

03/11/23

Z-13573/23



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AP 762900

03/11/2023  
 200273/133/2023  
 2-20 P.M.

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

Distt. Sub-Registrar-IV  
 Registrar JIS 7 (2) of  
 Registration 736  
 Kolkata South 24 Panchayat  
 03-11-23

CONVEYANCE

1. Date: 03.11.2023
2. Place: Kolkata
3. Parties

2-20 P.M.  
 3/11/23

1.  
28092

29 AUG 2023

• 28092

No.....Rs. [redacted] Date.....

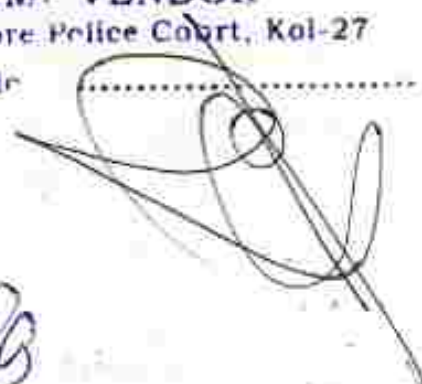
Name:- **B. C. LAHIRI**  
Advocate

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

**SUBHANKAR DAS**  
**STAMP VENDOR**

Alipore Police Court, Kol-27

Vendr .....



*Subhankar Das*



12092

*Subhankar Das*



Identified by me,  
Souvik Ghosh,  
PO:- Sudhir Kumar Ghosh,  
39, Ruddy Park South,  
Kasba, Kol- 700078.

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

3 NOV 2023

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

**And**

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

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:** (1) Land classified as *danga* (highland) measuring 2.7 (two point seven) decimal, more or less, out of 27 (twenty seven) decimal, being a portion of R.S. Dag No. 104, corresponding L.R. Dag No. 100, recorded under R.S. Khatian No. 189, L.R. Khatian Nos. 102 and 1858, 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 *salt* (agricultural) measuring 1.5 (one point five) decimal, more or less, out of 11 (eleven) decimal, being a portion of R.S. Dag No. 116, corresponding L.R. Dag No. 110, recorded under R.S. Khatian No. 187, R.S. Khanda Khatian No. 630, L.R. Khatian No. 1496, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Second Property**) and more fully described in **Part-II** of the **First Schedule** below **And** (3) land classified as *danga* (highland) measuring 0.0146 (zero point zero one four six) decimal, more or less, out of 11 (eleven) decimal, being a portion of R.S. Dag No. 117, corresponding L.R. Dag No. 111, recorded under R.S. Khatian No. 187, L.R. Khatian No. 3201, 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 Vendor in



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

3 NOV 2023

the Said Property and appurtenances and inheritances for access and user thereof.

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

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

**5.1.1 Ownership of First Property:**

- (a) **Ownership of Larger First Property:** At all material time (1) Anowar Ali Molla and (2) Rahim Baksh Molla were the joint and absolute owners in respect of land measuring 10.8 (ten point nine) decimal, more or less, out of 27 (twenty seven) decimal, being a portion of R.S. Dag No. 104, corresponding L.R. Dag No. 100, recorded under R.S. Khatian No. 189, L.R. Khatian Nos. 102 and 1858, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Larger First Property**), free from all encumbrances.
- (b) **Sale to Bhadreswar Ghosh:** By a Deed of Sale dated 2<sup>nd</sup> April, 1975, registered in the Office of the Sub-Registrar, Bhangar, recorded in Book No. I, Volume No. 171, at Pages 278 to 280, being Deed No. 6115 for the year 1975, said (1) Anowar Ali Molla and (2) Rahim Baksh Molla sold, conveyed and transferred their right, title and interest in the Larger First Property, unto and in favour of Bhadreswar Ghosh, free from all encumbrances.
- (c) **Demise of Bhadreswar Ghosh:** Said Bhadreswar Ghosh, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate leaving behind him surviving his wife, Arati Ghosh, 2 (two) sons, namely, (1) Bidyut Ghosh alias Bidyut Kumar Ghosh and (2) Biman Ghosh and 2 (two) daughters, namely, (1) Banalata Ghosh alias Rekha Ghosh and (2) Bela Ghosh, as his only legal heirs and heiresses, who jointly and in equal share inherited the right, title and interest of Late Bhadreswar Ghosh in the Larger First Property, free from all encumbrances.
- (d) **Demise of Arati Ghosh:** Said Arati Ghosh, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate leaving behind her surviving her 2 (two) sons, namely, (1) Bidyut Ghosh alias Bidyut Kumar Ghosh and (2) Biman Ghosh and 2 (two) daughters, namely, (1) Banalata Ghosh alias Rekha Ghosh and (2) Bela Ghosh, as her only legal heirs and heiresses, who jointly and in equal share inherited the right, title and interest of Late Arati Ghosh in the Larger First Property, free from all encumbrances.
- (e) **Ownership of Vendor:** In the above-mentioned circumstances said Bidyut Ghosh alias Bidyut Kumar Ghosh (the Vendor herein) has become the sole and absolute owner in respect of the First Property out of the Larger First Property, free from all encumbrances.



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

- 3 NOV 2023

### 5.1.2 Ownership of Second Property:

- (a) **Ownership of Larger Second Property:** At all material time (1) Iunucch Laskar, (2) Marijan Bibi alias Necharan Bibi and (3) Rupjan Bibi were the joint and absolute owners in respect of land measuring 6 (six) decimal, more or less, out of 11 (eleven) decimal, being a portion of R.S. Dag No. 116, corresponding L.R. Dag No. 110, recorded under R.S. Khatian No. 630 derived from R.S. Khatian No. 187, 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**), free from all encumbrances.
- (b) **Demise of Rupjan Bibi:** Said Rupjan Bibi, being the Second Wife of Echarat Laskar, a Muslim governed by the *Sunni* School of Mohammedan Law, died intestate leaving behind her surviving her 1 (one) son, Iunucch Laskar and 1 (one) daughter, Marijan Bibi alias Necharan Bibi, as her only legal heir and heiress, who jointly and in diverse share inherited the right, title and interest of Late Rupjan Bibi in the Larger Second Property, free from all encumbrances.
- (c) **Ownership of Iunucch Laskar & Anr.:** In above mentioned circumstances said (1) Iunucch Laskar and (2) Marijan Bibi alias Necharan Bibi (collectively **Iunucch Laskar & Anr.**) have become the joint and absolute owners in respect of the Larger Second Property, free from all encumbrances.
- (d) **Sale to Bidyut Kumar Ghosh & Ors.:** By a Deed of Sale dated 8<sup>th</sup> November, 1995, registered in the Office of the Sub-Registrar, Bhangar, recorded in Book No. 1, Volume No. 57, at Pages 359 to 364, being Deed No. 3014 for the year 1995, said Iunucch Laskar & Anr. sold, conveyed and transferred the Larger Second Property, unto and in favour of (1) Bidyut Kumar Ghosh alias Bidyut Ghosh (1.5 decimal), (2) Biman Kumar Ghosh alias Biman Ghosh (1.5 decimal), (3) Sadhan Kumar Ghosh (1 decimal), (4) Sukumar Ghosh (1 decimal) and (5) Fanibhusan Ghosh (1 decimal), free from all encumbrances.
- (e) **Ownership of Vendor:** In the above mentioned circumstances said Bidyut Ghosh alias Bidyut Kumar Ghosh (the Vendor herein) has become the sole and absolute owner in respect of the Second Property out of the Larger Second Property and has mutated his name in the records of the Block Land and Land Reforms Officer, Bhangar-II, under L.R. Khatian No. 1496, free from all encumbrances.

### 5.1.3 Ownership of Third Property:

- (a) **Ownership of Mother Property In R.S. Dag No. 117:** At all material time one Uttam Chandra Ghosh was the sole and absolute owner in respect of land measuring 11 (eleven) decimal, being the entirety of R.S. Dag No. 117, recorded under R.S. Khatian No. 187, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly



District Sub-Registrar IV  
Registrar U/S 712/04  
Registration 1908  
Ashta, South 24 Parganas

- 3 NOV 2003

Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Mother Property In R.S. Dag No. 117**), free from all encumbrances.

- (b) **Demise of Uttam Chandra Ghosh:** Said Uttam Chandra Ghosh, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate leaving behind him surviving his wife, Sashibala Dasi, 7 (seven) sons, namely, (1) Bipin Bihari Ghosh, (2) Satish Chandra Ghosh, (3) Jatish Chandra Ghosh, (4) Nagendra Nath Ghosh, (5) Khitish Chandra Ghosh, (6) Rajendra Nath Ghosh alias Rajendra Kumar Ghosh and (7) Lalit Mohan Ghosh and 2 (two) daughters, namely, (1) Subodh Bala Ghosh and (2) Radharani Ghosh, as his only legal heirs and heiresses, who jointly and in equal share inherited the right, title and interest of Late Uttam Chandra Ghosh in the Mother Property In R.S. Dag No. 117, free from all encumbrances.
- (c) **Demise of Sashibala Dasi:** Said Sashibala Dasi, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate leaving behind her surviving her 7 (seven) sons, namely, (1) Bipin Bihari Ghosh, (2) Satish Chandra Ghosh, (3) Jatish Chandra Ghosh, (4) Nagendra Nath Ghosh, (5) Khitish Chandra Ghosh, (6) Rajendra Nath Ghosh alias Rajendra Kumar Ghosh and (7) Lalit Mohan Ghosh and 2 (two) daughters, namely, (1) Subodh Bala Ghosh and (2) Radharani Ghosh, as her only legal heirs and heiresses, who jointly and in equal share inherited the right, title and interest of Late Sashibala Dasi in the Mother Property In R.S. Dag No. 117, free from all encumbrances.
- (d) **Ownership of Radharani Ghosh:** In the above mentioned circumstances said Radharani Ghosh became the sole and absolute owner in respect of land measuring 1.2222 (one point two two two two) decimal, being a portion of the Mother Property In R.S. Dag No. 117 (**Larger Third Property**), comprised in R.S. Dag No. 117, corresponding to L.R. Dag No. 111, recorded under L.R. Khatian No. 3201, free from all encumbrances.
- (e) **Demise of Radha Rani Ghosh:** Said Radha Rani Ghosh, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate issueless leaving behind her surviving the surviving legal heirs and heiresses of her 6 (six) predeceased brothers, namely, (1) Bipin Bihari Ghosh, (2) Jatish Chandra Ghosh, (3) Nagendra Nath Ghosh, (4) Khitish Chandra Ghosh, (5) Rajendra Nath Ghosh alias Rajendra Kumar Ghosh and (6) Lalit Mohan Ghosh and 1 (one) predeceased sister, Subodh Bala Ghosh, as her only legal heirs and heiresses, who inherited the right, title and interest of Late Radharani Ghosh in said Larger Third Property, free from all encumbrances as per sub-sec. 2(a) of sec. 15 of the Hindu Succession Act, 1956 and the rules framed thereunder.
- (f) **Demise of Bipin Bihari Ghosh:** Said Bipin Bihari Ghosh, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate leaving behind him surviving his 2 (two) sons, namely, (1) Bhadreswar Ghosh and (2) Siddheswar Ghosh and 1 (one)



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

- 3 NOV 2023

daughter, Niharbala Ghosh, as his only legal heirs and heiress, who jointly and in equal share inherited the right, title and interest of Late Bipin Bihari Ghosh in said Larger Third Property, free from all encumbrances.

- (g) **Demise of Bhadreswar Ghosh:** Said Bhadreswar Ghosh, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate leaving behind him surviving his wife, Arati Ghosh, 2 (two) sons, namely, (1) Bidyut Ghosh alias Bidyut Kumar Ghosh and (2) Biman Ghosh and 2 (two) daughters, namely, (1) Banalata Ghosh alias Rekha Ghosh and (2) Bela Ghosh, as his only legal heirs and heiresses, who jointly and in equal share inherited the right, title and interest of Late Bhadreswar Ghosh in the Larger Third Property, free from all encumbrances.
- (h) **Demise of Arati Ghosh:** Said Arati Ghosh, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate leaving behind her surviving her 2 (two) sons, namely, (1) Bidyut Ghosh alias Bidyut Kumar Ghosh and (2) Biman Ghosh and 2 (two) daughters, namely, (1) Banalata Ghosh alias Rekha Ghosh and (2) Bela Ghosh, as her only legal heirs and heiresses, who jointly and in equal share inherited the right, title and interest of Late Arati Ghosh in the Larger Third Property, free from all encumbrances.
- (i) **Ownership of Vendor:** In the above mentioned circumstances said Bidyut Ghosh alias Bidyut Kumar Ghosh (the Vendor herein) has become the sole and absolute owner in respect of the Third Property out of the Larger Third Property, free from all encumbrances.

5.1.4 **Absolute Ownership of Vendor:** In the above mentioned events and circumstances said Bidyut Ghosh alias Bidyut Kumar Ghosh (the Vendor herein) became the sole and absolute owner in respect of the Said Property, comprised in the First Property out of the Larger First Property and Second Property out of the Larger Second Property and Third Property out of Larger Third Property, free from all encumbrances.

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

5.2.1 **No Acquisition/Requisition:** The Vendor has not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declares that the Said Property is not affected by any scheme of any Local Authority or Government or Statutory Body.

5.2.2 **No Excess Land:** The Vendor 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 Vendor:** The Vendor has not at any time done or executed or knowingly suffered or been party or privy to any



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

- 3 NOV 2023

act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.

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

## 6. **Basic Understanding**

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



By \_\_\_\_\_  
Registrar (U/S) 7 (2) of  
Registration Act  
Alipore, South 24 Parganas

- 3 NOV 2023

## 7. Transfer

7.1 **Hereby Made:** The Vendor hereby sells, conveys and transfers to the Purchaser the entirety of the Vendor's right, title and interest of whatsoever or howsoever nature in the Said Property, more fully described in the **Second Schedule** below, being, (1) the First Property, i.e., land classified as *danga* (highland) measuring 2.7 (two point seven) decimal, more or less, out of 27 (twenty seven) decimal, being a portion of R.S. Dag No. 104, corresponding L.R. Dag No. 100, recorded under R.S. Khatian No. 189, L.R. Khatian Nos. 102 and 1858, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-I** of the **First Schedule** below **And** (2) the Second Property, i.e., land classified as *sali* (agricultural) measuring 1.5 (one point five) decimal, more or less, out of 11 (eleven) decimal, being a portion of R.S. Dag No. 116, corresponding L.R. Dag No. 110, recorded under R.S. Khatian No. 187, R.S. Khanda Khatian No. 630, L.R. Khatian No. 1496, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-II** of the **First Schedule** below **And** (3) the Third Property, i.e., land classified as *danga* (highland) measuring 0.0146 (zero point zero one four six) decimal, more or less, out of 11 (eleven) decimal, being a portion of R.S. Dag No. 117, corresponding L.R. Dag No. 111, recorded under R.S. Khatian No. 187, L.R. Khatian No. 3201, 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 **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

7.2 **Consideration:** The aforesaid transfer is being made in consideration of a sum of Rs.26,80,000/- (Rupees Twenty Six Lakh Eighty Thousand only) paid by the Purchaser to the Vendor, receipt of which the Vendor hereby and by the Receipt and Memo of Consideration hereunder written, admits and acknowledges.

## 8. Terms of Transfer

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

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

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

8.1.3 **Free from Encumbrances:** free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lis pendens, uses, debutter, wakf, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, bargadars and liabilities whatsoever or



District Sub-Registry IV  
Registrar (P.E. 7/2/24)  
Registration Office  
Alpers, South 24-Paragona, Alpers

- 3 NOV 2021

howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title.

- 8.1.4 **Together with All Other Appurtenances:** together with all other rights the Vendor has in the Said Property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property.
- 8.2 **Subject to:** The transfer being effected by this Conveyance is subject to:
- 8.2.1 **Indemnification by Vendor:** express indemnification by the Vendor about the correctness of the Vendor's title, Vendor's authority to sell and non existence of any encumbrances on the Said Property, which if found defective or untrue at any time, the Vendor shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendor hereby covenants that the Vendor or any person claiming under the Vendor in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Purchaser and/or the Purchaser's successors-in-interest and assigns, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the Purchaser and/or the Purchaser's successors-in-interest and assigns by reason of any claim made by any third parties with respect to the title of the Said Property. If any difficulty arises in respect of mutation of the Said Property in the name of the Purchaser then the Vendor shall at all times hereinafter, at the costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to mutate the name of the Purchaser in respect of the Said Property. In this regard the Vendor hereby clarifies that the R.S. Record of Rights and L.R. Record of Rights are not in parity with the Vendor's entitlement in said R.S. Dag Nos. 116 and 117 as recited under clause 5.1 and sub-clauses thereunder. However, the Vendor hereby convey all the Vendor's right, title and interest in the said R.S. Dags (acquired vide the aforesaid recital) under these presents whatsoever and howsoever in nature and the Purchaser shall be entitled to rectify the erroneous record of rights, if any.
- 8.2.2 **Transfer of Property Act:** all obligations and duties of vendor and vendee as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.
- 8.3 **Delivery of Possession:** *Khas*, vacant, peaceful and physical possession of the Said Property has been handed over to the Purchaser.
- 8.4 **Outgoings:** All statutory revenue, cess, taxes, surcharge, outgoings and levies of or on the Said Property, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Vendor, with regard to which the Vendor hereby indemnify and agree to keep the Purchaser fully and comprehensively saved, harmless and indemnified.



Ministry of Foreign Affairs  
Register IV  
Algiers, March 24 1955

- 3 NOV 1955

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



District Sub-Registrar  
Registrar I/S 7 (2) of  
Registration Rules  
Mysore South 24 Parganas

- 3 NOV 2023

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

9. **Interpretation:**

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

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

Land classified as *danga* (highland) measuring 2.7 (two point seven) decimal, more or less, out of 27 (twenty seven) decimal, being a portion of R.S. Dag No. 104, corresponding L.R. Dag No. 100, recorded under R.S. Khatian No. 189, L.R. Khatian Nos. 102 and 1858, 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. 104 is butted and bounded as follows:

<b>On the North</b>	: By R.S. Dag No. 103
<b>On the East</b>	: By R.S. Dag No. 117
<b>On the South</b>	: By R.S. Dag No. 108
<b>On the West</b>	: By R.S. Dag No. 106

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

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

Land classified as *sali* (agricultural) measuring 1.5 (one point five) decimal, more or less, out of 11 (eleven) decimal, being a portion of R.S. Dag No. 116, corresponding L.R. Dag No. 110, recorded under R.S. Khatian No. 187, R.S. Khanda Khatian No. 630, L.R. Khatian No.



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

- 3 NOV 2023

1496, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and the said R.S. Dag No. 116 is butted and bounded as follows:

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

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

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

Land classified as *danga* (highland) measuring 0.0146 (zero point zero one four six) decimal, more or less, out of 11 (eleven) decimal, being a portion of R.S. Dag No. 117, corresponding L.R. Dag No. 111, recorded under R.S. Khatian No. 187, L.R. Khatian No. 3201, 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. 117 is butted and bounded as follows:

**On the North** : By R.S. Dag No. 101  
**On the East** : By R.S. Dag No. 118  
**On the South** : By R.S. Dag No. 116  
**On the West** : By R.S. Dag No. 104

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

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

Land (vacant) classified as *danga* (highland) measuring 2.7 (two point seven) decimal, more or less, out of 27 (twenty seven) decimal, being a portion of R.S. Dag No. 104, corresponding L.R. Dag No. 100, recorded under R.S. Khatian No. 189, L.R. Khatian Nos. 102 and 1858, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-I** of the **First Schedule** above

Land (vacant) classified as *sali* (agricultural) measuring 1.5 (one point five) decimal, more or less, out of 11 (eleven) decimal, being a portion



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

- 3 NOV 2023

of R.S. Dag No. 116, corresponding L.R. Dag No. 110, recorded under R.S. Khatian No. 187, R.S. Khanda Khatian No. 630, L.R. Khatian No. 1496, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-II** of the **First Schedule** above

Land (vacant) classified as *danga* (highland) measuring 0.0146 (zero point zero one four six) decimal, more or less, out of 11 (eleven) decimal, being a portion of R.S. Dag No. 117, corresponding L.R. Dag No. 111, recorded under R.S. Khatian No. 187, L.R. Khatian No. 3201, 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 Vendor in the Said Property and appurtenances and inheritances for access and user thereof.

The details of the Said Property are tabulated below:

R.S. Dag No.	L.R. Dag No.	R.S. Khatian	L.R. Khatian	Total Area in Dag (in Dec)	Area Sold (in Dec)
104	100	189	102 & 1858	27	2.7
116	110	187, R.S. Khanda Khatian No. 630	1496	11	1.5
117	111	187	3201	11	0.0146
				<b>Total:</b>	<b>4.2146</b>



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

- 3 NOV 2023

**10. Execution and Delivery**

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

**Witnesses:**

1. Arijit Roy  
17, Dixon Lane  
Kol-700014
2. Saurav Ghosh  
39, Ruby Park South,  
Kasba, Kol-700078.

  
\_\_\_\_\_  
**VENDOR**

**Drafted by:**

Alamgir <sup>Deza</sup>  
WB/1366/03

Advocate

Alipore Judge Court  
Kol-27.



Registrar of Companies  
Registrar IV  
Registration 37/20  
Bangalore, South 28 Bangalore

- 3 NOV 2023

### Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs.26,80,000/- (Rupees Twenty Six Lakh Eighty 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. IOBAR52023103100507677	31.10.23	Indian Overseas Bank	15,00,000.00
UTR No. IOBAR52023110200751319	02.11.23	Indian Overseas Bank	11,80,000.00
		<b>Total</b>	<b>26,80,000/-</b>

**Witnesses:**

1. *Amit Roy*

2. *Saurav Ghosh*
























*Saurav Ghosh*  
\_\_\_\_\_  
VENDOR



District Sub-Registrar  
Registration, LMS 7-12-09  
Registration, 1908  
Alipore South 24 Marginal

- 3 NOV 2023

**SPECIMEN FORM FOR TEN FINGER PRINTS**

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



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


- 3 NOV 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 16042002731133/2023

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	Mr BIDYUT GHOSH Jirangachi, City:- , P.O:- Bhangar, P.S:-Kashipur, District:-South 24- Parganas, West Bengal, India, PIN:- 700135	Seller			 3/11/23
Sl No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr SOURAV GHOSH Son of Mr S GHOSH Beonta, Kantatala,, City:- , P.O:- KASBA, P.S:-Kasba, District:- South 24-Parganas, West Bengal, India, PIN:- 700078	Mr BIDYUT GHOSH			 3/11/23

(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



192023240274517678

GRN Details

GRN:	192023240274517678	Payment Mode:	SBI Epay
GRN Date:	03/11/2023 15:15:34	Bank/Gateway:	SBIePay Payment Gateway
BRN :	5574850777818	BRN Date:	03/11/2023 15:16:20
Gateway Ref ID:	20231103971677	Method:	Indian Overseas Bank NB
GRIPS Payment ID:	031120232027451766	Payment Init. Date:	03/11/2023 15:15:34
Payment Status:	Successful	Payment Ref. No:	2002731133/3/2023 [Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr ANURAG KYAL
Address:	30C, SOUTH END PARK, KOLKATA-700029
Mobile:	9330394689
Period From (dd/mm/yyyy):	03/11/2023
Period To (dd/mm/yyyy):	03/11/2023
Payment Ref ID:	2002731133/3/2023
Dept Ref ID/DRN:	2002731133/3/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002731133/3/2023	Property Registration- Stamp duty	0030-02-103-003-02	80320
2	2002731133/3/2023	Property Registration- Registration Fees	0030-03-104-001-16	26846
			<b>Total</b>	<b>107166</b>

IN WORDS: ONE LAKH SEVEN THOUSAND ONE HUNDRED SIXTY SIX ONLY.

PAID



# Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



031120232027451766

## GRIPS Payment Detail

GRIPS Payment ID:	031120232027451766	Payment Init. Date:	03/11/2023 15:15:34
Total Amount:	107166	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	5574850777818	BRN Date:	03/11/2023 15:16:20
Payment Status:	Successful	Payment Init. From:	Department Portal

## Depositor Details

Depositor's Name: Mr ANURAG KYAL  
Mobile: 9330394689

## Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192033240274517678	Directorate of Registration & Stamp Revenue	107166
Total			107166

IN WORDS: ONE LAKH SEVEN THOUSAND ONE HUNDRED SIXTY SIX ONLY.

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



भारत सरकार  
Government of India

सुरव घोष  
DOB: 22/05/1988  
Male

8323 5028 2999

मेरा आधार, मेरी पहचान

भारतीय न्यायपालिका  
National Judicial Commission Authority of India

Address: 101 Kurla Avenue, Chhatra Bhawan  
Rajy Park Society, P. O. - Kurla, Maharashtra  
Mumbai, West 400018

8323 5028 2999

1847 help@ncaai.gov.in www.ncaai.gov.in

Saurav Ghosh.





সংস্কৃত মন্ত্র :

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

Query No / Year	2002731133/2023	Office where deed will be registered
Query Date	02/11/2023 2:08:02 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. 26,80,000/-	Rs. 26,80,000/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 80,420/- (Article:23)	Rs. 26,814/- (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: Jirangachi, 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
L9	RS-117	RS-187	Bastu	Danga	0.0146 Dec	10,000/-	10,000/-	
L10	RS-116	RS-187	Bastu	Shall	1.5 Dec	10,00,000/-	10,00,000/-	
L11	RS-104	RS-189	Bastu	Danga	2.7 Dec	16,70,000/-	16,70,000/-	
		<b>TOTAL :</b>			<b>4.2146Dec</b>	<b>26,80,000 /-</b>	<b>26,80,000 /-</b>	
		<b>Grand Total :</b>			<b>4.2146Dec</b>	<b>26,80,000 /-</b>	<b>26,80,000 /-</b>	

**Seller Details :**

Sl No	Name & address	Status	Execution Admission Details :
1	Mr BIDYUT GHOSH Son of Late Bhadrashwar Ghosh, Jirangachi, City:- , P.O:- Bhangar, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. AExxxxxx1A, Aadhaar No. : 46xxxxxxx7793, Status: Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self



Query No: 2002731133 of 2023, Printed On : Nov-2-2023 2:08PM, Generated from Adreginfo@dm.gov.in

**Buyer Details :**

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

**Identifier Details :**

Name & address
Mr SOURAV GHOSH Son of Mr S GHOSH Beonta, Kantatala, City:- , P.O:- KASBA, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700075, Sex:- Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Identifier Of Mr BIDYUT GHOSH

**Transfer of property for L10**

Sl.No	From	To. with area (Name-Area)
1	Mr BIDYUT GHOSH	Mr ANURAG KYAL-1.5 Dec

**Transfer of property for L11**

Sl.No	From	To. with area (Name-Area)
1	Mr BIDYUT GHOSH	Mr ANURAG KYAL-2.7 Dec

**Transfer of property for L9**

Sl.No	From	To. with area (Name-Area)
1	Mr BIDYUT GHOSH	Mr ANURAG KYAL-0.0146 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 02-12-2023) for e-Payment. Assessed market value & Query is valid for 30 days (i.e. upto 02-12-2023)
3. Standard User charge of Rs. 300/- (Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs.9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f. 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required.
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situated in Municipality/Municipal Corporation/Notified Area.



Query No: 2012731132 of 2023. Printed On: May 2 2023 7:06PM, Generated from: registration.gov.in

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







Government of West Bengal  
Directorate of Registration & Stamp Revenue  
FORM-1564  
Miscellaneous Receipt

Visit Commission Case No / Year	1604003738/2023	Date of Application	03/11/2023
Query No / Year	16042002731133/2023		
Transaction	[0101] Sale, Sale Document		
Applicant Name of QueryNo	Org VINAYAK LEGAL		
Stampduty Payable	Rs.80,420/-		
Registration Fees Payable	Rs.26,814/-		
Applicant Name of the Visit Commission	Mr. A Roy		
Applicant Address	a p c		
Place of Commission	kol 26		
Expected Date and Time of Commission	03/11/2023 6:00 PM		
Fee Details	J1: 250/-, J2: 250/-, PTA-J(2): 0/-, Total Fees Paid: 500/-		
Remarks			



### Major Information of the Deed

Deed No :	I-1604-13573/2023	Date of Registration	06/11/2023
Query No / Year	1604-2002731133/2023	Office where deed is registered	
Query Date	02/11/2023 2:08:02 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. 26,80,000/-	Rs. 26,80,000/-		
Stamoduty Paid(SD)	Registration Fee Paid		
Rs. 80,420/- (Article 23)	Rs. 26,846/- (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
L8	RS-117	RS-187	Bastu	Danga	0.0146 Dec	10,000/-	10,000/-	
L10	RS-116	RS-187	Bastu	Shali	1.5 Dec	10,00,000/-	10,00,000/-	
L11	RS-104	RS-189	Bastu	Danga	2.7 Dec	16,70,000/-	16,70,000/-	
		<b>TOTAL :</b>			<b>4.2146Dec</b>	<b>26,80,000 /-</b>	<b>26,80,000 /-</b>	
		<b>Grand Total :</b>			<b>4.2146Dec</b>	<b>26,80,000 /-</b>	<b>26,80,000 /-</b>	

### Seller Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	<b>Mr BIDYUT GHOSH (Presentant )</b> Son of Late Bhadrashwar Ghosh Jirangachi, City:- , P.O:- Bhangar, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: AEXxxxx1A, Aadhaar No: 46xxxxxxx7793, Status :Individual, Executed by: Self, Date of Execution: 03/11/2023 , Admitted by: Self, Date of Admission: 03/11/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 03/11/2023 , Admitted by: Self, Date of Admission: 03/11/2023 ,Place : Pvt. Residence



**Buyer Details :**

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

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr SOURAV GHOSH</b> Son of Mr. S GHOSH Beonta, Kantalala, City:- , P.O.- KASBA, P.S.-Kasba, District-South 24-Parganas, West Bengal, India, PIN:- 700078			
Identifier Of Mr BIDYUT GHOSH			

Transfer of property for L10		
Sl.No	From	To. with area (Name-Area)
1	Mr BIDYUT GHOSH	Mr ANURAG KYAL-1.5 Dec
Transfer of property for L11		
Sl.No	From	To. with area (Name-Area)
1	Mr BIDYUT GHOSH	Mr ANURAG KYAL-2.7 Dec
Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	Mr BIDYUT GHOSH	Mr ANURAG KYAL-0.0146 Dec



**Endorsement For Deed Number : I - 160413573 / 2023**

**On 03-11-2023**

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

Presented for registration at 14:20 hrs on 03-11-2023, at the Private residence by Mr BIDYUT GHOSH, Executant,

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

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 26,80,000/-

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

Execution is admitted on 03/11/2023 by Mr BIDYUT GHOSH, Son of Late Bhadrashwar Ghosh, Jirangachi, P.O. Bhangar, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Others

Indefied by Mr SOURAV GHOSH, . . Son of Mr S GHOSH, Beonia, Kantataia, . P.O: KASBA, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, 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 06-11-2023**

**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 26,846.00/- ( A(1) = Rs 26,800.00/- ,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 26,846/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/11/2023 3:18PM with Govt. Ref. No: 192023240274517678 on 03-11-2023, Amount Rs: 26,846/-, Bank: SBI EPay ( SBIEPay), Ref. No: 5574850777818 on 03-11-2023, Head of Account 0030-03-104-001-15

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs 80,420/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 80,320/-

**Description of Stamp**

1. Stamp. Type: Impressed, Serial no 28092, Amount: Rs 100.00/-, Date of Purchase: 29/06/2023, Vendor name: SUBHANKAR DAS

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/11/2023 3:18PM with Govt. Ref. No: 192023240274517678 on 03-11-2023, Amount Rs: 80,320/-, Bank: SBI EPay ( SBIEPay), Ref. No: 5574850777818 on 03-11-2023, 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 412024 to 412049  
being No 160413573 for the year 2023.



Digitally signed by Anupam Halder  
Date: 2023.11.08 16:20:45 +05:30  
Reason: Digital Signing of Deed.

(Anupam Halder) 08/11/2023  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS  
West Bengal.

OKC99/22

F-13696/22



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AH 352935

23/11/2022  
 200339/2892/2022  
 6-50 PM

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

District Sub-Registrar,  
 Registrar U/S 7 (1) of  
 Registration Act, 1908  
 Alipore, South 24 Parganas

25 NOV 2022  
 23-11-22  
 25-11-22

CONVEYANCE

1. Date: 23.11.2022
2. Place: Kolkata
3. Parties

6-50 PM

23/11/22

003975

04 JUL 2022

No.....Rs. **100/-** Date.....  
 Name:..... **ALAMGIR REZA**  
 ADVOCATE  
 Address:..... **ALIPORE JUDGES COURT**  
 KOL-27  
 Vendor:..... **WB/1306/2003**

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

Ajit Mondal



8737

Ajit Mondal



8738

L.T. of Mofaleb Molja  
 By the Pen of Rasik Ref



8739

L.T. of Mrs. Yam Bibi  
 By the Pen of Rasik Ref



বর্ষা বিবি

8740



Rasik Ref  
Parash Chandra Ref  
 Vill - Sulameri Dakshi part  
Gouraganayan, Kol-169

Stamp: Sub-Registrar  
 Alipore, West Bengal  
 Registration 1874  
 District, South of West Bengal  
**23 NOV 2022**

- 3.1 **MOTALEB MOLYA (PAN HWMPM0660K and Aadhaar No. 5801-7422-0514)**, son of Late Kader baksh Molya, by faith Muslim, by occupation Cultivation, nationality Indian, residing at Village Jirangacha, Post Office Hatisala, Kolkata-700135, Police Station Kashipur, District South 24 Parganas;
- 3.2 **MARIYAM BIBI (PAN DETPB1454P and Aadhaar No. 6636-1515-1447)**, daughter of Late Kader baksh Molya, by faith Muslim, by occupation housewife, nationality Indian, residing at Village Chhayari, Pitha Pukuria, Post Office Pakka Polarhat, Kolkata-700135, Police Station Kashipur, District South 24 Parganas;
- 3.3 **AMENA BIBI ALIAS AMINA BIBI (PAN DETPB1425J and Aadhaar No. 8280-1851-6794)**, daughter of Late Kader baksh Molya, by faith Muslim, by occupation housewife, nationality Indian, residing at Village Bhagowanpur, Post Office Pakka Pole, Kolkata-700135, Police Station Kashipur, District South 24 Parganas;
- 3.4 **IYACHIN MOLLA (PAN HWMPM0658D and Aadhaar No. 6388-6212-2479)**, son of Late Yead Ali Molya alias Iyad Ali Molla, by faith Muslim, by occupation Cultivation, nationality Indian, residing at Village Jirangacha, Post Office Hatisala, Kolkata-700135, Police Station Kashipur, District South 24 Parganas;
- 3.5 **IUNUCH MOLLA (PAN DTVPM8283C and Aadhaar No. 7377-8146-6695)**, son of Late Yead Ali Molya alias Iyad Ali Molla, by faith Muslim, by occupation Cultivation, nationality Indian, residing at Village Jirangacha, Post Office Hatisala, Kolkata-700135, Police Station Kashipur, District South 24 Parganas;
- 3.6 **RUSHIYA MOLYA (PAN DQEPM0947M and Aadhaar No. 7796-5108-5336)**, wife of Sahad Ali Molya and daughter of Yead Ali Molya alias Iyad Ali Molla, by faith Muslim, by occupation housewife, nationality Indian, residing at Village Jirangacha, Post Office Hatisala, Kolkata-700135, Police Station Kashipur, District South 24 Parganas;

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

**And**

- 3.7 **UMESH KYAL & OTHERS (HUF) (PAN AAAHU2146P)**, having its address at 30C, South End Park, P.S.- Rabindra Sarovar (formerly Lake) Post Office- Sarat Bose Road, Kolkata- 700 029, represented by its Karta **UMESH KYAL**, having **PAN AGCPK9667R and Aadhaar No. 2627 7669 6204**, son of Late Govind Ram Kyal, by faith Hindu, by occupation Business, nationality Indian, of 30C, South End Park, Post Office Sarat Bose Road, Kolkata- 700 029, Police Station Lake, District South 24 Parganas, (**Purchaser**, includes successors-in-interest)



8741

L.T.I of Jyachin Molla  
By the Pen of Rail Ref



8742

L.T.I of Banuch Molla  
By the Pen of Rail Ref



8743

L.T.I of RUSHIYA MOLYA  
By the Pen of Rail Ref



Rail Ref

And

- 3.8 **AJIT MONDAL (PAN AMRPM8757B and Aadhaar No. 5253 7670 1998)**, son of Chandrakanta Mondal by faith Hindu, by occupation Business, nationality Indian, residing at Village Gouranga Nagar, Post Office- Gouranganagar, Kolkata-700159, Police Station- Newtown, District North 24 Parganas, [**Confirming Party**, includes successors-in-interest]

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

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

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

- 4.1 **Said Property:** Land classified as *sali* (agricultural) measuring 9.1667 (nine point one six six seven) decimal, more or less, out of 55 (fifty five) decimal, being a portion of R.S. Dag No. 99, corresponding L.R. Dag No. 92, recorded under C.S. Khatian No. 321, R.S. Khatian No. 403, K.B. Khatian No. 40 derived from R.S. Khanda Khatian No. 261, L.R. Khatian Nos. 3256 and 3381, 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:
- 5.1.1 **Ownership of Khosdel Molla & Ors.:** At all material time (1) Khosdel Molla, (2) Sabdel Molla, (3) Amjel Molla, (4) Ajifa Khatun and (5) Johara Khatun were the joint and recorded owners in respect of land measuring 55 (fifty five) decimal, more or less, being the entirety of C.S./R.S. Dag No. 99, recorded under C.S. Khatian No. 321, R.S. Khatian No. 403, at Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas (**Mother Property**) subject to possessory right of (1) Belat Ali Molla, (2) Elai Box Molla and (3) Bholai Molla.
- 5.1.2 **Settlement of Mother Property:** As per the 'mantabya' column of said R.S. Khatian No. 403 the entirety of the Mother Property has been settled in favour of said (1) Belat Ali Molla, (2) Elai Box Molla and (3) Bholai Molla, each having equal share therein, recorded under K.B.



District Office of the Registrar -  
Registrar (S) 7 (2) of  
Koppal, Koppal, Koppal

29 NOV 2022

Khatian No. 40 derived from R.S. Khanda Khatian No. 261, free from all encumbrances.

- 5.1.3 **Mutation:** Said (1) Belat Ali Molla and (2) Bholai Molla have mutated their name in the records of the Block Land and Land Reforms Officer, Bhangar-II under L.R. Khatian Nos. 3256 and 3381, respectively, in respect of the Mother Property. However, it is pertinent to mention here that, the name of said Elai Box Molla has been erroneously excluded in the L.R. Record of Rights.
- 5.1.4 **Ownership of Elai Box Molla:** In the above mentioned circumstances said Elai Box Molla has become the sole and absolute owner in respect of land measuring 18.3333 (eighteen point three three three three) decimal, more or less, out of the Mother Property (**Larger Property**), free from all encumbrances.
- 5.1.5 **Demise of Elai Box Molla:** Said Elai Box Molla, a Muslim governed by the Mohammedan Law of Inheritance died intestate leaving behind him surviving his 1 (one) son, Amin Ali Molla and 2 (two) daughters, namely, (1) Khatunjan Bibi and (2) Sourabhjan Bibi, as his only legal heir and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Elai Box Molla in the Larger Property, free from all encumbrances.
- 5.1.6 **Demise of Khatunjan Bibi:** Said Khatunjan Bibi, a Muslim governed by the Mohammedan Law of Inheritance died intestate leaving behind her surviving her 1 (one) son, Motaleb Molya and 2 (two) daughters, namely, (1) Mariyam Bibi and (2) Amena Bibi alias Amina Bibi, as her only legal heir and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Khatunjan Bibi in the Larger Property, free from all encumbrances.
- 5.1.7 **Demise of Sourabhjan Bibi:** Said Sourabhjan Bibi, a Muslim governed by the Mohammedan Law of Inheritance died intestate leaving behind her surviving her 2 (two) sons, namely, (1) Iyachin Molla and (2) Iunuch Molla and 1 (one) daughter, Rashiya Bibi alias Rushiya Molya, as her only legal heirs and heiress, who jointly and in diverse share inherited the right, title and interest of Late Sourabhjan Bibi in the Larger Property, free from all encumbrances.
- 5.1.8 **Absolute Ownership of Vendors:** In the above mentioned events and circumstances the Vendors herein became the joint and absolute owners in respect of the Said Property out of the Larger Property, free from all encumbrances and the Said Property is the subject matter of this Conveyance.
- 5.1.9 **Agreement with Confirming Party:** Ajit Mondal (the Confirming Party herein) approached the Vendors herein with a proposal to purchase the Said Property and the Vendors accepted the said proposal and entered into an Agreement for Sale with the Confirming Party in this regard and further the Vendors have received the advance/earnest money as agreed between them.



- 5.1.10 **Nomination:** Thereafter, the Purchaser herein approached the Vendor and the Confirming Party herein with a proposal to purchase the Said Property and the Confirming Party accepted the proposal of the Purchaser and nominated the Purchaser to take Conveyance of the Said Property directly from the Vendor herein with the confirmation of the Confirming Party herein
- 5.2 **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, *debatters*, *wakf*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *bargadars* and liabilities whatsoever or howsoever made or suffered by the 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



ALGERIE, SOUS-REGISTRATION, ALGER, ALGERIE

23 NOV 2022

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 *sali* (agricultural) measuring 9.1667 (nine point one six six seven) decimal, more or less, out of 55 (fifty five) decimal, being a portion of R.S. Dag No. 99, corresponding L.R. Dag No. 92, recorded under C.S. Khatian No. 321, R.S. Khatian No. 403, K.B. Khatian No. 40 derived from R.S. Khanda Khatian No. 261, L.R. Khatian Nos. 3256 and 3381, Mouza Jirangachar J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances 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.5,70,000/- (Rupees Five Lakh Seventy Thousand only) (Total Consideration)** out of which the Purchaser has paid Rs.1,70,000/- (Rupees One Lakh Seventy Thousand 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.4,00,000/- (Rupees Four Lakh only) to the Confirming Party towards reimbursement of earnest money, receipt of which the Confirming Party hereby and by the Confirming Party's



കേരളം  
അപ്പുഴ  
സബ്-റിജിസ്ട്രാർ  
വിഭാഗം IV

23 NOV 2022

Receipt and Memo of Consideration hereunder written, admits and acknowledges.

**8. Terms of Transfer**

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

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

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

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

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

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

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

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

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



District Sub-Registrar's Office  
Alipur, Aligarh  
Uttar Pradesh  
23 NOV 2022

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



District Sub-Registrar's Office,  
Aligarh, Uttar Pradesh  
Registration No. 24/2022  
23 NOV 2022

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 covenants to be party to the declaration (if required) without raising any objection and without any further consideration as and when required by the Purchaser.

9. **Interpretation:**

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

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



District Sub-Registrar -  
Registration (PS 7 (2) of  
Alipore, South 24 Parganas

**23 NOV 2022**

**Schedule  
(Said Property)**

Vacant land classified as *sahi* (agricultural) measuring 9.1667 (nine point one six six seven) decimal, more or less, out of 55 (fifty five) decimal, being a portion of R.S. Dag No. 99, corresponding L.R. Dag No. 92, recorded under C.S. Khatian No. 321, R.S. Khatian No. 403, K.B. Khatian No. 40 derived from R.S. Khanda Khatian No. 261, L.R. Khatian Nos. 3256 and 3381, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and the said dag is butted and bounded as follows:

- On the North** : By R.S. Dag No. 97
- On the East** : By R.S. Dag No. 98
- On the South** : By R.S. Dag No. 119
- On the West** : By R.S. Dag Nos. 100, 96 & 118

**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.



OFFICE OF THE DISTRICT SUB-REGISTRAR  
Alipada, South 24 Parganas

23 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. AKHER ALI  
Will - Jiranghaha  
P.O → Hatishala  
P.S → Kadhurwa  
Dist → 24 DGS (3)  
P. 4 → 700135

2. Rasik Raj

Adi, Sulimani Dakori - Pan  
Bompanuram. Kol-700159



L.T.I of MOTALEB MOLYA

By the Pen of Rasik Raj

MOTALEB MOLYA



L.T.I of Mariyam Bibi

By the Pen of Rasik Raj

MARIYAM BIBI

AMENA BIBI ALIAS AMINA BIBI



L.T.I of Amena Bibi alias Aminon Bibi

By the Pen of Rasik Raj

IYACHIN MOLLA



L.T.I of Iyachin Molla

By the Pen of Rasik Raj

IYACHIN MOLLA



L.T.I of RUSHIYA MOLYA

By the Pen of Rasik Raj

RUSHIYA MOLYA

[Vendors]

*[Faint, illegible text, likely a watermark or bleed-through from the reverse side of the page.]*

Rasik Raj

Drafted by:

Atangi Raja NB/1366/03  
Advocate

Alipore Judges Court  
Kol-27




District Office of the District Sub-Registrar  
Alipur, District 24 Parganas  
**23 NOV 2022**

**Receipt And Memo of Consideration**

Received from the within named Purchaser the within mentioned sum of **Rs. 1,70,000/- (Rupees One Lakh Seventy 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
DD No. 367160	22.11.22	Indian Overseas Bank	30,000.00	MOTALEB MOLYA
DD No. 367159	22.11.22	Indian Overseas Bank	20,000.00	MARIYAM BIBI
DD No. 367158	22.11.22	Indian Overseas Bank	20,000.00	AMINA BIBI
Chq. No. 000070	22.11.22	Indian Overseas Bank	50,000.00	IYACHIN MOLLA
DD No. 367157	22.11.22	Indian Overseas Bank	30,000.00	IUNUCH MOLLA
DD No. 367156	22.11.22	Indian Overseas Bank	20,000.00	RUSHIYA MOLYA
<b>Total</b>			<b>1,70,000/-</b>	


 L.T.I of Motaleb Molya  
By the Pen of Rasid Rafiq  
MOTALEB MOLYA

 L.T.I of Mariyam Bibi  
By the Pen of Rasid Rafiq  
MARIYAM BIBI

 AMINA BIBI ALIAS AMINA BIBI

 L.T.I of Iyachin Molla  
By the Pen of Rasid Rafiq  
IYACHIN MOLLA

 L.T.I of Iunuch Molla  
By the Pen of Rasid Rafiq  
IUNUCH MOLLA

 L.T.I of Rushiya Molya  
By the Pen of Rasid Rafiq  
RUSHIYA MOLYA

**[Vendors]**

**Witnesses:**

1.

AKHERALI

2. Rasid Rafiq



Consent Certificate  
No. 123 of 2022  
Dated 23rd Nov 2022  
Bangalore, South District

**23 NOV 2022**

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

Received from the within named Purchaser the within mentioned sum of **Rs.4,00,000/- (Rupees Four Lakh only)** towards full and final payment of reimbursement of earnest money for nominating the Said Property described in the **Second Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
Chq. No. 000072	22.11.22	Indian Overseas Bank	4,00,000/-
<b>Total:</b>			<b>4,00,000/-</b>

Witnesses:

1. AKHER ALI

2. Rishi Raj

Ajit Mondal























\_\_\_\_\_  
[Confirming Party]



District School Committee  
Alipor, South 24 Parganas  
শিক্ষা বোর্ড, আলিপুর, দক্ষিণ ২৪ পরগণা

**23 NOV 2022**





































**SPECIMEN FORM FOR TEN FINGER PRINTS**

PHOTO		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
	<i>Jeelun Bajaj</i>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
Thumb	Fore	Middle	Ring	Little		
(Right Hand)						
	<i>Ajit Mondal</i>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
Thumb	Fore	Middle	Ring	Little		
(Right Hand)						

*Ajit Mondal*



**SPECIMEN FORM FOR TEN FINGER PRINTS**





































	Lt. Lt. M. P. S. M. P. S. By the Pen of P. S. S.	 Little	 Ring	 Middle	 Fore	 Thumb
		(Left Hand)				
		 Thumb	 Fore	 Middle	 Ring	 Little
		(Right Hand)				
	Lt. Lt. M. P. S. M. P. S. By the Pen of P. S. S.	 Little	 Ring	 Middle	 Fore	 Thumb
		(Left Hand)				
		 Thumb	 Fore	 Middle	 Ring	 Little
		(Right Hand)				
	Lt. Lt. M. P. S. M. P. S. By the Pen of P. S. S.	 Little	 Ring	 Middle	 Fore	 Thumb
		(Left Hand)				
		 Thumb	 Fore	 Middle	 Ring	 Little
		(Right Hand)				



District Sub-Registry  
Registrar URB 712/04  
Registration 1908  
Altona, South 28 Paterson

23 NOV 2022

**SPECIMEN FORM FOR TEN FINGER PRINTS**

	L.I.I of <i>Syachin Saha</i> By the Pen of <i>P. B. S. Ref</i>					
		<b>(Left Hand)</b>				
						
		<b>(Right Hand)</b>				
	L.I.I of <i>Jyotsna Mishra</i> By the Pen of <i>P. B. S. Ref</i>					
		<b>(Left Hand)</b>				
						
		<b>(Right Hand)</b>				
	L.I.I of <i>Purnima Mishra</i> By the Pen of <i>P. B. S. Ref</i>					
		<b>(Left Hand)</b>				
						
		<b>(Right Hand)</b>				



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

23 NOV 2022

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

ई-स्थायी खाता संख्या कार्ड  
e - Permanent Account Number (e-PAN) Card  
HWMPM0660K

Name: **MADALEK MOLYA**  
Father's Name: **KASHERBANSA MOLYA**  
Date of Birth: **22/11/1963**  
Gender: **Male**



Signature valid  
Digitally signed by **MADALEK MOLYA**  
DN: cn=**MADALEK MOLYA**, o=**GOVT OF INDIA**  
Reason: I am the Signer

1. Permanent Account Number (PAN) is a 10 character alphanumeric string of letters and numbers, including periods of time, assigned to individuals and entities. It is used for tax purposes and is required for filing tax returns and for various financial transactions. It is a unique identifier for each individual and entity. It is used for tax purposes and is required for filing tax returns and for various financial transactions. It is a unique identifier for each individual and entity. It is used for tax purposes and is required for filing tax returns and for various financial transactions. It is a unique identifier for each individual and entity.



Madalek Molya  
By the way of Rishi Raj

आयकर विभाग  
INCOME TAX DEPARTMENT  
भारत सरकार  
GOVT. OF INDIA  
HWMPM0660K

आयकर विभाग  
INCOME TAX DEPARTMENT  
भारत सरकार  
GOVT. OF INDIA  
HWMPM0660K





भारत सरकार  
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

Enrolment No.: 0636/00515/57524

To  
Motalab Molla  
S/O. Kaderbeka Molla  
Jrangachha  
Jnan Gachhi  
South 24 Parganas West Bengal - 700135  
8749847582



आपका आधार क्रमांक / Your Aadhaar No. :-

**5801 7422 0514**  
VID : 9177 1674 9180 6246

मेरा आधार, मेरी पहचान



भारत सरकार  
Government of India



Have your photo taken



Motalab Molla  
Date of Birth/DOB: 01/01/1982  
Male/ MALE

**5801 7422 0514**



सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- सुरक्षित QR कोड / ऑनलाइन XML / ऑनलाइन ऑथेंटिकेशन से पहचान प्रमाणित करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

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

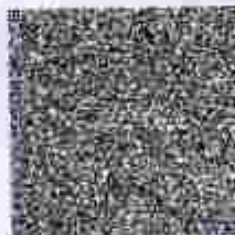
- आधार देश भर में मान्य है।
- आधार शर्त सरकारी और गैर सरकारी सेवाओं को प्राप्त करना बनाता है।
- आधार में मोबाइल नंबर और ईमेल ID अपडेट करें।
- आधार को अपने स्मार्ट फोन पर सर्वे mAadhaar App के साथ।

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



भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

Address:  
S/O. Kaderbeka Molla, Jrangachha, Jnan Gachhi, South 24 Parganas, West Bengal - 700135



**5801 7422 0514**

Motalab Molla  
E/Pan of Rishi Roy





L.T.I of Manjara Bibi  
By the Pan of Ramesh Raj





भारत सरकार  
Government of India

Enrollment No.: 273D00117/57161

To  
Majumdar Bili,  
C/O Kader Bazarh Mola,  
VILLAGE-CHHAYANI,  
P.O. PIRSA PUKULIA,  
Dist District: Dewangar - II, District: South 24 Parganas,  
State: West Bengal,  
PIN Code: 700135,  
Mobile: 920713903  
Aadhaar No: 273D00117/57161



आधार संख्या / Your Aadhaar No. :  
**6636 1515 1447**

भारत सरकार, भरो परधान



भारत सरकार  
Government of India



Majumdar Bili  
DOB: 01/01/1967  
Female

6636 1515 1447

भारत सरकार, भरो परधान



भारत सरकार का प्रतिष्ठित कार्य।  
\* सुनिश्चित करें कि आपने /आधारकर्ता XML / आधारकर्ता अधिकृत  
ई-संदेश प्राप्त कर लें।

INFORMATION

\* Aadhaar is a proof of identity, not of citizenship.  
\* Verify identity using Secure QR Code / Offline XML /  
Online Authentication.

- \* आधार देश भर में प्रसार है।
- \* आधार की प्रमाणित और भरो परधान संदेशों को प्राप्त करना सरल है।
- \* आधार में परिवर्तन कर और और ID अपडेट कर लें।
- \* आधार को अपने स्मार्ट फोन पर लें, m Aadhaar App के साथ।
- \* 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 m Aadhaar App.



भारत सरकार  
Unique Identification Authority of India

Address: C/O Kader Bazarh Mola,  
VILLAGE-CHHAYANI, PIRSA PUKULIA,  
South 24 Parganas, West Bengal,  
700135



6636 1515 1447

भारत सरकार

भारत सरकार का प्रतिष्ठित कार्य।



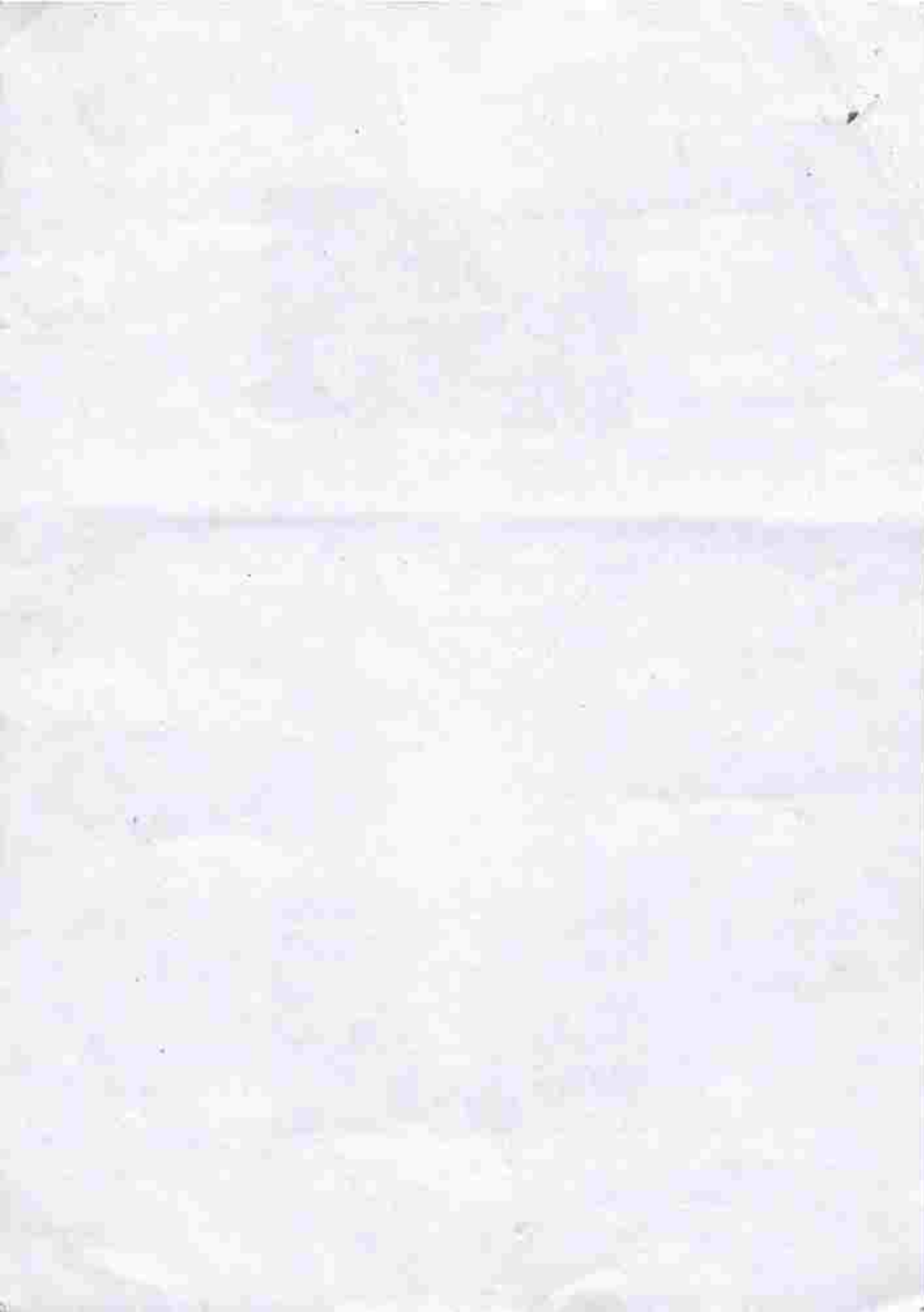
L.T.I of Majumdar Bili  
By the Pen of Raisi Roy

Handwritten text, possibly a signature or name, located in the lower right quadrant of the page.



आयकर विभाग







भारत सरकार  
Government of India

भारतीय विचित्र पहचान प्राधिकरण  
Unique Identification Authority of India  
Enrollment No. 27300011757339

To  
Amara Bibi  
C/O Kadir Basha Molla,  
VILLAGE SHAGDIYANPUR, PS-KASHIPUR,  
PG-PAKAPOLE  
VTC, Bhaga Bazar,  
PO-Bhaga,  
Sub-Division, Birgaon - 4, District, South 24 Parganas,  
Block - West Bengal  
Pin Code - 700135  
Mobile: 9874700008



आपका आरंभ क्रमांक / Your Aadhaar No.:

**8280 1851 6794**

मेरा आधार, मेरी पहचान



भारत सरकार  
Government of India



Amara Bibi  
DOB: 01/03/1981  
Female

enrollment

8280 1851 6794

मेरा आधार, मेरी पहचान

अमरा बिबी

9389211926



आपका पहचान कर पत्र है, अनधिकृत है।  
सुरक्षित QR कोड / ऑनलाइन XML / ऑनलाइन प्रमाणीकरण से पहचान प्रमाणित करें।

Verify identity using Secure QR Code / Offline XML / Online Authentication

- आपका पहचान कर पत्र है, अनधिकृत है।
- सुरक्षित QR कोड / ऑनलाइन XML / ऑनलाइन प्रमाणीकरण से पहचान प्रमाणित करें।
- आपका पहचान कर पत्र है, अनधिकृत है।
- आपका पहचान कर पत्र है, अनधिकृत है।

- Verify identity using Secure QR Code / Offline XML / Online Authentication
- Verify identity using Secure QR Code / Offline XML / Online Authentication
- Keep your mobile number & email ID updated in Aadhaar
- Carry Aadhaar in your smart phone - Use Aadhaar App



भारतीय विचित्र पहचान प्राधिकरण  
Unique Identification Authority of India

Address: C/O Kadir Basha Molla,  
VILLAGE SHAGDIYANPUR,  
PS-KASHIPUR, PG-PAKAPOLE  
Bhaga Bazar, South 24 Parganas,  
West Bengal, 700135



8280 1851 6794

1047 help@uidai.gov.in www.uidai.gov.in



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

ई- पानकी लेखा संख्या कार्ड  
e-PAN Account Number (e-PAN) Card  
HWMPM0658D

नाम (Name) : **VIJAYAN MULLA**  
 पता (Address) : **VIJAYAN MULLA**  
 मोबाइल नंबर (Mobile No.) : **977983885**  
 पेशे (Profession) : **Self**



Signature valid  
 Digitally signed by  
 Vijayan Mulla  
 DN: cn=Vijayan Mulla, o=Income Tax Department, ou=Income Tax Department, email=Vijayan.Mulla@incometax.gov.in, c=IN

ई-पान (e-PAN) एक अनिवार्य पहचान संकेत है जो आयकर विभाग द्वारा जारी किया जाता है। यह आयकर विभाग के द्वारा जारी किया गया है।  
 (1) यह आयकर विभाग के द्वारा जारी किया गया है।  
 (2) यह आयकर विभाग के द्वारा जारी किया गया है।  
 (3) यह आयकर विभाग के द्वारा जारी किया गया है।  
 (4) यह आयकर विभाग के द्वारा जारी किया गया है।  
 (5) यह आयकर विभाग के द्वारा जारी किया गया है।  
 (6) यह आयकर विभाग के द्वारा जारी किया गया है।  
 (7) यह आयकर विभाग के द्वारा जारी किया गया है।  
 (8) यह आयकर विभाग के द्वारा जारी किया गया है।  
 (9) यह आयकर विभाग के द्वारा जारी किया गया है।  
 (10) यह आयकर विभाग के द्वारा जारी किया गया है।



By Vijayan Mulla  
 By W. Raju Reddy

आयकर विभाग  
INCOME TAX DEPARTMENT





आधार

ভারত সরকার

Unique Identification Authority of India  
Government of India

এনআইডি নম্বর / Enrolment No. : 1040/22101/21270

To  
Iyachin Moita  
জ্যাকিন মোইতা  
Jhangachha  
Jhan Gachhi  
Haltala, South 24 Parganas  
West Bengal - 700135



HCH194154483F7

19411448



আপনার আধার সংখ্যা / Your Aadhaar No. :

**6388 6212 2479**

আধার - সাধারণ মানুষের অধিকার



আধার নাম  
Iyachin Moita  
মাতা : ই চান আলি মোইতা  
Mother : Yead Ali Moiya

জন্ম তারিখ / DOB: 17/10/1968  
পুং / Male

**6388 6212 2479**



আধার - সাধারণ মানুষের অধিকার



উদ্দেশ্য

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

INFORMATION

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

- আধার সারা দেশে মান্য।
- আধার সুবিধাজে 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.



সংসদে প্রমাণিত  
Unique Identification Authority of India

ঠিকানা: জংগাছা, জহাঙ্গাড়া  
পশ্চিমবঙ্গ, পশ্চিম ২৪ পরগণা  
৭০০১৩৫

Address: Jhangachha, Jhan  
Gachhi, South 24 Parganas,  
Haltala, West Bengal,  
700135

**6388 6212 2479**



L.T.I of Iyachin Moita  
By the Pen of *Rishi Roy*



वित्त विभाग  
FINANCE DEPARTMENT

भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
DTVPM8283C



नाम / Name  
HANECH MOLLA

पिता का नाम / Father's Name  
IVAD ALI MOLLA

जन्म तिथि / Date of Birth  
08/07/1989



हस्ताक्षर / Signature



By the Pen of Hanech molin  
By the Pen of Rajiv Raj





ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India  
Government of India

প্রতিষ্ঠাপনের তারিখ / Enrolment No: 1040/22101/21279

১৯৮০৪৯৮

ইউএন মোহা  
Unuch Moha  
Jirangachha  
Joan Gachhi  
Halisia Barampal - ১ South 24 Parganas  
West Bengal 700135

- অধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণিকরণ দ্বারা লাভ করুন।

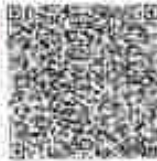
INFORMATION

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

Ref: 1986125915472751058794 / F



EE493249877FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

**7377 8146 6695**

আধার - সাধারণ মানুষের অধিকার

- আধার দ্বারা দেখে মাল্য।
- আধার জুখিমাতে সরকারী ও বেসরকারী পরিষেবা প্রকৃতি সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



ভারত সরকার  
Government of India



ইউএন মোহা  
Unuch Moha  
পিতা - উনুচ আলি মোহা  
Father - Unuch Ali Moha  
স্বাক্ষরিত / DOB: 01/01/1986  
মুদ্রা / Male



**7377 8146 6695**

আধার - সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
Unique Identification Authority of India

ইউএন মোহা, জিরানগাছা,  
পশ্চিম ২৪ পরগনা, হাতিশা, পশ্চিম  
বঙ্গ, ৭০০১৩৫

Address: Jirangachha, Joan  
Gachhi, South 24 Parganas,  
Halisia, West Bengal: 700135

**7377 8146 6695**



LTI of Unuch Moha  
By the Pen of Raisa Roy



आयकर विभाग  
 INCOME TAX DEPARTMENT  
 भारत सरकार  
 GOVT. OF INDIA

स्थायी खाता संख्या कार्ड  
 Permanent Account Number Card  
**DQEPM0847M**

नाम  
**RUSHIYA MOLYA**

पिता/पिताजी का नाम  
**SYAD ALI MOLLA**

जन्म तिथि / Date of Birth  
**07/01/1989**

हस्ताक्षर / Signature




ITIN RUSHIYA MOLYA  
 By the Person Rishi Raj





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

**INFORMATION**

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

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



স্বরাষ্ট্র মন্ত্রণালয়, ভারত  
Unique Identification Authority of India

ধন্যবাদে, আপনি আমাদের সাথে যুক্ত হন।  
ধন্যবাদে, আপনি আমাদের সাথে যুক্ত হন।

Address: 108, Sector 10, Gurgaon, Haryana  
Request for information, user details, form  
or request to 7796 5108 5336

স্মার্ট কোড: 04/04/2022



7796 5108 5336



0091 7796 5108 5336



www.aadhaar.gov.in



ভারত সরকার  
Government of India

ভারতীয় পরিচয় পরিদপ্তর  
Unique Identification Authority of India

স্মার্ট কোড: 04/04/2022

কোড: 0013/15013/2017/5

কোড: 0013/15013/2017/5  
কোড: 0013/15013/2017/5  
কোড: 0013/15013/2017/5

কোড: 0013/15013/2017/5



কোড: 0013/15013/2017/5



স্মার্ট কোড: 04/04/2022

7796 5108 5336

স্মার্ট কোড: 04/04/2022



স্বরাষ্ট্র মন্ত্রণালয়, ভারত  
Unique Identification Authority of India

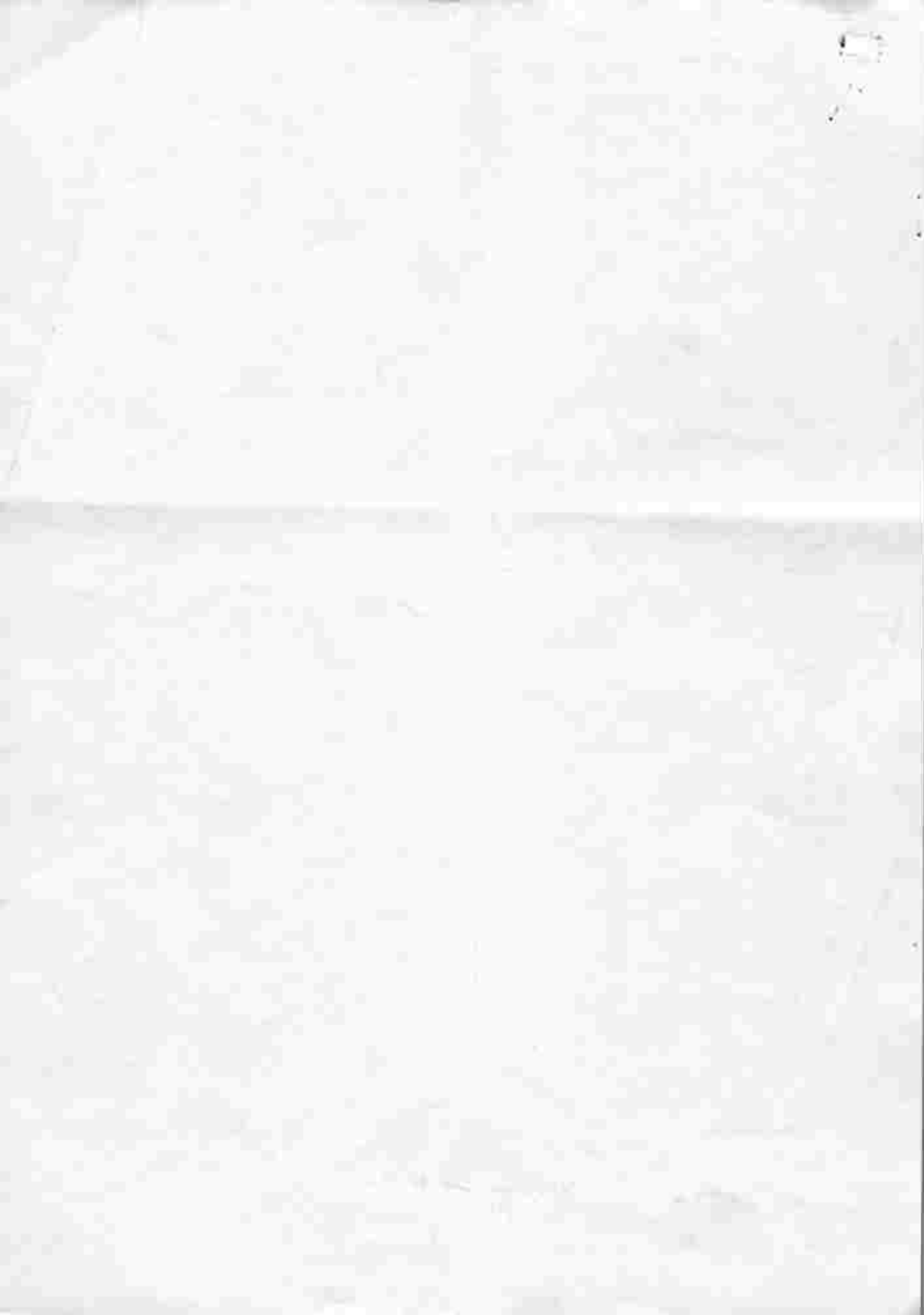
স্মার্ট কোড: 04/04/2022  
স্মার্ট কোড: 04/04/2022



7796 5108 5336

স্মার্ট কোড: 04/04/2022

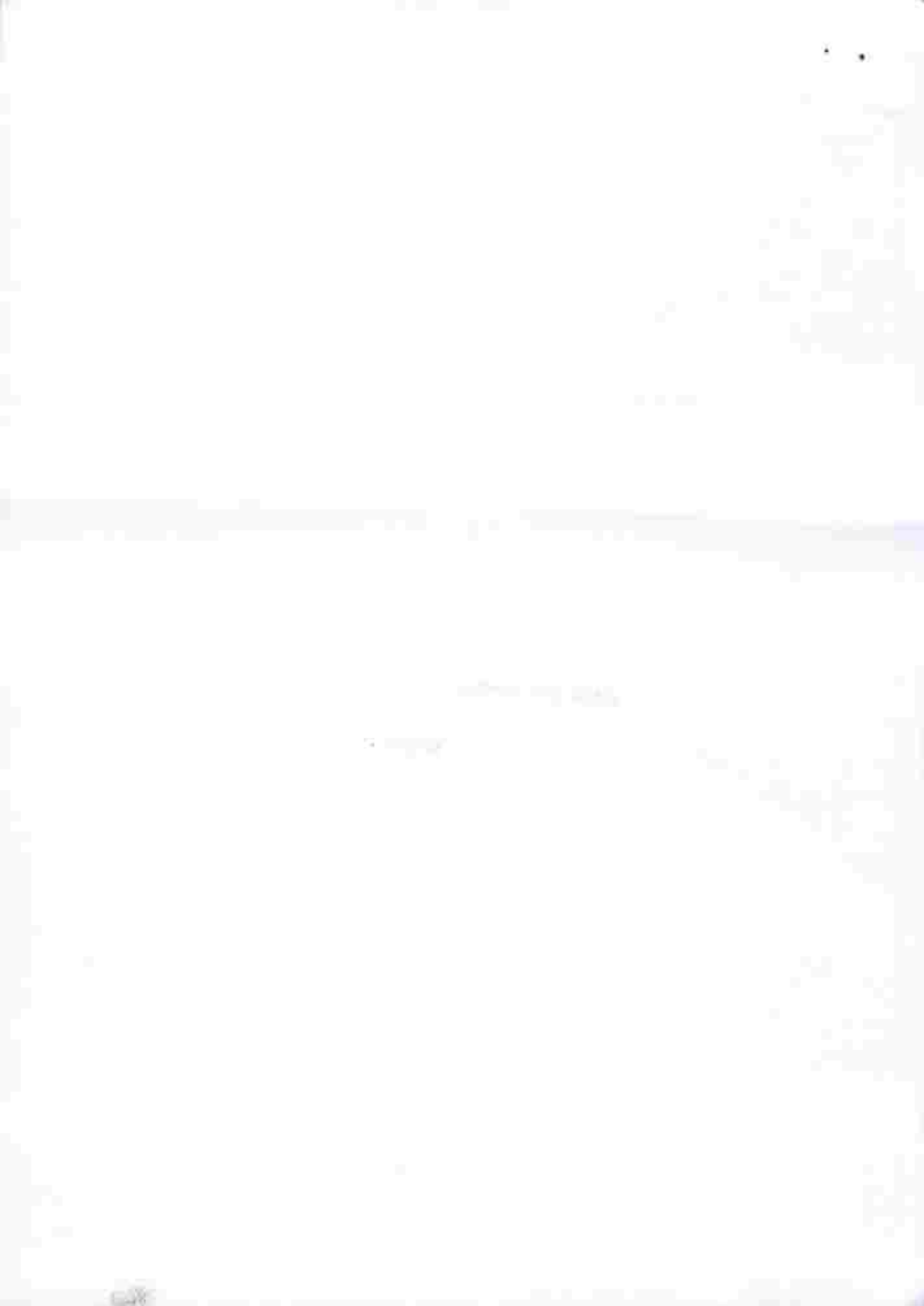
L.T.I of Radhika Di Moga  
By the Pen of Radhika





UMESH KYAL & OTHERS (H.U.F.)

*Umesh Kyal*  
KARTA



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

AGCPK9667R

नाम / Name  
UMESH KYAL

पता पति नाम / Father's Name  
GOVIND RAM KYAL

जन्म तिथि / Date of Birth  
13/06/1958

हस्ताक्षर / Signature



भारत सरकार  
Government of India

उमेश कुमार  
Umesh Kyal

जन्म तिथि / DOB: 13/06/1958

पुरुष / Male

3221 6780 6519

मेरा आधार, मेरी पहचान



भारतीय विधिकार पंजीयन प्राधिकरण  
Chartered Accountants Authority of India

उमेश कुमार (पंजीयन संख्या: 4000) काठिन और  
14B, एन. एच. रोड, चण्डीगढ़, पंजाब, भारत  
160004

पता: 14B/140004  
Address: 14B, Gurgaon Road Kyal, SOG,  
South End Park, Gurgaon, Haryana,  
Pin-122009

3221 6780 6519

1847 <http://caai.gov.in> [www.caii.org.in](http://www.caii.org.in)



Umesh Kyal

THE ...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

AJIT MONDAL

CHANDRAKANTA MONDAL

14/08/1965

Post Office Account Number

ANRPM8757B



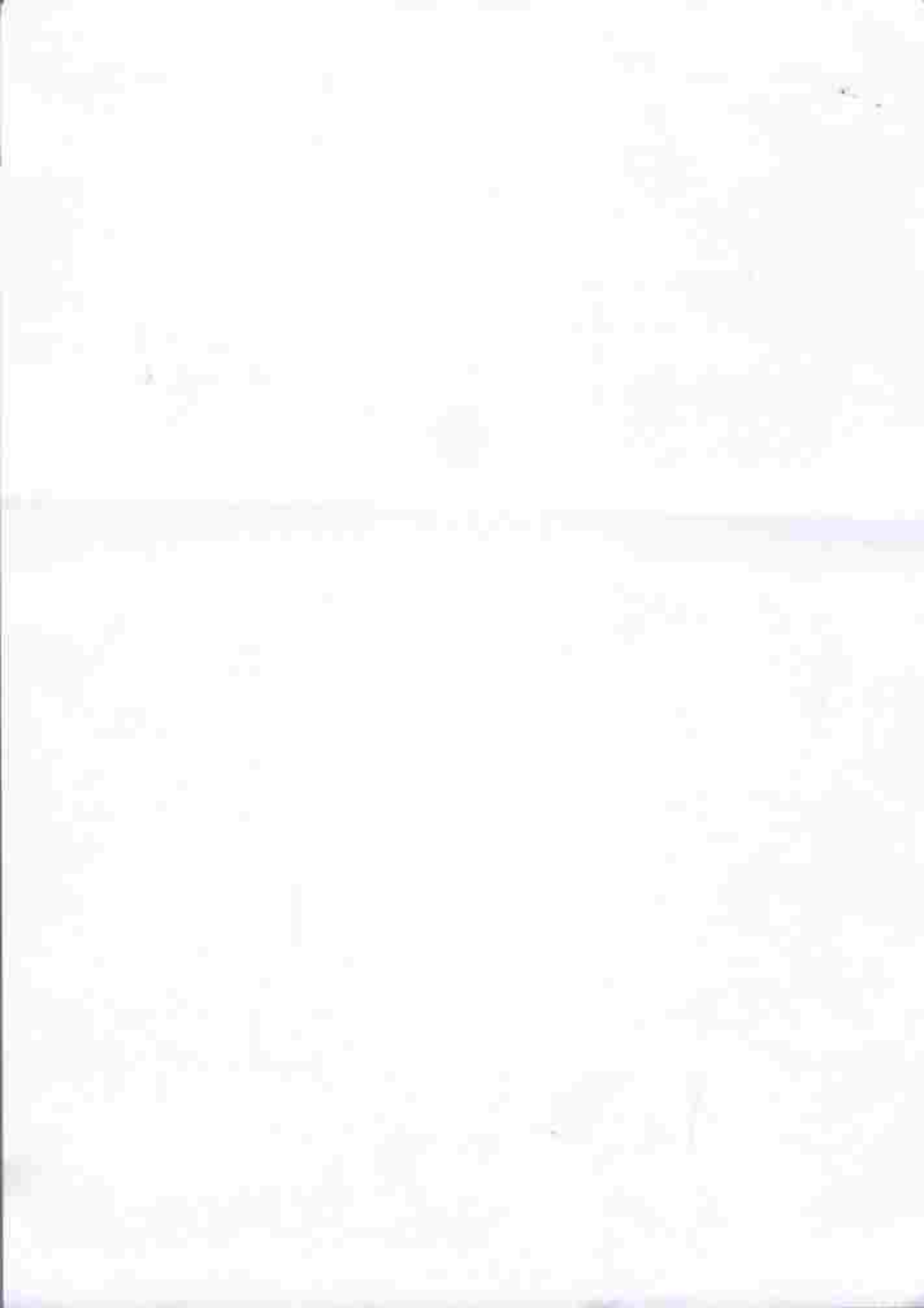
*Ajit Mondal*

Signature

Ajit Mondal









भारत सरकार  
GOVERNMENT OF INDIA



Rajib Roy  
Year of Birth : 1992  
Male



8196 3674 8777

आधार — आम आदमी का अधिकार

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

RAJIB ROY  
PARESH CHANDRA ROY  
26/05/1992

Permanent Account Number

AVSPR8594H

*Rajib Roy*

Signature



R.O. ⇒ New Town .

P.S. ⇒ - 20 -

PIN ⇒ 700159.

*Rajib Roy*





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

Query No / Year	2003312892/2022	Office where deed will be registered
Query Date	22/11/2022 3:12:12 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	VINAYAK LEGAL 122/1R, Satyendra Nath Majumdar Sarani, Thana : Tollygunge, District : South 24-Parganas, WEST BENGAL, PIN - 700026, Mobile No. : 9330394689, Status :Seller/Executant	
Transaction	Additional Transaction	
[0101] Sale, Sale Document	[4308] Agreement [No of Agreement : 2], [4311] Receipt [Rs : 4,00,000/-]	
Set Forth value	Market Value	
Rs. 5,70,000/-	Rs. 6,18,753/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 18,584/- (Article:23)	Rs. 10,202/- (Article:A(1), E, B)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
Remarks		

**Land Details :**

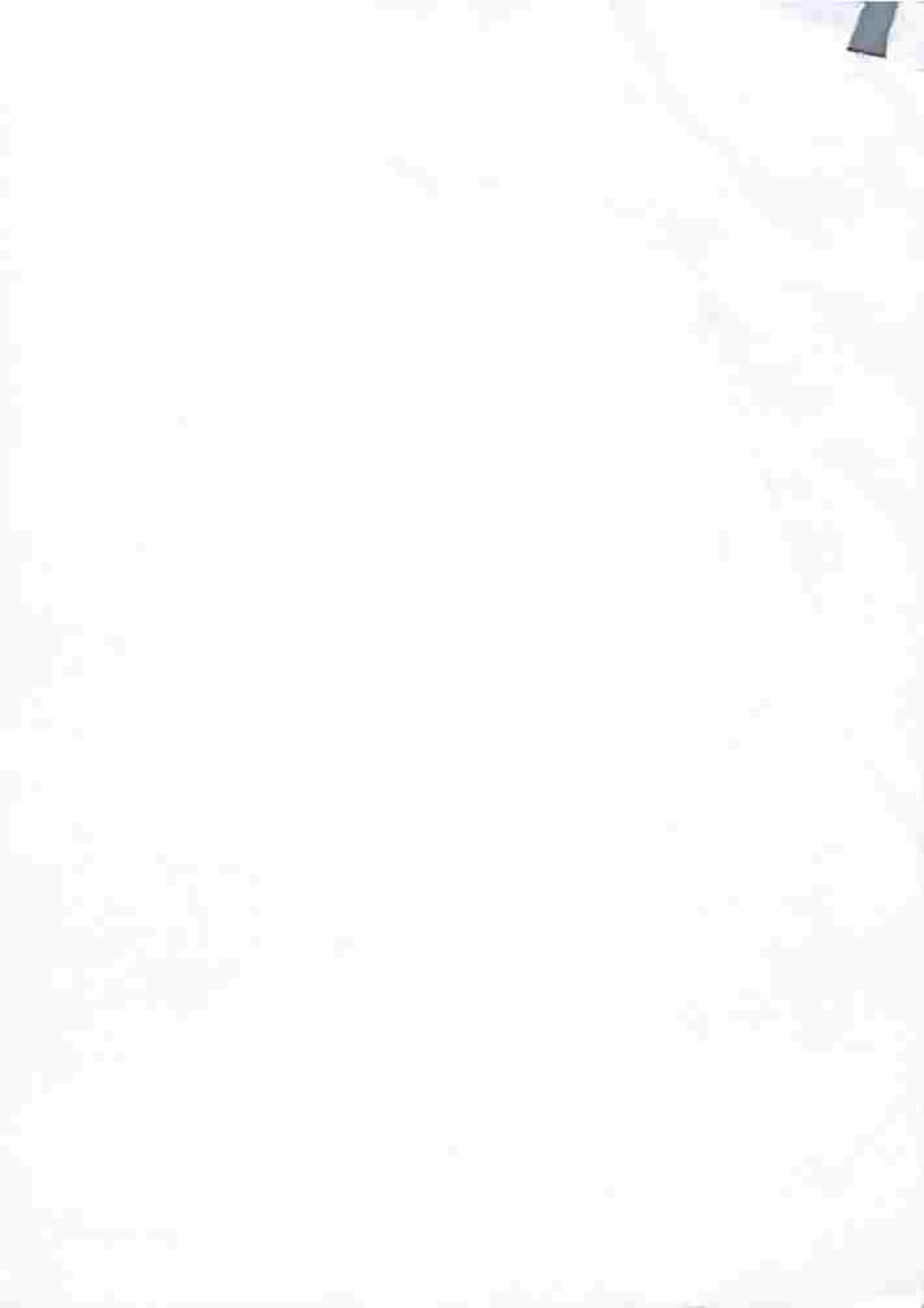
District: South 24-Parganas, Thana: Kashipur, Gram Panchayat: BHAGAWANPUR, Mouza: Jirangacha, JI No: 25, , Pin Code : 700135

Sch No	Plot Number	Khatian Number	Land Use	ROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-99	RS-403	Bastu	Shall	9.1667 Dec	5,70,000/-	6,18,753/-	
Grand Total :					9.1667Dec	5,70,000 /-	6,18,753 /-	

**Seller Details :**

Sl No	Name & address	Status	Execution Admission Details :
1	MOTALEB MOLYA Son of Late Kaderbaksa Molya, Jirangacha, City:- , P.O.- Hatisala, P.S.-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Cultivation, Citizen of: India, PAN No. HXWxxxxxx0K, Aadhaar No.: 58xxxxxxxx0514, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self





2	MARIYAM BIBI Daughter of Late Kaderbaksa Molya,Chhayani, Pitha Pukuria, City:- , P.O:- Pakka Polarhat, P.S:-Kashipur, District:-South 24- Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Muslim, Occupation: Cultivation, Citizen of: India, PAN No. DExxxxxx4P, Aadhaar No.: 68xxxxxxx1447,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
3	AMENA BIBI Daughter of Late Kaderbaksa Molya,Bhagowanpur, City:- , P.O:- Pakka Polarhat, P.S.-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Muslim, Occupation: Cultivation, Citizen of: India, PAN No. DExxxxxx5J, Aadhaar No.: 82xxxxxxx6794,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
4	IYACHIN MOLLA Son of Late Yead Ali Molya,Jirangacha, City:- , P.O:- Hatisala, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Cultivation, Citizen of: India, PAN No. HWxxxxxx6D, Aadhaar No.: 63xxxxxxx2479,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
5	IUNUCH MOLLA Son of Late Yead Ali Molya,Jirangacha, City:- , P.O:- Hatisala, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Cultivation, Citizen of: India, PAN No. DTxxxxxx3C, Aadhaar No.: 73xxxxxxx6695,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
6	RUSHIYA MOLYA Wife of Sahad Ali Molya,Jirangacha, City:- , P.O:- Hatisala, P.S:- Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Cultivation, Citizen of: India, PAN No. DQxxxxxx7M, Aadhaar No.: 77xxxxxxx5336,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
7	AJIT MONDAL Son of Chandrakanta Mondal,Gouranga Nagar, City:- , P.O:- Gouranganagar, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700159 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Aadhaar No.: 52xxxxxxx1998,Status :Confirming Party, Executed by: Self To be Admitted by: Self	Confirming Party	Executed by: Self To be Admitted by: Self

**Buyer Details :**

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





**Identifier Details :**

Name & address
<b>RAJIB ROY</b> Son of PaRESH CHANDRA Roy City:- , P.O:- NEW TOWN, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700159, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , Identifier Of MOTALEB MOLYA, MARIYAM BIBI, AMENA BIBI, IYACHIN MOLLA, IJNUCH MOLLA, RUSHIYA MOLYA, AJIT MONDAL

**Transfer of property for L1**

Sl.No	From	To, with area (Name-Area)
1	MOTALEB MOLYA	UMESH KYAL & OTHERS HUF-1.52778 Dec
2	MARIYAM BIBI	UMESH KYAL & OTHERS HUF-1.52778 Dec
3	AMENA BIBI	UMESH KYAL & OTHERS HUF-1.52778 Dec
4	IYACHIN MOLLA	UMESH KYAL & OTHERS HUF-1.52778 Dec
5	IJNUCH MOLLA	UMESH KYAL & OTHERS HUF-1.52778 Dec
6	RUSHIYA MOLYA	UMESH KYAL & OTHERS HUF-1.52778 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 22-12-2022) for e-Payment . Assessed market value & Query is valid for 30 days (i.e. upto 22-12-2022)
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



192022230185813808

GRN Details

GRN:	192022230185813808	Payment Mode:	SBI Epay
GRN Date:	22/11/2022 17:15:26	Bank/Gateway:	SBlePay Payment Gateway
BRN :	1678226169115	BRN Date:	22/11/2022 17:16:22
Gateway Ref ID:	20221122997011	Method:	Indian Overseas Bank NB
GRIPS Payment ID:	221120222018581379	Payment Init. Date:	22/11/2022 17:15:26
Payment Status:	Successful	Payment Ref. No:	2003312892/2/2022

(Query No\*/Query Year)

Depositor Details

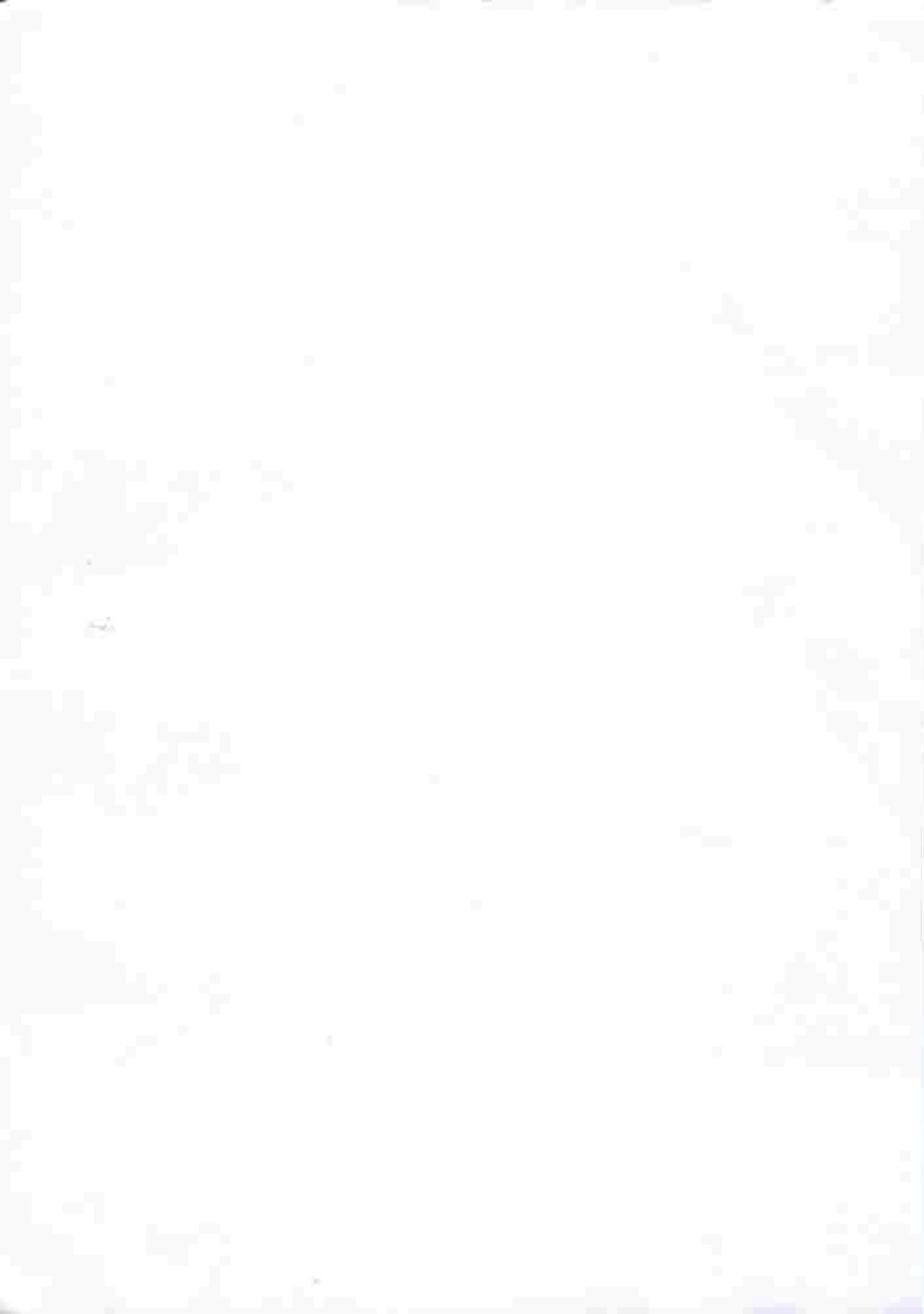
Depositor's Name:	Mr UMESH KYAL AND OTHERS HUF
Address:	30C, SOUTH END PARK, KOLKATA-700029
Mobile:	9330394689
Period From (dd/mm/yyyy):	22/11/2022
Period To (dd/mm/yyyy):	22/11/2022
Payment Ref ID:	2003312892/2/2022
Dept Ref ID/DRN:	2003312892/2/2022

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003312892/2/2022	Property Registration- Stamp duty	0030-02-103-003-02	18584
2	2003312892/2/2022	Property Registration- Registration Fees	0030-03-104-001-16	10202
			<b>Total</b>	<b>28786</b>

IN WORDS: TWENTY EIGHT THOUSAND SEVEN HUNDRED EIGHTY 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 16042003312892/2022









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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with
1	MOTALEB MOLYA Jirangacha, City:- , P.O:- Hatisala, P.S:-Kashipur, District:-South 24- Parganas, West Bengal, India, PIN:- 700135	Seller			L.T.I of Motaleb Molya By the Pan of folio 104 2-3.11.22
2	MARIYAM BIBI Chhayani, Pitha Pukuria, City:- , P.O:- Pakka Polarhat, P.S:-Kashipur, District:-South 24- Parganas, West Bengal, India, PIN:- 700135	Seller			L.T.I of Mariyam Bibi By the Pan of folio 104 2-3.11.22
3	AMENA BIBI Bhagowanpur, City:- , P.O:- Pakka Polarhat, P.S:-Kashipur, District:- South 24-Parganas, West Bengal, India, PIN:- 700135	Seller			L.T.I of Amena Bibi By the Pan of folio 104 2-3.11.22



Handwritten text, possibly a signature or initials, located in the lower-left quadrant of the page.

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

Sl No.	Name of the Executant	Category		Finger Print	Signature with date
4	IYACHIN MOLLA Jirangacha, City:- , P.O:- Hatisala, P.S:-Kashipur, District:-South 24- Parganas, West Bengal, India, PIN:- 700135	Seller			Signature with date L.I of Iyachin Molla By the Pan of Rem. Ref 25.11.22
5	IUNUCH MOLLA Jirangacha, City:- , P.O:- Hatisala, P.S:-Kashipur, District:-South 24- Parganas, West Bengal, India, PIN:- 700135	Seller			Signature with date L.I of Iunuch Molla By the Pan of Rem. Ref 23.11.22
6	RUSHIYA MOLYA Jirangacha, City:- , P.O:- Hatisala, P.S:-Kashipur, District:-South 24- Parganas, West Bengal, India, PIN:- 700135	Seller			Signature with date L.I of Rushiya Molya By the Pan of Rem. Ref 23.11.22
7	AJIT MONDAL Gouranga Nagar, City:- , P.O:- Gouranganagar, P.S:-New Town, District:- North 24-Parganas, West Bengal, India, PIN:- 700159	Seller			Signature with date Ajit Mondal 23.11.2022



Sl. No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	RAJIB ROY Son of PaRESH CHANDRA Roy City:-, P.O:- NEW TOWN, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700159	MOTALEB MOLYA, MARIYAM BIBI, AMENA BIBI, IYACHIN MOLLA, IUNUCH MOLLA, RUSHIYA MOLYA, AJIT MONDAL			 22.11.22

(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-1604-13696/2022	Date of Registration	25/11/2022
Query No / Year	1604-2003312892/2022	Office where deed is registered	
Query Date	22/11/2022 3:12:12 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 - 700025, Mobile No. : 9330394689, Status : Seller/Executant		
Transaction:	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 4,00,000/-]		
Set Forth value	Market Value		
Rs. 5,70,000/-	Rs. 6,18,753/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 18,684/- (Article:23)	Rs. 10,234/- (Article:A(1), E.)		
Remarks			

#### Land Details :

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

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-99	RS-403	Bastu	Shali	9.1667 Dec	5,70,000/-	6,18,753/-	
<b>Grand Total :</b>					<b>9.1667Dec</b>	<b>5,70,000 /-</b>	<b>6,18,753 /-</b>	

#### Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>MOTALEB MOLYA</b> Son of Late Kaderbaksa Molya Jirangacha, City:- , P.O:- Hatisala, P.S:-Kashipur, District:-South24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Cultivation, Citizen of: India, PAN No.:: HWxxxxxx0K, Aadhaar No: 58xxxxxxxx0514, Status : Individual, Executed by: Self, Date of Execution: 23/11/2022 , Admitted by: Self, Date of Admission: 23/11/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 23/11/2022 , Admitted by: Self, Date of Admission: 23/11/2022 ,Place : Pvt. Residence

the 1990s, the number of people with a disability in the United States has increased by 25% (U.S. Census Bureau, 2000).

As a result of the increase in the number of people with disabilities, the need for accessible information has become more acute. The Americans with Disabilities Act (ADA) of 1990 has provided a legal framework for the development of accessible information. The ADA requires that information be accessible to people with disabilities. This means that information must be available in a format that can be accessed by people with disabilities. This has led to the development of accessible information systems (AIS) that provide people with disabilities with the same access to information as people without disabilities.

One of the most common types of AIS is the accessible website. An accessible website is a website that can be accessed by people with disabilities. This means that the website must be designed so that it can be accessed by people with disabilities. This includes providing alternative text for images, providing a text-based interface, and providing a keyboard interface. The ADA requires that all websites be accessible to people with disabilities.

Another type of AIS is the accessible document. An accessible document is a document that can be accessed by people with disabilities. This means that the document must be designed so that it can be accessed by people with disabilities. This includes providing alternative text for images, providing a text-based interface, and providing a keyboard interface. The ADA requires that all documents be accessible to people with disabilities.

There are many other types of AIS, including accessible video, accessible audio, and accessible software. Each type of AIS has its own set of requirements. The ADA requires that all AIS be accessible to people with disabilities. This means that AIS must be designed so that they can be accessed by people with disabilities.

The development of AIS is a complex task. It requires a deep understanding of the needs of people with disabilities and a commitment to accessibility. The ADA provides a legal framework for the development of AIS, but it is up to the designers to ensure that AIS are accessible to people with disabilities. This is a challenge, but it is one that must be met if we are to ensure that everyone has access to information.

There are many resources available to help with the development of AIS. The ADA provides a list of requirements for AIS. The Web Content Accessibility Guidelines (WCAG) provide a set of guidelines for the development of accessible websites. The National Center for Accessible Information (NCAI) provides a list of resources for the development of accessible documents. These resources can be used to ensure that AIS are accessible to people with disabilities.

The development of AIS is a complex task, but it is one that is worth the effort. By ensuring that AIS are accessible to people with disabilities, we can ensure that everyone has access to information. This is a goal that we should all strive for.

2	<b>MARIYAM BIBI</b> Daughter of Late Kaderbaksa Molya Chhayani, Pitha Pukuria, City:- , P.O:- Pakka Polarhat, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Muslim, Occupation: Cultivation, Citizen of: India, PAN No.:: DExxxxxx4P, Aadhaar No:66xxxxxxxx1447, Status :Individual, Executed by: Self, Date of Execution: 23/11/2022 , Admitted by: Self, Date of Admission: 23/11/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 23/11/2022 , Admitted by: Self, Date of Admission: 23/11/2022 ,Place : Pvt. Residence
3	<b>AMENA BIBI</b> Daughter of Late Kaderbaksa Molya Bhagowanpur, City:- , P.O:- Pakka Polarhat, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Muslim, Occupation: Cultivation, Citizen of: India, PAN No.:: DExxxxxx5J, Aadhaar No: 82xxxxxxxx6794, Status :Individual, Executed by: Self, Date of Execution: 23/11/2022 , Admitted by: Self, Date of Admission: 23/11/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 23/11/2022 , Admitted by: Self, Date of Admission: 23/11/2022 ,Place : Pvt. Residence
4	<b>IYACHIN MOLLA</b> Son of Late Yead Ali Molya Jirangacha, City:- , P.O:- Hatisala, P.S:-Kashipur, District:-South24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Cultivation, Citizen of: India, PAN No.:: HWxxxxxx8D, Aadhaar No: 63xxxxxxxx2479, Status :Individual, Executed by: Self, Date of Execution: 23/11/2022 , Admitted by: Self, Date of Admission: 23/11/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 23/11/2022 , Admitted by: Self, Date of Admission: 23/11/2022 ,Place : Pvt. Residence
5	<b>IUNUCH MOLLA</b> Son of Late Yead Ali Molya Jirangacha, City:- , P.O:- Hatisala, P.S:-Kashipur, District:-South24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Cultivation, Citizen of: India, PAN No.:: D'xxxxxx3C, Aadhaar No: 73xxxxxxxx6695, Status :Individual, Executed by: Self, Date of Execution: 23/11/2022 , Admitted by: Self, Date of Admission: 23/11/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 23/11/2022 , Admitted by: Self, Date of Admission: 23/11/2022 ,Place : Pvt. Residence
6	<b>RUSHIYA MOLYA</b> Wife of Sahad Ali Molya Jirangacha, City:- , P.O:- Hatisala, P.S:-Kashipur, District:-South24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Cultivation, Citizen of: India, PAN No.:: DQxxxxxx7M, Aadhaar No: 77xxxxxxxx5336, Status :Individual, Executed by: Self, Date of Execution: 23/11/2022 , Admitted by: Self, Date of Admission: 23/11/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 23/11/2022 , Admitted by: Self, Date of Admission: 23/11/2022 ,Place : Pvt. Residence
7	<b>AJIT MONDAL (Presentant )</b> Son of Chandrakanta Mondal Gouranga Nagar, City:- , P.O:- Gouranganagar, P.S:-New Town, District:-North24-Parganas, West Bengal, India, PIN:- 700159 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Aadhaar No: 52xxxxxxxx1998, Status :Confirming Party, Executed by: Self, Date of Execution: 23/11/2022 , Admitted by: Self, Date of Admission: 23/11/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 23/11/2022 , Admitted by: Self, Date of Admission: 23/11/2022 ,Place : Pvt. Residence

**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>UMESH KYAL &amp; OTHERS HUF</b> 30C, South End Park, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 , PAN No.:: AAxxxxxx6P,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed



**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>RAJIB ROY</b> Son of PaRESH CHANDRA Roy City:- , P.O:- NEW TOWN, P.S:-New Town District:-North 24-Parganas, West Bengal, India. PIN:- 700159			

Identifier Of MOTALEB MOLYA, MARIYAM BIBI, AMENA BIBI, IYACHIN MOLLA, IUNUCH MOLLA, RUSHIYA MOLYA, AJIT MONDAL

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	MOTALEB MOLYA	UMESH KYAL & OTHERS HUF-1.52778 Dec
2	MARIYAM BIBI	UMESH KYAL & OTHERS HUF-1.52778 Dec
3	AMENA BIBI	UMESH KYAL & OTHERS HUF-1.52778 Dec
4	IYACHIN MOLLA	UMESH KYAL & OTHERS HUF-1.52778 Dec
5	IUNUCH MOLLA	UMESH KYAL & OTHERS HUF-1.52778 Dec
6	RUSHIYA MOLYA	UMESH KYAL & OTHERS HUF-1.52778 Dec

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

In the second section, the author provides a detailed breakdown of the company's revenue for the quarter. It includes a comparison between actual performance and the budgeted figures, highlighting areas where the company exceeded expectations and where it fell short.

The third section focuses on the company's financial health and liquidity. It analyzes the current cash flow and identifies potential risks that could impact the company's ability to meet its short-term obligations.

Finally, the document concludes with a series of recommendations for the management team. These suggestions are aimed at improving operational efficiency, reducing costs, and enhancing the overall profitability of the business.

On 22-11-2022

**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 6,18,753/-

*(Signature)*

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

On 23-11-2022:

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

Presented for registration at 18:50 hrs on 23-11-2022, at the Private residence by AJIT MONDAL, one of the Executants.

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

Execution is admitted on 23/11/2022 by 1. MOTALEB MOLYA, Son of Late Kaderbaksa Molya, Jirangacha, P.O: Hatisala, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Cultivation, 2. MARIYAM BIBI, Daughter of Late Kaderbaksa Molya, Chhayani, Pitha Pukuria, P.O: Pakka Polamat, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Cultivation, 3. AMENA BIBI, Daughter of Late Kaderbaksa Molya, Bhagowanpur, P.O: Pakka Polamat, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Cultivation, 4. IYACHIN MOLLA, Son of Late Yead Ali Molya, Jirangacha, P.O: Hatisala, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Cultivation, 5. IUNUCH MOLLA, Son of Late Yead Ali Molya, Jirangacha, P.O: Hatisala, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Cultivation, 6. RUSHIYA MOLYA, Sahad Ali Molya, Jirangacha, P.O: Hatisala, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Cultivation, 7. AJIT MONDAL, Son of Chandrakanta Mondal, Gouranga Nagar, P.O: Gouranganagar, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700159, by caste Hindu, by Profession Business  
Indetified by RAJIB ROY, , Son of PaRESH CHANDRA Roy, P.O: NEW TOWN, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700159, by caste Hindu, by profession Others

*(Signature)*

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

On 25-11-2022

**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 10,234.00/- ( A(1) = Rs 6,188.00/- ,B = Rs 4,000.00/- ,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 10,202/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/11/2022 5:16PM with Govt. Ref. No: 192022230185813808 on 22-11-2022, Amount Rs: 10,202/-, Bank: SBI EPay ( SBIEPay), Ref. No. 1678226169115 on 22-11-2022, Head of Account 0030-03-104-001-16



### Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 18,584/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 18,584/-

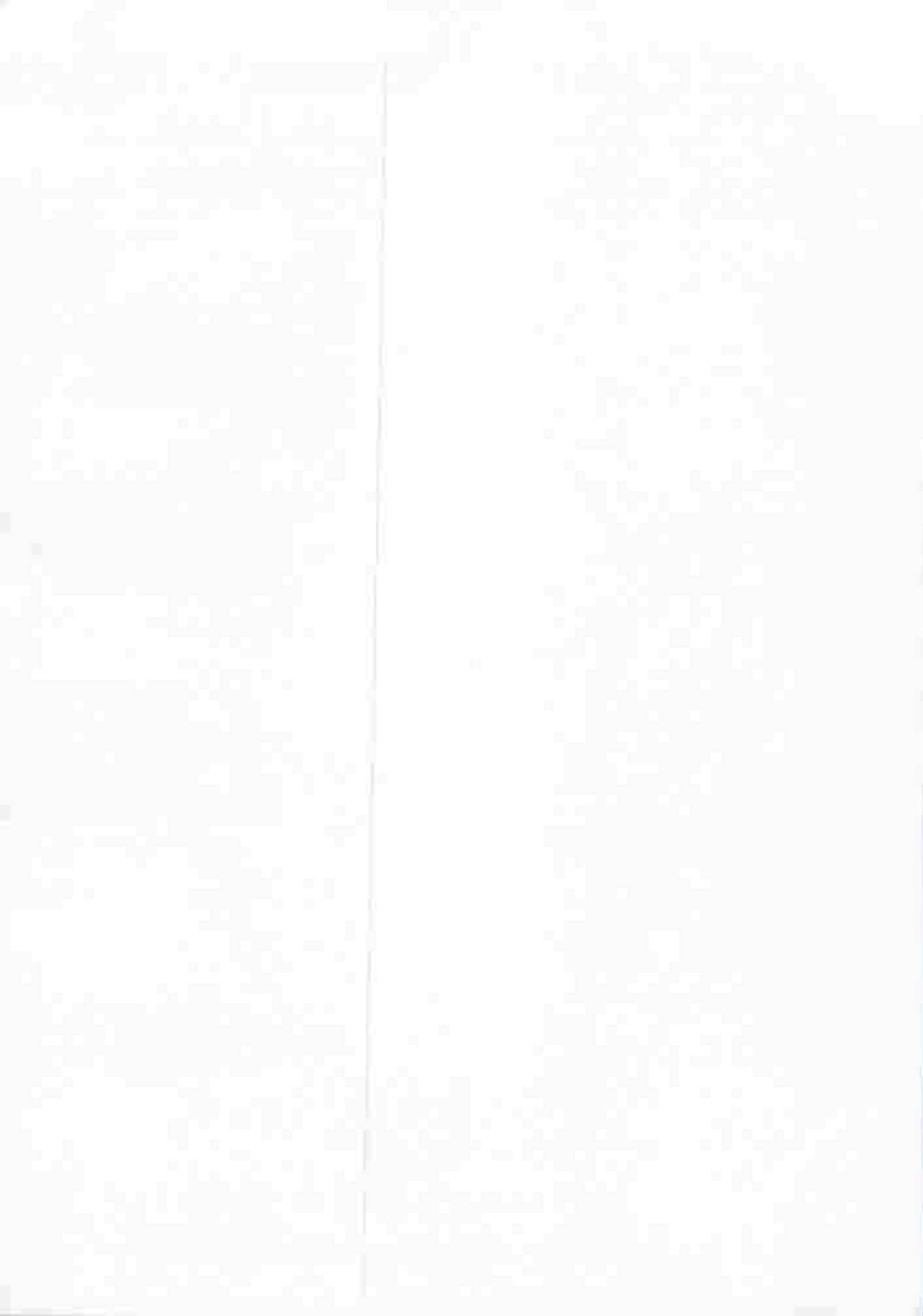
#### Description of Stamp

1. Stamp: Type: Impressed, Serial no 3975, 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 22/11/2022 5:16PM with Govt. Ref. No: 192022230185813808 on 22-11-2022, Amount Rs: 18,584/-, Bank: SBI EPay ( SBlePay), Ref. No. 1678226169115 on 22-11-2022, Head of Account 0030-02-103-003-02

*(Signature)*

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





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2022, Page from 401116 to 401144  
being No 160413696 for the year 2022.



Digitally signed by ANUPAM HALDER  
Date: 2022.11.25 13:12:00 +05:30  
Reason: Digital Signing of Deed.

(Anupam Halder) 2022/11/25 01:12:00 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)

*Handwritten signature*

I-13699/22

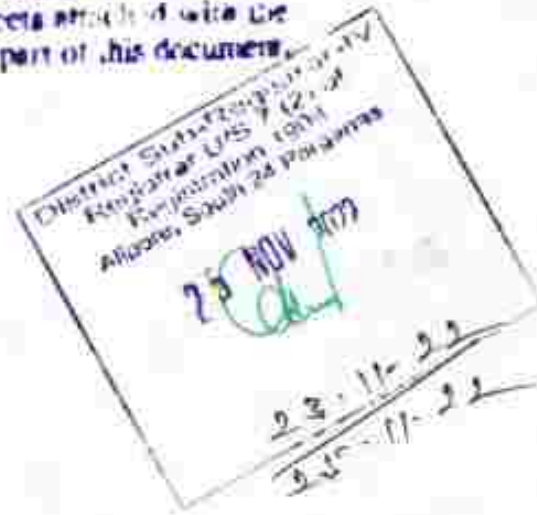


पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AH 352933

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

*Handwritten notes:*  
23/11/2022  
Q-2003300936/2022  
2-20 P.M.



CONVEYANCE

- 1. Date: 23/11/2022
- 2. Place: Kolkata
- 3. Parties

*Handwritten note:* 2-20 P.M.

*Handwritten note:* 23/11/22

003977

04 JUL 2022

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

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

Address:.....**ALIPORE JUDGES COURT**  
KOL-27

Vendor:.....**WB/1368/2003**

Alipur Collectorate, 24 Pgs. (S)

**SUBHANKAR DAS**

**STAMP VENDOR**

Alipur Police Court, Koi-27

FB ✓ ২০২৩ ১৫/১২/২২



8682

FB ✓ ২০২৩ ১৫/১২/২২



Nizamuddin Molla  
c/o Abdul Subul Molla.  
Vill - Kabilchanga  
PO - Bamunia.  
P.S. Kashipur.  
Pin - 743502  
Dist - 24 Pgs (S)

District Sub-Registrar-IV  
Registrar U/S 7 (2) of  
Registration 1906  
Alipore, South 24 Parganas  
**23 NOV 2022**

- 3.1 **FIROJA BIBI (PAN GLZPB4405A, Aadhaar No. 7124 3801 9321)**, daughter of Late Jiyad Ali Molla, by faith Islam, by Occupation- Cultivation, residing at Village-Krishnamati, Post Office Bamunia, Police Station Kashipur, Kolkata-743502, District South 24 Parganas; (the **Vendor**, includes successors-in-interest)

**And**

- 3.2 **ANURAG KYAL HUF**, having (PAN AALHA4202P) having its address at 30C, South End Park, P.S.- Rabindra Sarovar (formerly Lake) Post Office- Sarat Bose Road, Kolkata- 700 029, represented by its Karta **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 (the **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.



District Sub-Registrar IV  
Registration Office of  
Registration 1506  
Alipur, Kulu, Parasnath

23 NOV 2022

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** 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**

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

**5.1.2 Ownership of Amir Ali Molla:** At all material time one Amir Ali Molla, son of Baramali Molla was the sole, recorded and absolute owner in respect of **(1)** Land classified as *safi* (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 Larger 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



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

23 NOV 2022

jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Fourth Larger 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 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.

- 5.1.3 **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**)
- 5.1.4 **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.
- 5.1.5 **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



District Sub-Registrar-IV  
Registrar U/S 7 (2) at  
Registration 1386  
Alipore, South 24 Parganas

23 NOV 2022

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, 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.

- 5.1.6 **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
- 5.1.7 **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) Muslima 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.
- 5.1.8 **Absolute Ownership of Vendor:** In the above mentioned events and circumstances said Firoja 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.
- 5.1.9 **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.



Dist. Sub-Registrar's Office  
Alipur, Kullu  
23 NOV 2022

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

Handwritten notes in the bottom left corner, including a date stamp: 27-10-2018 and other illegible text.



District Sub-Registrar  
Registrar (15) of  
Registration 1508  
Alberta, South 24 Range

23 NOV 2022

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 Schedule 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



District Sub-Registrar-  
Alibon, South 24 Parganas  
Registration 1908

23 NOV 2022

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.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



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

23 NOV 2022

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) 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



District Sub-Registrar  
Registration Law (2) of  
Registration 1008  
Alipha, South 24 Parganas

23 NOV 2022

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 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 U/S 7 (2) of  
Registration Act, 1908  
Alanya, South 24 Patanah

23 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:

<b>On the North</b>	: By R.S. Dag No. 68
<b>On the East</b>	: By R.S. Dag Nos. 65 & 66
<b>On the South</b>	: By R.S. Dag Nos. 94
<b>On the West</b>	: 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 vacant 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:

<b>On the North</b>	: By R.S. Dag No. 69
<b>On the East</b>	: By R.S. Dag Nos. 64 & 65
<b>On the South</b>	: By R.S. Dag No. 67
<b>On the West</b>	: 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 vacant 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-Registrar  
Registration Office  
Aligarh, District Aligarh

23 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 vacant 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 vacant 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



Division of Health-Registration & Vital Statistics  
PS 7127 of  
Hospitals of 100  
Albany, New York 12212

23 NOV 2027

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]**

Vacant Land classified as *sah* (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

Vacant 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

Vacant 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

Vacant 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

Vacant 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-Registrar-IV  
Registrar URS 7 (2) of  
Registrars 1908  
Alluvial South 24 Parganas

23 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  
Registrar U/S P 123 of  
Registration 1908  
Alipore South 24 Parganas

23 NOV 2022

10. Execution and Delivery

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

फिरोजा बिबी

FIROJA BIBI

[Vendor]

Drafted by:

Atangir Regd No B/1366/03

Advocate

Atpara Judges Court, Kol-27

Witnesses:

1. Saadul Islam  
Muzakker Muzaf Mulla  
Jirani gachhi  
Hali Saha  
780135
2. Nizamuddin Mulla  
Kabilung  
743502



District Sub-Registry  
Alipore, South 24 Parganas

23 NOV 2022







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

23 NOV 2022

SPECIMEN FORM FOR TEN FINGER PRINTS

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

*Handwritten vertical text*

*Handwritten vertical text*

*Handwritten text*



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

23 NOV 2022



ভারত সরকার

Unique Identification Authority of India  
Government of India

ভুক্তিকর্তার আই ডি / Enrolment No 1040/22070/07509

To,  
ফ্রিজা মতি  
Friza Bibi  
KRISHNA MATI KRISHNAMATI  
Baramati  
Krishnanan Bhangar - II South 24 Parganas  
West Bengal 743502

18012015

Ref: K322 / 232 / 806874 / 808444 / P



SE414735691FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

**7124 3801 9321**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
Government of India



নাম: ফ্রিজা মতি  
Friza Bibi  
পিতা: জিয়া আলী মোল্লা  
Father: Jiyat Ali Molla  
জন্ম তারিখ (DOB): 12/01/1985  
লিঙ্গ: মহিলা  
Female



7124 3801 9321

আধার - সাধারণ মানুষের অধিকার



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

INFORMATION

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

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

232 / 806874



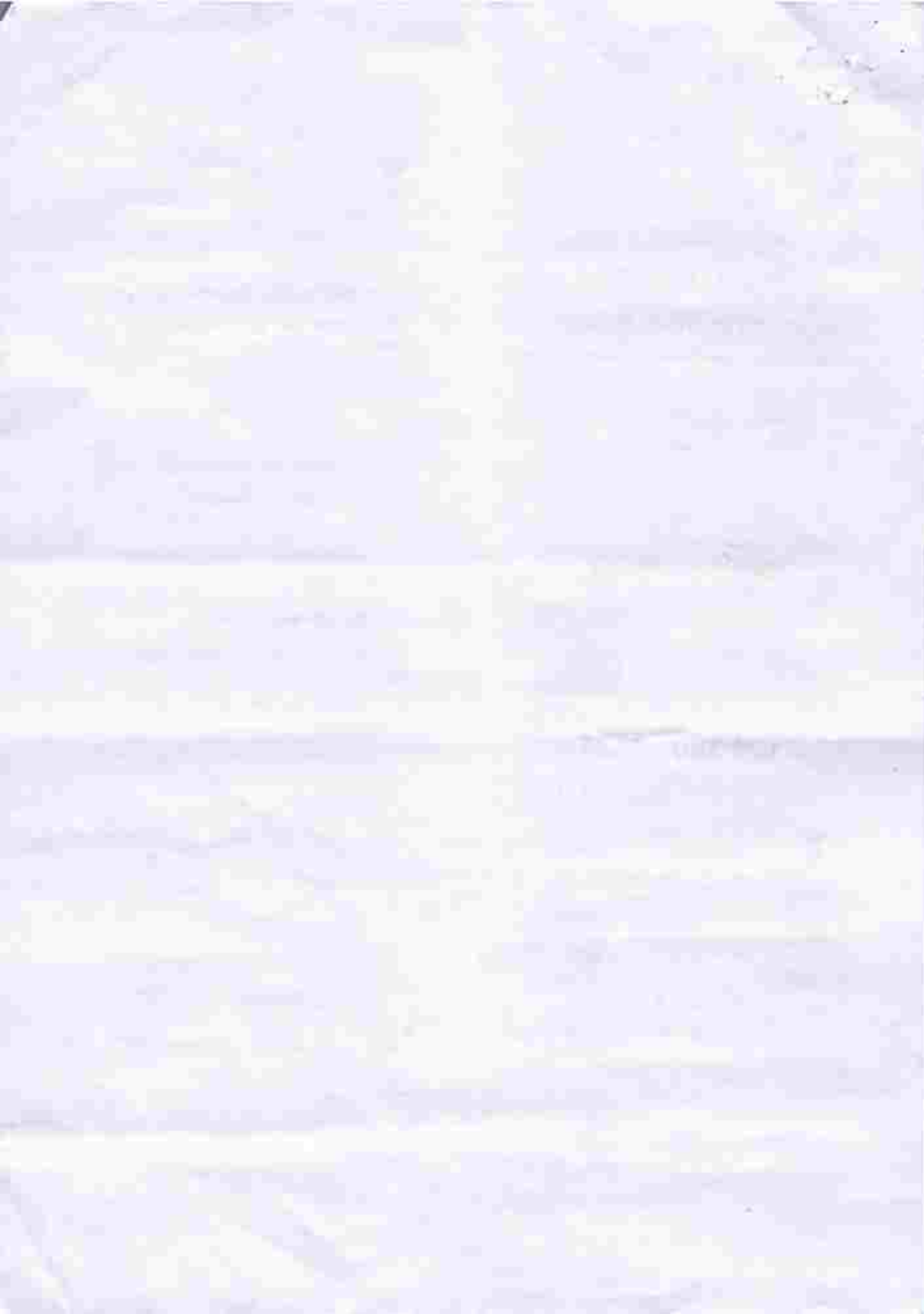
ভারত সরকার  
Unique Identification Authority of India

ঠিকানা: কৃষ্ণা মতি, কৃষ্ণামতি, কপুলিয়া, পশ্চিম ২৪ পরগণা, কৃষ্ণামতি, কপুলিয়া, পশ্চিম ২৪ পর্গানা, ক্রিশ্ণামতি, উত্তর ২৪ পর্গানা, ক্রিশ্ণামতি, পশ্চিম বঙ্গ, ৭৪৩৫০২  
Address: KRISHNA MATI, KUSHNAMATI, Baramati, South 24 Parganas, Krishnamati, West Bengal, 743502

7124 3801 9321



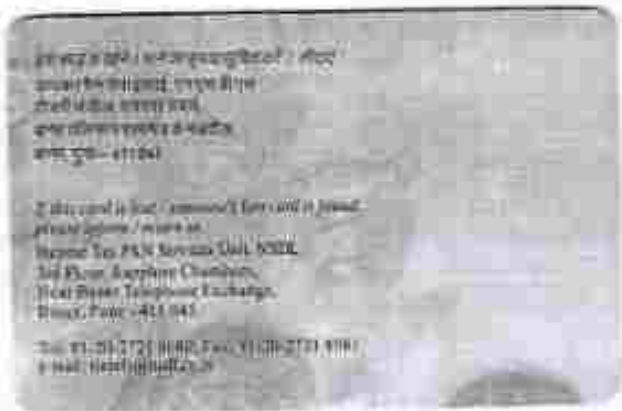
ফ্রিজা মতি





शिरु अ/ वि वि





ANURAG KYAL HUF  
*Anurag Kyal*  
KARTA



**आयकर विभाग**  
**INCOME TAX DEPARTMENT**  
**ANURAG KYAL**  
**UMESH KYAL**  
**26/07/1981**  
**AGIPK490EH**

भारत सरकार  
**GOVT. OF INDIA**




भारत सरकार  
 Government of India

**अनुराग क्यल**  
**Anurag Kyal**  
**पंजीकृत / DOB: 26/07/1981**  
**पुरुष / Male**

**5217 2735 8314**

**मेरा आधार, मेरी पहचान**




भारतीय रिज़र्व बैंक  
 Reserve Bank of India

**आधार कार्ड**  
**Aadhaar Card**

**Bank to Open A/c: SBI, Main Branch, New Delhi**  
**110001**

**Address: 507 Convent Road, 2nd Floor, Convent, New Delhi, 110001**

**5217 2735 8314**

1447    help@uidai.gov.in    www.uidai.gov.in



*Anurag Kyal*



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

**भारत सरकार**  
**GOVT. OF INDIA**

PERMANENT ACCOUNT NUMBER CARD

**COZPM52230**

**MIJAM UDDIN MOLLA**  
 Permanent Account Number Holder  
**ABDUL JALIL MOLLA**

01/01/1989



In case this card is lost or found, it shall become void from the date of issue.

Income Tax PAN Overlook Unit, UHHS,  
 Plot No. 1, Sector II, Chandigarh,  
 North India - 160 012.

टैक्स पैन ओवरलुक युनिट, एच.एस.ए.  
 प्लॉट नं. 1, सेक्टर II, चण्डीगढ़,  
 उत्तर भारत - 160 012.

Income Tax PAN Overlook Unit,  
 Plot No. 1, Sector II, Chandigarh,  
 North India - 160 012.

*Mijamuddin Molla*





সংস্কৃত: ১৯৫১

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

Query No / Year	2003309936/2022	Office where deed will be registered
Query Date	22/11/2022 12:49:34 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	[4306] 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: 25, Pn Code: 700135

Sch No	Plot Number	Khatian Number	Land Proposed	UseROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-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	Status	Execution Admission Details :
1	FIROJA BIBI Daughter of Late: Jiyad Ali Molla, Village:- Krishnamati, Bamunia, P.O:- Bamunia, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Female, By Caste: Muslim, Occupation: Cultivation, Citizen of: India, PAN No. GLxxxxxx5A, Aadhaar No.: 71xxxxxxx9321, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self



Query No: 2003309936 of 2022, Printed On : Nov 22 2022 1:31PM, Generated from wbregristration.gov.in



**Buyer Details :**

Sl No	Name & address	Status	Execution Admission Details :
1	ANURAG KYAL HUF ( HUF ) 30C, South End Park, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 PAN No, AAxxxxxx2P, Aadhaar No Not Provided by UIDAI Status : Organization, Not Executed	Organization	Not Executed

**Identifier Details :**

Name & address
NIJAM UDDIN MOLLA Son of Abdul Jali 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 FIROJA BIBI

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	FIROJA BIBI	ANURAG KYAL HUF-1.06 Dec

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	FIROJA BIBI	ANURAG KYAL HUF-0.65 Dec

**Transfer of property for L3**

Sl.No	From	To. with area (Name-Area)
1	FIROJA BIBI	ANURAG KYAL HUF-0.83 Dec

**Transfer of property for L4**

Sl.No	From	To. with area (Name-Area)
1	FIROJA BIBI	ANURAG KYAL HUF-0.583 Dec

**Transfer of property for L5**

Sl.No	From	To. with area (Name-Area)
1	FIROJA BIBI	ANURAG KYAL HUF-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 22-12-2022) for e-Payment . Assessed market value & Query is valid for 30 days (i.e. upto 22-12-2022)
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. - I I SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. BHANGAR, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA







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



192022230185764878

GRN Details

GRN:	192022230185764878	Payment Mode:	SBI Epay
GRN Date:	22/11/2022 16:46:17	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	7901913574315	BRN Date:	22/11/2022 16:46:37
Gateway Ref ID:	20221122995894	Method:	Indian Overseas Bank NB
GRIPS Payment ID:	221120222018576486	Payment Init. Date:	22/11/2022 16:46:17
Payment Status:	Successful	Payment Ref. No:	2003309936/2/2022

{Query No\*Query Year}

Depositor Details

Depositor's Name:	Mr ANURAG KYAL HUF
Address:	30C, SOUTH END PARK, KOLKATA-700029
Mobile:	9330394689
Period From (dd/mm/yyyy):	22/11/2022
Period To (dd/mm/yyyy):	22/11/2022
Payment Ref ID:	2003309936/2/2022
Dept Ref ID/DRN:	2003309936/2/2022

Payment Details

Sl. No.	Payment Ref No.	Head of A/C Description	Head of A/C	Amount (₹)
1	2003309936/2/2022	Property Registration- Stamp duty	0030-02-103-003-02	26120
2	2003309936/2/2022	Property Registration- Registration Fees	0030-03-104-001-16	8714
			<b>Total</b>	<b>34834</b>

IN WORDS: THIRTY FOUR THOUSAND EIGHT HUNDRED THIRTY FOUR 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 16042003309936/2022

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	FIROJA BIBI Village:- Krishnamati, Bamunia, P.O.- Bamunia, P.S.- Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743502	Seller			
Sl No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	NIJAM UDDIN MOLLA Son of Abdul Jali Molla Village:- Kabilidanga. P.O:- Bamunia, P.S:- Kashipur, District:- South 24-Parganas, West Bengal, India, PIN:- 743502	FIROJA BIBI			

(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-1604-13699/2022	Date of Registration	25/11/2022
Query No / Year	1604-2003309936/2022	Office where deed is registered	
Query Date	22/11/2022 12:49:34 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/-		
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>	

...the ...

...the ...

...the ...

...the ...

...the ...

...the ...

...the ...

...the ...

...the ...

...the ...

...the ...

...the ...

...the ...

...the ...

...the ...

...the ...

...the ...

...the ...

**Seller Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>FIROJA BIBI (Presentant )</b> Daughter of Late Jiyad Ali Molla Village:- Krishnamati, Bamunia, P.O:- Bamunia, P.S:-Kashipur, District:-South24-Parganas, West Bengal, India, PIN:- 743502 Sex: Female, By Caste: Muslim, Occupation: Cultivation, Citizen of: India, PAN No.:: GLxxxxxx5A, Aadhaar No: 71xxxxxxxx9321, Status : Individual, Executed by: Self, Date of Execution: 23/11/2022 , Admitted by: Self, Date of Admission: 23/11/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 23/11/2022 , Admitted by: Self, Date of Admission: 23/11/2022 ,Place : Pvt. Residence

**Buyer Details :**

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

**Identifier Details :**

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

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	FIROJA BIBI	ANURAG KYAL HUF-1.06 Dec

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	FIROJA BIBI	ANURAG KYAL HUF-0.65 Dec

**Transfer of property for L3**

Sl.No	From	To. with area (Name-Area)
1	FIROJA BIBI	ANURAG KYAL HUF-0.83 Dec

**Transfer of property for L4**

Sl.No	From	To. with area (Name-Area)
1	FIROJA BIBI	ANURAG KYAL HUF-0.583 Dec

**Transfer of property for L5**

Sl.No	From	To. with area (Name-Area)
1	FIROJA BIBI	ANURAG KYAL HUF-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, income, and any other financial activities.

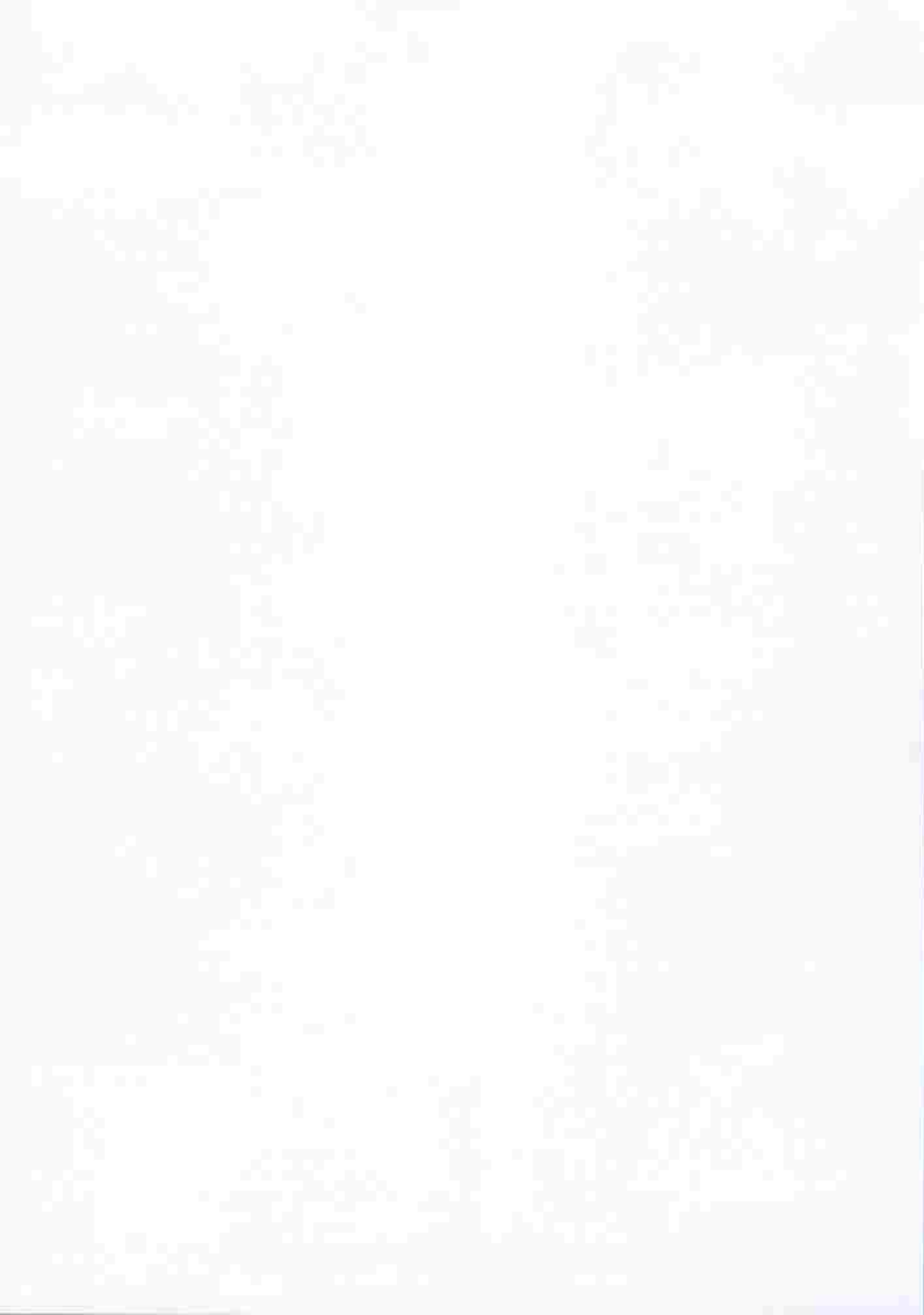
The second part of the document provides a detailed breakdown of the accounting process. It starts with the identification of the accounting cycle, which consists of eight steps: identifying the accounting cycle, analyzing the source documents, journalizing the transactions, posting to the ledger, preparing a trial balance, adjusting the accounts, preparing financial statements, and closing the books.

The third part of the document discusses the various types of accounts used in accounting. It categorizes them into assets, liabilities, equity, revenue, and expense accounts. Each type of account has a specific debit and credit structure that must be followed to maintain the accounting equation.

The fourth part of the document covers the preparation of financial statements. It explains how to use the trial balance to identify any errors and how to prepare the income statement, balance sheet, and statement of owner's equity. It also discusses the importance of comparing these statements to the previous period to identify trends and changes.

The fifth part of the document discusses the role of the accountant in the business. It highlights the need for accuracy, honesty, and integrity in all accounting activities. It also emphasizes the importance of staying up-to-date on the latest accounting standards and regulations.





On 22-11-2022

**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 23-11-2022

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

Presented for registration at 14:20 hrs on 23-11-2022, at the Private residence by FIROJA BIBI ,Executant.

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

Execution is admitted on 23/11/2022 by FIROJA BIBI, Daughter of Late Jiyad Ali Molla, P.O: Bamunia, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Muslim, by Profession Cultivation  
Indetified by NIJAM UDDIN MOLLA, , Son of Abdul Jali 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 25-11-2022

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

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

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 8,746.00/- ( A(1) = Rs 8,700.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 8,714/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 22/11/2022 4:46PM with Govt. Ref. No: 192022230185764878 on 22-11-2022, Amount Rs: 8,714/-, Bank: SBI EPay ( SBlePay), Ref. No. 7901913574315 on 22-11-2022, Head of Account 0030-03-104-001-16

The first part of the document discusses the importance of maintaining accurate records of all transactions. It emphasizes that every entry should be supported by a valid receipt or invoice. This not only helps in tracking expenses but also ensures compliance with tax regulations. The document further outlines the procedures for handling discrepancies and the role of the accounting department in providing timely reports to management.

In the second section, the focus is on budgeting and financial forecasting. It details how the budget is prepared and how it is used to monitor the company's financial performance. The document highlights the need for regular reviews and adjustments to the budget to reflect changes in the business environment. It also discusses the use of various financial ratios and indicators to assess the company's financial health and identify areas for improvement.

The third section covers the process of financial statement preparation. It explains the steps involved in calculating the cost of goods sold, determining gross profit, and arriving at the net income. The document provides a clear breakdown of the components of each financial statement and the methods used to verify their accuracy. It also discusses the importance of presenting the financial statements in a clear and concise manner to facilitate decision-making by the board of directors and other stakeholders.

Finally, the document addresses the issue of financial reporting and communication. It outlines the responsibilities of the accounting department in providing accurate and timely information to the management and the board. It also discusses the importance of maintaining transparency and integrity in all financial reporting activities. The document concludes by emphasizing the role of the accounting department in supporting the overall success of the organization.

### 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/-, by online = Rs 26,120/-

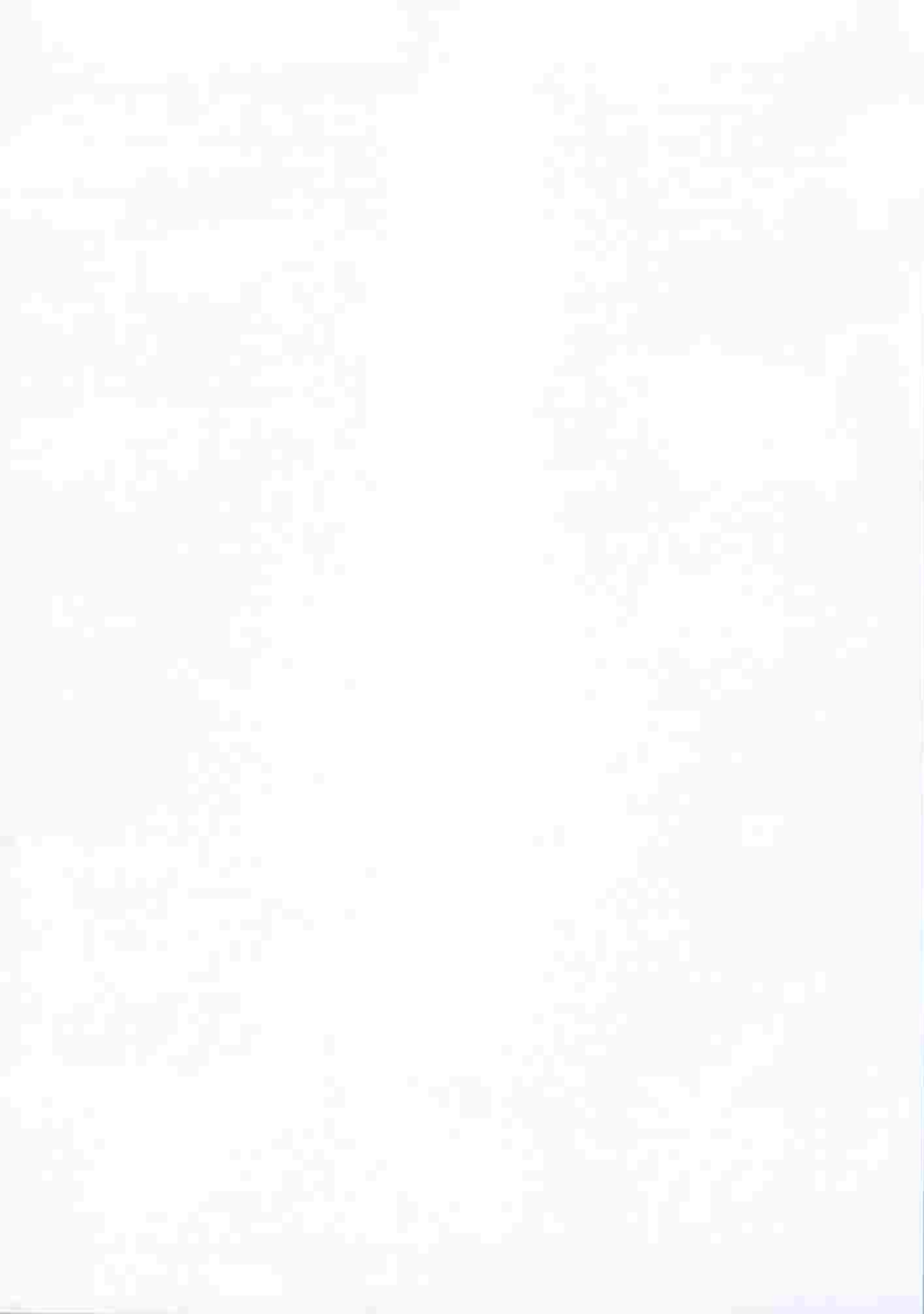
#### Description of Stamp

1. Stamp: Type: Impressed, Serial no 3977, 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 22/11/2022 4:46PM with Govt. Ref. No: 192022230185764878 on 22-11-2022, Amount Rs: 26,120/-, Bank: SBI EPay ( SBIPay), Ref. No. 7901913574315 on 22-11-2022, 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**



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2022, Page from 401268 to 401294  
being No 160413699 for the year 2022.



Digitally signed by ANUPAM HALDER  
Date: 2022.11.25 13:28:59 +05:30  
Reason: Digital Signing of Deed.

*(Handwritten signature)*

(Anupam Halder) 2022/11/25 01:28:59 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS  
West Bengal.

**(This document is digitally signed.)**



003976

04 JUL 2022

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

Name:.....

ALAMUJ REZA  
ADVOCATE

Address:.....

ALIPORE JUDGES COURT  
KOL-37

Vendor:.....

WB/1386/2003

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

M-8 - মা সুকবি



8683

M-5 - মা সুকবি



Nisaruddin Molla

of Abdul Jalil Molla.

in Kabilanga.

P.O. Bamuria.

P.S. Washipur.

Pin- 743302

District- South 24 Pgs (2)

District Sub-Registrar-1  
Registrar U/S 7 (2) of  
Registration 1908  
Alipore, South 24 Parganas  
29 NOV 2022

- 3.1 **MASURA BIBI BAIDYA (Aadhaar No. 3210 7971 0591)**, daughter of Late Jiyad Ali Molla, by faith Islam, by Occupation- Cultivation, residing at Village-Chalta Beria, Bhangar, Post Office Krishnamati, Police Station Kashipur, Kolkata-743502, District North 24 Parganas; (**Vendor**, includes successors-in-interest)

**And**

- 3.2 **SWETA KYAL (PAN AFXPG8803P, Aadhaar No.244033200783)**, wife of Anurag Kyal, residing at 30C, South End Park, P.S.- Rabindra Sarobar (formerly Lake) Post Office- Sarat Bose Road, Kolkata- 700 029, (the **Purchaser** include 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** below, **And** (5) land classified as *danga* (highland) measuring 0.78(zero point seven



District Sub-Registrar  
Registrar MS 7 (2) of  
Registration 1908  
Amber, South 24 Parganas

23 NOV 2022

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 of R.S. Dag No. 90, corresponding L.R. Dag No. 84, recorded under



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

23 NOV 2022

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, 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,



উদ্দেশ্যে স্বাক্ষরিত/স্বাক্ষরিত  
সংক্রান্ত উ/স 7/21/01  
সংক্রান্ত 19/18  
আপার, দক্ষিণ 24 পরগণা

23 NOV 2022

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) Rijja 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 Masura Bibi Baidya (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



Office of the Sub-Registrar  
Registration Office  
Alipore, South 24 Parganas

23 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*, *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' 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



District Sub-Registrar,  
Registrar I/5/7 (2) of  
Registration 10078  
Alipore, South 24 Parganas

23 NOV 2022

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 Registrar IV  
Registration 4404  
Alipur, South 24 Parganas

23 NOV 2022

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. 8,70,000/-** (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' 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



দক্ষিণ ২৪ পরগণা জেলা সুপারিন্টেন্ডেন্টের কার্যালয়  
আলিপুর, দক্ষিণ ২৪ পরগণা, পশ্চিমবঙ্গ  
23 NOV 2022

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)



UNIVERSITY OF THE EAST  
FACULTY OF EDUCATION  
REGISTRATION 1908  
ALBINO, SOUTH 24 PANGRASA

29 NOV 2022

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 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**



District Sub-Registrar  
Registration GIS / GIS of  
Contribution 15000  
Alwar, South 24 Parganas

23 NOV 2022

**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  
**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 vacant 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 vacant 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



Dist. Sub-Center IV, Kalyan  
Kalyan, Maharashtra  
23 NOV 2022

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 vacant 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 IV  
(Fifth Property)**

Land vacant 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 Sub-Registrar  
Registration No. 1100  
Alipur, South 24 Parganas

**23 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 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 more fully described in **Part-I** of the **First Schedule** above

Land vacant 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 vacant 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 vacant 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 vacant 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



Office of the District Registrar  
Registration 1024  
Alipore, South 24 Parganas

23 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's  
Registrar URB 7 (2) of  
Registration 1038  
Alipur, South 24 Parganas

23 NOV 2022

10. Execution and Delivery

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

*Masura Bibi Baidya*

**MASURA BIBI BAIDYA**

[Vendor]

Drafted by:

*Mangr. Regd NB/1366/03*

Advocate

*Atipra Judge Court, Kol-27*

Witnesses:

1.

*Sauhil Islam*

2.

*Nisha Mukherjee*

*Nur mahmud malle*

*Kabil danga.*

*Jehani gacher*

*745502*

*Hati sala*

*700135*



4  
District Sub-Registrar  
Registration (1908)  
Alipore, South 24 Parganas

23 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. IOBAR52022112200644913	22.11.22	Indian Overseas Bank	8,70,000/-
			<b>8,70,000/-</b>

*Masura Bibi Baidya*

**MASURA BIBI BAIDYA**

[Vendor]

Witnesses:

1. *Sariful Islam*

2. *Nizamuddin Molla*























*Read over and explained by me  
in Bengali  
Nizamuddin Molla*



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

23 NOV 2022

**SPECIMEN FORM FOR TEN FINGER PRINTS**

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

*Amatakyal*



District Sub-Registry  
Registrar (S 12) of  
Registration 1984  
A.M.P.C. South 24 Paramaribo

23 NOV 2022

Verified

MASUR, FIROZ A BIBI D/O TIYAB Ali,

68.89.90.67,71

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

ভৌগোলিক আইডি / Enrolment No 1040/20471/97026

To:  
 মাসুর বিবি সায়  
 Masur Bibi Baidya  
 Chata Bera  
 Bhanga Chakrabarti Bhanga - II South 24 Parganas  
 West Bengal 743502

1401/2015

Rel: 8890 / 222 / 1210062 / 120097 / P

5E409855925FT

আপনার আদার সংখ্যা / Your Aadhaar No. :  
**3210 7971 0591**

আদার - সাধারণ মানুষের অধিকার

---

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

মাসুর বিবি সায়  
 Masur Bibi Baidya  
 পিতা: তিয়াব আলি মল্লিক  
 Father: Tiyab Ali Mallik  
 ডাটাম / DOB: 01/01/1970  
 স্ত্রী / Female

3210 7971 0591

আদার - সাধারণ মানুষের অধিকার

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

**আদার**  
**AADHAAR**

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

**INFORMATION**

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

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

---

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

Address: Chata Bera, South 24 Parganas, Bhanga Chakrabarti, West Bengal, 743502

3210 7971 0591

স্বাক্ষরিত

10/10/10

IN THE MATTER OF THE ESTATE OF  
[Name], deceased.

IN THE MATTER OF THE ESTATE OF  
[Name], deceased.

IN THE MATTER OF THE ESTATE OF  
[Name], deceased.

IN THE MATTER OF THE ESTATE OF  
[Name], deceased.

10/10/10

10/10/10

10/10/10

IN THE MATTER OF THE ESTATE OF  
[Name], deceased.

IN THE MATTER OF THE ESTATE OF  
[Name], deceased.

10/10/10

10/10/10

10/10/10

IN THE MATTER OF THE ESTATE OF  
[Name], deceased.

IN THE MATTER OF THE ESTATE OF  
[Name], deceased.

10/10/10

10/10/10

IN THE MATTER OF THE ESTATE OF  
[Name], deceased.

  
**ELECTION COMMISSION OF INDIA**  
 भारतका निर्वाचन आयोग  
 WB/14/107/278583

**IDENTITY CARD**  
 पहचान कार्ड




Elector's Name निर्वाचकको नाम Sunita Masara BS सुनीता मासारा बीएस	Sunita Masara BS सुनीता मासारा बीएस
Father's Name पिताको नाम Husband's Name श्रीमानको नाम Age उमेर 25	Age उमेर 25
Sex लिंग F स्त्री	Sex लिंग F स्त्री
Age on 01/11/1995 01/11/1995	Age on 01/11/1995 01/11/1995

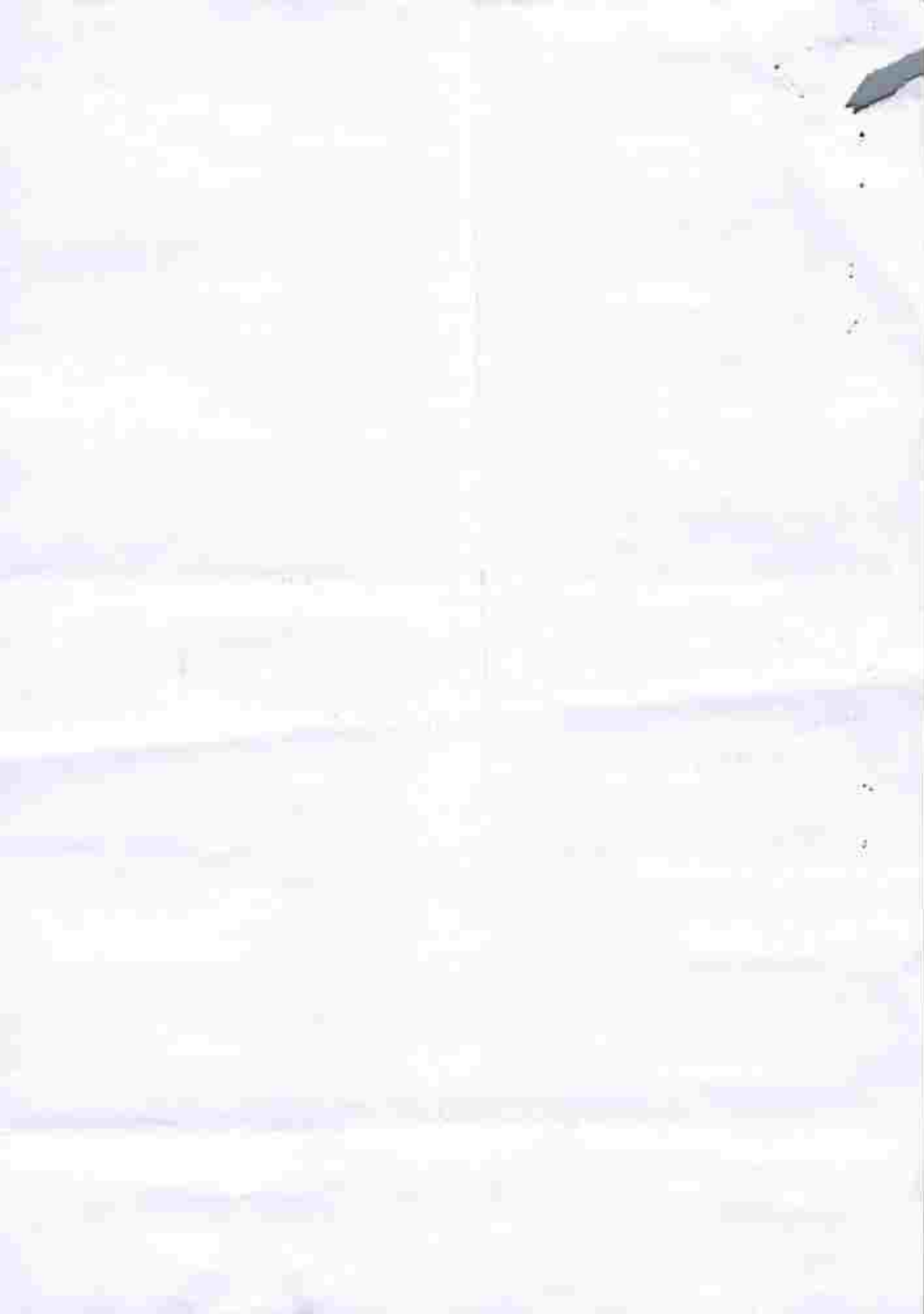
मासुदा विधि

**Address**  
 South Chhatberya Chhatberya  
 Bangalore South 24 Poo.  
 नाम  
 श्रीमती सुनीता मासारा बीएस  
 श्रीमानको नाम

Facsimile Signature  
 Electoral Registration Officer  
 निर्वाचकको अधिकारी

For 107 Bangalore  
 107 बंगलौर  
 Assembly Constituency  
 विधानसभा निर्वाचक क्षेत्र

Place	Aurang
नाम	अहमदपुर
Date	01.08.95
दिनांक	01.08.95

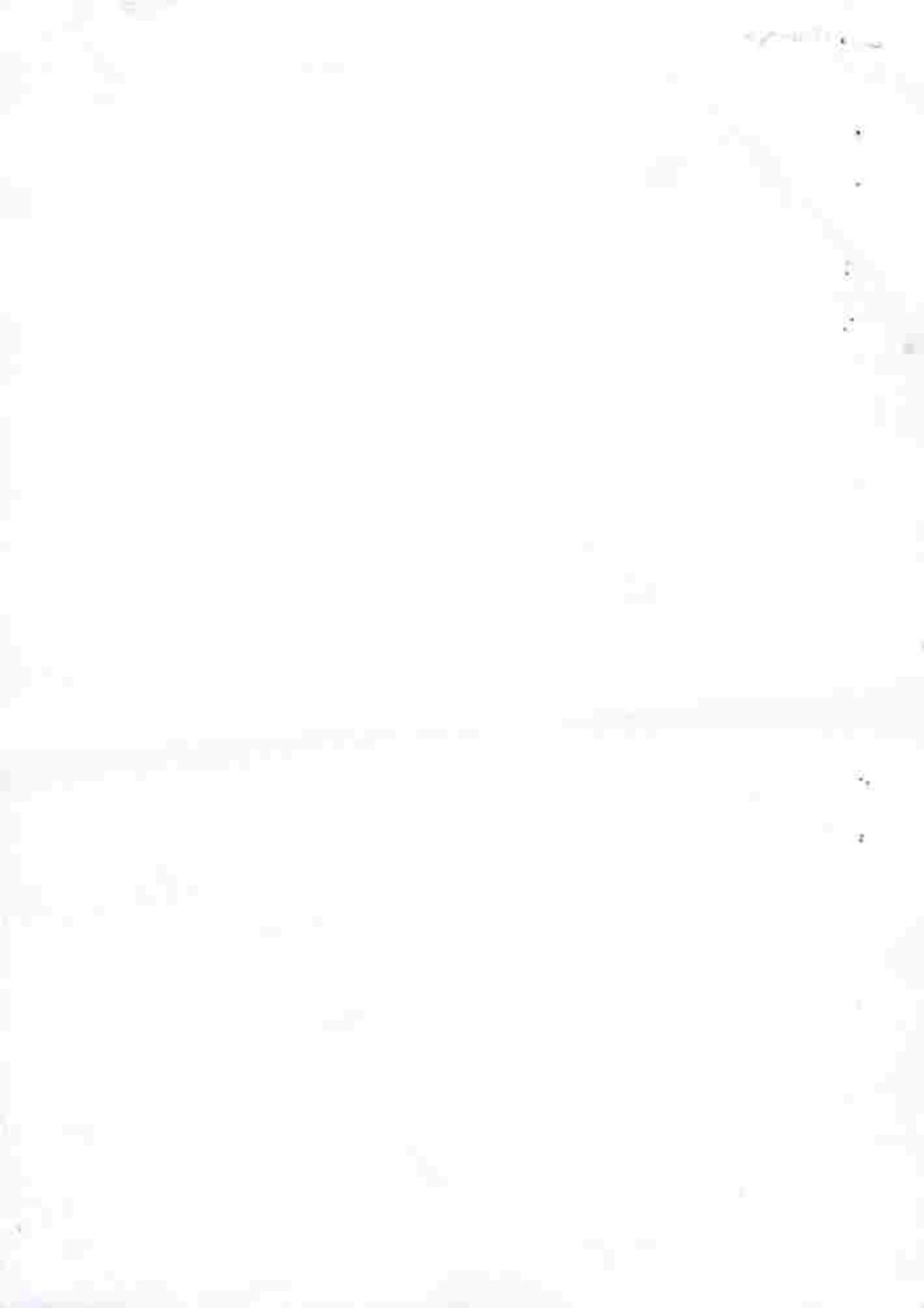


**आयकर विभाग**  
**INCOME TAX DEPARTMENT**  
**SWETA KYAL**  
**BALBIR PRASAD GUPTA**  
**16/02/1983**  
 Permanent Account Number  
**AFXPG8803P**  
  
  
**भारत सरकार**  
**GOVT. OF INDIA**  
  


  
**भारत सरकार**  
**Government of India**  
  
**स्वेता कयल**  
**Sweta Kyal**  
**जन्म तिथि / DOB: 16/02/1983**  
**लिंग / Gender**  
  
  
**2440 3320 0783**  
**मेरा आधार, मेरी पहचान**

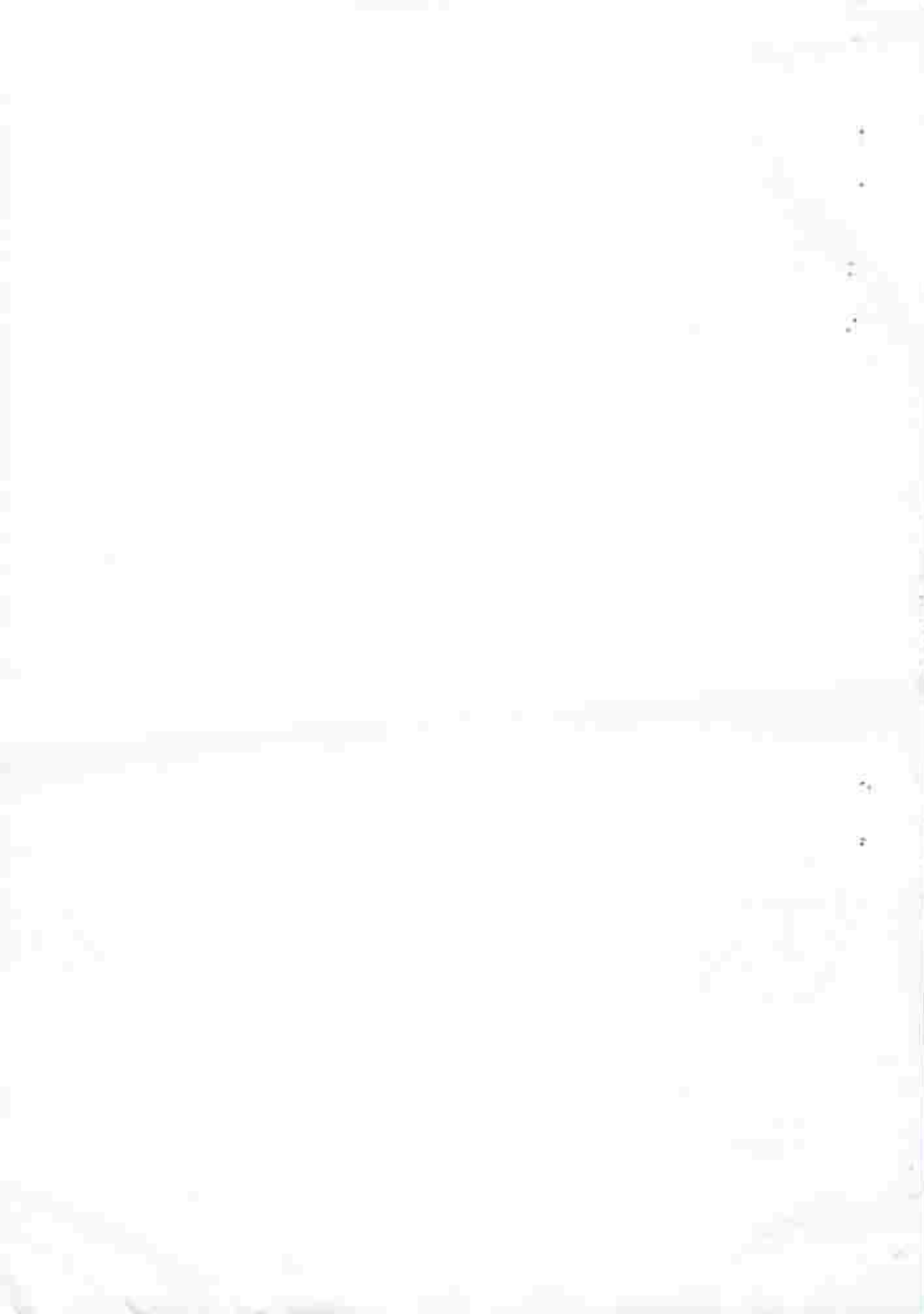
  
**भारतीय वित्तीय प्रशासन विभाग**  
**Union Government Accounting System of India**  
**आयकर विभाग, एन.पी. गोलम, कोल्हा, कोल्हा, वेस्ट बंगाल, 700029**  
  
**2440 3320 0783**  
 1947  [help@uidai.gov.in](mailto:help@uidai.gov.in)  [www.uidai.gov.in](http://www.uidai.gov.in)

*Sweta Kyal*





Niamuddin Molla





সংস্কৃত ভাষায়

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

Query No / Year	2003310246/2022	Office where deed will be registered
Query Date	22/11/2022 1:02:01 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	VINAYAK LEGAL 122/1R, Satyendra Nath Majumdar Sarani, Thana : Tollygunge, District : South 24-Parganas, WEST BENGAL, PIN - 700026, Mobile No. : 9330394689, Status : Seller/Executant	
Transaction	Additional Transaction	
[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: 25, Pin Code : 700135

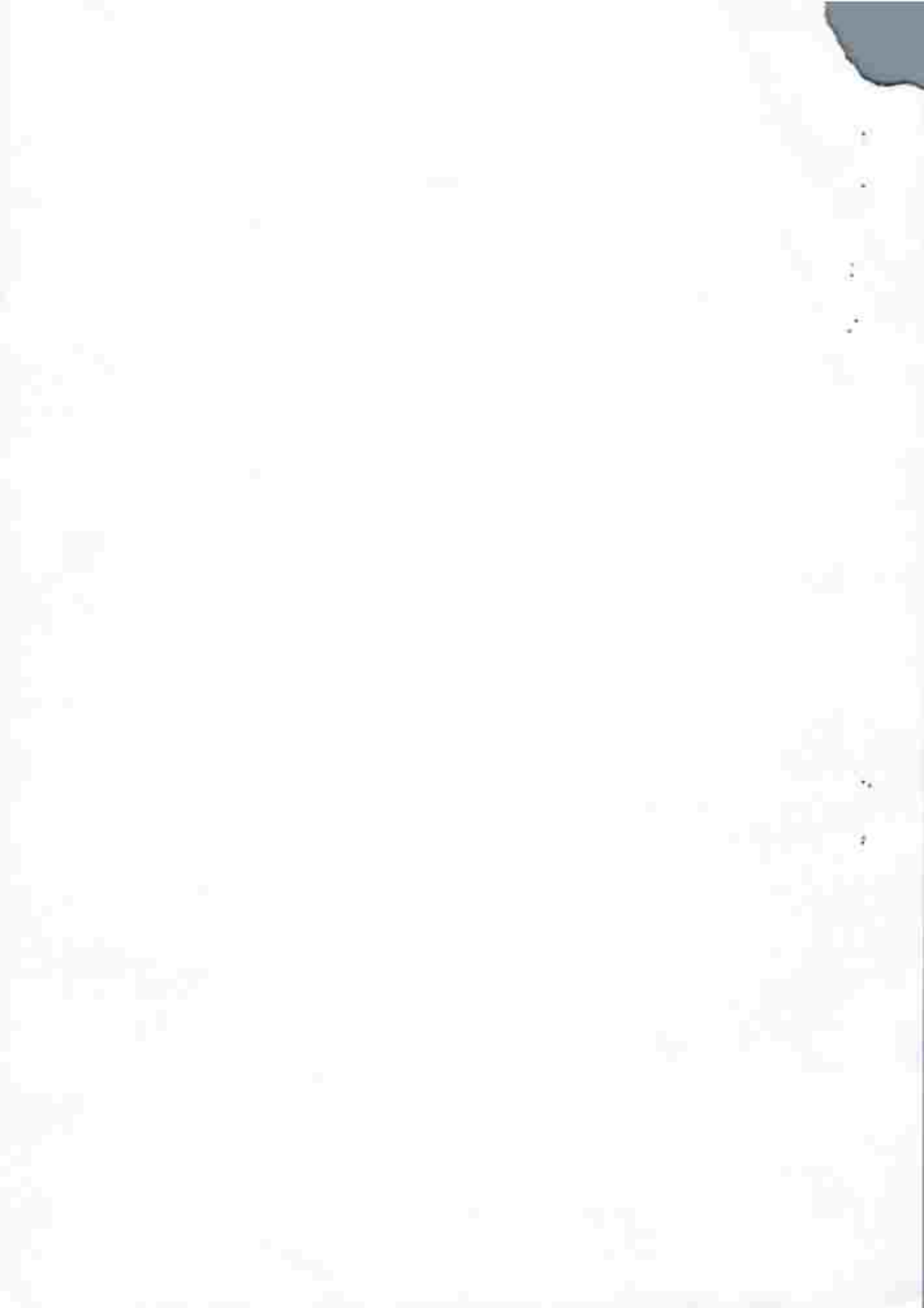
Sch No	Plot Number	Khatian Number	Land Use	ROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-67	RS-643	Bastu	Shafi	1.06 Dec	2,34,169/-	2,34,169/-	
L2	RS-68	RS-643	Bastu	Danga	0.65 Dec	1,45,371/-	1,45,371/-	
L3	RS-71	RS-128	Bastu	Danga	0.83 Dec	1,86,299/-	1,86,299/-	
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	MASURA BIBI BAIDYA Daughter of Late: Jiyad Ali Molla, Villaga - Chaita Beria, Bhangar, P.O:- Krishnamati, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Female, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, Aadhaar No.: 32xxxxxxxx0591, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self



Query No: 2003310246 of 2022, Printed On : Nov 22 2022 1:06PM, Generated from: wbreregistration.gov.in



**Buyer Details :**

Sl No	Name & address	Status	Execution Admission Details :
1	SWETA KYAL 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, PAN No. AFxxxxxx3P, Aadhaar No.: 24xxxxxxxx0783,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 MASURA BIBI BAIDYA

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	MASURA BIBI BAIDYA	SWETA KYAL-1.06 Dec

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	MASURA BIBI BAIDYA	SWETA KYAL-0.65 Dec

**Transfer of property for L3**

Sl.No	From	To. with area (Name-Area)
1	MASURA BIBI BAIDYA	SWETA KYAL-0.83 Dec

**Transfer of property for L4**

Sl.No	From	To. with area (Name-Area)
1	MASURA BIBI BAIDYA	SWETA KYAL-0.583 Dec

**Transfer of property for L5**

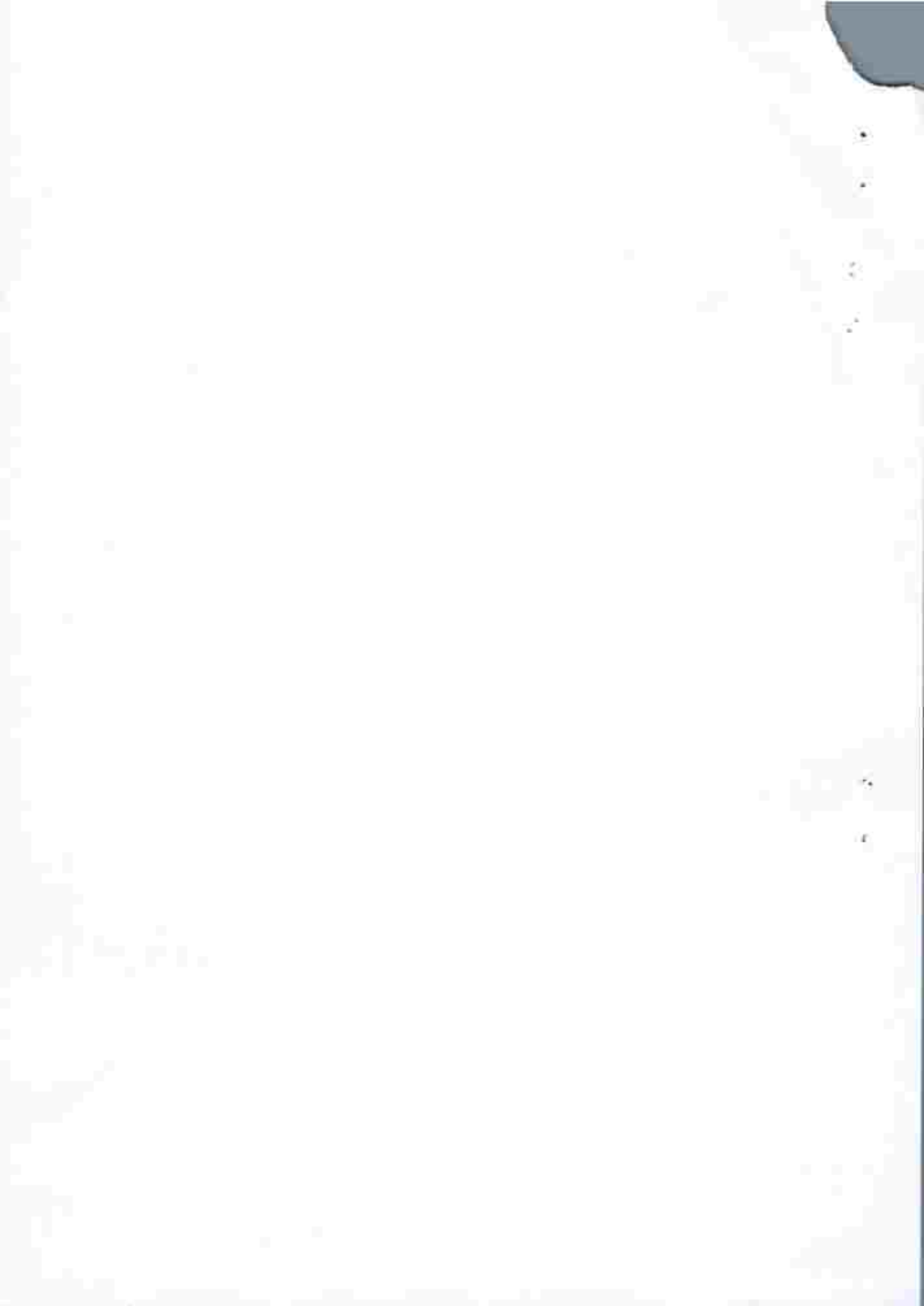
Sl.No	From	To. with area (Name-Area)
1	MASURA BIBI BAIDYA	SWETA KYAL-0.78 Dec

**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 22-12-2022) for e-Payment . Assessed market value & Query is valid for 30 days (i.e. upto 22-12-2022)
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/-.

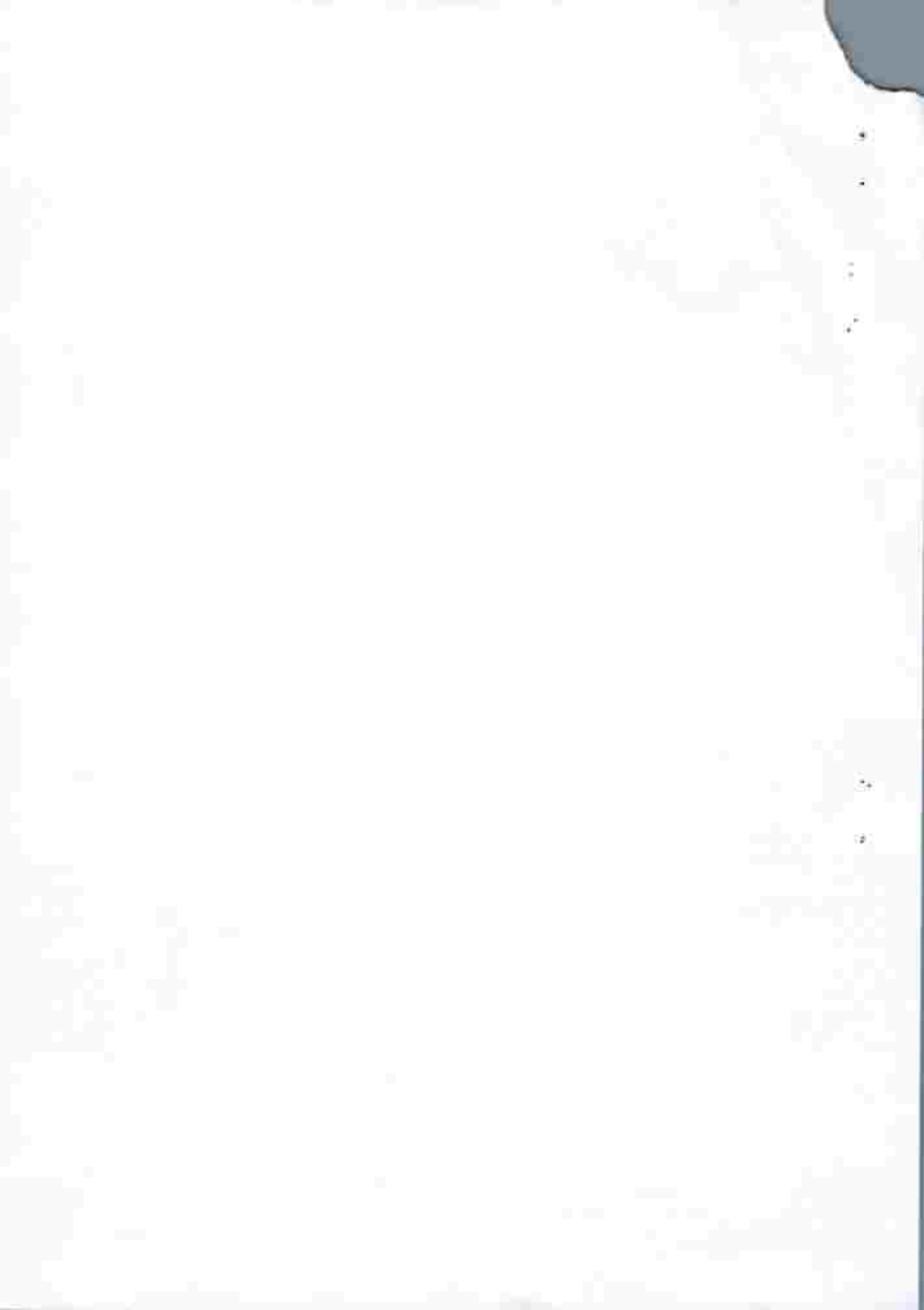


Query No/ 2003310240 of 2022, Printed On : Nov 22 2022 1:25PM, Generated from wbregistration.gov.in



5. e-Payment is compulsory if Stamp Duty payable is more than Rs. 10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required.
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices:  
D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. BHANGAR, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA







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



192022230185775678

GRN Details

GRN:	192022230185775678	Payment Mode:	SBI Epay
GRN Date:	22/11/2022 16:52:24	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	5269352634215	BRN Date:	22/11/2022 16:53:07
Gateway Ref ID:	20221122996159	Method:	Indian Overseas Bank NB
GRIPS Payment ID:	221120222018577566	Payment Init. Date:	22/11/2022 16:52:24
Payment Status:	Successful	Payment Ref. No:	2003310246/2/2022 (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):	22/11/2022
Period To (dd/mm/yyyy):	22/11/2022
Payment Ref ID:	2003310246/2/2022
Dept Ref ID/DRN:	2003310246/2/2022

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003310246/2/2022	Property Registration- Stamp duty	0030-02-103-003-02	26120
2	2003310246/2/2022	Property Registration- Registration Fees	0030-03-104-001-16	8714
			<b>Total</b>	<b>34834</b>

IN WORDS: THIRTY FOUR THOUSAND EIGHT HUNDRED THIRTY FOUR 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 16042003310246/2022

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	MASURA BIBI BAIDYA Village:- Chaita Beria, Bhangar, P.O:- Krishnamati, P.S:- Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743502	Seller			 23/11/22
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	NIJAM UDDIN MOLLA Son of Abdul Jalil Molla Village:- Kabilidanga, P.O:- Bamunia, P.S:- Kashipur, District:- South 24-Parganas, West Bengal, India, PIN:- 743502	MASURA BIBI BAIDYA			 23.11.22

(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-1604-13709/2022	Date of Registration	25/11/2022
Query No / Year	1604-2003310246/2022	Office where deed is registered	
Query Date	22/11/2022 1:02:01 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	VINAYAK LEGAL 122/1R, Satyendra Nath Majumdar Sarani, Thana : 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. 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: Jirangache, JI No: 25, Pin Code : 700135

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-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,Photo,Finger print and Signature
1	<b>MASURA BIBI BAIDYA (Presentant )</b> Daughter of Late Jiyad Ali Molla Village:- Chalta Beria, Bhangar, P.O:- Krishnamati, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Female, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, Aadhaar No: 32xxxxxxxx0591, Status :Individual, Executed by: Self, Date of Execution: 23/11/2022 , Admitted by: Self, Date of Admission: 23/11/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 23/11/2022 , Admitted by: Self, Date of Admission: 23/11/2022 ,Place : Pvt. Residence

**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, PAN No.:- AFxxxxxx3P, Aadhaar No: 24xxxxxxxx0783, Status :Individual, Status : Not Executed

**Identifier Details :**

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

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	MASURA BIBI BAIDYA	SWETA KYAL-1.06 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	MASURA BIBI BAIDYA	SWETA KYAL-0.65 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	MASURA BIBI BAIDYA	SWETA KYAL-0.83 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	MASURA BIBI BAIDYA	SWETA KYAL-0.583 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	MASURA BIBI BAIDYA	SWETA KYAL-0.78 Dec







On 22-11-2022

**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 23-11-2022

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

Presented for registration at 14:15 hrs on 23-11-2022, at the Private residence by MASURA BIBI BAIDYA ,Executant.

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

Execution is admitted on 23/11/2022 by MASURA BIBI BAIDYA, Daughter of Late Jiyad Ali Molla, P.O: Krishnarnati, Thana: Kashipur, . South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Hindu, 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 25-11-2022

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

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

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 8,746.00/- ( A(1) = Rs 8,700.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 8,714/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/11/2022 4:53PM with Govt. Ref. No: 192022230185775678 on 22-11-2022, Amount Rs: 8,714/-, Bank: SBI EPay ( SBIPay), Ref. No. 5269352634215 on 22-11-2022, Head of Account 0030-03-104-001-16

1. The first part of the document discusses the importance of maintaining accurate records of all transactions and activities. It emphasizes that proper record-keeping is essential for transparency and accountability, particularly in the context of public administration and government operations. The text outlines various methods and tools used to collect, store, and analyze data, highlighting the need for consistency and reliability in the information gathered.

2. The second section focuses on the challenges associated with data management and analysis. It identifies common obstacles such as data fragmentation, inconsistent formats, and limited resources. The author suggests several strategies to overcome these challenges, including the implementation of standardized protocols, the use of advanced data processing techniques, and the establishment of clear roles and responsibilities for data management. The text also discusses the importance of regular data audits and updates to ensure the accuracy and relevance of the information.

3. The third part of the document addresses the ethical considerations surrounding data collection and use. It highlights the need to protect individual privacy and ensure that data is used only for its intended purpose. The text discusses the importance of obtaining informed consent from individuals and the need to implement robust security measures to prevent unauthorized access to sensitive information. The author also touches upon the potential for bias and discrimination in data analysis, emphasizing the need for transparency and fairness in the process.

4. The final section of the document provides a summary of the key findings and recommendations. It reiterates the importance of a comprehensive and systematic approach to data management and analysis. The author concludes by encouraging stakeholders to embrace a data-driven culture and to continuously seek ways to improve the quality and effectiveness of their data practices. The text also includes a list of references and a glossary of key terms used throughout the document.

### 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/-, by online = Rs 26,120/-

#### Description of Stamp

1. Stamp: Type: Impressed, Serial no 3976, 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 22/11/2022 4:53PM with Govt. Ref. No: 192022230185775878 on 22-11-2022, Amount Rs: 26,120/-, Bank: SBI EPay ( SBiePay), Ref. No. 5269352634215 on 22-11-2022, Head of Account 0030-02-103-003-02

*(Handwritten Signature)*

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





1870

1871

1872

1873

1874

1875

1876

1877

1878

1879

1880

1881

1882

1883

1884

1885

1886

1887

1888

1889

1890

1891

1892

1893

1894

1895

1896

1897

1898

1899

1900

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2022, Page from 401169 to 401196  
being No 160413709 for the year 2022.



Digitally signed by ANUPAM HALDER  
Date: 2022.11.25 13:19:03 +05:30  
Reason: Digital Signing of Deed.

*(Handwritten signature)*

(Anupam Halder) 2022/11/25 01:19:03 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS  
West Bengal.

**(This document is digitally signed.)**