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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AH 352909

16/11/2022  
 200323-4553/2022  
 5-10 P.M.

Certified that the document is admitted the Registration, the up above sheets and the endorsement there attached with the document as the part of this document.

17 NOV 2022  
 16-11-22  
 17-11-22

CONVEYANCE

1. Date: 16.11.22
2. Place: Kolkata
3. Parties

5-10 P.M.  
 16/11/22

04 JUL 2022

004001

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

Name:.....

Address:.....

Vendor:.....

**ALAMGIR REZA**  
ADVOCATE  
ALIPORE JUDGES COURT  
KOU-27  
WB/1388/2003

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

*Anwita Ghosh*



8480

KNTI DEVELOPERS PRIVATE LIMITED

*Anwita Ghosh*

Director / Authorized Signatory



8481

*Prasanta Ghosh*



8482

*Prasanta Ghosh*



8483

*Prasanta Ghosh*

*Omar Faruk Molla*

a/o- Jahan Dasian Molla,  
vill- Jitangacha,  
P.O- Hatichala,  
P.S- Karshipon,  
Dist- 740135



District Sub-Registrar  
Registrar (S-7 (2)) of  
Registration 1918  
Alipur, South 24 Parganas  
**16 NOV 2022**

- 3.1 **PRASHANTA GHOSH** *alias* **PRASHANTA KUMAR GHOSH** (PAN **BNQPG3817F** and Aadhaar No. **9504 4015 7084**), son of Goshita Behari Ghosh, residing at Jirangacha, Post Office Hatisala, Police Station Bhangar, Kolkata - 700135, District South 24 Parganas;
- 3.2 **GOSHTA GHOSH** *alias* **GOSHTA BEHARI GHOSH** (PAN **CUWPG8616G** Aadhaar No. **4534 1740 8453**), son of Late Amulya Charan Ghosh, residing at Jirangacha, Post Office Hatisala, Police Station Bhangar, Kolkata - 700135, District South 24 Parganas

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

**And**

- 3.3 **ANURAG KYAL** (PAN **AGIPK4906H** & **AADHAAR No. 521727358314**), son of Umesh Kyal, by faith - Hindu, by occupation - Business, by Nationality-Indian, residing at 30C, South End Park, P.S.- Rabindra Sarovar (formerly Lake) Post Office- Sarat Bose Road, Kolkata- 700 029, (**Purchaser**, includes successors-in-interest)

**And**

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

**And**

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

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

**NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:**



District Registrar's Office  
Registrar (R/S) of  
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Bangalore, South 24th Floor

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#### 4. Subject Matter of Conveyance

- 4.1 **Said Property:** (1) land measuring classified as Danga(highland)7 (seven) decimal, more or less, out of 24 (twenty four) decimal, being a portion of R.S. Dag No. 95, corresponding L.R. Dag No. 89, recorded under C.S. Khatian No. 103, R.S. Khatian No. 186/1, L.R. Khatian No. 1512, 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 Shali(agricultural)measuring 8 (eight) decimal, more or less, out of 25 (twenty five) decimal, being a portion of R.S. Dag No. 96, corresponding L.R. Dag No. 93, recorded under C.S. Khatian No. 109, R.S. Khatian No. 186/1, L.R. Khatian No. 1512, 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, **And** (3) land classified as Danga(highland) measuring 14 (fourteen) decimal, more or less, out of 54 (fifty four) decimal, more or less, out of 99 (ninety nine) decimal, being a portion of R.S. Dag No. 501, corresponding L.R. Dag No. 469, recorded under R.S. Khatian No. 582, L.R. Khatian No. 1530, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Third Property**) and more fully described in **Part-III** of the **First Schedule** below, the First Property, Second Property and Third 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 and Confirming Party in the Said Property and appurtenances and inheritances for access and user thereof.

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

- 5.1 **Representations, Warranties and Covenants Regarding Title:** The Vendors represent and warrant to and covenant with the Purchaser regarding title as follows:
- 5.1.1 **Ownership of Chamatkari Bala Dasi:** At all material time one Chamatkari Bala Dasi was the sole, recorded and absolute owner in respect of (1) land measuring 24 (twenty four) decimal, more or less, being the entirety of R.S. Dag No. 95, corresponding L.R. Dag No. 89, recorded under C.S. Khatian No. 103, corresponding R.S. Khatian No. 186/1, 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**), (2) land measuring 25 (twenty five) decimal, more or less, being the entirety of R.S. Dag No. 96, corresponding L.R. Dag No. 93, recorded under C.S. Khatian No. 109, corresponding R.S. Khatian No. 186/1, 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 Second Property**) and



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(3) land measuring 54 (fifty four) decimal, more or less, out of 99 (ninety nine) decimal, being a portion of R.S. Dag No. 501, corresponding L.R. Dag No. 469, 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 (**Larger Third Property**), free from all encumbrances. The Larger First Property, Larger Second Property and Larger Third Property (collectively **Larger Property**).

- 5.1.2 **Demise of Chamatkari Bala Dasi:** Said Chamatkari Bala Dasi, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate leaving behind her surviving her only daughter, Fakir Dasi Bala Ghosh, as her only legal heiress, who solely inherited the right, title and interest of Late Chamatkari Bala Dasi in the Larger Property, free from all encumbrances.
- 5.1.3 **Gift to Prashanta Ghosh & Anr.:** By a Deed of Gift dated 14<sup>th</sup> October, 1996, registered in the Office of the District Sub-Registrar-III, South 24 Parganas at Alipore, recorded in Book No. 1, Volume No. 7, at Pages 2142 to 2147, being Deed No. 1332 for the year 2003, said Fakir Dasi Bala Ghosh gifted, granted and transferred inter alia the Larger First Property, Larger Second Property and Third Property, being land measuring 14 (fourteen) decimal, more or less, out of the Larger Third Property unto and in favour of (1) Goshta Behari Ghosh and (2) Prashanta Ghosh in 1:3 ratio, respectively, free from all encumbrances.
- 5.1.4 **Sale to Sukumar Ghosh:** By a Deed of Sale dated 29<sup>th</sup> March, 2016, registered in the Office of the Additional District Sub-Registrar, Bhangar, recorded in Book No. 1, Volume No. 1621-2016, at Pages 47711 to 47731, being Deed No. 162101751 for the year 2016, said Prashanta Ghosh sold, conveyed and transferred land measuring 17 (seventeen) decimal, more or less, out of the Larger First Property unto and in favour of one Sukumar Ghosh, free from all encumbrances.
- 5.1.5 **Sale to Nayan Tara Khatun:** By a Deed of Sale dated 26<sup>th</sup> May, 2015, registered in the Office of the Additional District Sub-Registrar, Bhangar, recorded in Book No. 1, Volume No. 1621-2015, at Pages 4139 to 4157, being Deed No. 162102889 for the year 2015, said Prashanta Ghosh sold, conveyed and transferred land measuring 17 (seventeen) decimal, more or less, out of the Larger Second Property unto and in favour of one Nayan Tara Khatun, free from all encumbrances.
- 5.1.6 **Absolute Ownership of Vendors:** In the above mentioned events and circumstances said (1) Prashanta Ghosh and (2) Goshta Ghosh (the Vendors herein) have become the joint and absolute owners in respect of the Said Property, comprised in the First Property, being land measuring 7 (seven) decimal, more or less, out of the Larger First Property, Second Property, being land measuring 8 (eight) decimal, more or less, out of the Larger Second Property and Third Property, being land measuring 14 (fourteen) decimal, more or less, out of the Larger Third Property, free from all encumbrances.



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- 5.1.7 **Mutation:** Said Prashanta Ghosh (the Vendor No. 3.1 herein) wrongfully mutated his name as the raiyat of the entirety of the First Property and Second Property excluding the name of said Goshta Behari Ghosh (the Vendor No. 3.2 herein), recorded under L.R. Khatian No. 1512, in the records of the Block Land and Land Reforms Officer, Bhangar-II. It is also pertinent to mention here that land measuring 8 (eight) decimal, more or less, in said R.S. Dag No. 501, corresponding to L.R. Dag No. 469 has been recorded under L.R. Khatian No. 1530 erroneously in the name of Prashanta Ghosh (the Vendor No. 3.1 herein) instead and in place of land measuring 14 (fourteen) decimal, more or less, in said R.S. Dag No. 501, corresponding to L.R. Dag No. 469 being the Third Property herein to be recorded in the name of the Vendors herein according to their ownership ratio mentioned hereinabove.
- 5.1.8 **Agreement between the Vendors and the Confirming Parties:** Kyal Developers Private Limited and Nizam Uddin Molla (collectively the confirming parties herein) entered into agreement for sale with the Vendors herein for purchasing the Said Property whereupon a sum of Rs. 7,00,000/- (Rupees Seven Lakhs only) has been paid by said M/s. Kyal Developers Private Limited and a further sum of Rs. 15,00,000/- (Rupees Fifteen Lakh only) has been paid by said Nizam Uddin Molla to the Vendors as earnest money.
- 5.1.9 **Nomination:** Thereafter, the Purchasers herein approached the Vendors and the Confirming Parties herein with a proposal to purchase the Said Property and the Confirming Parties accepted the proposal of the Purchasers and nominated the Purchasers to take Conveyance of the Said Property directly from the Vendors herein with the confirmation of the Confirming Parties herein.
- 5.1.10 **Completion of Sale:** In furtherance of the above, the Vendors and the Confirming Party are completing the sale of the Said Property in favour of the Purchaser, by these presents, on the terms and conditions contained herein, free from all encumbrances.
- 5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendors 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 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.
- 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,



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whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.

- 5.2.4 **Right, Power and Authority to Sell:** The Vendors 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, *debuffers*, *waqf*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *bargadars* and liabilities whatsoever or howsoever made or suffered by the 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



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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 measuring 7 (seven) decimal, more or less, out of 24 (twenty four) decimal, being a portion of R.S. Dag No. 95, corresponding L.R. Dag No. 89, recorded under C.S. Khatian No. 103, R.S. Khatian No. 186/1, L.R. Khatian No. 1512, 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 measuring 8 (eight) decimal, more or less, out of 25 (twenty five) decimal, being a portion of R.S. Dag No. 96, corresponding L.R. Dag No. 93, recorded under C.S. Khatian No. 109, R.S. Khatian No. 186/1, L.R. Khatian No. 1512, 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 **And** (3) the Third Property, i.e. land measuring 14 (fourteen) decimal, more or less, out of 54 (fifty four) decimal, more or less, out of 99 (ninety nine) decimal, being a portion of R.S. Dag No. 501, corresponding L.R. Dag No. 469, recorded under R.S. Khatian No. 582, L.R. Khatian No. 1530, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Third Property**) and more fully described in **Part-III** 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 with the confirmation of the Confirming Party herein.

7.2 **Consideration:** The aforesaid conveyance of the Said Property is being made in consideration of a sum of Rs.82,00,000/- (Rupees Eighty Two Lakh only) (**Total Consideration**) out of which the Purchaser has paid Rs.60,00,000/- (Rupees Sixty Lakh only) directly to the Vendors receipt of which Vendors hereby and by the Vendor's Receipt and Memo of Consideration hereunder written, admits and acknowledges and Rs.7,00,000/- (Rupees Seven Lakh only) to said M/s. Kyal Developers Private Limited towards reimbursement of earnest money and further Rs.15,00,000/- (Rupees Fifteen Lakh only) to said Nizam Uddin Molla towards reimbursement of earnest money, receipt of which the Confirming Parties hereby and by the Confirming Parties' Receipt and Memo of Consideration hereunder written, admit and acknowledge.

## 8. Terms of Transfer

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

- 8.1.1 **Sale:** a sale within the meaning of the Transfer of Property Act, 1882.  
8.1.2 **Absolute:** absolute, irreversible and perpetual.



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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, outgoings and leges 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.



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- 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 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 his/her 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 singly 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.

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

Vacant land classified as Danga (highland) measuring 7 (seven) decimal, more or less, out of 24 (twenty four) decimal, being a portion of R.S. Dag No. 95, corresponding L.R. Dag No. 89, recorded under C.S. Khatian No. 103, R.S. Khatian No. 185/1, L.R. Khatian No. 1512, 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. 95 is butted and bounded as follows:

- On the North** : By R.S. Dag No. 67
- On the East** : By R.S. Dag No. 66 & 97
- On the South** : By R.S. Dag No. 96
- On the West** : By R.S. Dag No. 94

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



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

Vacant land classified as shall (agricultural) measuring 8 (eight) decimal, more or less, out of 25 (twenty five) decimal, being a portion of R.S. Dag No. 96, corresponding L.R. Dag No. 93, recorded under C.S. Khatian No. 109, R.S. Khatian No. 185/1, L.R. Khatian No. 1512, 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. 96 is butted and bounded as follows:

<b>On the North</b>	: By R.S. Dag Nos. 94 & 95
<b>On the East</b>	: By R.S. Dag No. 99
<b>On the South</b>	: By R.S. Dag No. 100
<b>On the West</b>	: By R.S. Dag No. 100

**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.

**Part-III**  
**(Third Property)**

Vacant land classified as Danga (highland) measuring 14 (fourteen) decimal, more or less, out of 54 (fifty four) decimal, more or less, out of 99 (ninety nine) decimal, being a portion of R.S. Dag No. 501, corresponding L.R. Dag No. 469, recorded under R.S. Khatian No. 582, L.R. Khatian No. 1530, 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. 501 is butted and bounded as follows:

<b>On the North</b>	: By R.S. Dag No. 497
<b>On the East</b>	: By R.S. Dag No. 500
<b>On the South</b>	: By R.S. Dag No. 502
<b>On the West</b>	: By R.S. Dag No. 503

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



District Sub-Registry  
Registration Unit (2) of  
Registration Office  
Alipore South 24 Parganas

16 NOV 2022

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

Vacant land classified as Danga (highland) measuring 7 (seven) decimal, more or less, out of 24 (twenty four) decimal, being a portion of R.S. Dag No. 95, corresponding L.R. Dag No. 89, recorded under C.S. Khatian No. 103, R.S. Khatian No. 186/1, L.R. Khatian No. 1512, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-I** of the **First Schedule** above

Vacant land classified as Shali (agricultural) measuring 8 (eight) decimal, more or less, out of 25 (twenty five) decimal, being a portion of R.S. Dag No. 96, corresponding L.R. Dag No. 93, recorded under C.S. Khatian No. 109, R.S. Khatian No. 186/1, L.R. Khatian No. 1512, 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

Vacant land classified as Danga (highland) measuring 14 (fourteen) decimal, more or less, out of 54 (fifty four) decimal, more or less, out of 99 (ninety nine) decimal, being a portion of R.S. Dag No. 501, corresponding L.R. Dag No. 469, recorded under R.S. Khatian No. 582, L.R. Khatian No. 1530, 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-III** 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.	L.R. Khatian No.	Total Area in Dag (in Dec)	Area Sold (in Dec)
95	89	186/1	1512	24	7
96	93	186/1	1512	25	8
501	469	582	1530	99	14
				<b>Total:</b>	<b>29</b>



District Sub-Registry  
Registered U/S 7 (2) of  
Registration Act, 1908  
Alipur, South 24 Parganas

16 NOV 2022

10. Execution and Delivery

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

Witnesses:

1. Omani Faruk Malla

Vill- Jirangash, P.O. Kattala, P.S. Kattipal, Dist- 24 PAS (3)

Prashanta Ghosh

[PRASHANTA GHOSH alias PRASHANTA KUMAR GHOSH]

2. Pran B. U.

Vill - PO - Bhangan, P.S - Kaddipuri, Dist - 24 PAS (3)

Goshta Ghosh

[GOSHTA GHOSH alias GOSHTA BEHARI GHOSH]

ANIL DEVELOPERS PRIVATE LIMITED

Anita Ghosh

Director / Authorized Signatory

[First Confirming Party]

Drafted by:

Advocate Anand Prasad, 46/1366/03, Alipore Judges Court, Kolkata-27

Nishu Chatterjee

[Second Confirming Party]

I hereby certify that the above is a true and correct copy of the original as submitted to me by the parties to the deed and that the same has been duly collected in the name of the registered owner.

Omani Faruk Malla



District Sub-Registrar's  
Registrar LRS 7 (2) of  
Registration 1004  
Alipur, South 24 Parganas

16 NOV 2022

**Vendor's Receipt And Memo of Consideration**

received from the within named Purchaser the within mentioned sum of **Rs.60,00,000/- (Rupees Sixty Lakhs only)** towards final payment of the consideration for sale of the Said Property described in the **Second Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
UTR No. IOBAR52022111500383502	15.11.2022	Indian Overseas Bank	29,00,000/-
UTR No. IOBAR52022111500383942	15.11.2022	Indian Overseas Bank	30,00,000/-
Cheque bearing No. 649732	15.11.2022	Indian Overseas Bank	1,00,000/-
<b>Total:</b>			<b>60,00,000/-</b>

Witnesses:

1. OMANFUVIAK Malla

*Prashanta Ghosh*

[PRASHANTA GHOSH *alias*  
PRASHANTA KUMAR GHOSH]

2. Jiban Bai

*Goshta Ghosh*

[GOSHTA GHOSH *alias* GOSHTA  
BEHARI GHOSH]



District Sub-Registrar, Alipore  
Registration Office (2) of  
Registration Office  
Alipore, South 24 Parganas

16 NOV 2022

**The First Confirming Party's Receipt And Memo of Consideration**

Received from the within named Purchaser the within mentioned sum of **Rs.7,00,000/- (Rupees Seven Lakhs only)** towards full and final payment of reimbursement of earnest money in respect of the Said Property described in the **Second Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
Cheque bearing No. 649738	15.11.2022	Indian Overseas Bank	7,00,000/-
<b>Total:</b>			<b>7,00,000/-</b>

Witnesses:

1. *Omar Faruk Motta*

KVVL DEVELOPERS PRIVATE LIMITED

*Anwarul Ghosh*

(Director / Authorized Signatory)

[First Confirming Party]

2. *Jahan B.C.*



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

15 NOV 2022

**The Second 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 Lakhs only)** towards full and final payment of reimbursement of earnest money in respect of the Said Property described in the **Second Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
UTR No. IOBAR52022111500384755	15.11.2022	Indian Overseas Bank	5,00,000/-
UTR No. IOBAR52022111500384393	15.11.2022	Indian Overseas Bank	10,00,000/-
<b>Total:</b>			<b>15,00,000/-</b>

Witnesses:

1. *Oman Faruk Mulla*

*Nigaruddin Mulla*

[Second Confirming Party]























2. *Jibon Ali*



District Registrar  
Jammu & Kashmir  
Registration  
Jammu & Kashmir

16 NOV 2022


































**SPECIMEN FORM FOR TEN FINGER PRINTS**

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



District Administration, Aligarh  
Registration 1986  
Aligarh, South 24 Paragana  
16 NOV 2022

**SPECIMEN FORM FOR TEN FINGER PRINTS**

 <i>Nijarajeev Noya</i>	<i>Nijarajeev Noya</i>										
<b>Little      Ring      Middle      Fore      Thumb</b>											
<b>(Left Hand)</b>											
						<b>Thumb      Fore      Middle      Ring      Little</b>					
<b>(Right Hand)</b>											
 <i>Prasanje Ghosh</i>		<i>Prasanje Ghosh</i>									
<b>Little      Ring      Middle      Fore      Thumb</b>											
<b>(Left Hand)</b>											
						<b>Thumb      Fore      Middle      Ring      Little</b>					
<b>(Right Hand)</b>											
 <i>Chandan</i>	<i>Chandan</i>										
<b>Little      Ring      Middle      Fore      Thumb</b>											
<b>(Left Hand)</b>											
						<b>Thumb      Fore      Middle      Ring      Little</b>					
<b>(Right Hand)</b>											



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

16 NOV 2022

आयकर विभाग  
 INCOME TAX DEPARTMENT  
 ANURAG KYAL  
 UMESH KYAL  
 26/07/1981  
 Permanent Account Number  
 ADIPK4906H  
  

 भारत सरकार  
 GOVT OF INDIA  
  



 आयकर विभाग  
 INCOME TAX DEPARTMENT  

 आयकर विभाग  
 Anurag Kyal  
 आयकर विभाग | DOB 26/07/1981  
 पुरुष / Male  
  
  
 5217 2735 8314  
 मेरा आधार, मेरी पहचान


 आयकर विभाग, आयकर अधिनियम, 1961  
 INCOME TAX DEPARTMENT, INCOME TAX ACT, 1961  
 आयकर विभाग, आयकर अधिनियम, 1961  
 INCOME TAX DEPARTMENT, INCOME TAX ACT, 1961  

 आयकर विभाग, आयकर अधिनियम, 1961  
 INCOME TAX DEPARTMENT, INCOME TAX ACT, 1961  
  
 5217 2735 8314  




*Anurag Kyal*





Amrita Ghosh



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

KVAL DEVELOPERS PRIVATE LIMITED



22/12/1999

AABCK3070E

KVAL DEVELOPERS PRIVATE LIMITED

*Ananta Ghosh*  
Director / Authorized Signatory



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

CUWPG8616G



नाम / Name  
GOSHTA GHOSH

पिता का नाम / Father's Name  
AMULYA GHOSH

जन्म की तारीख  
Date of Birth  
01/01/1942

हस्ताक्षर / Signature

हस्ताक्षर / Signature





भारत सरकार  
 Unique Identification Authority of India  
 Government of India

Enrollment No. : 2188772463/08900

To  
 Gokula Ghosh  
 SD, Amaya Ghosh  
 Jangachina  
 Jank Sachin  
 Hahans Bhangar - N.South 24 Parganas  
 West Bengal - 700135  
 9836613012

आधार / AADHAAR



KA799638926FH



आपका आधार, क्रमांक / Your Aadhaar No. :

**4534 1740 8453**

मेरा आधार, मेरी पहचान



आधार - भारत



Gokula Ghosh  
 Jank Sachin  
 Hahans



4534 1740 8453



REDMI NOTE 8 PRO  
 AI QUAD CAMERA

4534 1740 8453

मेरा आधार, मेरी पहचान



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

PRASHANTA GHOSH

GUSTA GHOSH

02/04/1962

Permanent Account Number

BNQPG3817F

*Prashanta Ghosh*  
Signature



19052013

*Prashanta Ghosh*



REDMI NOTE 8 PRO  
AI QUAD CAMERA



ভারত সরকার  
Unique Identification Authority of India

ভারত সরকার  
Unique Identification Authority of India  
Government of India

স্বাক্ষর/Signature No. 104021040/58340

To  
প্রসান্তা গোস্বামী  
Prasanta Ghosh  
S/O: Goshita Ghosh  
Jhangachha  
Jani Gaidhi  
Halkata

25000301X  
2501707322  
Bhangar - II South 24 Parganas  
West Bengal 700135



MP847173221FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

**9504 4015 7084**

আধার - সাধারণ মানুষের অধিকার

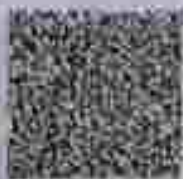


ভারত সরকার

Government of India



প্রসান্তা গোস্বামী  
Prasanta Ghosh  
Bhangar / DGB / 0101/1072  
পুরুষ / Male



9504 4015 7084

Prasanta Ghosh



आंध्र प्रदेश विमान  
 AIRCRAFT DEPARTMENT      भारत सरकार  
 GOVT. OF INDIA

Permanent Account Number Card  
 CGPR-8822260

NAME: MOHAN MOLLA  
 ADDRESS: JALU MOLLA  
 61971388




In case you wish to use "Green" facility please contact us.  
 Address: The PAN Bureau, 15th, 17/18/19  
 Plot No. 5, Sector 11, CBD, Gurgaon  
 Haryana - 122 004  
 Contact: 011-26101000  
 Website: www.pan.gov.in

PAN Card  
 Permanent Account Number  
 Card



*Mohan Molla*





भारतीय विशिष्ट पहचान प्राधिकरण  
**भारत सरकार**  
 Unique Identification Authority of India  
**Government of India**

Enrollment No. 2106/22409/12807

By  
 Nisha Gupta Mehta  
 4016 2375 5842  
 4016 2375 5842  
 4016 2375 5842  
 4016 2375 5842  
 4016 2375 5842

विवरण



आपका आधार संख्या / Your Aadhaar No. :

**4016 2375 5842**

**मेरा आधार, मेरी पहचान**



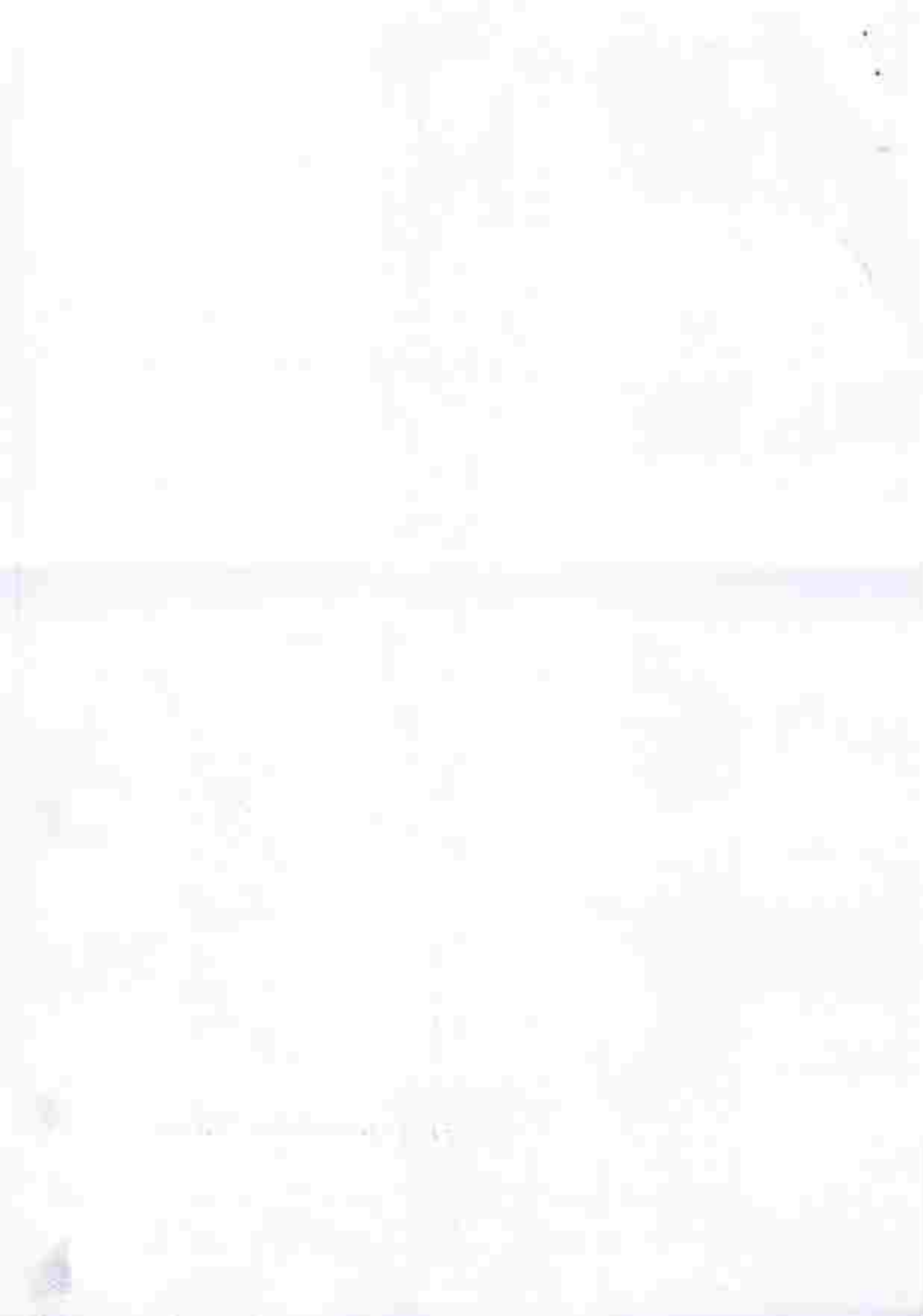
Nisha Gupta Mehta  
 4016 2375 5842  
 4016 2375 5842



4016 2375 5842

**मेरा आधार, मेरी पहचान**

*Nisha Gupta Mehta*



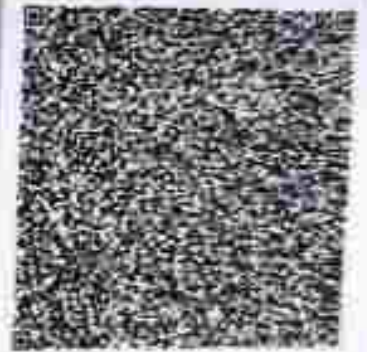
आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
HIAPM7922J



नाम / Name

OMAR FARUK MOLLA

पिता का नाम / Father's Name

JAKIR HOSSAIN MOLLA

*Omar Faruk Molla*

जन्म की तारीख / Date of Birth

30/11/1991

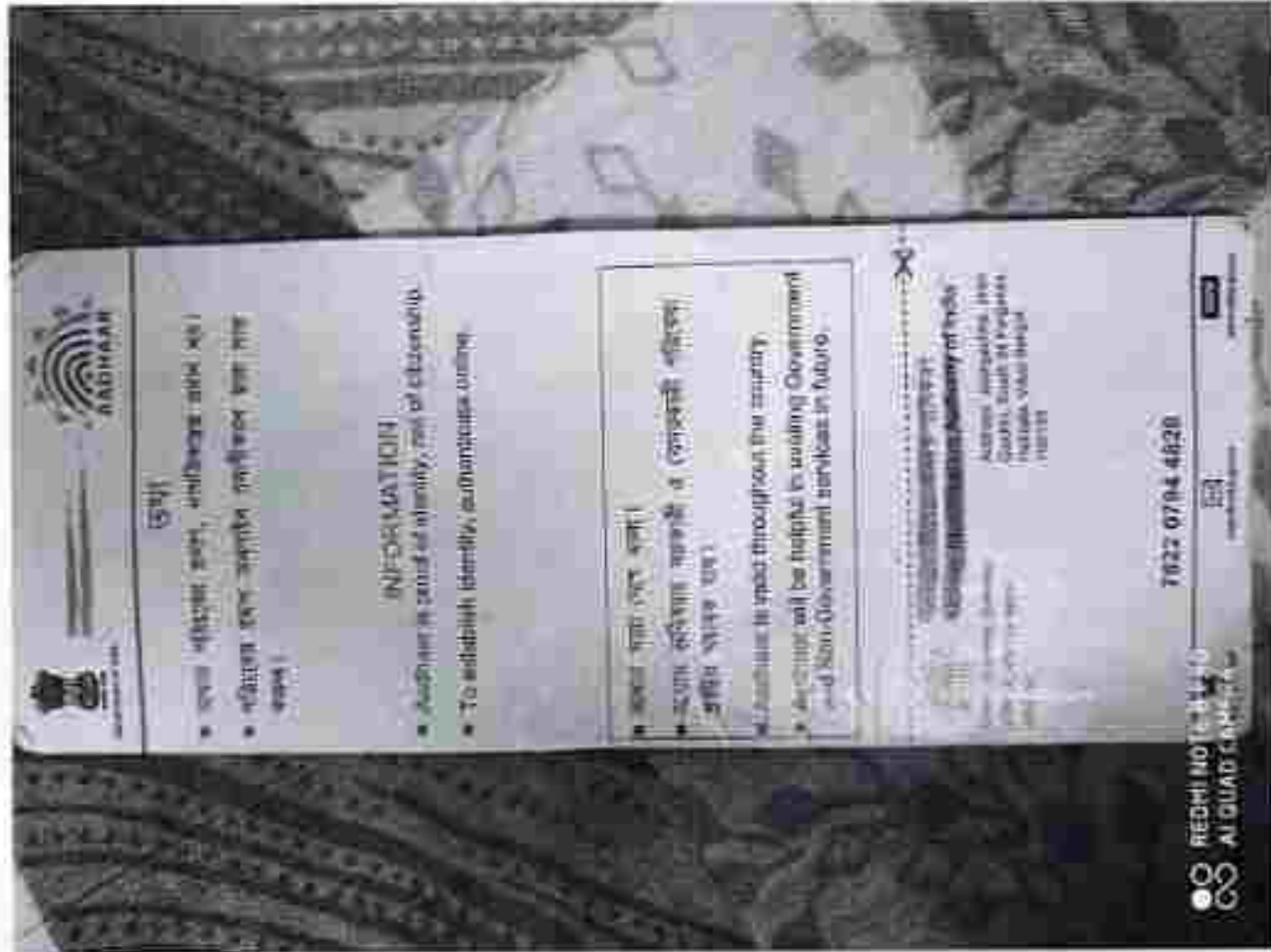
*Omar Faruk Molla*

हस्ताक्षर / Signature

77033

11

12



Omara Fawuk Molla  
6222 0794 4828

**INFORMATION**

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

आधार नंबर को सत्यापित करने के लिए निम्न सूचीबद्ध तरीकों में से किसी एक का उपयोग करें।

आधार नंबर को सत्यापित करने के लिए निम्न सूचीबद्ध तरीकों में से किसी एक का उपयोग करें।

आधार नंबर को सत्यापित करने के लिए निम्न सूचीबद्ध तरीकों में से किसी एक का उपयोग करें।

आधार नंबर को सत्यापित करने के लिए निम्न सूचीबद्ध तरीकों में से किसी एक का उपयोग करें।

आधार नंबर को सत्यापित करने के लिए निम्न सूचीबद्ध तरीकों में से किसी एक का उपयोग करें।

आधार नंबर को सत्यापित करने के लिए निम्न सूचीबद्ध तरीकों में से किसी एक का उपयोग करें।

7622 0794 4828



Omara Fawuk Molla  
6222 0794 4828



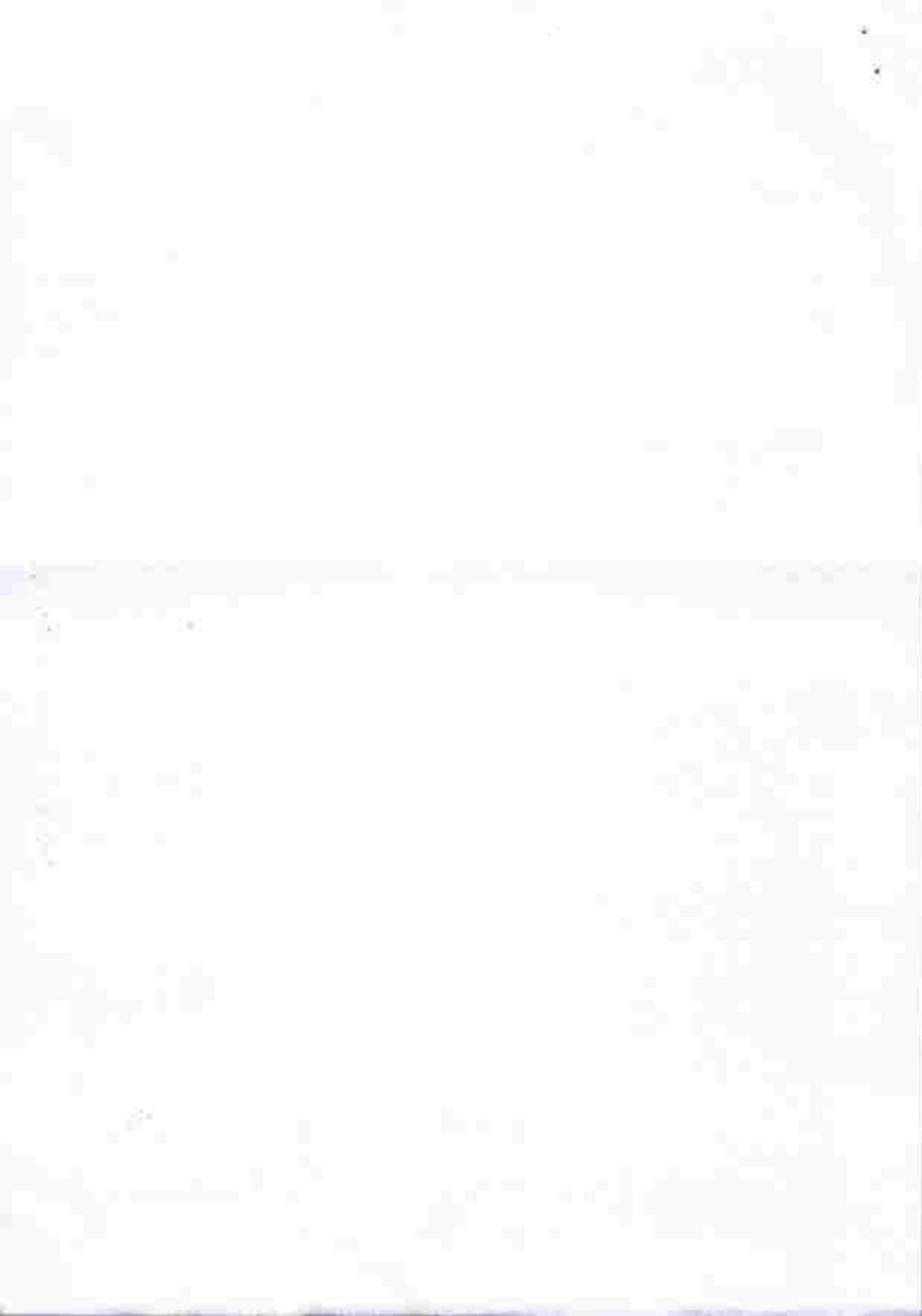
आधार नंबर को सत्यापित करने के लिए निम्न सूचीबद्ध तरीकों में से किसी एक का उपयोग करें।

आधार नंबर को सत्यापित करने के लिए निम्न सूचीबद्ध तरीकों में से किसी एक का उपयोग करें।

आधार नंबर को सत्यापित करने के लिए निम्न सूचीबद्ध तरीकों में से किसी एक का उपयोग करें।



Omara Fawuk Molla





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

Query No / Year	2003234583/2022	Office where deed will be registered
Query Date	14/11/2022 4:48:13 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	VINAYAK LEGAL 12211R, 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 : 22,00,000/-]	
Set Forth value	Market Value	
Rs. 82,00,000/-	Rs. 82,00,000/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 2,46,021/- (Article:23)	Rs. 1,04,014/- (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: Keshipur, 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-95	RS-186	Bastu	Danga	7 Dec	19,79,310/-	19,79,310/-	
L2	RS-96	RS-186	Bastu	Shali	8 Dec	39,58,621/-	39,58,621/-	
L3	RS-501	RS-582	Bastu	Danga	14 Dec	22,62,069/-	22,62,069/-	
		<b>TOTAL :</b>			<b>29Dec</b>	<b>82,00,000 /-</b>	<b>82,00,000 /-</b>	
		<b>Grand Total :</b>			<b>29Dec</b>	<b>82,00,000 /-</b>	<b>82,00,000 /-</b>	

**Seller Details :**

Sl No	Name & address	Status	Execution Admission Details :
1	PRASHANTA GHOSH Son of Goshtha Behari Ghosh, Jirangacha, City> , P.O-> Hatiasala, P.S->Bhangar, District->South 24-Parganas, West Bengal, India, PIN- 700135 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. BNxxxxxx7F, Aadhaar No.: 95xxxxxxxx7084, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self



Query No: 2003234583 of 2022, Printed On: Nov 14 2022 5:48PM, Generated from utregistration pack



2	<b>GOSHTA GHOSH</b> Son of Late Amulya Charan Ghosh, Jirangacha, City:- , P.O:- Hatisala, P.S:-Bhangar, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. CUxxxxxx6G, Aadhaar No.: 45xxxxxxxx8463, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
3	<b>KYAL DEVELOPERS PRIVATE LIMITED</b> .122/1R, Satyendra Nath Majumder Sarani, 4th Floor, City:- , P.O:- Kalighat, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700028 PAN No. AAxxxxxx0E, Aadhaar No Not Provided by UIDAI, Status :Organization as Confirming Party, Executed by: Representative	Organization as Confirming Party	Executed by: Representative
4	<b>NIJAM UDDIN MOLLA</b> Son of Abridul Jalil Molla, Village:- Kabilidanga, P.O:- Bamunia, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No. CCxxxxxx3Q, Aadhaar No.: 40xxxxxxxx5842, Status :Confirming Party, Executed by: Self To be Admitted by: Self	Confirming Party	Executed by: Self To be Admitted by: Self

**Buyer Details :**

Sl No	Name & address	Status	Execution Admission Details
1	<b>ANURAG KYAL</b> Son of UMESH KYAL, 30C, South End Park, City:- , P.O:- Sarath Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AGxxxxxx8H, Aadhaar No.: 52xxxxxxxx8314, Status :Individual, Not Executed	Individual	Not Executed

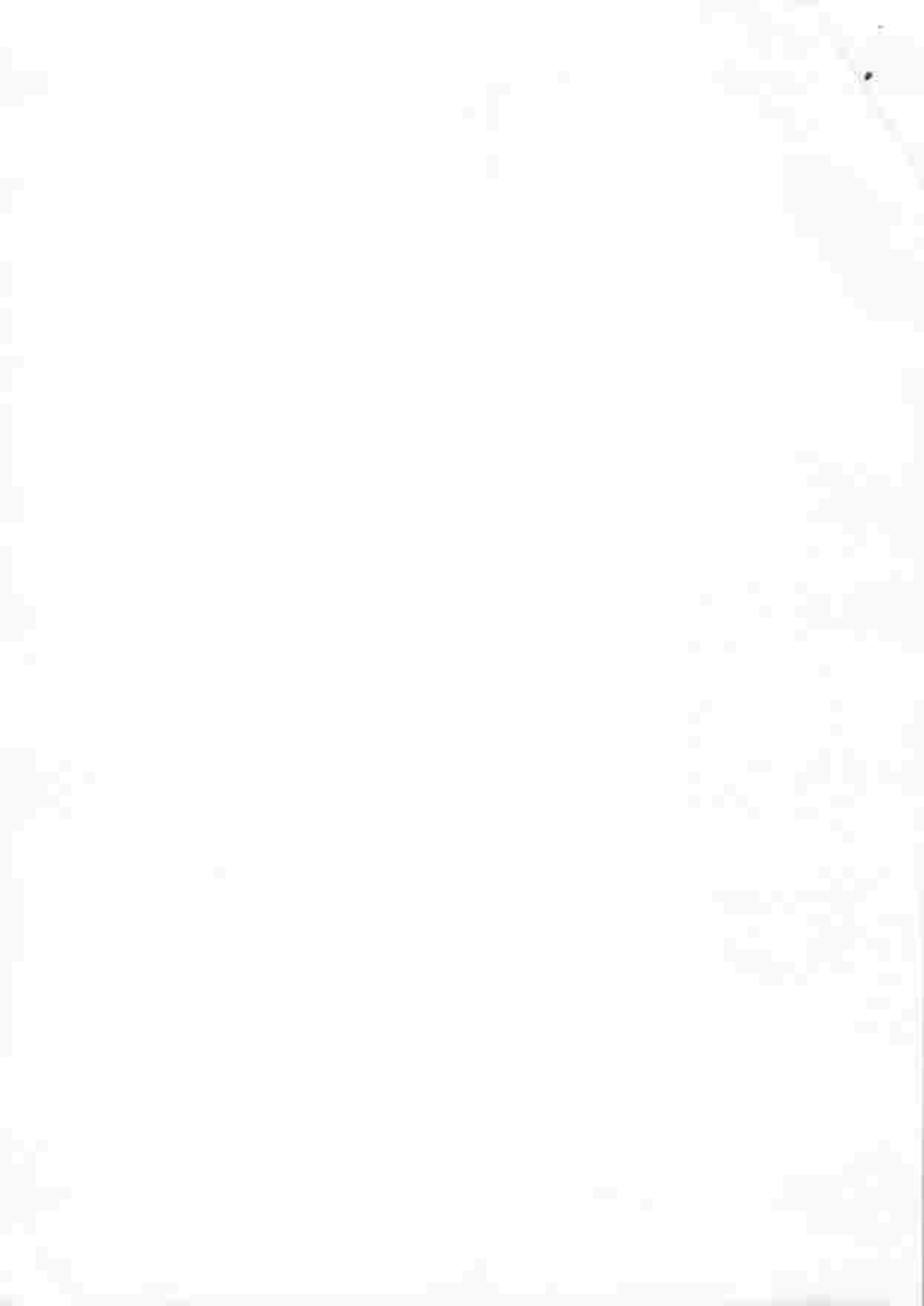
**Representative Details :**

Sl No	Name & Address	Representative of
1	<b>AMRITA GHOSH</b> Son of Biplob Ghosh, Bellachandi, Gocharan, City:- , P.O:- Ballachandi, P.S:- Joyalnagar, District:-South 24-Parganas, West Bengal, India, PIN:- 743391 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. BLxxxxxx9F, Aadhaar No.: 27xxxxxxxx2164	KYAL DEVELOPERS PRIVATE LIMITED

**Identifier Details :**

Name & address
<b>DMAR FARUK MOLLA</b> Son of Jakir Hossain Molla Jirangachia, 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 PRASHANTA GHOSH, GOSHTA GHOSH, AMRITA GHOSH, NIJAM UDDIN MOLLA





Transfer of property for L1		
Sl.No	From	To, with area (Name-Area)
1	PRASHANTA GHOSH	ANURAG KYAL-3.5 Dec
2	GOSHTA GHOSH	ANURAG KYAL-3.5 Dec
Transfer of property for L2		
Sl.No	From	To, with area (Name-Area)
1	PRASHANTA GHOSH	ANURAG KYAL-4 Dec
2	GOSHTA GHOSH	ANURAG KYAL-4 Dec
Transfer of property for L3		
Sl.No	From	To, with area (Name-Area)
1	PRASHANTA GHOSH	ANURAG KYAL-7 Dec
2	GOSHTA GHOSH	ANURAG KYAL-7 Dec

**Note:**

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 14-12-2022) for e-Payment. Assessed market value & Query is valid for 30 days (i.e. upto 14-12-2022).
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







Government of West Bengal  
GRIPS 2.0 Acknowledgement Receipt  
Payment Summary



151120222017473098

GRIPS Payment Detail

GRIPS Payment ID:	151120222017473098	Payment Init. Date:	15/11/2022 16:21:26
Total Amount:	350035	No of GRN:	1
Bank/Gateway:	Indian Overseas Bank	Payment Mode:	Online Payment
BRN:	202211150743651	BRN Date:	15/11/2022 16:22:28
Payment Status:	Successful	Payment Init. From:	GRIPS Portal

Depositor Details

Depositor's Name: ANURAG KYAL  
Mobile: 9330394689

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192022230174730991	Directorate of Registration & Stamp Revenue	350035
Total			350035

IN WORDS: THREE LAKH FIFTY 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



192022230174730991

GRN Details

GRN: 192022230174730991 Payment Mode: Online Payment  
GRN Date: 15/11/2022 16:21:26 Bank/Gateway: Indian Overseas Bank  
BRN: 202211150743651 BRN Date: 15/11/2022 16:22:28  
GRIPS Payment ID: 151120222017473098 Payment Init. Date: 15/11/2022 16:21:26  
Payment Status: Successful Payment Ref. No: 2003234583/5/2022

{Query No}\*{Query Year}

Depositor Details

Depositor's Name: ANURAG KYAL  
Address: 30C, SOUTH END PARK KOLKATA, West Bengal, 700029  
Mobile: 9330394689  
Depositor Status: Buyer/Claimants  
Query No: 2003234583  
Applicant's Name: Org. VINAYAK LEGAL  
Identification No: 2003234583/5/2022  
Remarks: Sale, Sale Document  
Period From (dd/mm/yyyy): 15/11/2022  
Period To (dd/mm/yyyy): 15/11/2022

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003234583/5/2022	Property Registration- Stamp duty	0030-02-103-003-02	246021
2	2003234583/5/2022	Property Registration- Registration Fees	0030-02-104-001-16	104014
			<b>Total</b>	<b>350035</b>

IN WORDS: THREE LAKH FIFTY THOUSAND THIRTY FIVE ONLY.

PAID











Government of West Bengal

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

Signature / LTI Sheet of Query No/Year:16042003234583/2022

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	PRASHANTA GHOSH Jirangacha, City- .P.O:- Halisara, P.S:-Shangra District -South 24- Parganas, West Bengal India PIN- 700135	Seller			<i>Prashanta Ghosh</i> 16.11.22
2	GOSHTA GHOSH Jirangacha, City- P.O.- Halisara, P.S:-Shangra District -South 24- Parganas, West Bengal India, PIN- 700135	Seller			<i>Goshta Ghosh</i> 16.11.22
3	ABHAYA GHOSH Basantnandi, Gocharan City- .P.O:- Basantnandi, P.S:- Jangrajan, District-South 24-Parganas, West Bengal, India. PIN- 745381	Represent ative of Seller JKYAL DEVELOP ERS PRIVATE LIMITED			<i>Abhaya Ghosh</i> 16.11.22







### Major Information of the Deed

Deed No :	I-1604-13322/2022	Date of Registration	17/11/2022
Query No / Year	1604-2003234583/2022	Office where deed is registered	
Query Date	14/11/2022 4:48:13 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. : 8330394689, 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 : 22,00,000/-]		
Set Forth value	Market Value		
Rs. 82,00,000/-	Rs. 82,00,000/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 2,46,121/- (Article:23)	Rs. 1,04,046/- (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	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-95	RS-186	Bestu	Danga	7 Dec	19,79,310/-	19,79,310/-	
L2	RS-96	RS-186	Bestu	Shail	8 Dec	39,58,621/-	39,58,621/-	
L3	RS-501	RS-582	Bestu	Danga	14 Dec	22,62,069/-	22,62,069/-	
		<b>TOTAL :</b>			<b>29Dec</b>	<b>82,00,000 /-</b>	<b>82,00,000 /-</b>	
		<b>Grand Total :</b>			<b>29Dec</b>	<b>82,00,000 /-</b>	<b>82,00,000 /-</b>	

#### Seller Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	<b>PRASHANTA GHOSH</b> Son of Goshita Behari Ghosh Jirangacha, City:-, P.O:- Hattisala, P.S.-Bhangar, District-South24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: BNxxxxx7F, Aadhaar No: 95xxxxxxx7084, Status: Individual, Executed by: Self, Date of Execution: 16/11/2022, Admitted by: Self, Date of Admission: 16/11/2022, Place: Pvt. Residence, Executed by: Self, Date of Execution: 16/11/2022, Admitted by: Self, Date of Admission: 16/11/2022, Place: Pvt. Residence



2	<b>GOSHTA GHOSH</b> Son of Late Amulya Charan Ghosh Jirangacha, City:- , P.O:- Hatisala, P.S:-Bhangar, District:-South24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: CUxxxxxx6G, Aadhaar No: 45xxxxxxxx8453, Status: Individual, Executed by: Self, Date of Execution: 16/11/2022, Admitted by: Self, Date of Admission: 16/11/2022, Place: Pvt. Residence, Executed by: Self, Date of Execution: 16/11/2022, Admitted by: Self, Date of Admission: 16/11/2022, Place: Pvt. Residence
3	<b>KYAL DEVELOPERS PRIVATE LIMITED</b> 122/1R, Satyendra Nath Majumdar Sarani, 4th Floor, City:- , P.O:- Kalighat, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026, PAN No.: AAxxxxxx0E, Aadhaar No Not Provided by UIDAI, Status: Organization as Confirming Party, Executed by: Representative, Executed by: Representative
4	<b>NIJAM UDDIN MOLLA</b> Son of Abdul Jallil Molla Village:- Kabildanga, P.O:- Barnunla, P.S:-Kashipur, District:-South24-Parganas, West Bengal, India, PIN:- 743502 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.: CQxxxxxx3Q, Aadhaar No: 40xxxxxxxx5642, Status: Confirming Party, Executed by: Self, Date of Execution: 16/11/2022, Admitted by: Self, Date of Admission: 16/11/2022, Place: Pvt. Residence, Executed by: Self, Date of Execution: 16/11/2022, Admitted by: Self, Date of Admission: 16/11/2022, Place: Pvt. Residence

**Buyer Details :**

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

**Representative Details :**

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

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>OMAR FARUK MOLLA</b> Son of Jaki Hossain Molla Jirangacha, City:- , P.O:- Hatisala, P.S:- Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135			
Identifier Of PRASHANTA GHOSH, GOSHTA GHOSH, AMRITA GHOSH, NIJAM UDDIN MOLLA			



Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	PRASHANTA GHOSH	ANURAG KYAL-3.5 Dec
2	GOSHTA GHOSH	ANURAG KYAL-3.5 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	PRASHANTA GHOSH	ANURAG KYAL-4 Dec
2	GOSHTA GHOSH	ANURAG KYAL-4 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	PRASHANTA GHOSH	ANURAG KYAL-7 Dec
2	GOSHTA GHOSH	ANURAG KYAL-7 Dec



On 16-11-2022

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

Presented for registration at 17:10 hrs on 16-11-2022 at the Private residence by AMRITA GHOSH.

**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 82,00,000/-

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


Execution is admitted on 16/11/2022 by 1. PRAASHANTA GHOSH, Son of Goshta Behari Ghosh, Jirangacha, P.O: Hatisala, Thana: Bhangar, South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Others, 2. GOSHTA GHOSH, Son of Late Amulya Charan Ghosh, Jirangacha, P.O: Hatisala, Thana: Bhangar, South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Others, 3. NIJAM UDDIN MOLLA, Son of Abdul Jalil Molla, P.O: Bamunia, Thana: Kashipur, South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Muslim, by Profession Business

Identified by OMAR FARUK MOLLA, Son of Jakir Hossain Molla, Jirangachha, P.O: Hatisala, Thana: Kashipur, South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by profession Others

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

Execution is admitted on 16-11-2022 by AMRITA GHOSH, Authorized Signatory, KYAL DEVELOPERS PRIVATE LIMITED (Private Limited Company), 122/1R, Salyendra Nath Majumder Sarani, 4th Floor, City:-, P.O:- Kalthat, P.S:- Tollygunge, District-South 24-Parganas, West Bengal, India, PIN:- 700026

Identified by OMAR FARUK MOLLA, Son of Jakir Hossain Molla, Jirangachha, P.O: Hatisala, Thana: Kashipur, South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by profession Others

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

On 17-11-2022

**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 1,04,046.00/- ( A(1) = Rs 82,000.00/- ,B = Rs 22,000.00/- ,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 1,04,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/11/2022 4:22PM with Govt. Ref. No. 192022230174730991 on 15-11-2022, Amount Rs: 1,04,014/-, Bank: Indian Overseas Bank ( IOBA0000015), Ref. No. 202211150743651 on 15-11-2022, Head of Account 0030-03-104-001-16



**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 2,46,021/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 2,46,021/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 4001, 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 15/11/2022 4:22PM with Govt. Ref. No: 192022230174730991 on 15-11-2022, Amount Rs: 2,46,021/-, Bank: Indian Overseas Bank ( IOBA0000015), Ref. No. 202211150743651 on 15-11-2022, 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 389507 to 389535

being No 160413322 for the year 2022.



Digitally signed by ANUPAM HALDER  
Date: 2022.11.17 15:51:36 +05:30  
Reason: Digital Signing of Deed.

*Anupam Halder*

(Anupam Halder) 2022/11/17 03:51:36 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)

08/11/23

I-13397/23



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AP 762836

31/10/2023  
CS-2002575843/2023  
4-15 PM

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

District Sub-Registrar IV  
Registration (2) of  
Alipore, South 24 Parganas  
[Signature]  
01/11/23

CONVEYANCE

1. Date: 31.10.2023
2. Place: Kolkata
3. Parties: \_\_\_\_\_

4-15 PM  
31/10/23

29 AUG 2023

28156

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

Name:- **B. C. LAHIRI**  
Advocate

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

**SUBANKAR DAS**  
**STAMP VENDOR**  
Alipore Police Court, Kol-27  
Vendr .....

সফিকোর্ সিফি



12004

সফিকোর্ সিফি



12005

L.T.I of Fajila Malla  
By the Pen of Arshad Hossain



12006

L.T.I of Maslem Ali Malla  
By the Pen of Arshad Hossain



12013

Arshad Hossain

c/o - Naziruddin Molla

Vill - Girnam Gaeha

P.O - Hatiasah

P.S - Kasimpur

Dist - 24 Pgs (S)



- 3.1 **MOLYA CHHAFIYA (PAN CPKPC7396J and Aadhaar No. 5158-3905-3153)**, wife of Late Ambat Molya, by faith Muslim, by nationality Indian, occupation Housewife, residing at Paschim Jirangacha, Post Office Hatisala, Police Station Kashipur, Kolkata-700135, District South 24 Parganas;
- 3.2 **GOLAM RASUL MOLLA (PAN CLLPM4394R and Aadhaar No. 7802 2638 1311)**, son of Late Ambat Ali Molla, by faith Muslim, by nationality Indian, occupation Others, residing at Jirangachi, Post Office Hatisala, Police Station Bhangar, PIN-700135, District South 24 Parganas;
- 3.3 **ISLAM ALI MOLLA (PAN FRSPM4612J and Aadhaar No. 9864-8145-2303)**, son of Late Ambat Ali Molla, by faith Muslim, by nationality Indian, occupation Others, residing at Jirangachi, Post Office Hatisala, Police Station Kashipur, Kolkata-700135, District South 24 Parganas;
- 3.4 **MOSLEM ALI MOLLA (PAN FPUPM9226Q and Aadhaar No. 4935 4985 2774)**, son of Late Ambat Ali Molla, by faith Muslim, by nationality Indian, occupation Others, residing at Jirangachi, Post Office Hatisala, Police Station Bhangar, PIN-700135, District South 24 Parganas;
- 3.5 **RAHIMA BIBI MOLLA (PAN DJNPM3208P and Aadhaar No. 8064 1146 1796)**, daughter of Late Ammat Molla, by faith Muslim, by nationality Indian, occupation Others, residing at Chandpur, Gobindapur, Post Office Hatisala, Police Station Bhangar, PIN-743502, District South 24 Parganas;
- 3.6 **FAJILA BIBI alias FAJILA MOLLA (PAN EQOPB8186C and Aadhaar No. 6614 8735 2827)**, daughter of Late Ummad Ali Molla, by faith Muslim, by nationality Indian, occupation Others, residing at Srirampur, Post Office Gobindapur, Police Station Bhangar, PIN-743502, District South 24 Parganas;
- 3.7 **RAHILA BIBI (PAN GPQPB4745N and Aadhaar No. 5279-6931-2279)**, daughter of Late Ambat Ali Molla, by faith Muslim, by nationality Indian, occupation Housewife, residing at Pithapukur Guchuriya, Post Office Pithapukur, Police Station Kashipur, Kolkata-700135, District South 24 Parganas;
- 3.8 **SAIDA BIBI (Aadhaar No. 2962 9934 3069)**, daughter of Late Ambat Ali Molla, by faith Muslim, by nationality Indian, occupation Housewife, residing at Rajarhat Bishnupur, Post Office Bishnupur, Police Station Rajarhat, Kolkata-700135, District North 24 Parganas;
- 3.9 **MARJINA BIBI alias AMENA BIBI (PAN GPJPB3682D and Aadhaar No. 8477-9898-1516)**, wife of Jakir Molla and daughter of Late Ambat Ali Molla, by faith Muslim, by nationality Indian, occupation Housewife, residing at Alaquiliya, VTC- Sat Bhaiya, Post Office Satbhaya, Police Station Kashipur, Kolkata-700135, District South 24 Parganas;



12007

L.T.I of Malya Chhatiya

By the Pen of Amour Hassan



12008

L.T.I of Rahima Bibi Mella

By the Pen of Amour Hassan



12009

L.T.I of Rahila Bibi

By the Pen of Amour Hassan



12010

L.T.I of Saida Bibi

By the Pen of Amour Hassan



12011

L.T.I of Jelou Ab Mella

By the Pen of Amour Hassan



12012

12012



District Sub-Registrar-IV  
Registrar (US 7/12) of  
Registration 1560  
Algiers, South 24 Portes  
31 OCT 2023

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

**And**

- 3.10 **RAHUL KYAL, PAN AGHPK1359F and Aadhaar No. 7487 0793 4912**, son of Balkrishan Kyal, by faith Hindu, by occupation Business, nationality Indian, residing at 30C, South End Park, Post Office Sarat Bose Road, Kolkata-700 029, Police Station Lake, District South 24 Parganas (**Purchaser**, includes successors-in-interest).

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

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

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

- 4.1 **Said Property:** Land classified as danga (highland) measuring 0.6 (zero point six) decimal, more or less, out of 3 (three) decimal, being a portion of R.S. Dag No. 106, corresponding L.R. Dag No. 99, recorded under R.S. Khatian No. 189, L.R. Khatian No. 2, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet (**BGP**), Sub-Registration District Bhangar, District South 24 Parganas (**Said Property**) and more fully described in the **Schedule** below **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the 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 Ommat Ali Molla:** At all material time one Ommat Ali Molla alias Ambat Ali Molla alias Acchat Ali Molla was the sole, recorded and absolute owner in respect of the Said Property, i.e. land measuring 0.6 (zero point six) decimal, more or less, out of 3 (three) decimal, being a portion of R.S. Dag No. 106, corresponding L.R. Dag No. 99, recorded under R.S. Khatian No. 189, L.R. Khatian No. 2, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas, free from all encumbrances.
- 5.1.2 **Demise of Ommat Ali Molla:** Said Ommat Ali Molla alias Ambat Ali Molla alias Acchat Ali Molla, a Muslim governed by the Sunni School of Mohammedan Law, died intestate leaving behind him surviving his only wife, Chhupiya Molya, 3 (three) sons, namely, (1) Golam Rasul Molla, (2) Islam Ali Molla and (3) Moslem Ali Molla and 5 (five) daughters, namely, (1) Rahima Bibi Molla, (2) Fajila Bibi, (3) Rahila



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

31 OCT 2024

Bibi, (4) Saida Bibi and (5) Amena Bibi, as his only legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Ommat Ali Molla alias Ambat Ali Molla alias Acchat Ali Molla in the Said Property, free from all encumbrances.

- 5.1.3 **Absolute Ownership of Vendors:** In the above mentioned events and circumstances said (1) Chhupiya Molya, (2) Golam Rasul Molla, (3) Islam Ali Molla, (4) Moslem Ali Molla, (5) Rahima Bibi Molla, (6) Fajila Bibi, (7) Rahila Bibi, (8) Saida Bibi and (9) Amena Bibi (collectively the Vendors herein) have become the joint and absolute owners in respect of the Said Property, free from all encumbrances and the Said Property is the subject matter of this Conveyance.
- 5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The 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 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.
- 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



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prohibitions, acquisitions, requisitions, vesting, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendors or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendors or the Vendors' predecessors-in-title and the title of the Vendors to the Said Property is free, clear and marketable.

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

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

## 6. Basic Understanding

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

## 7. Transfer

7.1 **Hereby Made:** The Vendors hereby 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, being, land classified as danga (highland) measuring 0.6 (zero point six) decimal, more or less, out of 3 (three) decimal, being a portion of R.S. Dag No. 106, corresponding L.R. Dag No. 99, recorded under R.S. Khatian No. 189, L.R. Khatian No. 2, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the 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. 2,15,000/- (Rupees Two Lakh Fifteen 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, admits and acknowledges.

## 8. Terms of Transfer

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



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- 8.1.1 **Sale:** a sale within the meaning of the Transfer of Property Act, 1882.
- 8.1.2 **Absolute:** absolute, irreversible and perpetual.
- 8.1.3 **Free from Encumbrances:** free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lis pendens, uses, debutter, wakf, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, bargadars and liabilities whatsoever or howsoever made or suffered by the 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, 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



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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 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.



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- 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.

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

Land (vacant) classified as danga (highland) measuring 0.6 (zero point six) decimal, more or less, out of 3 (three) decimal, being a portion of R.S. Dag No. 106, corresponding L.R. Dag No. 99, recorded under R.S. Khatian No. 189, L.R. Khatian No. 2, 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. 106 is butted and bounded as follows:

**On the North** : By R.S. Dag No. 105  
**On the East** : By R.S. Dag No. 104  
**On the South** : By R.S. Dag No. 107  
**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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**10. Execution and Delivery**

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

 L.T.I of <u>Molya Chhafiya</u> By the Pen of <u>Anwar Hussain</u> <b>MOLYA CHHAFIYA</b>	 L.T.I of <u>Golam Rasul Molla</u> By the Pen of <u>Anwar Hussain</u> <b>GOLAM RASUL MOLLA</b>
 L.T.I of <u>Islam Ali Molla</u> By the Pen of <u>Anwar Hussain</u> <b>ISLAM ALI MOLLA SAIDA BIBI</b>	 L.T.I of <u>Moslem Ali Molla</u> By the Pen of <u>Anwar Hussain</u> <b>MOSLEM ALI MOLLA</b>
 L.T.I of <u>Rahima Bibi Molla</u> By the Pen of <u>Anwar Hussain</u> <b>RAHIMA BIBI MOLLA</b>	 L.T.I of <u>Fajila Bibi Molla</u> By the Pen of <u>Anwar Hussain</u> <b>FAJILA BIBI alias FAJILA MOLLA</b>
 L.T.I of <u>Rahila Bibi</u> By the Pen of <u>Anwar Hussain</u> <b>RAHILA BIBI</b>	 L.T.I of <u>Saida Bibi</u> By the Pen of <u>Anwar Hussain</u> <b>SAIDA BIBI</b>
 L.T.I of <u>Marjina Bibi alias Amena Bibi</u> By the Pen of <u>Anwar Hussain</u> <b>MARJINA BIBI alias AMENA BIBI</b>	

Drafted by: Alamgir Hussain [Vendors]  
 HB/1356/23

Advocate: Alipora Judge Court  
 Witnesses: Kol-27

1. Anwar Hussain  
 viii - Jirangacha, P.O. Holisda  
 P.S - Kalluor, P.O. 700133
2. গোলাম রাসুল মল্লা

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.

Anwar Hussain

স্বাক্ষরিত



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### Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs.2,15,000/- (Rupees Two Lakh Fifteen Thousand only)** towards full and final payment of the consideration for sale of the Said Property described in the **Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
IOBAN-23304346462	31.10.23	Indian Overseas Bank	10,000
IOBAN-23304346129	31.10.23	Indian Overseas Bank	1,65,000
IOBAN-23304347227	31.10.23	Indian Overseas Bank	25,000
	Cash		2,500
	Cash		2,500
	Cash		2,500
	Cash		2,500
	Cash		2,500
	Cash		2,500
	<b>Total:</b>		<b>2,15,000/-</b>

 L.T.I of <u>Molya Chhafiya</u> By the Pen of <u>Arnowar Hossain</u> <b>MOLYA CHHAFIYA</b>	 L.T.I of <u>Golam Rasul Molla</u> By the Pen of <u>Arnowar Hossain</u> <b>GOLAM RASUL MOLLA</b>
 L.T.I of <u>Islam Ali Molla</u> By the Pen of <u>Arnowar Hossain</u> <b>ISLAM ALI MOLLA SAIDA BIBI</b>	 L.T.I of <u>Moslem Ali Molla</u> By the Pen of <u>Arnowar Hossain</u> <b>MOSLEM ALI MOLLA</b>
 L.T.I of <u>Rahima Bibi Molla</u> By the Pen of <u>Arnowar Hossain</u> <b>RAHIMA BIBI MOLLA</b>	 L.T.I of <u>Fajila Bibi alias Fajila Molla</u> By the Pen of <u>Arnowar Hossain</u> <b>FAJILA BIBI alias FAJILA MOLLA</b>
 L.T.I of <u>Rahila Bibi</u> By the Pen of <u>Arnowar Hossain</u> <b>RAHILA BIBI</b>	 L.T.I of <u>Saida Bibi</u> By the Pen of <u>Arnowar Hossain</u> <b>SAIDA BIBI</b>
 L.T.I of <u>Marjina Bibi alias Amena Bibi</u> By the Pen of <u>Arnowar Hossain</u> <b>MARJINA BIBI alias AMENA BIBI</b>	

[Vendors]

Witnesses:

1. Arnowar Hossain



















2. Arnowar Hossain



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**SPECIMEN FORM FOR TEN FINGER PRINTS**





































	<p>L.I.I of Malva Chhatry By the Pen of Anwar Hussain</p>	 Little	 Ring	 Middle	 Fore	 Thumb
		(Left Hand)				
		 Thumb	 Fore	 Middle	 Ring	 Little
(Right Hand)						
 <p>محمد علي محمد</p> <p>محمد</p>	<p>L.I.I of Ishaq Ali Mulla By the Pen of Anwar Hussain</p>	 Little	 Ring	 Middle	 Fore	 Thumb
		(Left Hand)				
		 Thumb	 Fore	 Middle	 Ring	 Little
(Right Hand)						
	<p>L.I.I of Ishaq Ali Mulla By the Pen of Anwar Hussain</p>	 Little	 Ring	 Middle	 Fore	 Thumb
		(Left Hand)				
		 Thumb	 Fore	 Middle	 Ring	 Little
(Right Hand)						



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**SPECIMEN FORM FOR TEN FINGER PRINTS**


































 	<p>L.T.I of <u>Moslem Ali Mulla</u>                      By the Pen of <u>Ahmed Hassan</u></p>					
		<b>Little Ring Middle Fore Thumb</b>				
		<b>(Left Hand)</b>				
						
		<b>Thumb Fore Middle Ring Little</b>				
		<b>(Right Hand)</b>				
 	<p>L.T.I of <u>Rahma Biki Mulla</u>                      By the Pen of <u>Ahmed Hassan</u></p>					
		<b>Little Ring Middle Fore Thumb</b>				
		<b>(Left Hand)</b>				
						
		<b>Thumb Fore Middle Ring Little</b>				
		<b>(Right Hand)</b>				
 	<p>L.T.I of <u>Fatma Mulla</u>                      By the Pen of <u>Ahmed Hassan</u></p>					
		<b>Little Ring Middle Fore Thumb</b>				
		<b>(Left Hand)</b>				
						
		<b>Thumb Fore Middle Ring Little</b>				
		<b>(Right Hand)</b>				



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**SPECIMEN FORM FOR TEN FINGER PRINTS**












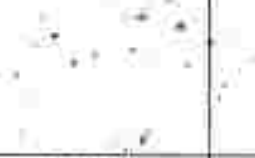
	<p>L.I. of Rakhyia Rishi By the Pen of Anurag Khosla</p>					
		<b>(Left Hand)</b>				
						
<b>(Right Hand)</b>						
	<p>Sufi Zafar</p>					
		<b>(Left Hand)</b>				
						
<b>(Right Hand)</b>						
	<p>L.I. of Saad Bin By the Pen of Anurag Khosla</p>					
		<b>(Left Hand)</b>				
						
<b>(Right Hand)</b>						



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১০ OCT ২০১১

**SPECIMEN FORM FOR TEN FINGER PRINTS**

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



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31 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 16042002575643/2023

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	ISLAM ALI MOLLA Jirangacha, City:- , P.O:- Hatisala, P.S:-Kashipur, District:-South 24- Parganas, West Bengal, India, PIN:- 700135	Seller			L.T.I of Islam Ali Molla By the Pen of <i>[Signature]</i> 31/10/23
2	MOLYA CHHAFIYA Jirangacha, City:- , P.O:- Hatisala, P.S:-Kashipur, District:-South 24- Parganas, West Bengal, India, PIN:- 700135	Seller			L.T.I of Molya Chhafiya By the Pen of <i>[Signature]</i> 31/10/23
3	SAIDA BIBI Bishnupur, City:- , P.O:- Bishnupur, P.S:-Rajarhat, District:- North 24-Parganas, West Bengal, India, PIN:- 700135	Seller			L.T.I of Saida Bibi By the Pen of <i>[Signature]</i> 31/10/23



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	RAHILA BIBI Pithapukur,, City:- , P.O:- Pithapukur, P.S:- Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135	Seller			L.T.I of Rahila Bibi By the Pen of Anwarul Hossain 31/10/23
5	MARJINA BIBI City:- , P.O:- Sathhaya, P.S:- Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135	Seller			Signature with date 31/10/23
6	GOLAM RASUL MOLLA City:- , P.O:- HATISALA, P.S:-Bhangar, District:- South 24-Parganas: West Bengal, India, PIN:- 700135	Seller			Signature with date 31/10/23
7	MOSLEM ALI MOLLA City:- , P.O:- HATISALA, P.S:-Bhangar, District:- South 24-Parganas, West Bengal, India, PIN:- 700135	Seller			L.T.I of Moslem Ali Molla By the Pen of Anwarul Hossain 31/10/23



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
8	RAHIMA BIBI MOLLA City:- P.O:- HATISALA, P.S:-Bhangar, District:- South 24-Parganas, West Bengal, India, PIN:- 743502	Seller			L.T.I of Rahima Bibi Molla By the Pen of Anowar Hossain 31/10/23
9	FAJILA BIBI City:-, P.O:- GOBINDAPUR, P.S:-Bhangar, District:- South 24-Parganas, West Bengal, India, PIN:- 743502	Seller			L.T.I of Fajila Bibi By the Pen of Anowar Hossain 31/10/23
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	ISLAM ALI MOLLA, MOLYA CHHAFIYA, SAIDA BIBI, RAHILA BIBI, MARJINA BIBI, GOLAM RASUL MOLLA, MOSLEM ALI MOLLA, RAHIMA BIBI MOLLA, FAJILA BIBI			Anowar Hossain 31/10/23

(Anupam Halder)

DISTRICT SUB-  
REGISTRAR

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





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



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GRN Details

GRN:	192023240270831988	Payment Mode:	SBI Epay
GRN Date:	01/11/2023 11:26:56	Bank/Gateway:	SBIePay Payment Gateway
BRN :	5397731225720	BRN Date:	01/11/2023 11:27:26
Gateway Ref ID:	20231101889379	Method:	Indian Overseas Bank NB
GRIPS Payment ID:	011120232027083197	Payment Init. Date:	01/11/2023 11:26:56
Payment Status:	Successful	Payment Ref. No:	2002575643/6/2023 (Once Paid/Duty Year)

Depositor Details

Depositor's Name:	Mr RAHUL KYAL
Address:	30C, SOUTH END PARK, KOLKATA-70029
Mobile:	9330394689
Period From (dd/mm/yyyy):	01/11/2023
Period To (dd/mm/yyyy):	01/11/2023
Payment Ref ID:	2002575643/6/2023
Dept Ref ID/DRN:	2002575643/6/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002575643/6/2023	Property Registration- Stamp duty	0030-02-103-003-02	6370
2	2002575643/6/2023	Property Registration- Registration Fees	0030-03-104-001-16	2196
Total				8566

IN WORDS: EIGHT THOUSAND FIVE HUNDRED SIXTY SIX ONLY.

PAID

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Time - 4.15 P.m

Date - 31.10.23

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

Query No / Year	2002575643/2023	Office where deed will be registered
Query Date	09/10/2023 6:19:23 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. : 8330394689, Status : Seller/Executant	
Transaction	Additional Transaction	
[0101] Sale, Sale Document	[4308] Agreement [No of Agreement : 2]	
Set Forth value	Market Value	
Rs. 2,15,000/-	Rs. 2,15,000/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 6,470/- (Article:23)	Rs. 2,164/- (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	RQR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-108	RS-189	Bastu	Danga	0.8 Dec	2,15,000/-	2,15,000/-	
Grand Total :					.8Dec	2,15,000 /-	2,15,000 /-	

**Seller Details :**

SI No	Name & address	Status	Execution Admission Details :
1	ISLAM ALI MOLLA Son of Late Ambat Ali Molla, Jirangacha, City:- P.O:- Hatisala, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No. FRxxxxxx2J, Aadhaar No.: 98xxxxxxxx2303, Status : Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

*Deed - member  
BY - Molla*



2	<p><b>MOLYA CHHAFIYA</b>  Son of Late Ambat Molya, Jirangacha, City:- , P.O:- Hatisala,  P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India,  PIN:- 700135  Sex: Male, By Caste: Muslim, Occupation: House wife, Citizen of:  India, PAN No. GPxxxxxx6J, Aadhaar No.:  51xxxxxxx3153, Status :Individual, Executed by: Self  To be Admitted by: Self</p>	Individual	Executed by: Self To be Admitted by: Self
3	<p><b>SAIDA BIBI</b>  Daughter of Late Ambat Ali Molla, Bishnupur, City:- , P.O:-  Bishnupur, P.S.-Rajarhat, District:-North 24-Parganas, West  Bengal, India, PIN:- 700135  Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen  of India, Aadhaar No.: 29xxxxxxx3069, Status :Individual,  Executed by: Self  To be Admitted by: Self</p>	Individual	Executed by: Self To be Admitted by: Self
4	<p><b>RAHILA BIBI</b>  Daughter of Late Ambat Molla, Pithapukur,, City:- , P.O:-  Pithapukur, P.S:-Kashipur, District:-South 24-Parganas, West  Bengal, India, PIN:- 700135  Sex: Female, By Caste: Muslim, Occupation: Others, Citizen of:  India, PAN No. GPxxxxxx5N, Aadhaar No.:  52xxxxxxx2279, Status :Individual, Executed by: Self  To be Admitted by: Self</p>	Individual	Executed by: Self To be Admitted by: Self
5	<p><b>MARJINA BIBI</b>  Daughter of Late Ambat Molla, City:- , P.O:- Satbhaya, P.S:-  Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:-  700135  Sex: Female, By Caste: Muslim, Occupation: Others, Citizen of:  India, PAN No. GPxxxxxx2D, Aadhaar No.:  84xxxxxxx1516, Status :Individual, Executed by: Self  To be Admitted by: Self</p>	Individual	Executed by: Self To be Admitted by: Self
6	<p><b>GOLAM RASUL MOLLA</b>  Son of Late AMBAT ALI MOLLA, City:- , P.O:- HATISALA, P.S:-  Bhangar, District:-South 24-Parganas, West Bengal, India, PIN:-  700135  Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of:  India, PAN No. CLxxxxxx4R, Aadhaar No.:  49xxxxxxx2774, Status :Individual, Executed by: Self  To be Admitted by: Self</p>	Individual	Executed by: Self To be Admitted by: Self
7	<p><b>MOSLEM ALI MOLLA</b>  Son of Late AMBAT ALI MOLLA, City:- , P.O:- HATISALA, P.S:-  Bhangar, District:-South 24-Parganas, West Bengal, India, PIN:-  700135  Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of:  India, PAN No. FPxxxxxx5q, Aadhaar No.:  49xxxxxxx2774, Status :Individual, Executed by: Self  To be Admitted by: Self</p>	Individual	Executed by: Self To be Admitted by: Self
8	<p><b>RAHIMA BIBI MOLLA</b>  Daughter of Late AMMAT MOLLA, City:- , P.O:- HATISALA, P.S:-  Bhangar, District:-South 24-Parganas, West Bengal, India, PIN:-  743502  Sex: Female, By Caste: Muslim, Occupation: Others, Citizen of:  India, PAN No. DJxxxxxx8P, Aadhaar No.:  80xxxxxxx1796, Status :Individual, Executed by: Self  To be Admitted by: Self</p>	Individual	Executed by: Self To be Admitted by: Self



9	FAJILA BIBI Daughter of Late UMMAD ALI MOLLA, City:- , P.O:- GOBINDAPUR, P.S:-Bhangar, District-South 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Female, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No. EQxxxxxx6C, Aadhaar No.: 66xxxxxxx2827, 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	Mr RAHUL KYAL Son of Mr. Balkrishan 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: Business, Citizen of: India, PAN No. AGxxxxxx9F, Aadhaar No.: 74xxxxxxx4912, Status :Individual, Not Executed	Individual	Not Executed

**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 ISLAM ALI MOLLA, MOLYA CHHAFIYA, SAIDA BIBI, RAHILA BIBI, MARJINA BIBI, GOLAM RASUL MOLLA, MOSLEM ALI MOLLA, RAHIMA BIBI MOLLA, FAJILA BIBI

**Transfer of property for L1**

Sl.No	From	To, with area (Name-Area)
1	ISLAM ALI MOLLA	Mr RAHUL KYAL-0.0666667 Dec
2	MOLYA CHHAFIYA	Mr RAHUL KYAL-0.0666667 Dec
3	SAIDA BIBI	Mr RAHUL KYAL-0.0386667 Dec
4	RAHILA BIBI	Mr RAHUL KYAL-0.0666667 Dec
5	MARJINA BIBI	Mr RAHUL KYAL-0.0666667 Dec
6	GOLAM RASUL MOLLA	Mr RAHUL KYAL-0.0666667 Dec
7	MOSLEM ALI MOLLA	Mr RAHUL KYAL-0.0666667 Dec
8	RAHIMA BIBI MOLLA	Mr RAHUL KYAL-0.0666667 Dec
9	FAJILA BIBI	Mr RAHUL KYAL-0.0666667 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 08-11-2023) for e-Payment . Assessed market value & Query is valid for 30 days (i.e. upto 08-11-2023)
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, 1981). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required.
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices:  
D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - I | SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. BHANGAR, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA



### Major Information of the Deed

Deed No :-	I-1604-13397/2023	Date of Registration	01/11/2023
Query No / Year	1604-2002575843/2023	Office where deed is registered	
Query Date	09/10/2023 6:19:23 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 : Tuljgunge, District : South 24- Parganas, WEST BENGAL, PIN - 700026, Mobile No. : 9330394689, Status : Seller/Executant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immoveable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 2,15,000/-	Rs. 2,15,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 11,470/- (Article 23)	Rs. 2,198/- (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 ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-106	RS-189	Baru	Danga	0.6 Dec	2,15,000/-	2,15,000/-
Grand Total :					.6Dec	2,15,000 /-	2,15,000 /-

### Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>ISLAM ALI MOLLA</b> Son of Late: Ambal Ali Molla Jirangacha, City:- P.O:- Hatsala, P.S.-Kashipur, District-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of India, PAN No:- FFxxxxxx2J, Aadhaar No: 98xxxxxxx2303, Status Individual, Executed by: Self, Date of Execution: 31/10/2023, Admitted by: Self, Date of Admission: 31/10/2023, Place: Pvt. Residence, Executed by: Self, Date of Execution: 31/10/2023, Admitted by: Self, Date of Admission: 31/10/2023, Place: Pvt. Residence
2	<b>MOLYA CHHAFIYA</b> Son of Late: Ambal Molya Jirangacha, City:- P.O:- Hatsala, P.S.-Kashipur, District-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: House wife, Citizen of India, PAN No:- CPxxxxxx6J, Aadhaar No: 51xxxxxxx3153, Status Individual, Executed by: Self, Date of Execution: 31/10/2023, Admitted by: Self, Date of Admission: 31/10/2023, Place: Pvt. Residence, Executed by: Self, Date of Execution: 31/10/2023, Admitted by: Self, Date of Admission: 31/10/2023, Place: Pvt. Residence

1. The first part of the document discusses the importance of maintaining accurate records of all transactions and activities. It emphasizes that this is crucial for ensuring transparency and accountability in the organization's operations.

2. The second part outlines the various methods and tools used to collect and analyze data. This includes the use of surveys, interviews, and focus groups to gather insights from stakeholders and employees.

3. The third part details the process of identifying key performance indicators (KPIs) and how they are used to measure the organization's progress towards its strategic goals. It also discusses the challenges associated with selecting and tracking these indicators.

4. The fourth part focuses on the role of technology in data management and analysis. It highlights the benefits of using data analytics software to process large volumes of information and generate actionable insights.

5. The fifth part addresses the importance of data security and privacy. It provides guidelines for protecting sensitive information and ensuring compliance with relevant regulations and standards.

6. The sixth part discusses the need for a data-driven culture within the organization. It encourages leadership to promote the use of data in decision-making and to foster a mindset of continuous improvement based on evidence.

7. The seventh part concludes by summarizing the key findings and recommendations. It stresses the need for ongoing monitoring and evaluation to ensure that the organization remains agile and responsive to changing market conditions.

3	<p><b>SAIDA BIBI</b>  Daughter of Late AMBAT ALI MOLLA Bishrupur, City - P.O- Bishrupur, P.S- Rajerhat, District- North 24-Parganas, West Bengal, India, PIN- 700135, Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of India, Aadhaar No: 29xxxxxxxx3088, Status: Individual, Executed by: Self, Date of Execution: 31/10/2023  , Admitted by: Self, Date of Admission: 31/10/2023, Place: Pvt. Residence, Executed by: Self, Date of Execution: 31/10/2023  , Admitted by: Self, Date of Admission: 31/10/2023, Place: Pvt. Residence</p>
4	<p><b>RAHILA BIBI</b>  Daughter of Late AMBAT MOLLA Pithapukur, City- , P.O- Pithapukur, P.S- Kashipur, District-South 24-Parganas, West Bengal, India, PIN- 700135, Sex: Female, By Caste: Muslim, Occupation: Others, Citizen of India, PAN No.: GPxxxxxx5N, Aadhaar No: 62xxxxxxxx2279, Status: Individual, Executed by: Self, Date of Execution: 31/10/2023  , Admitted by: Self, Date of Admission: 31/10/2023, Place: Pvt. Residence, Executed by: Self, Date of Execution: 31/10/2023  , Admitted by: Self, Date of Admission: 31/10/2023, Place: Pvt. Residence</p>
5	<p><b>MARJINA BIBI (Presentant)</b>  Daughter of Late AMBAT MOLLA City- , P.O- Sathhaya, P.S- Kashipur, District-South 24-Parganas, West Bengal, India, PIN- 700135, Sex: Female, By Caste: Muslim, Occupation: Others, Citizen of India, PAN No.: GPxxxxxx2D, Aadhaar No: 84xxxxxxxx1516, Status: Individual, Executed by: Self, Date of Execution: 31/10/2023  , Admitted by: Self, Date of Admission: 31/10/2023, Place: Pvt. Residence, Executed by: Self, Date of Execution: 31/10/2023  , Admitted by: Self, Date of Admission: 31/10/2023, Place: Pvt. Residence</p>
6	<p><b>GOLAM RASUL MOLLA</b>  Son of Late AMBAT ALI MOLLA City- , P.O- HATISALA, P.S-Bhangar, District-South 24-Parganas, West Bengal, India, PIN- 700135, Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of India, PAN No.: CLxxxxxx4R, Aadhaar No: 49xxxxxxxx2774, Status: Individual, Executed by: Self, Date of Execution: 31/10/2023  , Admitted by: Self, Date of Admission: 31/10/2023, Place: Pvt. Residence, Executed by: Self, Date of Execution: 31/10/2023  , Admitted by: Self, Date of Admission: 31/10/2023, Place: Pvt. Residence</p>
7	<p><b>MOSLEM ALI MOLLA</b>  Son of Late AMBAT ALI MOLLA City- , P.O- HATISALA, P.S-Bhangar, District-South 24-Parganas, West Bengal, India, PIN- 700135, Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of India, PAN No.: FPxxxxxx6g, Aadhaar No: 49xxxxxxxx2774, Status: Individual, Executed by: Self, Date of Execution: 31/10/2023  , Admitted by: Self, Date of Admission: 31/10/2023, Place: Pvt. Residence, Executed by: Self, Date of Execution: 31/10/2023  , Admitted by: Self, Date of Admission: 31/10/2023, Place: Pvt. Residence</p>
8	<p><b>RAHIMA BIBI MOLLA</b>  Daughter of Late AMMAT MOLLA City- , P.O- HATISALA, P.S-Bhangar, District-South 24-Parganas, West Bengal, India, PIN- 743502, Sex: Female, By Caste: Muslim, Occupation: Others, Citizen of India, PAN No.: DJxxxxxx8P, Aadhaar No: 80xxxxxxxx1796, Status: Individual, Executed by: Self, Date of Execution: 31/10/2023  , Admitted by: Self, Date of Admission: 31/10/2023, Place: Pvt. Residence, Executed by: Self, Date of Execution: 31/10/2023  , Admitted by: Self, Date of Admission: 31/10/2023, Place: Pvt. Residence</p>
9	<p><b>FAJILA BIBI</b>  Daughter of Late UMMAD ALI MOLLA City- , P.O- GOBINDAPUR, P.S-Bhangar, District-South 24-Parganas, West Bengal, India, PIN- 743502, Sex: Female, By Caste: Muslim, Occupation: Others, Citizen of India, PAN No.: EDxxxxxx6C, Aadhaar No: 66xxxxxxxx2827, Status: Individual, Executed by: Self, Date of Execution: 31/10/2023  , Admitted by: Self, Date of Admission: 31/10/2023, Place: Pvt. Residence, Executed by: Self, Date of Execution: 31/10/2023  , Admitted by: Self, Date of Admission: 31/10/2023, Place: Pvt. Residence</p>



**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr RAHUL KYAL</b> Son of Mr. Balkrishan 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: Business, Citizen of: India, PAN No.: AGxxxxxx9F, Aadhaar No: 74xxxxxxx4912, Status :Individual, Status : Not Executed

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>ANOWAR HOSSAIN</b> Son of NAZRUDDIN MOLLA City:- , P.O - HATIGALA, P.S-Kashipur, District-South 24-Parganas, West Bengal, India, PIN:- 700135			

Identifier Of ISLAM ALI MOLLA, MOLYA CHHAFIYA, SAIDA BIBI, RAHILA BIBI, MARJINA BIBI, GOLAM RASUL MOLLA, MOSLEM ALI MOLLA, RAHIMA BIBI MOLLA, FAJILA BIBI

**Transfer of property for L1**

Sl.No	From	To, with area (Name-Area)
1	ISLAM ALI MOLLA	Mr RAHUL KYAL-0.0666667 Dec
2	MOLYA CHHAFIYA	Mr RAHUL KYAL-0.0666667 Dec
3	SAIDA BIBI	Mr RAHUL KYAL-0.0666667 Dec
4	RAHILA BIBI	Mr RAHUL KYAL-0.0666667 Dec
5	MARJINA BIBI	Mr RAHUL KYAL-0.0666667 Dec
6	GOLAM RASUL MOLLA	Mr RAHUL KYAL-0.0666667 Dec
7	MOSLEM ALI MOLLA	Mr RAHUL KYAL-0.0666667 Dec
8	RAHIMA BIBI MOLLA	Mr RAHUL KYAL-0.0666667 Dec
9	FAJILA BIBI	Mr RAHUL KYAL-0.0666667 Dec



**Endorsement For Deed Number : I - 160413397 / 2023**

**On 31-10-2023**

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

Presented for registration at 16.15 hrs on 31-10-2023, at the Private residence, by MARJINA 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 2,15,000/-

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

Execution is admitted on 31/10/2023 by 1. ISLAM ALI MOLLA, Son of Late Ambat Ali Molla, Jirangacha, P.O: Hatisala, Thana: Kashipur, South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Others, 2. MOLYA CHHAFIYA, Son of Late Ambat Molya, Jirangacha, P.O: Hatisala, Thana: Kashipur, South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession House wife, 3. SAIDA BIBI, Daughter of Late Ambat Ali Molla, Bishnupur, P.O: Bishnupur, Thana: Rajerhat, North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession House wife, 4. RAHILA BIBI, Daughter of Late Ambat Molla, Pithapukur, P.O: Pithapukur, Thana: Kashipur, South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Others, 5. MARJINA BIBI, Daughter of Late Ambat Molla, P.O: Satbhaya, Thana: Kashipur, South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Others, 6. GOLAM RASUL MOLLA, Son of Late AMBAT ALI MOLLA, P.O: HATISALA, Thana: Bhanganr, South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Others, 7. MOSLEM ALI MOLLA, Son of Late AMBAT ALI MOLLA, P.O: HATISALA, Thana: Bhanganr, South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Others, 8. RAHIMA BIBI MOLLA, Daughter of Late AMMAT MOLLA, P.O: HATISALA, Thana: Bhanganr, South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Muslim, by Profession Others, 9. FAJILA BIBI, Daughter of Late UMMAID ALI MOLLA, P.O: GOBINDAPUR, Thana: Bhanganr, South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Muslim, by Profession Others

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

**On 01-11-2023**

**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 Fees**

Certified that required Registration Fees payable for this document is Rs 2,196.00/- ( A(1) = Rs 2,150.00/- 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 2,196/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 01/11/2023 11:27AM with Govt. Ref. No: 192023240270831988 on 01-11-2023, Amount Rs: 2,196/-, Bank: SBI ePay ( SBIEPay), Ref. No. 639773125720 on 01-11-2023, Head of Account 0030-03-104-001-16



### Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 6,470/- and Stamp Duty paid by Stamp Rs 100.00/- by online = Rs 6,370/-

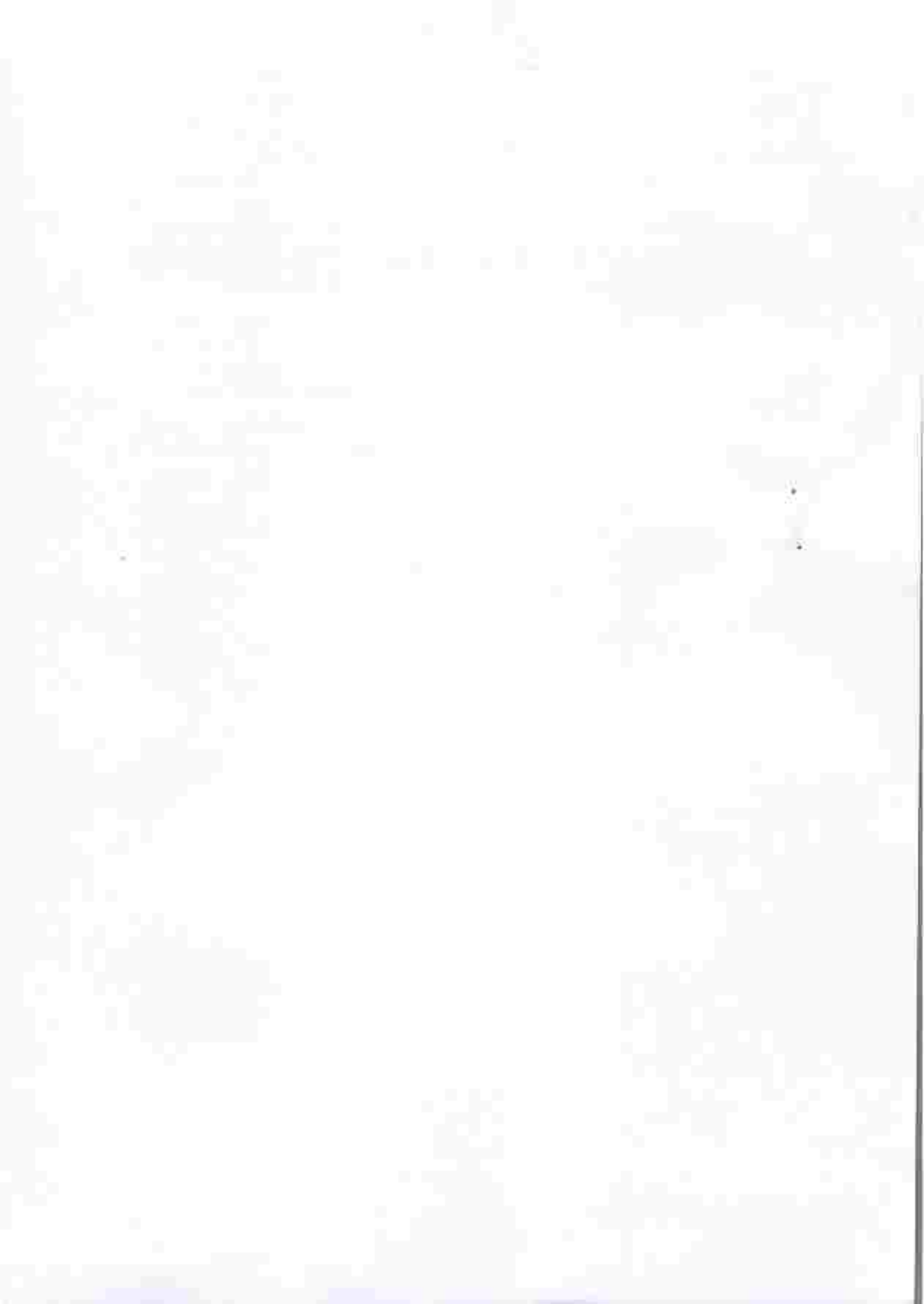
#### Description of Stamp

1. Stamp: Type: Impressed, Serial no 28156, Amount: Rs.100.00/-, Date of Purchase: 28/06/2023, Vendor name: SUBHANKAR DAS

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 01/11/2023 - 11:27AM with Govt. Ref. No: 192023240270831958 on 01-11-2023, Amount Rs: 6,370/-, Bank: SBI EPay ( SBIPay), Ref. No. 5387731226720 on 01-11-2023, 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.





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2023, Page from 400700 to 400729

being No 160413397 for the year 2023.



Digitally signed by Anupam Halder  
Date: 2023.11.01 14:17:03 +05'30  
Reason: Digital Signing of Deed.

(Anupam Halder) 01/11/2023

DISTRICT SUB-REGISTRAR

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

West Bengal.

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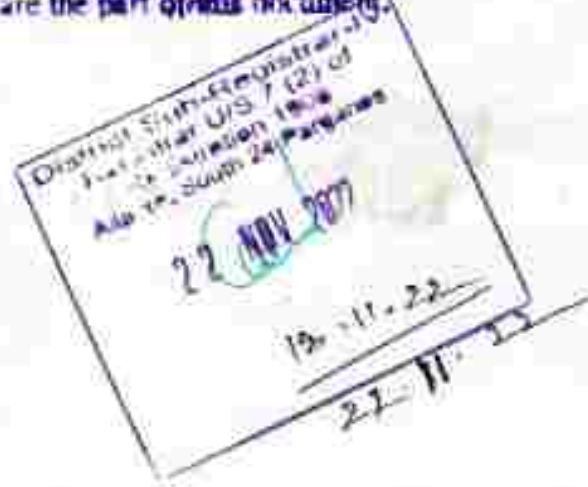


পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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18/11/2022  
 2-458  
 2-458

Certification document is submitted to the Registrar. The signature, stamp and the endorsement sheets attached with the document are the part of this document.



CONVEYANCE

1. Date: 18.11.2022
2. Place: Kolkata
3. Parties

2-458  
 18/11/22

55345

BOOKED TO: ANUBRITA DHAR  
OF: G.M.M. COURT, KOL-1  
RE: JAYDEEP CHATTERJEE  
18, INHA EXCHANGE PLACE, KOL-1  
LICENSED STAMP VENDOR  
NO 351RS2018

5 SEP 2022

5 SEP 2022

L.T.I OF SUPIYA BIBI

BY THE PEN OF NIGAMUDDIN MOHA



→ 8554

L.T.I OF SUPIYA BIBI

BY THE PEN OF NIGAMUDDIN MOHA



NIGAMUDDIN MOHA  
C/O. ABUL HUSSAIN MOHA.  
VILL. KABILDANGA.  
P.O. - BAMUNDA.  
P.S. - KACHIPUR.  
PIN - 743502  
Dist - 24 PAS (S)

District Sub-Registrar IV  
Registrar US 7 (2) of  
Registration 1987  
Alipore, South 24 Parganas  
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3.1 **SUPIYA BIBI** (PAN **FBJPE2094E**, Aadhaar No. **6378 8700 0844**), daughter of Late Jiyad Molla, by faith Islam, by Occupation- Cultivation, residing at Village-Fithapukur, Post Office Bhangar, Police Station Kashipur, Kolkata-700135, District North 24 Parganas;(the **Vendor**, includes successors-in-interest)

**And**

3.2 **SAKSHI KYAL**, (having PAN **APKPK3417Q** and Aadhaar No. **3007 7888 5993**), wife of Rahul Kyal, by faith Hindu, by occupation Business, nationality Indian, of 30C, South End Park, Post Office Sarat Bose Road, Kolkata- 700 029, Police Station Lake, District South 24 Parganas (**Purchaser**, includes successors-in-interest)

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

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

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

4.1 **Said Property: ALL THOSE** pieces and Parcels of (1) Land classified as *sali* (agricultural) measuring 1.06 (one point zero six) decimal, more or less, out of 46 (forty six) decimal, being a portion of R.S. Dag No. 67, corresponding L.R. Dag No. 61, recorded under R.S. Khatian No. 643, L.R. Khatian No. 1351, 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 (**First Property**) and more fully described in **Part-I** of the **First Schedule** below **And** (2) land classified as *danga* (highland) measuring 0.65 (zero point six five) decimal, more or less out of 48 (forty eight) decimal, more or less, being a portion of R.S. Dag No. 68, corresponding L.R. Dag No. 62, recorded under R.S. Khatian No. 643, L.R. Khatian No. 1351, 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 **And** (3) land classified as *danga* (highland) measuring 0.83 (zero point eight three) decimal, more or less, out of 45 (forty five) decimal, being a portion of R.S. Dag No. 71, corresponding L.R. Dag No. 65, recorded under C.S. Khatian No. 79, R.S. Khatian No. 128, L.R. Khatian No. 1351, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Third Property**) and more fully described in **Part-III** of the **First Schedule** below **And** (4) land classified as *danga* (highland) measuring 0.583 (zero point five eight three) decimal, more or less, out of 63 (sixty three) decimal, being a portion of R.S. Dag No. 89, corresponding L.R. Dag No. 83, recorded under C.S. Khatian No. 101, R.S. Khatian No. 184, L.R. Khatian No. 1351, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South



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24 Parganas (**Fourth Property**) and more fully described in **Part-IV** of the **First Schedule** below, **And (5)** land classified as *danga* (highland) measuring 0.78(zero point seven eight) decimal, more or less, out of 58 (fifty eight) decimal, being a portion of R.S. Dag No. 90, corresponding L.R. Dag-No. 84, recorded under R.S. Khatian No. 643, L.R. Khatian No. 1351, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Fifth Property**) and more fully described in **Part-V** of the **First Schedule** below, the First Property, Second Property, Third Property, Fourth Property and Fifth Property are more fully and collectively described in the **Second Schedule** below (collectively **Said Property**) together with all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendor and the Confirming Parties 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 Purchasers regarding title as follows:

**5.1.1 Ownership of Amir Ali Molla:** At all material time one Amir Ali Molla, son of Banamali Molla was the sole, recorded and absolute owner in respect of **(1)** Land classified as *sali* (agricultural) measuring 23 (twenty three) decimal, more or less, out of 46 (forty six) decimal, being a portion of R.S. Dag No. 67, corresponding L.R. Dag No. 61, recorded under R.S. Khatian No. 643, 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 Of Amir**) **And (2)** land classified as *danga* (highland) measuring 34.9 (thirty four point nine) decimal, more or less out of 48 (forty eight) decimal, more or less, being a portion of R.S. Dag No. 68, corresponding L.R. Dag No. 62, recorded under R.S. Khatian No. 643, 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 Of Amir**) **And (3)** land classified as *danga* (highland) measuring 45 (fourty five) decimal, more or less, out of 45 (forty five) decimal, being a portion of R.S. Dag No. 71, corresponding L.R. Dag No. 65, recorded under C.S. Khatian No. 79, R.S. Khatian No. 128, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Third Layer Of Amir**) **And (4)** land classified as *danga* (highland) measuring 81.5(thirty one point five) decimal, more or less, out of 63 (sixty three) decimal, being a portion of R.S. Dag No. 89, corresponding L.R. Dag No. 83, recorded under C.S. Khatian No. 101, R.S. Khatian No. 184, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Fourth Layer Of Amir**) **And (5)** land classified as *danga* (highland)



পশ্চিমবঙ্গের পূর্ব মেদিনীপুর জেলা  
সাব-রেজিস্ট্রার কার্যালয়  
আলিবোন, দক্ষিণ ২৪ পরগণা  
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measuring 42.1 (forty two point one) decimal, more or less, out of 58 (fifty eight) decimal, being a portion of R.S. Dag No. 90, corresponding L.R. Dag No. 84, recorded under R.S. Khatian No. 643, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Fifth Property Of Amir**), free from all encumbrances.

5.1.2 **Ownership of Jiyad Ali Molla:** At all material time **Jiyad Ali Molla**, son of Amir Ali Molla was the sole, recorded and absolute owner in respect of Land classified as *sali* (agricultural) measuring 11.5 (eleven point five) decimal, more or less, out of 46 (forty six) decimal, being a portion of R.S. Dag No. 67, corresponding L.R. Dag No. 61, recorded under R.S. Khatian No. 643, 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 free from all encumbrances. (**Property of Jiyad**)

5.1.3 **Demise of Amir Ali Molla:** Said Amir Ali Molla, a Muslim governed by the Sunni School of Mohammedan Law died intestate leaving behind him surviving his 2 (two) sons, namely, (1) Jiyad Ali Molla and (2) Daud Ali Molla and 2 (two) daughters, namely, (1) Sakherjan Bibi and (2) Johara Bibi, as his only legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Amir Ali Molla in the First Property Of Amir, Second Property Of Amir, Third Property Of Amir, Fourth Property Of Amir and Fifth Property Of Amir, free from all encumbrances.

5.1.4 **Absolute Ownership of Jiyad Ali Molla:** In the above mentioned circumstances said Jiyad Ali Molla became the sole and absolute owner in respect of (1) Land classified as *sali* (agricultural) measuring 19.16 (nineteen point one six) decimal, more or less, out of 46 (forty six) decimal, being a portion of R.S. Dag No. 67, corresponding L.R. Dag No. 61, recorded under R.S. Khatian No. 643, L.R. Khatian No. 1351, 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 Of Jiyad**) And (2) land classified as *danga* (highland) measuring 11.63 (eleven point six three) decimal, more or less out of 48 (forty eight) decimal, more or less, being a portion of R.S. Dag No. 68, corresponding L.R. Dag No. 62, recorded under R.S. Khatian No. 643, L.R. Khatian No. 1351, 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 Of Jiyad**) And (3) land classified as *danga* (highland) measuring 15 (fifteen) decimal, more or less, out of 45 (forty five) decimal, being a portion of R.S. Dag No. 71, corresponding L.R. Dag No. 65, recorded under C.S. Khatian No. 79, R.S. Khatian No. 128, L.R. Khatian No. 1351, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Third Property Of Jiyad**) And (4) land classified as *danga* (highland) measuring 10.5 (ten point five) decimal, more or less,



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out of 63 (sixty three) decimal, being a portion of R.S. Dag No. 89, corresponding L.R. Dag No. 83, recorded under C.S. Khatian No. 101, R.S. Khatian No. 184, L.R. Khatian No. 1351, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas **(Fourth Property Of Jiyad) And (5)** land classified as *danga* (highland) measuring 14 (fourteen) decimal, more or less, out of 58 (fifty eight) decimal, being a portion of R.S. Dag No. 90, corresponding L.R. Dag No. 84, recorded under R.S. Khatian No. 643, L.R. Khatian No. 1351, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas **(Fifth Property Of Jiyad)**, free from all encumbrances.

- 5.1.5 **Mutation of Jiyad Ali Molla:** Said Jiyad Ali Molla have mutated his name in the records of the Block Land and Land Reforms Officer, Bhangar-II, South 24 Parganas under L.R. Khatian No. 1351, free from all encumbrances.
- 5.1.6 **Demise of Jiyad Ali Molla:** Said Jiyad Ali Molla, A Muslim Governed by The Sunni School of Mohammedan Law Died Intestate Leaving Behind Him Surviving His 6(six) sons namely **(1)** Abdul Jubbar Molla, **(2)** Abdul Latif Molla, **(3)** Abdul Rafique Molla, **(4)** Abdul Hai Molla, **(5)** Abdul malek Molla and **(6)** Abdul Kader Molla and 6 (six) daughters namely **(1)** Supiya Bibi, **(2)** Rijia Bibi, **(3)** Sapiya Bibi, **(4)** Firuza Bibi, **(5)** Masura Bibi and **(6)** Mualima Bibi as his only Legal Heirs and Heiresses, who Jointly and in Diverse Share Inherited the Right, Title and Interest of Late Jiyad Ali Molla, Free from All Encumbrances.
- 5.1.7 **Absolute Ownership of Vendor:** In the above mentioned events and circumstances said Supiya Bibi (the Vendor herein), have become the sole and absolute owner in respect of the Said Property out of the Larger Property, comprised in the First Property, Second Property Third Property, Fourth Property and Fifth Property free from all encumbrances and the Said Property is the subject matter of this Conveyance.
- 5.1.8 **Completion of Sale:** In furtherance of the above, the Vendor is completing the sale of the Said Property in favour of the Purchasers, by these presents, on the terms and conditions contained herein, free from all encumbrances.
- 5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendor represents and warrants to and covenants with the Purchaser regarding encumbrances as follows:
- 5.2.1 **No Acquisition/Requisition:** The Vendor have not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declares that the Said Property is not affected by any scheme of any Local Authority or Government or Statutory Body.
- 5.2.2 **No Excess Land:** The Vendor do not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any



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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 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 Vendor have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchasers.
- 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/Corporate Guarantee:** The Said Property is not affected by or subject to any personal/corporate guarantee for securing any financial accommodation.
- 5.2.10 **No Bar by Court Order or Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Vendor from selling, transferring and/or alienating the Said Property or any part thereof.

## 6. Basic Understanding

- 6.1 **Sale of Said Property:** The basic understanding between the Vendor and the Purchasers is that the Vendor shall sell the Said Property to the Purchasers, 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 Purchasers shall purchase the same based on the representations, warranties and



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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 Purchasers 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 *sahi* (agricultural) measuring 1.06 (one point zero six) decimal, more or less, out of 46 (forty six) decimal, being a portion of R.S. Dag No. 67, corresponding L.R. Dag No. 61, recorded under R.S. Khatian No. 643, L.R. Khatian No. 1351, 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) *The Second Property* i.e.; land classified as *danga* (highland) measuring 0.65 (zero point six five) decimal, more or less, out of 48 (forty eight) decimal, more or less, being a portion of R.S. Dag No. 68, corresponding L.R. Dag No. 62, recorded under R.S. Khatian No. 643, L.R. Khatian No. 1351, 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 **And** (3) *The Third Property* i.e.; land classified as *danga* (highland) measuring 0.83 (zero point eight three) decimal, more or less, out of 45 (forty five) decimal, being a portion of R.S. Dag No. 71, corresponding L.R. Dag No. 65, recorded under C.S. Khatian No. 79, R.S. Khatian No. 128, L.R. Khatian No. 1351, 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-III** of the **First Schedule** below, **And** (4) *The Fourth Property* i.e.; land classified as *danga* (highland) measuring 0.583 (zero point five eight three) decimal, more or less, out of 63 (sixty three) decimal, being a portion of R.S. Dag No. 89, corresponding L.R. Dag No. 83, recorded under C.S. Khatian No. 101, R.S. Khatian No. 184, L.R. Khatian No. 1351, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas more fully described in **Part-IV** of the **First Schedule** below, and (5) *The Fifth Property* i.e.; land classified as *danga* (highland) measuring 0.78 (zero point seven eight) decimal, more or less, out of 58 (fifty eight) decimal, being a portion of R.S. Dag No. 90, corresponding L.R. Dag No. 84, recorded under R.S. Khatian No. 643, L.R. Khatian No. 1351, 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-V** 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.



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7.2 **Consideration:** The aforesaid conveyance of the Said Property is being made in consideration of a sum of **Rs. 8,70,000/-** (Rupees Eight lakh Seventy Thousand only) (**Total Consideration**) which the Purchaser has directly paid to the Vendor receipt of which Vendor hereby and by the Vendor's Receipt and Memo of Consideration hereunder written, admits and acknowledges

## 8. Terms of Transfer

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

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

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

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

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

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

8.2.1 **Indemnification by Vendor:** express indemnification by the Vendor about the correctness of the Vendor's title, Vendor's authority to sell and nonexistence of any encumbrances on the Said Property, which if found defective or untrue at any time, the Vendor shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendor hereby covenants that the Vendor or any person claiming under the Vendor in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Purchasers and/or the Purchasers' successors-in-interest and assigns, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the Purchasers and/or the Purchasers' 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 Purchasers 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 Purchasers in respect of the Said Property. In this regard the Vendor hereby clarifies that the L.R. Record of Rights is not in parity with the Vendor's entitlement in said R.S. Dag Nos.



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67, 68 and 90 as recited under clause 5.1 and sub-clauses thereunder. However, the Vendor hereby conveys all the Vendor's right, title and interest in the said R.S. Dags 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 Purchasers.
- 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 Purchasers fully and comprehensively saved, harmless and indemnified.
- 8.5 **Holding Possession:** The Vendor hereby covenants that the Purchasers and the Purchasers' 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 Purchasers, 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 Purchasers shall be fully entitled to mutate the Purchasers' name in all public and statutory records and the Vendor hereby expressly (a) consents to the same and (b) appoints the Purchasers as the constituted attorney of the Vendor and empowers and authorizes the Purchasers 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 Purchasers shall convert the nature of use and classification of the Said Property to non-



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agricultural/any other classification at the sole discretion of the Purchasers and the Purchasers 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 Purchasers as the constituted attorney of the Vendor and empowers and authorizes the Purchasers 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 Purchasers in all respect to cause mutation of the Said Property in the name of the Purchasers and conversion of the nature of use and classification thereof and in this regard shall sign all documents and papers as required by the Purchasers.

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 Purchasers.

8.8 **Further Acts:** The Vendor hereby covenant that the Vendor or any person claiming under the Vendor, shall and will from time to time and at all times hereafter, upon every request and at the cost of the Purchasers and/or their 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 Purchasers that the Purchasers shall be entitled to rectify and/or modify any material defect of this Deed of Conveyance singly 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 Purchasers.

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 D/S (2) of  
Registration 188A  
Mysore, South 24 Perpetual

6 NOV 2022

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

Land vacant classified as *sali* (agricultural) measuring 1.06 (one point zero six) decimal, more or less, out of 46 (forty six) decimal, being a portion of R.S. Dag No. 67, corresponding L.R. Dag No. 61, recorded under R.S. Khatian No. 643, L.R. Khatian No. 1351, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet (BGP), Sub-Registration District Bhangar, District South 24 Parganas and the said dag is butted and bounded as follows:

- On the North** : By R.S. Dag No. 68
- On the East** : By R.S. Dag Nos. 65 & 66
- On the South** : By R.S. Dag Nos. 94 & 95
- On the West** : By R.S. Dag No. 91

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

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

land classified as *danga* (highland) measuring 0.65 (zero point six five) decimal, more or less out of 48 (forty-eight) decimal, more or less, being a portion of R.S. Dag No. 68, corresponding L.R. Dag No. 62, recorded under R.S. Khatian No. 643, L.R. Khatian No. 1351, 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. 69
- On the East** : By R.S. Dag Nos. 64 & 65
- On the South** : By R.S. Dag No. 67
- On the West** : By R.S. Dag No. 90

**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.

**Part III**  
**(Third Property)**

land classified as *danga* (highland) measuring 0.83 (zero point eight three) decimal, more or less, out of 45 (forty-five) decimal, being a portion of R.S. Dag No. 71, corresponding L.R. Dag No. 65, recorded under C.S. Khatian No. 79, R.S. Khatian No. 128, L.R. Khatian No.



District Sub-Registry Office  
Registrar U/S of (2) of  
Registration 1400  
Alipora, South 24 Parganas

10 NOV 2022

1351, 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 Nos. 72 & 73  
**On the East** : By R.S. Dag Nos. 60 & 61  
**On the South** : By R.S. Dag No. 70  
**On the West** : By R.S. Dag Nos. 74, 75, 76 and 77

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

#### **Part IV (Fourth Property)**

land classified as *danga* (highland) measuring 0.583 (zero point five eight three) decimal, more or less, out of 63 (sixty three) decimal, being a portion of R.S. Dag No. 89, corresponding L.R. Dag No. 83, recorded under C.S. Khatian No. 101, R.S. Khatian No. 184, L.R. Khatian No. 1351, 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 Nos. 87 & 88  
**On the East** : By R.S. Dag No. 69  
**On the South** : By R.S. Dag No. 90  
**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 Fifth Property and appurtenances and inheritances for access and user thereof.

#### **Part V (Fifth Property)**

land classified as *danga* (highland) measuring 0.78 (zero point seven eight) decimal, more or less, out of 58 (fifty-eight) decimal, being a portion of R.S. Dag No. 90, corresponding L.R. Dag No. 84, recorded under R.S. Khatian No. 643, L.R. Khatian No. 1351, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas

**On the North** : By R.S. Dag No. 89  
**On the East** : By R.S. Dag No. 68  
**On the South** : By R.S. Dag No. 91  
**On the West** : By Mouza Hatisala



5  
District Sub-Registrar-IV  
Registra- U/S 7 (2) of  
Registration 1908  
Alipore, South 24 Parganas  
18 NOV 2022

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

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

Land classified as *solt* (agricultural) measuring 1.06 (one point zero six) decimal, more or less, out of 46 (forty six) decimal, being a portion of R.S. Dag No. 67, corresponding L.R. Dag No. 61, recorded under R.S. Khatian No. 643, L.R. Khatian No. 1351, 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** above

land classified as *danga* (highland) measuring 0.65 (zero point six five) decimal, more or less out of 48 (forty eight) decimal, more or less, being a portion of R.S. Dag No. 68, corresponding L.R. Dag No. 62, recorded under R.S. Khatian No. 643, L.R. Khatian No. 1351, 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** above

land classified as *danga* (highland) measuring 0.83 (zero point eight three) decimal, more or less, out of 45 (forty five) decimal, being a portion of R.S. Dag No. 71, corresponding L.R. Dag No. 65, recorded under C.S. Khatian No. 79, R.S. Khatian No. 128, L.R. Khatian No. 1351, 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-III** of the **First Schedule** above

land classified as *danga* (highland) measuring 0.583 (zero point five eight three) decimal, more or less, out of 53 (sixty three) decimal, being a portion of R.S. Dag No. 89, corresponding L.R. Dag No. 83, recorded under C.S. Khatian No. 101, R.S. Khatian No. 184, L.R. Khatian No. 1351, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas more fully described in **Part-IV** of the **First Schedule** above

land classified as *danga* (highland) measuring 0.78 (zero point seven eight) decimal, more or less, out of 58 (fifty-eight) decimal, being a portion of R.S. Dag No. 90, corresponding L.R. Dag No. 84, recorded under R.S. Khatian No. 643, L.R. Khatian No. 1351, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas more fully described in **Part-V** of the **First Schedule** above



District Sub-Registry Office  
Registrar U.P. 1908  
Registration 1908  
Alipore, South 24 Parganas

10 NOV 2022

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

The details of the Said Property are tabulated below:

<b>R.S. Dag No.</b>	<b>L.R. Dag No.</b>	<b>R.S. Khatian No.</b>	<b>L.R. Khatian No.</b>	<b>Total Area in Dag (in Dec)</b>	<b>Area Sold (in Dec)</b>
67	61	643	1351	46	1.06
68	62	643	1351	48	0.65
71	65	128	1351	45	0.83
89	83	184	1351	63	0.583
90	84	643	1351	58	0.78
<b>Total:</b>					<b>3.903</b>



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

18 NOV 2022

10. Execution and Delivery

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

L.T.I of SUPIYA BIBI  
BY THE PEN OF Nizamuddin Molla

SUPIYA BIBI

[Vendor]

Drafted by:

Manojit Roy WB/1366/03

Advocate

Alpine Lodge Court, Col-27

Witnesses:

1. Sariful Islam

2. Nuzimuddin molla

vill- Jihan gache

vill- Nata-PVKUs

pin- 700135

pin- 700135



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

18 NOV

### Vendor's Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs. 8,70,000/- (Rupees Eight Lakh Seventy 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.)
UTR No. IOBARS2022111700285187	17.11.22	Indian Overseas Bank	8,70,000/-
<b>Total</b>			<b>8,70,000/-</b>

L.T.I of SUPIYA BIBI

By the pen of Nizamuddin Molla

SUPIYA BIBI

[Vendor]

#### Witnesses:

1. Sarraf Islam























2. Nizamuddin Molla

Reader not explained by me  
in Begdi  
Nizamuddin Molla



District Sub-Registrar-IV  
Registrar (US 7 (2) of  
Registration 1907  
Alipore, South 24 Parganas  
8 NOV 2022

15  
SPECIMEN FORM FOR TEN FINGER PRINTS

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

*Signature*

*Signature*

L.T.S OF SUPRIYA BISI  
By the pen of Nisha M. B. S. S. S.



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

10 NOV 2015

**जायकर विभाग**  
**INCOME TAX DEPARTMENT**

**भारत सरकार**  
**GOVT. OF INDIA**

**SAKSHI KYAL**  
**SURESH KUMAR**  
**10/06/1985**  
**APKPK5417G**




*Soyal*

**आयकर विभाग**  
**Department of Income Tax**

**सक़्शी कयल**  
**Sakshhi Kyal**  
**सुरेश कुमार (DOB: 10/06/1985)**  
**पंजी - पुराक**




3007 7888 5993

**मेरा आधार, मेरी पहचान**

**आयकर विभाग, आंध्र प्रदेश शासन**  
**Department of Income Tax, Government of Andhra Pradesh**

**आयकर विभाग, आंध्र प्रदेश शासन**  
**Department of Income Tax, Government of Andhra Pradesh**  
**100-100, 50000**

**Address: WTC (New) East, WTC, 50000 East**  
**Pan: New Old Park, Alakota, Kolkata**  
**West Bengal, 700016**



3007 7888 5993

1547    [help@income.gov.in](mailto:help@income.gov.in)    [www.income.gov.in](http://www.income.gov.in)

*Soyal*



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA



संशोधित लेखा संख्या कार्ड  
Panama Account Number Card  
FB.JP02094E



नाम / Name  
SUPIYA BIBI

पिता का नाम / Father's Name  
JIYAD MOLLA

जन्म तिथि / Date of Birth  
13/02/1965

हस्ताक्षर / Signature

58833



L.T.I. of SUPIYA BIBI  
BY THE PEN OF NISHU MOLLA





भारत सरकार

भारतीय जनता पार्टी का प्रचार

आधार कार्ड

Supriya Singh  
Aam Aadmi Party  
Punjab  
Punjab  
Punjab  
Punjab

UIDAI



637887000844



आधार संख्या / Your Aadhaar No.

6378 8700 0844

आधार - साधारण मानुषेअर् अधिकार



भारत सरकार

Government of India



सुप्रिया सिंह  
SUPRIYA SINGH  
पत्नी / Spouse Name  
Father: Jagan Mohan  
Mother: Jagan Mohan  
Gender: Female



6378 8700 0844

आधार - साधारण मानुषेअर् अधिकार

L.T.I of SUPRIYA SINGH  
BY The Pen of Nitumudi No. 10



स्वास्थ्य विभाग  
 HEALTH DEPARTMENT

भारत सरकार  
 GOVT. OF INDIA

Health and Family Welfare  
 Permanent Account Number Card

002788220



NEELAM SIDDIH MOLLA

Full Name (Family Name)  
 MOOL SALLI MOLLA

8101198



4488

In case you need any further details, please contact:

Address: District Health Office, District Hospital,  
 Plot No. 2, Sector 11, CBD, Indore  
 Madhya Pradesh - 472 001

For more details, visit our website at: [www.mh.wa.gov.in](http://www.mh.wa.gov.in)  
 or call us at: 0731-2551100

For any queries, please contact:  
 District Health Officer,  
 District Hospital,  
 Sector 11, CBD, Indore

*WIS & M U & D I W M O U A*





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

Query No / Year	2003267622/2022	Office where deed will be registered
Query Date	17/11/2022 1:58:00 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)	
Set Forth value	Market Value	
Rs. 8,70,000/-	Rs. 8,70,000/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 28,120/- (Article 23)	Rs. 8,714/- (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	ROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-67	RS-643	Bastu	Shall	1.08 Dec	2,34,169/-	2,34,169/-	
L2	RS-68	RS-643	Bastu	Danga	0.65 Dec	1,45,371/-	1,45,371/-	
L3	RS-71	RS-128	Bastu	Danga	0.83 Dec	1,86,299/-	1,86,299/-	
L4	RS-89	RS-184	Bastu	Danga	0.583 Dec	1,29,716/-	1,29,716/-	
L5	RS-90	RS-643	Bastu	Danga	0.78 Dec	1,74,445/-	1,74,445/-	
		<b>TOTAL :</b>			<b>3.903Dec</b>	<b>8,70,000 /-</b>	<b>8,70,000 /-</b>	
	<b>Grand Total :</b>				<b>3.903Dec</b>	<b>8,70,000 /-</b>	<b>8,70,000 /-</b>	

**Seller Details :**

Sl No	Name & address	Status	Execution Admission Details :
1	SUPIYA BIBI Daughter of Late Jiyad Ali Mdia, Village - Pithapukur, P.O.- Bhangar, P.S.-Kashipur, District -South 24-Parganas, West Bengal, India, PIN- 700135 Sex: Female, By Caste: Muslim, Occupation: Cultivation, Citizen of India, PAN No: FBxxxxx4E, Aadhaar No: 63xxxxxxxx0844, Status : Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self



Query No: 2003267622 of 2022, Printed On: Nov 17 2022 3:38PM, Generated from wregistration.gov.in

**Buyer Details :**

Sl No	Name & address	Status	Execution Admission Details
1	SAKSHI KYAL Wife of Rahul Kyal, 30C, South End Park, City:-, P.O.- Sarat Bose Road, P.S.-Lake, District-South 24-Parganas, West Bengal, India. PIN- 700029 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. APxxxxxx7Q, Aadhaar No: 30xxxxxxxx5993, Status: Individual, Not Executed	Individual	Not Executed

**Identifier Details :**

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

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	SUPIYA BIBI	SAKSHI KYAL-1.06 Dec

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	SUPIYA BIBI	SAKSHI KYAL-0.65 Dec

**Transfer of property for L3**

Sl.No	From	To. with area (Name-Area)
1	SUPIYA BIBI	SAKSHI KYAL-0.83 Dec

**Transfer of property for L4**

Sl.No	From	To. with area (Name-Area)
1	SUPIYA BIBI	SAKSHI KYAL-0.583 Dec

**Transfer of property for L5**

Sl.No	From	To. with area (Name-Area)
1	SUPIYA BIBI	SAKSHI KYAL-0.78 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 17-12-2022) for e-Payment. Assessed market value & Query is valid for 30 days (i.e. upto 17-12-2022)
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.s.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



171120222017885597

## GRIPS Payment Detail

GRIPS Payment ID:	171120222017885597	Payment Init. Date:	17/11/2022 17:36:08
Total Amount:	34866	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	8214052916617	BRN Date:	17/11/2022 17:36:24
Payment Status:	Successful	Payment Init. From:	Department Portal

## Depositor Details

Depositor's Name: Mrs SAKSHI KYAL  
Mobile: 9330394689

## Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192022230178855988	Directorate of Registration & Stamp Revenue	34866
Total			34866

IN WORDS: THIRTY FOUR THOUSAND EIGHT HUNDRED SIXTY SIX 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



192022230178855988

GRN Details

GRN:	192022230178855988	Payment Mode:	SBI Epay
GRN Date:	17/11/2022 17:36:08	Bank/Gateway:	SBIePay Payment Gateway
BRN :	8214052916617	BRN Date:	17/11/2022 17:36:24
Gateway Ref ID:	20221117831960	Method:	Indian Overseas Bank NB
GRIPS Payment ID:	171120222017885597	Payment Init. Date:	17/11/2022 17:36:08
Payment Status:	Successful	Payment Ref. No:	2003267622/5/2022

(Query No\*Query Year)

Depositor Details

Depositor's Name:	Mrs SAKHSHI KYAL
Address:	30C, SOUTH END PARK, KOLKATA-700029
Mobile:	9330394689
Period From (dd/mm/yyyy):	17/11/2022
Period To (dd/mm/yyyy):	17/11/2022
Payment Ref ID:	2003267622/5/2022
Dept Ref ID/DRN:	2003267622/5/2022

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003267622/5/2022	Property Registration- Stamp duty	0030-03-103-003-02	26120
2	2003267622/5/2022	Property Registration- Registration Fees	0030-03-104-001-16	8746
<b>Total</b>				<b>34866</b>

IN WORDS: THIRTY FOUR THOUSAND EIGHT HUNDRED SIXTY SIX 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 16042003267622/2022

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	SUPIYA BIBI Village:- Pithapur, P.O:- Bhangar, P.S.-Kashipur, District-South 24- Parganas, West Bengal, India. PIN- 700135	Seller			L.T.I of SUPIYA BIBI By The Pen of <i>[Signature]</i> 18.11.22
Sl No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	NIJAM UDDIN MOLLA Son of Abdul Jilil Molla Village:- Kabilidanga, P.O.- Bamunia, P.S.- Kashipur, District- South 24-Parganas, West Bengal, India, PIN- 743502	SUPIYA BIBI			Nizamuddin Molla 19.11.22

(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-1604-13468/2022	Date of Registration	22/11/2022
Query No / Year	1604-2003267622/2022	Office where deed is registered	
Query Date	17/11/2022 1:55:00 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. : 9330394889, Status : Seller/Executant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4306] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value:	Market Value		
Rs. 8,70,000/-	Rs. 8,70,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 26,220/- (Article 23)	Rs. 8,746/- (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-67	RS-643	Bastu	Shali	1.06 Dec	2,34,169/-	2,34,169/-	
L2	RS-68	RS-643	Bastu	Danga	0.65 Dec	1,45,371/-	1,45,371/-	
L3	RS-71	RS-128	Bastu	Danga	0.83 Dec	1,86,299/-	1,86,299/-	
L4	RS-89	RS-184	Bastu	Danga	0.583 Dec	1,29,716/-	1,29,716/-	
L5	RS-90	RS-643	Bastu	Danga	0.78 Dec	1,74,445/-	1,74,445/-	
		<b>TOTAL :</b>			<b>3.903Dec</b>	<b>8,70,000 /-</b>	<b>8,70,000 /-</b>	
		<b>Grand Total :</b>			<b>3.903Dec</b>	<b>8,70,000 /-</b>	<b>8,70,000 /-</b>	



**Seller Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>SUPIYA BIBI (Presentant )</b> Daughter of Late Jiyad Ali Molla Village:- Pithapukur, P.O:- Bhongar, P.S:-Kashipur, District:-South24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Muslim, Occupation: Cultivation, Citizen of: India, PAN No.:- FBxxxxxx4E, Aadhaar No: 63xxxxxxxx0844, Status :Individual, Executed by: Self, Date of Execution: 18/11/2022 , Admitted by: Self, Date of Admission: 18/11/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 18/11/2022 , Admitted by: Self, Date of Admission: 18/11/2022 ,Place : Pvt. Residence

**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>SAKSHI KYAL</b> Wife of Rahul Kyal 30C, South End Park, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:- APxxxxxx7Q, Aadhaar No: 30xxxxxxxx5993, Status :Individual, Status : Not Executed

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>NIJAM UDDIN MOLLA</b> Son of Abdul Jalil Molla Village:- Kabidanga, P.O:- Barnuria, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743502			
Identifier Of :SUPIYA BIBI			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	SUPIYA BIBI	SAKSHI KYAL-1.08 Dec

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	SUPIYA BIBI	SAKSHI KYAL-0.65 Dec

**Transfer of property for L3**

Sl.No	From	To. with area (Name-Area)
1	SUPIYA BIBI	SAKSHI KYAL-0.83 Dec

**Transfer of property for L4**

Sl.No	From	To. with area (Name-Area)
1	SUPIYA BIBI	SAKSHI KYAL-0.583 Dec

**Transfer of property for L5**

Sl.No	From	To. with area (Name-Area)
1	SUPIYA BIBI	SAKSHI KYAL-0.78 Dec







On 17-11-2022

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 8,70,000/-



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

On 18-11-2022

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

Presented for registration at 14:45 hrs on 18-11-2022, at the Private residence by SUPIYA BIBI, Executant.

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

Execution is admitted on 18/11/2022 by SUPIYA BIBI, Daughter of Late Jiyad Ali Molla, P.O: Bhangar, Thana: Kashipur, South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Cultivation

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



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

On 21-11-2022

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 8,746.00/- ( A(1) = Rs 8,700.00/- , E = Rs 14.00/- , H = Rs 28.00/- , M(b) = Rs 4.00/- ) and Registration Fees paid by by online = Rs 8,746/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/11/2022 5:36PM with Govt. Ref. No. 192022230176855988 on 17-11-2022, Amount Rs: 8,746/-, Bank: SBI EPay ( SBIPay), Ref. No. 8214052916617 on 17-11-2022, Head of Account 0030-03-104-001-16



**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 26,120/- and Stamp Duty paid by by online = Rs 26,120/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/11/2022 5:36PM with Govt. Ref. No: 192022230178855986 on 17-11-2022, Amount Rs: 26,120/-, Bank: SBI EPay ( SBiePay), Ref. No: 8214052916617 on 17-11-2022, 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**

**On 22-11-2022****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 Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 26,120/- and Stamp Duty paid by Stamp Rs 100.00/-

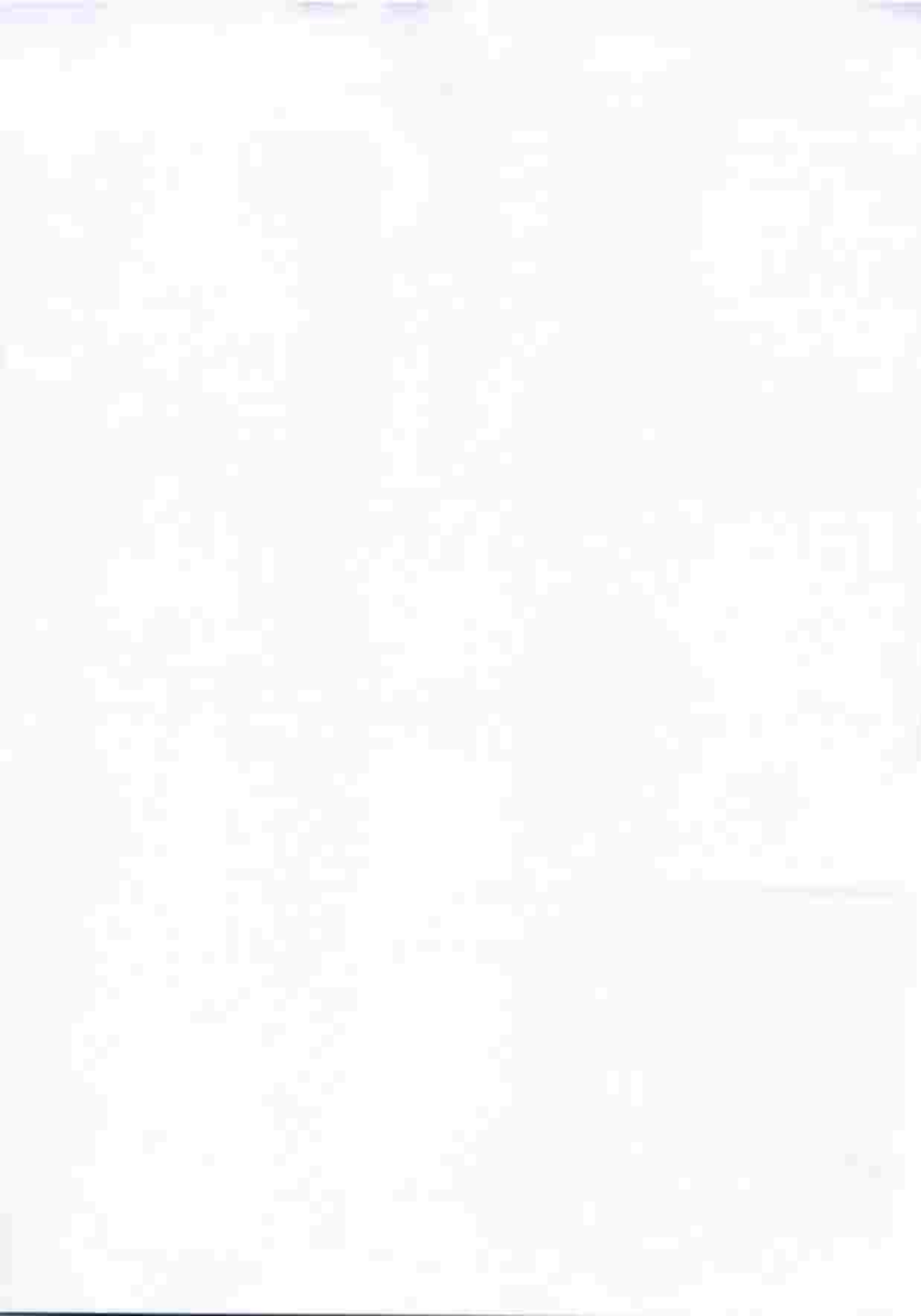
Description of Stamp

1. Stamp: Type: Impressed, Serial no 55345, Amount: Rs.100.00/-, Date of Purchase: 05/09/2022, Vendor name: Jaydeep Chatterjee



**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 395837 to 395864

being No 160413468 for the year 2022.



Digitally signed by ANUPAM HALDER  
Date: 2022.11.22 12:43:39 +05:30  
Reason: Digital Signing of Deed.

*(Handwritten signature)*

(Anupam Halder) 2022/11/22 12:43:39 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)

013896/22

E-13470/22

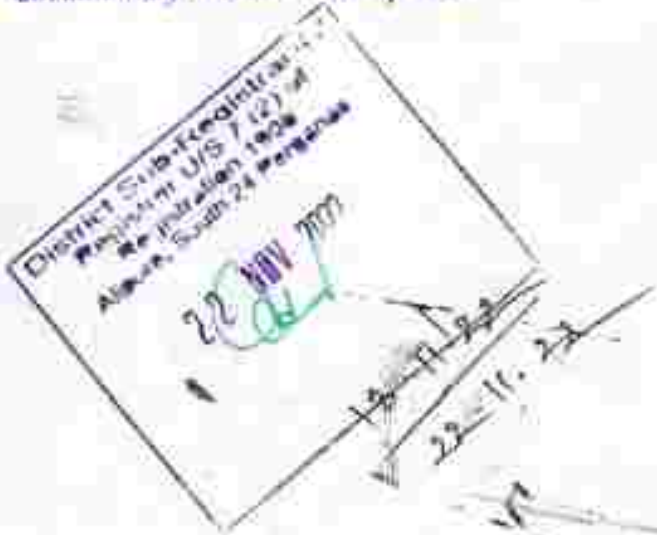


AM 773026

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

18/11/2022  
 2003264266/2022  
 2-10 P.M.

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



CONVEYANCE

1. Date: 18.11.2022
2. Place: Kolkata
3. Parties

2-10 P.M.  
 18/11/22

55346

ANUBRATA DHAR  
C.M.M. Court Apt - 1  
6/3/2022

SOLD TO \_\_\_\_\_  
BY \_\_\_\_\_  
FOR \_\_\_\_\_  
JAYDEEP CHATTERJEE  
16, INDIAN EXCHANGE PLACE, KOL-1  
LICENSED STAMP VENDOR  
NO. 351R8200

5 SEP 2022

5 SEP 2022

L.T.I of SAPIYA BIBI  
BY The pen of Nijumudhin Molla



8553

L.T.I of SAPIYA BIBI  
BY The pen of Nijumudhin Molla



District Sub-Registrar's Office  
Registrar URS 7 (2) of  
Registration 1980  
Alipore, South 24 Parganas  
10 NOV 2022

Nijumudhin Molla  
C/O Abdul Jabbar Molla,  
vill- Kabildanga,  
Po- Samanta,  
As- Kachipara,  
Pin- 743502  
Dist- 24 Parganas

- 3.1 **SAPIYA BIBI (Aadhaar No. 9431 1175 4282)**, daughter of Late Jiyar Ali Molla, by faith Islam, by Occupation- Cultivation, residing at Village-Polerhat, Swastayan Gachhi, Post Office Bhangar, Police Station Kashipur, Kolkata-700135, District North 24 Parganas; (**Vendor**, includes successors-in-interest)

**And**

- 3.2 **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).

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

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

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

- 4.1 **Said Property: ALL THOSE** pieces and Parcels of (1) Land classified as *sali* (agricultural) measuring 1.06 (one point zero six) decimal, more or less, out of 46 (forty six) decimal, being a portion of R.S. Dag No. 67, corresponding L.R. Dag No. 61, recorded under R.S. Khatian No. 643, L.R. Khatian No. 1351, 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 0.65 (zero point six five) decimal, more or less out of 48 (forty eight) decimal, more or less, being a portion of R.S. Dag No. 68, corresponding L.R. Dag No. 62, recorded under R.S. Khatian No. 643, L.R. Khatian No. 1351, 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 **And** (3) land classified as *danga* (highland) measuring 0.83 (zero point eight three) decimal, more or less, out of 45 (forty five) decimal, being a portion of R.S. Dag No. 71, corresponding L.R. Dag No. 65, recorded under C.S. Khatian No. 79, R.S. Khatian No. 128, L.R. Khatian No. 1351, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Third Property**) and more fully described in **Part-III** of the **First Schedule** below **And** (4) land classified as *danga* (highland) measuring 0.583 (zero point five eight three) decimal, more or less, out of 63 (sixty three) decimal, being a portion of R.S. Dag No. 89, corresponding L.R. Dag No. 83, recorded under C.S. Khatian No. 101, R.S. Khatian No. 184, L.R. Khatian No. 1351, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Fourth Property**) and more fully described in **Part-IV** of the **First Schedule**



District Registrar, Bangalore  
Registration, URS, 12, 1st  
Floor, South 2nd Stage  
18 NOV 2022

below, **And (5)** land classified as *danga* (highland) measuring 0.78(zero point seven eight) decimal, more or less, out of 58 (fifty eight) decimal, being a portion of R.S. Dag No. 90, corresponding L.R. Dag No. 84, recorded under R.S. Khatian No. 643, L.R. Khatian No. 1351, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Fifth Property**) and more fully described in **Part-V** of the **First Schedule** below, the **First Property**, **Second Property**, **Third Property**, **Fourth Property** and **Fifth 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 Purchasers regarding title as follows:

**5.1.1 Ownership of Amir Ali Molla:** At all material time one Amir Ali Molla, son of Banamali Molla was the sole, recorded and absolute owner in respect of (1) Land classified as *sali* (agricultural) measuring 23 (twenty three) decimal, more or less, out of 46 (forty six) decimal, being a portion of R.S. Dag No. 67, corresponding L.R. Dag No. 61, recorded under R.S. Khatian No. 643, 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 Of Amir**) **And (2)** land classified as *danga* (highland) measuring 34.9 (thirty four point nine) decimal, more or less out of 48 (forty eight) decimal, more or less, being a portion of R.S. Dag No. 68, corresponding L.R. Dag No. 62, recorded under R.S. Khatian No. 643, 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 Of Amir**) **And (3)** land classified as *danga* (highland) measuring 45 (fourty five) decimal, more or less, out of 45 (forty five) decimal, being a portion of R.S. Dag No. 71, corresponding L.R. Dag No. 65, recorded under C.S. Khatian No. 79, R.S. Khatian No. 128, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Third Property Of Amir**) **And (4)** land classified as *danga* (highland) measuring 31.5(thirty one point five) decimal, more or less, out of 63 (sixty three) decimal, being a portion of R.S. Dag No. 89, corresponding L.R. Dag No. 83, recorded under C.S. Khatian No. 101, R.S. Khatian No. 184, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Fourth Property Of Amir**) **And (5)** land classified as *danga* (highland) measuring 42.1 (forty two point one) decimal, more or less, out of 58 (fifty eight) decimal, being a portion



District Sub-Registrar/V  
Registrar U/S 7 (2) of  
Registration 1956  
Alpena, South 24 Berhampore

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of R.S. Dag No. 90, corresponding L.R. Dag No. 84, recorded under R.S. Khatian No. 643, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Fifth Property Of Amir**), free from all encumbrances.

- 5.1.2 **Ownership of Jiyad Ali Molla:** At all material time **Jiyad Ali Molla**, son of Amir Ali Molla was the sole, recorded and absolute owner in respect of Land classified as *sali* (agricultural) measuring 11.5 (eleven point five) decimal, more or less, out of 46 (forty six) decimal, being a portion of R.S. Dag No. 67, corresponding L.R. Dag No. 61, recorded under R.S. Khatian No. 643, 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 free from all encumbrances. (**Property of Jiyad**)
- 5.1.3 **Demise of Amir Ali Molla:** Said Amir Ali Molla, a Muslim governed by the Sunni School of Mohammedan Law died intestate leaving behind him surviving his 2 (two) sons, namely, (1) Jiyad Ali Molla and (2) Daud Ali Molla and 2 (two) daughters, namely, (1) Sakherjan Bibi and (2) Johara Bibi, as his only legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Amir Ali Molla in the First Property Of Amir, Second Property Of Amir, Third Property Of Amir, Fourth Property Of Amir and Fifth Property Of Amir free from all encumbrances.
- 5.1.4 **Absolute Ownership of Jiyad Ali Molla:** In the above mentioned circumstances said Jiyad Ali Molla became the sole and absolute owner in respect of (1) Land classified as *sali* (agricultural) measuring 19.16 (nineteen point one six) decimal, more or less, out of 46 (forty six) decimal, being a portion of R.S. Dag No. 67, corresponding L.R. Dag No. 61, recorded under R.S. Khatian No. 643, L.R. Khatian No. 1351, 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 Of Jiyad**) And (2) land classified as *danga* (highland) measuring 11.53 (eleven point six three) decimal, more or less out of 48 (forty eight) decimal, more or less, being a portion of R.S. Dag No. 68, corresponding L.R. Dag No. 62, recorded under R.S. Khatian No. 643, L.R. Khatian No. 1351, 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 Of Jiyad**) And (3) land classified as *danga* (highland) measuring 15 (fifteen) decimal, more or less, out of 45 (forty five) decimal, being a portion of R.S. Dag No. 71, corresponding L.R. Dag No. 65, recorded under C.S. Khatian No. 79, R.S. Khatian No. 128, L.R. Khatian No. 1351, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Third Property Of Jiyad**) And (4) land classified as *danga* (highland) measuring 10.5 (ten point five) decimal, more or less, out of 63 (sixty three) decimal, being a portion of R.S. Dag No. 89, corresponding L.R. Dag No. 83,



District Sub-Registrar-IV  
Registrar (US 7 (2)) of  
Registration 1402  
Alipore, South 24 Parganas

1 0 NOV 2022

recorded under C.S. Khatian No. 101, R.S. Khatian No. 184, L.R. Khatian No. 1351, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Fourth Property Of Jiyad**) And (5) land classified as danga (highland) measuring 14 (fourteen) decimal, more or less, out of 58 (fifty eight) decimal, being a portion of R.S. Dag No. 90, corresponding L.R. Dag No. 84, recorded under R.S. Khatian No. 643, L.R. Khatian No. 1351, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Fifth Property Of Jiyad**), free from all encumbrances.

- 5.1.5 **Mutation of Jiyad Ali Molla:** Said Jiyad Ali Molla have mutated his name in the records of the Block Land and Land Reforms Officer, Bhangar-II, South 24 Parganas under L.R. Khatian No. 1351, free from all encumbrances
- 5.1.6 **Demise of Jiyad Ali Molla:** Said Jiyad Ali Molla, A Muslim Governed by The Sunni School of Mohammedan Law Died Intestate Leaving Behind Him Surviving His 6(six) sons namely (1) Abdul Jubbar Molla, (2) Abdul Latif Molla, (3) Abdul Rafique Molla, (4) Abdul Hai Molla, (5) Abdul Malek Molla and (6) Abdul Kader Molla and 6 (six) daughters namely (1) Supiya Bibi, (2) Rijia Bibi, (3) Sapiya Bibi, (4) Fizuza Bibi, (5) Masura Bibi and (6) Muslima Bibi as his only Legal Heira and Heiresses, who Jointly and in Diverse Share Inherited the Right, Title and Interest of Late Jiyad Ali Molla, Free from All Encumbrances.
- 5.1.7 **Absolute Ownership of Vendor:** In the above mentioned events and circumstances said Sapiya Bibi (the Vendor herein), have become the sole and absolute owner in respect of the Said Property out of the Larger Property, comprised in the First Property, Second Property Third Property, Fourth Property, and Fifth Property free from all encumbrances and the Said Property is the subject matter of this Conveyance.
- 5.1.8 **Completion of Sale:** In furtherance of the above, the Vendor is completing the sale of the Said Property in favour of the Purchasers, by these presents, on the terms and conditions contained herein, free from all encumbrances.
- 5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendor represents and warrants to and covenants with the Purchaser regarding encumbrances as follows:
- 5.2.1 **No Acquisition/Requisition:** The Vendor have not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declares that the Said Property is not affected by any scheme of any Local Authority or Government or Statutory Body.
- 5.2.2 **No Excess Land:** The Vendor do not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any



District Sub-Registry Office  
Registry US 7 (2) of  
Registration 160  
Alpers, South 24 Hays  
18 NOV 2022

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 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 Vendor have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchasers.
- 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*, *wakfs*, 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/Corporate Guarantee:** The Said Property is not affected by or subject to any personal/corporate guarantee for securing any financial accommodation.
- 5.2.10 **No Bar by Court Order or Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Vendor from selling, transferring and/or alienating the Said Property or any part thereof.

## 6. Basic Understanding

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



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District Sub-Registrar-IV  
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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 Purchasers the entirety of the Vendor' 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 1.06 (one point zero six) decimal, more or less, out of 46 (forty six) decimal, being a portion of R.S. Dag No. 67, corresponding L.R. Dag No. 61, recorded under R.S. Khatian No. 643, L.R. Khatian No. 1351, 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) The Second Property** i.e.; land classified as *danga* (highland) measuring 0.65 (zero point six five) decimal, more or less, out of 48 (forty eight) decimal, more or less, being a portion of R.S. Dag No. 68, corresponding L.R. Dag No. 62, recorded under R.S. Khatian No. 643, L.R. Khatian No. 1351, 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 **And (3) The Third Property** i.e.; land classified as *danga* (highland) measuring 0.83 (zero point eight three) decimal, more or less, out of 45 (forty five) decimal, being a portion of R.S. Dag No. 71, corresponding L.R. Dag No. 65, recorded under C.S. Khatian No. 79, R.S. Khatian No. 128, L.R. Khatian No. 1351, 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-III** of the **First Schedule** below, **And (4) The Fourth Property** i.e.; land classified as *danga* (highland) measuring 0.583 (zero point five eight three) decimal, more or less, out of 63 (sixty three) decimal, being a portion of R.S. Dag No. 89, corresponding L.R. Dag No. 83, recorded under C.S. Khatian No. 101, R.S. Khatian No. 184, L.R. Khatian No. 1351, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas more fully described in **Part-IV** of the **First Schedule** below, and **(5) The Fifth Property** i.e.; land classified as *danga* (highland) measuring 0.78 (zero point seven eight) decimal, more or less, out of 58 (fifty eight) decimal, being a portion of R.S. Dag No. 90, corresponding L.R. Dag No. 84, recorded under R.S. Khatian No. 643, L.R. Khatian No. 1351, 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-V** 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



District Sub-Registrar-IV  
Régistré au US 7 (2) et  
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Algiers, South 24 Boulevard

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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. 5,70,000/-** (Rupees Eight Lakh Seventy Thousand only) (**Total Consideration**) out of which the Purchaser directly to the Vendor receipt of which Vendor hereby and by the Vendor's Receipt and Memo of Consideration hereunder written, admits and acknowledges.

## 8. Terms of Transfer

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

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

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

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

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

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

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



Office of the Dist. Supt. Prisons - IV  
Prisons, U.S. 7 (2) St  
Bangalore 100  
Karnataka, India 560002

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the Vendor, forthwith take all necessary steps to mutate the name of the Purchasers in respect of the Said Property. In this regard the Vendor hereby clarifies that the L.R. Record of Rights is not in parity with the Vendor's entitlement in said R.S. Dag Nos. 67, 68 and 90 as recited under clause 5.1 and sub-clauses thereunder. However, the Vendor hereby conveys all the Vendor's right, title and interest in the said R.S. Dags 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 Purchasers.
- 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 Purchasers fully and comprehensively saved, harmless and indemnified.
- 8.5 **Holding Possession:** The Vendor hereby covenants that the Purchasers and the Purchasers' 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 Purchasers, 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 Purchasers shall be fully entitled to mutate the Purchasers' name in all public and statutory records and the Vendor hereby expressly (a) consents to the same and (b)



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Approved U.S. 7 (2) of  
Registration 100  
Albany, South 24 Morgan

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appoints the Purchasers as the constituted attorney of the Vendor and empowers and authorizes the Purchasers 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 Purchasers shall convert the nature of use and classification of the Said Property to non-agricultural/any other classification at the sole discretion of the Purchasers and the Purchasers 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 Purchasers as the constituted attorney of the Vendor and empowers and authorizes the Purchasers 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 Purchasers in all respect to cause mutation of the Said Property in the name of the Purchasers and conversion of the nature of use and classification thereof and in this regard shall sign all documents and papers as required by the Purchasers.

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 Purchasers.

8.8 **Further Acts:** The Vendor hereby covenant that the Vendor or any person claiming under the Vendor, shall and will from time to time and at all times hereafter, upon every request and at the cost of the Purchasers and/or their 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 Purchasers that the Purchasers shall be entitled to rectify and/or modify any material defect of this Deed of Conveyance singly 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 Purchasers.

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 putting 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.



LANDS, SURVEY AND WATER  
REGISTRY (S 12) of  
Registration 1500  
Adelaide, South 24 Perseus  
18 NOV 2022

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

Land vacant classified as *salt* (agricultural) measuring 1.06 (one point zero six) decimal, more or less, out of 46 (forty six) decimal, being a portion of R.S. Dag No. 67, corresponding L.R. Dag No. 61, recorded under R.S. Khatian No. 643, L.R. Khatian No. 1351, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet (BGP), Sub-Registration District Bhangar, District South 24 Parganas and the said dag is butted and bounded as follows:

- On the North** : By R.S. Dag No. 68
- On the East** : By R.S. Dag Nos. 65 & 66
- On the South** : By R.S. Dag Nos. 94 & 95
- On the West** : By R.S. Dag No. 91

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

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

land classified as *danga* (highland) measuring 0.65 (zero point six five) decimal, more or less out of 48 (forty-eight) decimal, more or less, being a portion of R.S. Dag No. 68, corresponding L.R. Dag No. 62, recorded under R.S. Khatian No. 643, L.R. Khatian No. 1351, 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. 69
- On the East** : By R.S. Dag Nos. 64 & 65
- On the South** : By R.S. Dag No. 67
- On the West** : By R.S. Dag No. 90

**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.

**Part III**  
**(Third Property)**

land classified as *danga* (highland) measuring 0.83 (zero point eight three) decimal, more or less, out of 45 (forty-five) decimal, being a portion of R.S. Dag No. 71, corresponding L.R. Dag No. 65, recorded under C.S. Khatian No. 79, R.S. Khatian No. 128, L.R. Khatian No.



ҚАЗАҚСТАН РЕСПУБЛИКАСЫНЫҢ БІЛІМ ЖӘНЕ ҒЫЛЫМ МИНИСТРЛІГІ  
МОНЕСТЕРСТВО ОБРАЗОВАНИЯ И НАУКИ РЕСПУБЛИКИ КАЗАХСТАН  
Астана, Сауат 24 жергілігі  
18 NOV 2023

1351, 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 Nos. 72 & 73  
**On the East** : By R.S. Dag Nos. 60 & 61  
**On the South** : By R.S. Dag No. 70  
**On the West** : By R.S. Dag Nos. 74, 75, 76 and 77

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

#### **Part IV (Fourth Property)**

land classified as *danga* (highland) measuring 0.583 (zero point five eight three) decimal, more or less, out of 63 (sixty three) decimal, being a portion of R.S. Dag No. 89, corresponding L.R. Dag No. 83, recorded under C.S. Khatian No. 101, R.S. Khatian No. 184, L.R. Khatian No. 1351, 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 Nos. 87 & 88  
**On the East** : By R.S. Dag No. 69  
**On the South** : By R.S. Dag No. 90  
**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 Fifth Property and appurtenances and inheritances for access and user thereof.

#### **Part V (Fifth Property)**

land classified as *danga* (highland) measuring 0.78 (zero point seven eight) decimal, more or less, out of 58 (fifty-eight) decimal, being a portion of R.S. Dag No. 90, corresponding L.R. Dag No. 84, recorded under R.S. Khatian No. 643, L.R. Khatian No. 1351, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas

**On the North** : By R.S. Dag No. 89  
**On the East** : By R.S. Dag No. 68  
**On the South** : By R.S. Dag No. 91  
**On the West** : By Mouza Hatisala



District Registrar-IV  
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Bangalore South 24 Bangalore  
18 NOV 2022

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

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

Land classified as *soil* (agricultural) measuring 1.06 (one point zero six) decimal, more or less, out of 46 (forty six) decimal, being a portion of R.S. Dag No. 67, corresponding L.R. Dag No. 61, recorded under R.S. Khatian No. 643, L.R. Khatian No. 1351, 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** above

land classified as *danga* (highland) measuring 0.65 (zero point six five) decimal, more or less out of 48 (forty eight) decimal, more or less, being a portion of R.S. Dag No. 68, corresponding L.R. Dag No. 62, recorded under R.S. Khatian No. 643, L.R. Khatian No. 1351, 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** above

land classified as *danga* (highland) measuring 0.83 (zero point eight three) decimal, more or less, out of 45 (forty five) decimal, being a portion of R.S. Dag No. 71, corresponding L.R. Dag No. 65, recorded under C.S. Khatian No. 79, R.S. Khatian No. 128, L.R. Khatian No. 1351, 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-III** of the **First Schedule** above

land classified as *danga* (highland) measuring 0.583 (zero point five eight three) decimal, more or less, out of 63 (sixty three) decimal, being a portion of R.S. Dag No. 89, corresponding L.R. Dag No. 83, recorded under C.S. Khatian No. 101, R.S. Khatian No. 184, L.R. Khatian No. 1351, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas more fully described in **Part-IV** of the **First Schedule** above

land classified as *danga* (highland) measuring 0.78 (zero point seven eight) decimal, more or less, out of 58 (fifty-eight) decimal, being a portion of R.S. Dag No. 90, corresponding L.R. Dag No. 84, recorded under R.S. Khatian No. 643, L.R. Khatian No. 1351, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas more fully described in **Part-V** of the **First Schedule** above



জিলা উপ-রেজিস্ট্রার কার্যালয়  
আলিপুর, দক্ষিণ ২৪ পরগণা  
পশ্চিমবঙ্গ  
10 NOV 2022

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

The details of the Said Property are tabulated below:

<b>R.S. Dag No.</b>	<b>L.R. Dag No.</b>	<b>R.S. Khatian No.</b>	<b>L.R. Khatian No.</b>	<b>Total Area in Dag (in Dec)</b>	<b>Area Sold (in Dec)</b>
67	61	643	1351	46	1.06
68	62	643	1351	48	0.65
71	65	128	1351	45	0.83
89	83	184	1351	63	0.583
90	84	643	1351	58	0.78
<b>Total:</b>					<b>3.903</b>



District Sub-Registrar-IV  
Alappuzha (U/S 712) of  
Registration 1494  
Alappuzha, South of Malabar

18 NOV 2022

10. Execution and Delivery

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

L.T.I of SAPIYA BIBI  
BY the pen of Nasimuddin Molla

SAPIYA BIBI

[Vendor]

Drafted by:

Atangir Legg NB/1868/03

Advocate  
Aripur Judges Court, Kol-27

Witnesses:

1. Sariful Islam

2. Nasimuddin Molla

villag- JIRAN gache

vill- Noda Pukur

Pin 700135

Pin-700135



ಕರ್ನಾಟಕ ಸರ್ಕಾರದ ಆರೋಗ್ಯ ಇಲಾಖೆ  
ರಾಜಧಾನಿ ಕಛೇರಿ - 560 001  
ಬೆಂಗಳೂರು, ಕರ್ನಾಟಕ  
10 NOV 2022

### Vendor's Receipt And Memo of Consideration

Received from the within named Purchasers the within mentioned sum of **Rs. 8,70,000/- (Rupees Eight Lakh Seventy 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.)
UTR No. IOBAR52022111700287677	17.11.22	Indian Overseas Bank	8,70,000/-
Total			8,70,000/-

L.T.I of SAPIYA BIBI

BY THE PEN OF Nasiruddin Molla  
SAPIYA BIBI

[Vendor]

Witnesses:

1. Sariful Islam

2. Nasiruddin Molla

































Readover and explained by me  
in Bengali  
Nasiruddin Molla



District Sub-Registrar IV  
Registrar UR 7 (2) of  
Registration 168  
Alipore, South 24 Parganas

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**SPECIMEN FORM FOR TEN FINGER PRINTS**

PHOTO		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
		Little	Ring	Middle	Fore	Thumb
 <p><i>Priti Kheral</i></p>	<p><i>Priti Kheral</i></p>					
		(Left Hand)				
						
		(Right Hand)				
						
 <p><i>L.T.I of SAPIYA GIDI</i> <i>BY THE PEN OF NITTA MUGDHA</i></p>	<p><i>L.T.I of SAPIYA GIDI</i> <i>BY THE PEN OF NITTA MUGDHA</i></p>					
		(Left Hand)				
						
		(Right Hand)				
						



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Registrar US 7 (2) of  
Registration 190  
Alipore, South 24 Parganas

18 NOV 2022

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

**भारत सरकार**  
**GOVT. OF INDIA**

आयकर विभाग का स्थायी खाता नंबर कार्ड  
 Permanent Account Number Card  
**AJKPK7575P**

**प्रति कयाल**  
**PREETI KYAL**  
 जन्म तिथि / DOB: 22/03/1978  
**22/03/1978**

आयकर विभाग  
 Income Tax Department

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

**प्रति कयाल**  
**Preeti Kyal**  
 जन्म तिथि / DOB: 22/03/1978  
 लिंग / Gender

**8175 1883 0898**  
**मेरा आधार, मेरी पहचान**

**आयकर विभाग, भारत सरकार**  
**Income Tax Department, Government of India**

आयकर विभाग का स्थायी खाता नंबर कार्ड  
 Permanent Account Number Card

**8175 1883 0898**

Address: WO Preeti Kyal, D.C. Sector One  
 Park, Near Gurdwara, Southern Park,  
 Mohali, Punjab, India

1947 [itrd@india.gov.in](mailto:itrd@india.gov.in) [www.itrd.gov.in](http://www.itrd.gov.in)

Preeti Kyal

10/10/10



ভারত সরকার

Unique Identification Authority of India

भारत सरकार का आदर्श पहचान

সরকারি পরিচয় আইডি / Government ID No. : 104012211002124

পরিচয়

To  
Bidy's Bill  
Kharai Tola  
POLEH HAT  
Kharaihat  
Bansipur, District  
Purulia, South 24 Parganas  
West Bengal - 726155



104012211002124

10401221



আদনার আধার সংখ্যা / Your Aadhaar No. :

9431 1175 4282

আধার - সাধারণ মানুষের অধিকার



আদনার আধার সংখ্যা

9431 1175 4282

পরিচয় আইডি

Bidy's Bill  
বিল, খরই তলা  
পোলেহ হাট, জেলা পুরুলিয়া



সরকারি পরিচয় আইডি সংখ্যা  
সংখ্যা / Government ID No.

9431 1175 4282



আধার - সাধারণ মানুষের অধিকার

L.T.I of SAPINDA BILSI  
By the pen of NIGAMUDESHI MOHA





भारत के निर्वाचन आयोग  
 ELECTION COMMISSION OF INDIA  
 निर्वाचन आयोग के अधिकार क्षेत्र में  
 PHOTO IDENTITY CARD



TDIA2542097



नाम : सापिया बिबी

Name : SAPIYA BIBI

सहोदर नाम : अब्दुल मोल्ला

Husband's Name : Ebadul Molla

L.T.S of SAPIYA BIBI  
 By the per of Abdul Molla





Muzir Uddin Molla





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

Query No / Year	2003267266/2022	Office where deed will be registered
Query Date	17/11/2022 1:36:53 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. 8,70,000/-	Rs. 8,70,000/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 26,120/- (Article:23)	Rs. 8,714/- (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: 26, 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-67	RS-643	Bastu	Shall	1.06 Dec	2,34,169/-	2,34,169/-
L2	RS-68	RS-643	Bastu	Danga	0.65 Dec	1,45,371/-	1,45,371/-
L3	RS-71	RS-128	Bastu	Danga	0.83 Dec	1,86,299/-	1,86,299/-
L4	RS-89	RS-184	Bastu	Danga	0.583 Dec	1,29,716/-	1,29,716/-
L5	RS-90	RS-643	Bastu	Danga	0.78 Dec	1,74,445/-	1,74,445/-
		<b>TOTAL :</b>		<b>3.903Dec</b>	<b>8,70,000 /-</b>	<b>8,70,000 /-</b>	
		<b>Grand Total :</b>		<b>3.903Dec</b>	<b>8,70,000 /-</b>	<b>8,70,000 /-</b>	

**Seller Details :**

Sl No	Name & address	Status	Execution Admission Details :
1	SAPIYA BIBI Daughter of Late Jiyar Ali Molla, Saastayan Gachhi, Bhangar, Village: - Pakapolmahat, P.O:- Bhangar, P.S:-Kashipur, District:- South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Muslim, Occupation: Cultivation, Citizen of India, Aadhaar No.: 94xxxxxxx4282, Status: Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self



Query No: 2003267266 of 2022, Printed On : Nov 17 2022 3:29PM, Generated from eRegistration.gov.in

**Buyer Details :**

Sl No	Name & address	Status	Execution Admission Details :
1	PRITI KYAL Wife of RISHI KYAL,30C, South End Park, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India. PAN No. Axxxxxxxx5P. Aadhaar No. B1xxxxxxxx0888,Status :Individual, Not Executed	Individual	Not Executed

**Identifier Details :**

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

**Transfer of property for L1**

Sl.No	From	To, with area (Name-Area)
1	SAPIYA BIBI	PRITI KYAL-1.06 Dec

**Transfer of property for L2**

Sl.No	From	To, with area (Name-Area)
1	SAPIYA BIBI	PRITI KYAL-0.65 Dec

**Transfer of property for L3**

Sl.No	From	To, with area (Name-Area)
1	SAPIYA BIBI	PRITI KYAL-0.63 Dec

**Transfer of property for L4**

Sl.No	From	To, with area (Name-Area)
1	SAPIYA BIBI	PRITI KYAL-0.563 Dec

**Transfer of property for L5**

Sl.No	From	To, with area (Name-Area)
1	SAPIYA BIBI	PRITI KYAL-0.78 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 17-12-2022) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 17-12-2022)
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.







Government of West Bengal  
GRIPS 2.0 Acknowledgement Receipt  
Payment Summary



171120222017886776

GRIPS Payment Detail

GRIPS Payment ID:	171120222017886776	Payment Init. Date:	17/11/2022 17:43:19
Total Amount:	34866	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	4562131937917	BRN Date:	17/11/2022 17:43:35
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Mrs PRITI KYAL  
Mobile: 9330394689

Payment(GRN) Details

Sl No.	GRN	Department	Amount (₹)
1	192022230178867778	Directorate of Registration & Stamp Revenue	34866
Total			34866

IN WORDS: THIRTY FOUR THOUSAND EIGHT HUNDRED SIXTY SIX 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



192022230178867778

GRN Details

GRN:	192022230178867778	Payment Mode:	SBI Epay
GRN Date:	17/11/2022 17:43:19	Bank/Gateway:	SBIePay Payment Gateway
BRN :	4562131937917	BRN Date:	17/11/2022 17:43:35
Gateway Ref ID:	20221117832337	Method:	Indian Overseas Bank NB
GRIPS Payment ID:	171120222017886776	Payment Init. Date:	17/11/2022 17:43:19
Payment Status:	Successful	Payment Ref. No:	2003267266/6/2022 [Qty: No*Qty: Year]

Depositor Details

Depositor's Name:	Mrs PRITIKYAL
Address:	30C, SOUTH END PARK, KOLKATA-700029
Mobile:	9330394689
Period From (dd/mm/yyyy):	17/11/2022
Period To (dd/mm/yyyy):	17/11/2022
Payment Ref ID:	2003267266/6/2022
Dept Ref ID/DRN:	2003267266/6/2022

Payment Details

Sl. No.	Payment Ref No.	Head of A/C Description	Head of A/C	Amount (₹)
1	2003267266/6/2022	Property Registration- Stamp duty	0030-02-101-003-02	26120
2	2003267266/6/2022	Property Registration- Registration Fees	0030-03-104-001-10	8746
Total				34866

IN WORDS: THIRTY FOUR THOUSAND EIGHT HUNDRED SIXTY SIX 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 16042003267266/2022

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	SAPIYA BIBI Seestayan Gachhi, Bhangar, Village:- Pakapolenthat, P.O:- Bhangar, P.S.-Kashipur, District:-South 24- Parganas, West Bengal, India. Pin- 700135	Seller			LTI OF SAPIYA BIBI BY THE PEN OF NIZAM UDDIN 18-11-22
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	NIZAM UDDIN MOLLA Son of Abdul Jalil Molla Village- Kahlidanga, P.O.- Barnuria, P.S.- Kashipur, District:- South 24-Parganas, West Bengal, India, Pin- 743502	SAPIYA BIBI			Nizamuddin Molla 18.11.22

(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-1604-13470/2022	Date of Registration	22/11/2022
Query No / Year	1604-2003267266/2022	Office where deed is registered	
Query Date	17/11/2022 1:36:53 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. 8,70,000/-	Rs. 8,70,000/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 26,220/- (Article:23)	Rs. 8,746/- (Article:A(1), E)		
Remarks			

#### Land Details :

District: South 24-Parganas, P S:- Kashipur, Gram Panchayat: BHAGAWANPUR, Mouza: Jirangacha, JI No: 29, 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-67	RS-643	Bastu	Shali	1.06 Dec	2,34,169/-	2,34,169/-	
L2	RS-68	RS-643	Bastu	Danga	0.65 Dec	1,45,371/-	1,45,371/-	
L3	RS-71	RS-128	Bastu	Danga	0.83 Dec	1,86,299/-	1,86,299/-	
L4	RS-89	RS-184	Bastu	Danga	0.583 Dec	1,29,716/-	1,29,716/-	
L5	RS-90	RS-643	Bastu	Danga	0.78 Dec	1,74,445/-	1,74,445/-	
		<b>TOTAL :</b>			<b>3.903Dec</b>	<b>8,70,000 /-</b>	<b>8,70,000 /-</b>	
		<b>Grand Total :</b>			<b>3.903Dec</b>	<b>8,70,000 /-</b>	<b>8,70,000 /-</b>	



**Seller Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>SAPIYA BIBI (Presentant )</b> Daughter of Late Jiyar Ali Molla Saastriyan Gachhi, Bhangar, Village:- Pakapolerhat, P.O:- Bhangar, P.S:- Keshipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Muslim, Occupation: Cultivation, Citizen of: India, Aadhaar No: 94xxxxxxx4282, Status :Individual, Executed by: Self, Date of Execution: 18/11/2022 , Admitted by: Self, Date of Admission: 18/11/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 18/11/2022 , Admitted by: Self, Date of Admission: 18/11/2022 ,Place : Pvt. Residence

**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>PRITI KYAL</b> Wife of RISHI KYAL 30C, South End Park, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AJxxxxx5P, Aadhaar No: 81xxxxxxx0896, Status :Individual, Status : Not Executed

**Identifier Details :**

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

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	SAPIYA BIBI	PRITI KYAL-1.06 Dec

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	SAPIYA BIBI	PRITI KYAL-0.65 Dec

**Transfer of property for L3**

Sl.No	From	To. with area (Name-Area)
1	SAPIYA BIBI	PRITI KYAL-0.83 Dec

**Transfer of property for L4**

Sl.No	From	To. with area (Name-Area)
1	SAPIYA BIBI	PRITI KYAL-0.583 Dec

**Transfer of property for L5**

Sl.No	From	To. with area (Name-Area)
1	SAPIYA BIBI	PRITI KYAL-0.78 Dec

The first part of the document discusses the importance of maintaining accurate records of all transactions. It emphasizes that every entry, no matter how small, should be recorded to ensure the integrity of the financial data. This includes not only sales and purchases but also expenses and income. The text suggests that a systematic approach to record-keeping is essential for identifying trends and making informed decisions.

In addition to record-keeping, the document highlights the need for regular reconciliation. This process involves comparing the company's internal records with external statements, such as bank statements and supplier invoices. Reconciliation helps to identify discrepancies early on, preventing them from escalating into larger issues. It also ensures that the company's books are balanced and that all transactions are properly accounted for.

Finally, the document stresses the importance of transparency and communication. All stakeholders, including management, employees, and investors, should have access to accurate and timely financial information. This transparency builds trust and allows for better collaboration and decision-making. The document concludes by stating that a strong financial foundation is key to the long-term success of any organization.





On 17-11-2022

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 8,70,000/-



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

On 18-11-2022

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

Presented for registration at 14:40 hrs on 18-11-2022, at the Private residence by SAPIYA BIBI ,Executant.

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

Execution is admitted on 18/11/2022 by SAPIYA BIBI, Daughter of Late Jiyar Ali Molla, Saastayan Gachhi, Bhangar, P.O: Bhangar, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Cultivation

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



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

On 21-11-2022

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 8,746.00/- ( A(1) = Rs 8,700.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by by online = Rs 8,746/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/11/2022 5:43PM with Govt. Ref. No: 192022230178867776 on 17-11-2022, Amount Rs: 8,746/-, Bank: SBI EPay ( SBIPay), Ref. No: 4562131937917 on 17-11-2022, Head of Account 0030-03-104-001-16



**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 26,120/- and Stamp Duty paid by by online = Rs 26,120/-

Description of Online Payment using Government Receipt Portal System (GR/PS), Finance Department, Govt. of WB Online on 17/11/2022 5:43PM with Govt. Ref. No: 192022230178867778 on 17-11-2022. Amount Rs: 26,120/-, Bank: SBI EPay ( SBIPay), Ref. No. 4562131937917 on 17-11-2022. 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**

**On 22-11-2022****Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

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

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 28,120/- and Stamp Duty paid by Stamp Rs 100.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 55346, Amount: Rs.100.00/-, Date of Purchase: 05/09/2022, Vendor name: Jaydeep Chatterjee



**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 395783 to 395810

being No 160413470 for the year 2022.



Digitally signed by ANUPAM HALDER  
Date: 2022.11.22 12:37:46 +05:30  
Reason: Digital Signing of Deed.

*Anupam*

(Anupam Halder) 2022/11/22 12:37:46 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)

01308/22

I-13471/22



पश्चिम बंगाल WEST BENGAL

AH 352931

Confir... that the document is admitted the  
Reg... The signature sheets and the  
micro... sheets attached with the  
... it is the part of this document.

19/11/2022  
R-2003278762/2022  
7-30 P.M.

District Sub-Registrar-IV  
Registration U/S 7 (2) of  
Alipore, South 24 Parganas  
22 NOV 2022  
19.11.22  
22-11-22

CONVEYANCE

1. Date: 19.11.2022
2. Place: Kolkata
3. Parties

7-30 P.M.  
19/11/22

003979

04 JUL 2022

No.....Rs. **100/-** Date.....  
 Name:..... **ALANGIR REZA**  
 Advocate  
 Address:..... **ALPORE JUDGES COURT**  
 KOL-27  
 WB-7306/2003

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

L.T.I of Monika Molla  
 By the Pen of Ajit Mondal



8608

L.T.I of Monika Molla  
 By the Pen of Ajit Mondal



8609

L.T.I of Khate Tate Bibi ~~Atins Sayera Bibi~~  
 By the Pen of Ajit Mondal



8610

L.T.I of Sayera Molla Atins Sayera Bibi  
 By the Pen of Ajit Mondal



8611

L.T.I of RUPBAN BIBI ALIAS RUPJAN BIBI  
 By the Pen of Ajit Mondal

Ajit Mondal  
 S/o Late. Chandra Kanta Mondal  
 Vill+Po- Gouranga Nagar  
 Ps. New Town  
 Dist- North 24 Parganas  
 Kol- 700162

District Sub-Registrar  
 Alipore, West Bengal  
 Registration No. 19/11  
 Alipore, Dist- 24 Parganas  
 19 NOV 2022

- 3.1 **MONLA MOLLA (PAN HSYFM7703K and Aadhaar No. 2433 8337 6070)**, son of Late Anar Molla, by faith Muslim, by occupation others, residing at Jirangachi, Post Office Hatisala, Kolkata-700135, Police Station Kashipur (formerly Bhangar), District South 24 Parganas;
- 3.2 **KHATEJAN BIBI (PAN EYPPB3430J and Aadhaar No. 6196 1076 7639)**, daughter of Late Anar Molla, by faith Muslim, by occupation Business, residing at Jirangachi, Post Office Hatisala, Kolkata-700135, Police Station Kashipur (formerly Bhangar), District South 24 Parganas;
- 3.3 **SAYERA MOLLA alias SAYERA BIBI (Aadhaar No. 6870 3759 7627)**, daughter of Late Anar Ali Molla, by faith Muslim, by occupation Business, residing at Satulia, Pithapur, Post Office Hatisala, Kolkata-700135, Police Station Kashipur (formerly Bhangar), District South 24 Parganas;
- 3.4 **RUPBAN BIBI alias RUPJAN BIBI alias RUPABAN BIBI (PAN CWQPB5379H and Aadhaar No. 2038 9240 7478)**, wife of Late Babulal Sanpui, daughter of Late Anar Molla, by faith Muslim, by occupation Business, residing at Chak Moricha, Post Office Joypur, Kolkata-743502, Police Station Kashipur (formerly Bhangar), District South 24 Parganas;
- 3.5 **ARMANBIBI MOLYA alias AREJAN BIBI (Aadhaar No. 7481 2554 5514)**, wife of Moksad Ali Molla, daughter of Late Anar Molla, by faith Muslim, by occupation Business, residing at Krishnamati, Bamunia, Kochpur, Post Office Krishnamati, Kolkata-743502, Police Station Kashipur (formerly Bhangar), District South 24 Parganas;
- 3.6 **AREPAN BIBI (PAN CWQPB5375M and Aadhaar No. 9312 8940 1865)**, daughter of Late Anar Molla, by faith Muslim, by occupation Business, residing at Chak Moricha, Post Office Joypur, Kolkata-7435025, Police Station Kashipur (formerly Bhangar), District South 24 Parganas

(collectively **Vendors**; includes successors-in-interest)

**And**

- 3.7 **RAHUL KYAL**, having **PAN AGHPK1359F and Aadhaar No. 7487 0793 4912**, son of Balkrishan Kyal, by faith Hindu, by occupation Business, nationality Indian, residing at 30C, South End Park, P.S.-Rabindra Sarovar (formerly Lake) Post Office- Sarat Bose Road, Kolkata- 700 029 (**Purchaser**, includes successors-in-interest)

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

8612

L.T.I of ARMAN BIBI Alias AREJAN BIBI  
By the Pen of Ajit Mondal

8613

L.T.I of AREPAN BIBI  
By the Pen of Ajit Mondal



Ajit Mondal



**NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:**

**4. Subject Matter of Conveyance**

4.1 **Said Property:** Land classified as ahali (agricultural) measuring 4.1 (four point one) decimal, more or less, out of 21 (twenty one) decimal, being a portion of R.S. Dag No. 120, L.R. Dag No. 114, R.S. Khatian No. 416, corresponding to L.R. Khatian Nos. 2232, 2233, 2236, 2237, 2238, 2239 and 2240, 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:

5.1.1 **Ownership of Chhaladdin Molla:-** At all material time one Chhaladdin Molla, son of late Joynaddin Molla was the sole and absolute owner in respect of land measuring 21 (twenty one) decimal, more or less, out of 21 (twenty one) decimal, being a portion of R.S. Dag No. 120, corresponding L.R. Dag No. 114, recorded under 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, free from all encumbrances (**Chhaladdin's Mother Property**).

5.1.2 **Demise of Chhaladdin Molla:** Said Chhaladdin Molla, a Muslim governed by the Sunni School of Mohammedan Law died intestate leaving behind him surviving his 1(one) son namely Anar Ali Molla, and 2(two) daughters namely (1) Santo Bibi and (2) Hashi Bibi who are the legal heirs of Chhaladdin, (the First wife of Chhaladdin predeceased him already) and his Second wife namely Lal Bibi and 2(two) sons namely (1) Hasem Molla and (2) Aburahi Molla and 1(one) daughter Ayatan Bibi who are the legal heirs of Chhaladdin as his legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Chhaladdin Molla.

5.1.3 **Ownership of Anar Ali Molla:** In the aforesaid event, the said Anar Ali Molla became the sole and absolute owner of the said property free from all encumbrances.

5.1.4 **Demise of Anar Ali Molla:** Said Anar Ali Molla, a Muslim governed by the Sunni School of Mohammedan Law died intestate leaving behind him surviving his wife Lekjan Bibi, 1(one) son namely Monia Molla, and 5(five) daughters namely (1) Khatejan Bibi (2) Savera Molla Alias Sayera Bibi, (3) Rupban Bibi Alias Rupjan Bibi, (4) Arman Bibi Molya Alias Arejan Bibi And (5) Arepan Bibi Who are the legal heirs of as his



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legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Anar Ali Molla.

- 5.1.5 **Demise of Lekjan Bibi:** Said Lekjan Bibi, a Muslim governed by the Sunni School of Mohammedan Law died intestate leaving behind her surviving her 5(five) daughters namely (1) Khatejan Bibi (2) Sayera Molla Alias Sayera Bibi, (3) Rupban Bibi Alias Rupjan Bibi, (4) Armanbibi Molya Alias Arejan Bibi And (5) Arepan Bibi Who are the legal heirs of as his legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Lekjan Bibi
- 5.1.6 **Ownership of Vendors:** In the abovementioned facts, the said (1) Monia Molla (the vendor No. 1 herein), (2) Khatejan Bibi (the Vendor No.2 herein), (3) Sayera Molla Alias Sayera Bibi (the Vendor No.3 herein), (4) Rupban Bibi Alias Rupjan Bibi (the Vendor No. 4 herein), (5) Armanbibi Molya Alias Arejan Bibi (the Vendor No. 5 herein) and (6) Arepan Bibi (the Vendor No. 6 herein) became the owner the Said Property 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 followu:
- 5.2.1 **No Acquisition/Requisition:** The Vendors has not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declares that the Said Property is not affected by any scheme of any Local Authority or Government or Statutory Body.
- 5.2.2 **No Excess Land:** The Vendors does not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955 and the West Bengal Estates Acquisition Act, 1953.
- 5.2.3 **No Encumbrance by Act of Vendors:** The Vendors has not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.
- 5.2.4 **Right, Power and Authority to Sell:** The Vendors has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchaser.
- 5.2.5, **No Dues:** No tax in respect of the Said Property is due to the local authority and/or any other authority or authorities and no Certificate
- Case is pending for realization of any dues from the Vendors.



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- 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, *debentures*, *uakf*, 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 or howsoever nature in the Said Property, more fully described in the **Schedule** below, Land classified as *shahi* (agricultural) measuring 4.1 (four point one) decimal, more or less, out of 21 (twenty one) decimal, being a portion of R.S. Dag No. 120, L.R. Dag No. 114, R.S. Khatian No. 416, corresponding to L.R. Khatian Nos. 2232, 2233, 2236, 2237, 2238, 2239 and 2240, 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



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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.9,92,000/-** (Rupees Nine lakh Ninety Two Thousand only) (**Total Consideration**) which the Purchaser has paid directly to the Vendors receipt of which Vendors hereby and by the Vendors' Receipt and Memo of Consideration hereunder written, admits and acknowledges.

## 8. Terms of Transfer

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

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

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

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

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

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

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



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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 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



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

Vacant Land classified as ahali (agricultural) measuring 4.1 (four point one) decimal, more or less, out of 21 (twenty one) decimal, being a portion of R.S. Dag No. 120, L.R. Dag No. 114, R.S. Khatian No. 416, corresponding to L.R. Khatian Nos. 2232, 2233, 2236, 2237, 2238, 2239 and 2240, 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. 98
- On the East** : By R.S. Dag Nos. 122 and 123
- On the South** : By R.S. Dag No. 121
- On the West** : By R.S. Dag No. 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 Said Property and appurtenances and inheritances for access and user thereof.



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10. Execution and Delivery

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

 L.T.I of Monla Molla  
By the Pen of Ajit Mondal  
**MONLA MOLLA**

 L.T.I of Khatejan Bibi  
By the Pen of Ajit Mondal  
**KHATEJAN BIBI**

 L.T.I of Sayera Molla alias Sayera Bibi  
By the Pen of Ajit Mondal  
**SAYERA MOLLA alias SAYERA BIBI**

 L.T.I of Rupban Bibi alias Rupjan Bibi  
By the Pen of Ajit Mondal  
**RUPBAN BIBI alias RUPJAN BIBI**

 L.T.I of Arman Bibi Molya alias Arejan Bibi  
By the Pen of Ajit Mondal  
**ARMANBIBI MOLYA alias AREJAN BIBI**

 L.T.I of Arepan Bibi  
By the Pen of Ajit Mondal  
**AREPAN BIBI**

[Vendors]

Drafted by:  
Alongi 20/11/1866/03

Advocate  
Supra Judge's cut, Kel-27  
Witnesses:

Signature राजेश चंद्रा

Name राजेश चंद्रा

Father's Name बालकृष्ण चंद्रा

Address बिहार 077/07

900 262

 Signature राजेश चंद्रा  
Ajit Mondal

Name RAJESH CHANDRA

Father's Name Parash Chandra

Address Kulangan' Dargah Pan

Kel- 700159



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**Receipt And Memo of Consideration**

Received from the within named Purchaser the within mentioned sum of **Rs. 9,92,000/- (Rupees Nine Lakh Ninety Two Thousand Only)** towards full and final payment of the consideration for sale of the Said Property described in the **Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)	In favour of
UTR No. IOBAR52022111800579477	18.11.22	Indian Overseas Bank	2,82,000/-	MONLA MOLLA
UTR No. IOBAN22322179487	18.11.22	Indian Overseas Bank	1,42,000/-	KHATEJAN BIBI
UTR No. IOBAN22322179909	18.11.22	Indian Overseas Bank	1,42,000/-	SAYERA MOLLA
UTR No. IOBAN22322180341	18.11.22	Indian Overseas Bank	1,42,000/-	RUPBAN BIBI
UTR No. IOBAN22322181124	18.11.22	Indian Overseas Bank	1,42,000/-	ARMANBIBI MOLYA
UTR No. IOBAN22322183336	<del>18.11.22</del> 19.11.22	Indian Overseas Bank	1,42,000/-	AREPAN BIBI
IOBAN223223336666			<b>Total:</b> 9,92,000/-	

L.T.I of AREPAN BIBI By the Pen of Ajit Mondal

L.T.I of Monla Molla  
By the Pen of Ajit Mondal  
**MONLA MOLLA**

L.T.I of Khatejan Bibi  
By the Pen of Ajit Mondal  
**KHATEJAN BIBI**

L.T.I of Sayera Bibi  
By the Pen of Ajit Mondal  
**SAYERA MOLLA alias SAYERA BIBI**

Rupban Bibi alias Rupjan Bibi  
L.T.I of \_\_\_\_\_  
By the Pen of Ajit Mondal  
**RUPBAN BIBI alias RUPJAN BIBI**

L.T.I of Arman Bibi Molya alias Arejan Bibi  
By the Pen of Ajit Mondal  
**ARMANBIBI MOLYA alias AREJAN BIBI**

L.T.I of Arepan Bibi  
By the Pen of Ajit Mondal  
**AREPAN BIBI**

(Vendors)

Witnesses:-

1.












2.



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**SPECIMEN FORM FOR TEN FINGER PRINTS**





































PHOTO						
	Little	Ring	Middle	Fore	Thumb	
	(Left Hand)					
	Thumb	Fore	Middle	Ring	Little	
(Right Hand)						
	<i>Rehman</i> <i>Rehman (g)</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)						



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Alipore, South 26 West Bengal

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**SPECIMEN FORM FOR TEN FINGER PRINTS**






























	<p>L.T.01 Kurbonbekulaliya Kurbonbekulali By the Pan of Ajit Mondal</p>					
		<p>Little      Ring      Middle      Fore      Thumb</p> <p>(Left Hand)</p>				
	<p>L.T.02 Armonatibi Aliev By the Pan of Ajit Mondal</p>					
		<p>Thumb      Fore      Middle      Ring      Little</p> <p>(Right Hand)</p>				
	<p>L.T.03 Armonatibi Aliev By the Pan of Ajit Mondal</p>					
		<p>Little      Ring      Middle      Fore      Thumb</p> <p>(Left Hand)</p>				
	<p>L.T.04 Armonatibi Aliev By the Pan of Ajit Mondal</p>					
		<p>Thumb      Fore      Middle      Ring      Little</p> <p>(Right Hand)</p>				
	<p>L.T.05 Armonatibi Aliev By the Pan of Ajit Mondal</p>					
		<p>Little      Ring      Middle      Fore      Thumb</p> <p>(Left Hand)</p>				
	<p>L.T.06 Armonatibi Aliev By the Pan of Ajit Mondal</p>					
		<p>Thumb      Fore      Middle      Ring      Little</p> <p>(Right Hand)</p>				



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**SPECIMEN FORM FOR TEN FINGER PRINTS**

	<p>L.T.I of Manla Molla By the Pan of Ajit Mondal</p>	 <b>Little</b>	 <b>Ring</b>	 <b>Middle</b>	 <b>Fore</b>	 <b>Thumb</b>
		<b>(Left Hand)</b>				
		 <b>Thumb</b>	 <b>Fore</b>	 <b>Middle</b>	 <b>Ring</b>	 <b>Little</b>
		<b>(Right Hand)</b>				
 <p>Khatejan Bibi</p>	<p>L.T.I of Khatejan Bibi By the Pan of Ajit Mondal</p>	 <b>Little</b>	 <b>Ring</b>	 <b>Middle</b>	 <b>Fore</b>	 <b>Thumb</b>
		<b>(Left Hand)</b>				
		 <b>Thumb</b>	 <b>Fore</b>	 <b>Middle</b>	 <b>Ring</b>	 <b>Little</b>
		<b>(Right Hand)</b>				
	<p>L.T.I of Sayasa Nolla By the Pan of Ajit Mondal</p>	 <b>Little</b>	 <b>Ring</b>	 <b>Middle</b>	 <b>Fore</b>	 <b>Thumb</b>
		<b>(Left Hand)</b>				
		 <b>Thumb</b>	 <b>Fore</b>	 <b>Middle</b>	 <b>Ring</b>	 <b>Little</b>
		<b>(Right Hand)</b>				



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অ-স্বাক্ষর এডিচনার প্রমাণ, স্বাক্ষরীকৃত প্রমাণ নয়  
 অ-নথীভুক্ত প্রমাণ জনসংখ্যিক প্রমাণীকরণ প্রমাণ নয়  
 (১৫/০৮/১৯)

**INFORMATION**

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

অ-স্বাক্ষর প্রমাণ (নথী নয়)।  
 অ-নথীভুক্ত প্রমাণ জনসংখ্যিক প্রমাণীকরণ প্রমাণ নয়।  
 অ-স্বাক্ষর প্রমাণ জনসংখ্যিক প্রমাণীকরণ প্রমাণ নয়।  
 • Aadhaar is valid throughout the country.  
 • Aadhaar will be helpful in availing Government and Non-Government services in future.

স্বাক্ষরিত, স্বাক্ষর প্রমাণীকরণ  
 Unique Identification Authority of India  
 Government of India  
 Address: Jangpore, Jhuab  
 Centre, South 24 Parganas,  
 West Bengal, India - 743003

2433 8337 6070



ভারত সরকার  
 Unique Identification Authority of India  
 Government of India

১৫/০৮/১৯

To: Mr. A. K. Mondal  
 Address: Jangpore, Jhuab  
 Centre, South 24 Parganas,  
 West Bengal, India - 743003



আপনার অধার সংখ্যা / Your Aadhaar No. :  
**2433 8337 6070**

আধার - সাধারণ মানুষের অধিকার



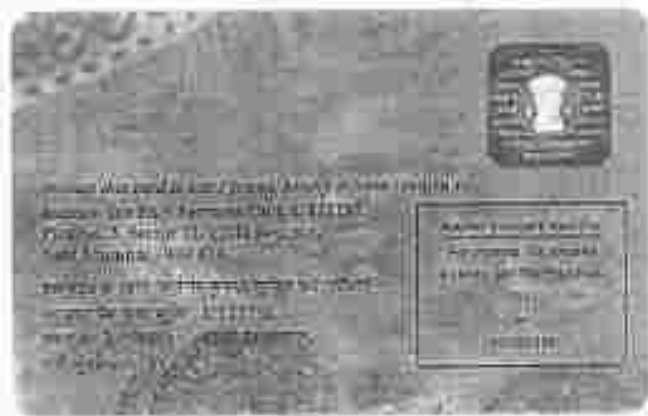
2433 8337 6070

By the Pen of Ajit Mondal  
 T.I of Monta Molla





Molla Molla  
By the Son of Ajit Mondal







ভারত সরকার

ভারত সরকার

Unique Identification Authority of India  
Government of India

স্মারকসংখ্যা: 1010020053111/107

To  
স্বামী বিবেকানন্দ  
কলকাতা বিশ্ব  
বিদ্যালয়  
কলকাতা  
১০০০০১  
India  
Bhuvanar - H House 24 Panchajanya  
20 West Bengal 700130  
১০১০০২০০৫৩১১১/১০৭  
MARRIVOT0042047



স্বামী বিবেকানন্দ স্মারকসংখ্যা / Your Aadhaar No. :

6196 1076 7639

স্বামী বিবেকানন্দ স্মারকসংখ্যা অধিকার



স্বামী বিবেকানন্দ  
Government of India

স্বামী বিবেকানন্দ  
কলকাতা বিশ্ব  
বিদ্যালয়  
কলকাতা  
১০০০০১  
স্বামী বিবেকানন্দ  
স্মারকসংখ্যা

6196 1076 7639



স্বামী বিবেকানন্দ স্মারকসংখ্যা অধিকার

Handwritten note: List of Khalejan Raiki By the Pan of Ajit Mondal



ভাষা

- স্বামী বিবেকানন্দ স্মারক, স্বামী বিবেকানন্দ স্মারক
- স্বামী বিবেকানন্দ স্মারক স্বামী বিবেকানন্দ স্মারক

INFORMATION

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

• স্বামী বিবেকানন্দ স্মারক।

• স্বামী বিবেকানন্দ স্মারক।

• স্বামী বিবেকানন্দ স্মারক।

• স্বামী বিবেকানন্দ স্মারক।

• স্বামী বিবেকানন্দ স্মারক।



স্বামী বিবেকানন্দ  
Unique Identification Authority of India

স্বামী বিবেকানন্দ  
কলকাতা বিশ্ব  
বিদ্যালয়  
কলকাতা  
১০০০০১  
স্বামী বিবেকানন্দ  
স্মারকসংখ্যা

6196 1076 7639

স্ব

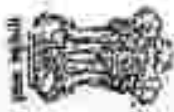
স্ব

স্ব

Handwritten text, possibly a signature or date.



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



नाम / Name

KHATEJAN BIBI

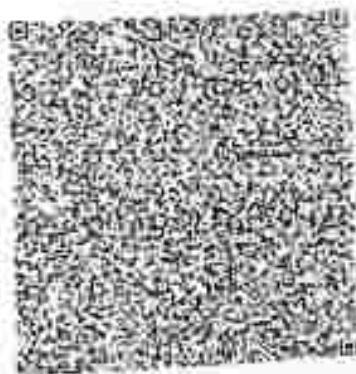
पिता / Father's Name

ANAR ALI MOLLA

स्थायी लेखा संख्या कार्ड

Permanent Account Number Card

EYPPB3430J



जन्म तिथि / Date of Birth  
01/01/1936

हस्ताक्षर / Signature

45891



By the Pen of Khatejan Bibi  
Ajit Mondal





भारत सरकार  
Government of India

भारतीय पहचान प्राधिकरण  
Unique Identification Authority of India

आधार संख्या / Aadhaar No.: 000100110753280

To  
Sayera Molla  
100100110753280  
GD Area Alkhalda,  
Bardhaman,  
West Bengal,  
Pin Code: 721125  
Mobile: 9804100073

100100110753280



000100110753280



आधार संख्या / Your Aadhaar No.:

**6870 3759 7627**

आधार संख्या, आधार परिचय

आधार संख्या / Aadhaar No. 6870 3759 7627

आधार परिचय / Aadhaar Description

नाम / Name: Sayera Molla

पता / Address: GD Area Alkhalda, Bardhaman, West Bengal, Pin Code: 721125



6870 3759 7627

आधार संख्या, आधार परिचय



आधार  
आधार संख्या (आधार संख्या) / Aadhaar No. (Aadhaar Number)  
आधार संख्या (आधार संख्या) / Aadhaar No. (Aadhaar Number)  
आधार संख्या (आधार संख्या) / Aadhaar No. (Aadhaar Number)

आधार संख्या

Aadhaar is a proof of identity, not of citizenship  
Verify identity using Secure QR Code / Office BSL /  
Online Authentication

- आधार संख्या (आधार संख्या)
- आधार संख्या (आधार संख्या) / Aadhaar No. (Aadhaar Number)
- आधार संख्या (आधार संख्या) / Aadhaar No. (Aadhaar Number)
- आधार संख्या (आधार संख्या) / Aadhaar No. (Aadhaar Number)
- 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 the Aadhaar App

आधार संख्या / Aadhaar No. 6870 3759 7627

आधार परिचय / Aadhaar Description

नाम / Name: Sayera Molla

पता / Address: GD Area Alkhalda, Bardhaman, West Bengal, Pin Code: 721125



6870 3759 7627

आधार संख्या, आधार परिचय



L.T.I of Sayera Molla alias Sayera Bibi  
By the Pen of Ajit Mondal






ভারতীয় পরিচয় পরিষদ  
 ভারত সরকার  
 Unique Identification Authority of India  
 Government of India  
 জাতীয়তাবাহিত আই আই | Enrollment No.: 1040/2058/105154

To:  
 Rupjan Bibi  
 Rupjan Bibi  
 Chak Manicha  
 Chak Manicha  
 Jangal  
 Bhangar - II South 24 Parganas  
 West Bengal 743302



MF016810145PT



আসনার আসনার সংখ্যা / Your Aadhaar No. :  
**2038 9240 7478**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
 Government of India



রুপজন বিবি  
 Rupjan Bibi  
 পিতা : অজিত অজিত মন্ডল  
 Father: AJIT AJIT MONDAL  
 জন্ম তারিখ / DOB: 21/11/1988  
 পুরুষ / Female



2038 9240 7478

আধার - সাধারণ মানুষের অধিকার





তথ্য

- আসনার পরিচয়ের প্রমাণ, মধ্যবর্তীকালের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা সত্য করুন।

INFORMATION

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

- আসনার সর্বত্র দেখে নেয়া।
- অধার অধিকারে সরকারী ও বেসরকারী পরিষেবা গ্রহণের সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



ভারতীয় পরিচয় পরিষদ  
 Unique Identification Authority of India

ঠিকানা:  
 ১৪ বাসনা, জংল, পশ্চিম বঙ্গ,  
 ৭৪৩৩০২

Address:  
 Chak Manicha, Chak Manicha,  
 South 24 Parganas, Jangal, West  
 Bengal, 743302

2038 9240 7478





180 200 1801    help@uidai.gov.in    www.uidai.gov.in

L1 of Rupjan Bibi alias Rupjan Bibi alias  
 By the Part of Ajit Mondal  
 Rupjan Bibi



आयकर विभाग  
INCOME TAX DEPARTMENT

सर्वोच्च न्यायालय  
GOVT. OF INDIA

परमार्णव संख्या  
ANAR ALL MOLLIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
CWQRB5379H



21/11/1985

स. नं. 101 रुपबान बिबी alias रुपजन बिबी alias रुपबान बिबी  
By the Plea of Ajit Mondal







ভারত সরকার

Unique Identification Authority of India  
Government of India

ভূমিকাভুক্তির আই ডি / Enrollment No 10482547509330

To  
আমানবীবি মল্যা  
Amanabi Molya  
Kishanpur Kanchpur  
Bamura  
Kishanpur Bhangar - II South 24 Parganas  
West Bengal 743202

HT: 4491270 / 202211 / 2041921F



9E802541945PT



আপনার আধার সংখ্যা / Your Aadhaar No. :

7481 2554 5514

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
Government of India



আমানবীবি মল্যা  
Amanabi Molya  
পিতা : অজিত অজিত মল্যা  
Father : Ajit Ajit Molya  
সংযোগ / DOC : 1705/1600  
মহিল / Female



7481 2554 5514

আধার - সাধারণ মানুষের অধিকার



- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অবশ্যই প্রমাণীকরণে যথা সঠিক করুন।

INFORMATION

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

- অধার সারা দেশে মূল্যবান।
- অধার সর্বভারতীয় সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহযোগী হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



ভারত সরকার  
Unique Identification Authority of India

ঠিকানা: কৃষ্ণনগর, কেশবপুর,  
মহালা, পশ্চিম ২৪ পরগনা,  
কৃষ্ণনগর, পিন কোড: ৭৪৩২০২

Address: Kishanpur,  
Kanchpur, Burdwan, South 24  
Parganas, Krishanpur, West  
Bengal, 743202

7481 2554 5514



L.T.I of Amanabi Molya alias Azejan Bibi  
By the Fan of Ajit Mondal

1. U.S. Department of Justice  
Federal Bureau of Investigation  
Washington, D.C. 20535

(1)



ভারত সরকার  
Unique Identification Authority of India  
Government of India  
স্বাক্ষরিত আই.ডি / Enrollment No: 10402047508918



তথ্য

- Aadhaar পরিচয় প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অসম্পূর্ণ প্রমাণকরণ ছাড়া কার্যকর।

স্বাক্ষরিত আই.ডি / Enrollment No: 10402047508918

আপনার Aadhaar নং / Your Aadhaar No. :  
**9312 8940 1865**

আধার - সাধারণ মানুষের অধিকার

INFORMATION

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

- Aadhaar কার্যকর হবে সারা দেশে।
- আগের ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির মূল্যক 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

নাম: অজিত মন্ডল  
Aadhaar No: 9312 8940 1865  
পিতা: অক্ষয় মন্ডল  
Father: Aakash Mondal  
জন্মস্থান / COB: নগর/৩৩  
বর্তমান: Forest

9312 8940 1865

আধার - সাধারণ মানুষের অধিকার



Address:  
741002  
741002

741002

9312 8940 1865

By the Pin of Ajeet Mondal

















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



Query No / Year	2003278762/2022	Office where deed will be registered
Query Date	18/11/2022 1:59:09 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. 9,92,000/-	Rs. 9,92,000/-	
Total Stamp Duty Payable (SD)	Total Registration Fee Payable	
Rs. 29,780/- (Article 23)	Rs. 9,934/- (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	Khatran Number	Land Use Proposed	ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-120	RS-416	Bestu	Shali	4.1 Dec	9,92,000/-	9,92,000/-	
Grand Total :					4.1Dec	9,92,000/-	9,92,000/-	

**Seller Details :**

Sl No	Name & address	Status	Execution Admission Details :
1	MONLA MOLLA Son of Anar Molla, Jirangachi, City:-, P.O:- Hatisala, P.S:- Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No. HSxxxxxx3K, Aadhaar No.: 24xxxxxxx6070, Status: Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self





2	<b>KHATEJAN BIBI</b> Daughter of Anar Molla, Jirangachi, City:- , P.O:- Hatisala, P.S:- Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Muslim, Occupation: Business, Citizen of India, PAN No. EYxxxxxx0J, Aadhaar No.: 61xxxxxxx7639, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
3	<b>SAYERA MOLLA</b> Daughter of Anar Ali Molla, Satulia, Pithapukur, City:- , P.O:- Hatisala, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN- 700135 Sex: Female, By Caste: Muslim, Occupation: Business, Citizen of India, Aadhaar No.: 68xxxxxxx7627, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
4	<b>RUPBAN BIBI</b> Daughter of Anar Molla, Chak Moricha, City:- , P.O:- Joypur, P.S:- Bhangar, District:-South 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Female, By Caste: Muslim, Occupation: Business, Citizen of India, PAN No. CWxxxxxx9H, Aadhaar No.: 20xxxxxxx7478, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
5	<b>ARMANBIBI MOLLA</b> Wife of Moksad AilmOLLA, Krishnamati, Bamunia, Kochpukur, City:- , P.O:- Krishnamati, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Female, By Caste: Muslim, Occupation: Business, Citizen of India, Aadhaar No.: 74xxxxxxx5514, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
6	<b>AREPAN BIBI</b> Daughter of Anar Molla, Chak Moricha, City:- , P.O:- Joypur, P.S:- Bhangar, District:-South 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Female, By Caste: Muslim, Occupation: Business, Citizen of India, PAN No. CWxxxxxx5M, Aadhaar No.: 53xxxxxxx1965, 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	<b>RAHUL KYAL</b> Son of BALKRISHAN KYAL, 30C, South End Park, City:- , P.O:- Sarai Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No. AGxxxxxx9F, Aadhaar No.: 74xxxxxxx4912, Status :Individual, Not Executed	Individual	Not Executed

**Identifier Details :**

Name & address
<b>AJIT MONDAL</b> Son of Chandrakanta Mondal City:- , P.O:- Gaurangao Nagar, 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 MONLA MOLLA, KHATEJAN BIBI, SAYERA MOLLA, RUPBAN BIBI, ARMANBIBI MOLLA, AREPAN BIBI





Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	MONLA MOLLA	RAHUL KYAL-0.683333 Dec
2	KHATEJAN BIBI	RAHUL KYAL-0.683333 Dec
3	SAYERA MOLLA	RAHUL KYAL-0.683333 Dec
4	RUPBAN BIBI	RAHUL KYAL-0.683333 Dec
5	ARMANBIBI MOLLA	RAHUL KYAL-0.683333 Dec
6	AREPAN BIBI	RAHUL KYAL-0.683333 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 18-12-2022) for e-Payment. Assessed market value & Query is valid for 30 days (i.e. upto 18-12-2022)
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



192022230180704858

GRN Details

GRN:	192022230180704858	Payment Mode:	SBI Epay
GRN Date:	18/11/2022 17:45:15	Bank/Gateway:	SBIPay Payment Gateway
BRN :	1909725656227	BRN Date:	18/11/2022 17:45:44
Gateway Ref ID:	20221118873295	Method:	Indian Overseas Bank NB
GRIPS Payment ID:	181120222018070482	Payment Init. Date:	18/11/2022 17:45:15
Payment Status:	Successful	Payment Ref. No:	2003278762/3/2022
			[Query No]*[Query Year]

Depositor Details

Depositor's Name:	Mr RAHUL KYAL
Address:	30C, SOUTH END PARK, KOLKATA-700029
Mohile:	9330394689
Period From (dd/mm/yyyy):	18/11/2022
Period To (dd/mm/yyyy):	18/11/2022
Payment Ref ID:	2003278762/3/2022
Dept Ref ID/DRN:	2003278762/3/2022

Payment Details

Sl. No	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003278762/3/2022	Property Registration- Stamp duty	0030-02-103-003-02	29780
2	2003278762/3/2022	Property Registration- Registration Fees	0030-03-104-001-16	9966
			<b>Total</b>	<b>39746</b>

IN WORDS: THIRTY NINE THOUSAND SEVEN HUNDRED FORTY SIX ONLY.

PAID







Government of West Bengal

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









Signature / LTI Sheet of Query No/Year 16042003275752/2022

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	MONLA MOLLA Jirangachi, City- , P.O- Hatisala, P.S-Kashipur, District-South 24- Parganas, West Bengal, India, PIN- 700135	Seller			L.T.I of Monla Molla By the Pan of Ajit Mondal 19.11.2022
2	KHATEJAN BIBI Jirangachi, City- , P.O- Hatisala, P.S-Kashipur, District-South 24- Parganas, West Bengal, India, PIN- 700135	Seller			PHIBI L.T.I of KHATEJAN By the Pan of AJIT MONDAL 19.11.2022
3	SAYERA MOLLA Satulia, Pithepukur, City- , P.O- Hatisala, P.S-Kashipur, District- South 24-Parganas, West Bengal, India, PIN- 700135	Seller			L.T.I of Sayera Molla By the Pan of Ajit Mondal 19.11.2022



**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
4	RUPBAN BIBI Chak Morcha, City- , P.O- Joypur, P.S-Brangar, District-South 24-Parganas, West Bengal, India, PIN- 743502	Seller			L.T.I of Rupban Bibi By the Pen of Ajit Mondal 19.11.2022
5	ARMANBIBI MOLLA Krishnaamati, Barrunia, Kochpukur, City- , P.O- Krishnaamati, P.S- Keshipur, District-South 24-Parganas, West Bengal, India, PIN- 743502	Seller			L.T.I of Arman Bibi By the Pen of Ajit Mondal 19.11.2022
6	AREPAN BIBI Chak Morcha, City- , P.O- Joypur, P.S-Brangar, District-South 24-Parganas, West Bengal, India, PIN- 743502	Seller			L.T.I of Arepan Bibi By the Pen of Ajit Mondal 19.11.2022
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	AJIT MONDAL Son of Chandrakanta Mondal City- , P.O- Gaurangso Nagar, P.S-New Town, District-North 24-Parganas, West Bengal, India, PIN- 700159	MONLA MOLLA, KHATEJAN BIBI, SAYERA MOLLA, RUPBAN BIBI, ARMANBIBI MOLLA, AREPAN BIBI			Ajit Mondal 19.11.2022

(Anupam Halder)  
DISTRICT SUB-  
REGISTRAR



### Major Information of the Deed

Deed No :	I-1604-13471/2022	Date of Registration	22/11/2022
Query No / Year	1604-2003278762/2022	Office where deed is registered	
Query Date	18/11/2022 1:59:09 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	[4306] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 9,92,000/-	Rs. 9,92,000/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 29,880/- (Article 23)	Rs. 9,966/- (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 ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-120	RS-416	Bastu	Shali	4.1 Dec	9,92,000/-	9,92,000/-
<b>Grand Total :</b>					<b>4.1Dec</b>	<b>9,92,000 /-</b>	<b>9,92,000 /-</b>

#### Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>MONLA MOLLA (Presentant )</b> Son of Anar Molla Jirangachi, City:- , P.O:- Hafisala, P.S:-Kashipur, District:-South24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No.:: HSxxxxxx3K, Aadhaar No: 24xxxxxxxx6070, Status :Individual, Executed by: Self, Date of Execution: 19/11/2022 , Admitted by: Self, Date of Admission: 19/11/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 19/11/2022 , Admitted by: Self, Date of Admission: 19/11/2022 ,Place : Pvt. Residence



2	<b>KHATEJAN BIBI</b> Daughter of Anar Molla Jirangachi, City:- , P.O:- Hatisala, P.S:-Kashipur, District:-South24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.: EYxxxxx0J, Aadhaar No: 61xxxxxxxx7839, Status :Individual, Executed by: Self, Date of Execution: 19/11/2022 , Admitted by: Self, Date of Admission: 19/11/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 19/11/2022 , Admitted by: Self, Date of Admission: 19/11/2022 ,Place : Pvt. Residence
3	<b>SAYERA MOLLA</b> Daughter of Anar Ali Molla Satulia, Pithapukur, City:- , P.O:- Hatisala, P.S:-Kashipur, District:-South24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Muslim, Occupation: Business, Citizen of: India, Aadhaar No: 68xxxxxxxx7627, Status :Individual, Executed by: Self, Date of Execution: 19/11/2022 , Admitted by: Self, Date of Admission: 19/11/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 19/11/2022 , Admitted by: Self, Date of Admission: 19/11/2022 ,Place : Pvt. Residence
4	<b>RUPBAN BIBI</b> Daughter of Anar Molla Chak Moncha, City:- , P.O:- Joypur, P.S:-Bhangar, District:-South24-Parganas, West Bengal, India, PIN:- 743502 Sex: Female, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.: CWxxxxx9H, Aadhaar No: 20xxxxxxxx7478, Status :Individual, Executed by: Self, Date of Execution: 19/11/2022 , Admitted by: Self, Date of Admission: 19/11/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 19/11/2022 , Admitted by: Self, Date of Admission: 19/11/2022 ,Place : Pvt. Residence
5	<b>ARMANBIBI MOLLA</b> Wife of Moised AlimOLLA Krishnamati, Bamunia, Kochpukur, City:- , P.O:- Krishnamati, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Female, By Caste: Muslim, Occupation: Business, Citizen of: India, Aadhaar No: 74xxxxxxxx5514, Status :Individual, Executed by: Self, Date of Execution: 19/11/2022 , Admitted by: Self, Date of Admission: 19/11/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 19/11/2022 , Admitted by: Self, Date of Admission: 19/11/2022 ,Place : Pvt. Residence
6	<b>AREPAN BIBI</b> Daughter of Anar Molla Chak Moncha, City:- , P.O:- Joypur, P.S:-Bhangar, District:-South24-Parganas, West Bengal, India, PIN:- 743502 Sex: Female, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.: CWxxxxx5M, Aadhaar No: 93xxxxxxxx1865, Status :Individual, Executed by: Self, Date of Execution: 19/11/2022 , Admitted by: Self, Date of Admission: 19/11/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 19/11/2022 , Admitted by: Self, Date of Admission: 19/11/2022 ,Place : Pvt. Residence

**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>RAHUL KYAL</b> Son of BALKRISHAN KYAL 30C, South End Park, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AGxxxxx9F, Aadhaar No: 74xxxxxxxx4912, Status :Individual, Status : Not Executed

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>AJIT MONDAL</b> Son of Chandrakanta Mondal City:- , P.O:- Gaurangac Nagar, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700159			
Identifier Of MONLA MOLLA, KHATEJAN BIBI, SAYERA MOLLA, RUPBAN BIBI, ARMANBIBI MOLLA, AREPAN BIBI			



Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	MONLA MOLLA	RAHUL KYAL-0.683333 Dec
2	KHATEJAN BIBI	RAHUL KYAL-0.683333 Dec
3	SAYERA MOLLA	RAHUL KYAL-0.683333 Dec
4	RUPBAN BIBI	RAHUL KYAL-0.683333 Dec
5	ARMANBIBI MOLLA	RAHUL KYAL-0.683333 Dec
6	AREPAN BIBI	RAHUL KYAL-0.683333 Dec



On 18-11-2022

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 9,92,000/-

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

On 19-11-2022

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

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

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

Execution is admitted on 19/11/2022 by 1. MONLA MOLLA, Son of Anar Molla, Jirangachi, P.O: Hatisala, Thana: Kashipur, . South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Others, 2. KHATEJAN BIBI, Daughter of Anar Molla, Jirangachi, P.O: Hatisala, Thana: Kashipur, . South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Business, 3. SAYERA MOLLA, Daughter of Anar Ali Molla, Satulia, Pithapukur, P.O: Hatisala, Thana: Kashipur, . South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Business, 4. RUPBAN BIBI, Daughter of Anar Molla, Chak Moricha, P.O: Joypur, Thana: Bhangar, . South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Muslim, by Profession Business, 5. ARMANBIBI MOLLA, Wife of Moksad AlimOLLA, Krishnamati, Bamuria, Kochpukur, P.O: Krishnamati, Thana: Kashipur, . South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Muslim, by Profession Business, 6. AREPAN BIBI, Daughter of Anar Molla, Chak Moricha, P.O: Joypur, Thana: Bhangar, . South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Muslim, by Profession Business

Indetified by A,JIT MONDAL, . . Son of Chandrakanta Mondal, P.O: Gauranganagar, 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 22-11-2022

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 9,968.00/- ( A(1) = Rs 9,920.00/- ,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 9,968/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/11/2022 5:45PM with Govt. Ref. No: 192022230180704858 on 18-11-2022, Amount Rs: 9,968/-, Bank: SBI EPay (SBIEPay), Ref. No. 1909725956227 on 18-11-2022, Head of Account 0030-03-104-001-16



### Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 29,780/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 29,780/-

#### Description of Stamp

1. Stamp: Type: Impressed, Serial no 3979, 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 18/11/2022 5:45PM with Govt. Ref. No: 192022230180704858 on 18-11-2022, Amount Rs: 29,780/-, Bank: SBI EPay ( SBIPay), Ref. No. 1909725556227 on 18-11-2022, 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 395811 to 395836  
being No 160413471 for the year 2022.



Digitally signed by ANUPAM HALDER  
Date: 2022.11.22 12:40:55 +05:30  
Reason: Digital Signing of Deed.

*(Handwritten signature)*

(Anupam Halder) 2022/11/22 12:40:55 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)

13859/2024

273475/2024



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AR 428965

30/12/2024  
 2003297118/2024

Certified that the document is attested the Registration. The signature sheets and the endorsement sheets attached with the document are the part of the instrument.

*(Handwritten signature)*

District Sub-Registrar IV  
 Registrar URB 7 (2) of  
 Registration 1940  
 Alipora, South 24 Parganas  
 30 DEC 2024

CONVEYANCE

1. Date: 30/12/24
2. Place: Kolkata
3. Parties

34062

24 MAY 2024

No. .... ₹ 100/- Date.....

Name : .....

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

Address : .....

Vendor : .....

Alipore Collectorate, 24 Pgs. (South)

**SUBHANKAR DAS**  
STAMP VENDOR  
Alipore Police Court, Kol-27



Amrita Ghosh  
c/o- Biplob Ghosh  
nu- Belachandi  
P.O- Gachhon  
P.S- Joy nagar  
DIST- 24 Das (S)  
743391

2

District Sub-Registrar, Alipore  
Registrar 1157 (S) of  
Registration 1000  
Alipore, South 24 Parganas

30 DEC 2024

- 3.1 **MD. AYUB ALI MOLLA (PAN CPTPM6065F) (Aadhaar No. 9502 5004 5786)**, son of Late Md. Rahamat Ali Molla, by faith Muslim, by nationality Indian, occupation Others, residing at Satbhaya, Nangla Palpur, Post Office Sonepur, Police Station Kashipur, PIN-700135, District South 24 Parganas, West Bengal;
- 3.2 **AJIDA BIBI alias AJIDA MOLLA (PAN FCUPM5001C) (Aadhaar No. 6340 6156 1373)**, daughter of Rahamat Ali Molla alias Rahaman Ali Kazi, wife of Ab Chattar Molla, by faith Muslim, by nationality Indian, occupation Housewife, residing at Chaltaberia, Post Office Bamunia, Police Station Bhangar, PIN-743502, District South 24 Parganas, West Bengal;
- 3.3 **JUMMAN ALI alias JUMMAN ALI MOLLA (PAN BSWPA1185P) (Aadhaar No. 4090 4194 6637)**, son of Late Monchur Ali Molla, by faith Muslim, by nationality Indian, occupation Others, residing at Satbhaya, Nangla Palpur, Post Office Sonepur, Police Station Kashipur, PIN-700135, District South 24 Parganas, West Bengal;
- 3.4 **RAMJAN ALI MOLLA alias ROMJAN MOLYA (PAN HNCPM0791L) (Aadhaar No. 8303 9274 0286)**, son of Late Kashed Ali Molla, by faith Muslim, by nationality Indian, occupation Others, residing at Satbhaya, Nangla Palpur, Post Office Sonepur, Police Station Kashipur, PIN-700135, District South 24 Parganas, West Bengal;
- 3.5 **ARFAN KAJI alias ERFAN MOLYA (PAN MCEPK8716K) (Aadhaar No. 3570 1721 5214)**, son of Late Kashed Ali Molla alias Kashed Kaji, by faith Muslim, by nationality Indian, occupation Others, residing at Satbhaya, Nangla Palpur, Post Office Sonepur, Police Station Kashipur, PIN-700135, District South 24 Parganas, West Bengal;
- 3.6 **OHID MOLLA alias OHID MOLYA (PAN HNCPM0796P) (AADHAAR NO. 7157 1953 5154)**, son of Late Kashed Ali Molla, by faith Muslim, by nationality Indian, occupation Others, residing at Satbhaya, Nangla Palpur, Post Office Sonepur, Police Station Kashipur, PIN-700135, District South 24 Parganas, West Bengal;
- 3.7 **MEHER ALI KAZI alias MEHER ALI MOLYA (Aadhaar No. 4540 3430 8382)**, son of Late Kashed Ali Molla alias Kased Ali Kazi, by faith Muslim, by nationality Indian, occupation Others, residing at Satbhaya, Nangla Palpur, Post Office Sonepur, Police Station Kashipur, PIN-700135, District South 24 Parganas, West Bengal;
- 3.8 **ELEAS MOLLA alias ILIYAS MOLYA (PAN HNCPM0793J) (Aadhaar No. 2181 5225 7058)**, son of Late Kashed Ali Molla alias Kashed Molla, by faith Muslim, by nationality Indian, occupation Others, residing at Satbhaya, Nangla Palpur, Post Office Sonepur, Police Station Kashipur, PIN-700135, District South 24 Parganas, West Bengal;
- 3.9 **ENCHHAN MOLLA alias ENCHHAN MOLYA (PAN HNCPM0789N) (Aadhaar No. 9019 9648 7849)**, son of Late Kashed Ali Molla, by faith Muslim, by nationality Indian, occupation Others, residing at Satbhaya,



District Sub-Registrar:-IV  
Registrar U/S 7 (2) of  
Registration Act  
Bangalore North 24 Bangalore

**30 DEC 2019**

Nangla Palpur, Post Office Sonapur, Police Station Kashipur, PIN-700135, District South 24 Parganas, West Bengal;

- 3.10 **GOLEHAR BIBI alias MOLYA GOLEHAR BIBI (PAN GKAPB8326J) [Aadhaar No. 5835 3475 4157]**, daughter of Kashed Ali Molla alias Kaji Rashed Ali Molla, wife of Jumman Ali Molla, by faith Muslim, by nationality Indian, occupation Housewife, residing at Dakshin Gazipur, Machibhanga, Uriaparaur, Post Office Polerhat, Police Station Bhangar, PIN-700135, District South 24 Parganas, West Bengal;
- 3.11 **REJINA BIBI (PAN FYKPB9309A) [Aadhaar No. 5351 6001 4247]**, daughter of Kashed Ali Molla alias Kamed Ali Kazi, wife of Mahiuddin Gain, by faith Muslim, by nationality Indian, occupation Housewife, residing at Gangait, Panapukur, Post Office Joypur, Police Station Kashipur, PIN-743502, District South 24 Parganas, West Bengal;

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

**And**

- 3.12 **SWETA KYAL**, having **PAN AFXPG8803P** and **Aadhaar No. 2440 3320 0783**, wife of Anurag Kyal, by faith Hindu, by occupation Business, nationality Indian, of 30C, South End Park, Post Office Sarat Bose Road, Kolkata- 700 029, Police Station Lake, District South 24 Parganas (**Purchaser**, includes successors-in-interest)

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

**NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:**

**4. Subject Matter of Conveyance**

- 4.1 **Said Property:** Land classified as *danga* (highland) measuring 2.3334 (two point three three three four) decimal, more or less, out of 56 (fifty six) decimal, being a portion of R.S. Dag No. 91, corresponding L.R. Dag No. 85, recorded under R.S. Khatian No. 185, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas (**Said Property**) and more fully described in the **Schedule** below **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the 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  
District Sub-Registrar IV  
Registrar Office No. 7/21st  
Registration Office  
Aluva, South 24 Panchayat  
30 DEC 2020

- 5.1.1 **Ownership of Alekjan Bibi:** At all material time one Alekjan Bibi alias Alokjan Bibi was the sole and absolute owner in respect of the Said Property, i.e. land measuring 2.3334 (two point three three three four) decimal, more or less, out of 56 (fifty six) decimal, being a portion of R.S. Dag No. 91, corresponding L.R. Dag No. 85, recorded under R.S. Khatian No. 185, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas, free from all encumbrances.
- 5.1.2 **Demise of Alekjan Bibi:** Said Alekjan Bibi alias Alokjan Bibi, a Muslim governed by the *Sunni* School of Mohammedan Law, died intestate and issueless, leaving behind her surviving her 1 (one) brother, Rahamat Molla, as her only legal heir, who solely inherited the right, title and interest of Late Alekjan Bibi alias Alokjan Bibi in the Said Property, free from all encumbrances. It is pertinent to mention here that (1) Late Latib Molla was the husband, (2) Late Mamtaju Molla was another brother and (3) Late Mohorjan Bibi was the sister of Late Alekjan Bibi alias Alokjan Bibi, who have predeceased Late Alekjan Bibi alias Alokjan Bibi and therefore was excluded to inherit any share in the Said Property as per the operation of Mohammedan Law.
- 5.1.3 **Demise of Rahamat Molla:** Said Rahamat Molla, a Muslim governed by the *Sunni* School of Mohammedan Law, died intestate leaving behind him surviving his 3 (three) sons, namely, (1) Md. Manchur Ali Molla, (2) Md. Kased Ali Molla and (3) Md. Ayub Ali Molla and 1 (one) daughter, Achhida Khatun, as his only legal heirs and heiress, who jointly and in diverse share inherited the right, title and interest of Late Rahamat Molla in the Said Property, free from all encumbrances.
- 5.1.4 **Demise of Md. Manchur Ali Molla:** Said Md. Manchur Ali Molla, a Muslim governed by the *Sunni* School of Mohammedan Law, died intestate leaving behind him surviving his only son, Jumman Ali Molla, as his only legal heir, who solely inherited the right, title and interest of Late Md. Manchur Ali Molla in the Said Property, free from all encumbrances.
- 5.1.5 **Demise of Md. Kased Ali Molla:** Said Md. Kased Ali Molla, a Muslim governed by the *Sunni* School of Mohammedan Law, died intestate leaving behind him surviving his only wife, Fatema Bibi, 6 (six) sons, namely, (1) Ramjan Ali Molla, (2) Arfan Kaji, (3) Ohid Molla, (4) Meher Ali Kaji alias Meher Ali Molla, (5) Eleas Molla and (6) Enchhan Molla and 2 (two) daughters, namely, (1) Golchar Bibi and (2) Rejina Bibi, as his only legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Md. Kased Ali Molla in the Said Property, free from all encumbrances.
- 5.1.6 **Demise of Fatema Bibi:** Said Fatema Bibi, a Muslim governed by the *Sunni* School of Mohammedan Law, died intestate leaving behind her surviving her 6 (six) sons, namely, (1) Ramjan Ali Molla, (2) Arfan Kaji, (3) Ohid Molla, (4) Meher Ali Kaji alias Meher Ali Molla, (5) Eleas Molla and (6) Enchhan Molla and 2 (two) daughters, namely, (1) Golchar Bibi



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

30 DEC 2024

and (2) Rejina Bibi, as her only legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Fatema Bibi in the Said Property, free from all encumbrances.

- 5.1.7 **Absolute Ownership of Vendors:** In the abovementioned events and circumstances said (1) Md. Ayub Ali Molla, (2) Achhida Khatun, (3) Jumman Ali Molla, (4) Ramjan Ali Molla, (5) Arfan Kaji, (6) Ohid Molla, (7) Meher Ali Kaji alias Meher Ali Molla, (8) Eleas Molla, (9) Enchhan Molla, (10) Golchar Bibi and (11) Rejina Bibi (collectively the Vendors herein) became the joint and absolute owners in respect of the Said Property having diverse share therein, 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 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.
- 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,



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Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendors or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendors or the Vendors' predecessors-in-title and the title of the Vendors to the Said Property is free, clear and marketable.

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

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

## 6. Basic Understanding

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

## 7. Transfer

7.1 **Hereby Made:** The Vendors hereby 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, being land classified as *darga* (highland) measuring 2.3334 [two point three three three four] decimal, more or less, out of 56 [fifty six] decimal, being a portion of R.S. Dag No. 91, corresponding L.R. Dag No. 85, recorded under R.S. Khatian No. 185, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayat, Sub-Registration District Bhangar, District South 24 Parganas **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the 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.5,27,000/- (Rupees Five Lakh Twenty Seven 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.



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**8. Terms of Transfer**

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

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

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

8.1.3 **Free from Encumbrances:** free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lis pendens, uses, debutter, wakf, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, bargadars and liabilities whatsoever or howsoever made or suffered by the 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. In this regard the Vendors hereby clarify that the L.R. Record of Rights in respect of said L.R. Dag No. 85 is not complete and the name of the Vendors and/or their predecessors-in-title are not recorded in the said L.R. Record of Rights. However, the Vendors hereby convey all the Vendors' right, title and interest in the said R.S. Dag No. 91, corresponding to L.R. Dag No. 85 (acquired vide the aforesaid recital under clause 5.1 and sub-clauses thereunder) under these presents whatsoever and howsoever in nature and the Purchaser shall be entitled to rectify the erroneous record of rights, if any.



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Registration 1405  
Block South 24 Pergam  
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- 8.2.2 **Transfer of Property Act:** all obligations and duties of vendor and vendee as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.
- 8.3 **Delivery of Possession:** *Khas*, vacant, peaceful and physical possession of the Said Property has been handed over to the Purchaser.
- 8.4 **Outgoings:** All statutory revenue, cess, taxes, surcharge, outgoings and levies of or on the Said Property, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the 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



ಅಧಿಕಾರಿಗಳ ಕಛೇರಿ  
ಸಬ್-ರೆಜಿಸ್ಟ್ರಾರ್ (17/57/12) ಅಧಿಕಾರಿ  
ಬೆಂಗಳೂರು, ದೆಸೆ 24 ರಾಜ್ಯ

**30 DEC 2024**

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.

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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Registration, 1908  
Bangalore, South District  
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**Schedule**  
**(Said Property)**

Land (vacant) classified as *danga* (highland) measuring 2.3334 (two point three three three four) decimal, more or less, out of 56 (fifty six) decimal, being a portion of R.S. Dag No. 91, corresponding L.R. Dag No. 85, recorded under R.S. Khatian No. 185, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayat, Sub-Registration District Bhangar, District South 24 Parganas and the said R.S. Dag No. 91 is butted and bounded as follows:

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

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



District Sub-Registrar  
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Registration, 1956  
Alappuzha, South of Punalur

30 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. Atangi, Raza Adr  
28/1, Judges Court Road  
Kot-27

2. Anand ofadh  
V. 11 Bichchand.  
Po- Socharon  
P-3- Jyhnagar  
DIST - ZULKAS (C)  
744301

Read over and explained the contents of this document by me to the Vendors in their vernacular, who after understanding the meaning and purport of this document, put their LTI/signatures in my presence.

Signature Ananta Choudh


Drafted by:

Atangi, Raza  
40/1360/03

Advocate

Kipore Judge Court  
Kot-27

1. श्री. गोपाल गोविंद (शुभकर)

2.  L.T.I. of Atida Bibi @ Atida  
By The Pen of Ananta Choudh Kalyan

3. श्री सुब्रह्मण्य लाल शर्मा

4. काशीशंकर प्रसाद शर्मा

5. श्री श्री रामचंद्र शर्मा

6. श्री 24 राम

7.  of Maharaji Kalyan @ Maharaji  
By The Pen of Ananta Choudh Kalyan

8. श्रीमि शशि कल्याण

9.  L.T.I. of Gobhan Kalia @ Gobhan  
By The Pen of Ananta Choudh Kalyan

10.  L.T.I. of Gobhan Bibi @ Kalyan  
By The Pen of Ananta Choudh Kalyan

11. श्री 100 श्री शिव

[Vendors]



District Sub-Registrar  
Registrar (17) of  
Registration 1946  
Alkora, South 24 Parganas

30 DEC 2024

**Receipt And Memo of Consideration**

Received from the within named Purchaser the within mentioned sum of **Rs.5,27,000/- (Rupees Five Lakhs Twenty Seven Thousand only)** towards full and final payment of the consideration for sale of the Said Property described in the **Schedule** above, in the following manner:


Mode	Date	Bank	Amount (Rs.)	Favouring
DD No. 367851	27.12.24	Indian Overseas Bank	1,00,000.00	Ajida Molla
DD No. 367852	27.12.24	Indian Overseas Bank	2,00,000.00	Md. Ayub Ali Molla
DD No. 367849	27.12.24	Indian Overseas Bank	28,000.00	Arfan Kaji
Cash	-----	-----	5,000.00	Ejeas Molla Alias Ilyas Molya
Cash	-----	-----	5,000.00	Enchhan Molla Alias Enchhan Molya
DD No. 367847	27.12.24	Indian Overseas Bank	14,000.00	Golehar Bibi
DD No. 367845	27.12.24	Indian Overseas Bank	1,00,000.00	Jumman Ali
DD No. 367848	27.12.24	Indian Overseas Bank	28,000.00	Ohad Molla
DD No. 367846	27.12.24	Indian Overseas Bank	14,000.00	Rejina Bibi
DD No. 367850	27.12.24	Indian Overseas Bank	28,000.00	Ramjan Ali Molla
Cash	-----	-----	5,000.00	Meher Ali Kazi Alias Meher Ali Molya
<b>Total:</b>			<b>5,27,000/-</b>	

**Witnesses:**

1. *Alamgir Raza Adv*

2. *Amir d. chish*

3. *श्री. अमर कान्त वर्मा*

4.  L.T.I. of *Ajida Bibi* By The Pen of *Ajida Molla*

5. *श्री. अमर कान्त वर्मा*

6. *श्री. अमर कान्त वर्मा*

7. *श्री. अमर कान्त वर्मा*




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6. 6/12/14 2014

7.  of Mahar Di Das @ Mahar Di Das  
by The Pen of Amal Das

8. गुनिदास कश्यप

9.  L.T.I. of Gulnar Kashi @ Gulnar Kashi  
The Pen of Amal Das

10.  L.T.I. of Gulnar Bibi @ Gulnar Bibi  
The Pen of Amal Das

11. गुनिदास कश्यप


































[Vendors]



District Sub-Registrar  
Receives Lists 7 (2) of  
Registrations 1905  
Alameda, North CA. Francisco

30 DEC 1924

SPECIMEN FORM FOR TEN FINGER PRINTS

	<p>Handwritten name: <i>Handwritten name</i></p>					
		<p>Little      Ring      Middle      Fore      Thumb</p>				
		<p>(Left Hand)</p>				
						
		<p>Thumb      Fore      Middle      Ring      Little</p>				
		<p>(Right Hand)</p>				
	<p>Handwritten name: <i>Handwritten name</i>          By The Pen of <i>Handwritten name</i></p>					
		<p>Little      Ring      Middle      Fore      Thumb</p>				
		<p>(Left Hand)</p>				
						
		<p>Thumb      Fore      Middle      Ring      Little</p>				
		<p>(Right Hand)</p>				
	<p>Handwritten name: <i>Handwritten name</i></p>					
		<p>Little      Ring      Middle      Fore      Thumb</p>				
		<p>(Left Hand)</p>				
						
		<p>Thumb      Fore      Middle      Ring      Little</p>				
		<p>(Right Hand)</p>				



District Sub-Registrar &  
Registrar U/S 7 (2) of  
Registration 1956  
Aluva, Dept. 24 Hyderabad

30 DEC 2024

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SPECIMEN FORM FOR TEN FINGER PRINTS

	<i>15/08/02</i> <i>15/08/02</i>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
	<i>15/08/02</i> <i>15/08/02</i>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
	<i>15/08/02</i> <i>15/08/02</i>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				



District Smt. Registrar  
Regd. No. 2 (1) of  
Registration Act,  
Alwar, South 24 Divisions

30 DEC 2024

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**SPECIMEN FORM FOR TEN FINGER PRINTS**



L.I. of ...  
By The Pen of ...



Little



Ring



Middle



Fore



Thumb

(Left Hand)



Thumb



Fore



Middle



Ring



Little

(Right Hand)



L.I. of ...  
By The Pen of ...



Little



Ring



Middle



Fore



Thumb

(Left Hand)



Thumb



Fore



Middle



Ring



Little

(Right Hand)



L.I. of ...  
By The Pen of ...



Little



Ring



Middle



Fore



Thumb

(Left Hand)



Thumb



Fore



Middle



Ring



Little

(Right Hand)

2




































District Sub-Registrar  
Registrar (CIS) Office  
Registration 1000  
Adabo, South 24 Parganas

30 DEC 2024

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**SPECIMEN FORM FOR TEN FINGER PRINTS**

	<p><i>Shubhangi</i></p>					
		<p>Little                  Ring                  Middle                  Fore                  Thumb</p> <p>(Left Hand)</p>				
						
		<p>Thumb                  Fore                  Middle                  Ring                  Little</p> <p>(Right Hand)</p>				
	<p><i>ETI. M. Babbar Bibi</i> <i>By The Hon. District J. J. P. S.</i></p>					
		<p>Little                  Ring                  Middle                  Fore                  Thumb</p> <p>(Left Hand)</p>				
						
		<p>Thumb                  Fore                  Middle                  Ring                  Little</p> <p>(Right Hand)</p>				
	<p><i>TS. S. M. S. S.</i></p>					
		<p>Little                  Ring                  Middle                  Fore                  Thumb</p> <p>(Left Hand)</p>				
						
		<p>Thumb                  Fore                  Middle                  Ring                  Little</p> <p>(Right Hand)</p>				



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

30 DEC 2024



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

Query No / Year	2003294118/2024	Office where deed will be registered
Query Date	28/12/2024 12:27:10 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 Baraset, 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. 5,27,000/-	Rs. 5,27,000/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 26,370/- (Article:23)	Rs. 5,284/- (Article:A(1), E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks		

**Land Details :**

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

Sch No	Plot Number	Khatian Number	Land Use/ROR Proposed		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-91	RS-185	Bastu	Danga	2.3334 Dec	5,27,000/-	5,27,000/-	
<b>Grand Total :</b>					<b>2.3334Dec</b>	<b>5,27,000 /-</b>	<b>5,27,000 /-</b>	

**Seller Details :**

Sl No	Name & address	Status	Execution Admission Details :
1	AJIDA MOLLA, (Alias: AJIDA BIBI) Daughter of RAHAMAN ALI KAZI, City:- , P.O:- BAMUNIA, P.S:- Bhangar, District:-South 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, Date of Birth:XX-XX-1XX5, PAN No. FCxxxxxx1C, Aadhaar No.: 63xxxxxxx1373, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self



2	ARFAN KAJI, (Alias: ERFAN MOLYA) Son of KASHED KAJI, City:- , P.O:- SONEPUR, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, Date of Birth:XX-XX-1XX3, PAN No. MCxxxxxx6K, Aadhaar No.: 35xxxxxxxx5214, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
3	MD AYUB ALI MOLLA Son of MOHAMMAD RAHMAT ALI MOLLA, City:- , P.O:- SONEPUR, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, Date of Birth:XX-XX-1XX5, PAN No. CPxxxxxx5F, Aadhaar No.: 95xxxxxxxx5786, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
4	ELEAS MOLLA, (Alias: ILIYAS MOLYA) Son of KASHED ALI MOLLA, City:- , P.O:- SONEPUR, P.S:- Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, Date of Birth:XX-XX-1XX5, PAN No. HNxxxxxx3J, Aadhaar No.: 21xxxxxxxx7056, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
5	ENCHHAN MOLLA Son of KASHED ALI MOLLA, City:- , P.O:- SONEPUR, P.S:- Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, Date of Birth:XX-XX-1XX9, PAN No. HNxxxxxx9N, Aadhaar No.: 90xxxxxxxx7848, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
6	GOLEHAR BIBI, (Alias: MOLYA GOLEHAR BIBI) Daughter of KAJI RASED ALI MOLLA, City:- , P.O:- POLERHAT, P.S:-Bhanger, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, Date of Birth:XX-XX-1XX0, PAN No. GKxxxxxx6J, Aadhaar No.: 58xxxxxxxx4157, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
7	JUMMAN ALI, (Alias: JUMMAN ALI MOLLA) Son of MONCHUR ALI, City:- , P.O:- SONEPUR, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Schedule Tribe, Occupation: Others, Citizen of: India, Date of Birth:XX-XX-1XX9, PAN No. BSxxxxxx5P, Aadhaar No.: 40xxxxxxxx6637, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
8	OHID MOLLA, (Alias: OHID MOLYA) Son of KASHED ALI MOLLA, City:- , P.O:- SONEPUR, P.S:- Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, Date of Birth:XX-XX-1XX7, PAN No. HNxxxxxx6P, Aadhaar No.: 71xxxxxxxx5154, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self





# Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



301220242033558959

## GRIPS Payment Detail

GRIPS Payment ID:	301220242033558959	Payment Init. Date:	30/12/2024 10:48:28
Total Amount:	31554	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	9729381498717	BRN Date:	30/12/2025 10:48:44
Payment Status:	Successful	Payment Init. From:	Department Portal

## Depositor Details

Depositor's Name: Mrs SWETA KYAL  
Mobile: 9330394689

## Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192024250335589608	Directorate of Registration & Stamp Revenue	31554
Total			31554

IN WORDS: THIRTY ONE THOUSAND FIVE HUNDRED FIFTY 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



192024250335589608

GRN Details

GRN:	192024250335589608	Payment Mode:	SBI E-pay
GRN Date:	30/12/2024 10:48:28	Bank/Gateway:	SBIoPay Payment Gateway
BRN :	9729381498717	BRN Date:	30/12/2025 10:48:44
Gateway Ref ID:	20241230555034	Method:	Indian Overseas Bank NB
GRIPS Payment ID:	301220242033558959	Payment Init. Date:	30/12/2024 10:48:28
Payment Status:	Successful	Payment Ref. No:	2003294118/3/2024 (Query No*/Query Year)

Depositor Details

Depositor's Name:	Mrs SWETA KYAL
Address:	30C, SOUTH END PARK, KOLKATA-700029
Mobile:	9330394689
Period From (dd/mm/yyyy):	30/12/2024
Period To (dd/mm/yyyy):	30/12/2024
Payment Ref ID:	2003294118/3/2024
Dept Ref ID/DRN:	2003294118/3/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003294118/3/2024	Property Registration- Stamp duty	0030-02-103-003-02	26270
2	2003294118/3/2024	Property Registration- Registration Fees	0030-03-104-001-10	5284
<b>Total</b>				<b>31554</b>

IN WORDS: THIRTY ONE THOUSAND FIVE HUNDRED FIFTY FOUR ONLY.

PAID

### Major Information of the Deed

Deed No :	I-1604-13475/2024	Date of Registration	30/12/2024
Query No / Year	1604-2003294118/2024	Office where deed is registered	
Query Date :	28/12/2024 12:27:10 PM	D.S.R. - IV SOUTH 24-PARGANAS, District South 24-Parganas	
Applicant Name, Address & Other Details :	BHAKTA HARI NASKAR Baheshwarpur, P.O, Dakshin Barasat, Thana : Joynagar, District : South 24-Parganas, WEST BENGAL, PIN - 743372, Mobile No : 9330354689, 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. 5,27,000/-	Rs. 5,27,000/-		
Stamp/duty Paid(SD)	Registration Fee Paid		
Rs. 26,370/- (Article:23)	Rs. 5,316/- (Article:A(1), E)		
Remarks :			

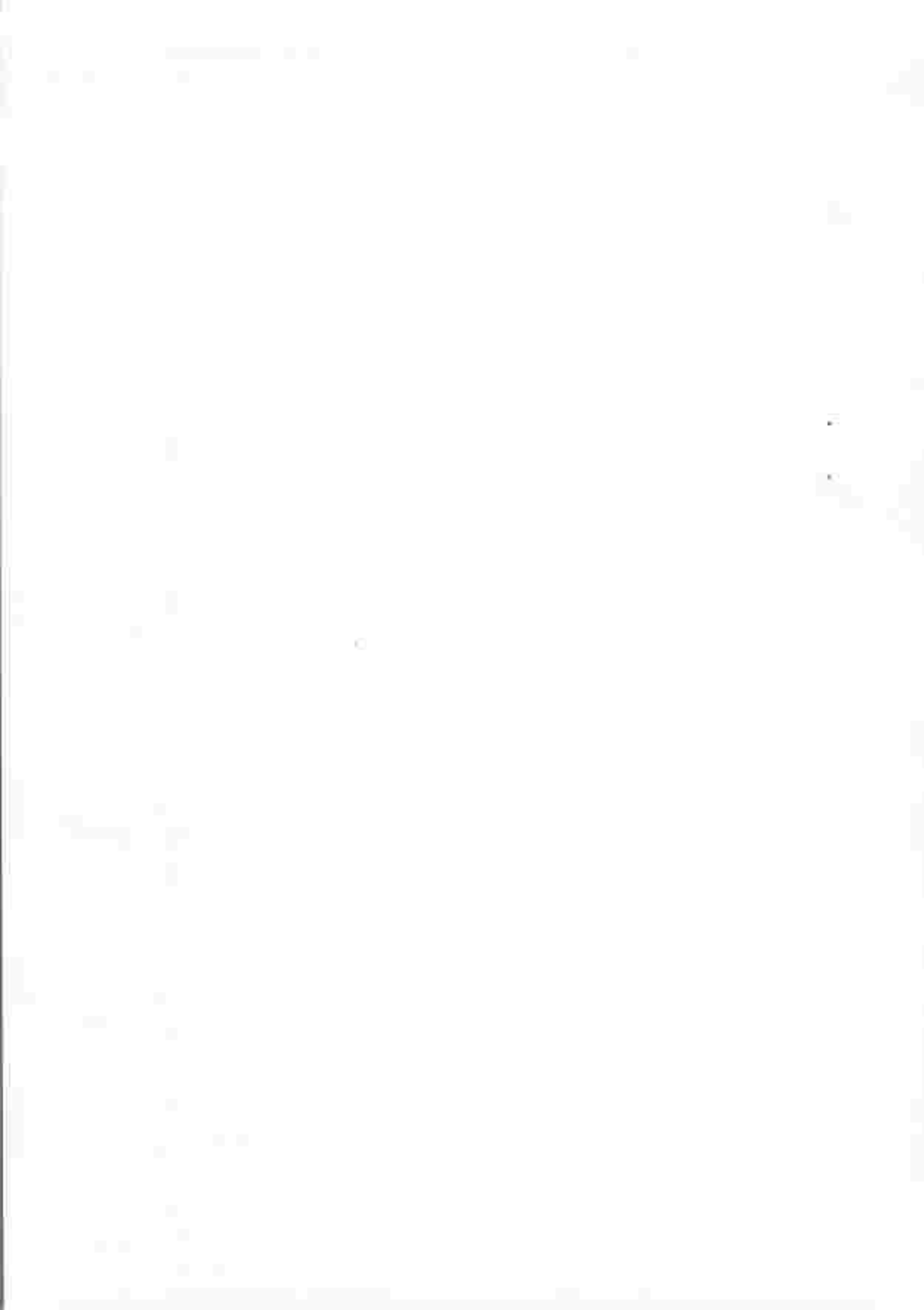
### Land Details :



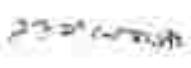





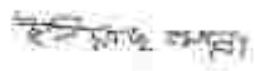



District: South 24-Parganas, P.S:- Kashipur, Gram Panchayat: BHAGAWANPUR, Mouza: Jirangacha, JI No: 25, PIR Code : 700135

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-21	RS-185	Bastu	Oanga	2.3334Dec	5,27,000/-	5,27,000/-	
Grand Total :					2.3334Dec	5,27,000 /-	5,27,000 /-	

### Seller Details :




Sl No	Name,Address,Photo,Finger print and Signature :			
1	Name	Photo	Finger Print	Signature
	<b>AJIDA MOLLA, (Alias: AJIDA BIBI)</b> Daughter of RAHAMAN ALI KAZI Executed by: Self, Date of Execution: 30/12/2024 , Admitted by: Self, Date of Admission: 30/12/2024 ,Place : Office		 Captured	
	City:- , P.O:- BAHUNIA, P.S:-Bhangar, District:-South 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX5 , PAN No. : FCxxxxxx1C, Aadhaar No: 63xxxxxxxx1373, Status :Individual, Executed by: Self, Date of Execution: 30/12/2024 , Admitted by: Self, Date of Admission: 30/12/2024 ,Place : Office			






2	Name	Photo	Finger Print	Signature
	<b>ARFAN KAJI, (Alias: ERFAN MOLYA)</b> Son of KASHED KAJI Executed by: Self, Date of Execution: 30/12/2024 , Admitted by: Self, Date of Admission: 30/12/2024 ,Place : Office		 Captured	
		30/12/2024	LT 30/12/2024	30/12/2024
	City:- , P.O:- SONEPUR, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: IndiaDate of Birth:XX-XX-1XX3 , PAN No.: MCxxxxxx6K, Aadhaar No: 35xxxxxxxx5214, Status :Individual, Executed by: Self, Date of Execution: 30/12/2024 , Admitted by: Self, Date of Admission: 30/12/2024 ,Place : Office			
3	Name	Photo	Finger Print	Signature
	<b>MD AYUB ALI MOLLA</b> Son of MOHAMMAD RAHKAT ALI MOLLA Executed by: Self, Date of Execution: 30/12/2024 , Admitted by: Self, Date of Admission: 30/12/2024 ,Place : Office		 Captured	
		30/12/2024	LT 30/12/2024	30/12/2024
	City:- , P.O:- SONEPUR, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: IndiaDate of Birth:XX-XX-1XX5 , PAN No.: CPxxxxxx5F, Aadhaar No: 95xxxxxxxx5786, Status :Individual, Executed by: Self, Date of Execution: 30/12/2024 , Admitted by: Self, Date of Admission: 30/12/2024 ,Place : Office			
4	Name	Photo	Finger Print	Signature
	<b>ELEAS MOLLA, (Alias: ILIYAS MOLYA)</b> Son of KASHED ALI MOLLA Executed by: Self, Date of Execution: 30/12/2024 , Admitted by: Self, Date of Admission: 30/12/2024 ,Place : Office		 Captured	
		30/12/2024	LT 30/12/2024	30/12/2024
	City:- , P.O:- SONEPUR, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: IndiaDate of Birth:XX-XX-1XX5 , PAN No.: HNxxxxxx2J, Aadhaar No: 21xxxxxxxx7058, Status :Individual, Executed by: Self, Date of Execution: 30/12/2024 , Admitted by: Self, Date of Admission: 30/12/2024 ,Place : Office			
5	Name	Photo	Finger Print	Signature
	<b>ENCHHAN MOLLA (Presentant )</b> Son of KASHED ALI MOLLA Executed by: Self, Date of Execution: 30/12/2024 , Admitted by: Self, Date of Admission: 30/12/2024 ,Place : Office		 Captured	
		30/12/2024	LT 30/12/2024	30/12/2024



City:- , P.O:- SONEPUR, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India Date of Birth: XX-XX-1XX9 , PAN No.:: HNxxxxxx9N, Aadhaar No: 90xxxxxxxx7849, Status :Individual, Executed by: Self, Date of Execution: 30/12/2024  
 , Admitted by: Self, Date of Admission: 30/12/2024 ,Place : Office

6	Name	Photo	Finger Print	Signature
	<b>GOLEHAR BIBI, (Alias: MOLYA GOLEHAR BIBI)</b> Daughter of KAJI RASED ALI MOLLA Executed by: Self, Date of Execution: 30/12/2024 , Admitted by: Self, Date of Admission: 30/12/2024 ,Place : Office		 Captured	
		30/12/2024	LT 30/12/2024	30/12/2024

City:- , P.O:- POLERHAT, P.S:-Bhangar, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India Date of Birth: XX-XX-1XX0 , PAN No.:: GKxxxxxx6J, Aadhaar No: 58xxxxxxxx4157, Status :Individual, Executed by: Self, Date of Execution: 30/12/2024  
 , Admitted by: Self, Date of Admission: 30/12/2024 ,Place : Office



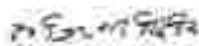






7	Name	Photo	Finger Print	Signature
	<b>JUMMAN ALI, (Alias: JUMMAN ALI MOLLA)</b> Son of MONCHUR ALI Executed by: Self, Date of Execution: 30/12/2024 , Admitted by: Self, Date of Admission: 30/12/2024 ,Place : Office		 Captured	
		30/12/2024	LT 30/12/2024	30/12/2024

City:- , P.O:- SONEPUR, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Schedule Tribe, Occupation: Others, Citizen of: India Date of Birth: XX-XX-1XX9 , PAN No.:: BSxxxxxx5P, Aadhaar No: 40xxxxxxxx6637, Status :Individual, Executed by: Self, Date of Execution: 30/12/2024  
 , Admitted by: Self, Date of Admission: 30/12/2024 ,Place : Office

8	Name	Photo	Finger Print	Signature
	<b>OHID MOLLA, (Alias: OHID MOLYA)</b> Son of KASHED ALI MOLLA Executed by: Self, Date of Execution: 30/12/2024 , Admitted by: Self, Date of Admission: 30/12/2024 ,Place : Office		 Captured	
		30/12/2024	LT 30/12/2024	30/12/2024

City:- , P.O:- SONEPUR, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India Date of Birth: XX-XX-1XX7 , PAN No.:: HNxxxxxx6P, Aadhaar No: 71xxxxxxxx5154, Status :Individual, Executed by: Self, Date of Execution: 30/12/2024  
 , Admitted by: Self, Date of Admission: 30/12/2024 ,Place : Office



9	Name	Photo	Finger Print	Signature
	<b>REJINA BIBI</b> Daughter of KAMED ALI KAZI Executed by: Self, Date of Execution: 30/12/2024 Admitted by: Self, Date of Admission: 30/12/2024, Place : Office		 Captured	
		30/12/2024	L1 30/12/2024	30/12/2024
City:- , P.O:- JOYPUR, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India Date of Birth: XX-XX-1XX5, PAN No.: FYxxxxxx9A, Aachaar No: 53xxxxxxx4247, Status :Individual, Executed by: Self, Date of Execution: 30/12/2024 Admitted by: Self, Date of Admission: 30/12/2024, Place : Office				
10	Name	Photo	Finger Print	Signature
	<b>RAMJAN ALI MOLLA</b> (Alias: ROMJAN MOLYA) Son of KASHED ALI MOLLA Executed by: Self, Date of Execution: 30/12/2024 Admitted by: Self, Date of Admission: 30/12/2024, Place : Office		 Captured	
		30/12/2024	L1 30/12/2024	30/12/2024
City:- , P.O:- SONEPUR, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India Date of Birth: XX-XX-1XX3, PAN No.: HNxxxxxx1L, Aadhaar No: 83xxxxxxx0286, Status :Individual, Executed by: Self, Date of Execution: 30/12/2024 Admitted by: Self, Date of Admission: 30/12/2024, Place : Office				
11	Name	Photo	Finger Print	Signature
	<b>MEHER ALI KAZI, (Alias: MEHER ALI MOLYA)</b> Son of KASHED ALI MOLYA Executed by: Self, Date of Execution: 30/12/2024 Admitted by: Self, Date of Admission: 30/12/2024, Place : Office		 Captured	
		30/12/2024	L1 30/12/2024	30/12/2024
City:- , P.O:- SONEPUR, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, Aadhaar No: 45xxxxxxx8362, Status :Individual, Executed by: Self, Date of Execution: 30/12/2024 Admitted by: Self, Date of Admission: 30/12/2024, Place : Office				

**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>SWETA KYAL</b> Wife of ANURAG KYAL 30C, SOUTH END PARK, City:- , P.O:- SARAT BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth: XX-XX-1XX3, PAN No.: AFxxxxxx3P, Aadhaar No: 24xxxxxxx0783, Status :Individual; Status : Not Executed

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**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>AMRITA GHOSH</b> Son of BIPLOB GHOSH City- P. O. GOCHARAN, P.S.-Joy nagar, District- South 24-Parganas, West Bengal, India. PIN- 743301		 Captured	
	30/12/2024	30/12/2024	30/12/2024
Identifier Of AJIDA MOLLA, ARFAN KAJI, MD AYUB ALI MOLLA, ELEAS MOLLA, ENCHHAN MOLLA, GOLEHAR BIBI, JUMMAN ALI, OHIO MOLLA, REJINA BIBI, RAMJAN ALI MOLLA, MEHER ALI KAZI			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	AJIDA MOLLA	SWETA KYAL-0.212127 Dec
2	ARFAN KAJI	SWETA KYAL-0.212127 Dec
3	MD AYUB ALI MOLLA	SWETA KYAL-0.212127 Dec
4	ELEAS MOLLA	SWETA KYAL-0.212127 Dec
5	ENCHHAN MOLLA	SWETA KYAL-0.212127 Dec
6	GOLEHAR BIBI	SWETA KYAL-0.212127 Dec
7	JUMMAN ALI	SWETA KYAL-0.212127 Dec
8	OHIO MOLLA	SWETA KYAL-0.212127 Dec
9	REJINA BIBI	SWETA KYAL-0.212127 Dec
10	RAMJAN ALI MOLLA	SWETA KYAL-0.212127 Dec
11	MEHER ALI KAZI	SWETA KYAL-0.212127 Dec

the  $\mathbb{R}^n$  is a  $\mathbb{R}^n$ -valued function on  $\mathbb{R}^n$ . The function  $f$  is said to be *linear* if

$$f(x + y) = f(x) + f(y) \quad \text{and} \quad f(\alpha x) = \alpha f(x)$$

for all  $x, y \in \mathbb{R}^n$  and all  $\alpha \in \mathbb{R}$ .

It is not difficult to see that the function

$$f(x) = \begin{pmatrix} x_1 \\ x_2 \\ \vdots \\ x_n \end{pmatrix}$$

is linear. The function

$$f(x) = \begin{pmatrix} x_1 + x_2 \\ x_3 \\ \vdots \\ x_n \end{pmatrix}$$

is also linear. The function

$$f(x) = \begin{pmatrix} x_1^2 \\ x_2 \\ \vdots \\ x_n \end{pmatrix}$$

is not linear. The function

$$f(x) = \begin{pmatrix} x_1 + x_2^2 \\ x_3 \\ \vdots \\ x_n \end{pmatrix}$$

is not linear. The function

$$f(x) = \begin{pmatrix} x_1 + x_2 \\ x_3 \\ \vdots \\ x_n \end{pmatrix}$$

is linear. The function

$$f(x) = \begin{pmatrix} x_1 + x_2 \\ x_3 \\ \vdots \\ x_n \end{pmatrix}$$

is linear. The function

$$f(x) = \begin{pmatrix} x_1 + x_2 \\ x_3 \\ \vdots \\ x_n \end{pmatrix}$$

is linear. The function

$$f(x) = \begin{pmatrix} x_1 + x_2 \\ x_3 \\ \vdots \\ x_n \end{pmatrix}$$

is linear. The function

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is linear. The function

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is linear. The function

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is linear. The function

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is linear. The function

$$f(x) = \begin{pmatrix} x_1 + x_2 \\ x_3 \\ \vdots \\ x_n \end{pmatrix}$$

is linear. The function

$$f(x) = \begin{pmatrix} x_1 + x_2 \\ x_3 \\ \vdots \\ x_n \end{pmatrix}$$

is linear. The function

$$f(x) = \begin{pmatrix} x_1 + x_2 \\ x_3 \\ \vdots \\ x_n \end{pmatrix}$$

is linear. The function

$$f(x) = \begin{pmatrix} x_1 + x_2 \\ x_3 \\ \vdots \\ x_n \end{pmatrix}$$

is linear. The function

$$f(x) = \begin{pmatrix} x_1 + x_2 \\ x_3 \\ \vdots \\ x_n \end{pmatrix}$$

is linear. The function

$$f(x) = \begin{pmatrix} x_1 + x_2 \\ x_3 \\ \vdots \\ x_n \end{pmatrix}$$

is linear. The function

$$f(x) = \begin{pmatrix} x_1 + x_2 \\ x_3 \\ \vdots \\ x_n \end{pmatrix}$$

**Endorsement For Deed Number : I - 150413475 / 2024**

**On 30-12-2024**

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

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

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

Presented for registration at 11:44 hrs. on 30-12-2024, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by ENCHHAN MOLLA, 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 5,27,000/-

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

Execution is admitted on 30/12/2024 by 1. AJIDA MOLLA, Alias AJIDA BIBI, Daughter of RAHAMAN ALI KAZI, P.O. BAMLUNIA, Thana: Bhangar, South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Muslim, by Profession House wife, 2. ARFAN KAJI, Alias ERFAN MOLYA, Son of KASHED KAJI, P.O: SONEPUR, Thana: Kashipur, South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Others, 3. MU AYUBALI MOLLA, Son of MOHAMMAD RAHMAT ALI MOLLA, P.O: SONEPUR, Thana: Kashipur, South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Others, 4. ELEAS MOLLA, Alias ILIYAS MOLYA, Son of KASHED ALI MOLLA, P.O: SONEPUR, Thana: Kashipur, South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Others, 5. ENCHHAN MOLLA, Son of KASHED ALI MOLLA, P.O: SONEPUR, Thana: Kashipur, South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Others, 6. GOLEHAR BIBI, Alias MOLYA GOLEHAR BIBI, Daughter of KAJI RASED ALI MOLLA, P.O: POLERHAT, Thana: Bhangar, South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession House wife, 7. JUMMAN ALI, Alias JUMMAN ALI MOLLA, Son of MONCHUR ALI, P.O: SONEPUR, Thana: Kashipur, South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Schedule Tribe, by Profession Others, 8. OHID MOLLA, Alias OHID MOLYA, Son of KASHED ALI MOLLA, P.O: SONEPUR, Thana: Kashipur, South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Others, 9. REJINA BIBI, Daughter of KAMED ALI KAZI, P.O: JOYPUR, Thana: Kashipur, South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Muslim, by Profession House wife, 10. RAMJAN ALI MOLLA, Alias ROMJAN MOLYA, Son of KASHED ALI MOLLA, P.O: SONEPUR, Thana: Kashipur, South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Others, 11. MEHER ALI KAZI, Alias MEHER ALI MOLYA, Son of KASHED ALI MOLYA, P.O: SONEPUR, Thana: Kashipur, South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Others

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

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 5,316.00/- ( A(1) = Rs 5,270.00/-, 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 5,284/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt of WB Online on 30/12/2025, 10:48AM with Govt. Ref. No. 192024250335589608 on 30-12-2024, Amount Rs: 5,284/-, Bank: SBI ePay ( SBIEPay), Ref. No: 9729961495717 on 30-12-2025, Head of Account 0030-03-104-001-18



### Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 28,370/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 28,270/-

#### Description of Stamp

1 Stamp, Type: Impressed, Serial No 34052, Amount: Rs.100.00/-, Date of Purchase: 24/05/2024, Vendor name: Subhakar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of West Bengal on 30/12/2025 10:48AM with Govt. Ref. No: 192024260335589608 on 30-12-2024, Amount Rs: 28,270/-, Bank: SBI EPay ( SBIPay), Ref. No. 9729381496717 on 30-12-2025, 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 384470 to 384497  
being No 160413475 for the year 2024.**



Digitally signed by Anupam Halder  
Date: 2024.12.30 17:14:37 +05:30  
Reason: Digital Signing of Deed.

**(Anupam Halder) 30/12/2024  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS  
West Bengal.**