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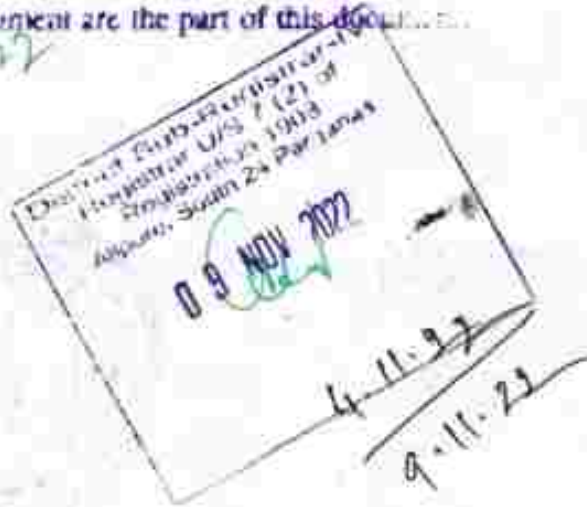


पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

AH 352961

09/11/2022
 2003/38392/2022
 8-05 PM

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



CONVEYANCE

1. Date: 04/11/2022
2. Place: Kolkata
3. Parties: _____

8-5 PM
 9/11/22

003949

04 JUL 2022

No.....Rs. **100/-** Date.....
Name:..... **ALAMGIR REZA**
..... **ADVOCATE**
Address:..... **ALIPORE JUDGES COURT**
..... **KOL-27**
Vendor:..... **WB/1353/2003**

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

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8190

Suman Ghosh



District Sub-Registrar
Registrar D/S of
Registration 1008
Alipur, South 24 Parganas
04 NOV 2022

Sabitul Islam MOILA
VIII Taxaha dia
PO- Pakapole
PS- Kashi Pur
PIN- 700135

- 3.1 **ALAUDDIN MOLYA (PAN HVHPM2801J and Aadhaar No. 4095 1994 9940)**, son of Maolabaksa Molya, by faith Muslim, by occupation others, residing at Pakka Polerhat Chhayani, Pitha Pukuria, P.S.-kashipur, P.O.- Bhnagar, Pin-700135, District- South 24 Parganas;
- 3.2 **KUTUBUDDIN MOLLA (PAN HVHPM2802M and Aadhaar No. 9811 2854 4209)**, son of Maolabaksa Molya, by faith Muslim, by occupation others, residing at Pakka Polerhat Chhayani, Pitha Pukuria, P.S.-Kashipur, P.O.- Bhnagar, Pin-700135, District- South 24 Parganas;
(Collectively the **Vendors**, includes successors-in-interest)

And

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

And

- 3.4 **SUMAN GHOSH (PAN BOAPG1944N and Aadhaar No. 2842 2993 9203)**, son of Biman Ghosh, by faith Hindu, by occupation Business, nationality Indian, residing at Village Beonta, Kantatala, Post Office kantatala, PIN-743502, Police Station Kolkata Leather Complex, District South 24 Parganas (**Confirming Party**, includes successors-in-interest)

The 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 2.3 (two point three) decimal, more or less, out of 56 (fifty six) decimal, being a portion of R.S. Dag No. 91, corresponding L.R. Dag No. 85, recorded under C.S. Khatian No. 102, corresponding to R.S. Khatian No. 185, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of 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 Vendors in the Said Property and appurtenances and inheritances for access and user thereof.
5. **Background, Representations, Warranties and Covenants**
- 5.1 **Representations, Warranties and Covenants Regarding Title:** The Vendors represents and warrants to and covenants with the Purchaser regarding title as follows:



Dist. Sub-Registrar
South 24 Parganas
West Bengal
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- 5.1.1 **Ownership of Alokjan Bibi:-** At all material time one Alokjan Bibi, was the sole and absolute recorded owner in respect of land measuring 2.3 (two point three) decimal, more or less, out of 56 (fifty six) decimal, being a portion of R.S. Dag No. 91, corresponding L.R. Dag No. 85, recorded under C.S. Khatian No. 102, R.S. Khatian No. 185, 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 (**Larger Property**).
- 5.1.2 **Demise of Alokjan Bibi:** Said Alokjan Bibi a Muslim governed by the Sunni School of Mohammedan Law died intestate leaving behind her surviving her two Nephews namely (1) Alauddin Molya and (2) Kutubuddin Molla (collectively **Legal Heirs of Alokjan Bibi**), as his only legal heirs and heiresses, who jointly and in equal share inherited the right, title and interest of Late Alokjan Bibi in the Larger Property, free from all encumbrances.
- 5.1.3 **Ownership of Vendors:** In the abovementioned facts, the said (1) Alauddin Molya and (2) Kutubuddin Molla (the Vendors herein) became the absolute owners the Said Property free from all encumbrances.
- 5.1.4 **Agreement with Confirming Party:** Suman Ghosh (the Confirming Party herein) approached the Vendor 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 have received the advance/earnest money as agreed between them.
- 5.1.5 **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.
- 5.1.6 **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
- 5.1.7 **Completion of Sale:** In furtherance of the above, the Vendors is completing the sale of the Said Property in favour of the Purchaser, by these presents, on the terms and conditions contained herein, free from all encumbrances.
- 5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendors represents and warrants to and covenants with the Purchaser regarding encumbrances as follows:
- 5.2.1 **No Acquisition/Requisition:** The Vendors 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.



Contract No. 44/2022-IV
Registered MS 12/84
Registration No. 12/84
Aligarh, South 24 Parbhara
11 NOV 2022

- 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 have not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.
- 5.2.4 **Right, Power and Authority to Sell:** The Vendors have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchaser.
- 5.2.5 **No Dues:** No tax in respect of the Said Property is due to the local authority and/or any other authority or authorities and no Certificate Case is pending for realization of any dues from the Vendors.
- 5.2.6 **No Right of Pre-emption:** No person or persons 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's 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



District Sub-Registrar
Central UB 7 (2) of
Kanyemba 1104
Algor, South Zambesia

04 NOV 2022

representations, warranties and covenants mentioned in Clauses 5.1 and 5.2 and their respective sub-clauses above.

7. Transfer

7.1 **Hereby Made:** The Vendors hereby sell, convey and transfer to the Purchaser the entirety of the Vendors' right, title and interest of whatsoever or howsoever nature in the Said Property, more fully described in the **Schedule** below, Land classified as danga (highland) measuring 2.3 (two point three) decimal, more or less, out of 56 (fifty six) decimal, being a portion of R.S. Dag No. 91, corresponding L.R. Dag No. 85, recorded under C.S. Khatian No. 102, corresponding to R.S. Khatian No. 185, 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 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.

7.2 **Consideration:** The aforesaid conveyance of the Said Property is being made in consideration of a sum of **Rs.4,50,000/-** (Rupees Four Lakh Fifty Thousand only) (**Total Consideration**) out of which the Purchaser has paid Rs.1,00,000/- (Rupees One Lakh only) directly to the Vendor receipt of which Vendor hereby and by the Vendors' Receipt and Memo of Consideration hereunder written, admits and acknowledges and Rs.3,50,000/- (Rupees Three Lakh 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

7.3

8. Terms of Transfer

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

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

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

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



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Registrar U/S 7 (2) of
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- 8.1.4 **Together with All Other Appurtenances:** together with all other rights the Vendors has in the Said Property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property.
- 8.2 **Subject to:** The transfer being effected by this Conveyance is subject to:
 - 8.2.1 **Indemnification by Vendors:** express indemnification by the Vendors about the correctness of the Vendors' title, Vendors' authority to sell and non existence of any encumbrances on the Said Property, which if found defective or untrue at any time, the Vendors shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendors, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendors hereby covenants that the Vendors or any person claiming under the Vendors in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Purchaser and/or the Purchaser's successors-in-interest and assigns, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the Purchaser and/or the Purchaser's successors-in-interest and assigns by 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 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



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Registration Act
Alapaha, South 28 May 2022

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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 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.



District Sub-Registrar's
Registrar U/S 7 (2) of
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Alipur, South 24 Parganas

04 NOV 2022

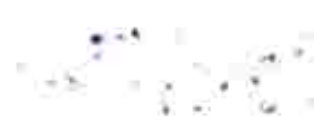
- 9.2 Words and phrases have been defined in this Conveyance by printing them in bold and putting them within brackets. Where a word or phrase is defined, other parts of speech or grammatical forms of that word or phrase shall have corresponding meaning.

**The Schedule
(Said Property)**

Land vacant classified as danga (highland) measuring 2.3 (two point three) decimal, more or less, out of 56 (fifty-six) decimal, being a portion of R.S. Dag No. 91, corresponding L.R. Dag No. 85, recorded under C.S. Khatian No. 102, corresponding to R.S. Khatian No. 185, 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 the said *Dag* is butted and bounded as follows:

On the North : By R.S. Dag No. 90
On the East : By R.S. Dag No. 67
On the South : By R.S. Dag No. 92
On the West : By Mouza Hatisala

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





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Alipur, South 24 Parganas

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10. Execution and Delivery

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

Witnesses:

1. Sarifull Islam Molla
Vill. Terahadia
P.S. Pakapole
P.S. Kasimpur
Pin- 700135

[Handwritten signature]
[ALAUDDIN MOLYA]

2. (SM) Kutubuddin Molla

[Handwritten signature]
[KUTUBUDDIN MOLLA]

(Vendors)

Md Aslan Galdan

Vill. Jirangaicha
Post. Hatisala
P.S. Kasimpur
Pin- 700135

[Handwritten signature]
[Confirming Party]

Drafted by:

[Handwritten signature] NB/1966/03

Advocate

Alipura Judges Court
Kot-27

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District Sub-Registrar's Office
Registrar U/S 7 (3) of
Registration Act
Alipore, South 24 Parganas
04 NOV 2022



District Sub-Registrar's
Registrar U/S 7 (2) of
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04 NOV 2022

The Confirming Party's Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs. 3,50,000/- (Rupees Three Lakh Fifty Thousand Only)** towards full and final payment of the Said Property described in the **Second Schedule** above, in the following manner:-

Mode	Date	Bank	Amount (Rs.)
UTR NO. IOBAR52022110400145270	04.11.2022	Indian Overseas Bank	3,50,000/-
			3,50,000/-

Suman Ghosh

(Confirming Party)

Witnesses:

1. *Serifur Rahman*












2. *Md. Islam Golam*



District Sun-Registrar
Registrar U/S 7 (1) SC
Registration 1500
Alipore, South 24 Parganas

04 NOV 2009

SPECIMEN FORM FOR TEN FINGER PRINTS


































PHOTO						
	Little	Ring	Middle	Fore	Thumb	
	(Left Hand)					
	Thumb	Fore	Middle	Ring	Little	
	(Right Hand)					
	<i>Prithi</i> <i>Kisal</i>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
	(Right Hand)					
PHOTO						
	Little	Ring	Middle	Fore	Thumb	
	(Left Hand)					
	Thumb	Fore	Middle	Ring	Little	
	(Right Hand)					



District Sub-Registrar
Registrar (S) Aligarh
Registration Department
Aligarh, Uttar Pradesh

04 NOV 2022

SPECIMEN FORM FOR TEN FINGER PRINTS

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<p>Thumb Fore Middle Ring Little</p>						
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		<p>(Left Hand)</p>				
						
<p>Thumb Fore Middle Ring Little</p>						
<p>(Right Hand)</p>						



সদর ২৪ পরগণা
কলকাতা-৭ (২) অফিস
সংস্করণ ১৯৫৪
আলিপুর, সদর ২৪ পরগণা

04 NOV 2022

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

व्यक्तिगत निरंतर लेखा संख्या
Permanent Account Number Card
AJKPK7575P



ITIN / Name
PRITI KYAL

पिता का ITIN / Father's Name
JAIDEO PRASAD AGARWAL

व्यक्ति का पता /
Date of Birth
22/02/1976

Priti Kyal
व्यक्ति का हस्ताक्षर /
Signature

भारत सरकार
Government of India

व्यक्ति का
Priti Kyal
संयोजन / DOB: 22/02/1976
व्यक्ति / Female



8175 1883 0898

मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

व्यक्ति का पता / व्यक्ति का पता, व्यक्ति का पता, व्यक्ति का पता
जिन पते पर 14-एड, सौरभ पार्क, सौरभ पार्क,
कोलकाता, पश्चिम बंगाल, 700029



Address: 810 Priti Kyal, 30 C, South End
Park, Near Gool Park, Southern Park,
Kolkata, Kolkata, West Bengal, 700029

8175 1883 0898

1547 help@uidai.gov.in www.uidai.gov.in

Priti Kyal



ई- स्थायी लेखा संख्या कार्ड
e - Permanent Account Number (e-PAN) Card

HVHPM2801J

नाम / Name: ALAUDDIN MOLYA
 पिता का नाम / Father's Name: MAOLABAKSA MOLYA
 जन्म तिथि / Date of Birth: 01/01/1970
 लिंग / Gender: Male



Alauddin Molya

हस्ताक्षर / Signature



- Permanent Account Number (PAN) facilitates Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand, tax returns, matching of information and easy verification & retrieval of electronic information etc. relating to a taxpayer. (ई-पान (एनपीएन) (ई) का उपयोग से अलग-अलग दस्तावेजों को जोड़ने में सरकार सक्षम हो सकेगी, जिसमें करों के भुगतान, आकलन, कर कागज, सूचना के विनिर्देश और वित्तीय जानकारी का आदान-प्रदान व महत्वपूर्ण जटिल भी शामिल है।)
- Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962) (अवकाश विनियम, 1961 के अंतर्गत निर्दिष्ट कुछ लेनदेन के लिए एनपीएन (ई) का उल्लेख अब अनिवार्य है। (अवकाश विनियम, 1962 के नियम 114B का संदर्भ लें।))
- Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000 (एक से अधिक एनपीएन (ई) का रखना या उपयोग करना, कानून के विरुद्ध है और अधिकतम ₹10,000 तक का दंड लगाया जा सकता है।)
- This e-PAN Card contains Enhanced QR Code which is readable by a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is PAN QR Code Reader (इस ई-स्थायी लेखा संख्या (e-PAN) कार्ड में एंशुभित QR कोड कोड शामिल है जो केवल Android मोबाइल ऐप द्वारा ही पढ़ा जा सकता है। Google Play Store पर इस विशेष मोबाइल ऐप को खोजने के लिए शब्द "PAN QR Code Reader" है।)

Alauddin Molya

Cut

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ई-स्थायी लेखा संख्या कार्ड
e - Permanent Account Number Card

HVHPM2801J

नाम
ALAUDDIN MOLYA

पिता का नाम / Father's Name
MAOLABAKSA MOLYA

जन्म तिथि / Date of Birth
01/01/1970

लिंग / Gender
MALE

हस्ताक्षर / Signature

Fold

For more information on PAN / अधिकृत जानकारी के लिए
 Contact The PAN Services Unit, UTITSI,
 The Tax & Customs House, Indraprastha,
 New Delhi - 110054.

अधिकृत जानकारी के लिए
 संपर्क करें PAN सेवा इकाई, UTITSI,
 टैक्स & कस्टम हाउस, इन्द्रप्रस्था,
 नई दिल्ली - 110054.

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ভারত সরকার

ভারত সরকার
Unique Identification Authority of India
Government of India

স্বাক্ষরিতঃ ১৫/১১/২০১৫ Enrollment No. 10402047511732

To,
আবদুল মোয়াজ্জিদ
Abuddin Moya
Pakka Pradhan Chhary
Pitha Pukuria
Pakka Pradhan Chhary - H South 24 Parganas
Zilla Bongaibari 733130

Ref: 2111 27E 184005 / 60577 / H



SE:5009233135FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

4095 1994 9940

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



আবদুল মোয়াজ্জিদ
Abuddin Moya
পিতা - মালেক মোয়াজ্জিদ
Father - Malek Moya
কর্তৃত্ব / BOB : 0101/1970
পুং / Male



4095 1994 9940

আধার - সাধারণ মানুষের অধিকার

হাসি হোসেন ১৫/১১/১৫

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 ensures transparency and allows for easy verification of the data.

Additionally, it is noted that regular audits are essential to identify any discrepancies or errors early on. This proactive approach helps in maintaining the integrity of the financial statements and prevents any potential issues from escalating.

The second section focuses on the role of technology in modern accounting. It highlights how software solutions have revolutionized the way businesses manage their finances. From automated data entry to real-time reporting, these tools significantly reduce the risk of human error and improve efficiency.

However, it also points out that while technology is a powerful asset, it is not a substitute for sound judgment and oversight. Accountants must still exercise their professional skills to interpret the data correctly and provide meaningful insights to the management.

In conclusion, the document stresses that a combination of rigorous record-keeping, regular audits, and the effective use of technology is key to successful financial management. By adhering to these principles, businesses can ensure the accuracy and reliability of their financial information, which is crucial for making informed decisions and achieving long-term success.

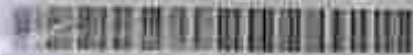


ভারত সরকার
 Unique Identification Authority of India
 Government of India

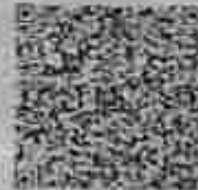
স্বাক্ষরিতের তারিখ / Enrolment No 1040/21104/65006

কুসুভদ্র মল্ল
 Kusbudh Molla
 Panchayat Nat Chhapani
 Pina Pukura
 Panna Prantah Bhangan - 8 South 24 Parganas
 West Bengal 700135

কিউআইডিএন / UIDAI / 87972/F



SE3K939765FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

9811 2854 4209

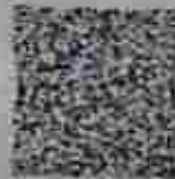
আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
 Government of India



কুসুভদ্র মল্ল
 Kusbudh Molla
 পিতা - মল্ল মল্ল
 Father - Mallakul Mall
 জন্ম তারিখ - DOB 01/01/1968
 পুরুষ / Male



9811 2854 4209

আধার - সাধারণ মানুষের অধিকার

Handwritten signature in Bengali script





आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

SUMAN GHOSH

BIMAN GHOSH

26/04/1993

Permanent Account Number

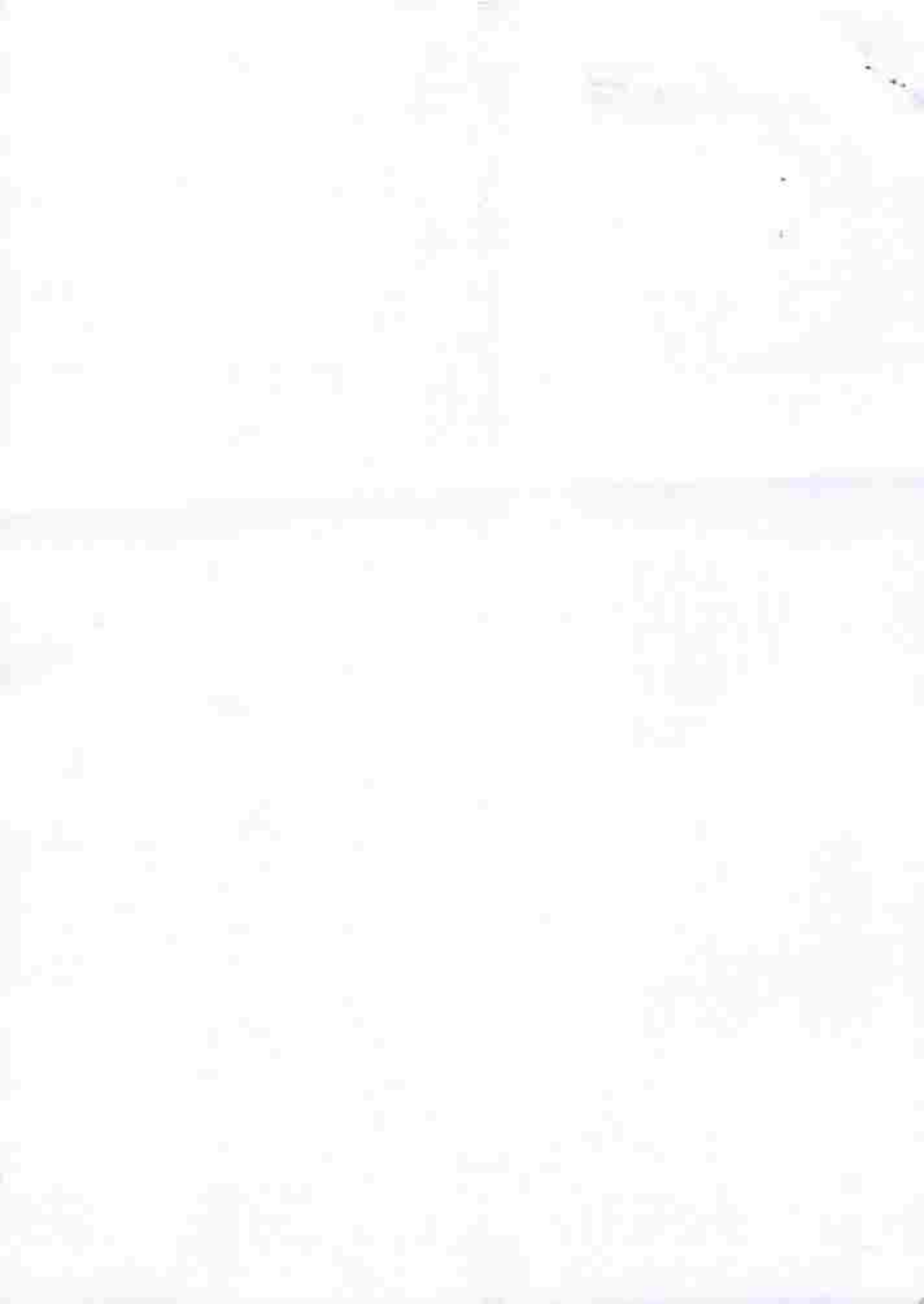
BOAPG1944N

Suman Ghosh

Signature



Suman Ghosh





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

তালিকাভুক্তির আই ডি / Enrollment No 1040/21041/95197

To
 সূমন গোস্বামী
 Suman Ghosh
 BEONTA KANTATALA
 Benota
 Kantatala Bhangar - II South 24 Parganas
 West Bengal 743502

1040/21041

Ref 451 / ZBB / 257640 / 258839 / P



SE498628460FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

2842 2993 9203

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
 Government of India



সূমন গোস্বামী
 Suman Ghosh
 পিতা : বিনাম গোস্বামী
 Father : Biman Ghosh
 জন্মতারিখ / DOB : 26/04/1903
 লিঙ্গ / Male



2842 2993 9203

আধার - সাধারণ মানুষের অধিকার

Suman Ghosh



<p>15022014</p>  <p>Shri. Suresh Kumar Serial No. 15022014 Date of Birth: 04/01/1985 SEX: MALE</p> <p>5138 8796 5689 VVD : 9114 4869 8701 3911</p> <p>सर्वोच्च न्यायालय, कोर्टाचे सचिवालय</p>	<p>सर्वोच्च न्यायालय, कोर्टाचे सचिवालय</p> <p>5138 8796 5689 VVD : 9114 4869 8701 3911</p> <p>सर्वोच्च न्यायालय, कोर्टाचे सचिवालय</p> 
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Schiffman / Sam Noller





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

Query No / Year	2003138392/2022	Office where deed will be registered
Query Date	03/11/2022 6:00:01 PM	Deed can be registered in any of the offices mentioned on Note: 11.
Applicant Name, Address & Other Details	VINAYAK LEGAL 122/1R, Satyendra Nath Majumdar Sarani, Thana : Tollygunge, District : South 24-Parganas, WEST BENGAL, PIN - 700026, Mobile No. : 9330394689, Status : Seller/Executant	
Transaction	Additional Transaction	
[D101] Sale, Sale Document	[4308] Agreement (No of Agreement : 2), [4311] Receipt [Rs : 3,50,000/-]	
Set Forth value	Market Value	
Rs. 4,50,000/-	Rs. 4,50,000/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 13,521/- (Article:23)	Rs. 8,014/- (Article:A(1), E, B)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
Remarks		

Land Details :

District: South 24-Parganas, Thana: Kashipur, Gram Panchayat: BHAGAWANPUR, Mouza: Jirangacha, 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-91	RS-185	Bastu	Danga	2.3 Dec	4,50,000/-	4,50,000/-	
Grand Total :					2.3Dec	4,50,000 /-	4,50,000 /-	

Seller Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Mr ALAUDDIN MOLYA Son of Mr MAOLABAKSA MOLYA, PAKA POLERHAT CHHAYANI, City:- , P.O:- BHANGAR, P.S.-Kashipur, District:- South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, PAN No. HVxxxxxx1J, Aadhaar No.: 40xxxxxxxx9940, Status Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self



Query No: 2003138392 of 2022, Printed On : Nov 4 2022 1:44PM, Generated from: wsrregstatorn.gov.in

2	Mr KUTUBUDDIN MOLLA Son of Mr MAOLABAKSA MOLLA, PAKAPOLER HAT CHHAYANI, City:- , P.O:- BHANGAR, P.S:-Kashipur, District:- South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, PAN No. HVxxxxxx2M, Aadhaar No.: 98xxxxxxxx4209, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
3	Mr SUMAN GHOSH Son of Mr BIMAN GHOSH, City:- , P.O:- KANTATALA, P.S:- Kolkata Leather Camp, District:-South 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. BOxxxxxx4N, Aadhaar No.: 28xxxxxxxx9203, Status :Confirming Party, Executed by: Self To be Admitted by: Self	Confirming Party	Executed by: Self To be Admitted by: Self

Buyer Details :

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

Identifier Details :

Name & address
Mr SARIFUL ISLAM MOLLA Son of Mr CHOBAHAN MOLLA TARAHADIA, City:- , P.O:- PAKA POLE, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135. Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Identifier Of Mr ALAUDDIN MOLYA, Mr KUTUBUDDIN MOLLA, Mr SUMAN GHOSH

Transfer of property for L1

Sl.No	From	To, with area (Name-Area)
1	Mr ALAUDDIN MOLYA	Mrs PRITI KYAL-1.15 Dec
2	Mr KUTUBUDDIN MOLLA	Mrs PRITI KYAL-1.15 Dec

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 03-12-2022) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 03-12-2022)
3. Standard User charge of Rs. 300/- (Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.



Query No: 2000138382 of 2022, Printed On: Nov 3 2022 8:00PM, Generated from: weregistration.gov.in

1875

The first part of the report
 deals with the general
 situation of the
 country and the
 progress of the
 work during the
 year. It is
 followed by a
 detailed account
 of the various
 projects and
 the results
 achieved. The
 report concludes
 with a summary
 of the work
 done and a
 list of the
 names of the
 persons who
 have assisted
 in the work.

The second part of the report
 deals with the financial
 statement of the
 year. It shows the
 total amount of
 the income and
 the expenditure
 for the year. It
 also shows the
 balance of the
 fund at the
 end of the year.

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
GRIPS 2.0 Acknowledgement Receipt
Payment Summary



041120222016019349

GRIPS Payment Detail

GRIPS Payment ID:	041120222016019349	Payment Init. Date:	04/11/2022 15:06:08
Total Amount:	21535	No of GRN:	1
Bank/Gateway:	Indian Overseas Bank	Payment Mode:	Online Payment
BRN:	202211040834271	BRN Date:	04/11/2022 15:06:56
Payment Status:	Successful	Payment Init. From:	GRIPS Portal

Depositor Details

Depositor's Name:	PRITI KYAL
Mobile:	9330394689

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192022230160193501	Directorate of Registration & Stamp Revenue	21535
Total			21535

IN WORDS: TWENTY ONE THOUSAND FIVE HUNDRED THIRTY FIVE 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



192022230160193501

GRN Details

GRN:	192022230160193501	Payment Mode:	Online Payment
GRN Date:	04/11/2022 15:06:08	Bank/Gateway:	Indian Overseas Bank
BRN :	202211040834271	BRN Date:	04/11/2022 15:06:56
GRIPS Payment ID:	041120222016019349	Payment Init. Date:	04/11/2022 15:06:08
Payment Status:	Successful	Payment Ref. No:	2003138392/3/2022 [Query No*/Query Year]

Depositor Details

Depositor's Name:	PRITI KYAL
Address:	30C, SOUTH END PARK KOLKATA, West Bengal, 700029
Mobile:	9330394689
Depositor Status:	Buyer/Claimants
Query No:	2003138392
Applicant's Name:	Org VINAYAK LEGAL
Identification No:	2003138392/3/2022
Remarks:	Sale, Sale Document
Period From (dd/mm/yyyy):	04/11/2022
Period To (dd/mm/yyyy):	04/11/2022

Payment Details

Sl. No.	Payment Ref No.	Head of A/C Description	Head of A/C	Amount (₹)
1	2003138392/3/2022	Property Registration- Stamp duty	0030-02-103-003-02	13521
2	2003138392/3/2022	Property Registration- Registration Fees	0030-03-104-001-16	8014
Total				21535







IN WORDS: TWENTY ONE THOUSAND FIVE 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 16042003138392/2022

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 ALAUDDIN MOLYA PAKA POLERHAT CHHAYANI, City.- P.O.- BHANGAR, P.S.- Kashipur, District -South 24-Parganas, West Bengal, India, PIN - 700135	Seller			<i>Alauddin Molya</i> <i>04/11/22</i>
2	Mr KUTUBUDDIN MOLLA PAKAPOLER HAT CHHAYANI, City.- P.O.- BHANGAR, P.S.- Kashipur, District -South 24-Parganas, West Bengal, India, PIN.- 700135	Seller			<i>Kutubuddin Molla</i> <i>04/11/22</i>
3	Mr SUMAN GHOSH City:- P.O.- KANTATALA, P.S.- Kolkata Leather Camp, District -South 24- Parganas, West Bengal, India, PIN- 743502	Seller			<i>Suman Ghosh</i> <i>04/11/22</i>



Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr SARIFUL ISLAM MOLLA Son of Mr CHOBAHAN MOLLA TARAHADIA, City - P.O:- PAKA POLE P.S:-Kashipur, District:-South 24- Parganas, West Bengal, India, PIN - 700135	Mr ALAUDDIN MOLYA, Mr KUTUBUDDIN MOLLA, Mr SUMAN GHOSH			<i>Sariful Islam Molla</i> 04/11/22

(Anupam Halder)

DISTRICT SUB-
REGISTRAR

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

South 24-Parganas, West
Bengal



Major Information of the Deed

Deed No :	I-1604-12950/2022	Date of Registration	09/11/2022
Query No / Year	1604-2003138392/2022	Office where deed is registered	
Query Date	03/11/2022 6:00:01 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 : Tollygunga, 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 : 3,50,000/-]		
Set Forth value	Market Value		
Rs. 4,50,000/-	Rs. 4,50,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 13,621/- (Article-23)	Rs. 8,046/- (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 Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-91	RS-185	Bastu	Danga	2.3 Dec	4,50,000/-	4,50,000/-	
Grand Total :					2.3Dec	4,50,000 /-	4,50,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Mr ALAUDDIN MOLYA (Presentant) Son of Mr MAOLABAKSA MOLYAPAKA POLERHAT CHHAYANI, City:- , P.O:- BHANGAR, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of India, PAN No.: HVxxxxxx1J, Aadhaar No: 40xxxxxxxx9940, Status :Individual, Executed by: Self, Date of Execution: 04/11/2022 , Admitted by: Self, Date of Admission: 04/11/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 04/11/2022 , Admitted by: Self, Date of Admission: 04/11/2022 ,Place : Pvt. Residence</p>



2	<p>Mr KUTUBUDDIN MOLLA Son of Mr MAOLABAKSA MOLLA PAKAPOLER HAT CHHAYANI, City:- , P.O:- BHANGAR, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, PAN No.:- HVxxxxxx2M, Aadhaar No: 98xxxxxxxx4209, Status :Individual, Executed by: Self, Date of Execution: 04/11/2022 , Admitted by: Self, Date of Admission: 04/11/2022,Place : Pvt. Residence, Executed by: Self, Date of Execution: 04/11/2022 , Admitted by: Self, Date of Admission: 04/11/2022 ,Place : Pvt. Residence</p>
3	<p>Mr SUMAN GHOSH Son of Mr BIMAN GHOSH City:- , P.O:- KANTATALA, P.S:-Kolkata Leather Camp, District:-South 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:- BOxxxxxx4N, Aadhaar No: 28xxxxxxxx9203, Status :Confirming Party, Executed by: Self, Date of Execution: 04/11/2022 , Admitted by: Self, Date of Admission: 04/11/2022,Place : Pvt. Residence, Executed by: Self, Date of Execution: 04/11/2022 , Admitted by: Self, Date of Admission: 04/11/2022 ,Place : Pvt. Residence</p>

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Mrs PRITI KYAL Wife of Mr RISHI KYAL 30C, South End Park, City:- , P.O:- SASRAT BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:- AJxxxxxx5P, Aadhaar No: 81xxxxxxxx0898, Status :Individual, Status : Not Executed</p>

Identifier Details :

Name	Photo	Finger Print	Signature
<p>Mr SARIFUL ISLAM MOLLA Son of Mr CHDBAHAN MOLLA TARAHADIA, City:- , P.O:- PAKA POLE, P.S:-Kashipur, District:-South 24- Parganas, West Bengal, India, PIN:- 700135</p>			
Identifier Of Mr ALAUDDIN MOLYA, Mr KUTUBUDDIN MOLLA, Mr SUMAN GHOSH			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr ALAUDDIN MOLYA	Mrs PRITI KYAL-1.15 Dec
2	Mr KUTUBUDDIN MOLLA	Mrs PRITI KYAL-1.15 Dec



On 04-11-2022

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

Presented for registration at 20:05 hrs on 04-11-2022, at the Private residence by Mr ALAUDDIN MOLYA, 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 4,50,000/-

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

Execution is admitted on 04/11/2022 by 1. Mr ALAUDDIN MOLYA, Son of Mr MAOLABAKSA MOLYA, PAKA POLERHAT CHHAYANI, P.O: BHANGAR, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Cultivation, 2. Mr KUTUBUDDIN MOLLA, Son of Mr MAOLABAKSA MOLLA, PAKAPOLER HAT CHHAYANI, P.O: BHANGAR, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Cultivation, 3. Mr SUMAN GHOSH, Son of Mr BIMAN GHOSH, P.O: KANTATALA, Thana: Kolkata Leather Camp, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Hindu, by Profession Business

Identified by Mr SARIFUL ISLAM MOLLA, , Son of Mr CHOBAHAN MOLLA, TARAHADIA, P.O: PAKA POLE, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by profession Business

Anupam Halder

DISTRICT SUB-REGISTRAR

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

South 24-Parganas, West Bengal

On 09-11-2022

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 8,046.00/- (A(1) = Rs 4,500.00/- , B = Rs 3,500.00/- , E = Rs 14.00/- , H = Rs 28.00/- , M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 8,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/11/2022 3:06PM with Govt. Ref. No: 192022230160193501 on 04-11-2022, Amount Rs: 8,014/-, Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 202211040834271 on 04-11-2022, Head of Account 0030-03-104-001 -16



Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 13,521/- and Stamp Duty paid by Stamp Rs. 100.00/-, by online = Rs 13,521/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3949, Amount: Rs.100.00/-, Date of Purchase: 04/07/2022, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB: Online on 04/11/2022 3:06PM with Govt. Ref. No: 192022230160193501 on 04-11-2022, Amount Rs: 13,521/-, Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 202211040834271 on 04-11-2022, Head of Account 0030-02-103-003-02



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2022, Page from 374643 to 374665
being No 160412950 for the year 2022.



Digitally signed by ANUPAM HALDER
Date: 2022.11.09 16:44:44 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 2022/11/09 04:44:44 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)

13290/2024

I-12951/2024 I-12959/2024



पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL

AR 428931

13/12/2024
 Q-2009180499/2024

certified that the document is returned the
 Registrar. The signature should read the
 full name of the person along with the
 official designation and document



CONVEYANCE

1. Date: 13/12/24
2. Place: Kolkata
3. Parties

34096

24 MAY 2024

No..... ₹ 100/- Date.....

Name :

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

Address :

Vendor :

Alipore Collectorate, 24Pgs. (South)

SUBHANKAR DAS

STAMP VENDOR

Alipore Police Court, KOL-27



Ananta Chakraborty
C/o - Bislob Ghosh
Vill - Belachand
P.O - Gocharou
P.S - Jomajor
DIST - 24 Pas (N)
743391

District Office, Registrar IV
Englisher U/S 7 (2) of
Registration Act
Alipore, South 24 Parganas
13 DEC 2024

- 3.1 **BIDYUT GHOSH** *alias* **BIDYUT KUMAR GHOSH** (PAN: **AEIPG8371A** and **Aadhaar No. 4601 0812 7793**), son of Late Bhadrashwar Ghosh, by faith Hindu, by occupation Others, nationality Indian, residing at Jirangacha, Post Office Hatisala, Police Station Kashipur (formerly Bhangar), Kolkata-700135, District South 24 Parganas (**Vendor**, includes successors-in-interest)

And

- 3.2 **BALKRISHAN KYAL**, having PAN **ABDPK2892E** and **Aadhaar No. 2627 7669 6204**, 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).

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

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject Matter of Conveyance

- 4.1 **Said Property:** (1) Land classified as sali (agricultural) measuring 0.655 (zero point six five five) decimal, more or less, out of 11 (eleven) decimal, being a portion of R.S. Dag No. 116, corresponding L.R. Dag No. 110, recorded under R.S. Khatian No. 630, L.R. Khatian No. 1496, 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**) more fully described in **Part-I** of the **First Schedule** below **And** (2) land classified as danga (highland) measuring 0.1959 (zero point one nine five nine) decimal, more or less, out of 57 (fifty seven) decimal, being a portion of R.S. Dag No. 503, corresponding L.R. Dag No. 471, recorded under R.S. Khatian No. 582, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Second Property**) more fully described in **Part-II** of the **First Schedule** below, the First Property and Second Property are more fully and collectively described in the **Second Schedule** below (collectively **Said Property**) **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof.

5. Background, Representations, Warranties and Covenants

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



District Sub-Registrar IV
Registrar U/S (2) of
Companies Act, 1956
Mysore, South of Bangalore

3 DEC 2024

5.1.1 Devolution of First Property:

- (a) **Ownership of Esarat Laskar:** At all material time one Esarat Laskar was the sole and absolute owner in respect of land measuring 11 (eleven) decimal, being the entirety of C.S./R.S. Dag No. 116, corresponding to L.R. Dag No. 110, recorded under C.S. Khatian No. 108, 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 116**), free from all encumbrances.
- (b) **Demise of Esarat Laskar:** Said Esarat Laskar, a Muslim governed by the *Sunni* School of Mahomedan Law, died intestate leaving behind him surviving his only wife, Rupjan Bibi, 2 (two) sons, namely, (1) Entaj Ali Laskar and (2) Yunus Ali Laskar and 1 (one) daughter, Necharan Bibi alias Marijan Bibi, as his only legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Esarat Laskar in the Mother Property In R.S. Dag 116, free from all encumbrances.
- (c) **Subsequent Ownership of Mother Property In R.S. Dag 116:** In the above mentioned circumstances said (1) Rupjan Bibi, (2) Entaj Ali Laskar, (3) Yunus Ali Laskar and (4) Necharan Bibi alias Marijan Bibi have become the joint and absolute owners in respect of the Mother Property In R.S. Dag 116, recorded under R.S. Khatian No. 630, free from all encumbrances. Their respective ownership in the Mother Property In R.S. Dag 116 is given in the chart below:

Owner	C.S./R.S. Dag	L.R. Dag	Area (in dec.)
Rupjan Bibi	116	110	1.375
Entaj Ali Laskar	116	110	3.85
Yunus Ali Laskar	116	110	3.85
Necharan Bibi alias Marijan Bibi	116	110	1.925
Total:			11

- (d) **Sale to Elem Baksh Molla & Anr.:** By a Deed of Sale dated 13th April, 1959, registered in the Office of the Sub-Registrar, Bhangar, recorded in Book No. 1, Volume No. 32, at Pages 177 to 178, being Deed No. 3272 for the year 1959, said (1) Entaj Ali Laskar and (2) Rupjan Bibi sold, conveyed and transferred their right, title and interest in the Mother Property In R.S. Dag 116 unto and in favour of (1) Elem Baksh Molla, (2) Rahim Baksh Molla, (3) Anowar Ali Molla and (4) Moksed Ali Molla, free from all encumbrances. It is pertinent to mention here that the share of said Yunus Ali Laskar and Necharan Bibi alias Marijan Bibi in the Mother Property In R.S. Dag 116 have also been sold vide the aforesaid Deed No. 3272/1959. However, said Yunus Ali Laskar and Necharan Bibi alias Marijan Bibi were minors represented by their mother, Rupjan



Minister Sun. 12. 1984
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Registration 1984
L. 12. 1984

13 DEC 2024

Bibi without obtaining the Court Permission and therefore, such transfer of the minors' share is void in nature as per the operation of Mahommedan Law.

- (e) **Sale to Bhadreswar Ghosh:** By a Deed of Sale dated 2nd April, 1975, registered in the Office of the Sub-Registrar, Bhangar, recorded in Book No. 1, Volume No. 171, at Pages 278 to 280, being Deed No. 6115 for the year 1975, said (1) Rahim Baksh Molla and (2) Anowar Ali Molla sold, conveyed and transferred their right, title and interest in the Mother Property In R.S. Dag 116, unto and in favour of Bhadreswar Ghosh, free from all encumbrances. It is pertinent to mention here that said (1) Rahim Baksh Molla and (2) Anowar Ali Molla were actually entitled to land measuring 2.62 (two point six two) decimal, more or less, out of the Mother Property In R.S. Dag 116, however, they have sold more than their actual entitlement in the Mother Property In R.S. Dag 116 vide the aforesaid Deed.
- (f) **Ownership of Bhadreswar Ghosh:** In the above mentioned circumstances said Bhadreswar Ghosh became the sole and absolute owner in respect of land measuring 2.62 (two point six two) decimal, more or less, out of the Mother Property In R.S. Dag 116 (**Larger First Property**), free from all encumbrances.
- (g) **Demise of Bhadreswar Ghosh:** Said Bhadreswar Ghosh, a Hindu governed by the *Dayabhaga* School of Hindu Law, died intestate leaving behind him surviving his wife, Arati Ghosh, 2 (two) sons, namely, (1) Bidyut Ghosh and (2) Biman Ghosh and 2 (two) daughters, namely, (1) Banalata Ghosh alias Rekha Ghosh and (2) Bela Ghosh, as his only legal heirs and heiresses, who jointly and in equal share inherited the right, title and interest of Late Bhadreswar Ghosh in the Larger First Property, free from all encumbrances.
- (h) **Demise of Arati Ghosh:** Said Arati Ghosh, a Hindu governed by the *Dayabhaga* School of Hindu Law, died intestate leaving behind her surviving her 2 (two) sons, namely, (1) Bidyut Ghosh and (2) Biman Ghosh and 2 (two) daughters, namely, (1) Banalata Ghosh alias Rekha Ghosh and (2) Bela Ghosh, as her only legal heirs and heiresses, who jointly and in equal share inherited the right, title and interest of Late Arati Ghosh in the Larger First Property, free from all encumbrances.
- (i) **Ownership of First Property:** In the above mentioned events and circumstances said Bidyut Ghosh (the Vendor herein) has become the sole and absolute owner in respect of the First Property out of the Larger First Property and mutated his name in the records of the Block Land and Land Reforms Officer, Bhangar-II, under L.R. Khatian No. 1496, free from all encumbrances.



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

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5.1.2 Devolution of Second Property:

- (a) **Ownership of Uttam Chandra Ghosh:** At all material time one Uttam Chandra Ghosh was the sole and absolute owner in respect of land admeasuring 21.375 (twenty one point three seven five) decimal, comprised in R.S. Dag No. 503, recorded under R.S. Khatian No. 582, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Mother Property In R.S. Dag 503**), free from all encumbrances.
- (b) **Demise of Uttam Chandra Ghosh:** Said Uttam Chandra Ghosh, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate leaving behind him surviving his wife, Sashibala Dasi, 7 (seven) sons, namely, (1) Bipin Bihari Ghosh, (2) Satish Chandra Ghosh, (3) Jatish Chandra Ghosh, (4) Nagendra Nath Ghosh, (5) Khitish Chandra Ghosh, (6) Rajendra Nath Ghosh alias Rajendra Kumar Ghosh and (7) Lalit Mohan Ghosh and 2 (two) daughters, namely, (1) Subodh Bala Ghosh and (2) Radharani Ghosh, as his only legal heirs and heiresses, who jointly and in equal share inherited the right, title and interest of Late Uttam Chandra Ghosh in the Mother Property In R.S. Dag 503, free from all encumbrances.
- (c) **Demise of Sashibala Dasi:** Said Sashibala Dasi, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate leaving behind her surviving her 7 (seven) sons, namely, (1) Bipin Bihari Ghosh, (2) Satish Chandra Ghosh, (3) Jatish Chandra Ghosh, (4) Nagendra Nath Ghosh, (5) Khitish Chandra Ghosh, (6) Rajendra Nath Ghosh alias Rajendra Kumar Ghosh and (7) Lalit Mohan 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 503, free from all encumbrances.
- (d) **Ownership of Bipin Bihari Ghosh:** In the above mentioned circumstances said Bipin Bihari Ghosh became the sole and absolute owner in respect of land measuring 2.375 (two point three seven five) decimal, more or less, out of the Mother Property In R.S. Dag 503 (**Property Of Bipin**), free from all encumbrances.
- (e) **Demise of Bipin Bihari Ghosh:** Said Bipin Bihari Ghosh, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate leaving behind him surviving his 2 (two) sons, namely, (1) Bhadreswar Ghosh and (2) Siddheswar Ghosh and 1 (one) daughter, Niharbala Ghosh, as his only legal heirs and heiress, who jointly and in equal share inherited the right, title and interest of Late Bipin Bihari Ghosh in the Property Of Bipin, free from all encumbrances.



District Sub-Registrar IV
-Registration U/S 123 of
Registration Act 1908
Bangalore South 24 Perambals

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- (f) **Ownership of Niharbala Ghosh:** In the above mentioned circumstances said Niharbala Ghosh became the sole and absolute owner in respect of land measuring 0.7917 (zero point seven nine one seven) decimal, more or less, out of the Property Of Bipin (**Property Of Niharbala**), free from all encumbrances.
- (g) **Sale by Niharbala Ghosh:** By 2 (two) Deeds of Sale, being, (1) Deed of Sale dated 11th March, 1996, registered in the Office of the Sub-Registrar, Bhangar, recorded in Book No. 1, Volume No. 36, at Pages 381 to 390, being Deed No. 2315 for the year 1997 and (2) Deed of Sale dated 11th March, 1996, registered in the Office of the Sub-Registrar, Bhangar, recorded in Book No. 1, Volume No. 36, at Pages 391 to 400, being Deed No. 2316 for the year 1997, said Niharbala Ghosh, daughter of Late Bipin Bihari Ghosh, sold, conveyed and transferred her right, title and interest inter alia in the Property Of Niharbala unto and in favour of (1) Bidyut Ghosh and (2) Biman Ghosh, both are son of Late Bhadreswar Ghosh, free from all encumbrances.
- (h) **Ownership of Larger Second Property:** In the above mentioned circumstances said Bidyut Ghosh (the Vendor herein) became the sole and absolute owner in respect of land measuring 0.3959 (zero point three nine five nine) decimal, more or less, out of the Property Of Niharbala (**Larger Second Property**), free from all encumbrances.
- (i) **Sale by Vendor:** By a Deed of Conveyance dated 6th July, 2022, registered in the Office of the District Sub-Registrar-IV, South 24 Parganas at Alipore, recorded in Book No. 1, Volume No. 1604-2022, at Pages 230250 to 230284, being Deed No. 160407522 for the year 2022, said Bidyut Ghosh (the Vendor herein) sold, conveyed and transferred land measuring 0.2 (zero point two) decimal, more or less, in R.S. Dag No. 503 out of the Larger Second Property.
- (j) **Ownership of Second Property:** In the above mentioned circumstances said Bidyut Ghosh (the Vendor herein) remained the sole and absolute owner in respect of the Second Property, i.e. land measuring 0.1959 (zero point one nine five nine) decimal, more or less, out of the Larger Second Property, free from all encumbrances.

5.1.3 **Absolute Ownership of Vendor:** In the above mentioned events and circumstances the Vendor has become the sole and absolute owner in respect of the Said Property, comprised in the First Property and Second Property, free from all encumbrances and the Said Property is the subject matter of this Conveyance.

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



District Sub-Registrar-IV
Registrar O/S 7 (2) of
Registration 1905
Upper, South 24 Parganas

13 DEC 2024

- 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, 1975 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.
- 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.



District Sub-Registrar-IV
Registrar I/S (2) of
Registration I-408
Alipore, South 24 Parganas

13 DEC 2024

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 0.655 (zero point six five five) decimal, more or less, out of 11 (eleven) decimal, being a portion of R.S. Dag No. 116, corresponding L.R. Dag No. 110, recorded under R.S. Khatian No. 630, L.R. Khatian No. 1496, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-I** of the **First Schedule** below **And** (2) the Second Property, i.e., land classified as *danga* (highland) measuring 0.1959 (zero point one nine five nine) decimal, more or less, out of 57 (fifty seven) decimal, being a portion of R.S. Dag No. 503, corresponding L.R. Dag No. 471, recorded under R.S. Khatian No. 582, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-II** of the **First Schedule** below **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.
- 7.2 **Consideration:** The aforesaid transfer is being made in consideration of a sum of **Rs.6,00,000/- (Rupees Six Lakhs only)** paid by the Purchaser to the Vendor, receipt of which the Vendor hereby and by the Receipt and Memo of Consideration hereunder written, admits and acknowledges.

8. Terms of Transfer

- 8.1 **Sallent 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.

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District Sub-Registrar IV
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13 DEC 2024

- 8.1.3 **Free from Encumbrances:** free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lis pendens, uses, debutter, wakf, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, bargadars and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title.
- 8.1.4 **Together with All Other Appurtenances:** together with all other rights the Vendor has in the Said Property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property.
- 8.2 **Subject to:** The transfer being effected by this Conveyance is subject to:
- 8.2.1 **Indemnification by Vendor:** express indemnification by the Vendor about the correctness of the Vendor's title, Vendor's authority to sell and non existence of any encumbrances on the Said Property, which if found defective or untrue at any time, the Vendor shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendor hereby covenants that the Vendor or any person claiming under the Vendor in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Purchaser and/or the Purchaser's successors-in-interest and assigns, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the Purchaser and/or the Purchaser's successors-in-interest and assigns by reason of any claim made by any third parties with respect to the title of the Said Property. If any difficulty arises in respect of mutation of the Said Property in the name of the Purchaser then the Vendor shall at all times hereinafter, at the costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to mutate the name of the Purchaser in respect of the Said Property. In this regard the Vendor hereby clarifies that the R.S. Record of Rights and L.R. Record of Rights are not in parity with the Vendor's entitlement in said R.S. Dag Nos. 116 and 503 as recited under clause 5.1 and sub-clauses thereunder. However, the Vendor hereby convey all the Vendor's right, title and interest in the said R.S. Dags (acquired vide the aforesaid recital) under these presents whatsoever and howsoever in nature.
- 8.2.2 **Transfer of Property Act:** all obligations and duties of vendor and vendee as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.
- 8.3 **Delivery of Possession:** Khas, vacant, peaceful and physical possession of the Said Property has been handed over to the Purchaser.



Classified Data Registrar IV
Registrar of Companies
Registration, South 24 Parganas
3 DEC 2024

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



District Sub-Registrar-IV
Registrar, O/S 7 (2) of
Registration, 1/2018
Kishore, South 24 Parganas

13 DEC 2024

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

9. **Interpretation:**

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

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



District Sub-Registrar IV
Registrar 105 / 123 of
Registration 1-24
Alappur, South 24 Perdomas

13 DEC 2024

First Schedule
Part-I
(First Property)

Land vacant classified as sali (agricultural) measuring 0.655 (zero point six five five) decimal, more or less, out of 11 (eleven) decimal, being a portion of R.S. Dag No. 116, corresponding L.R. Dag No. 110, recorded under R.S. Khatian No. 630, L.R. Khatian No. 1496, 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. 116 is butted and bounded as follows:

On the North : By R.S. Dag No. 117
On the East : By R.S. Dag No. 118
On the South : By R.S. Dag No. 115
On the West : By R.S. Dag Nos. 104 & 108

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

Part-II
(Second Property)

Land vacant classified as danga (highland) measuring 0.1959 (zero point one nine five nine) decimal, more or less, out of 57 (fifty seven) decimal, being a portion of R.S. Dag No. 503, corresponding L.R. Dag No. 471, recorded under R.S. Khatian No. 582, 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. 503 is butted and bounded as follows:

On the North : By R.S. Dag No. 497
On the East : By R.S. Dag No. 501, 502, 504, 505, 506 & 507
On the South : By R.S. Dag no. 507
On the West : By Mouza Hatisala

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



District Sub-Registrar-IV
Registrar (I/C 12) of
Registration, South
24 Parganas

13 DEC 2024

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

Land vacant classified as sari (agricultural) measuring 0.655 (zero point six five five) decimal, more or less, out of 11 (eleven) decimal, being a portion of R.S. Dag No. 116, corresponding L.R. Dag No. 110, recorded under R.S. Khatian No. 630, L.R. Khatian No. 1496, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-I** of the **First Schedule** above

Land vacant classified as danga (highland) measuring 0.1959 (zero point one nine five nine) decimal, more or less, out of 57 (fifty seven) decimal, being a portion of R.S. Dag No. 503, corresponding L.R. Dag No. 471, recorded under R.S. Khatian No. 582, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-II** of the **First Schedule** above

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

The details of the Said Property are tabulated below:

R.S. Dag	L.R. Dag	R.S. Khatian	Total Area in Dag (in Dec)	Area Sold (in Dec)
116	110	630	11	0.655
503	471	582	57	0.1959
			Total:	0.8509



District Sub-Registrar IV
Mysore, Karnataka
Rajyangan 1-A
Mysore, South 24
13 DEC 2024

10. Execution and Delivery

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

Witnesses:

1. Anurag Chada
Vr-Bevachaud
P.O - Gochaton
P.S - Jorwager
Dist - 248690
743301

2. Atangir Raza Adv
23/1, Judge Court Road
P.O. & P.S. Alipore
Kol-27


Vendor

Drafted by:

Atangir Raza
HB/1366/03

Advocate

Alipore Judges Court
Kol-27



District Sub-Registrar-IV
Alipore, South 24 Parganas
Registration 1-4
REGISTRAR U/S 121 of
REGISTRATION ACT
13 DEC 2024

Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs.6,00,000/- (Rupees Six Lakhs only)** towards full and final payment of the consideration for sale of the Said Property described in the **Second Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
UTR No. IOBAR52024121200372601	12.12.24	Indian Overseas Bank	5,00,000.00
Total			6,00,000/-

Witnesses:

1. *Amir Ghosh*

2. *Atangir Reza Adh*

Bidyat Laha

































[Vendor]



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

13 DEC 2024

SPECIMEN FORM FOR TEN FINGER PRINTS

	<i>Basim</i>					
		Little Ring Middle Fore Thumb				
		(Left Hand)				
						
Thumb Fore Middle Ring Little						
(Right Hand)						
	<i>Ridgely</i>					
		Little Ring Middle Fore Thumb				
		(Left Hand)				
						
Thumb Fore Middle Ring Little						
(Right Hand)						
<p align="center">PHOTO</p>						
		Little Ring Middle Fore Thumb				
		(Left Hand)				
						
Thumb Fore Middle Ring Little						
(Right Hand)						



District Sub-Registrar IV
Registrar US / (2) of
Registration 1908
District, South 24 Palmetto

17 DEC 2024



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

Query No / Year	2003160439/2024	Office where deed will be registered
Query Date	12/12/2024 2:45:04 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	BHAKTA HARI NASKAR Baneshwarpur, P.O. Dakshin Barasat, Thana : Joynagar, District : South 24-Parganas, WEST BENGAL, PIN - 743372, Mobile No. : 9330394689, Status :Deed Writer	
Transaction	Additional Transaction	
[0101] Sale, Sale Document	[4308] Agreement [No of Agreement : 2]	
Set Forth value	Market Value	
Rs. 6,00,000/-	Rs. 6,00,000/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 30,020/- (Article:23)	Rs. 6,014/- (Article:A(1), E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks		

Land Details :

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

Sch No	Plot Number	Khatian Number	Land Use ROR Proposed		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-116	RS-630	Bastu	Shali	0.655 Dec	4,60,000/-	4,60,000/-	
L2	RS-503	RS-582	Bastu	Danga	0.1959 Dec	1,40,000/-	1,40,000/-	
		TOTAL :			.8509Dec	6,00,000 /-	6,00,000 /-	
	Grand Total :				.8509Dec	6,00,000 /-	6,00,000 /-	

Seller Details :

SI No	Name & address	Status	Execution Admission Details :
1	BIDYUT GHOSH Son of Late Bhadrashwar Ghosh, Jirangacha, City:- , P.O:- HATISALA, P.S.-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Date of Birth:XX-XX-1XX0, PAN No. AExxxxx1A, Aadhaar No.: 46xxxxxxxx7793, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self



Buyer Details :

Sl No	Name & address	Status	Execution Admission Details :
1	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, Date of Birth:XX-XX-1XX4, PAN No. ABxxxxxx2E. Aadhaar No.: 26xxxxxxxx6204,Status :Individual, Not Executed	Individual	Not Executed

Identifier Details :

Name & address
AMRITA GHOSH Son of BIFLOB GHOSH 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, , Identifier Of BIDYUT GHOSH

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	BIDYUT GHOSH	BALKRISHAN KYAL-0.655 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	BIDYUT GHOSH	BALKRISHAN KYAL-0.1959 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 11-01-2025) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 11-01-2025)
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.





Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



121220242031370144

GRIPS Payment Detail

GRIPS Payment ID:	121220242031370144	Payment Init. Date:	12/12/2024 17:56:27
Total Amount:	35934	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	4976675645533	BRN Date:	12/12/2024 17:56:51
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Mr BALKRISHAN KYAL
Mobile: 9330394689

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192024250313701458	Directorate of Registration & Stamp Revenue	35934
Total			35934

IN WORDS: THIRTY FIVE THOUSAND NINE HUNDRED THIRTY FOUR 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



192024250313701458

GRN Details

GRN:	192024250313701458	Payment Mode:	SBI Epay
GRN Date:	12/12/2024 17:56:27	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	4976675645533	BRN Date:	12/12/2024 17:56:51
Gateway Ref ID:	20241212626811	Method:	Indian Overseas Bank NB
GRIPS Payment ID:	121220242031370144	Payment Init. Date:	12/12/2024 17:56:27
Payment Status:	Successful	Payment Ref. No:	2003160439/2/2024 [Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr BALKRISHAN KYAL
Address:	30C, SOUTH END PARK, KOLKATA-700029
Mobile:	9330394689
Period From (dd/mm/yyyy):	12/12/2024
Period To (dd/mm/yyyy):	12/12/2024
Payment Ref ID:	2003160439/2/2024
Dept Ref ID/DRN:	2003160439/2/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003160439/2/2024	Property Registration- Stamp duty	0030-02-103-003-02	29920
2	2003160439/2/2024	Property Registration- Registration Fees	0030-03-104-001-16	6014
			Total	35934

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

PAID

Major Information of the Deed



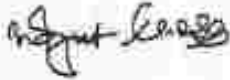
Deed No :	I-1604-12951/2024	Date of Registration	13/12/2024
Query No / Year	1604-2003160439/2024	Office where deed is registered	
Query Date	12/12/2024 2:45:04 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	BHAKTA HARI NASKAR Barishwarpur, P.O. Dakshin Barasat, Thana : Joynagar, District : South 24-Parganas, WEST BENGAL, PIN - 743372, Mobile No. : 9330394689, Status :Deed Writer		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement (No of Agreement : 2)		
Set Forth value	Market Value		
Rs. 6,00,000/-	Rs. 6,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 30,020/- (Article-23)	Rs. 6,046/- (Article:A(1), E)		
Remarks			

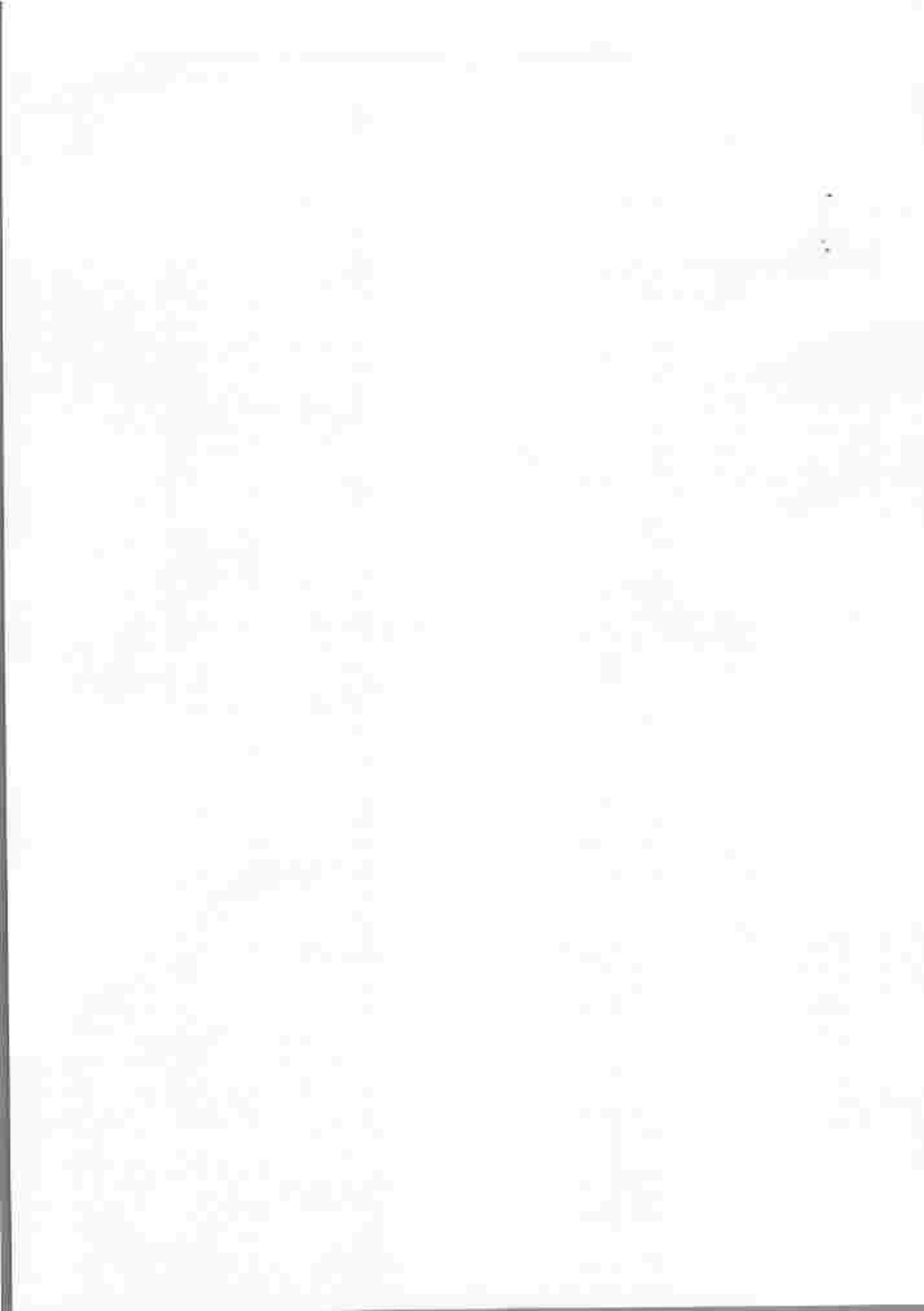
Land Details :

District: South 24-Parganas, P.S:- Kashipur, Gram Panchayat: BHAGAWANPLUR, 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-116	RS-630	Bastu	Shali	0.655 Dec	4,60,000/-	4,60,000/-	
L2	RS-503	RS-582	Bastu	Danga	0.1959 Dec	1,40,000/-	1,40,000/-	
		TOTAL :			.8509Dec	6,00,000 /-	6,00,000 /-	
		Grand Total :			.8509Dec	6,00,000 /-	6,00,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	BIDYUT GHOSH (Presentant) Son of Late Bhadreshwar Ghosh Executed by: Self, Date of Execution: 13/12/2024 Admitted by: Self, Date of Admission: 13/12/2024 ,Place : Office		 Captured	
	13/12/2024		13/12/2024	13/12/2024



Jirangacha, City:-, P.O:- HATISALA, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India Date of Birth: XX-XX-1XX0, PAN No.:: AExxxxxx1A, Aadhaar No: 46xxxxxxxx7793, Status :Individual, Executed by: Self, Date of Execution: 13/12/2024, Admitted by: Self, Date of Admission: 13/12/2024, Place : Office

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>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:- 700028 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India Date of Birth: XX-XX-1XX4, PAN No.:: ABxxxxxx2E, Aadhaar No: 26xxxxxxxx6204, Status :Individual, Status : Not Executed</p>

Identifier Details :

Name	Photo	Finger Print	Signature
<p>AMRITA GHOSH Son of BIPLOB GHOSH City:-, P.O:- GOCHARAN, P.S:-Joynagar, District:-South 24-Parganas, West Bengal, India, PIN:- 743391</p>		 Captured	
	13/12/2024	13/12/2024	13/12/2024

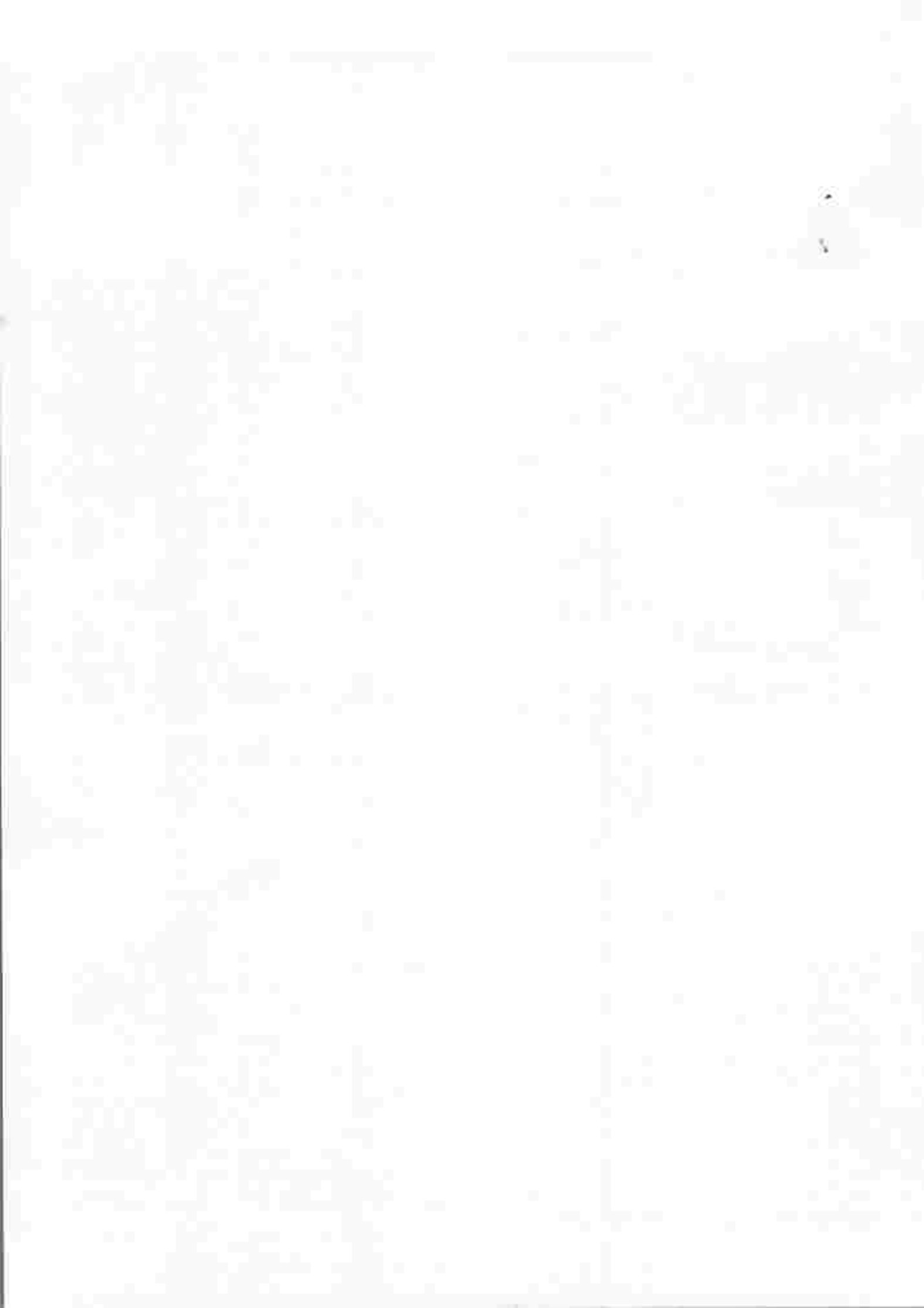
Identifier Of: BIDYUT GHOSH

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	BIDYUT GHOSH	BALKRISHAN KYAL-0.855 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	BIDYUT GHOSH	BALKRISHAN KYAL-0.1959 Dec



Endorsement For Deed Number : I - 160412951 / 2024

On 13-12-2024

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

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

Presentation(Under Section 52 & Rule 22A(3) 48(1),W.B. Registration Rules,1962)

Presented for registration at 11:30 hrs on 13-12-2024, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by BIDYUT GHOSH, Executant.

Certificate of Market Value(WB PLVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 6,00,000/-

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

Execution is admitted on 13/12/2024 by BIDYUT GHOSH, Son of Late Bhadrashwar Ghosh, Jirangacha, P.O: HATISALA, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Others

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 6,046.00/- (A(1) = Rs 6,000.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 6,014/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 12/12/2024 5:56PM with Govt. Ref. No: 192024250313701458 on 12-12-2024, Amount Rs: 6,014/-, Bank: SBI EPay (SBIEPay), Ref. No. 4976675645533 on 12-12-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 30,920/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 29,920/-

Description of Stamp

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 12/12/2024 5:56PM with Govt. Ref. No: 192024250313701458 on 12-12-2024, Amount Rs: 29,920/-, Bank: SBI EPay (SBIEPay), Ref. No. 4976675645533 on 12-12-2024, Head of Account 0030-02-103-003-02



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



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2024, Page from 371585 to 371607

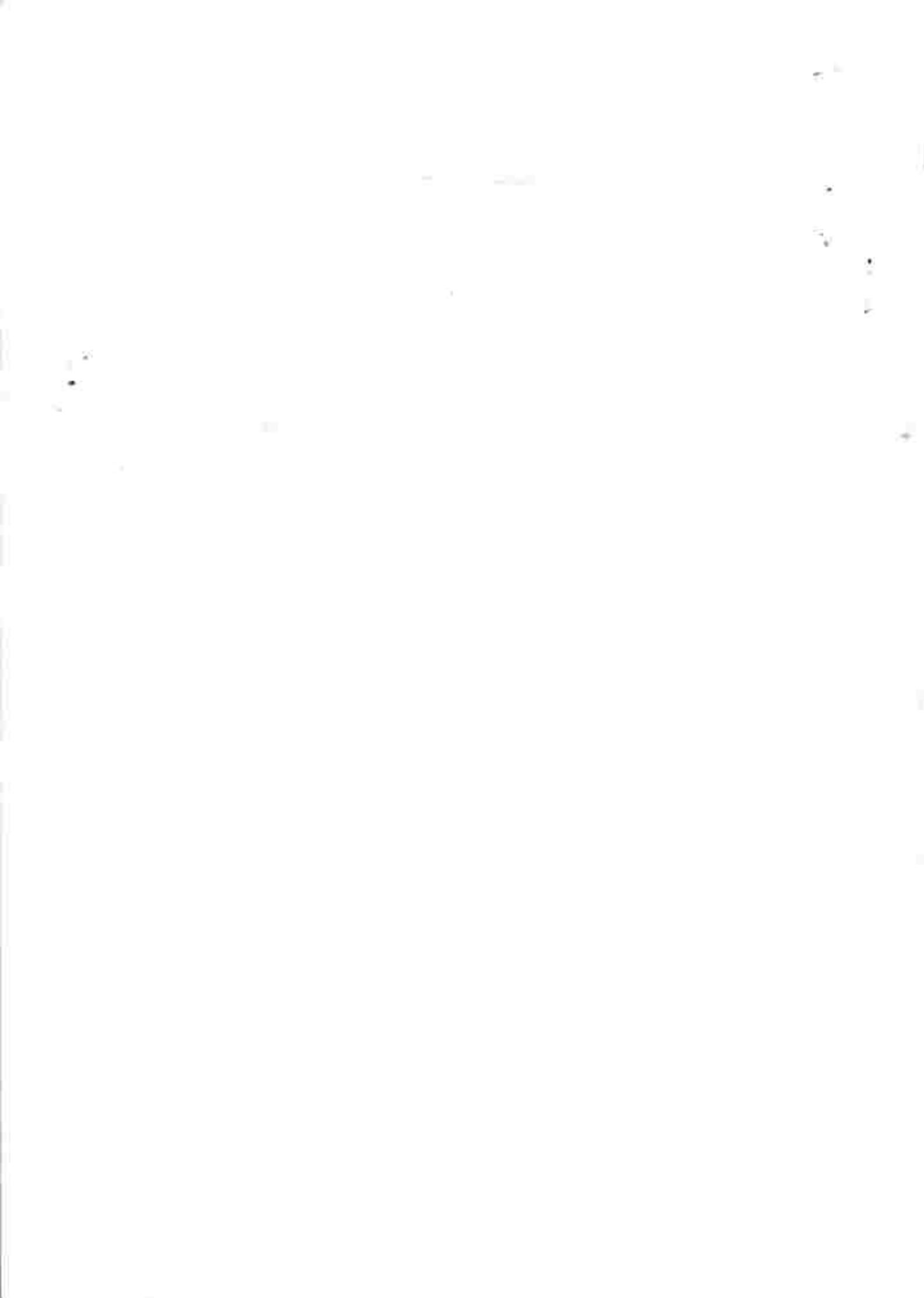
being No 160412951 for the year 2024.



(Handwritten signature)

Digitally signed by Anupam Halder
Date: 2024.12.13 17:19:56 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 13/12/2024
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.



01/2022/22

Z-12953/22



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AH 352959

Certified that the document is admitted the Registrar the signature sheets and the endorsement sheets attached with the same as the part of this document.

04/11/2022
 2003/36906/2022
 8-15 PM

District Sub-Registrar (2)
 Registration 1908
 Alipore, South 24 Parganas
 09 NOV 2022
 [Signature]

4.11.22
 9.11.22

CONVEYANCE

1. Date: 04/11/2022
2. Place: Kolkata
3. Parties

8-15 PM
 4/11/22

003951

04 JUL 2022

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

Name:.....**SIAMOIR REZA**
Address:.....**ADVOCATE**
.....**ALIPUR JUDGES COURT**
Vendor:.....**KOL-27**
.....**VSN/388/2005**

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

Handwritten signature



8193

Handwritten signature



8194



Handwritten signature



8195

L.T.T OF Satyabala Ghosh
By the pen Anwar Hossain



8196

Handwritten signature



Anwar Hossain

C/o-Nazir uddin Mondol

Vill- Jirangaeng

P.O- Hatisalg

P.S- Karmira

- 3.1 **SUDHIR GHOSH (PAN BVEPG6633D and AADHAAR NO. 519169206169**, son of Kenaram Ghosh, by faith- Hindu, by Occupation- cultivation, residing at Ghospara, Debalaya, Berachanpa, P.S.- Deganga, P.O.- Debalaya, District- North 24 Parganas, Pin-743424
- 3.2 **SUSANTA GHOSH (PAN BLAPG8764M and AADHAAR NO. 375869292832**, son of Kenaram Ghosh, by faith- Hindu, by Occupation- cultivation, residing at Ghospara, Debalaya, Berachanpa, P.S.- Deganga, P.O.- Debalaya, District- North 24 Parganas, Pin-743424
- 3.3 **SATYABALA GHOSH (PAN DVEPG3225H and AADHAAR NO. 371084112374**, daughter of Amulya Charan Ghosh, by faith- Hindu, by Occupation- cultivation, residing at Polerhat, Nayabad, P.S.- Kashipur, P.O.- Bhangar, District- South 24 Parganas, Pin-700135.
- 3.4 **SABITA GHOSH (PAN CLRPG2724F and AADHAAR NO. 922334881614**, daughter of Amulya Charan Ghosh, by faith- Hindu, by Occupation- cultivation, residing at Andulia, Chowhata, Haroa, P.S.- Haroa, P.O.- Chowhata, District- North 24 Parganas, Pin-743425,
- 3.5 **MINA GHOSH (PAN DVHPG0988N and AADHAAR NO. 687848879390**, daughter of Amulya Charan Ghosh, by faith- Hindu, by Occupation- cultivation, residing at Uttar Kashipur, P.S.- Kashipur, P.O.- Bhangar, District- South 24 Parganas, Pin-700135.
- 3.6 **BRINDE BALA GAZI alias BRINDA BALA GHOSH (PAN BJJPG0784L and AADHAAR NO. 313083236867**, daughter of Amulya Charan Ghosh, by faith- Islam, by Occupation- cultivation, residing at N005, Beonta, P.S.- Kolkata Leather Complex, P.O.- Beonta, District- South 24 Parganas, Pin-743502.
(Vendors, includes successors-in-interest)

And

- 3.7 **UMESH KYAL & OTHERS (HUF) (PAN AAHU2146P)**, having its address at 30C, South End Park, P.S.- Rabindra Sarovar (formerly Lake) Post Office- Sarat Bose Road, Kolkata- 700 029, represented by its Karta **UMESH KYAL**, having **PAN AGCPK9667R and Aadhaar No. 2627 7669 6204**, son of Late Govind Ram Kyal, by faith Hindu, by occupation Business, nationality Indian, of 30C, South End Park, Post Office Sarat Bose Road, Kolkata- 700 029, Police Station Lake, District South 24 Parganas, (**Purchaser**, includes successors-in-interest)

And

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

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



8197

সীমান্ত কেন্দ্র



8198

২ কোম্পানী সীমান্ত কেন্দ্র



8199

বিশ্বমুদ্রা মাঝে

আব্দুল হুসসৈন



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NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject Matter of Conveyance

- 4.1 **Said Property:** (1) Land classified as shali (agricultural) measuring 7.916 (seven point nine one six) decimal, more or less, out of 38 (thirty eight) decimal, being a portion of R.S. Dag No. 497, corresponding L.R. Dag No. 465, recorded under R.S. Khatian No. 582, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet (BGP), Sub-Registration District Bhangar, District South 24 Parganas (**First Property**) and more fully described in **Part-I** of the **First Schedule** below **And** (2) land classified as danga (highland) measuring 11.875 (eleven point eight seven five) decimal, more or less, out of 57 (fifty seven) decimal, being a portion of R.S. Dag No. 503, corresponding L.R. Dag No. 471, recorded under R.S. Khatian No. 582, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet (BGP), Sub-Registration District Bhangar, District South 24 Parganas (**Second Property**) and more fully described in **Part-II** of the **First Schedule** below the First Property and Second Property, are more fully and collectively described in the **Second Schedule** below (**collectively Said Property**) together with all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Said Property and appurtenances and inheritances for access and user thereof.

5. Background, Representations, Warranties and Covenants

- 5.1 **Representations, Warranties and Covenants Regarding Title:** The Vendors represents and warrants to and covenants with the Purchaser regarding title as follows:
- 5.1.1 **Ownership of Chamatkari Bala Ghosh:** At all material time one Chamatkari Bala Ghosh was the sole and absolute owner in respect of the (1) land measuring 9.5 (nine point five) decimals more or less, out of 38 (thirty eight) decimal, being a portion of R.S. Dag No. 497, corresponding L.R. Dag No. 465, recorded under R.S. Khatian No. 582, 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 (2) measuring 14.25 (fourteen point two five) decimal, more or less, out of 57 (fifty seven) decimal, being a portion of R.S. Dag No. 503, corresponding L.R. Dag No. 471, recorded under R.S. Khatian No. 582, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas free from all encumbrances (**collectively Mother Property**).
- 5.1.2 **Demise of Chamatkari Bala Ghosh:** Said Chamatkari Bala Ghosh, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate leaving behind him surviving his only daughter, Fakir Dasi Bala Ghosh, as her only legal heiress, who solely and absolutely inherited the right, title and interest of Late Chamatkari Bala Ghosh in the Mother Property, free from all encumbrances.



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- 5.1.3 **Demise of Fakir Dasi Bala Ghosh:** Said Fakir Dasi Bala Ghosh, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate leaving behind her surviving her 1(one) son namely (1) Goshto Behari Ghosh and 5(five) daughters namely (1) Jash Bala Ghosh alias Jashoda Bala Ghosh, (2) Satya Bala Ghosh, (3) Sabita Ghosh, (4) Mina Ghosh and (5) Brinde Bala Gazi alias Brinde Bala Ghosh, as her legal heirs, who jointly and in equal shares inherited the right, title and interest of Late Fakir Dasi Bala Ghosh in the Mother Property, free from all encumbrances.
- 5.1.4 **Demise of Jash Bala Ghosh alias Jashoda Bala Ghosh:** Said Jash Bala Ghosh alias Jashoda Bala Ghosh, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate leaving behind her surviving her 2 (two) sons namely (1) Sudhir Ghosh and (2) Sushanta Ghosh, as her legal heirs, who jointly and in equal shares inherited in equal shares the right, title and interest of Late Jash Bala Ghosh alias Jashoda Bala Ghosh in the Mother Property, free from all encumbrances.
- 5.1.5 **Absolute Ownership of Vendors:** In the above mentioned events and circumstances the Vendors herein has become the joint owners in respect of the Said Property, free from all encumbrances and the Said Property is the subject matter of this Conveyance.
- 5.1.6 **Agreement with Confirming Party:** Nizam Uddin Molla (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 have received the advance/earnest money as agreed between them.
- 5.1.7 **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.
- 5.1.8 **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 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 do not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955 and the West Bengal Estates Acquisition Act, 1953.



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- 5.2.3 **No Encumbrance by Act of Vendors:** The Vendors have not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.
- 5.2.4 **Right, Power and Authority to Sell:** The Vendors have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchaser.
- 5.2.5 **No Dues:** No tax in respect of the Said Property is due to the local authority and/or any other authority or authorities and no Certificate Case is pending for realization of any dues from the Vendors.
- 5.2.6 **No Right of Pre-emption:** No person or persons 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.

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



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or howsoever nature in the Said Property, more fully described in the **Second Schedule** below, being (1) the First Property i.e.; land measuring 7.916 (seven point nine one six) decimal, more or less, out of 9.5 (nine point five) decimals more or less out of 38 (thirty eight) decimal, being a portion of R.S. Dag No. 497, corresponding L.R. Dag No. 465, recorded under R.S. Khatian No. 582, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet (**BGP**), Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-I** of the **First Schedule** below **And** (2) the Second Property, i.e., land measuring 11.875 (eleven point eight seven five) decimal, more or less, out of 57 (fifty seven) decimal, being a portion of R.S. Dag No. 503, corresponding L.R. Dag No. 471, recorded under R.S. Khatian No. 582, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet (**BGP**), Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-II** of the **First Schedule** below **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

7.2 Consideration: The aforesaid conveyance of the Said Property is being made in consideration of a sum of **Rs.44,00,000/-** (Rupees Forty Four Lakh only) (**Total Consideration**) out of which the Purchaser has paid Rs.29,00,000/- (Rupees Twenty Nine Lakh only) directly to the Vendor receipt of which Vendor hereby and by the Vendors' Receipt and Memo of Consideration hereunder written, admits and acknowledges and Rs.15,00,000/- (Rupees Fifteen Lakh only) to the Confirming Party towards reimbursement of earnest money, receipt of which the Confirming Party hereby and by the Confirming Party's Receipt and Memo of Consideration hereunder written, admits and acknowledges

8. Terms of Transfer

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

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

8.1.2 Absolute: absolute, irreversible and perpetual.

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

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



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- 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. Further, the Vendors hereby conveys all the Vendors' right, title and interest in the said R.S. Dag Nos. 497 and 503 under these presents whatsoever and howsoever in nature.
- 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 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



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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 and without any further consideration as and when required by the Purchaser.
9. **Interpretation:**
- 9.1 The headings in this Conveyance are inserted for convenience only and shall be ignored in construing the provisions of this Conveyance.
- 9.2 Words and phrases have been defined in this Conveyance by printing them in bold and putting them within brackets. Where a word or phrase is defined, other parts of speech or grammatical forms of that word or phrase shall have corresponding meaning.



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First Schedule
Part-I
(First Property)

Land vacant classified as shali (agricultural) measuring 7.916 (seven point nine one six) decimal, more or less, out of 9.5 (nine point five) decimals more or less out of 38 (thirty eight) decimal, being a portion of R.S. Dag No. 497, corresponding L.R. Dag No. 465, recorded under R.S. Khatian No. 582, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhaganpur Gram Panchayet (**BGP**), Sub-Registration District Bhangar, District South 24 Parganas and the said Dag is butted and bounded as follows:

On the North : By R.S. Dag Nos. 111, 112, 113, 118 & 121
On the East : By R.S. Dag No. 479
On the South : By R.S. Dag Nos. 501, 500, 499, 498, 496 & 503
On the West : By Mouza Hatisala.

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

Part-II
(Second Property)

Land vacant classified as Danga (highland) measuring 11.875 (eleven point eight seven five) decimal more or less, out of 14.25 (fourteen point two five) decimal, more or less, out of 57 (fifty-seven) decimal, being a portion of R.S. Dag No. 503, corresponding L.R. Dag No. 471, recorded under R.S. Khatian No. 582, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhaganpur Gram Panchayet (**BGP**), Sub-Registration District Bhangar, District South 24 Parganas and the said Dag is butted and bounded as follows:

On the North : By R.S. Dag No. 497
On the East : By R.S. Dag Nos. 501, 502, 504, 505, 506 & 507
On the South : By R.S. Dag No. 507
On the West : By Mouza Hatisala.

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



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2nd Schedule
(Said Property)
[Subject Matter of Conveyance]

Land vacant classified as shali (agricultural) measuring 7.916 (seven point nine one six) decimal, more or less, out of 9.5 (nine point five) decimals more or less out of 38 (thirty eight) decimal, being a portion of R.S. Dag No. 497, corresponding L.R. Dag No. 465, recorded under R.S. Khatian No. 582, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhaganpur Gram Panchayet (BGP), Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-I** of the **First Schedule** above

Land (vacant) classified as Danga (highland) measuring 11.875 (eleven point eight seven five) decimal more or less, out of 14.25 (fourteen point two five) decimal, more or less, out of 57 (fifty seven) decimal, being a portion of R.S. Dag No. 503, corresponding L.R. Dag No. 471, recorded under R.S. Khatian No. 582, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhaganpur Gram Panchayet (BGP), Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-II** of the **First Schedule** above.

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

The details of the Said Property are tabulated below:

R.S. Dag No.	L.R. Dag No.	R.S. Khatian No.	Total Area in Dag (in Dec)	Area Sold (in Dec)
497	465	582	38	7.916
503	471	582	57	11.875
			Total	19.791



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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. Anowar Hussain
Vill - Tirumangalam
P.O - Hatisala

[Handwritten signature]

SUDHIR GHOSH

2. Jisun Bera
Vill - po - Bhampur.
P.S - Kasaipur.

[Handwritten signature]

SUSANTA GHOSH

satyaBaba

L.T.I of Ghosh



By the pen of Anowar Hussain

SATYABALA GHOSH

[Handwritten signature]

SABITA GHOSH

[Handwritten signature]

MINA GHOSH

[Handwritten signature]

BRINDE BALA GAZI
(Vendors)

[Handwritten signature]

(Confirming Party)

Drafted by

[Handwritten signature] HB/1366/03

Advocate

Alipore Judge's Court
KOL-27

Read over and explained to the parties the true meaning and contents of the Deed of Conveyance and the Vendor and Vendors who have signed the same in the presence of the witnesses above named.

Anowar Hussain



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Vendor's Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs.29,00,000/-** (Rupees Twenty Nine Lakh only) towards full and final payment of the consideration for sale of the Said Property described in the **Second Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)	In favour of
UTR NO. IOBAR52022110400134127	04.11.2022	Indian Overseas Bank	2,50,000/-	SUDHIR GHOSH
UTR NO. IOBAR52022110400131206	04.11.2022	Indian Overseas Bank	2,50,000/-	SUSANTA GHOSH
UTR NO. IOBAR52022110400135523	04.11.2022	Indian Overseas Bank	5,00,000/-	SATYABAL A GHOSH
UTR NO. IOBAR52022110400136257	04.11.2022	Indian Overseas Bank	5,00,000/-	SABITA GHOSH
UTR NO. IOBAR52022110400139209	04.11.2022	Indian Overseas Bank	5,00,000/-	MINA GHOSH
UTR NO. IOBAR52022110400142395	04.11.2022	Indian Overseas Bank	5,00,000/-	BRINDE BALA GAZI
UTR NO. IOBAR52022110400140639	04.11.2022	Indian Overseas Bank	4,00,000/-	BRINDE BALA GAZI
Total			29,00,000/-	

Witnesses:

1. Anwar Hossain


SUDHIR GHOSH


SUSANTA GHOSH

L.T.I of SATYABALA GHOSH


2. Jitendra

By the pen of Anwar Hossain


SATYABALA GHOSH



SABITA GHOSH



MINA GHOSH



BRINDE BALA GAZI
(Vendors)



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

04 NOV 2022

Confirming Party's Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs.15,00,000/-** (Rupees Fifteen Lakh only) towards full and final payment of reimbursement of earnest money for nominating the Said Property described in the **Second Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
UTR NO. IOBAR52022110400143660	04.11.2022	Indian Overseas Bank	10,00,000/-
UTR NO. IOBAR52022110400142887	04.11.2022	Indian Overseas Bank	5,00,000/-
Total			15,00,000/-

Witnesses:

1. *Arjun - Hussain*

2. *Jivan Ali*

Nishu Raju























Confirming Party



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Foundation 1916
Alaura, South 24 Parganas

04 NOV 2022

SPECIMEN FORM FOR TEN FINGER PRINTS

PHOTO						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
	<i>Umaiyal</i>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
	<i>with red ink</i>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				




Nithya Mohan



District Sub-Registrar-IV
Registration (RS 7 12) of
Registration 1908
Alipore, South 24 Parganas

04 NOV 2022

SPECIMEN FORM FOR TEN FINGER PRINTS

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

L.T.I of Satyabala Ghosh

By the pen of Anwarul Haque



District Sub-Registrar
Registrar U/S 7 (2) of
Registration 1008
Alipore, South 24 Parganas

04 NOV 2022

SPECIMEN FORM FOR TEN FINGER PRINTS

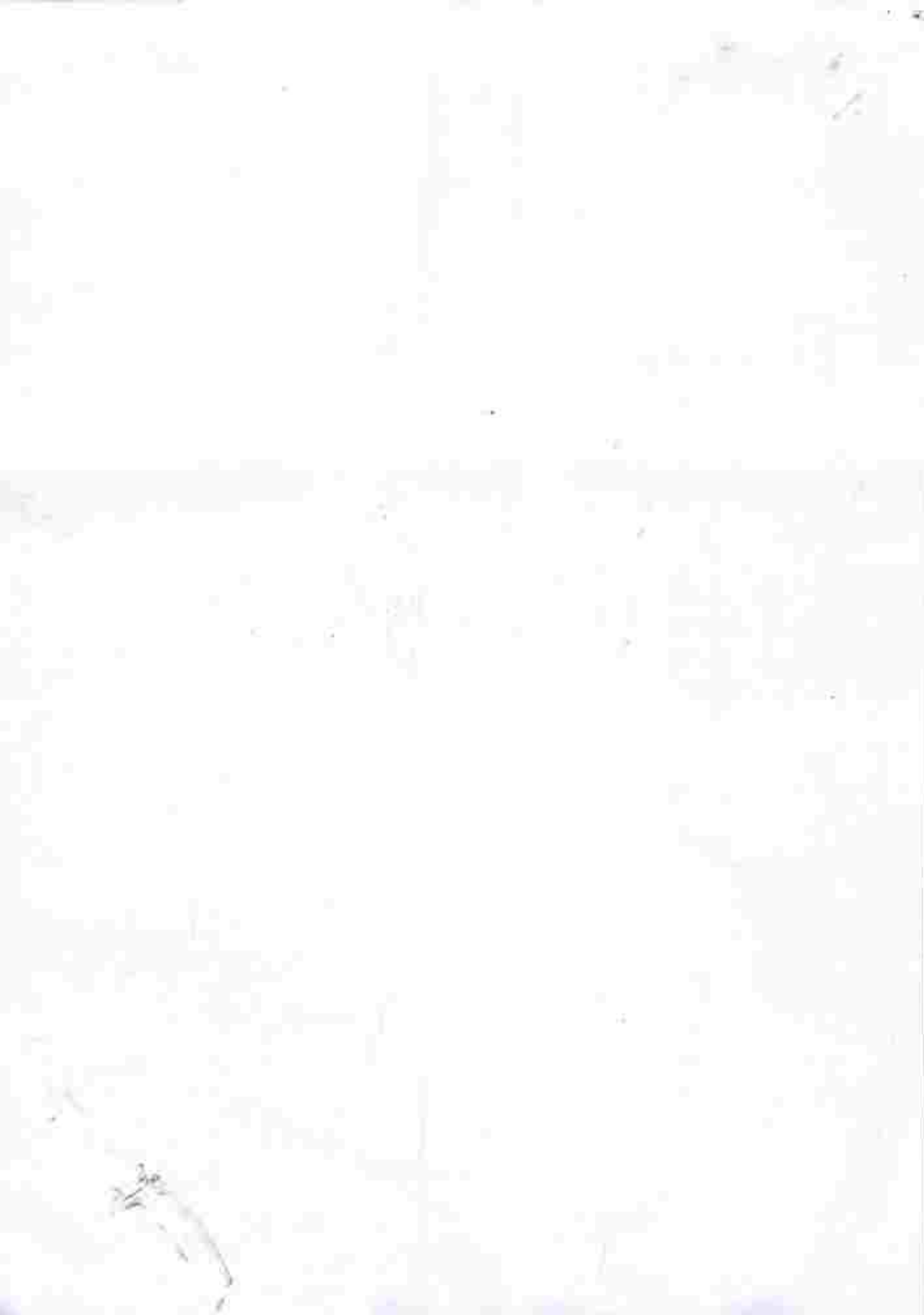
 <p>Handwritten name: <i>ଶ୍ରୀମତୀ ସେନା</i></p>	<p>Handwritten ID: <i>୧୩୨୧୭୧୫</i></p>					
		(Left Hand)				
						
		(Right Hand)				
 <p>Handwritten name: <i>ଶ୍ରୀମତୀ ସେନା</i></p>	<p>Handwritten ID: <i>୧୩୨୧୭୧୫</i></p>					
		(Left Hand)				
						
		(Right Hand)				
 <p>Handwritten name: <i>ଶ୍ରୀମତୀ ସେନା</i></p>	<p>Handwritten ID: <i>୧୩୨୧୭୧୫</i></p>					
		(Left Hand)				
						
		(Right Hand)				



District Sub-Registrar-IV
Registrar US 7 (2) of
Registration 1908
Alappur, South 24 Parganas
04 NOV 2022



Unen yed



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

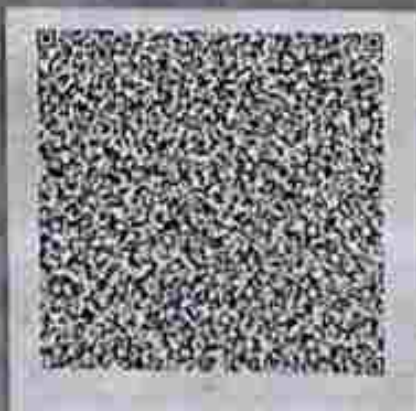


नाम / Name

NIJAM UDDIN MOLLA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

COZPMS223Q



पिता का नाम / Father's Name
ABDUL JALIL MOLLA

नाम की तारीख / Date of Birth

01/01/1989

Handwritten signature
निजाम उद्दीन मल्ला
इस्तासिर / Signature

44898





राष्ट्रीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
 Unique Identification Authority of India
 Government of India

Enrollment No : 2109/72469/07857

To
 Nisam Uddin Molla

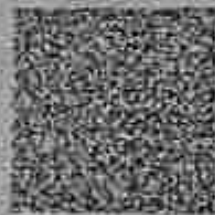
2011/2015

SO Abdul Jam Molla
 Kachharya
 Bakharia
 Hatturua Bhangar - 87 Road 24 Porpara
 West Bengal 743002
 9720981104

80046221



KAN00902218934



आपका आधार क्रमांक / Your Aadhaar No. :

4016 2375 5842

मेरा आधार, मेरी पहचान



भारत सरकार

राष्ट्रीय विशिष्ट पहचान प्राधिकरण



Nisam Uddin Molla
 SO Bakharia



4016 2375 5842

मेरा आधार, मेरी पहचान

Handwritten signature



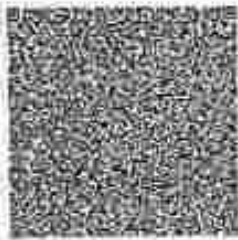
ভারত সরকার
Government of India

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

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

To:
অনোয়ার হোসেন
Anwar Hossain
Jhargacha
Jiran Gachhi
South 24 Parganas West Bengal - 700135
628960156

Signature valid
২৪



আপনার অধার সংখ্যা / Your Aadhaar No. :

3359 4306 4129

VOT : 9177 0190 9254 3681

আমার অধার, আমার পরিচয়



ভারত সরকার
Government of India



Enrolment No.: 0013/15001/15539



অনোয়ার হোসেন
Anwar Hossain
Enrollment/DOB: 12/02/2003
SEX: MALE

3359 4306 4129

VOT : 9177 0190 9254 3681

আমার অধার, আমার পরিচয়



Government of India



AADHAAR

তথ্য

- অধার পরিচয় প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- বিদেশি সিভিকিটি প্রমাণ / অধারটির প্রয়োজন / অধারটির প্রমাণিতকরণ অধারের ব্যক্তি পরিচয় প্রমাণ করে দেবে।
- এটি এক ইলেকট্রনিক প্রক্রিয়াকৃত ডকুমেন্ট

INFORMATION

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

- অধার সারা দেশে মান্য
- অধার আপনাকে বিভিন্ন সরকারি ও বেসরকারি পরিষেবা গ্রহণের সহায়তা করে।
- অধারে আপনার মোবাইল নম্বর ও ইমেল আইডি আপডেট করুন।
- অধার নিয়ন্ত্রণ করে ফোন ডাউন, mAadhaar App ইনস্টল করুন।

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



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India



ঠিকানা:
অনোয়ার হোসেন, বরিশা উল্লাহ মসজিদ,
বরিশা উল্লাহ - 700135

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

Enrolment No.: 0013/15001/15539



3359 4306 4129

VOT : 9177 0190 9254 3681

আমার অধার, আমার পরিচয়

Anwar Hossain

Anwar Hossain

Anwar Hossain





जायकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SUDHIR GHOSH
KENARAM GHOSH
23/08/1957
 Permanent Account Number
BVEFG6033D

Signature

In case this card is lost / found, kindly inform / return to :-
 Income Tax (AN) Services Unit, OFFICE
 Plot No. A, Sector 31, CHS Bhopal,
 Near Mumbai - 400 612

इस कार्ड को खोने/पाने के अवसर सूचित करें/वापस करें
 आयकर सेवा सेवाएँ, प्लॉट नं. A, सेक्टर 31, बhopal,
 नजद मुंबई - 400 612







ভারত সরকার

Government of India

ভারত সরকার আইডি / Enrollment No.: 1111/98003/03362

To
সুন্দর গোস্বামী
Susanta Ghosh
. GHOSH PARA
DEBALAY
Kaukepara
Debalaya
Deganga North 24 Parganas
West Bengal 743424



ML623521209FT



আপনার অ্যাডহার সংখ্যা / Your Aadhaar No. :

3758 6929 2832

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India

সুন্দর গোস্বামী
Susanta Ghosh
পিতা : কেমরাম গোস্বামী
Father : KENARAM GHOSH
অ্যাডহাউস / DOB : 1308/1950
স্থান / Male



3758 6929 2832

আধার - সাধারণ মানুষের অধিকার



তথ্য

- অধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা গাঠ করা হয়।

INFORMATION

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

- অধার সারা দেশে মান্য।
- অধার শুধুমাত্র 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 .



ভারত সরকার
Government of India

ঠিকানা:
সুন্দর গোস্বামী, দেবালয়,
কাকুপারা, উত্তর-২৪ পরগনা,
দেবালয়, পশ্চিম বঙ্গ, 743424

Address:
. GHOSH PARA, DEBALAY,
Kaukepara, North 24 Parganas,
Debalaya, West Bengal, 743424

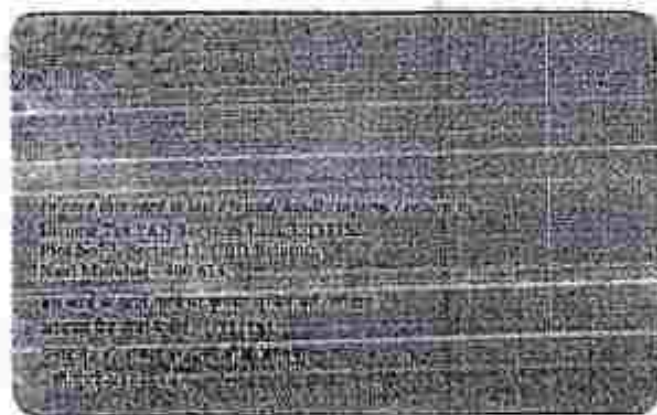
3758 6929 2832



সুন্দর গোস্বামী



Susanta Ghosh





आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card



नाम / Name

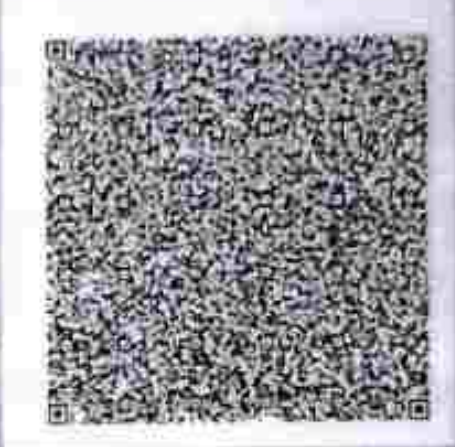
SATYABALA GHOSH

पिता का नाम / Father's Name

AMULYA CHARAN GHOSH

जन्म की तिथि / Date of Birth

01/01/1954



अभिधान

हस्ताक्षर / Signature

17140

by Mrs. Anouson - endstain



Pan Pending



भारत सरकार
Unique Identification Authority of India
Government of India

Enrollment No. : 1040/20374/06755

In
Katyabala Ghosh
POLEHAT
NGWABAD
Mandir
Panchayat South 24 Parganas
West Bengal - 700135



KXG320762977

3207439



आधार संख्या / Your Aadhaar No. :

3710 8411 2374

आधार - साधारण মানুষের অধিকার



তথ্য

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

INFORMATION

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

- आधार सार्रा देते हलल।
- आधार ङविवलते सरकारी ङ बेसरकारी परिसेवा हललर सलसेक हवे।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

ভারত সরকার
Government of India

ক্যাটাবালা গোস্বামী
Katyabala Ghosh
পিতা - আশুলা চরণ গোস্বামী
Father - ASHULA CHARAN GHOSH

3710 8411 2374




आधार - साधारण মানুষের অধিকার

ভারত সরকার
Government of India

ক্যাটাবালা গোস্বামী
Katyabala Ghosh
ঠিকানা - পোলেহাট, নগাবাদ, দক্ষিণ ২৪ পর্গনা
Address: POLEHAT, NGWABAD, Neeabed, South 24 Parganas, Panchayat West Bengal, 700135

3710 8411 2374

1800 300 1847

www.aadhaar.gov.in

www.aadhaar.gov.in



L.T.I OF KATYABALA GHOSH
by the Pan - Arrowon Chossain





ভারত সরকার
 Government of India

ভূমিকাভুক্তির আই. ডি / Enrollment No 1111/87707/22388

সবিতা ঘোষ
 Sabita Ghosh
 ANDULJA
 Andula
 Chowhata Haroa North 24 Parganas
 West Bengal 743425

27/11/2014

সং: 4711 / 07W / 865583 / 867085 / P



8E296076922FT



আসনার সংখ্যা / Your Aadhaar No. :

9223 3488 1614

সাধারণ মানুষের অধিকার



ভারত সরকার
 Government of India



সবিতা ঘোষ
 Sabita Ghosh
 পিতা : অমল চরণ ঘোষ
 Father : AMALYA CHARAN
 GHOSH
 জন্মদিন / DOB : 11/02/1993
 লিঙ্গ : Female



9223 3488 1614

সাধারণ মানুষের অধিকার

সবিতা ঘোষ



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

INFORMATION

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

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

07W / 865583



ভারতীয় নিখিল পরিচয় প্রাধিকার
 Unique Identification Authority of India

ঠিকানা: অমলিয়া, অমলিয়া,
 চৌহাটা, উত্তর ২৪ পরগনা, পশ্চিম
 বঙ্গ, ৭৪৩৪২৫

Address: ANDULJA, Andula,
 Chowhata, North 24 Parganas,
 West Bengal, 743425

9223 3488 1614



182 300 1847



help@uidai.gov.in



www.uidai.gov.in





भारत सरकार





পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।

পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ ছাড়া লাভ
হবে না।

IDENTIFICATION

is proof of identity, not of citizenship.

To establish identity, authenticate online.

সারা দেশে মানে।

ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা
প্রাপ্তির সহায়ক হবে।

It is valid throughout the country.

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

ভারত সরকার
Unique Identification Authority of India

ঠিকানা:
উত্তর কশ্মির, অফিস ২৯
পল্লভা, উত্তর কশ্মির, পশ্চিম
বঙ্গ, ৭০০১২৫

Address:
Uttar Kashiur, South 24 Parganas,
Uttar Kashiur, West Bengal,
700135

6878 4887 9390



1800 301 3347



help@uidai.gov.in



www.uidai.gov.in



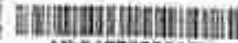
ভারত সরকার

Unique Identification Authority of India
Government of India

ভারতসংস্কৃতির আই ডি / Enrollment No.: 1040r22067/5898

To
মিমা গোস্বামী
Mina Ghosh
Uttar Kashiur
Uttar Kashiur
Bhanganr-II South 24 Parganas
West Bengal 700135

104078303



MLB46782658FT



আপনার আধার সংখ্যা / Your Aarhaar No. :

6878 4887 9390

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



মিমা গোস্বামী
Mina Ghosh
লিঙ্গ : স্ত্রী (Female)
Father : Amiya Ghosh
জন্ম তারিখ / DOB : 18/01/1965
মহিলার / Female



6878 4887 9390

আধার - সাধারণ মানুষের অধিকার

মীনা গোস্বামী



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

DVHPG9988N



नाम / Name
MIRA GHOSH

पिता का नाम / Father's Name
AMULYA GHOSH

जन्म की तिथि / Date of Birth
16/04/1965

हस्ताक्षर / Signature

100017



In case this card is lost / found, kindly inform / return to :

Income Tax PAN Services Unit, UT1132,
Plot No. 3, Sector 11, CBD Noida,
New Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचना दें/सीधे
आयकर सेवा यूनिट, UT1132,
प्लॉट नं. 3, सेक्टर 11, सीडीबी नोएडा,
नयी मुंबई-400 614

Payable Government Stamps
For Income Tax Related
Queries call Toll free No.
1800 120 1234
or
1800 120 1234

मीरा ग़ोश



आयकर विभाग
TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

(एनई) सेवा प्रमाण पत्र
 (NE) Service Certificate
BJRPSHNE

PRINDE BALA GAZI
AMULYA CHARAN GHOSH

27/02/11

(Certificate and Service Certificate is valid only if it is
 issued by PAN Service Department,
 The NS-X sector II, CIO Layout,
 New Delhi-110002, India.

(This certificate is valid only if it is
 issued by the
 NS-X sector II, CIO Layout,
 New Delhi-110002, India.

आयकर विभाग
TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

27/02/11





ভারত সরকার
Government of India



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকার
Unique Identification Authority of India

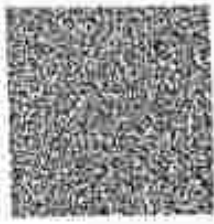
প্রশাসনিক পরিচয় নম্বর: Enrolment No.: 0013/15016/13284

Download Date: 21/01/2018

To
কুমার সত্য গাঙ্গুলী
Bride Bala Gazi
C/O: Anulya Charan Ghosh
N005
Banda
Buxaria
South 24 Parganas West Bengal - 743502
9830079238

Issue Date: 20/01/2018

Signature valid
20/01/2018 11:58:00 AM



আপনার আধার নম্বর / Your Aadhaar No. :

3130 8323 6867
VID : 9101 7553 0125 6300

আমার আধার, আমার পরিচয়



भारत सरकार
GOVERNMENT OF INDIA



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- বিদেশি ডিভাইসে (সেফ / অ্যান্ড্রয়েড / আইফোন) আধারের প্রমাণিতকরণ করা যায়।
- এটি এক ইলেকট্রনিক প্রক্রিয়াকৃত ডকুমেন্ট

INFORMATION

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

- আধার কার্যকর দেশের সর্বত্র
- আধার আপনাকে বিভিন্ন সরকারী ও বেসরকারী পরিষেবা গ্রহণের সুযোগ দেবে।
- আপনার আধার মোবাইল ফোনে ৩ ইন্সটল করে একটি অ্যাপডাউন করুন।
- আধার নিয়ে খুঁজুন অ্যাপ, mAadhaar App।

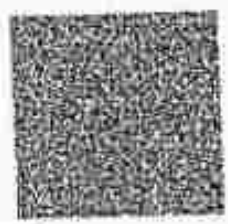
- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone - use mAadhaar App.



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকার
Unique Identification Authority of India



কুমার সত্য গাঙ্গুলী
Bride Bala Gazi
C/O: Anulya Charan Ghosh, N005, Banda,
South 24 Parganas,
West Bengal - 743502



3130 8323 6867
VID : 9101 7553 0125 6300

1347 | 250 help@uidai.gov.in | www.uidai.gov.in

২০০৭ সাল ১০ মাস ১০ তারিখ





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

Query No / Year	2003136906/2022	Office where deed will be registered
Query Date	03/11/2022 3:57:51 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	VINAYAK LEGAL 122/1R, Satyendra Nath Majumdar Sarani, Thana : Tollygunge, District : South 24-Parganas, WEST BENGAL, PIN - 700026, Mobile No : 9330394689, Status :Seller/Executant	
Transaction	Additional Transaction	
[0101] Sale, Sale Document	[4308] Agreement [No of Agreement : 2], [4311] Receipt [Rs : 15,00,000/-]	
Set Forth value	Market Value	
Rs. 44,00,000/-	Rs. 44,00,000/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable:	
Rs. 1,32,021/- (Article 25)	Rs. 59,014/- (Article A(1), E, B)	
Mutation Fee Payable:	Expected date of Presentation of Deed:	Amount of Stamp Duty to be Paid by Non Judicial Stamp
Remarks		

Land Details :

District: South 24-Parganas, Thana: Kashipur, Gram Panchayat: BHAGAWANPUR, Mouza: Jirangacha, 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-497	RS-582	Bastu	Shali	7.916 Dec	17,59,910/-	17,59,910/-	
L2	RS-503	RS-582	Bastu	Danga	11.875 Dec	26,40,090/-	26,40,090/-	
		TOTAL :			19.791Dec	44,00,000 /-	44,00,000 /-	
		Grand Total :			19.791Dec	44,00,000 /-	44,00,000 /-	

Seller Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Mr SUDHIR GHOSH Son of Mr KENARAM GHOSH, City:- , P.O:- DEBALAYA, P.S:- Deganga, District:-North 24-Parganas, West Bengal, India, PIN:- 743424 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. BVxxxxxx3D, Aadhaar No. : 51xxxxxxxx8169, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self



Query No: 2003136906 of 2022, Printed On : Nov 4 2022 1:41PM, Generated from wlsregstatin.grs.in



2	Mr SUSANTA GHOSH Son of Mr KENARAM GHOSH, City:- , P.O:- DEBALAYA, P.S:- Deganga, District:-North 24-Parganas, West Bengal, India, PIN:- 743424 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. BLxxxxxx4M, Aadhaar No.: 37xxxxxxxx2832, Status Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
3	Mrs SATYABALA GHOSH Daughter of Mr AMULYA GHOSH, City:- , P.O:- BHANGAR, P.S:- Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. DVxxxxxx5H, Aadhaar No.: 37xxxxxxxx2374, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
4	Mrs SABITA GHOSH Daughter of Mr AMULYA GHOSH, City:- , P.O:- CHOWHATA, P.S:-Haroa, District:-North 24-Parganas, West Bengal, India, PIN:- 743425 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. CLxxxxxx4F, Aadhaar No.: 92xxxxxxxx1614, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
5	Mrs MINA GHOSH Daughter of Mr AMULYA GHOSH, City:- , P.O:- BHANGAR, P.S:- Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. DVxxxxxx8N, Aadhaar No.: 68xxxxxxxx9390, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
6	Mrs BRINDE BALA GAZI Daughter of Mr AMULYA GHOSH, City:- , P.O:- BEONTA, P.S:- Kolkata Leather Camp, District:-South 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. BJxxxxxx4L, Aadhaar No.: 31xxxxxxxx6887, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
7	Mr NIJAM UDDIN MOLLA Son of Mr ABDUL JALIL MOLLA, City:- , P.O:- BAMUNIA, P.S:- Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. CQxxxxxx3Q, Aadhaar No.: 40xxxxxxxx6842, Status :Confirming Party, Executed by: Self To be Admitted by: Self	Confirming Party	Executed by: Self To be Admitted by: Self

Buyer Details :

Sl No	Name & address	Status	Execution Admission Details :
1	UMESH KYAL & OTHERS HUF (HUF) .Flat No: 30C, South End Park, City:- , P.O:- SARAT BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 PAN No. AAxxxxxx6P, Aadhaar No Not Provided by UIDAI, Status Organization, Not Executed	Organization	Not Executed





Identifier Details :

Name & address
Mr ANOWAR HOSSAIN Son of Mr NAZIRUDDIN MOLLA JIRANGACHA, City:- , P.O:- BHANGAR, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India. , Identifier Of Mr SUDHIR GHOSH, Mr SUSANTA GHOSH, Mrs SATYABALA GHOSH, Mrs SABITA GHOSH, Mrs MINA GHOSH, Mrs BRINDE BALA GAZI

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr SUDHIR GHOSH	UMESH KYAL & OTHERS HUF-1.31933 Dec
2	Mr SUSANTA GHOSH	UMESH KYAL & OTHERS HUF-1.31933 Dec
3	Mrs SATYABALA GHOSH	UMESH KYAL & OTHERS HUF-1.31933 Dec
4	Mrs SABITA GHOSH	UMESH KYAL & OTHERS HUF-1.31933 Dec
5	Mrs MINA GHOSH	UMESH KYAL & OTHERS HUF-1.31933 Dec
6	Mrs BRINDE BALA GAZI	UMESH KYAL & OTHERS HUF-1.31933 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr SUDHIR GHOSH	UMESH KYAL & OTHERS HUF-1.97917 Dec
2	Mr SUSANTA GHOSH	UMESH KYAL & OTHERS HUF-1.97917 Dec
3	Mrs SATYABALA GHOSH	UMESH KYAL & OTHERS HUF-1.97917 Dec
4	Mrs SABITA GHOSH	UMESH KYAL & OTHERS HUF-1.97917 Dec
5	Mrs MINA GHOSH	UMESH KYAL & OTHERS HUF-1.97917 Dec
6	Mrs BRINDE BALA GAZI	UMESH KYAL & OTHERS HUF-1.97917 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 03-12-2022) for e-Payment . Assessed market value & Query is valid for 30 days (i.e. upto 03-12-2022)
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.



Query No: 2000136906 of 2022, Printed On : Nov 3 2022 3:58PM, Generated from wbregistration.gov.in



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 16042003136906/2022

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 SUDHIR GHOSH City- P.O.- DEBALAYA, P.S.- Deganga, District-North 24-Parganas, West Bengal, India, PIN:- 743424	Seller			 4/11/22
2	Mr SUSANTA GHOSH City- P.O.- DEBALAYA, P.S.- Deganga, District-North 24-Parganas, West Bengal, India, PIN:- 743424	Seller			 4/11/22
3	Mrs SATYABALA GHOSH City- P.O.- BHANGAR, P.S.- Kashipur, District-South 24-Parganas, West Bengal, India, PIN:- 700135	Seller			 L.T.I of satyabala By the Pen of Anwar Hossain 04/11/22



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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mrs SABITA GHOSH City:- P.O:- CHOWHATA, P.S:- Haroa, District-North 24- Parganas, West Bengal, India. PIN:- 743425	Seller			
5	Mrs MINA GHOSH City:- P.O:- BHANGAR, P.S:-Kashipur, District- South 24-Parganas, West Bengal, India. PIN:- 700155	Seller			
6	Mrs BRINDE BALA GAZI City:- P.O:- BEONTA, P.S:-Kolkata Leather Camp, District-South 24-Parganas, West Bengal, India. PIN:- 743502	Seller			
7	Mr NIJAM UDDIN MOLLA City:- P.O:- BAMUNIA, P.S:- Kashipur, District-South 24-Parganas, West Bengal, India. PIN:- 743502	Seller			



Sl No	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr ANOWAR HOSSAIN Son of Mr NAZIRUDDIN MOLLA JIRANGACHA, City- P.O.- BHANGAR, P.S.-Kashipur, District-South 24- Parganas, West Bengal, India, PIN- 700135	Mr SUDHIR GHOSH, Mr SUSANTA GHOSH, Mrs SATYABALA GHOSH, Mrs SABITA GHOSH, Mrs MINA GHOSH, Mrs BRINDE BALA GAZI			Anowar Hossain 04/11/22

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





Government of West Bengal
GRIPS 2.0 Acknowledgement Receipt
Payment Summary



041120222015978038

GRIPS Payment Detail

GRIPS Payment ID:	041120222015978038	Payment Init. Date:	04/11/2022 12:33:11
Total Amount:	191035	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	5685182713435	BRN Date:	04/11/2022 12:33:28
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Mr UMESH KYAL AND OTHERS HUF
Mobile: 9330394689

Payment(GRN) Details

Sl. No	GRN	Department	Amount (₹)
1	192022230159780398	Directorate of Registration & Stamp Revenue	191035
Total			191035

IN WORDS: ONE LAKH NINETY ONE THOUSAND THIRTY FIVE 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



192022230159780398

GRN Details

GRN:	192022230159780398	Payment Mode:	SBI Epay
GRN Date:	04/11/2022 12:33:11	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	5685182713435	BRN Date:	04/11/2022 12:33:28
Gateway Ref ID:	20221104825352	Method:	Indian Overseas Bank NB
GRIPS Payment ID:	041120222015978038	Payment Init. Date:	04/11/2022 12:33:11
Payment Status:	Successful	Payment Ref. No:	2003136906/1/2022

[Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr UMESH KYAL AND OTHERS HUF
Address:	30C, SOUTH END PARK, KOLKATA-700029
Mobile:	9330394689
Period From (dd/mm/yyyy):	04/11/2022
Period To (dd/mm/yyyy):	04/11/2022
Payment Ref ID:	2003136906/1/2022
Dept Ref ID/DRN:	2003136906/1/2022

Payment Details

Sl. No.	Payment Ref No.	Head of A/C Description	Head of A/C	Amount (₹)
1	2003136906/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	59014
2	2003136906/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	13201
Total				191035

IN WORDS: ONE LAKH NINETY ONE THOUSAND THIRTY FIVE ONLY.



Major Information of the Deed

Deed No :	I-1604-12953/2022	Date of Registration	09/11/2022
Query No / Year	1604-2003136906/2022	Office where deed is registered	
Query Date	03/11/2022 3:57:51 PM	D.S.R. - IV SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	VINAYAK LEGAL 122/1R, Satyendra Nath Majumdar Sarani, Thana : Tollygunge, District : South 24-Parganas, WEST BENGAL, PIN - 700026, Mobile No. : 9330394689, Status : Seller/Executant.		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 15,00,000/-]		
Set Forth value	Market Value		
Rs. 44,00,000/-	Rs. 44,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,32,121/- (Article:23)	Rs. 59,046/- (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-497	RS-582	Bestu	Shali	7.916 Dec	17,59,910/-	17,59,910/-	
L2	RS-503	RS-582	Bestu	Danga	11.875 Dec	26,40,090/-	26,40,090/-	
		TOTAL :			19.791Dec	44,00,000 /-	44,00,000 /-	
		Grand Total :			19.791Dec	44,00,000 /-	44,00,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr SUDHIR GHOSH (Presentant) Son of Mr KENARAM GHOSH City:- , P.O:- DEBALAYA, P.S:-Deganga, District-North24-Parganas, West Bengal, India, PIN:- 743424 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No:- BVxxxxxx3D, Aadhaar No: 51xxxxxxxx6169, Status :Individual, Executed by: Self, Date of Execution: 04/11/2022 , Admitted by: Self, Date of Admission: 04/11/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 04/11/2022 , Admitted by: Self, Date of Admission: 04/11/2022 ,Place : Pvt. Residence



2	<p>Mr SUSANTA GHOSH Son of Mr KENARAM GHOSH City:- , P.O:- DEBALAYA, P.S:-Deganga, District:-North24-Parganas, West Bengal, India, PIN:- 743424 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: BLxxxxxx4M, Aadhaar No: 37xxxxxxxx2832, Status :Individual, Executed by: Self, Date of Execution: 04/11/2022 , Admitted by: Self, Date of Admission: 04/11/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 04/11/2022 , Admitted by: Self, Date of Admission: 04/11/2022 ,Place : Pvt. Residence</p>
3	<p>Mrs SATYABALA GHOSH Daughter of Mr AMULYA GHOSH City:- , P.O:- BHANGAR, P.S:-Kashipur, District:-South24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: DVxxxxxx5H, Aadhaar No: 37xxxxxxxx2374, Status :Individual, Executed by: Self, Date of Execution: 04/11/2022 , Admitted by: Self, Date of Admission: 04/11/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 04/11/2022 , Admitted by: Self, Date of Admission: 04/11/2022 ,Place : Pvt. Residence</p>
4	<p>Mrs SABITA GHOSH Daughter of Mr AMULYA GHOSH City:- , P.O:- CHOWHATA, P.S:-Haraa, District:-North24-Parganas, West Bengal, India, PIN:- 743425 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: CLxxxxxx4F, Aadhaar No: 92xxxxxxxx1614, Status :Individual, Executed by: Self, Date of Execution: 04/11/2022 , Admitted by: Self, Date of Admission: 04/11/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 04/11/2022 , Admitted by: Self, Date of Admission: 04/11/2022 ,Place : Pvt. Residence</p>
5	<p>Mrs MINA GHOSH Daughter of Mr AMULYA GHOSH City:- , P.O:- BHANGAR, P.S:-Kashipur, District:-South24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: DVxxxxxx8N, Aadhaar No: 68xxxxxxxx9390, Status :Individual, Executed by: Self, Date of Execution: 04/11/2022 , Admitted by: Self, Date of Admission: 04/11/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 04/11/2022 , Admitted by: Self, Date of Admission: 04/11/2022 ,Place : Pvt. Residence</p>
6	<p>Mrs BRINDE BALA GAZI Daughter of Mr AMULYA GHOSH City:- , P.O:- BEONTA, P.S:-Kolkata Leather Camp, District:-South24-Parganas, West Bengal, India, PIN:- 743502 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: BJxxxxxx4L, Aadhaar No: 31xxxxxxxx8867, Status :Individual, Executed by: Self, Date of Execution: 04/11/2022 , Admitted by: Self, Date of Admission: 04/11/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 04/11/2022 , Admitted by: Self, Date of Admission: 04/11/2022 ,Place : Pvt. Residence</p>
7	<p>Mr NIJAM UDDIN MOLLA Son of Mr ABDUL JALIL MOLLA City:- , P.O:- BAMUNIA, P.S:-Kashipur, District:-South24-Parganas, West Bengal, India, PIN:- 743502 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: CQxxxxxx3Q, Aadhaar No: 40xxxxxxxx5842, Status :Confirming Party, Executed by: Self, Date of Execution: 04/11/2022 , Admitted by: Self, Date of Admission: 04/11/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 04/11/2022 , Admitted by: Self, Date of Admission: 04/11/2022 ,Place : Pvt. Residence</p>

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>UMESH KYAL & OTHERS HUF Flat No: 30C, South End Park, City:- , P.O:- SARAT BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 , PAN No.:: AAxxxxxx8P,Aadhaar No Not Provided by UIDAI, Status :Organization Status : Not Executed</p>



Identifier Details :

Name	Photo	Finger Print	Signature
Mr ANOWAR HOSSAIN Son of Mr NAZIRUDDIN MOLLA JIRANGACHA, City:- , P.O:- BHANGAR, P.S:-Kashipur, District:-South 24- Parganas, West Bengal, India, PIN:- 700135			
Identifier Of Mr SUDHIR GHOSH, Mr SUSANTA GHOSH, Mrs SATYABALA GHOSH, Mrs SABITA GHOSH, Mrs MINA GHOSH, Mrs BRINDE BALA GAZI, Mr NIJAM UDDIN MOLLA			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr SUDHIR GHOSH	UMESH KYAL & OTHERS HUF-1.31933 Dec
2	Mr SUSANTA GHOSH	UMESH KYAL & OTHERS HUF-1.31933 Dec
3	Mrs SATYABALA GHOSH	UMESH KYAL & OTHERS HUF-1.31933 Dec
4	Mrs SABITA GHOSH	UMESH KYAL & OTHERS HUF-1.31933 Dec
5	Mrs MINA GHOSH	UMESH KYAL & OTHERS HUF-1.31933 Dec
6	Mrs BRINDE BALA GAZI	UMESH KYAL & OTHERS HUF-1.31933 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr SUDHIR GHOSH	UMESH KYAL & OTHERS HUF-1.97917 Dec
2	Mr SUSANTA GHOSH	UMESH KYAL & OTHERS HUF-1.97917 Dec
3	Mrs SATYABALA GHOSH	UMESH KYAL & OTHERS HUF-1.97917 Dec
4	Mrs SABITA GHOSH	UMESH KYAL & OTHERS HUF-1.97917 Dec
5	Mrs MINA GHOSH	UMESH KYAL & OTHERS HUF-1.97917 Dec
6	Mrs BRINDE BALA GAZI	UMESH KYAL & OTHERS HUF-1.97917 Dec



On 04-11-2022

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

Presented for registration at 20:15 hrs on 04-11-2022, at the Private residence by Mr SUDHIR 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 Re 44,00,000/-

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

Execution is admitted on 04/11/2022 by 1. Mr SUDHIR GHOSH, Son of Mr KENARAM GHOSH, P.O: DEBALAYA, Thana: Deganga, North 24-Parganas, WEST BENGAL, India, PIN - 743424, by caste Hindu, by Profession Others, 2. Mr SUSANTA GHOSH, Son of Mr KENARAM GHOSH, P.O: DEBALAYA, Thana: Deganga, North 24-Parganas, WEST BENGAL, India, PIN - 743424, by caste Hindu, by Profession Others, 3. Mrs SATYABALA GHOSH, Daughter of Mr AMULYA GHOSH, P.O: BHANGAR, Thana: Kashipur, South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Others, 4. Mrs SABITA GHOSH, Daughter of Mr AMULYA GHOSH, P.O: CHOWHATA, Thana: Heroa, North 24-Parganas, WEST BENGAL, India, PIN - 743425, by caste Hindu, by Profession Others, 5. Mrs MINA GHOSH, Daughter of Mr AMULYA GHOSH, P.O: BHANGAR, Thana: Kashipur, South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Others, 6. Mrs BRINDE BALA GAZI, Daughter of Mr AMULYA GHOSH, P.O: BEONTA, Thana: Kolkata Leather Camp, South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Hindu, by Profession Others, 7. Mr NIJAM UDDIN MOLLA, Son of Mr ABDUL JALIL MOLLA, P.O: BAMUNIA, Thana: Kashipur, South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Hindu, by Profession Business

Indetified by Mr ANOWAR HOSSAIN, Son of Mr NAZIRUDDIN MOLLA, JIRANGACHA, P.O: BHANGAR, Thana: Kashipur, South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by profession: Business


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

On 09-11-2022

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 59,046.00/- (A(1) = Rs 44,000.00/- ,B = Rs 15,000.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32,00/-, by online = Rs 59,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/11/2022 12:33PM with Govt. Ref. No: 192022230159780398 on 04-11-2022, Amount Rs: 59,014/-, Bank: SBI EPay (SBIEPay), Ref. No. 5685182713435 on 04-11-2022, Head of Account 0030-03-104-001-16



Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,32,021/- and Stamp Duty paid by Stamp Rs 100,00/-, by online = Rs 1,32,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3951, Amount: Rs. 100.00/-, Date of Purchase: 04/07/2022, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/11/2022 12:33PM with Govt. Ref. No: 19202230159780398 on 04-11-2022, Amount Rs: 1,32,021/-, Bank: SBI EPay (SBIPay), Ref. No. 5685182713435 on 04-11-2022, Head of Account 0030-02-103-003-02



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





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2022, Page from 374695 to 374723
being No 160412953 for the year 2022.



Digitally signed by ANUPAM HALDER
Date: 2022.11.09 16:48:23 +05:30
Reason: Digital Signing of Deed.

(Handwritten signature)

(Anupam Halder) 2022/11/09 04:48:23 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)

013257/23

Z-13007/23

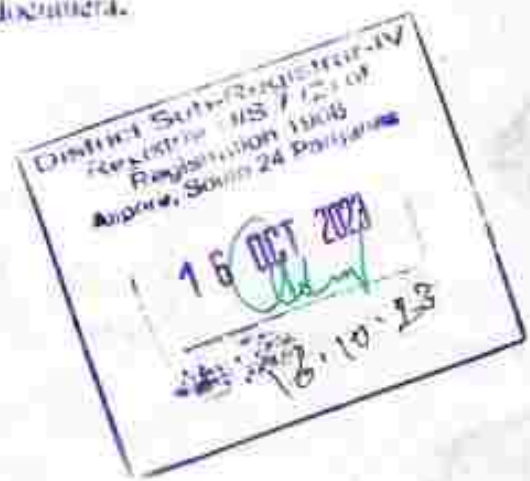


पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

AP 762830

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

11/10/2023
Q-2002585778/2023
10:45 PM



CONVEYANCE

1. Date: 11.10.2023
2. Place: Kolkata
3. Parties

10-45 PM

11/10/23

29 AUG 2023

28162

No.....Rs.Date.....

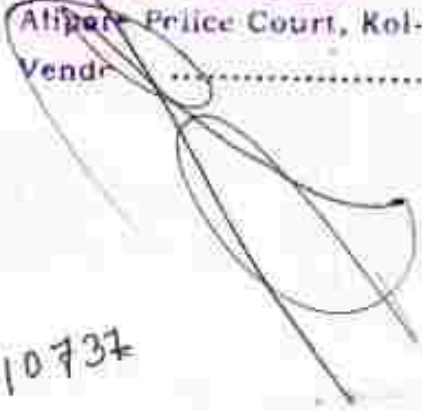
Name:- B. C. LAHIRI
Advocate

Address:- Alipore Judge's Court, Kol-27
Alipore Collectorate, 24 Pgs. (S)

SUBHANKAR DAS
STAMP VENDOR

Alipore Police Court, Kol-27

Vendor



মোবিনা বিবি



10737

মোবিনা বিবি



10738

L.T.I of CHUPIA BIBI @ MOLYA CHHUVIYA
By the Pen of Answer Hassan



10739

L.T.I of RUL AMIN MOLLA
By the Pen of Answer Hassan



10743

Answer Hassan
Co. Nazimuddin Molla
Vill - Jirangajee
P.O. Hali Salga
R.S - Kashmir Pur
Dist - 29 Pgs (S)



- 3.1 **CHUPIYA BIBI** alias **MOLYA CHHUPIYA (AADHAR Not provided by UIDAI) (Voter ID No. WB/14/107/132139)** wife of Amjel Ali Molla, by faith Muslim, by nationality Indian, occupation Housewife, residing at Jirangacha, Post Office Hatisala, Police Station Kolkata Leather Complex, Kolkata-700135, District South 24 Parganas;
- 3.2 **RUL AMIN MOLLA (PAN ENAPM3824H), AADHAR (3241 0066 3841)** 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;
- 3.3 **ALAMIN MOLLA ALIAS ALAMIN MOLYA (PAN HPLPM4192C), AADHAR (8344 3823 9539)** 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;
- 3.4 **ARJEENA (PAN ERYPA2406M), AADHAR (4045 1687 6240)** wife of Ansar Ahamad, by faith Muslim, by nationality Indian, occupation Housewife, residing at Mangrauli Amethi, Raniganj, Uttar Pradesh, P.O. Mangrouli, P.S. Sukul Bajar, Pin- 227816;
- 3.5 **SARINA BIBI MOLLA alias SERINA BIBI (PAN HPPPM4108N), AADHAR (8675 0272 1851)** daughter of Amjel Ali Molla, by faith Muslim, by nationality Indian, occupation Housewife, residing at Bhatka P.S. Minakha, P.O. Bamanpukur, District- North 24 Parganas, Pin - 743425, West Bengal;
- 3.6 **SABINA BIBI (PAN FVLPB0492Q), AADHAR (3979 7847 3953)** daughter of Amjel Ali Molla, by faith Muslim, by nationality Indian, occupation Housewife, residing at Teliya Road, Gobardhanpur, P.O. Gobardhanpur, P.S. Deganga, District- North 24 Parganas, Pin- 742435;

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

And

- 3.7 **ANURAG KYAL HUF**, having **PAN AALHA4202P**, a Hindu Undivided Family, having its address at 30C, South End Park, Post Office Sarat Bose Road, Kolkata- 700 029, Police Station Lake, District South 24 Parganas represented by its Karta **ANURAG KYAL, (PAN AGIPK4906H and Aadhaar No. 5217-2735-8314)**, son of Umesh Kyal, by faith Hindu, by occupation Business, nationality Indian, residing at 30C, South End Park, Post Office Sarat Bose Road, Kolkata- 700 029, Police Station Lake, District South 24 Parganas; (**Purchaser**, includes successors-in-interest)

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



10740

L.T.I of ALAMIN MOLLA Alias Alamin MOLLA
By the Pen of Arvind Hassan



10741

L.T.I of ARJEENA
By the Pen of Arvind Hassan



10742

Smt. F. J. S.



NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject Matter of Conveyance

- 4.1 **Said Property:** (1) Land classified as *danga* (highland) measuring 1.66 (one point six six) 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, L.R. Khatian No. 23, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet (BGP), Sub-Registration District Bhangar, District South 24 Parganas (**First Property**) and more fully described in **Part-I** of the **First Schedule** below **And** (2) land classified as *danga* (highland) measuring 0.185 (zero point one eight five) decimal, more or less, out of 3 (three) decimal, being a portion of R.S. Dag No. 105, corresponding L.R. Dag No. 98, recorded under R.S. Khatian No. 188, L.R. Khatian No. 23, 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 the Second Property are more fully and collectively described in the **Second Schedule** below (collectively **Said Property**) together with all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Said Property and appurtenances and inheritances for access and user thereof.

5. Background, Representations, Warranties and Covenants

- 5.1 **Representations, Warranties and Covenants Regarding Title:** The Vendors represent and warrant to and covenant with the Purchaser regarding title as follows:

- 5.1.1 **Ownership of Mother Property:** At all material time (1) Khosdel Molla, (2) Sabdel Molla, (3) Amjel Molla, (4) Johara Khatun alias Johara Bibi alias Johara Molla and (5) Ahila Khatun alias Ajifa Bibi were the joint and absolute owners in respect of (1) land measuring 27 (twenty seven) decimal, more or less, being the entirety of R.S. Dag No. 103, corresponding L.R. Dag No. 97, recorded under R.S. Khatian No. 188, 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 Mother Property**) and (2) land measuring 3 (three) decimal, more or less, being the entirety of R.S. Dag No. 105, corresponding L.R. Dag No. 98, recorded under R.S. Khatian No. 188, 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 Mother Property**). The ownership of the First Larger Property and Second Larger Property (collectively **Mother Property**) is given in the chart below:



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Registration Act
Att. No. South 24 Paraganahs
11 OCT 2023

Owner	R.S. Dag No. 103 (in dec.)	R.S. Dag No. 105 (in dec.)
Khosdel Molla	6.75	0.75
Sabdel Molla	6.75	0.75
Amjel Molla	6.75	0.75
Johara Khatun alias Johara Bibi alias Johara Molla	3.375	0.375
Ahila Khatun alias Ajifa Bibi	3.375	0.375
Total:	27	3

- 5.1.2 **Ownership of Ahila Khatun:** In the above mentioned circumstances, said Ahila Khatun alias Ajifa Bibi became the sole and absolute owner in respect of (1) land measuring 3.375 (three point three seven five) decimal, more or less, out of the First Mother Property (**First Property Of Ahila**) and (2) land measuring 0.375 (zero point three seven five) decimal, more or less, out of the Second Mother Property (**Second Property Of Ahila**) and mutated her name in the records of the Block Land and Land Reforms Officer, Bhangar-II, under L.R. Khatian No. 23, free from all encumbrances.
- 5.1.3 **Demise of Ahila Khatun alias Ajifa Bibi:** Said Ahila Khatun alias Ajifa Bibi, a Muslim governed by the *Sunni* School of Mohammedan Law, died intestate leaving behind her surviving her 1 (one) brother, Amjel Molla and 1 (one) sister, Johara Khatun alias Johara Bibi alias Johara Molla, as her only legal heir and heiress, who jointly and in diverse share inherited the right, title and interest of Late Ahila Khatun alias Ajifa Bibi in the First Property Of Ahila and Second Property Of Ahila, free from all encumbrances.
- 5.1.4 **Ownership of Amjel Molla:** In the above mentioned circumstances said Amjel Molla became the sole and absolute owner in respect of (1) land measuring 2.25 (two point two five) decimal, more or less, out of the First Property Of Ahila (**Larger First Property**) and land measuring 0.25 (zero point two five) decimal, more or less, out of the Second Property Of Ahila (**Larger Second Property**), free from all encumbrances.
- 5.1.5 **Demise of Amjel Molla:** Said Amjel Molla, a Muslim governed by the *Sunni* School of Mohammedan Law, died intestate leaving behind him surviving his second wife, Chupiya Bibi, 2 (two) sons from second marriage, namely, (1) Rul Amin Molla and (2) Alamin Molla, 4 (four) daughters from second marriage, namely, (1) Morjina Bibi, (2) Arjeena Bibi, (3) Serina Bibi and (4) Sabina Bibi and 2 (two) daughters from first marriage, namely, (1) Marjeena Bibi and (2) Chhakina Bibi, as his only legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Amjel Molla in the Larger First Property and Larger Second Property, free from all encumbrances.
- 5.1.6 **Ownership of Said Property:** In the above mentioned events and circumstances said (1) Chupiya Bibi, (2) Rul Amin Molla, (3) Alamin Molla, (4) Arjeena Bibi, (5) Serina Bibi and (6) Sabina Bibi (collectively the Vendors herein) became the joint and absolute owners in respect of the Said Property, comprised in the First



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OCT 2021

Property out of the Larger First Property and Second Property out of the Larger Second Property, free from all encumbrances.

- 5.1.7 **Absolute Ownership of Vendors:** In the above mentioned events and circumstances said Vendors have become the joint and absolute owners in respect of the Said Property, comprised in the First Property and Second Property, free from all encumbrances and the Said Property is the subject matter of this Conveyance.
- 5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendors represent and warrant to and covenant with the Purchaser regarding encumbrances as follows:
- 5.2.1 **No Acquisition/Requisition:** The Vendors have not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declare that the Said Property is not affected by any scheme of any Local Authority or Government or Statutory Body.
- 5.2.2 **No Excess Land:** The Vendors do not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955 and the West Bengal Estates Acquisition Act, 1953.
- 5.2.3 **No Encumbrance by Act of Vendors:** The Vendors have not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.
- 5.2.4 **Right, Power and Authority to Sell:** The Vendors have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchaser..
- 5.2.5 **No Dues:** No tax in respect of the Said Property is due to the local authority and/or any other authority or authorities and no Certificate Ca~~se~~ 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, *debutter*s, *wakf*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendors



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

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

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

6. Basic Understanding

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

7. Transfer

7.1 **Hereby Made:** The Vendors hereby sell, convey and transfer to the Purchaser the entirety of the Vendors' right, title and interest of whatsoever or howsoever nature in the Said Property, more fully described in the **Second Schedule** below, being (1) the First Property, i.e., land classified as *danga* (highland) measuring 1.66 (one point six six) 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, L.R. Khatian No. 23, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-I** of the **First Schedule** below **And** (2) the Second Property, i.e., land classified as *danga* (highland) measuring 0.185 (zero point one eight five) decimal, more or less, out of 3 (three) decimal, being a portion of R.S. Dag No. 105, corresponding L.R. Dag No. 98, recorded under R.S. Khatian No. 188, L.R. Khatian No. 23, 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 Vendors in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

7.2 **Consideration:** The aforesaid transfer is being made in consideration of a sum of Rs.5,00,000/- (Rupees Five Lakhs only)



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paid by the Purchaser to the Vendors, receipt of which the Vendors hereby and by the Receipt and Memo of Consideration hereunder written, admits and acknowledges.

8. Terms of Transfer

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

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

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

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

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

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

8.2.1 **Indemnification by Vendors:** express indemnification by the Vendors about the correctness of the Vendors' title, Vendors' authority to sell and non existence of any encumbrances on the Said Property, which if found defective or untrue at any time, the Vendors shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendors, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendors hereby covenant that the Vendors or any person claiming under the Vendors in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Purchaser and/or the Purchaser's successors-in-interest and assigns, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the Purchaser and/or the Purchaser's successors-in-interest and assigns by reason of any claim made by any third parties with respect to the title of the Said Property. If any difficulty arises in respect of mutation of the Said Property in the name of the Purchaser then the Vendors shall at all times hereinafter, at the 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 vendor and vendee as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.



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

11 OCT 2023

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



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the Vendors and empower and authorize the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendors undertake to cooperate with the Purchaser in all respect to cause mutation of the Said Property in the name of the Purchaser and conversion of the nature of use and classification thereof and in this regard shall sign all documents and papers as required by the Purchaser.

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

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

9. **Interpretation:**

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

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



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First Schedule
Part-I
(First Property)

Land classified as *danga* (highland) measuring 1.66 (one point six six) 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, L.R. Khatian No. 23, 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. 103 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.

Part-II
(Second Property)

Land classified as *danga* (highland) measuring 0.185 (zero point one eight five) decimal, more or less, out of 3 (three) decimal, being a portion of R.S. Dag No. 105, corresponding L.R. Dag No. 98, recorded under R.S. Khatian No. 188, L.R. Khatian No. 23, 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. 105, is butted and bounded as follows:

On the North : By R.S. Dag No. 102
On the East : By R.S. Dag No. 103
On the South : By R.S. Dag No. 106
On the West : By Mouza Hatisala

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



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

Land (vacant) classified as *danga* (highland) measuring 1.66 (one point six six) 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, L.R. Khatian No. 23, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-I** of the **First Schedule** above

Land (vacant) classified as *danga* (highland) measuring 0.185 (zero point one eight five) decimal, more or less, out of 3 (three) decimal, being a portion of R.S. Dag No. 105, corresponding L.R. Dag No. 98, recorded under R.S. Khatian No. 188, L.R. Khatian No. 23, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-II** of the **First Schedule** above.

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

The details of the Said Property are tabulated below:

R.S. Dag No.	L.R. Dag No.	R.S. Khatian	L.R. Khatian	Total Area in Dag (in Dec)	Area Sold (in Dec)
103	97	188	23	27	1.66
105	98	188	23	3	0.185
				Total:	1.845



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Alipore, South 24 Parganas

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10. Execution and Delivery

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

Witnesses:

1. Anwar Hussain
Via - Simanbagan
P.O. - Hadisala
Rs - Kazirha 700135



L.T.I of CHUPIYA BIBI ALIAS MOLYA
By the Pen of Anwar Hussain
Chhufiya

Chupiya Bibi Alias Molya Chhufiya

2. Anjit Roy
17 Dixon Lane
KOL-700014



L.T.I of RUL Amin Molla
By the Pen of Anwar Hussain

Rul Amin Molla

Drafted by:

Alamgir Reza
WB/1366/03

Advocate

Alipore Judges Court
KOL-27



L.T.I of Alamin Molla
By the Pen of Anwar Hussain
Alias Alamin Molla

Alamin Molla Alias Alamin Molya

L.T.I of Arjeena
By the Pen of Anwar Hussain

Arjeena

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

সরিনা বিবি

Sarina Bibi Molla Alias Serina Bibi

সাবিনা বিবি

Sabina Bibi

Anwar Hussain

[Vendors]



District Sub-Registrar
Aligarh, South of U.P.
Aligarh, South of U.P.
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Receipt And Memo of Consideration

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

UTR No.	Date	Bank	Amount (Rs.)	Favouring
IOBAN23284532376	11.10.23	Indian Overseas Bank	50,000.00	MOLYA CHHUFIYA
IOBAN23284526595	11.10.23	Indian Overseas Bank	1,00,000.00	Rul Amin Molla
IOBAN23284525889	11.10.23	Indian Overseas Bank	2,00,000.00	ALAMIN MOLYA
IOBAN23284532246	11.10.23	Indian Overseas Bank	50,000.00	Arjeena
IOBAN23284529546	11.10.23	Indian Overseas Bank	50,000.00	SERINA BIBI
IOBAN23284529986	11.10.23	Indian Overseas Bank	50,000.00	SABINA BIBI
Total:			5,00,000/-	

Witnesses:

1. Anwarulhossain



L.T.I of Chupiya Bibi Alias Molya Chhuffiya
By the Pen of Anwarulhossain

Chupiya Bibi Alias Molya Chhuffiya

2. Arijit Roy



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

Rul Amin Molla



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

Alamin Molla Alias Alamin Molya



L.T.I of Arjeena
By the Pen of Anwarulhossain

Arjeena

সেরিনা বিবি

সাবিনা বিবি

Sarina Bibi Molla Alias Serina Bibi

Sabina Bibi

[Vendors]



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Registrar U/S 7 (2) of
Registration 1908
Naxos, South 24 Parganas

01 OCT 2023

SPECIMEN FORM FOR TEN FINGER PRINTS



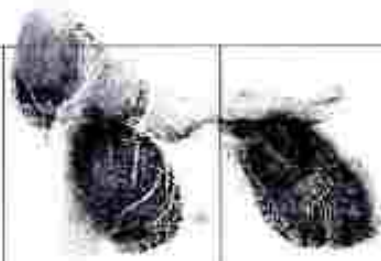
Photo L.T.I of Chayin Bibi alan
 by the Pen of Amrwan bossa



Little



Ring



Middle

Fore



Thumb

(Left Hand)



Thumb



Fore



Middle



Ring



Little

(Right Hand)



Photo L.T.I of Arijean
 by the Pen of Amrwan bossa



Little



Ring



Middle



Fore



Thumb

(Left Hand)



Thumb



Fore



Middle



Ring



Little

(Right Hand)



Photo L.T.I of Raf Anis Mulla
 by the Pen of Amrwan bossa



Little



Ring



Middle



Fore



Thumb

(Left Hand)



Thumb



Fore



Middle



Ring



Little

(Right Hand)



District Sub-Registrar IV
Registrar URS 7 (2) of
Registration 1486
Alipore, South 24 Parganas

01 OCT 2023

SPECIMEN FORM FOR TEN FINGER PRINTS

L.T.I of Alamin Kelle dha
 By the Pen of Alamin Kelle dha



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

Sufyan Kalla



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

Sufyan Kalla
















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



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

01 OCT 2023

SPECIMEN FORM FOR TEN FINGER PRINTS

	<i>Sharma</i>					
		Little Ring Middle Fore Thumb				
		(Left Hand)				
						
		Thumb Fore Middle Ring Little				
(Right Hand)						
<p align="center">PHOTO</p>						
		Little Ring Middle Fore Thumb				
		(Left Hand)				
						
		Thumb Fore Middle Ring Little				
(Right Hand)						
<p align="center">PHOTO</p>						
		Little Ring Middle Fore Thumb				
		(Left Hand)				
		Thumb Fore Middle Ring Little				
(Right Hand)						



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

11 OCT 2023



Government of West Bengal









Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS, District Name :South 24-Parganas
Signature / LTI Sheet of Query No/Year 16042002585778/2023

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with
1	CHUPIA BIBI Alias MOLYA CHHUPIYA Jirangacha, City:- , P.O:- Halisala, P.S:-Kolkata Leather Camp, District:- South 24-Parganas, West Bengal, India, PIN:- 700135	Seller			LTI of CHUPIA BIBI By the Pen of <i>[Signature]</i> 11/10/23
2	RUL AMIN MOLLA Jirangacha, City:- , P.O:- Halisala, P.S:-Kolkata Leather Camp, District:- South 24-Parganas, West Bengal, India, PIN:- 700135	Seller			LTI of RUL AMIN MOLLA By the Pen of <i>[Signature]</i> 11/10/23
3	ALAMIN MOLLA Alias ALAMIN MOLYA Jirangacha, City:- , P.O:- Halisala, P.S:-Kolkata Leather Camp, District:- South 24-Parganas, West Bengal, India, PIN:- 700135	Seller			LTI of ALAMIN MOLLA Alias Alamin Molla By the Pen of <i>[Signature]</i> 11/10/23



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:- 227816	Seller			L.T.I of ARJEENA By the Pen of Arjeena 10/10/23
5	SABINA BIBI Gobardhanpur, City:-, P.O:- Gobardhanpur, P.S:-Lake Town, District:-North 24- Parganas, West Bengal, India, PIN:- 743423	Seller			SABINA BIBI 11/10/23
6	SARINA BIBI MOLLA Alias SARINA BIBI Bhathka, City:- , P.O:- Bhathka, P.S:-Dum Dum, District:-North 24- Parganas, West Bengal, India, PIN:- 743425	Seller			SARINA BIBI 11/10/23
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	ANOWAR HOSSAIN Son of NAZIRUDDIN MOLLA City:- , P.O:- HATISALA, P.S:- Kashipur, District:- South 24-Parganas, West Bengal, India, PIN:- 700135	CHUPIA BIBI, RUL AMIN MOLLA, ALAMIN MOLLA, ARJEENA , SABINA BIBI, SARINA BIBI MOLLA,			Anowar Hossain 11/10/23

(Anupam Halder)
DISTRICT SUB-
REGISTRAR





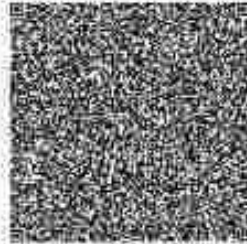
ভারত সরকার
Government of India

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

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

To
আনোয়ার হোসেন
Anowar Hossain
Jrangacha
Jiran Gochhi
South 24 Parganas West Bengal - 700135
6289680166

Signature valid
৩১/০৮/২০১৬ ১১:৩০:০০
৩১/০৮/২০১৬ ১১:৩০:০০



আপনার আধার নম্বর / Your Aadhaar No. :

3359 4306 4129
VID : 9177 0190 9254 3681

আমার আধার, আমার পরিচয়



ভূম্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- নিরাপত্তা ডিভিডার কোড / অফলাইন এক্সএমএল / অনলাইন প্রমাণিকরণ ব্যবহার করে পরিচয় যাচাই করুন।
- এটা এক ইলেক্ট্রনিক প্রক্রিয়াজাত ডকুমেন্ট

INFORMATION

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

- আধার নম্বর দেশে বৈধ
- আধার ব্যবহারের বিভিন্ন সরকারী ও বেসরকারী পরিষেবা গ্রহণেরে সাহায্য করে।
- আধারে আপনার মোবাইল নাম্বার ও ইমেল আইডি আপডেট রাখুন।
- আধার নিয়েম স্মার্ট ফোনে রাখুন, mAadhaar App ইনস্টল করুন।

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- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
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ভারত সরকার
Government of India



Anowar Hossain



আনোয়ার হোসেন
Anowar Hossain
তারিখ/DOB: 22/02/2003
সঙ্গী/ GENDER: MALE

3359 4306 4129
VID : 9177 0190 9254 3681

আমার আধার, আমার পরিচয়

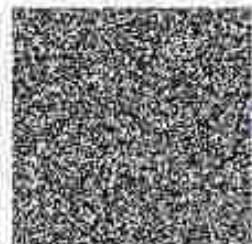


ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India



Anowar Hossain

ঠিকানা:
জিরগাচা, জিরগাচা, দক্ষিণ ২৪ পরগণা,
পশ্চিম বঙ্গ - ৭০০১৩৫
Address:
Jrangacha, Jiran Gochhi, South 24 Parganas,
West Bengal - 700135



3359 4306 4129
VID : 9177 0190 9254 3681

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

Anowar Hossain



11/10/23


 19-202324
 - 025819650-1

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

Query No./Year	2002585778/2023	Office where deed will be registered
Query Date	10/10/2023 12:07:22 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	VINAYAK LEGAL 122/1R, Satyendra Nath Majumdar Sarani, Thana : Tollygunge, District : South 24-Parganas, WEST BENGAL, PIN - 700026, Mobile No. : 9330394689, Status : Seller/Executant	
Transaction	Additional Transaction	
[0101] Sale, Sale Document	[4308] Agreement (No of Agreement : 2)	
Set Forth value	Market Value	
Rs. 5,00,000/-	Rs. 5,00,000/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 15,020/- (Article:23)	Rs. 5,014/- (Article:A(1), E)	
Mutation Fee Payable	Expected Date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks		

Land Details :

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

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-103	RS-188	Bastu	Danga	1.86 Dec	4,00,000/-	4,00,000/-	
L2	RS-105	RS-188	Bastu	Danga	0.185 Dec	1,00,000/-	1,00,000/-	
		TOTAL :			1.845Dec	5,00,000 /-	5,00,000 /-	
		Grand Total :			1.845Dec	5,00,000 /-	5,00,000 /-	

Seller Details :

Sl No	Name & address	Status	Execution Admission Details :
1	CHUPIA BIBI, (Alias: MOLYA CHHUPIYA) Wife of AMJEL 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

Handwritten signature
 BY - N/A



Query No: 2002585778 of 2023; Printed On: Oct 10 2023 3:06PM; Generated from wtrgstrtabm.gov.in

2	RUL AMIN MOLLA Son of AMJEL MOLLA, Jirangacha, City:- , P.O:- Hallsala, 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. ENxxxxx4H, 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, (Alias: ALAMIN MOLYA) Son of AMJED MOLYA, Jirangacha, City:- , P.O:- Hallsala, 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. HPxxxxx2C, Aadhaar No. : 83xxxxxxxx8539, 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. ERxxxxx6M, 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. FVxxxxx2Q, 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, (Alias: SARINA BIBI) 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. HPxxxxx8N, Aadhaar No. : 86xxxxxxxx1851, Status : Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Buyer Details :

SI No	Name & address	Status	Execution Admission Details :
1	ANURAG KYAL HUF (HUF) .30C, South End Park, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 PAN No. AAxxxxx2P, Aadhaar No. : 52xxxxxxxx8314, Status : Organization, Not Executed	Organization	Not Executed

Representative Details :

SI No	Name & Address	Representative of
1	ANURAG KYAL Son of UMESH KYAL City:- , P.O:- SATAR BOSE LAKE, P.S:-Lake, District:- South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AGxxxxx6H, Aadhaar No. : 52xxxxxxxx8314	ANURAG KYAL HUF (as KARTA)



Identifier Details :

Name & address
ANOWAR HOSSAIN Son of NAZIRUDDIN MOLLA City:- , P.O:- HATISALA, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135, Sex: Male, By Caste: Muslim, Occupation: Others: Citizen of: India. , Identifier Of CHUPIA BIBI, RUL AMIN MOLLA, ALAMIN MOLLA, ARJEENA , SABINA BIBI, SARINA BIBI MOLLA,

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	CHUPIA BIBI	ANURAG KYAL HUF-0.276667 Dec
2	RUL AMIN MOLLA	ANURAG KYAL HUF-0.276667 Dec
3	ALAMIN MOLLA	ANURAG KYAL HUF-0.276667 Dec
4	ARJEENA	ANURAG KYAL HUF-0.276667 Dec
5	SABINA BIBI	ANURAG KYAL HUF-0.276667 Dec
6	SARINA BIBI MOLLA	ANURAG KYAL HUF-0.276667 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	CHUPIA BIBI	ANURAG KYAL HUF-0.0308333 Dec
2	RUL AMIN MOLLA	ANURAG KYAL HUF-0.0308333 Dec
3	ALAMIN MOLLA	ANURAG KYAL HUF-0.0308333 Dec
4	ARJEENA	ANURAG KYAL HUF-0.0308333 Dec
5	SABINA BIBI	ANURAG KYAL HUF-0.0308333 Dec
6	SARINA BIBI MOLLA	ANURAG KYAL HUF-0.0308333 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 09-11-2023) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 09-11-2023)
3. Standard User charge of Rs. 300/- (Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs. 10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.



11.

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



Query No: 2002585776 of 2023, Printed On : Oct 10 2023 3:06PM, Generated From www.kolkata.gov.in

Major Information of the Deed

Deed No :	I-1604-13007/2023	Date of Registration	16/10/2023
Query No / Year	1604-2002585778/2023	Office where deed is registered	
Query Date	10/10/2023 12:07:22 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	VINAYAK LEGAL 122/1R, Salyendra Nath Majumdar Sarani, Thana : Tollygunge, District : South 24-Parganas, WEST BENGAL, PIN - 700026, Mobile No. : 9330394689, Status : Seller/Executant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 5,00,000/-	Rs. 5,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 15,020/- (Article:23)	Rs. 5,046/- (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-103	RS-188	Bastu	Danga	1.66 Dec	4,00,000/-	4,00,000/-	
L2	RS-105	RS-188	Bastu	Danga	0.185 Dec	1,00,000/-	1,00,000/-	
		TOTAL :			1.845Dec	5,00,000 /-	5,00,000 /-	
		Grand Total :			1.845Dec	5,00,000 /-	5,00,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	CHUPIA BIBI, (Alias: MOLYA CHHUPIYA) Wife of AMJEL 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.: ABxxxxx4F, Aadhaar No: 12xxxxxxxx9999, Status :Individual, Executed by: Self, Date of Execution: 11/10/2023 , Admitted by: Self, Date of Admission: 11/10/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 11/10/2023 , Admitted by: Self, Date of Admission: 11/10/2023 ,Place : Pvt. Residence
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.: ENxxxxx4H, Aadhaar No: 32xxxxxxxx3841, Status :Individual, Executed by: Self, Date of Execution: 11/10/2023 , Admitted by: Self, Date of Admission: 11/10/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 11/10/2023 , Admitted by: Self, Date of Admission: 11/10/2023 ,Place : Pvt. Residence

3	ALAMIN MOLLA, (Alias: ALAMIN MOLYA) Son of AMJED MOLYA 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, Date of Execution: 11/10/2023 , Admitted by: Self, Date of Admission: 11/10/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 11/10/2023 , Admitted by: Self, Date of Admission: 11/10/2023 ,Place : Pvt. Residence
4	ARJEENA Wife of Ansar Ahmad 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: 40xxxxxxxx8240, Status :individual, Executed by: Self, Date of Execution: 11/10/2023 , Admitted by: Self, Date of Admission: 11/10/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 11/10/2023 , Admitted by: Self, Date of Admission: 11/10/2023 ,Place : Pvt. Residence
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, Date of Execution: 11/10/2023 , Admitted by: Self, Date of Admission: 11/10/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 11/10/2023 , Admitted by: Self, Date of Admission: 11/10/2023 ,Place : Pvt. Residence
6	SARINA BIBI MOLLA, (Alias: SARINA BIBI) (Presentant) Daughter of Asrafujaman Molla Bhatka, City:- , P.O:- Bhatka, 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, Date of Execution: 11/10/2023 , Admitted by: Self, Date of Admission: 11/10/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 11/10/2023 , Admitted by: Self, Date of Admission: 11/10/2023 ,Place : Pvt. Residence

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	ANURAG KYAL HUF 30C, South End Park, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 , PAN No.:: AAxxxxxx2P, Aadhaar No: 52xxxxxxxx8314, Status :Organization, Status : Not Executed

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	ANURAG KYAL Son of UMESH KYAL City:- , P.O:- SATAR BOSE LAKE, 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 : Representative, Representative of : ANURAG KYAL HUF (as KARTA)

Identifier Details :

Name	Photo	Finger Print	Signature
ANOWAR HOSSAIN Son of NAZIRUDDIN MOLLA City:- , P.O:- HATISALA, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135			



Identifier of CHUPIA BIBI, RUL AMIN MOLLA, ALAMIN MOLLA, ARJEENA, SABINA BIBI, SARINA BIBI MOLLA,

Transfer of property for L1

Sl.No	From	To, with area (Name-Area)
1	CHUPIA BIBI	ANURAG KYAL HUF-0.276667 Dec
2	RUL AMIN MOLLA	ANURAG KYAL HUF-0.276667 Dec
3	ALAMIN MOLLA	ANURAG KYAL HUF-0.276667 Dec
4	ARJEENA	ANURAG KYAL HUF-0.276667 Dec
5	SABINA BIBI	ANURAG KYAL HUF-0.276667 Dec
6	SARINA BIBI MOLLA	ANURAG KYAL HUF-0.276667 Dec

Transfer of property for L2

Sl.No	From	To, with area (Name-Area)
1	CHUPIA BIBI	ANURAG KYAL HUF-0.0308333 Dec
2	RUL AMIN MOLLA	ANURAG KYAL HUF-0.0308333 Dec
3	ALAMIN MOLLA	ANURAG KYAL HUF-0.0308333 Dec
4	ARJEENA	ANURAG KYAL HUF-0.0308333 Dec
5	SABINA BIBI	ANURAG KYAL HUF-0.0308333 Dec
6	SARINA BIBI MOLLA	ANURAG KYAL HUF-0.0308333 Dec

Endorsement For Deed Number : I - 160413007 / 2023

On 11-10-2023

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

Presented for registration at 22:45 hrs on 11-10-2023, at the Private residence by SARINA BIBI MOLLA Alias SARINA BIBI, 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 5,00,000/-

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

Execution is admitted on 11/10/2023 by 1. CHUPIA BIBI, Alias MOLYA CHHUFFYA, 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, Alias ALAMIN MOLYA, Son of AMJED MOLYA, 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, Alias SARINA BIBI, Daughter of Aarafujaman Molla, Bhathka, P.O: Bhathka, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 743425, by caste Muslim, by Profession Others

Identified by ANOWAR HOSSAIN, , Son of NAZIRUDDIN MOLLA, P.O: HATISALA, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by profession Others



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

On 13-10-2023

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 5,046.00/- (A(1) = Rs 5,000.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by by online = Rs 5,046/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 13/10/2023 12:53PM with Govt. Ref. No: 192023240258196501 on 13-10-2023, Amount Rs: 5,046/-, Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 202310130774308 on 13-10-2023, Head of Account 0030-03-104-001
-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 15,020/- and Stamp Duty paid by online = Rs 14,920/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/10/2023 12:53PM with Govt. Ref. No: 192023240258196501 on 13-10-2023, Amount Rs: 14,920/-, Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 202310130774308 on 13-10-2023, Head of Account 0030-02-103-003-02



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

On 16-10-2023**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

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

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 15,020/- and Stamp Duty paid by Stamp Rs 100.00/-

Description of Stamp

1: Stamp: Type: Impressed, Serial no 28182, Amount: Rs.100.00/-, Date of Purchase: 29/08/2023, Vendor name: SUBHANKAR DAS



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

1998

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2007

2008

2009

2010

2011

2012

2013



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

**Volume number 1604-2023, Page from 392210 to 392240
being No 160413007 for the year 2023.**



Digitally signed by Anupam Halder
Date: 2023.10.16 18:18:40 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 16/10/2023

DISTRICT SUB-REGISTRAR

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

West Bengal.

01341869

E-13157/22

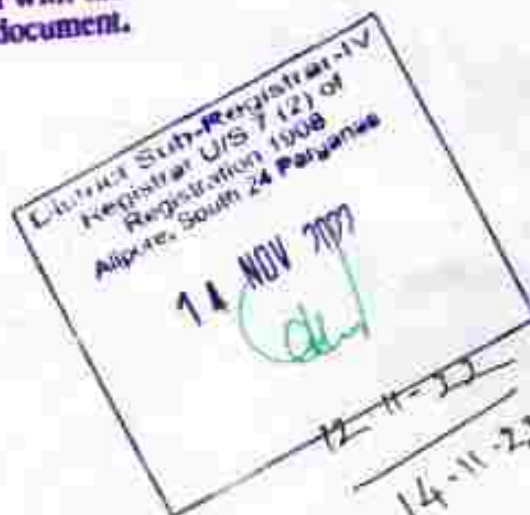


पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AH 352926

Handwritten notes in green ink: 12/11/2022, 2003202400/2022, 7-30 P.M.

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



CONVEYANCE

1. Date: 12.11.22

2. Place: Kolkata

3. Parties: [A box containing illegible text, likely names of the parties involved in the conveyance.]

Handwritten notes on the left margin: 7-30 P.M., 12/11/22

003984

04 JUL 2022

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

Name:..... **ALANKRISHNA**
ADVOCATE
Address:..... **ALIPORE JUDGES COURT**
KOL-27
Vendor:..... **WZK1306/2003**

Alipur Collectorate, 24 Pgs. (5)
SUBHANKAR DAS
STAMP VENDOR
Alipur Police Court, Kol-27

✓ Nizamuddin Lakkar



Nizamuddin Lakkar
Lakkar
8358

✓ Nizamuddin Lakkar



8359

ABDUL JALIL LAKKAR

✓ Wajid Ali Khan



8360

AMEER ALI BIKI

✓ Wajid Ali Khan

8361

By the Pen of AMEER ALI BIKI alias Anura Biki
(ANURAWATI BIKI)



District Sub-Registrar IV
Registrar Unit 7 (2) of
Registration 1906
Alipore, South 24 Parganas

12 NOV 2022

Rajit Roy
S/O. Paresht Chandra Roy
Add: Subarnapur Dakshin Para,
Gousarganjagan, Kol-700189

- 3.1 **NIJAMUDDIN LASKAR (PAN ANUPL1059M and Aadhaar No. 2075 6115 5921)**, son of Alhaz Harun Laskar, by faith Muslim, by nationality Indian, occupation others, residing at Jirangacha, P.S.- Kashipur, P.O.- Bhnagar, Pin- 700135, District- South 24 Parganas;
- 3.2 **ABDUL JABBAR LASKAR (PAN APYPL7047P and Aadhaar No. 5317 3216 0634)**, son of Harun Laskar, by faith Muslim, by nationality Indian, occupation others, residing at Jirangacha, P.S.- Kashipur, P.O. Bhangar, Pin- 700 135, District South 24 Parganas;
- 3.3 **AMENA BIBI (PAN FUDPB6956A and Aadhaar No. 7296 2676 2780)**, daughter of Harun Laskar, by faith Muslim, by nationality Indian, occupation others, residing at Wari, Paikan, P.S.- Kashipur, P.O. Bhangar, Pin- 700 135, District South 24 Parganas;
- 3.4 **ANOWARA BIBI alias ANURA BIBI (PAN FOGPB5549C and Aadhaar No. 6072 5650 1538)**, daughter of Harun Laskar, by faith Muslim, by nationality Indian, occupation others, residing at B. Narayanpur, Maalancha, P.S.- Bhangar, P.O. Narayanpur, Pin-743502, District South 24 Parganas;
- 3.5 **FAJILA BIBI (PAN EIDPB4599C and Aadhaar No. 8137 4808 9452)**, daughter of Harun Laskar, by faith Muslim, by nationality Indian, occupation others, residing at Purba Kanthalia, P.S.-Kashipur, P.O. Bhangar, Pin- 743502, District South 24 Parganas;
- 3.6 **JAHANARA BIBI (PAN FOGPB4227F and Aadhaar No. 9510 9584 1780)**, daughter of Haji Harun Laskar, by faith Muslim, by nationality Indian, occupation others, residing at Bamunia, Canning-II, P.S. Kashipur, P.O. Bamunia, Pin- 743502, District South 24 Parganas;
- 3.7 **PHATEMA BIBI (PAN DEAPB5637H and Aadhaar No. 2643 2728 8205)**, daughter of Harun Laskar & wife of Idris Molla, by faith Muslim, by nationality Indian, occupation others, residing at Bankachua, Bhumru, Raghunathpur, P.S. Kashipur, P.O. Raghunathpur, Pin- 743502, District South 24 Parganas;
- 3.8 **ECHANUR BIBI alias ECHANURBIBI SANPUI (PAN LKRPS6439M and Aadhaar No. 2200 5049 4753)**, daughter of Harun Laskar, by faith Muslim, by nationality Indian, occupation others, residing at Purbaghungri, Shanksahar, Jhungri, P.O. Shankshar, P.S. Bhangar, Pin- 743502, District South 24 Parganas;
- 3.9 **MONOWARA BIBI (PAN FEHPB5755M and Aadhaar No. 2055 2950 1644)**, daughter of Harun Laskar & wife of Md. Haydar Ali Molla, by faith Muslim, by nationality Indian, occupation others, residing at VTC, Chandapur, Champagachhi, P.O.- Chandpur, P.S.- Rajarhat, Pin- 700135, District North 24 Parganas

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

And



8362

जाता बिर



8363

जात श्यामा विवि



8364

जात श्यामा विवि



8365

जात श्यामा विवि



8366

मानाश्यामा विवि



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

17 NOV 2007

जाता बिर →

- 3.10 **RISHI KYAL HUF, (PAN: AAFHR7188R)** having its address at 30C, South End Park, P.S.- Rabindra Sarovar (formerly Lake) Post Office- Sarat Bose Road, Kolkata- 700 029, represented by its Karta **RISHI KYAL** having (PAN **AFTPK7464G** and Aadhaar No. **6009 1283 0434**), son of Balkrishan Kyal, by faith Hindu, by occupation Business, Nationality Indian, residing at 30C, South End Park, P.S.- Rabindra Sarovar (formerly Lake) Post Office- Sarat Bose Road, Kolkata- 700 029 (**Purchaser**, includes successors-in-interest)

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

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject Matter of Conveyance

- 4.1 **Said Property:** (1) Land classified as *sali* (agricultural) measuring 1.03 (one point zero three) decimal, more or less, out of 26 (twenty six) decimal, being a portion of C.S./R.S. Dag No. 64, corresponding L.R. Dag No. 58, recorded under R.S. Khatian No. 654, 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** And (2) land classified as *sali* (agricultural) measuring 11.74 (eleven point seven four) decimal, more or less, out of 66 (sixty six) decimal, being a portion of C.S./R.S. Dag No. 98, corresponding L.R. Dag No. 91, recorded under C.S. Khatian No. 245, R.S. Khatian No. 416, 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 the Second Property are more fully and collectively described in the **Second Schedule** below (collectively **Said Property**) together with all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Said Property and appurtenances and inheritances for access and user thereof.

5. Background, Representations, Warranties and Covenants

- 5.1 **Representations, Warranties and Covenants Regarding Title:** The Vendors represent and warrant to and covenant with the Purchaser regarding title as follows:

5.1.1 Title of First Property:

- 5.1.1.1 **Ownership of Sukur Ali Molla:** At all material time one Sukur Ali Molla was the sole, recorded and absolute owner in respect of inter alia land measuring 4 (four) decimal, more or less, out of 26 (twenty six) decimal, being a portion of R.S. Dag No. 64, corresponding L.R.



District Sub-Registrar-IV
Registrar LIS 7 (2) of
Registration 1040
Alipore, South 24 Parganas

17 NOV 2022

Dag No. 58, recorded under R.S. Khatian No. 654, 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 First Property**), free from all encumbrances.

- 5.1.1.2 **Sale to Harul Laskar:** By a Deed of Sale dated 7th November, 1969, registered in the Office of the Sub-Registrar, Bhangar, recorded in Book No. I, Volume No. 110, at Pages 38 to 39, being Deed No. 10440 for the year 1969, said Sukur Ali Molla sold, conveyed and transferred the Larger First Property unto and in favour of Harul Laskar alias Harun Laskar (**Harul Laskar**), free from all encumbrances.
- 5.1.1.3 **Gift to Abdul Jalil Laskar & Ors.:** By a Deed of Sale dated 5th July, 1973, registered in the Office of the Sub-Registrar, Bhangar, recorded in Book No. I, Volume No. 108, at Pages from 51 to 61 being Deed No. 9635 for the year 1973, said Harul Laskar gifted, granted and transferred the Larger First Property unto and in favour of (1) Abdul Jalil Laskar, (2) Abdul Jubbar Laskar, (3) Nizam Ali Laskar and (4) Zulfikar Ali Laskar, free from all encumbrances.
- 5.1.1.4 **Demise of Zulfikar Ali Laskar:** Said Zulfikar Ali Laskar, a Muslim governed by the Sunni School of Mohammedan Law, died intestate leaving behind him surviving his mother, Saharjan Bibi (1/6th share) and father, Harul Laskar (5/6th share), who jointly and in diverse share inherited the right, title and interest of Late Zulfikar Ali Laskar, in the Larger First Property, free from all encumbrances.
- 5.1.1.5 **Demise of Saharjan Bibi:** Said Saharjan Bibi, a Muslim governed by the Sunni School of Mohammedan Law, died intestate leaving behind her surviving her husband, Harul Laskar, 3 (three) sons, namely, (1) Abdul Jalil Laskar, (2) Abdul Jubbar Laskar and (3) Nizam Ali Laskar and 7 (seven) daughters, namely, (1) Amena Bibi, (2) Anowara Bibi alias Anura Bibi, (3) Fajila Bibi, (4) Jahanara Bibi, (5) Phatema Bibi, (6) Echanur Bibi alias Echanurbibi Sanpui and (7) Monowara Bibi, who jointly and in diverse share inherited the right, title and interest of Late Saharjan Bibi, in the Larger First Property, free from all encumbrances.
- 5.1.1.6 **Ownership of First Property:** In the above mentioned events and circumstances said Nizam Ali Laskar (the Vendor No. 3.1 herein) and Monowara Bibi (the Vendor No. 3.9 herein) became the joint and absolute owners in respect of the First Property out of the Larger First Property, free from all encumbrances.

5.1.2 **Title of Second Property:**

- 5.1.2.1 **Ownership of Maniruddin Molla:** At all material time one Maniruddin Molla was the sole, recorded and absolute owner in respect of land measuring 66 (sixty six) decimal, more or less, being the entirety of C.S./R.S. Dag No. 98, corresponding L.R. Dag No.



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91, recorded under C.S. Khatian No. 245, 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 Of Maniruddin**), free from all encumbrances.

- 5.1.2.2 **Demise of Maniruddin Molla:** Said Maniruddin Molla, a Muslim governed by the Sunni School of Mohammedan Law died intestate leaving behind him surviving his second wife, Pachi Bibi, 3 (three) sons from his first marriage, namely, (1) Khosdel Molla, (2) Khosal Molla and (3) Khosbabu Molla, 3 (three) daughters from his first marriage, namely, (1) Himela Bibi, (2) Sona Bibi and (3) Khoslal Bibi and 1(one) wife namely Pachi Bibi and 1 (one) son from his second marriage, namely, Beshlal Molla (collectively **Legal Heirs Of Maniruddin**), as his only legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Maniruddin Molla in the Property Of Maniruddin, free from all encumbrances.
- 5.1.2.3 **Ownership of Legal Heirs Of Maniruddin Molla:** In the above mentioned circumstances said Legal Heirs Of Maniruddin Molla have become the joint and absolute owners in respect of the Property Of Maniruddin each having diverse share therein and mutated their name in the records of the Revesional Settlement Records under R.S. Khatian No. 416, free from all encumbrances.
- 5.1.2.4 **Demise of Pachi Bibi:** Said Pachi Bibi, a Muslim governed by the Sunni School of Mohammedan Law died intestate leaving behind her surviving her only son, Beshlal Molla, as her only legal heir, who solely inherited the right, title and interest of Late Pachi Bibi in the Property Of Maniruddin, free from all encumbrances.
- 5.1.2.5 **Ownership of Beshlal Molla:** In the above mentioned events and circumstances said Beshlal Molla became the sole and absolute owner in respect of inter alia land measuring 16.5 (sixteen point five) decimal, more or less, out of the Property Of Maniruddin (**Larger Second Property**), free from all encumbrances.
- 5.1.2.6 **Sale to Harul Laskar:** By a Deed of Sale, registered in the Office of the Sub-Registrar, Bhangar, recorded in Book No. 1, being Deed No. 6403 for the year 1967, said Beshlal Molla sold, conveyed and transferred the Larger Second Property, unto and in favour of Harul Laskar, free from all encumbrances.
- 5.1.2.7 **Gift to Abdul Jalil Laskar & Ors.:** By a Deed of Sale dated 5th July, 1973, registered in the Office of the Sub-Registrar, Bhangar, recorded in Book No. 1, Volume No. 108, at Pages from 51 to 61 being Deed No. 9635 for the year 1973, said Harul Laskar gifted, granted and transferred the Larger Second Property unto and in favour of (1) Abdul Jalil Laskar, (2) Abdul Jubbar Laskar, (3) Nizam Ali Laskar and (4) Zulfikar Ali Laskar, free from all encumbrances.



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- 5.1.2.8 **Demise of Zulfikar Ali Laskar:** Said Zulfikar Ali Laskar, a Muslim governed by the Sunni School of Mohammedan Law, died intestate leaving behind him surviving his mother, Saharjan Bibi (1/6th share) and father, Harul Laskar (5/6th share), who jointly and in diverse share inherited the right, title and interest of Late Zulfikar Ali Laskar, in the Larger Second Property, free from all encumbrances.
- 5.1.2.9 **Demise of Saharjan Bibi:** Said Saharjan Bibi, a Muslim governed by the Sunni School of Mohammedan Law, died intestate leaving behind her surviving her husband, Harul Laskar, 3 (three) sons, namely, (1) Abdul Jalil Laskar, (2) Abdul Jubbar Laskar and (3) Nizam Ali Laskar and 7 (seven) daughters, namely, (1) Amena Bibi, (2) Anowara Bibi alias Anura Bibi, (3) Fajila Bibi, (4) Jahanara Bibi, (5) Phatema Bibi, (6) Echanur Bibi alias Echanurbibi Sanpui and (7) Monowara Bibi, who jointly and in diverse share inherited the right, title and interest of Late Saharjan Bibi, in the Larger Second Property, free from all encumbrances.
- 5.1.2.10 **Demise of Harul Laskar:** Said Harul Laskar, a Muslim governed by the Sunni School of Mohammedan Law, died intestate leaving behind him surviving his 3 (three) sons, namely, (1) Abdul Jalil Laskar, (2) Abdul Jubbar Laskar and (3) Nizam Ali Laskar and 7 (seven) daughters, namely, (1) Amena Bibi, (2) Anowara Bibi alias Anura Bibi, (3) Fajila Bibi, (4) Jahanara Bibi, (5) Phatema Bibi, (6) Echanur Bibi alias Echanurbibi Sanpui and (7) Monowara Bibi, who jointly and in diverse share inherited the right, title and interest of Late Harul Laskar, in the Larger Second Property, free from all encumbrances.
- 5.1.2.11 **Ownership of Second Property:** In the above mentioned events and circumstances said (1) Nizam Ali Laskar, (2) Abdul Jubbar Laskar, (3) Amena Bibi, (4) Anowara Bibi alias Anura Bibi, (5) Fajila Bibi, (6) Jahanara Bibi, (7) Phatema Bibi, (8) Echanur Bibi alias Echanurbibi Sanpui and (9) Monowara Bibi (collectively the Vendors herein) became the joint and absolute owners in respect of the Second Property out of the Larger Second Property, free from all encumbrances.
- 5.1.3 **Absolute Ownership of Vendors:** In the above mentioned events and circumstances said Vendors have become the joint and absolute owners in respect of the Said Property, comprised in the First Property and Second Property, free from all encumbrances and the Said Property is the subject matter of this Conveyance.
- 5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendors represent and warrant to and covenant with the Purchaser regarding encumbrances as follows:
- 5.2.1 **No Acquisition/Requisition:** The Vendors have not received any notice from any authority for acquisition, requisition or vesting of the Said



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Property and declare that the Said Property is not affected by any scheme of any Local Authority or Government or Statutory Body.

- 5.2.2 **No Excess Land:** The Vendors do not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955 and the West Bengal Estates Acquisition Act, 1953.
- 5.2.3 **No Encumbrance by Act of Vendors:** The Vendors have not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.
- 5.2.4 **Right, Power and Authority to Sell:** The Vendors have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchaser.
- 5.2.5 **No Dues:** No tax in respect of the Said Property is due to the local authority and/or any other authority or authorities and no Certificate Case is pending for realization of any dues from the Vendors.
- 5.2.6 **No Right of Pre-emption:** No person or persons 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, *debutter*, *wakf*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendors or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendors or the Vendors' predecessors-in-title 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.



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6. Basic Understanding

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

7. Transfer

- 7.1 **Hereby Made:** The Vendors hereby sell, convey and transfer to the Purchaser the entirety of the Vendors' right, title and interest of whatsoever or howsoever nature in the Said Property, more fully described in the **Second Schedule** below, being (1) the First Property, i.e., land classified as *sali* (agricultural) measuring 1.03 (one point zero three) decimal, more or less, out of 26 (twenty six) decimal, being a portion of C.S./R.S. Dag No. 64, corresponding L.R. Dag No. 58, recorded under R.S. Khatian No. 654, 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 11.74 (eleven point seven four) decimal, more or less, out of 66 (sixty six) decimal, being a portion of C.S./R.S. Dag No. 98, corresponding L.R. Dag No. 91, recorded under C.S. Khatian No. 245, R.S. Khatian No. 416, 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 Vendors in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.
- 7.2 **Consideration:** The aforesaid transfer is being made in consideration of a sum of **Rs.34,38,000/- (Rupees Thirty Four Lakh Thirty Eight Thousand Only)** paid by the Purchaser to the Vendors, receipt of which the Vendors hereby and by the Receipt and Memo of Consideration hereunder written, admit and acknowledge.

8. Terms of Transfer

- 8.1 **Salient Terms:** The transfer being effected by this Conveyance is:
- 8.1.1 **Sale:** a sale within the meaning of the Transfer of Property Act, 1882.
- 8.1.2 **Absolute:** absolute, irreversible and perpetual.



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- 8.1.3 **Free from Encumbrances:** free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lis pendens, uses, debutter, wakf, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, bargadars and liabilities whatsoever or howsoever made or suffered by the Vendors or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendors or the Vendors' predecessors-in-title.
- 8.1.4 **Together with All Other Appurtenances:** together with all other rights the Vendors have in the Said Property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property.
- 8.2 **Subject to:** The transfer being effected by this Conveyance is subject to:
- 8.2.1 **Indemnification by Vendors:** express indemnification by the Vendors about the correctness of the Vendors' title, Vendors' authority to sell and non existence of any encumbrances on the Said Property, which if found defective or untrue at any time, the Vendors shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendors, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendors hereby covenant that the Vendors or any person claiming under the Vendors in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Purchaser and/or the Purchaser's successors-in-interest and assigns, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the Purchaser and/or the Purchaser's successors-in-interest and assigns by reason of any claim made by any third parties with respect to the title of the Said Property. If any difficulty arises in respect of mutation of the Said Property in the name of the Purchaser then the Vendors shall at all times hereinafter, at the 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 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 date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Vendors, with regard to which the Vendors hereby indemnify and agree to keep the Purchaser fully and comprehensively saved, harmless and indemnified.
- 8.5 **Holding Possession:** The Vendors hereby covenant that the Purchaser and the Purchaser's successors-in-interest and/or assigns shall and



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

- 8.6 **No Objection to Mutation and Conversion:** The Vendors covenant, confirm and declare that (1) the Purchaser shall be fully entitled to mutate the Purchaser's name in all public and statutory records and the Vendors hereby expressly (a) consent to the same and (b) appoint the Purchaser as the constituted attorney of the Vendors and empower and authorize the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard and (2) the Vendors are fully aware that the Purchaser shall convert the nature of use and classification of the Said Property to non-agricultural/any other classification at the sole discretion of the Purchaser and the Purchaser shall be fully entitled to do the same in all public and statutory records and the Vendors hereby expressly (a) consent to the same, notwithstanding the nature of use and classification of the balance portion of the Dag (from which the Said Property has been carved out) being and remaining the same as earlier and (b) appoint the Purchaser as the constituted attorney of the Vendors and empower and authorize the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendors undertake to cooperate with the Purchaser in all respect to cause mutation of the Said Property in the name of the Purchaser and conversion of the nature of use and classification thereof and in this regard shall sign all documents and papers as required by the Purchaser.
- 8.7 **Title Documents:** Simultaneously herewith, the Vendors have handed over all original title papers and documents in respect of the Said Property to the Purchaser.



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

9. **Interpretation:**

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

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



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First Schedule
Part I
(First Property)

Land classified as *sahi* (agricultural) measuring 1.03 (one point zero three) decimal, more or less, out of 26 (twenty six) decimal, being a portion of C.S./R.S. Dag No. 64, corresponding L.R. Dag No. 58, recorded under R.S. Khatian No. 654, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and the said dag is butted and bounded as follows:

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

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

Part II
(Second Property)

Land classified as *sahi* (agricultural) measuring 11.74 (eleven point seven four) decimal, more or less, out of 66 (sixty six) decimal, being a portion of C.S./R.S. Dag No. 98, corresponding L.R. Dag No. 91, recorded under C.S. Khatian No. 245, R.S. Khatian No. 416, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and the said dag is butted and bounded as follows:

- On the North** : By R.S. Dag Nos. 97
- On the East** : By R.S. Dag Nos. 123, 140, 141 & 142
- On the South** : By R.S. Dag Nos. 120
- On the West** : By R.S. Dag Nos. 99 & 119

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



District Sub-Registrar-Jr,
Registrar U/S 7 (2) of
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Second Schedule
(Said Property)
[Subject Matter of Conveyance]

Land (vacant) classified as *sali* (agricultural) measuring 1.03 (one point zero three) decimal, more or less, out of 26 (twenty six) decimal, being a portion of C.S./R.S. Dag No. 64, corresponding L.R. Dag No. 58, recorded under R.S. Khatian No. 654, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-I** of the **First Schedule** above

Land (vacant) classified as *sali* (agricultural) measuring 11.74 (eleven point seven four) decimal, more or less, out of 66 (sixty six) decimal, being a portion of C.S./R.S. Dag No. 98, corresponding L.R. Dag No. 91, recorded under C.S. Khatian No. 245, R.S. Khatian No. 416, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-II** of the **First Schedule** above

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

The details of the Said Property are tabulated below:

R.S. Dag No.	L.R. Dag No.	R.S. Khatian No.	Total Area in Dag (in Dec)	Area Sold (in Dec)
64	58	654	26	1.03
98	91	416	66	11.74
Total:				12.77



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

Nizamuddin Laskar

NIJAMUDDIN LASKAR

আব্দুল জব্বার লস্কর

ABDUL JABBAR LASKAR

আমেনা বিবি

AMENA BIBI



উদ্যোগ Anowara Bibi alias Anura Bibi

By the Part of Rajib Roy

ANOWARA BIBI alias ANURA BIBI

Fajila Bibi

FAJILA BIBI

জাহানারা বিবি

JAHANARA BIBI

ফাতেমা বিবি

PHATEMA BIBI

ইচ্ছানুর বিবি

ECHANUR BIBI alias ECHANURBIBI
SANPUI

মনোয়ারা বিবি

MONOWARA BIBI

[Vendors]

Drafted by:

Atangir Reza
WB/1366/09
Advocate
Al'pore Judge Court
KOL-27

Read over and explained in Bengali the true meaning and substance of this deed of Conveyance and its nature and effect of Considering the nature of the Vendor's signature and the nature of the deed and the fact that the Vendor has understood the nature of the deed and the witnesses thereon.

Witnesses:

1. Anjit Roy
27, Dixon Lane, Kolkata-700114

2. Rajib Roy
Sulangi Darshin Power.
KOL-700189.



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Vendors' Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs.34,38,000/- (Rupees Thirty Four Lakh Thirty Eight Thousand Only)** towards full and final payment of the consideration for sale of the Said Property described in the **Second Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)	In favour of
UTR No. IOBAR52022111100180957	11.11.2022	Indian Overseas Bank	15,75,000/-	Nizamuddin Laskar
UTR No. IOBAR52022111100181221	11.11.2022	Indian Overseas Bank	12,91,000/-	Abdul Jabbar Laskar
Demand Draft No. 367142	11.11.2022	Indian Overseas Bank	87,000/-	Amena bibi
Demand Draft No. 367143	11.11.2022	Indian Overseas Bank	87,000/-	Anowara Bibi
Demand Draft No. 367144	11.11.2022	Indian Overseas Bank	87,000/-	Pajila bibi
Demand Draft No. 367146	11.11.2022	Indian Overseas Bank	87,000/-	Jahanara Bibi
Demand Draft No. 367145	11.11.2022	Indian Overseas Bank	87,000/-	Phatema Bibi
Demand Draft No. 367147	11.11.2022	Indian Overseas Bank	87,000/-	Echanur Bibi
Demand Draft No. 367141	11.11.2022	Indian Overseas Bank	50,000/-	Monowara Bibi
Total:			34,38,000/-	

Nizamuddin Laskar

NIJAMUDDIN LASKAR

Abdul Jabbar Laskar

ABDUL JABBAR LASKAR



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Registrar LMS 7 (2) of
Registration 1976
Alipora, South 24 Parganas

17 NOV 1979

আমেনা বিবি

AMENA BIBI



L.I. of Anowara Bibi alias Anura - Bibi
By the Pan of Rajib Roy

ANOWARA BIBI alias ANURA BIBI

ফজিলা বিবি

FAJILA BIBI

জাহানারা বিবি

JAHANARA BIBI

ফাতেমা বিবি

PHATEMA BIBI

ইচানুর সানপুই

ECHANUR BIBI alias ECHANURBIBI
SANPUI

মনোয়ারা বিবি

MONOWARA BIBI

[Vendors]

Witnesses:

1. Anjit Roy

2. Rajib Roy












স্বাক্ষর



District Sub-Registrar's Office
Registrar I & T G of
Registration 1908
Alipore, South 24 Parganas

12 NOV 2022

SPECIMEN FORM FOR TEN FINGER PRINTS

PHOTO						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
(Right Hand)						
	<i>Rishi Singh</i>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
(Right Hand)						
PHOTO						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
(Right Hand)						



5

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

12 NOV 1977

SPECIMEN FORM FOR TEN FINGER PRINTS



Nizamuddin Khan

Nizamuddin Khan



Little Ring Middle Fore Thumb

(Left Hand)



Thumb Fore Middle Ring Little

(Right Hand)



Abdullah Khan

Abdullah Khan



Little Ring Middle Fore Thumb

(Left Hand)



Thumb Fore Middle Ring Little

(Right Hand)



Latifa Khan

Latifa Khan



Little Ring Middle Fore Thumb

(Left Hand)



Thumb Fore Middle Ring Little































(Right Hand)



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

12 NOV 2007

SPECIMEN FORM FOR TEN FINGER PRINTS


































	<p style="writing-mode: vertical-rl; transform: rotate(180deg);">L. L. of Anasara Bibi, alias Anasara Bibi By the Part of Rajib Rafiq</p>						
		Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
							
		Thumb	Fore	Middle	Ring	Little	
		(Right Hand)					
	<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Fajila Bibi</p>						
		Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
							
		Thumb	Fore	Middle	Ring	Little	
		(Right Hand)					
	<p style="writing-mode: vertical-rl; transform: rotate(180deg);">L. L. of Anasara Bibi, alias Anasara Bibi By the Part of Rajib Rafiq</p>						
		Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
							
		Thumb	Fore	Middle	Ring	Little	
		(Right Hand)					



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

12 NOV 2022

SPECIMEN FORM FOR TEN FINGER PRINTS

 <p>ସତ୍ୟାମା ସିରି</p>	<p>ସତ୍ୟାମା ସିରି</p>	 Little	 Ring	 Middle	 Fore	 Thumb
		(Left Hand)				
		 Thumb	 Fore	 Middle	 Ring	 Little
		(Right Hand)				
 <p>ସତ୍ୟାମା ସିରି</p>	<p>ସତ୍ୟାମା ସିରି</p>	 Little	 Ring	 Middle	 Fore	 Thumb
		(Left Hand)				
		 Thumb	 Fore	 Middle	 Ring	 Little
		(Right Hand)				
 <p>ସତ୍ୟାମା ସିରି</p>	<p>ସତ୍ୟାମା ସିରି</p>	 Little	 Ring	 Middle	 Fore	 Thumb
		(Left Hand)				
		 Thumb	 Fore	 Middle	 Ring	 Little
		(Right Hand)				



District Sub-Registrar-IV
Registrar I/S 7 (2) of
Registration 1988
Alipore, South 24 Parganas

17 NOV

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

भारतीय रिजर्व बैंक द्वारा जारी
Reserve Bank of India Issued Card
AFTP K7464G



ज.प. नाम
Rishi Kyal

ज.प. का पता / Office's Address
BALHINDAN KYAL

ज.प. का प्रकार / Tax Type
11.07.1978

Rishi Kyal
11.07.1978

भारत सरकार
Government of India

ज.प. नाम
Rishi Kyal

संस्थान / DOB: 11.07.1978

पुरुष / Male



6009 1283 0434

मेरा आधार, मेरी पहचान

भारत सरकार
GOVERNMENT OF INDIA

भारतीय चिकित्सा शिक्षा आयोग
Central Board of Secondary Education

ज.प. का नाम
Rishi Kyal

ज.प. का पता / Office's Address
BALHINDAN KYAL



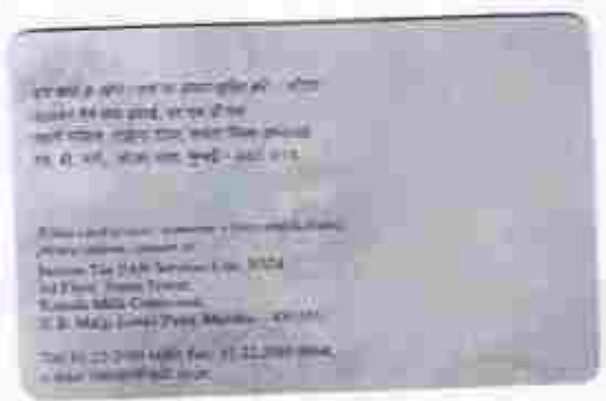
6009 1283 0434

1247 help@cbse.gov.in www.cbse.gov.in

Rishi Kyal



Rishi Kyal





3.1

64 098 (Aay 20)



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

প্রতিষ্ঠাপন নং সি / Enrollment No 1040/20051/11661

To
 নিয়াজুল লস্কর
 Nizamuddin Laskar
 Jhangacha
 Gachhi
 Haldia Bhangar - II South 24 Parganas
 West Bengal 700135

স্মারক নং / 278 / 62158 / 83562 / P



SE500694951FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

2075 6115 5921

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



নিয়াজুল লস্কর
 Nizamuddin Laskar
 পিতা - আমজাদ হারুন লস্কর
 Father - Amaz Harun Laskar
 জন্ম তারিখ / DOB : 01/01/1966
 লিঙ্গ / Male



2075 6115 5921

আধার - সাধারণ মানুষের অধিকার

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

INFORMATION

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

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



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা: জহাঙ্গাচা জাং গাচী
 Haldia Bhangar - II South 24 Parganas
 West Bengal 700135

2075 6115 5921



Nizamuddin Laskar



आयकर विभाग
 INCOME TAX DEPARTMENT
 NIJAMUDDIN LASKAR
 ALHAZ HARUN LASKAR
 07/07/1965
 PAN Card Account No.
 ANUPL1059M
 Signature

भारत सरकार
 GOVT OF INDIA





Nizamuddin Laskar

For all correspondence and queries, please contact your local
 Income Tax PAN Service Unit (ITPSU)
 PROXY & Secy-II, CBD Block
 New Mumbai - 400 014
 Tel: 022-26122111
 Fax: 022-26122112
 E-mail: pan@pan.irda.gov.in
 Website: pan.irda.gov.in





ভারত সরকার
 Unique Identification Authority of India
 Government of India

ভারত সরকারের আই ডি / Enrollment No.: 1040/22123/02753

To
 আব্দুল জব্বার লস্কর
 Abdul Jabbar Laskar
 Jrangachha
 Jran Gachhi
 Hallsala
 Bhanga - II South 24 Parganas
 West Bengal 700135



MP167061375FT



আপনার আধার সংখ্যা / Your Aadhaar No. :
5317 3216 0634

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
 Government of India



আব্দুল জব্বার লস্কর
 Abdul Jabbar Laskar
 পিতা : হারুন লস্কর
 Father : Harun Laskar
 জন্ম তারিখ / DOB : 01/01/1959
 পুরুষ / Male



5317 3216 0634

আধার - সাধারণ মানুষের অধিকার



তথ্য

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

INFORMATION

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

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



ভারত সরকারের অনন্য পরিচয় প্রমাণ
 Unique Identification Authority of India

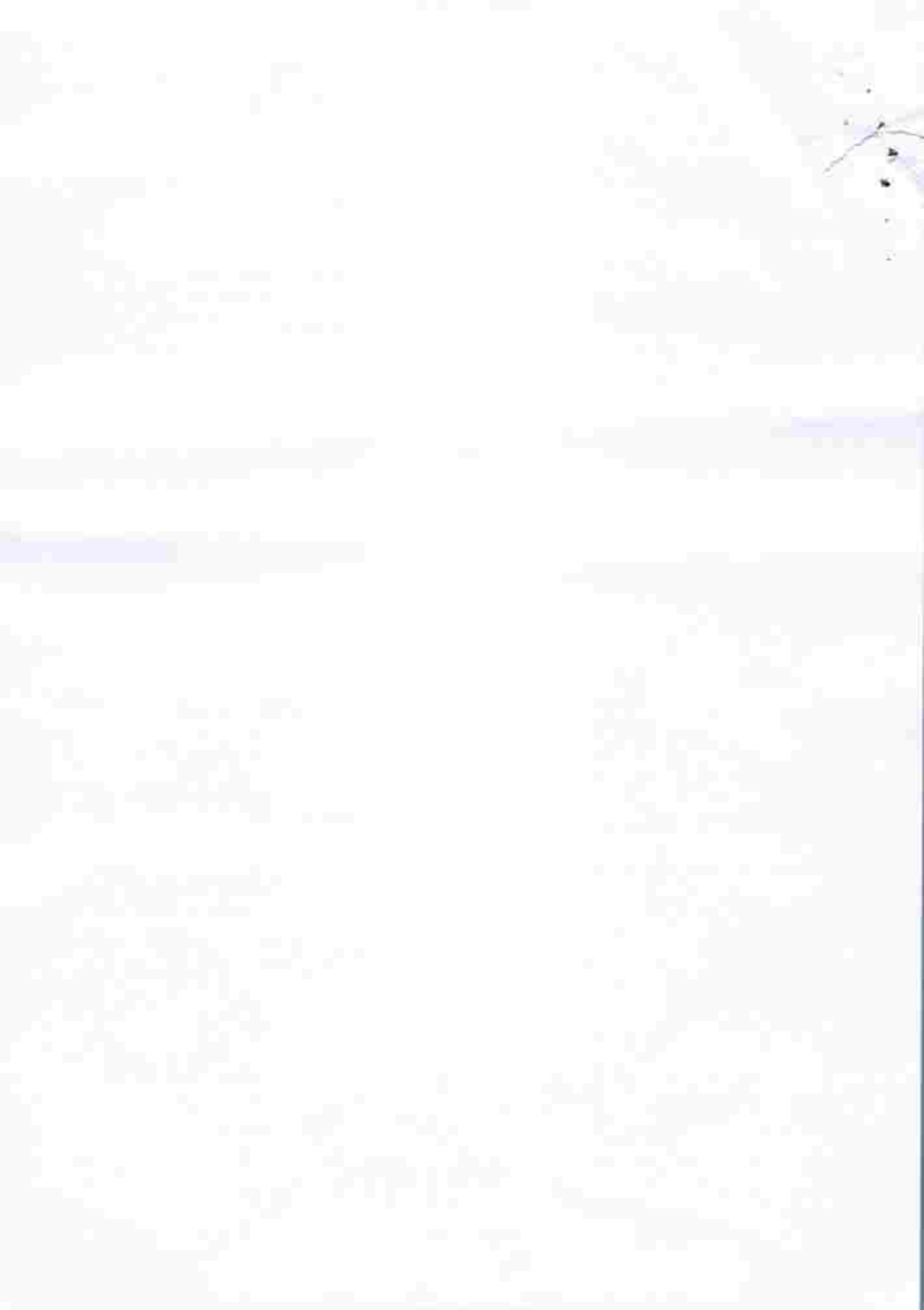
ঠিকানা:
 জিরাঙ্গাচা, জিরাঙ্গাচা, পশ্চিম
 ২৪ পরগনা, হাতিয়ালা, পশ্চিম
 বঙ্গ, 700135

Address:
 Jrangachha, Jran Gachhi, South
 24 Parganas, Hallsala, West
 Bengal, 700135

5317 3216 0634



আইডি নং ১৫২ ৪১৪ ০২৪৬ ৪



आयकर विभाग
INCOME TAX DEPARTMENT
ABDUL JABBAR LASKAR
HARUN LASKAR
 01/01/1959
 Permanent Account Number
APVPL7047P
 Signature

भारत सरकार
GOVT. OF INDIA





B K No 5 B 25 No 5 (No)

In case this card is lost / found, kindly inform / return to:
Income Tax PAN Services Unit, UTTITSL
Plot No. 3, Sector 11, CBD Kolaba,
Mumbai - 400 014.
आयकर के लोह/पाने पर कृपया सूचित करें/वापस करें:
आयकर सेवा सेवा इकाई, UTTITSL
प्लॉट नं. 3, सेक्टर 11, कोल्बा, मुंबई - 400 014.





आधार

সংসদে প্রদর্শিত মানচিত্র প্রাপ্ত

ভারত সরকার

Union Identification Authority of India

ভারত সরকার পরিচয় পরিচালনা

প্রতিষ্ঠান আই আই / Enrollment No 1040/2104/92832

To
Aruna Sin
Aruna Sin
Wan
Pawan Pargana - South 24 Parganas
West Bengal 700135

Net 1234 / ECI 1234 / 1456789



SE309583050FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

7296 2676 2780

आधार - साधारण মানুষের অধিকার



আরুনা সিন
Aruna Sin
Wan
Pawan Pargana - South 24 Parganas
West Bengal 700135



7296 2676 2780

आधार - साधारण মানুষের অধিকার



3.3

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

INFORMATION

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

■ আধার নগর দেশে মান্য।

■ আধার বিদ্যমান 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.



ভারত সরকার পরিচয় পরিচালনা
Union Identification Authority of India

ঠিকানা: ওয়ার্ড, পান ২৪ পর্গানা, Address: Wan, South 24 Parganas, Pawan, West Bengal, 700135

7296 2676 2780



102 200 1947

help@uidai.gov.in

www.uidai.gov.in

আগে ২ পাঁচবিধ





আঃ ম বাবিরি





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

প্রতিষ্ঠানের নাম ও / Enrolment No. : 1040/2007U/09854

To
 ANOWARA BIDI
 মহালা ১৫
 ১ NARAYANPUR
 Malancha
 Shantipur Narayanpur, South 24 Parganas
 West Bengal - 743502

2010/0014



KL503132018PT

89315051



আপনার আধার সংখ্যা / Your Aadhaar No. :
6072 5650 1538

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
 Government of India
 ANOWARA BIDI
 মহালা ১৫
 ১ NARAYANPUR
 Malancha
 Shantipur Narayanpur, South 24 Parganas
 West Bengal - 743502
 6072 5650 1538



আধার - সাধারণ মানুষের অধিকার



তথ্য

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

INFORMATION

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

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

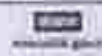


ভারতীয় বিশিষ্ট পরিচয় আধিকার
 Unique Identification Authority of India

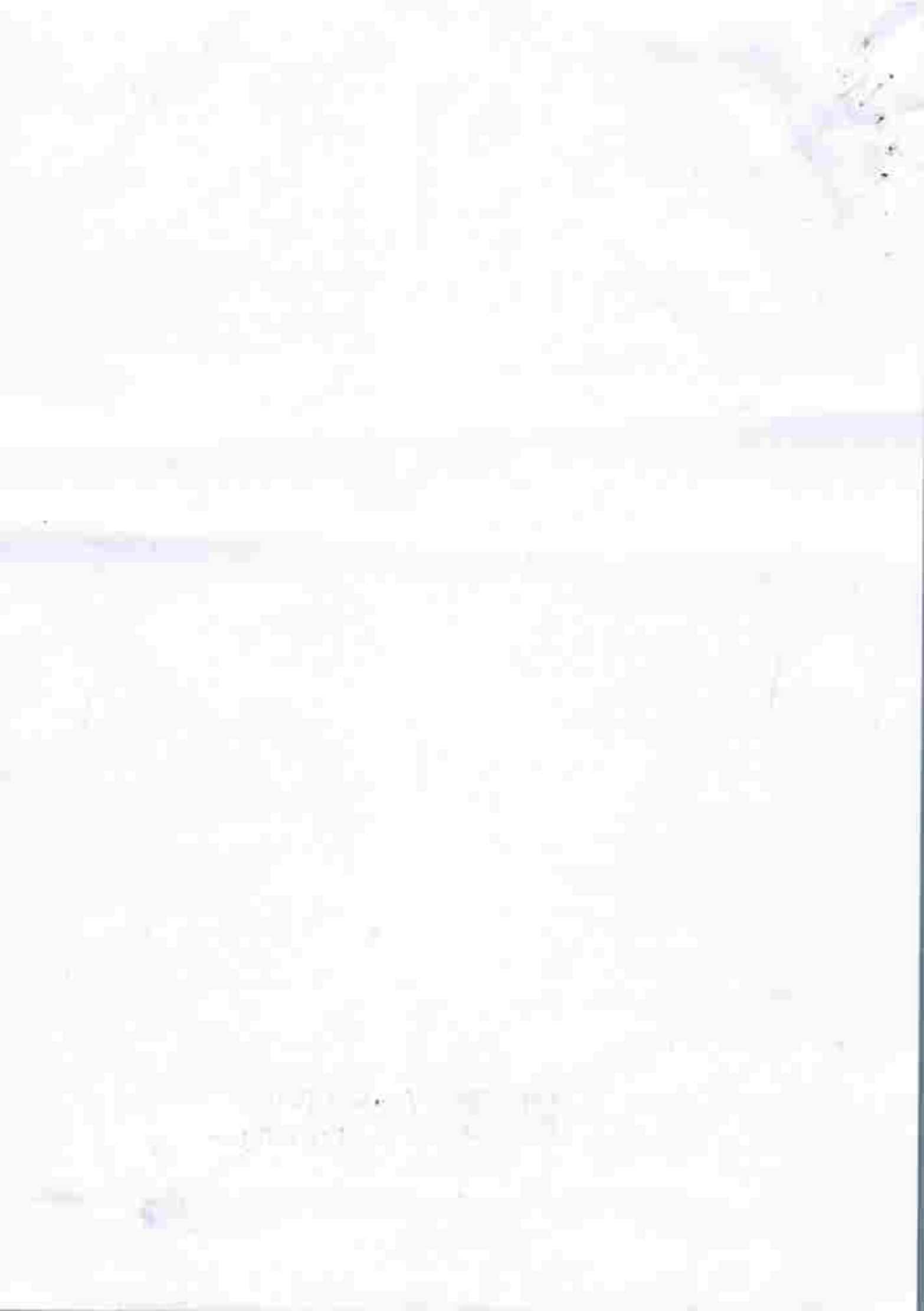
Address: 1040/2007U/09854
 ANOWARA BIDI
 মহালা ১৫
 ১ NARAYANPUR
 Malancha
 Shantipur Narayanpur, South 24 Parganas
 West Bengal - 743502

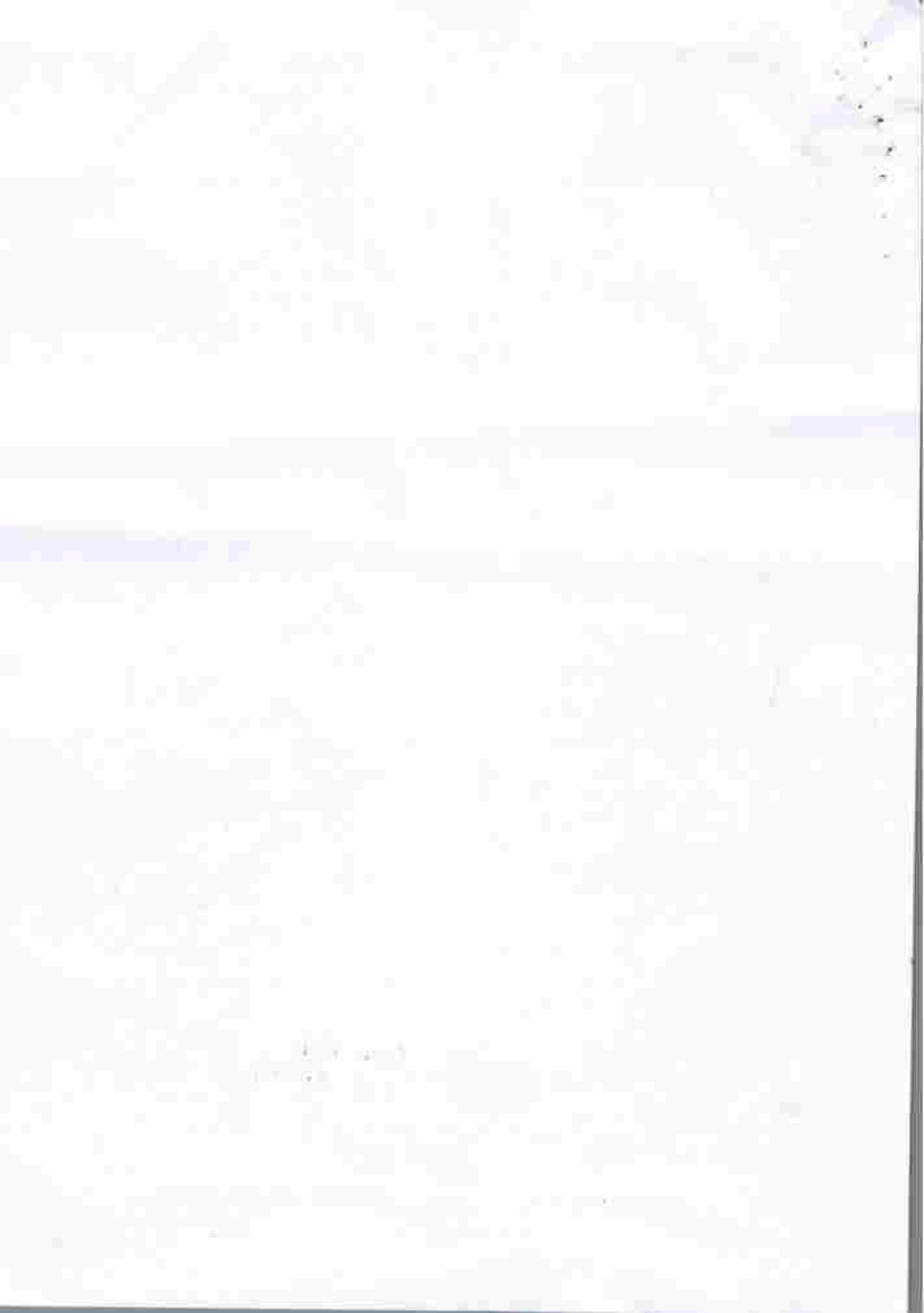
Address: 1 NARAYANPUR,
 Malancha, South 24
 Parganas, Shantipur
 Narayanpur, West Bengal,
 743502

6072 5650 1538



Signature of Anowara Bidi
 By the Pan of Rajit Roy







- অধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা পাওয়া যায়।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
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- অধার সারা দেশে বাধ্য।
- অধার প্রতিবেশে সরকারী ও বেসরকারী পরিষেবা প্রদান সহজে হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

Unique Identification Authority of India

Address: Purba Kamruti, 12th Kachala, South 24 Parganas, Shantipur (WB), West Bengal, 743002

8137 4808 9452



আধার কার্ড

ভারত সরকার
Unique Identification Authority of India
Government of India

অধার কার্ড আইডি / Enrolment No: 10402212300741

শ্রী
ফজিলা বিবি
Purba Kamruti
12th Kachala
Shantipur (WB) Shantipur - 8 South 24 Parganas
West Bengal 743002

Net: 832 / 232 / 90080 / 801008 / P



আধার অধার সংখ্যা / Your Aadhaar NO. :

8137 4808 9452

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



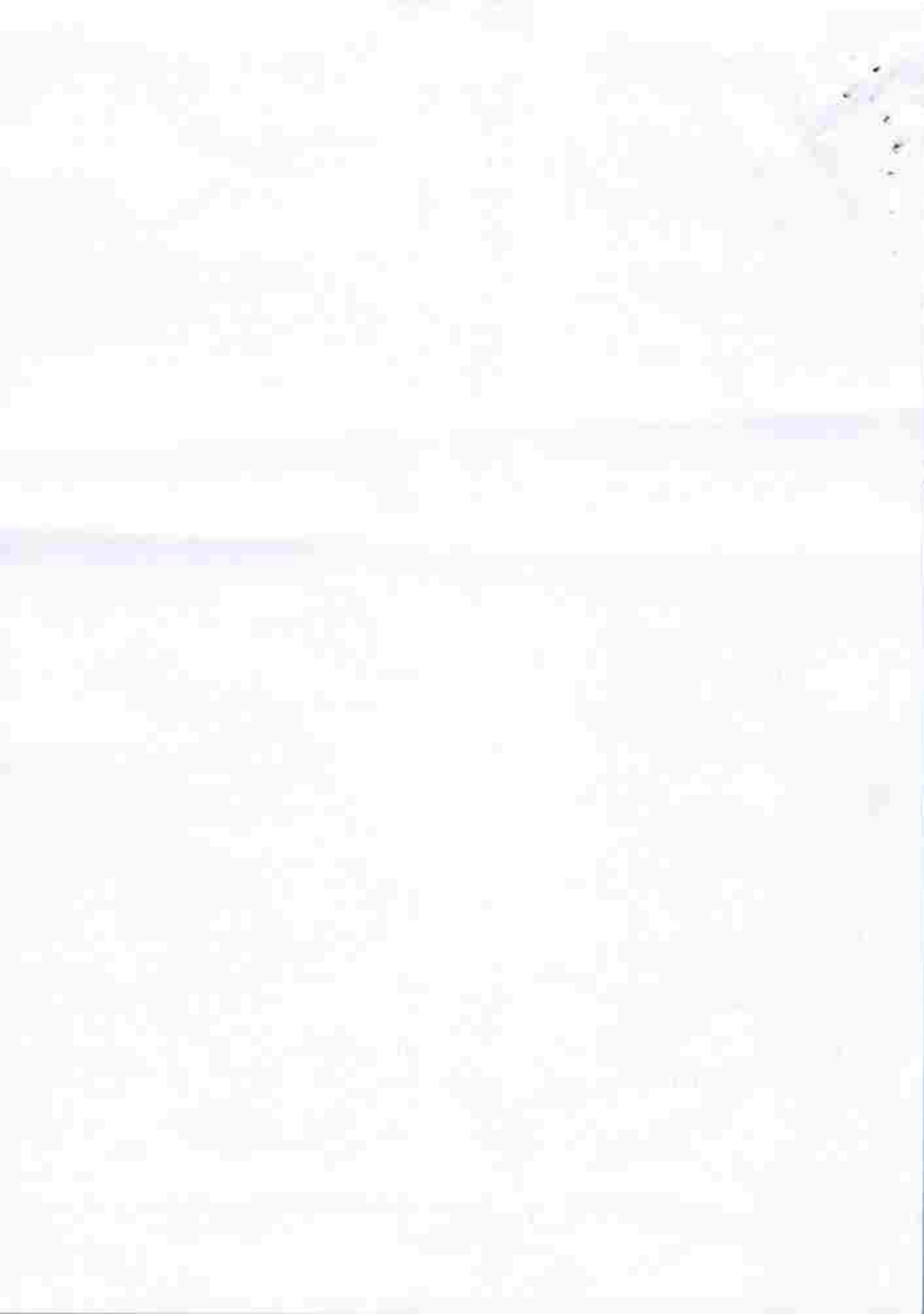
শ্রীমতী বিবি
ফজিলা বিবি
পিতা : শ্রী হুমায়ুন কবীর
Father: Humayun Kabir
অধার আইডি / DOB: 01/01/1974
শ্রীমতী / Female



8137 4808 9452

আধার - সাধারণ মানুষের অধিকার

Fajila Bibi



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

आयकर विभाग द्वारा जारी
Permanent Account Number Card
HMPB43310

श्री. राज
Fajila Bibi

आयकर विभाग, दिल्ली
WARDEN HOUSE, DELHI

आयकर विभाग
दिल्ली-110002

आयकर विभाग
दिल्ली-110002

आयकर विभाग, दिल्ली का प्रमुख कार्यालय है।
आयकर विभाग, दिल्ली का प्रमुख कार्यालय है।
आयकर विभाग, दिल्ली का प्रमुख कार्यालय है।
आयकर विभाग, दिल्ली का प्रमुख कार्यालय है।

आयकर विभाग, दिल्ली का प्रमुख कार्यालय है।
आयकर विभाग, दिल्ली का प्रमुख कार्यालय है।
आयकर विभाग, दिल्ली का प्रमुख कार्यालय है।
आयकर विभाग, दिल्ली का प्रमुख कार्यालय है।

आयकर विभाग, दिल्ली का प्रमुख कार्यालय है।
आयकर विभाग, दिल्ली का प्रमुख कार्यालय है।
आयकर विभाग, दिल्ली का प्रमुख कार्यालय है।
आयकर विभाग, दिल्ली का प्रमुख कार्यालय है।

आयकर विभाग, दिल्ली का प्रमुख कार्यालय है।
आयकर विभाग, दिल्ली का प्रमुख कार्यालय है।
आयकर विभाग, दिल्ली का प्रमुख कार्यालय है।
आयकर विभाग, दिल्ली का प्रमुख कार्यालय है।

Fajila Bibi





ভারত সরকার

Unique Identification Authority of India
Government of India

ভারতীয় পরিচয় আইন / Enrollment No 1040/22101/19830

তা.
হানুমান স্ট্রিট
জহানারা স্ট্রিট
রামুনিয়া
Barnulla Canning - II South 24 Parganas
West Bengal 743502

180100519

Ref: 5943 / 342 / 1335012 / 1336300 / P



SE419035191FT



আপনার আধার নংখ্যা / Your Aadhaar No. :

9510 9584 1780

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Unique Identification Authority of India



হানুমান স্ট্রিট,
জহানারা স্ট্রিট
পিতা : হানুমান স্ট্রিট
Father : Hanin Noshar
অনুলিপি / DOB : 01/01/1940
লিঙ্গ / Female



9510 9584 1780

আধার - সাধারণ মানুষের অধিকার

ডাঃ হা নোরা সিদ্দিকি



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

INFORMATION

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

- আধার সারা দেশে মাল্য।
- আধার সর্বদিকে সফলকরী ও বেসরকারী পরিষেবা গ্রহণের সমস্কর হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

342 / 1335012



ভারত সরকার
Unique Identification Authority of India

তা.
হানুমান স্ট্রিট,
জহানারা স্ট্রিট
743502

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

9510 9584 1780



1801 200 1947

help@uidai.gov.in

www.uidai.gov.in



आयकर विभाग
INDIAN TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



आयकर विभाग का पहला पहलू
 आयकर विभाग का पहला पहलू
FOGPB4327F

सुखसिंहा देवी
SHUKHSINGHA DEVI

बान्नी लखार
BANNI LAKHAR



सुखसिंहा देवी
सुखसिंहा देवी

10010304

The information rights & how to exercise them are given below as
 Section 10(1) PAN Section 10(1) PAN
 PAN No. & Section 10(1) PAN
 PAN No. & Section 10(1) PAN

सुखसिंहा देवी
सुखसिंहा देवी

बान्नी लखार
BANNI LAKHAR

10010304

सुखसिंहा देवी
सुखसिंहा देवी

10010304

आयकर विभाग का पहला पहलू





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

আধারসংখ্যার আই ডি / Enrollment No.: 104020381/06107

20
ফোন নম্বর
Phelina Bisi
W/O: Mrs Molla
Bansachia Sharna
Bansachia
Shangar Raghunathur
Shangar - 1 South 24 Parganas
West Bengal 743502
MP015910083PT



আপনার আধার সংখ্যা / Your Aadhaar No.:

2643 2728 8205

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



ফোন নম্বর
Phelina Bisi
মাতা : মল্লা মল্লা
Father: HARUN HOSEIN
আধারসংখ্যা / OCR: 010015173
লিঙ্গ / Female



2643 2728 8205

আধার - সাধারণ মানুষের অধিকার

তথ্য

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

INFORMATION

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- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে 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 বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা:
W/O: মল্লা মল্লা, বনসচিয়া,
শুয়ারা, বনসচিয়া, পশ্চিম ২৪
পার্শ্বা, উত্তর মর্চোখাড়া, পশ্চিম
বঙ্গ, ৭৪৩৫০২

Address:
W/O Mrs Molla, Bansachia,
Sharna, Bansachia, South 24
Parganas, Shangar
Raghunathur, West Bengal,
743502

2643 2728 8205



২৬৩৮১ বিডি



आयकर विभाग
TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

भारत सरकार द्वारा जारी
 Permanent Account Number Card
CEAHD5937H

PAN Card
CEAHD5937H

Name of the Cardholder
KANUNGOXCH

Date of Issue
05/03/1975

भारत सरकार
 Government of India





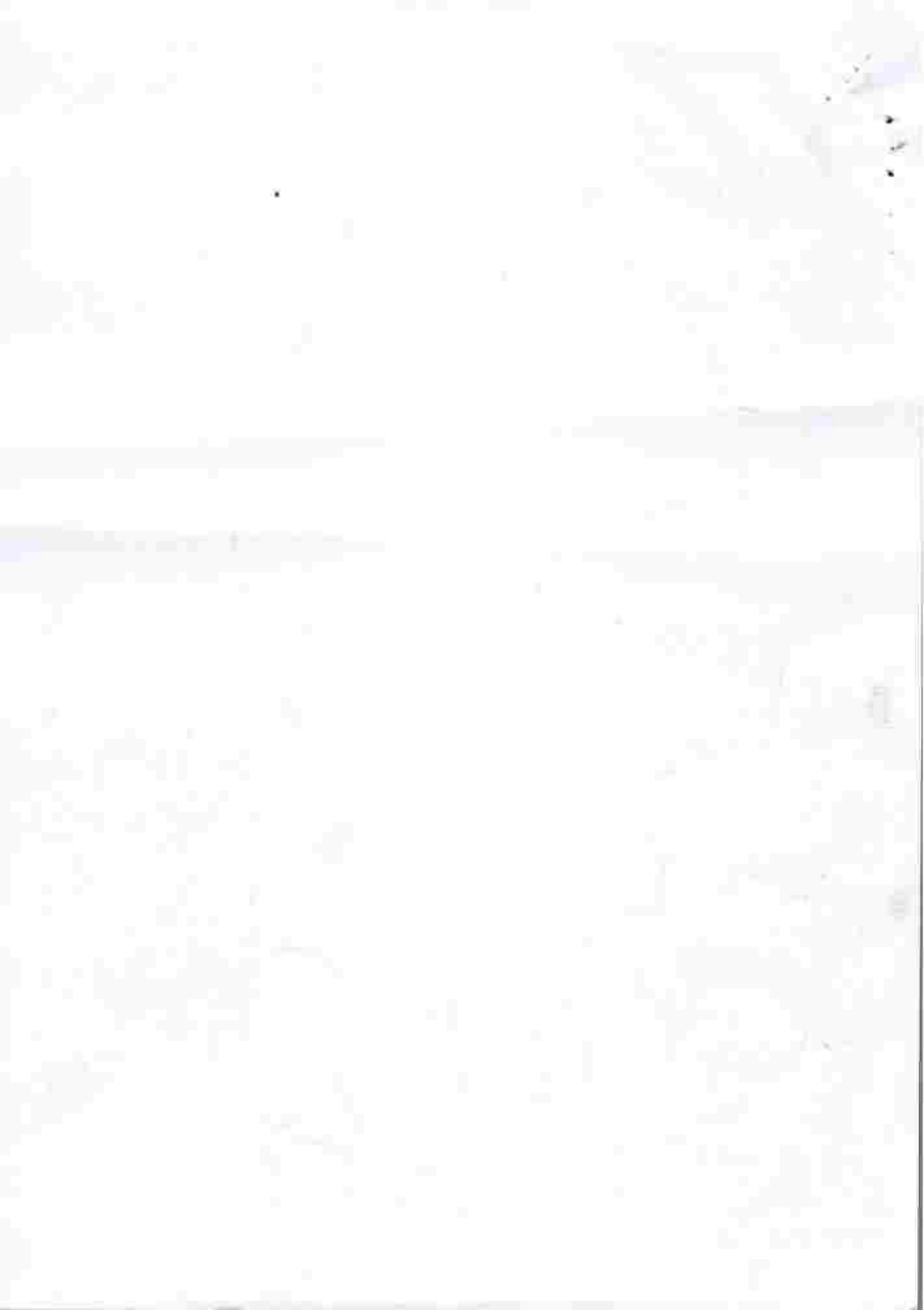
(This card is valid only for the purpose of filing returns of income tax and for the purpose of claiming tax credit in respect of income tax paid in India and abroad.)

(यह कार्ड केवल आयकर रिटर्न दाखिल करने के लिए और भारत में तथा विदेशों में आयकर का क्रेडिट दाखिल करने के लिए ही वैध है।)

(This card is valid only for the purpose of filing returns of income tax and for the purpose of claiming tax credit in respect of income tax paid in India and abroad.)

(यह कार्ड केवल आयकर रिटर्न दाखिल करने के लिए और भारत में तथा विदेशों में आयकर का क्रेडिट दाखिल करने के लिए ही वैध है।)

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ভারত সরকার
 Unique Identification Authority of India
Government of India

আধার আইডি / Enrollment No.: 1040ZD65753324

To
 Echaruabi Bospul
 পুর্বাচলমুড়ি
 PURBADHUNORI
 SHANKSAHAN
 Jungli
 Shaksahar, South 24 Parganas
 West Bengal - 743502

23/11/2014



K3D8403832177
5489000



আপনার আধার সংখ্যা / Your Aadhaar No. :

2200 5049 4753

আধার - সাধারণ মানুষের অধিকার



এচারুবি বসপুল
 Echaruabi Bospul
 পিতা : মোহন হর লস্কর
 Father : MO HARU LASKAR

স্বাক্ষর / COO: 100271802
 মামা / Fature

2200 5049 4753

আধার - সাধারণ মানুষের অধিকার



- উদ্দ্য**
- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
 - পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা শক্ত করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
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- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে 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.



এচারুবি বসপুল
 পুর্বাচলমুড়ি, শাকসাহার
 জুঙ্গলী, দক্ষিণ ২৪ পরগণা
 পশ্চিম বঙ্গ

Address: PURBADHUNORI,
 SHANKSAHAN, Jungli,
 South 24 Parganas,
 Shaksahar, West Bengal,
 743502

2200 5049 4753



এচারুবি বসপুল





आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



पंजीकृत खाता संख्या कार्ड
Pan/Account Number Card

FEHPB5755M



MONOWARA BIBI

पति / Spouse / Husband's Name
HARU LASKAR

जन्म तिथि / Date of Birth
01/01/1972

सहचरिता तिथि / Date of Marriage

श्री. नासिरुल्लाह - मरिद -

आयकर विभाग
INCOME TAX DEPARTMENT





भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India
Enrollment No: 0632/10748/02456

To
Monowara Begum
C/O. Mohanlal AK Mitra
Jinnah Park
PB Nagaria
VPO- Chanchal, Champabagan
PO- Chanchal
Sub District- Nalanda, District- Nalanda, Patna-85
State- West Bengal
PIN Code- 700135
Aadhaar No: 2055 2950 1644



आपका आधार क्रमांक / Your Aadhaar No
2055 2950 1644
मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Monowara Begum
DOB: 01/01/1972
Female

2055 2950 1644
मेरा आधार, मेरी पहचान

श्रीमती शशी - १२६

Name _____
Serial No.: _____
From (Months) _____
Subject _____

EXPORT QUALITY
COMFORT
COVER PAPER





भारत सरकार
GOVERNMENT OF INDIA



Rajib Roy
Year of Birth : 1992
Male



8196 3674 8777

आधार — आम आदमी का अधिकार

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

RAJIB ROY
PARESH CHANDRA ROY
26/05/1992

Permanent Account Number

AVSPR8594H

Rajib Roy

Signature



P.O. ⇒ New Town

P.S. ⇒ Do

PIN ⇒ 700159

Rajib Roy





সংস্কৃত স্মারক

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

Query No / Year:	2003202400/2022	Office where deed will be registered
Query Date	10/11/2022 2:54:50 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	VINAYAK LEGAL 122/1R, Satyendra Nath Majumdar Sarani, Thana - Tollygunge, District : South 24-Parganas, WEST BENGAL, PIN - 700026, Mobile No. : 9330394889, Status : Seller/Executant	
Transaction	Additional Transaction	
[0101] Sale, Sale Document	[4308] Agreement [No of Agreement : 2]	
Set Forth value	Market Value	
Rs. 34,38,000/-	Rs. 34,38,000/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 1,03,160/- (Article 23)	Rs. 34,394/- (Article A(1), E)	
Mutation Fee Payable:	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
Remarks		

Land Details :

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

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-64	RS-654	Bastu	Shali	1.03 Dec	2,77,302/-	2,77,302/-	
L2	RS-98	RS-416	Bastu	Shali	11.74 Dec	31,60,698/-	31,60,698/-	
		TOTAL :			12.77Dec	34,38,000 /-	34,38,000 /-	
		Grand Total :			12.77Dec	34,38,000 /-	34,38,000 /-	

Seller Details :

Sl No	Name & address	Status	Execution Admission Details :
1	NIJAMUDDIN LASKAR Son of Alhaz Harun Laskar, Jirangacha, City:-, P.O:- Bhangar, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of India, PAN No: ANxxxxxx9M, Aadhaar No: 20xxxxxxx5921, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self



Query No: 2003202400 of 2022, Printed On : Nov 10 2022 2:56PM, Generated from sregistration.gov.in

2	<p>ABDUL JABBAR LASKAR Son of Harun Laskar, Jirangacha, City:- , P.O:- Bhangar, P.S:- Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No. APxxxxxx7P, Aadhaar No.: 53xxxxxxx0634, Status :Individual, Executed by: Self To be Admitted by: Self</p>	Individual	Executed by: Self To be Admitted by: Self
3	<p>AMENA BIBI Daughter of Harun Laskar, Jirangacha, City:- , P.O:- Bhangar, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No. FUxxxxxx6A, Aadhaar No.: 72xxxxxxx2780, Status :Individual, Executed by: Self To be Admitted by: Self</p>	Individual	Executed by: Self To be Admitted by: Self
4	<p>ANOWARA BIBI Daughter of Harun Laskar, B Narayanpur, Maalancha, City:- , P.O:- Narayanpur, P.S:-Bhangar, District:-South 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Female, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No. FOxxxxxx9C, Aadhaar No.: 60xxxxxxx1538, Status :Individual, Executed by: Self To be Admitted by: Self</p>	Individual	Executed by: Self To be Admitted by: Self
5	<p>FAJILA BIBI Daughter of Harun Laskar, Purba Kanthalia, City:- , P.O:- Bhangar, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Female, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No. EIxxxxxx9C, Aadhaar No.: 81xxxxxxx9452, Status :Individual, Executed by: Self To be Admitted by: Self</p>	Individual	Executed by: Self To be Admitted by: Self
6	<p>JAHANARA BIBI Daughter of Haji Harun Laskar, Bamunia, Caning-II, City:- , P.O:- Bamunia, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Female, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No. FOxxxxxx7F, Aadhaar No.: 95xxxxxxx1780, Status :Individual, Executed by: Self To be Admitted by: Self</p>	Individual	Executed by: Self To be Admitted by: Self
7	<p>PHATEMA BIBI Wife of Idris Molla, Bankachua, Bhumru, Raghunathpur, City:- , P.O:- Raghunathpur, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Female, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No. DExxxxxx7H, Aadhaar No.: 26xxxxxxx8205, Status :Individual, Executed by: Self To be Admitted by: Self</p>	Individual	Executed by: Self To be Admitted by: Self
8	<p>ECHANURBIBI SANPLI, (Alias: ECHANUR BIBI) Daughter of Harun Laskar, Purbeghungri, Shanksahar, Jhungri, City:- , P.O:- Shankshar, P.S:-Bhangar, District:-South 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Female, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No. LKxxxxxx9M, Aadhaar No.: 22xxxxxxx4753, Status :Individual, Executed by: Self To be Admitted by: Self</p>	Individual	Executed by: Self To be Admitted by: Self



9	MONOWARA BIBI Wife of Md Haydar Ali Molla,VTC, Chandpur, Champagachi, City:- , P.O:- Chandpur, P.S:-Rajarhat, District:-North 24- Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No. fexxxxxx5m, Aadhaar No. : 20xxxxxxx1644,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
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Buyer Details :

Sl No	Name & address	Status	Execution Admission Details :
1	RISHI KYAL HUF (HUF) .30C, South End Park, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 PAN No. AAxxxxxx8R, Aadhaar No Not Provided by UIDAIStatus :Organization, Not Executed	Organization	Not Executed

Identifier Details :

Name & address
RAJIB ROY Son of Paresh Chandra Roy City:- , P.O:- New Town, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700159, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , Identifier Of NIJAMUDDIN LASKAR, ABDUL JABBAR LASKAR, AMENA BIBI, ANOWARA BIBI, FAJILA BIBI, JAHANARA BIBI, PHATEMA BIBI, ECHANURBIBI SANPUI, MONOWARA BIBI

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	NIJAMUDDIN LASKAR	RISHI KYAL HUF-0.114444 Dec
2	ABDUL JABBAR LASKAR	RISHI KYAL HUF-0.114444 Dec
3	AMENA BIBI	RISHI KYAL HUF-0.114444 Dec
4	ANOWARA BIBI	RISHI KYAL HUF-0.114444 Dec
5	FAJILA BIBI	RISHI KYAL HUF-0.114444 Dec
6	JAHANARA BIBI	RISHI KYAL HUF-0.114444 Dec
7	PHATEMA BIBI	RISHI KYAL HUF-0.114444 Dec
8	ECHANURBIBI SANPUI	RISHI KYAL HUF-0.114444 Dec
9	MONOWARA BIBI	RISHI KYAL HUF-0.114444 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	NIJAMUDDIN LASKAR	RISHI KYAL HUF-1.30444 Dec
2	ABDUL JABBAR LASKAR	RISHI KYAL HUF-1.30444 Dec
3	AMENA BIBI	RISHI KYAL HUF-1.30444 Dec
4	ANOWARA BIBI	RISHI KYAL HUF-1.30444 Dec
5	FAJILA BIBI	RISHI KYAL HUF-1.30444 Dec
6	JAHANARA BIBI	RISHI KYAL HUF-1.30444 Dec
7	PHATEMA BIBI	RISHI KYAL HUF-1.30444 Dec
8	ECHANURBIBI SANPUI	RISHI KYAL HUF-1.30444 Dec
9	MONOWARA BIBI	RISHI KYAL HUF-1.30444 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 10-12-2022) for e-Payment , Assessed market value & Query is valid for 30 days.(i.e. upto 10-12-2022)
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



192022230169971468

GRN Details

GRN:	192022230169971468	Payment Mode:	SBI Epay
GRN Date:	11/11/2022 15:27:17	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	7193606295813	BRN Date:	11/11/2022 15:27:42
Gateway Ref ID:	20221111605088	Method:	Indian Overseas Bank NB
GRIPS Payment ID:	111120222016997145	Payment Init. Date:	11/11/2022 15:27:17
Payment Status:	Successful	Payment Ref. No:	2003202400/4/2022

[Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr RISHI KYAL HUF
Address:	30C, SOUTH END PARK, KOLKATA-700029
Mobile:	9330394689
Period From (dd/mm/yyyy):	11/11/2022
Period To (dd/mm/yyyy):	11/11/2022
Payment Ref ID:	2003202400/4/2022
Dept Ref ID/DRN:	2003202400/4/2022

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003202400/4/2022	Property Registration- Stamp duty	0030-02-103-003-02	103160
2	2003202400/4/2022	Property Registration- Registration Fees	0030-03-104-001-16	34426
			Total	137586

IN WORDS: ONE LAKH THIRTY SEVEN THOUSAND FIVE HUNDRED EIGHTY SIX ONLY.

PAID

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[24]



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



111120222016997145

GRIPS Payment Detail

GRIPS Payment ID:	111120222016997145	Payment Init. Date:	11/11/2022 15:27:17
Total Amount:	137586	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	7193606295813	BRN Date:	11/11/2022 15:27:42
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Mr-RISHI KYAL HUF
Mobile: 9330394689

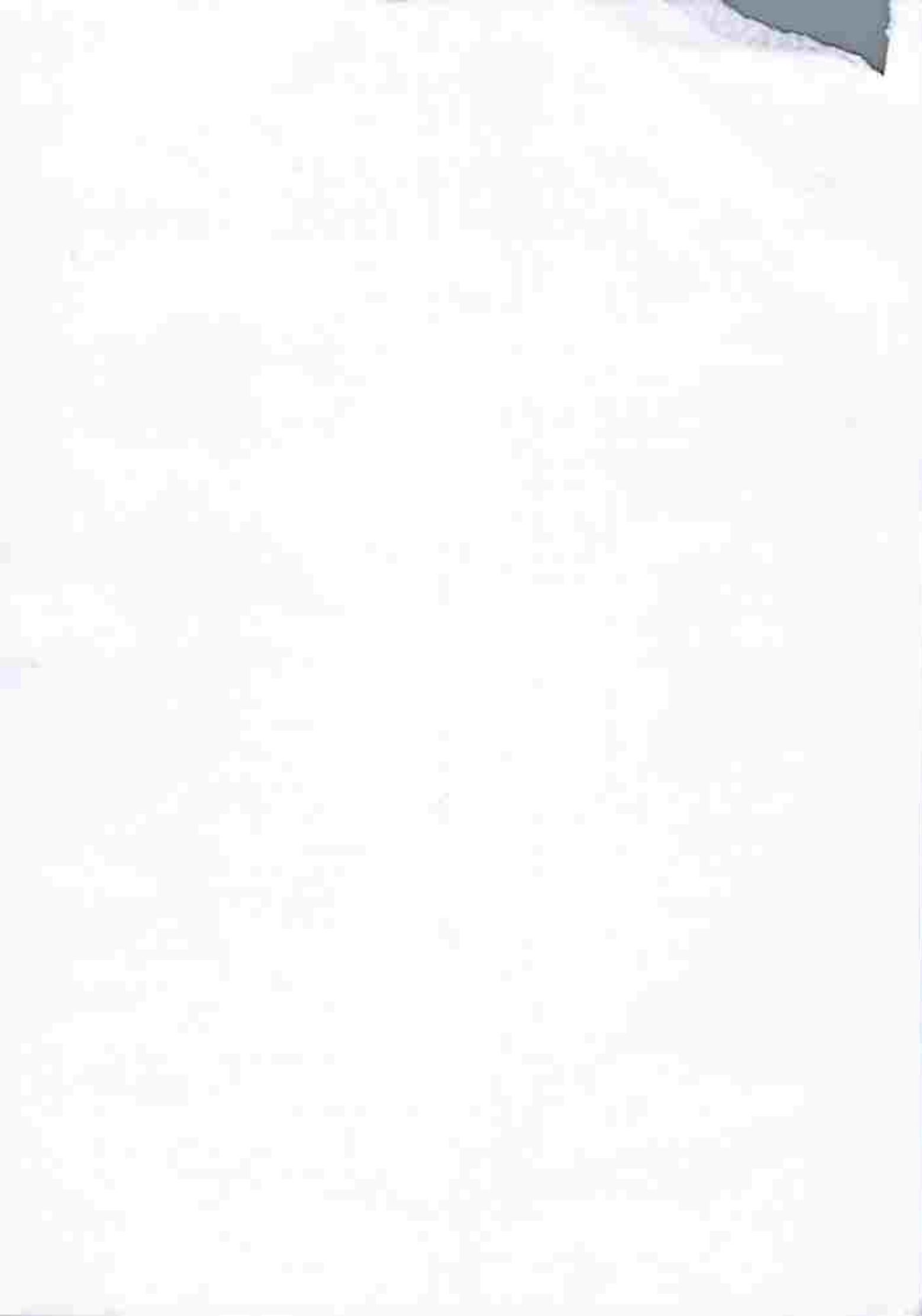
Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192022230169971468	Directorate of Registration & Stamp Revenue	137586
Total			137586

IN WORDS: ONE LAKH THIRTY SEVEN THOUSAND FIVE HUNDRED EIGHTY SIX ONLY.

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













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 16042003202400/2022

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	NIJAMUDDIN LASKAR Jirangacha, City- , P.O.- Bhangar, P.S.-Kashipur, District-South 24- Parganas, West Bengal, India, PIN- 700135	Seller			Nizam Uddin Laskar 12/11/2022
2	ABDUL JABBAR LASKAR, Jirangacha, City - , P.O.- Bhangar, P.S.-Kashipur, District - South 24-Parganas, West Bengal, India, PIN- 700135	Seller			Abdul Jabbar Laskar 12/11/2022
3	AMENA BIBI Jirangacha, City- , P.O.- Bhangar, P.S.-Kashipur, District-South 24- Parganas, West Bengal, India, PIN- 700135	Seller			AMENA BIBI 12/11/2022









1880

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1882



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	ANOWARA BIBI B Narayanpur, Misalancha, City - F.O - Narayanpur, P.S - Bhanger, District -South 24-Parganas, West Bengal, India, PIN - 743502	Seller			Signature of ANOWARA BIBI By the Pen of Anowara Bibi 12/11/2022
5	FAJILA BIBI Purba Kanthalia, City - P.O - Bhanger, P.S -Kashipur, District -South 24- Parganas, West Bengal, India, PIN - 743502	Seller			Signature of Fajila Bibi 12/11/2022
6	JAHANARA BIBI Bamunia, Caringiti, City - P.O - Bamunia, P.S -Kashipur, District - South 24-Parganas, West Bengal, India, PIN - 743502	Seller			Signature of Jahanara Bibi 12/11/2022
7	PHATEMA BIBI Bankachua, Bhumru, Raghunathpur, City - P.O - Raghunathpur, P.S -Kashipur, District - South 24-Parganas, West Bengal, India, PIN - 743502	Seller			Signature of Phatema Bibi 12/11/2022

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
8	ECHANURBIBI SANPUJ Alias ECHANUR BIBI Furbaghurgh, Shankshar, Jhangri, City - P.O.- Shankshar, P.S.-Bhangar, District.- South 24-Parganas, West Bengal, India, PIN - 743502.	Seller			 12/14/2022
9	MONOWARA BIBI VTC, Chandpur, Champagaon, City - P.O.- Chandpur, P.S.- Rajamat, District -North 24-Parganas, West Bengal, India, PIN:- 700135	Seller			 12/11/2022
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	RAJIB ROY Son of Parash Chandra Roy City - P.O.- New Town, P.S.-New Town, District.-North 24-Parganas, West Bengal, India, PIN:- 700159	NIJAMUDDIN LASKAR, ABDUL JABBAR LASKAR, AMENA BIBI, ANOWARA BIBI, FAJILA BIBI, JAHANARA BIBI, PHATEMA BIBI, ECHANURBIBI SANPUJ, MONOWARA BIBI			 12/11/2022

(Anupam Halder)

DISTRICT SUB-
REGISTRAR

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

Major Information of the Deed

Deed No :	I-1604-13157/2022	Date of Registration	14/11/2022
Query No / Year	1604-2003202400/2022	Office where deed is registered	
Query Date	10/11/2022 2:54:50 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	VINAYAK LEGAL 122/1R, Satyendra Nath Majumdar Sarani, Thana : Tollygunge, District : South 24-Parganas, WEST BENGAL., PIN - 700026, Mobile No. : 9330394689, Status : Seller/Executant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 34,38,000/-	Rs. 34,38,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,03,260/- (Article:23)	Rs. 34,426/- (Article:A(1), E)		
Remarks			

Land Details :

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

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-64	RS-654	Bastu	Shali	1.03 Dec	2,77,302/-	2,77,302/-	
L2	RS-96	RS-416	Bastu	Shali	11.74 Dec	31,60,698/-	31,60,698/-	
		TOTAL :			12.77Dec	34,38,000 /-	34,38,000 /-	
		Grand Total :			12.77Dec	34,38,000 /-	34,38,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	NIJAMUDDIN LASKAR (Presentant) Son of Ahaz Harun Laskar Jirangacha, City:- , P.O:- Bhargar, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No.:: ANxxxxx9M, Aadhaar No: 20xxxxxxxx5921, Status :Individual, Executed by: Self, Date of Execution: 12/11/2022 , Admitted by: Self, Date of Admission: 12/11/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 12/11/2022 , Admitted by: Self, Date of Admission: 12/11/2022 ,Place : Pvt. Residence

2	<p>ABDUL JABBAR LASKAR Son of Harun Laskar Jirangacha, City:- , P.O:- Bhangar, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No.: APxxxxxx7P, Aadhaar No: 53xxxxxxxx0634, Status :Individual, Executed by: Self, Date of Execution: 12/11/2022 , Admitted by: Self, Date of Admission: 12/11/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 12/11/2022 , Admitted by: Self, Date of Admission: 12/11/2022 ,Place : Pvt. Residence</p>
3	<p>AMENA BIBI Daughter of Harun Laskar Jirangacha, City:- , P.O:- Bhangar, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No.: FUxxxxxx6A, Aadhaar No: 72xxxxxxxx2780, Status :Individual, Executed by: Self, Date of Execution: 12/11/2022 , Admitted by: Self, Date of Admission: 12/11/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 12/11/2022 , Admitted by: Self, Date of Admission: 12/11/2022 ,Place : Pvt. Residence</p>
4	<p>ANOWARA BIBI Daughter of Harun Laskar B Narayanpur, Maalancha, City:- , P.O:- Narayanpur, P.S:-Bhangar, District:-South 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Female, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No.: FOxxxxxx9C, Aadhaar No: 60xxxxxxxx1538, Status :Individual, Executed by: Self, Date of Execution: 12/11/2022 , Admitted by: Self, Date of Admission: 12/11/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 12/11/2022 , Admitted by: Self, Date of Admission: 12/11/2022 ,Place : Pvt. Residence</p>
5	<p>FAJILA BIBI Daughter of Harun Laskar Purba Kanthalia, City:- , P.O:- Bhangar, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Female, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No.: EIxxxxxx9C, Aadhaar No: 81xxxxxxxx9452, Status :Individual, Executed by: Self, Date of Execution: 12/11/2022 , Admitted by: Self, Date of Admission: 12/11/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 12/11/2022 , Admitted by: Self, Date of Admission: 12/11/2022 ,Place : Pvt. Residence</p>
6	<p>JAHANARA BIBI Daughter of Haji Harun Laskar Bamunia, Caring-II, City:- , P.O:- Bamunia, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Female, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No.: FOxxxxxx7F, Aadhaar No: 95xxxxxxxx1780, Status :Individual, Executed by: Self, Date of Execution: 12/11/2022 , Admitted by: Self, Date of Admission: 12/11/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 12/11/2022 , Admitted by: Self, Date of Admission: 12/11/2022 ,Place : Pvt. Residence</p>
7	<p>PHATEMA BIBI Wife of Idris Molla Bankachua, Bhumru, Raghunathpur, City:- , P.O:- Raghunathpur, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Female, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No.: DExxxxxx7H, Aadhaar No: 26xxxxxxxx8205, Status :Individual, Executed by: Self, Date of Execution: 12/11/2022 , Admitted by: Self, Date of Admission: 12/11/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 12/11/2022 , Admitted by: Self, Date of Admission: 12/11/2022 ,Place : Pvt. Residence</p>
8	<p>ECHANURBIBI SANPUI, (Alias: ECHANUR BIBI) Daughter of Harun Laskar Purbaghunri, Shanksahar, Jhungri, City:- , P.O:- Shankshar, P.S:-Bhangar, District:-South 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Female, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No.: LKxxxxxx9M, Aadhaar No: 22xxxxxxxx4753, Status :Individual, Executed by: Self, Date of Execution: 12/11/2022 , Admitted by: Self, Date of Admission: 12/11/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 12/11/2022 , Admitted by: Self, Date of Admission: 12/11/2022 ,Place : Pvt. Residence</p>

9 MONOWARA BIBI

Wife of Md Hayder Ali Molla VTC, Chandpur, Champagachi, City:- , P.O:- Chandpur, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No.:: fexxxxxx5m, Aadhaar No: 20xxxxxxxx1644, Status :Individual, Executed by: Self, Date of Execution: 12/11/2022
 , Admitted by: Self, Date of Admission: 12/11/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 12/11/2022
 , Admitted by: Self, Date of Admission: 12/11/2022 ,Place : Pvt. Residence

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	RISHI KYAL HUF 30C, South End Park, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 , PAN No.:: AAxxxxxx8R,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

Identifier Details :

Name	Photo	Finger Print	Signature
RAJIB ROY Son of Paresh Chandra Roy City:- , P.O:- New Town, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, Pin:- 700159			
Identifier Of NIJAMUDDIN LASKAR, ABDUL JABBAR LASKAR, AMENA BIBI, ANOWARA BIBI, FAJILA BIBI, JAHANARA BIBI, PHATEMA BIBI, ECHANURBIBI SANPUI, MONOWARA BIBI			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	NIJAMUDDIN LASKAR	RISHI KYAL HUF-0.114444 Dec
2	ABDUL JABBAR LASKAR	RISHI KYAL HUF-0.114444 Dec
3	AMENA BIBI	RISHI KYAL HUF-0.114444 Dec
4	ANOWARA BIBI	RISHI KYAL HUF-0.114444 Dec
5	FAJILA BIBI	RISHI KYAL HUF-0.114444 Dec
6	JAHANARA BIBI	RISHI KYAL HUF-0.114444 Dec
7	PHATEMA BIBI	RISHI KYAL HUF-0.114444 Dec
8	ECHANURBIBI SANPUI	RISHI KYAL HUF-0.114444 Dec
9	MONOWARA BIBI	RISHI KYAL HUF-0.114444 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	NIJAMUDDIN LASKAR	RISHI KYAL HUF-1.30444 Dec
2	ABDUL JABBAR LASKAR	RISHI KYAL HUF-1.30444 Dec
3	AMENA BIBI	RISHI KYAL HUF-1.30444 Dec
4	ANOWARA BIBI	RISHI KYAL HUF-1.30444 Dec
5	FAJILA BIBI	RISHI KYAL HUF-1.30444 Dec
6	JAHANARA BIBI	RISHI KYAL HUF-1.30444 Dec
7	PHATEMA BIBI	RISHI KYAL HUF-1.30444 Dec
8	ECHANURBIBI SANPUI	RISHI KYAL HUF-1.30444 Dec
9	MONOWARA BIBI	RISHI KYAL HUF-1.30444 Dec

On 11-11-2022

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 34,38,000/-

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

On 12-11-2022

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

Presented for registration at 19:30 hrs on 12-11-2022, at the Private residence by NIJAMUDDIN LASKAR, one of the Executants.

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

Execution is admitted on 12/11/2022 by 1. NIJAMUDDIN LASKAR, Son of Alhaz Harun Laskar, Jirangacha, P.O: Bhangar, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Others, 2. ABDUL JABBAR LASKAR, Son of Harun Laskar, Jirangacha, P.O: Bhangar, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Others, 3. AMENA BIBI, Daughter of Harun Laskar, Jirangacha, P.O: Bhangar, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Others, 4. ANOWARA BIBI, Daughter of Harun Laskar, B Narayanpur, Maalancha, P.O: Narayanpur, Thana: Bhangar, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Muslim, by Profession Others, 5. FAJILA BIBI, Daughter of Harun Laskar, Purba Karthalia, P.O: Bhangar, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Muslim, by Profession Others, 6. JAHANARA BIBI, Daughter of Haji Harun Laskar, Bamunia, Caning-II, P.O: Bamunia, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Muslim, by Profession Others, 7. PHATEMA BIBI, Wife of Idris Molla, Bankachua, Bhumru, Raghunathpur, P.O: Raghunathpur, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Muslim, by Profession Others, 8. ECHANURBIBI SANPLI, Alias ECHANUR BIBI, Daughter of Harun Laskar, Purbaghunri, Shanksahar, Jhungri, P.O: Shankshar, Thana: Bhangar, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Muslim, by Profession Others, 9. MONOWARA BIBI, Wife of Md Haydar Ali Molla, VTC, Chandpur, Champagachi, P.O: Chandpur, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Others
Identified by RAJIB ROY, , Son of Paresh Chandra Roy, P.O: New Town, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700159, by caste Hindu, by profession Others

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

On 14-11-2022

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 34,426.00/- (A(1) = Rs 34,380.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 34,426/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 11/11/2022 3:27PM with Govt. Ref. No: 192022230169971468 on 11-11-2022, Amount Rs: 34,426/-, Bank:
SBI EPay (SBIPay), Ref. No. 7193606295813 on 11-11-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,03,160/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 1,03,160/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3984, Amount: Rs. 100.00/-, Date of Purchase: 04/07/2022, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 11/11/2022 3:27PM with Govt. Ref. No: 192022230169971468 on 11-11-2022, Amount Rs: 1,03,160/-,
Bank: SBI EPay (SBIPay), Ref. No. 7193606295813 on 11-11-2022, Head of Account 0030-02-103-003-02



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2022, Page from 384553 to 384585

being No 160413157 for the year 2022.



Digitally signed by ANUPAM HALDER
Date: 2022.11.14 16:02:25 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder)
(Anupam Halder) 2022/11/14 04:02:25 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)