Laskar and 2 (two) daughters, namely, (1) Sahar Banu Bibi alias Saharbanu Laskar and (2) Chalchar Bibi, as his only legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Ahammad Laskar in the Second Larger Property, free from all encumbrances.

5.1.4 **Demise of Momena Bibi:** Said Momena Bibi, a Muslim governed by the *Sunni* School of Mohammedan Law, died intestate leaving behind her surviving her 4 (four) sons, namely, (1) Md. Abul Fazal Laskar,



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(2) Md. Abul Kalam Laskar, (3) Md. Sirajul Islam Laskar and (4) Md. Kutubuddin Laskar and 2 (two) daughters, namely, (1) Sahar Banu Bibi alias Saharbanu Laskar and (2) Chalehar Bibi, as her only legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Momena Bibi in the Second Larger Property, free from all encumbrances.

- 5.1.5 **Ownership of Sahar Banu:** In the above mentioned circumstances said Sahar Banu Bibi alias Saharbanu Laskar became the sole and absolute owner in respect of land measuring 2.06 (two point zero six) decimal, more or less, out of the First Larger Property and the Second Property out of the Second Larger Property, free from all encumbrances.
- 5.1.6 **Remaining Ownership of Sahar Banu:** By a Deed of Gift dated 3<sup>rd</sup> December, 2018, registered in the Office of the Additional District Sub-Registrar, Bhangar, recorded in Book No. I, Volume No. 1621-2018, at Pages 184226 to 184251, being Deed No. 162106539 for the year 2018, said Sahar Banu Bibi alias Saharbanu Laskar gifted, granted and transferred land measuring 1.8 (one point eight) decimal, more or less, out of the First Larger Property unto and in favour of her grand-son, Abdur Rahaman and remained the sole and absolute owner in respect of the First Property out of the First Larger Property and Second Property out of the Second Larger Property, free from all encumbrances.
- 5.1.7 **Absolute Ownership of Vendor:** In the above mentioned events and circumstances said Sahar Banu Bibi alias Saharbanu Laskar (the Vendor herein) has become the sole and absolute owner in respect of the First Property and the Second Property, free from all encumbrances. The First Property and the Second Property collectively being the Said Property is the subject matter of this Conveyance.
- 5.1.8 **Agreement with Confirming Party:** M/s. Kyal Developers Private Limited (the Confirming Party herein) approached the Vendor herein with a proposal to purchase the Said Property and the Vendor accepted the said proposal and entered into an Agreement for Sale with the Confirming Party in this regard and further the Vendor has received the advance/earnest money as agreed between them.
- 5.1.9 **Nomination:** Thereafter, the Purchaser herein approached the Vendor and the Confirming Party herein with a proposal to purchase the Said Property and the Confirming Party accepted the proposal of the Purchaser and nominated the Purchaser to take Conveyance of the Said Property directly from the Vendor herein with the confirmation of the Confirming Party herein.
- 5.1.10 **Completion of Sale:** In furtherance of the above, the Vendor and the Confirming Party are completing the sale of the Said Property in favour of the Purchaser, by these presents, on the terms and conditions contained herein, free from all encumbrances.



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



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

## 6. Basic Understanding

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

## 7. Transfer

7.1 **Hereby Made:** The Vendor hereby sells, conveys and transfers to the Purchaser the entirety of the Vendor's right, title and interest of whatsoever or howsoever nature in the Said Property, more fully described in the **Second Schedule** below, being (1) the First Property, i.e., land classified as *sali* (agricultural) measuring 0.27 (zero point two seven) decimal, more or less, out of 69 (sixty nine) decimal, being a portion of R.S. Dag No. 97, corresponding L.R. Dag No. 90, recorded under C.S. Khatian No. 242, R.S. Khatian No. 391, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-I** of the **First Schedule** below **And** (2) the Second Property, i.e., land classified as *sali* (agricultural) measuring 1.1 (one point one) decimal, more or less, out of 33 (thirty three) decimal, being a portion of R.S. Dag No. 121, corresponding L.R. Dag No. 115, recorded under C.S. Khatian No. 242, R.S. Khatian No. 391, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-II** of the **First Schedule** below **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances with the confirmation of the Confirming Party herein.

7.2 **Consideration:** The aforesaid conveyance of the Said Property is being made in consideration of a sum of **Rs.2,10,000/- (Rupees Two Lakh Ten Thousand only) (Total Consideration)** out of which the Purchaser has paid **Rs.1,10,000/- (Rupees One Lakh Ten Thousand only)** directly to the Vendor receipt of which Vendor hereby and by the Vendor's Receipt and Memo of Consideration hereunder written, admits and acknowledges and **Rs.1,00,000/- (Rupees One Lakh only)** to the Confirming Party towards reimbursement of earnest money, receipt of which the Confirming



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Party hereby and by the Confirming Party's Receipt and Memo of Consideration hereunder written, admits and acknowledges.

**8. Terms of Transfer**

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

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

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

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

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

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

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

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.



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- 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 are fully aware that the Purchaser shall convert the nature of use and classification of the Said Property to non-agricultural/any other classification at the sole discretion of the Purchaser and the Purchaser shall be fully entitled to do the same in all public and statutory records and the Vendor hereby expressly (a) consents to the same, notwithstanding the nature of use and classification of the balance portion of the Dag (from which the Said Property has been carved out) being and remaining the same as earlier and (b) appoints the Purchaser as the constituted attorney of the Vendor and empowers and authorizes the Purchaser to sign all



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

9. **Interpretation:**

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

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

**First Schedule**  
**Part-I**  
**(First Property)**

Land classified as sali (agricultural) measuring 0.27 (zero point two seven) decimal, more or less, out of 34.5 (thirty four point five ) decimal more or less out of 69 (sixty nine) decimal, being a portion of R.S. Dag No. 97, corresponding L.R. Dag No. 90, recorded under C.S. Khatian No. 242, R.S. Khatian No. 391, 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. 97 is butted and bounded as follows:



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- On the North** : By R.S. Dag No. 66  
**On the East** : By R.S. Dag Nos. 142 & 143  
**On the South** : By R.S. Dag Nos. 98 & 99  
**On the West** : By R.S. Dag No. 95

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

**Part-II**  
**(Second Property)**

Land classified as sali (agricultural) measuring 1.1 (one point one) decimal, more or less, out of 11 (eleven) decimal more or less out of 33 (thirty three) decimal, being a portion of R.S. Dag No. 121, corresponding L.R. Dag No. 115, recorded under C.S. Khatian No. 242, R.S. Khatian No. 391, 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. 121 is butted and bounded as follows:

- On the North** : By RS Dag No. 119 & 120  
**On the East** : By RS Dag No. 122  
**On the South** : By RS Dag No. 497  
**On the West** : By RS 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 Second Property and appurtenances and inheritances for access and user thereof.

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

Vacant land classified as sali (agricultural) measuring 0.27 (zero point two seven) decimal, more or less, out of 69 (sixty nine) decimal, being a portion of R.S. Dag No. 97, corresponding L.R. Dag No. 90, recorded under C.S. Khatian No. 242, R.S. Khatian No. 391, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-I** of the **First Schedule** above

Vacant land classified as sali (agricultural) measuring 1.1 (one point one) decimal, more or less, out of 33 (thirty three) decimal, being a portion of R.S. Dag No. 121, corresponding L.R. Dag No. 115, recorded under C.S. Khatian No. 242, R.S. Khatian No. 391, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-



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Registration District Bhangar, District South 24 Parganas and more fully described in **Part-II** of the **First Schedule** above

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

The details of the Said Property are tabulated below:

<b>R.S. Dag No.</b>	<b>L.R. Dag No.</b>	<b>C.S. Khatian No.</b>	<b>Total Area in Dag (in Dec)</b>	<b>Area Sold (in Dec)</b>
97	90	242	69	0.27
121	115	242	33	1.10
<b>Total:</b>				<b>1.37</b>



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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. Jisan Ali  
Hakim Molla  
Bhangor

2. Omar Faruk Molla  
Jakin Hossain Molla  
Jiran Gaena



L.T.I of ~~Saharbanu Begum~~ <sup>Saharbanu Begum alias Pabi</sup>  
By the Pen of ~~Saharbanu Begum~~ <sup>Rahaman</sup>

[Vendor]

KYAL DEVELOPERS PRIVATE LIMITED  
Anwita Ghosh  
Director / Authorized Signatory

[Confirming Party]

Readover and explained by  
me in Bengali with understanding  
Molla

Drafted by:

Atangir Deza  
Advocate

WB/1366/03

Alipore Judge Court  
Kot-27



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### Vendor's Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs.1,10,000/- (Rupees One Lakh Ten Thousand only)** towards final payment of the consideration for sale of the Said Property described in the **Second Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
IOBAN22203413971	22.07.2022	Indian Overseas Bank	Rs.1,10,000/-
<b>Total:</b>			<b>Rs.1,10,000/-</b>

Witnesses:

1. Jisan D.



L.I.I of Saharbanu Leskar  
By the Pen of [Signature] / Rahaman

By the Pen of \_\_\_\_\_  
L.I.I of \_\_\_\_\_

By the Pen of \_\_\_\_\_  
L.I.I of \_\_\_\_\_

**Vendor**

2. Omar Faruk Malla



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### Confirming Party's Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs.1,00,000/- (Rupees One Lakh only)** towards full and final payment of reimbursement of earnest money for nominating the Said Property described in the **Second Schedule** above, in the following manner:

Cheque No.	Date	Bank	Amount (Rs.)
256448	22.07.2022	Indian Overseas Bank	Rs.1,00,000/-

Witnesses:

1. *Jisan Ali*

KYAL DEVELOPERS PRIVATE LIMITED  
*Amrita Ghosh*  
Director / Authorized Signatory

**[Confirming Party]**


































2. *Omar Faruk Malla*



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**SPECIMEN FORM FOR TEN FINGER PRINTS**

 <p>L.T.I of <u>Scherkavolse</u> By the Pen of <u>[Signature]</u></p>								
		Little	Ring	Middle	Fore	Thumb		
		(Left Hand)						
								
		Thumb	Fore	Middle	Ring	Little		
		(Right Hand)						
 <p><u>[Signature]</u></p>	<u>[Signature]</u>							
		Little	Ring	Middle	Fore	Thumb		
		(Left Hand)						
								
		Thumb	Fore	Middle	Ring	Little		
		(Right Hand)						
	<u>Anurag Chesh</u>							
		Little	Ring	Middle	Fore	Thumb		
		(Left Hand)						
								
		Thumb	Fore	Middle	Ring	Little		
		(Right Hand)						



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आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

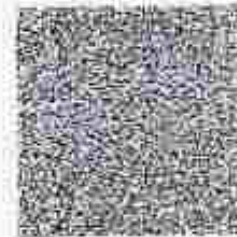
ई-स्थायी लेखा संख्या कार्ड

BLCPL9290F

नाम / Name: SAHARBANU LASKAR  
 पिता का नाम / Father's name: AHMAD LASKAR  
 जन्म की तारीख / Date of Birth: 17/08/1960  
 लिंग / Gender: Female



हस्ताक्षर / Signature



Signature valid

Digitally Signed by Income Tax Department  
 Date: 04/11/2024 00:25:56  
 Reason: Digitally Signed  
 Location: India

- Permanent Account Number (PAN) facilitates Income Tax Department (Itself) in various operations, including processing of returns, demand tax orders, matching of information and easy maintenance of records etc. PAN is essential while relating to all financial transactions. (संस्थापक अकाउंट नंबर (PAN) आयकर विभाग (स्वयं) को विभिन्न कार्यों के लिए आवश्यक है, जिसमें कर रिटर्न का प्रोसेसिंग, आदेशों का प्रोसेसिंग, जानकारी का मिलाप और जानकारी का आसान रखरखाव व सहेजना आदि भी शामिल हैं।)
- Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962) and various provisions, 1961. (आयकर अधिनियम, 1961) के अन्तर्गत निर्दिष्ट कई कार्यों के लिए स्थायी लेखा संख्या (PAN) का उल्लेख अब अनिवार्य है। (आयकर विभाग, 1962) के नियम 114B के अन्तर्गत।)
- Possessing or using more than one PAN is against the law. It may attract penalty of up to ₹ 10,000. (एक से अधिक स्थायी लेखा संख्या (PAN) का रखना या उपयोग करना, कानून के विरुद्ध है और इसके लिए ₹ 10,000 तक का जुर्माना हो सकता है।)
- This e-PAN Card contains Enhanced QR Code which is readable by a specific Android Mobile App. Access it to search the e-PAN Card on Google Play Store as "PAN QR Code Reader". (इस ई-स्थायी लेखा संख्या (PAN) कार्ड में अतिरिक्त QR कोड शामिल है जो एक विशिष्ट एंड्रॉयड मोबाइल ऐप द्वारा पढ़ा जा सकता है। Google Play Store पर "PAN QR Code Reader" के लिए खोजें।)

3124829 लक्ष्मी ठा: ब्राह्मणेश्वर

आयकर विभाग INCOME TAX DEPARTMENT

भारत सरकार GOVT. OF INDIA

SAHARBANU LASKAR

AHMAD LASKAR

17/08/1960

BLCPL9290F

By the Pen of Saharbanu Laskar  
 By the Pen of Rahman

Income Tax PAN Services Call: 112292  
 PAN Services: 201944





ভারত সরকার  
**Unique Identification Authority of India**  
**Government of India**

স্বীকৃতি আইডি (Enrollment No.: 1040/2109A/00893)

16  
 ১১১১১, ১১১

SARABANU LOKKAR  
 W/O. ANNEEL LOKKAR  
 JRWANCHACHA MATIBALLA  
 JAWA GACHA

১১১১১

Bhanga - I South-24 Parganas  
 West Bengal 750135



162940742551017



আপনার আধার সংখ্যা / Your Aadhaar No. :

**9442 2785 8964**

আধার - সাধারণ মানুষের অধিকার



স্বীকৃতি আইডি  
 Unique Identification Authority of India



১১১১১, ১১১  
 Sarabanu Lokkar  
 Anancha I/OB, 17/08/1966  
 JAWA GACHA



L.T.I of Sarabanu Lokkar  
 By the Pen of Anur Rahman

মুদ্রিত করা হয়েছে



স্বীকৃতি আইডি



ভাষা

- আপাত পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণিতকরণ দ্বারা মাস কখন।

**INFORMATION**

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

• আধার মাসা চেষ্টা মাস।  
 • মাসা প্রতিষ্ঠিত প্রমাণিত ও অনলাইন পরিচয় প্রমাণ কখন।  
 • Aadhaar is valid throughout the country.  
 • Aadhaar will be helpful in availing Government and Non-Government services in future.



স্বীকৃতি আইডি

স্বীকৃতি আইডি  
 Unique Identification Authority of India

Aadhaar

W/O. Anand Lokkar,  
 JRWANCHACHA MATIBALLA, JAWA  
 GACHA, South 24 Parganas  
 West Bengal, 750135



**आयकर विभाग**  
**INCOME TAX DEPARTMENT**  
**AMRITA GHOSH**  
**BIPOB GHOSH**  
**20/06/1991**  
**BLRPG8979F**  
*Amrita Ghosh*

**भारत सरकार**  
**GOVT. OF INDIA**





**ভারত সরকার**  
**Government of India**




**অনুত যোগ**  
**Amrita Ghosh**  
**পিতা : বিপ্লব ঘোষ**  
**Father : Biplob Ghosh**  
**জন্ম তারিখ/DOB: 20/06/1991**  
**পুরুষ / Male**



**2744 4498 2164**

**ভারতীয় পরিচয় পরিচয় প্রাধিকরণ**  
**Unique Identification Authority of India**



**ঠিকানা: এ বিপ্লব ঘোষ**  
**বেলিচান্ডি, গোচারান, পশ্চিম**  
**দক্ষিণ ২৪ পরগণা, পশ্চিম বঙ্গ,**

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

**2744 4498 2164**

*Amrita Ghosh*



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

KYAL DEVELOPERS PRIVATE LIMITED



22/12/1995

Particulars Account Number

AABCK3070E

11/12/12

KYAL DEVELOPERS PRIVATE LIMITED

*Ananta Ghosh*

Director / Authorized Signatory



**आयकर विभाग**  
**INCOME TAX DEPARTMENT**  
**ANURAG KYAL**  
**UMESH KYAL**  
**26/07/1981**  
**AGIPK4908H**

भारत सरकार  
 GOVT. OF INDIA





*Anurag Kyal*

**भारत सरकार**  
**Government of India**

**अनुराग क्यल**  
**Anurag Kyal**  
**पञ्जाब / OC0-26071981**  
**पुरुष / Male**

5217 2735 8314

**मेरा आधार, मेरी पहचान**






**एनडीएल**  
**Unique Identification Authority of India**

**Office: 300, Connaught Place, New Delhi, India**  
**300, Connaught Place, New Delhi, India**

**Address: 300 Connaught Place, New Delhi**  
**300, Connaught Place, New Delhi, India**  
**110029**

5217 2735 8314

1947 [help@uidai.gov.in](mailto:help@uidai.gov.in) [www.uidai.gov.in](http://www.uidai.gov.in)




*Anurag Kyal*





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

Query No / Year	2002219459/2022	Office where deed will be registered
Query Date	21/07/2022 11:34:04 AM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	VINAYAK LEGAL 122/1R, Satyendra Nath Majumdar Sarani, Thana : Tollygunge, District : South 24-Parganas, WEST BENGAL, PIN - 700028, Mobile No. : 9330394689, Status : Seller/Executant	
Transaction	Additional Transaction	
[0101] Sale, Sale Document	[4308] Agreement [No of Agreement : 2], [4311] Receipt [Rs : 1,00,000/-]	
Set Forth value	Market Value	
Rs. 2,10,000/-	Rs. 2,10,000/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 6,321/- (Article:23)	Rs. 3,114/- (Article:A(1), E, B)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks		

**Land Details :**

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

Sch No	Plot Number	Khatian Number	Land Use/Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-97	RS-391	Bastu	Shali	0.27 Dec	41,387/-	41,387/-	
L2	RS-121	RS-391	Bastu	Shali	1.1 Dec	1,68,613/-	1,68,613/-	
		<b>TOTAL :</b>			<b>1.37Dec</b>	<b>2,10,000 /-</b>	<b>2,10,000 /-</b>	
		<b>Grand Total :</b>			<b>1.37Dec</b>	<b>2,10,000 /-</b>	<b>2,10,000 /-</b>	

**Seller Details :**

Sl No	Name & address	Status	Execution Admission Details :
1	Mrs SAHARBANU LASKAR, (Alias: Mrs SAHAR BANU BIBI) Wife of Late Layep Ali Molla, Jirangacha, City:-, P.O:- Hatisala, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN- 700135 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of India, PAN No. BLxxxxxx0F, Aadhaar No.: 94xxxxxxx8964, Status : Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self



Query No: 2002219459 of 2022, Printed On : Jul 21 2022 11:34AM, Generated from ubregistration.gov.in



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

Sl No	Name & address	Status	Execution Admission Details :
1	Mr ANURAG KYAL Son of Mr Umesh Kyal,30C, Southend Park, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. AGxxxxxx6H, Aadhaar No. : 52xxxxxxx6314,Status :Individual, Not Executed	Individual	Not Executed

**Representative Details :**

Sl No	Name & Address	Representative of
1	Mr AMRITA GHOSH Son of Mr Biplob GhoshBeliachandi, Gocharan., City:- , P.O:- Gocharan, P.S:- Joynagar, District:-South 24-Parganas, West Bengal, India, PIN:- 743391 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. BLxxxxxx9F , Aadhaar No. : 27xxxxxxx2184	KYAL DEVELOPERS PRIVATE LIMITED

**Identifier Details :**

Name & address
Mr NIJAM UDDIN MOLLA Son of Mr Abdul Jalil Molla Kabilidanga, City:- , P.O:- Barnunia, P.S:-Bhangar, District:-South 24-Parganas, West Bengal, India, PIN:- 743502, Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, , Identifier Of Mrs SAHARBANU LASKAR, Mr AMRITA GHOSH

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mrs SAHARBANU LASKAR	Mr ANURAG KYAL-0.27 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mrs SAHARBANU LASKAR	Mr ANURAG KYAL-1.1 Dec

**Note:**

1. If the given information are found incorrect, then the assessment made stands invalid.





2. Query is valid for 30 days (i.e. upto 20-08-2022) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 20-08-2022)
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











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 16042002219459/2022

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mrs SAHARBANU LASKAR Alias Mrs SAHAR BANU BIBI Jirangacha, City:- , P.O:- Hafisala, P.S:-Kashipur, District:-South 24- Parganas, West Bengal, India, PIN:- 700135	Seller			<i>Saharbanu Laskar</i> By the Pen of <i>Saharbanu Laskar</i> 23/07/22
2	Mr AMRITA GHOSH Bellachandi, Gocharan,, City:- , P.O:- Gocharan, P.S:-Joyragar, District:- South 24-Parganas, West Bengal, India, PIN - 743391	Represent ative of Seller [KYAL DEVELOP ERS PRIVATE LIMITED ]			<i>Amrita Ghosh</i> 23/07/22
Sl No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr NIJAM LIDDIN MOLLA Son of Mr Abdul Jalil Molla Kebildanga, City:- , P.O:- Bamunia, P.S:- Bhangar, District:- South 24-Parganas, West Bengal, India, PIN- 743502	Mrs SAHARBANU LASKAR, Mr AMRITA GHOSH			<i>Nizamuddin Molla</i> 23/07/2022

(Anupam Halder)

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



## Major Information of the Deed

Deed No :	I-1604-08354/2022	Date of Registration	25/07/2022
Query No / Year	1604-2002219459/2022	Office where deed is registered	
Query Date	21/07/2022 11:34:04 AM	D.S.R. - IV SOUTH 24-PARGANAS, District South 24-Parganas	
Applicant Name, Address & Other Details	VINAYAK LEGAL 122/1R, Satyendra Nath Majumdar Sarani, Thana : Tollygunge, District : South 24-Parganas, WEST BENGAL, PIN - 700026, Mobile No. : 9330394689, Status : Seller/Executant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 1,00,000/-]		
Set Forth value	Market Value		
Rs. 2,10,000/-	Rs. 2,10,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 6,321/- (Article:23)	Rs. 3,146/- (Article:A(1), E.)		
Remarks			

### Land Details :

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

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-97	RS-391	Bastu	Shali	0.27 Dec	41,387/-	41,387/-	
L2	RS-121	RS-391	Bastu	Shali	1.1 Dec	1,68,613/-	1,68,613/-	
		<b>TOTAL :</b>			<b>1.37Dec</b>	<b>2,10,000 /-</b>	<b>2,10,000 /-</b>	
		<b>Grand Total :</b>			<b>1.37Dec</b>	<b>2,10,000 /-</b>	<b>2,10,000 /-</b>	

### Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mrs SAHARBANU LASKAR, (Alias: Mrs SAHAR BANU BIBI)</b> Wife of Late Layep Ali Molla Jirangacha, City:- , P.O:- Hatisala, P.S:-Kashipur, District:-South24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, PAN No.: BLxxxxxx0F, Aadhaar No: 94xxxxxxx8964, Status : Individual, Executed by: Self, Date of Execution: 23/07/2022 , Admitted by: Self, Date of Admission: 23/07/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 23/07/2022 , Admitted by: Self, Date of Admission: 23/07/2022 ,Place : Pvt. Residence

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

**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr ANURAG KYAL</b> Son of Mr Umesh Kyal 30C, Southend Park, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24- Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AGxxxxxx6H, Aadhaar No: 52xxxxxxx8314, Status :Individual, Status : Not Executed

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr AMRITA GHOSH (Presentant )</b> Son of Mr Biplob Ghosh Beliachandi, Gocharan,, City:- , P.O:- Gocharan, P.S:-Joynagar, District:-South 24- -Parganas, West Bengal, India, PIN:- 743391, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: BLxxxxxx9F, Aadhaar No: 27xxxxxxx2164 Status : Representative, Representative of : KYAL DEVELOPERS PRIVATE LIMITED

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr NIJAM UDDIN MOLLA</b> Son of Mr Abdul Jalil Mollia Kabildanga, City:- , P.O:- Bamunia, P.S:- Bhangar, District:-South 24-Parganas, West Bengal, India, PIN:- 743502			

Identifier Of Mrs SAHARBANU LASKAR, Mr AMRITA GHOSH

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mrs SAHARBANU LASKAR	Mr ANURAG KYAL-0.27 Dec

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	Mrs SAHARBANU LASKAR	Mr ANURAG KYAL-1.1 Dec

THE  
LIFE OF  
SAMUEL JOHNSON  
BY  
JAMES BOSWELL  
IN TWO VOLUMES.  
THE SECOND VOLUME.  
LONDON: PRINTED BY A. MILLAR, IN THE STRAND, 1791.

On 22-07-2022

**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 2,10,000/-



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

On 23-07-2022

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

Presented for registration at 15:05 hrs on 23-07-2022, at the Private residence by Mr AMRITA GHOSH ..

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

Execution is admitted on 23/07/2022 by Mrs SAHARBANU LASKAR, Alias Mrs SAHAR BANU BIBI, Wife of Late Layep Ali Molla, Jirangacha, P.O: Hatisala, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession House wife

Identified by Mr NIJAM UDDIN MOLLA, , Son of Mr Abdul Jalil Molla, Kabildanga, P.O: Bamunia, Thana: Bhangar, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Muslim, by profession Others

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

Execution is admitted on 23-07-2022 by Mr AMRITA GHOSH,

Identified by Mr NIJAM UDDIN MOLLA, , Son of Mr Abdul Jalil Molla, Kabildanga, P.O: Bamunia, Thana: Bhangar, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Muslim, by profession Others



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

On 25-07-2022

**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 3,146/- ( A(1) = Rs 2,100/- ,B = Rs 1,000/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 32/-, by online = Rs 3,114/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/07/2022 2:36PM with Govt. Ref. No: 192022230080250001 on 22-07-2022, Amount Rs: 3,114/-, Bank Indian Overseas Bank ( IOBA0000015), Ref. No. 202207220538523 on 22-07-2022, Head of Account 0030-03-104-001 -16



**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 6,321/- and Stamp Duty paid by Stamp Rs. 100/-, by online = Rs 6,221/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 14142, Amount: Rs.100/-, Date of Purchase: 10/02/2022, Vendor name: S Das  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 22/07/2022 2:36PM with Govt. Ref. No: 192022230080250001 on 22-07-2022, Amount Rs: 6,221/-, Bank:  
Indian Overseas Bank ( IOBA0000015), Ref. No. 202207220538523 on 22-07-2022, Head of Account 0030-02-103-003  
-02

*(Signature)*

**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 252086 to 252111  
being No 160408354 for the year 2022.



Digitally signed by ANUPAM HALDER  
Date: 2022.07.25 18:50:51 +05:30  
Reason: Digital Signing of Deed.

*Anupam Halder*

(Anupam Halder) 2022/07/25 06:50:51 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)

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00569/22

I-8955/22



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AG 691878

23/07/2022  
 Q- 2002218915/2022  
 3.00 P.M.



CONVEYANCE

1. Date: 23.07.22
2. Place: Kolkata
3. Parties

23/7/22  
 25/7/22



3-00 from  
 23/7/22

14143

10 FEB 2022

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

Target:..... **ALAMGIR REZA**  
ADVOCATE  
Address:..... **ALIPORE JUDGES COURT**  
KOL-27  
Vendor:..... **WB/1366/2003**

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

*Ananta Ghosh*



5297

KVAL DEVELOPERS PRIVATE LIMITED

*Ananta Ghosh*

Director / Authorised Signatory



5299

*Abdul Rahaman*



*Witnessed in Moha*

*Cl/o Abdul Jaki Mola.*

*Wll- Kabilanga.*

*P.o. Bamunia*

*P.s. Kalkipur*

*Dist- 24 PAS(S)*

*Pin- 743502*

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3.1 **ABDUR RAHAMAN (PAN EFGPRO337G and Aadhaar No. 5664 1561 2998)**, son of Shied Ali Molla, by faith Muslim, by nationality Indian, occupation Cultivation, residing at Jirangacha, Post Office Hatisala, Police Station Kashipur, Kolkata-700135, District South 24 Parganas (**Vendor**, includes successors-in-interest)

**And**

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

**And**

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

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

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

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

4.1 **Said Property:** Land classified as sali (agricultural) measuring 1.8 (one point eight) decimal, more or less, out of 69 (sixty nine) decimal, being a portion of R.S. Dag No. 97, corresponding L.R. Dag No. 90, recorded under C.S. Khatian No. 242, R.S. Khatian No. 391, 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 and Confirming Party in the Said Property and appurtenances and inheritances for access and user thereof.

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



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- 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 Ahammad Laskar:** At all material time one Ahammad Laskar alias Ahammad Ali Laskar (**Ahammad Laskar**) was the sole and absolute owner in respect of land measuring 34.5 (thirty four point five) decimal, more or less, out of 69 (sixty nine) decimal, being a portion of R.S. Dag No. 97, corresponding L.R. Dag No. 90, recorded under C.S. Khatian No. 242, 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.
- 5.1.2 **Gift of Larger Property:** By a Gift dated 30<sup>th</sup> July, 2003, registered in the Office of the Additional District Sub-Registrar, Bhangar, recorded in Book No. 1, Volume No. 61, at Pages 200 to 209, being Deed No. 3512 for the year 2005, said Ahammad Laskar gifted, granted and transferred the Larger Property unto and in favour of (1) Md. Abul Fazal Laskar (8.11 decimal), (2) Md. Abul Kalam Laskar (8.11 decimal), (3) Md. Mirajul Islam Laskar (8.11 decimal), (4) Md. Kutubuddin Laskar (8.11 decimal) and (5) Sahar Banu Bibi alias Saharbanu Laskar (2.07 decimal), free from all encumbrances.
- 5.1.3 **Gift to Vendor:** By a Deed of Gift dated 3<sup>rd</sup> December, 2018, registered in the Office of the Additional District Sub-Registrar, Bhangar, recorded in Book No. 1, Volume No. 1621-2018, at Pages 184226 to 184251, being Deed No. 162106539 for the year 2018, said Sahar Banu Bibi alias Saharbanu Laskar gifted, granted and transferred the Said Property out of the Larger Property unto and in favour of her grand-son, Abdur Rahaman (the Vendor herein), free from all encumbrances.
- 5.1.4 **Absolute Ownership of Vendor:** In the above mentioned events and circumstances said Abdur Rahaman (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.
- 5.1.5 **Agreement with Confirming Party:** M/s. Kyal Developers Private Limited (the Confirming Party herein) approached the Vendor herein with a proposal to purchase the Said Property and the Vendor accepted the said proposal and entered into an Agreement for Sale with the Confirming Party in this regard and further the Vendor has received the advance/earnest money as agreed between them.
- 5.1.6 **Nomination:** Thereafter, the Purchaser herein approached the Vendor and the Confirming Party herein with a proposal to purchase the Said Property and the Confirming Party accepted the proposal of the Purchaser and nominated the Purchaser to take Conveyance of the Said Property directly from the Vendor herein with the confirmation of the Confirming Party herein.



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



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

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

## 6. Basic Understanding

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

## 7. Transfer

7.1 **Hereby Made:** The Vendor hereby sells, conveys and transfers to the Purchaser the entirety of the Vendor's right, title and interest of whatsoever or howsoever nature in the Said Property, more fully described in the **Schedule** below, being land classified as *sali* (agricultural) measuring 1.8 (one point eight) decimal, more or less, out of 69 (sixty nine) decimal, being a portion of R.S. Dag No. 97, corresponding L.R. Dag No. 90, recorded under C.S. Khatian No. 242, R.S. Khatian No. 391, 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 with the confirmation of the Confirming Party herein.

7.2 **Consideration:** The aforesaid conveyance of the Said Property is being made in consideration of a sum of Rs.3,50,000/- (Rupees Three Lac Fifty Thousand only) (**Total Consideration**) out of which the Purchaser has paid Rs.3,00,000/- (Rupees Three Lac only) directly to the Vendor receipt of which Vendor hereby and by the Vendor's Receipt and Memo of Consideration hereunder written, admits and acknowledges and Rs.50,000/- (Rupees Fifty Thousand only) to the Confirming Party towards reimbursement of earnest money, receipt of which the Confirming Party hereby and by the Confirming Party's Receipt and Memo of Consideration hereunder written, admits and acknowledges.

## 8. Terms of Transfer

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



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



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date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Vendor, with regard to which the Vendor hereby indemnifies and agrees to keep the Purchaser fully and comprehensively saved, harmless and indemnified.

- 8.5 **Holding Possession:** The Vendor hereby covenants that the Purchaser and the Purchaser's successors-in-interest and/or assigns shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof exclusively and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendor and it is further expressly and specifically covenanted, confirmed and declared by the Vendor that notwithstanding contained in any law for the time being in force or enacted later or any custom or practice or other form of equitable right or remedy available to the Vendor, the Vendor shall not at any time in future claim any right of pre-emption, right of passage (whether of men, materials, water and other utilities), right of way, means of access, easement of use or any other right of any nature whatsoever or howsoever over and above the Said Property, even if the balance portion of the Dag (from which the Said Property has been carved out) is land-locked and does not have any public or private means of access and the Vendor hereby expressly waive, surrender and give up each and every one of the aforesaid rights.
- 8.6 **No Objection to Mutation and Conversion:** The Vendor covenants, confirms and declares that (1) the Purchaser shall be fully entitled to mutate the Purchaser's name in all public and statutory records and the Vendor hereby expressly (a) consents to the same and (b) appoints the Purchaser as the constituted attorney of the Vendor and empowers and authorizes the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard and (2) the Vendor are fully aware that the Purchaser shall convert the nature of use and classification of the Said Property to non-agricultural/any other classification at the sole discretion of the Purchaser and the Purchaser shall be fully entitled to do the same in all public and statutory records and the Vendor hereby expressly (a) consents to the same, notwithstanding the nature of use and classification of the balance portion of the Dag (from which the Said Property has been carved out) being and remaining the same as earlier and (b) appoints the Purchaser as the constituted attorney of the Vendor and empowers and authorizes the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendor undertakes to cooperate with the Purchaser in all respect to cause mutation of the Said Property in the name of the Purchaser and conversion of the 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 covenant that the Vendor or any person claiming under them, shall and will from time to time and at all times hereafter, upon every request and at the cost of the Purchaser and/or its successors-in-interest and assigns, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Property. Notwithstanding the aforesaid covenant, the Vendor further covenants with the Purchaser that the Purchaser shall be entitled to rectify and/or modify any material defect of this Deed of Conveyance through a declaration without affecting the right of the Vendor in any manner. The Vendor hereby further covenants to be party to the declaration (if required) without raising any objection and without any further consideration as and when required by the Purchaser.
9. **Interpretation:**
- 9.1 The headings in this Conveyance are inserted for convenience only and shall be ignored in construing the provisions of this Conveyance.
- 9.2 Words and phrases have been defined in this Conveyance by printing them in bold and putting them within brackets. Where a word or phrase is defined, other parts of speech or grammatical forms of that word or phrase shall have corresponding meaning.

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

Vacant land classified as sali (agricultural) measuring 1.8 (one point eight) decimal, more or less, out of 69 (sixty nine) decimal, being a portion of R.S. Dag No. 97, corresponding L.R. Dag No. 90, recorded under C.S. Khatian No. 242, R.S. Khatian No. 391, 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. 97 is butted and bounded as follows:

**On the North** : By R.S. Dag No. 66  
**On the East** : By R.S. Dag Nos. 142 & 143  
**On the South** : By R.S. Dag Nos. 98 & 99  
**On the West** : By R.S. Dag No. 95

**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. Amar Faruk Molla  
JAKIR HOSSON Molla  
Jivan gacha

*Amar Rahman*

---

[Vendor]

2. Ganesh Ghosh  
Ronalit Ghosh  
Sivan Ghcha

KYAL DEVELOPERS PRIVATE LIMITED  
*Ananta Ghosh*  
Director / Authorized Signatory

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[Confirming Party]

Drafted by:

*Alauddin Reza*

Advocate

WB/1366/03

Alipore Judges Court  
R1-27



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### Vendor's Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs.3,00,000/- (Rupees Three Lac 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.)
IOBAR52022072200106666	22.07.2022	Indian Overseas Bank	Rs.3,00,000/-
<b>Total:</b>			<b>Rs.3,00,000/-</b>

Witnesses:

1. Omay Faruk Mulla



[Vendor]

2. Ganesh Ghosh



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### Confirming Party's 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 reimbursement of earnest money for nominating the Said Property described in the **Schedule** above, in the following manner:

Cheque No.	Date	Bank	Amount (Rs.)
863535	22.07.2022	Indian Overseas Bank	Rs.50,000/-

Witnesses:

1. Omar Faruk Molla

KYAL DEVELOPERS PRIVATE LIMITED  
*Anuro Ghosh*  
Director / Authorized Signatory

[Confirming Party]


































2. Ganesh GHOSH



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**SPECIMEN FORM FOR TEN FINGER PRINTS**

 <i>@Israr Rahman</i>	<i>@Israr Rahman</i>	 <b>Little</b>	 <b>Ring</b>	 <b>Middle</b>	 <b>Fore</b>	 <b>Thumb</b>
		<b>(Left Hand)</b>				
		 <b>Thumb</b>	 <b>Fore</b>	 <b>Middle</b>	 <b>Ring</b>	 <b>Little</b>
		<b>(Right Hand)</b>				
 <i>(empty)</i>	<i>(empty)</i>	 <b>Little</b>	 <b>Ring</b>	 <b>Middle</b>	 <b>Fore</b>	 <b>Thumb</b>
		<b>(Left Hand)</b>				
		 <b>Thumb</b>	 <b>Fore</b>	 <b>Middle</b>	 <b>Ring</b>	 <b>Little</b>
		<b>(Right Hand)</b>				
 <i>Anwita Ghosh</i>	<i>Anwita Ghosh</i>	 <b>Little</b>	 <b>Ring</b>	 <b>Middle</b>	 <b>Fore</b>	 <b>Thumb</b>
		<b>(Left Hand)</b>				
		 <b>Thumb</b>	 <b>Fore</b>	 <b>Middle</b>	 <b>Ring</b>	 <b>Little</b>
		<b>(Right Hand)</b>				



↙  
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ভারতীয় পরিচয় পরিচয়

ভারত সরকার

Unique Identification Authority of India  
Government of India

আমার আধার নম্বর / Enrollment No.: 2189/69071/00275

To  
আব্দুল রহমান  
Abdur Rahaman  
S/O Shad Al Mola  
JIRANGACHA  
JIRANGACHA ROAD  
Haldia  
Haldia  
South 24 Parganas West Bengal - 700135  
9738989929

Documentation Date: 09/11/2018

Documentation Date: 09/11/2018



আমার আধার নম্বর / Your Aadhaar No. :

5664 1561 2998

আমার আধার, আমার পরিচয়



ভারত সরকার  
Government of India



নামকৃত ব্যক্তি  
Abdur Rahaman  
জন্মতারিখ/DOB: 11/01/2005  
পুরুষ/ MALE

5664 1561 2998

আমার আধার, আমার পরিচয়



Department of India

- আধার: পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- পরিচয়ের প্রমাণ অবলম্বনে আনলাইনে সার্ভিস গ্রহণ করা যায়
- এটি এক ইলেকট্রনিক প্রক্রিয়াজাত তথ্য পত্র

INFORMATION

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

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



ভারতীয় পরিচয় পরিচয়  
Unique Identification Authority of India

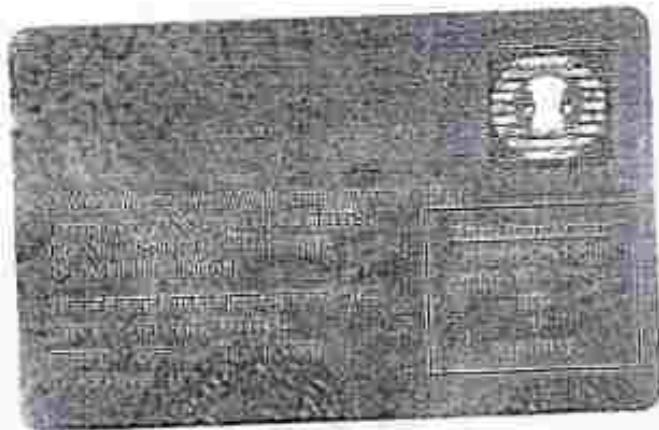
Address:  
S/O Shad Al Mola, JIRANGACHA,  
JIRANGACHA ROAD, Haldia,  
South 24 Parganas,  
West Bengal - 700135

ঠিকানা:  
S/O শাদ আল মোলা, জিরঙ্গাচা,  
জিরঙ্গাচা রোড, হালদিয়া, পূর্ব ২৪  
পার্শ্বাঞ্চল,  
পশ্চিম বঙ্গ - ৭০০১৩৫

5664 1561 2998

Abdur Rahaman.  
Abdur Rahaman





-@Abdur Rahaman  
-Abdur Rahaman



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

KYAL DEVELOPERS PRIVATE LIMITED



22/12/1998

Assessment/Account Number

AABCK3070E

11-12012

KYAL DEVELOPERS PRIVATE LIMITED  
*Anurag Chak*  
Director / Authorized Signatory



**आयकर विभाग**  
**INCOME TAX DEPARTMENT**  
**AMRITA GHOSH**  
**BIPLOB GHOSH**  
**20/06/1991**  
 Permanent Card Account Number  
**BLRPG8979F**  
*Amrita Ghosh*  
 Signature

**भारत सरकार**  
**GOVT. OF INDIA**





**भारत सरकार**  
**Government of India**




**अमृता घोष**  
**Amrita Ghosh**  
 पिता : बिप्लव घोष  
**Father : Biplob Ghosh**  
 जन्मदिन/DOB: 20/06/1991  
 लिंग / Male



**2744 4498 2164**

**आधार**  
**Unique Identification Authority of India**



ठिकানা: A. बिप्लव घोष  
 बेलियाचান्डी, गोजरान, पश्चिम बंगाल  
 दक्षिण 24 पारगना, पश्चिम बंगाल, 742391

Address: S/O: Biplob Ghosh,  
 BELIACHANDI, Gocharan,  
 South 24 Parganas,  
 Gocharan, West Bengal,  
 742391

**2744 4498 2164**

*Amrita Ghosh*

1. The first part of the document discusses the importance of maintaining accurate records of all transactions and activities. It emphasizes that proper record-keeping is essential for transparency and accountability, particularly in financial reporting and auditing. The text outlines various methods and tools used to collect, store, and analyze data, ensuring that all information is up-to-date and reliable.

2. The second section focuses on the role of technology in modern record management. It highlights how digital solutions, such as cloud storage and data analytics, have revolutionized the way organizations handle their records. These technologies not only improve efficiency but also enhance security and accessibility, allowing users to retrieve information quickly and safely. The text also addresses the challenges of data migration and integration, providing practical advice on how to overcome these obstacles.

3. The third part of the document explores the legal and regulatory requirements surrounding record-keeping. It discusses the various laws and standards that govern the collection, retention, and disposal of records, ensuring that organizations remain compliant with all applicable regulations. This section provides a comprehensive overview of the legal landscape, helping organizations understand their obligations and avoid potential penalties.

4. The final section discusses the importance of training and education in record management. It emphasizes that all employees involved in the process must be properly trained to ensure the accuracy and integrity of the records. The text provides guidelines for developing training programs and assessing the effectiveness of these efforts, ensuring that the organization's record-keeping practices are consistently high-quality.

**आयकर विभाग**  
**INCOME TAX DEPARTMENT**

**भारत सरकार**  
**GOVT. OF INDIA**

BALKRISHAN KYAL  
 GOVINDRAM KYAL  
 06/06/1954  
Permanent Account Number  
**AB0PK2892E**

  
Signature

  
Cardholder

**भारत सरकार**  
**Government of India**



**बालकृष्ण कयाल**  
**Balkrishan Kyal**  
 आयकर विभाग : DCIR 0606/1954  
 पुरुष / Male

**2627 7669 6204**  
**मेरा आधार, मेरी पहचान**

**भारतीय विहित पहचान पत्रिकाएं**  
**Unified Identification Authority of India**

एकमात्र सचिवालय का कार्यालय, पृथ्वी, पॉस्टल अफ  
 100, 100 कलकत्ता, पश्चिम बंगाल, पिनकोड - 700029

Print Date: 18/03/2017

Address - SRI Govind Ram Kyal, 30C,  
 South End Park, Kalyani, Kolkata - West  
 Bengal, 700029

**2627 7669 6204**

1887    help@uidai.gov.in    www.uidai.gov.in

*Handwritten signature*

1000



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

Query No / Year	2002218915/2022	Office where deed will be registered
Query Date	21/07/2022 11:14:57 AM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	VINAYAK LEGAL 122/1R, Satyendra Nath Majumdar Sarani, Thana : Tollygunge, District : South 24-Parganas, WEST BENGAL, PIN - 700026, Mobile No. : 9330394689, Status : Seller/Executant	
Transaction	Additional Transaction	
[0101] Sale, Sale Document	[4308] Agreement [No of Agreement : 2], [4311] Receipt [Rs : 50,000/-]	
Set Forth value	Market Value	
Rs. 3,50,000/-	Rs. 3,50,000/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 10,521/- (Article:23)	Rs. 4,014/- (Article:A(1), E, B)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks		

**Land Details :**

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

Sch No	Plot Number	Khatian Number	Land Use/ROR Proposed		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-97	RS-391	Bastu	Shali	1.8 Dec	3,50,000/-	3,50,000/-	
Grand Total :					1.8Dec	3,50,000 /-	3,50,000 /-	

**Seller Details :**

Sl No	Name & address	Status	Execution Admission Details :
1	Mr ABDUR RAHAMAN Son of Mr Shied Ali Molla, Jirangacha, City - , P.O - Hatisala, P.S.-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Cultivation, Citizen of: India, PAN No. EFxxxxxx7G, Aadhaar No : 56xxxxxxxx2998, Status : Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self





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

Sl No	Name & address	Status	Execution Admission Details :
1	Mr BALKRISHAN KYAL Son of Late Govindram Kyal,30C, Southend Park., City:-, P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. ABxxxxxx2E, Aadhaar No.: 26xxxxxxxx6204, Status :Individual, Not Executed	Individual	Not Executed

**Representative Details :**

Sl No	Name & Address	Representative of
1	Mr AMRITA GHOSH Son of Mr. Biplob GhoshBeliachandi, Gocharan., City:-, P.O:- Bellachandi, P.S:- Joynagar, District:-South 24-Parganas, West Bengal, India, PIN:- 743391 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. BLxxxxxx9F, Aadhaar No.: 27xxxxxxxx2184	KYAL DEVELOPERS PRIVATE LIMITED

**Identifier Details :**

Name & address
Mr NIJAM UDDIN MOLLA Son of Mr Abdul Jaill Molla Kabildanga, City:-, P.O:- Barnunia, P.S:-Bhangar, District:-South 24-Parganas, West Bengal, India, PIN:- 743502, Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, Identifier Of Mr ABDUR RAHAMAN, Mr AMRITA GHOSH

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr ABDUR RAHAMAN	Mr BALKRISHAN KYAL-1.8 Dec

**Note:**

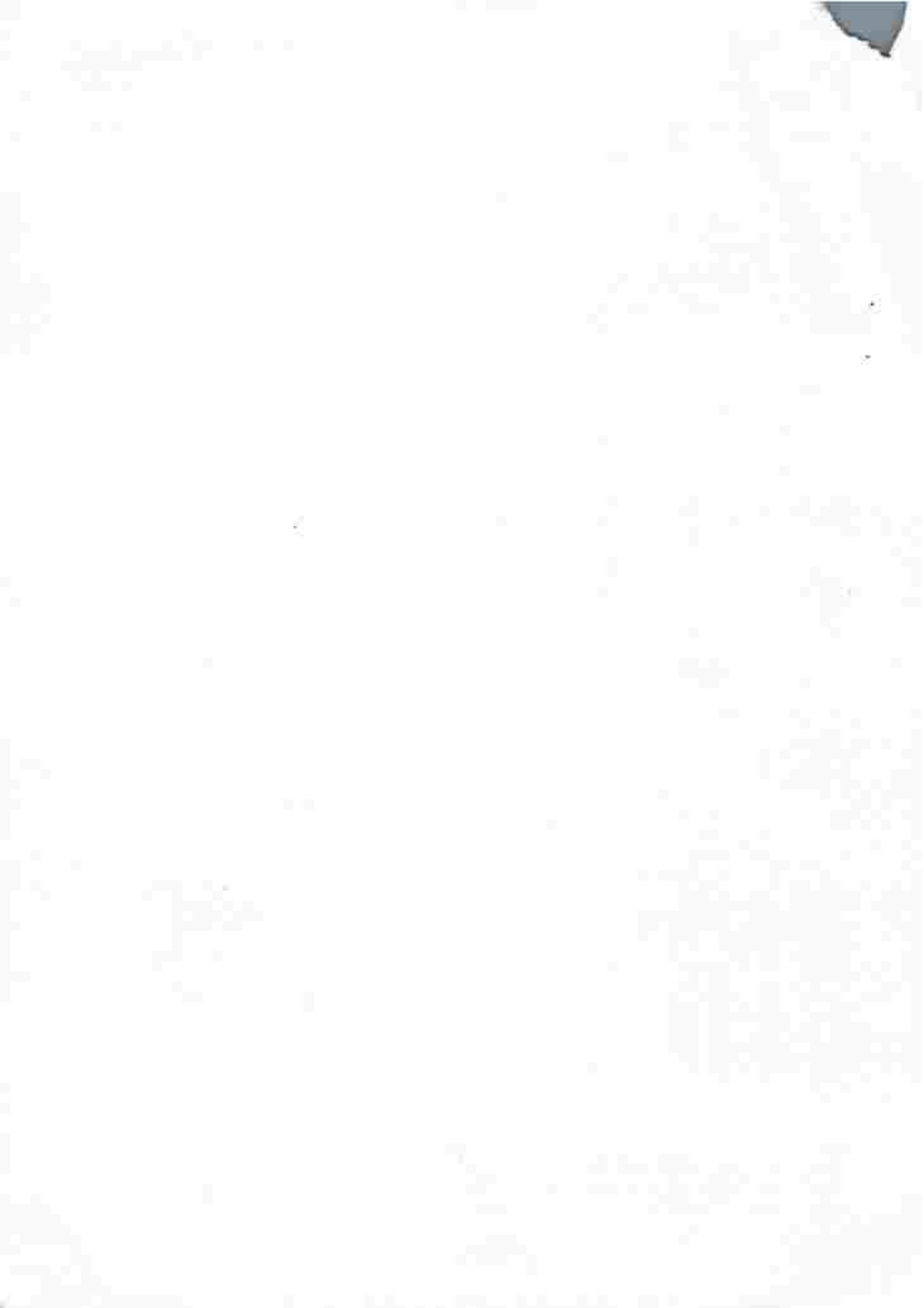
1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 20-08-2022) for e-Payment. Assessed market value & Query is valid for 30 days (i.e. upto 20-08-2022)
3. Standard User charge of Rs. 300/- (Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-
5. e-Payment is compulsory if Stamp Duty payable is more than Rs. 10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.





6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices:  
D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - I 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: 192022230080223661  
GRN Date: 22/07/2022 14:13:19  
BRN : 202207220537422  
Payment Status: Successful

Payment Mode: Online Payment  
Bank/Gateway: Indian Overseas Bank  
BRN Date: 22/07/2022 14:14:35  
Payment Ref. No: 2002218915/2/2022  
(Query No\*Query Year)

Depositor Details

Depositor's Name: BALKRISHAN KYAL  
Address: 30C, SOUTH END PARK KOLKATA-700029  
Mobile: 9830065307  
Depositor Status: Buyer/Claimants  
Query No: 2002218915  
Applicant's Name: Org VINAYAK LEGAL  
Identification No: 2002218915/2/2022  
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002218915/2/2022	Property Registration- Stamp duty	0030-02-103-003-02	10421
2	2002218915/2/2022	Property Registration- Registration Fees	0030-03-104-001-16	4014
			<b>Total</b>	<b>14435</b>

IN WORDS: FOURTEEN THOUSAND FOUR HUNDRED THIRTY FIVE ONLY.





Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16042002218915/2022

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	Mr ABDUR RAHAMAN Jirangacha, City- , P.O.- Hatisala, P.S.-Kashipur, District-South 24- Parganas, West Bengal, India, PIN:- 700135	Seller			<i>Abdur Rahaman</i> 23/07/22
2	Mr AMRITA GHOSH Bellachandi, Gocharan., City- , P.O.- Bellachandi, P.S.- Joynagar, District-South 24-Parganas, West Bengal, India, PIN:- 743391	Represent ative of Seller [KYAL DEVELOP ERS PRIVATE LIMITED]			<i>Amrita Ghosh</i> 23/07/22
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr NIJAM UDDIN MOLLA Son of Mr Abdul Jalil Molla Kabilidanga, City- , P.O.- Bamunia, P.S.- Bhengar, District- South 24-Parganas, West Bengal, India, PIN:- 743502	Mr ABDUR RAHAMAN, Mr. AMRITA GHOSH			<i>Nizamuddin Molla</i> 23/07/22

(Anupam Haider)  
DISTRICT SUB-  
REGISTRAR

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OFFICE OF THE D.S.R. -  
IV SOUTH 24-PARGANAS  
South 24-Parganas, West  
Bengal



## Major Information of the Deed

Deed No :	I-1604-08355/2022	Date of Registration	25/07/2022
Query No / Year	1604-2002218915/2022	Office where deed is registered	
Query Date	21/07/2022 11:14:57 AM	D.S.R. - (V SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	VINAYAK LEGAL 122/1R, Satyendra Nath Majumdar Sarani, Thana : Tollygunge, District : South 24-Parganas, WEST BENGAL, PIN - 700026, Mobile No. : 9330394689, Status : Seller/Executant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 50,000/-]		
Set Forth value:	Market Value:		
Rs. 3,50,000/-	Rs. 3,50,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,521/- (Article 23)	Rs. 4,046/- (Article A(1), E.)		
Remarks			

### Land Details :

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

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-97	RS-391	Bastu	Shali	1.8 Dec	3,50,000/-	3,50,000/-	
<b>Grand Total :</b>					<b>1.8Dec</b>	<b>3,50,000 /-</b>	<b>3,50,000 /-</b>	

### Seller Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	<b>Mr ABDUR RAHAMAN</b> Son of Mr Shied Ali Molla Jirangacha, City:- , P.O:- Hallsala, P.S:-Kashipur, District:-South24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Cultivation, Citizen of: India, PAN No. : EFxxxxxx7G, Aadhaar No: 56xxxxxxx2998, Status : Individual, Executed by: Self, Date of Execution: 23/07/2022 , Admitted by: Self, Date of Admission: 23/07/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 23/07/2022 , Admitted by: Self, Date of Admission: 23/07/2022 ,Place : Pvt. Residence
2	<b>KYAL DEVELOPERS PRIVATE LIMITED</b> 122/1R, Satyendra Nath Majumdar Sarani, City:- , P.O:- Kalighat, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 , PAN No. : AAxxxxxx0E, Aadhaar No Not Provided by UIDAI, Status Organization as Confirming Party, Executed by: Representative, Executed by: Representative



**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr BALKRISHAN KYAL</b> Son of Late Govindram Kyal 30C, Southend Park,, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ABxxxxxx2E, Aadhaar No: 26xxxxxxxx6204, Status :Individual, Status : Not Executed

**Representative Details :**

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

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr NIJAM UDDIN MOLLA</b> Son of Mr Abdul Jali Molla Kabidanga, City:- , P.O:- Bamuhia, P.S:- Bhangar, District-South 24-Parganas, West Bengal, India, PIN:- 743502			

Identifier Of Mr ABDUR RAHAMAN, Mr AMRITA GHOSH

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr ABDUR RAHAMAN	Mr BALKRISHAN KYAL-1.8 Dec



On 22-07-2022

**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 3,50,000/-

*(Signature)*

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

On 23-07-2022

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

Presented for registration at 15:00 hrs on 23-07-2022, at the Private residence by Mr AMRITA GHOSH ..

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

Execution is admitted on 23/07/2022 by Mr ABDUR RAHAMAN, Son of Mr Shied Ali Molla, Jirangacha, P.O: Hatisala, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Cultivation

Identified by Mr NIJAM UDDIN MOLLA, ., Son of Mr Abdul Jalil Molla, Kabilidanga, P.O: Bamunia, Thana: Bhangar, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Muslim, by profession Others

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

Execution is admitted on 23-07-2022 by Mr AMRITA GHOSH,

Identified by Mr NIJAM UDDIN MOLLA, ., Son of Mr Abdul Jalil Molla, Kabilidanga, P.O: Bamunia, Thana: Bhangar, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Muslim, by profession Others

*(Signature)*

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

On 25-07-2022

**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 4,046/- ( A(1) = Rs 3,500/- ,B = Rs 500/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 32/-, by online = Rs 4,014/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/07/2022 2:14PM with Govt. Ref. No: 192022230080223661 on 22-07-2022, Amount Rs: 4,014/-, Bank: Indian Overseas Bank ( IOBA0000015), Ref. No. 202207220537422 on 22-07-2022, Head of Account 0030-03-104-001



**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 10,521/- and Stamp Duty paid by Stamp Rs 100/- by online = Rs 10,421/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 14143, Amount: Rs.100/-, Date of Purchase: 10/02/2022, Vendor name: S Das  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 22/07/2022 2:14PM with Govt. Ref. No: 192022230080223661 on 22-07-2022, Amount Rs: 10,421/-, Bank:  
Indian Overseas Bank ( IOBA0000015), Ref. No. 202207220537422 on 22-07-2022, Head of Account 0030-02-103-003  
-02

*(Signature)*

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





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2022, Page from 252003 to 252025  
being No 160408355 for the year 2022.



Digitally signed by ANUPAM HALDER  
Date: 2022.07.25 18:45:53 +05:30  
Reason: Digital Signing of Deed.

*Anupam Halder*

(Anupam Halder) 2022/07/25 06:45:53 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)

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