C137/23

I-13573/23

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबंगल पश्चिम बंगाल WEST BENGAL

AP 762900

03/11/2023

G-200273133/2023

2-20 P.M.

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

District Sub-Registrar-IV
Registrar U/S 7 (4) of
Registration Act
South 24 Parganas

6-11-23

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
Vendor .....

Bidyut Ghosh

[redacted] 12092

Bidyut Ghosh

Identified by me,
Sourav Ghosh.
S/o.- Sudhir Kumar Ghosh.
39, Ruby Park South,
Kasba, Kol- 700078.

District Sub-Registrar-I
Registrar U/S 7 (2) of
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3.1 **BIDYUT GHOSH** *alias* **BIDYUT KUMAR GHOSH (PAN: AEIPG8371A** and **Aadhaar No. 4601 0812 7793)**, son of Late Bhadreshwar 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 *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 (**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

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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 2nd 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.

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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. Khanda 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 8th November, 1995, registered in the Office of the Sub-Registrar, Bhangar, recorded in Book No. I, 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

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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)

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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

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

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

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

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

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

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

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

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

6. Basic Understanding

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

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7. Transfer

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

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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.

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.

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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:

On the North	:	By R.S. Dag No. 103
On the East	:	By R.S. Dag No. 117
On the South	:	By R.S. Dag No. 108
On the West	:	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
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Registration Act
Alipore, 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
				Total:	**4.2146**

District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, 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. Sourav Ghosh
39, Ruby Park South,
Kasba, Kol-700078.

VENDOR

Drafted by:
Alamgir Reza WB/1366/03

Advocate

Alipore Judges Court
Kol-27.

District Sub-Registrar
Registrar I/S
Registration Office
Alipore, South 24 Parganas

- 3 NOV 2021

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
		Total	**26,80,000/-**

Witnesses:

1. Amijit Roy

2. Sourav Ghosh

VENDOR

District Sub-Registrar
Registrar U/S 71-76
Registration 1908
Alipore, South 24 Parganas

- 3 NOV 2021

SPECIMEN FORM FOR TEN FINGER PRINTS

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

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

PHOTO

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

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

- 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 Haider)

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
			Total	**107166**

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

PAID

Government of West Bengal
GRIPS 2.0 Acknowledgement Receipt
Payment Summary

03112023202745176 6

GRIPS Payment Detail

GRIPS Payment ID:	03112023202745176 6	**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

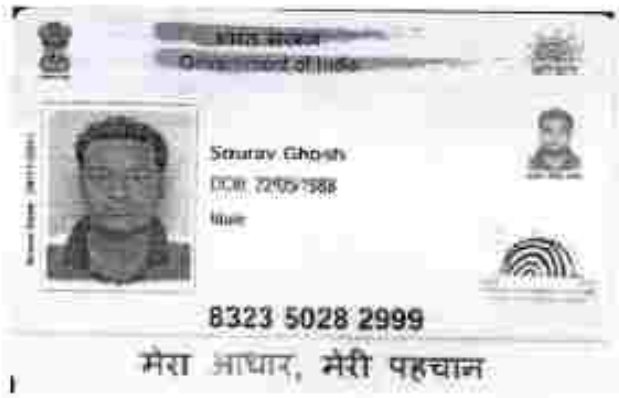
Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240274517678	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.**

PAID



Sourav Ghosh.

2-20

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

Sch No	Plot Number	Khatian Number	Land Proposed	UseROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L9	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/-	
		TOTAL :			**4.2146Dec**	**26,80,000 /-**	**26,80,000 /-**	
	Grand Total :				**4.2146Dec**	**26,80,000 /-**	**26,80,000 /-**	

Seller Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Mr BIDYUT GHOSH Son of Late Bhadreshwar 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.: 46xxxxxxxx7793,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 eSignature (per I)

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. AGxxxxxxSH, 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:- 700078, 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 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

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/-	
Stamp duty 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, JL No: 25, Pin Code : 700135

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L9	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-188	Bastu	Danga	2.7 Dec	16,70,000/-	16,70,000/-	
		TOTAL :			**4.2146Dec**	**26,80,000 /-**	**26,80,000 /-**	
	Grand Total :				**4.2146Dec**	**26,80,000 /-**	**26,80,000 /-**	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**Mr BIDYUT GHOSH (Presentant)** Son of Late Bhadreshwar 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: 46xxxxxxxx7793, 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	**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, Status : Not Executed

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SOURAV GHOSH 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 58, W.B. Registration Rules, 1962)

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

Identified by Mr SOURAV GHOSH, , , Son of Mr S GHOSH, Beonta, Kantatala,, 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 0030-03-104-001-16

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: 29/08/2023, 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.

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

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.

04099/22

I-13696/22

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL

AH 352935

23/11/2022

20231289 2/2022

6-50 PM

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

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

25 NOV 2022

22.11.22

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/1366/2003

Alipur Collectorate, 24 Pgs. (S)

SUBHANKAR DAS
STAMP VENDOR
Alipur Police Court, Kol-27

Ajit Mondal

8737

Ajit Mondal

8738

L.T.I of Mofatab Molla
By the Pen of Pavel Roy

8739

L.T.I of Maryam Bibi
By the Pen of Pavel Roy

8740

আফিয়া বিবি

Pavel Roy
Paresh Chandra Roy
Vill- Sulanyani Dakshin para
Gournagar, Kol-159

Dist. Sub-Registrar
Registered U/S 72(2) of
Registration Act
Registrar, Sealdah

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 Chhayani, 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 Tyachin Molla
By the Pen of Rajib Roy

8742

L.T.I of Tusmeh Molla
By the Pen of Rajib Roy

8743

L.T.I of Ruchiya Molya
By the Pen of Rajib Roy

Rajib Roy

Alipore, South 24 Parganas

23 NOV 2022

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.

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 erroniously 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.

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

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

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

Alipore, South 24 Parganas

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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

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.

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Registrar U/S
Registration Act
Alipore, South 24 Parganas

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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

Registration u/s 7 (2) of
Registration rules
Alipore, South 24 Parganas

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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-IV
South 24 Parganas, Alipur, Kol-27

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

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Schedule
(Said Property)

Vacant 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 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.

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10. Execution and Delivery

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

Witnesses:

1. AKHER Ali
Vill- Jiranghacha
P.O → Hatighala
P.S → Kashipur
Dist → 24 PGS (S)
P.C → 700135

2. Rajib Roy
Adi. Sulemani Rakabi Pur
Bonigramgram. Kol-700129

L.T.I of MOTALEB MOLYA
By the Pen of Rajib Roy

MOTALEB MOLYA

L.T.I of Mariyam Bibi
By the Pen of Rajib Roy

MARIYAM BIBI

আমিনা বিবি

AMENA BIBI ALIAS AMINA BIBI

L.T.I of Amena Bibi alias Amina Bibi
By the Pen of Rajib Roy

IYACHIN MOLLA

L.T.I of Iunuch Molla
By the Pen of Rajib Roy

IUNUCH MOLLA

L.T.I of RUSHIYA MOLYA
By the Pen of Rajib Roy

RUSHIYA MOLYA

[Vendors]

Rajib Roy

Drafted by:

Alamgir Reza WB/1366/03
Advocate
Alipore Judges Court
Kol-27

Alipore, South 24 Parganas

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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
		Total	**1,70,000/-**	

L.T.I of Motaleb Molya
By the Pen of Raju Roy

MOTALEB MOLYA

L.T.I of Mariyam Bibi
By the Pen of Raju Roy

MARIYAM BIBI

আমিনা বিবি

AMENA BIBI ALIAS AMINA BIBI

L.T.I of Iyachin Molla
By the Pen of Raju Roy

IYACHIN MOLLA

L.T.I of Iunuch Molla
By the Pen of Raju Roy

IUNUCH MOLLA

L.T.I of Rushiya Molya
By the Pen of Raju Roy

RUSHIYA MOLYA

[Vendors]

Witnesses:

1. AKHERALI

2. Raju Roy

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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/-
		Total:	**4,00,000/-**

Witnesses:

1. AKHER Ali

Ajit Mondal

[Confirming Party]

2. Rajib Roy

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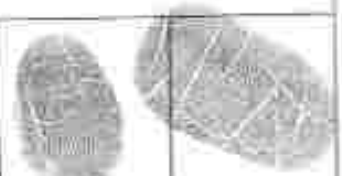
SPECIMEN FORM FOR TEN FINGER PRINTS

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

Ajit Mondal

Ajit Mondal

Alipore, South 24 Parganas

23 NOV 2022

SPECIMEN FORM FOR TEN FINGER PRINTS

L.T.I. of Mostaleb Molla
By the Pen of Rafi-Ul

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

L.T.I. of Mariyam Bibi
By the Pen of Rafi-Ul

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

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

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

L.T.I of Rhadhika Malla

By the Pen of Rajib Roy

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

L.T.I of Ramesh Malla

By the Pen of Rajib Roy

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

L.T.I of Purnima Malla

By the Pen of Rajib Roy

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

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

23 NOV 2022

Deed - 2

आयकर विभाग

INCOME TAX DEPARTMENT

भारत सरकार

GOVT. OF INDIA

ई-स्थायी लेखा संख्या कार्ड

e - Permanent Account Number (e-PAN) Card

HWMPM0660K

MOHAMED MOLLA

KASEM BAKSH MOLLA

Male

Signature valid

Modalch Molla

Back

आधार

भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Enrolment No.: 0636/00615/57524

To
Mobaleb Molya
S/O: Kaderbaksa Molya
Jirangachha
Jiran Gachhi
South 24 Parganas West Bengal - 700135
9749847582

आपका आधार क्रमांक / Your Aadhaar No. :

5801 7422 0514

VID : 9177 1674 9180 6246

मेरा आधार, मेरी पहचान

भारत सरकार
Government of India

Mobaleb Molya
Date of Birth/DOB: 01/01/1983
Male/ MALE

5801 7422 0514

Government of India

AADHAAR

सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- सुरक्षित QR कोड / ऑफलाइन 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/ Offline XML/ Online Authentication.
- This is electronically generated letter.

- आधार देश भर में मान्य है।
- आधार कई सरकारी और गैर सरकारी सेवाओं को पाना आसान बनाता है।
- आधार में मोबाइल नंबर और ईमेल id अपडेट रखें।
- आधार को अपने स्मार्ट फोन पर रखें, 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: Kaderbaksa Molya, Jirangachha, Jiran Gachhi, South 24 Parganas, West Bengal - 700135

5801 7422 0514

Mobaleb Molya

Pan of Rajib Roy

L.T.I of Maniyar Bibi
By the Pen of Rasna Roy

आधार

भारत सरकार
Government of India

Enrollment No.: 2730/00117/57161

To
Mariyam Bibi
C/O Kader Baksh Molla,
VILLAGE-CHHAYANI,
VTC: Pitha Pukuria,
PO: Pakka Potarhat,
Sub District: Bhangar - II, District: South 24 Parganas,
State: West Bengal,
PIN Code: 700135,
Mobile: 8297135633

MF056186884FI

आपका आधार क्रमांक / Your Aadhaar No.

6636 1515 1447

मेरा आधार, मेरी पहचान

भारत सरकार
Government of India

Mariyam Bibi
DOB : 01/01/1957
Female

6636 1515 1447

मेरा आधार, मेरी पहचान

AADHAAR

सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- सुरक्षित QR कोड/ऑफलाइन XML/ ऑनलाइन ऑथेंटिकेशन से पहचान प्रमाणित करें।

INFORMATION

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

- आधार देश भर में मान्य है।
- आधार कई सरकारी और गैर सरकारी सेवाओं को पाना आसान बनाता है।
- आधार में मोबाइल नंबर और ईमेल ID अपडेट रखें।
- आधार को अपने स्मार्ट फोन पर रखें, 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: C/O Kader Baksh Molla, VILLAGE-CHHAYANI, Pitha Pukuria, South 24 Parganas, West Bengal, 700135

6636 1515 1447

1947

LTI of Mariyam Bibi
By the Pen of Rais Ali

আমিনা বিবি

भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Enrolment No: 2730/20117/67339

To
Amena Bibi
C/O Kader Baksh Molla,
VILLAGE SHAGOYANPUR, PS KASHIPUR,
PO-PAKAPOLE
VTC: Bhaga Bandar
PO: Rajarhat
Sub District: Bhangar - II, District: South 24 Parganas,
State: West Bengal
Pin Code: 700135

आपका आधार क्रमांक / Your Aadhaar No.:
8280 1851 6794

मेरा आधार, मेरी पहचान

भारत सरकार
Government of India

Amena Bibi
DOB : 01/03/1981
Female

8280 1851 6794

मेरा आधार, मेरी पहचान

আমিনা বিবি

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- सुरक्षित QR कोड / ऑफलाइन XML / ऑनलाइन ऑथेंटिकेशन से पहचान सत्यापित करें।

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

- आधार देश भर में मान्य है।
- आधार कई सेवाओं और गैर सरकारी योजनाओं को लाभ आसान बनाता है।
- अपने मोबाइल नंबर और ईमेल ID अपडेट रखें।
- अपने साथ आधार का रंगीन प्रिंट अथवा mAadhaar App ले चलें।

- 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: C/O Kader Baksh Molla
VILLAGE SHAGOYANPUR,
PS-KASHIPUR, PO-PAKAPOLE
Bhaga Bandar, South 24 Parganas
West Bengal, 700135

8280 1851 6794

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

0320211926

आयकर विभाग

INCOME TAX DEPARTMENT

भारत सरकार

GOVT. OF INDIA

ई- स्थायी लेखा संख्या कार्ड

e - Permanent Account Number (e-PAN) Card

HWMPM0655D

Name

Father's Name

Date of Birth

Sex

Male

Signature valid

Signature

Signature

Cut

आयकर विभाग

INCOME TAX DEPARTMENT

भारत सरकार

GOVT. OF INDIA

আধার

ভারত সরকার

Unique Identification Authority of India

Government of India

নথিভুক্তির আই.ডি / Enrollment No.: 1040/22101/21270

To
Iyachin Molla
Father name
Jirangachha
Jiran Gachhi
Hatisala,South 24 Parganas
West Bengal - 700135

13/03/2018

IDH194154483FT

1941448

আপনার আধার সংখ্যা / Your Aadhaar No. :

6388 6212 2479

আধার – সাধারণ মানুষের অধিকার

[redacted]

Iyachin Molla

Mother : Yead Ali Molya

জন্মতারিখ / DOB: 17/10/1968

পুরুষ / Male

6388 6212 2479

আধার – সাধারণ মানুষের অধিকার

[redacted]

AADHAAR

তথ্য

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

INFORMATION

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

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

[redacted]

Address: Jirangachha, Jiran Gachhi, South 24 Parganas, Hatisala, West Bengal, 700135

6388 6212 2479

L.T.I of Iyachin Molla

By the Pen of Rajib Roy

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

DTVPM6283C

नाम / Name
IMRAN MOLLA

पिता का नाम / Father's Name
IYAD ALI MOLLA

जन्म की तारीख / Date of Birth
08/08/1999

हस्ताक्षर / Signature

LTI of Imran Molla
By the Part of Rabik Roy

আধার

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

তালিকাভুক্তির আই ডি / Enrollment No.1040/22101/21279

To,
টুনুচ মোল্লা
Junuch Molla
Jhangachha
Jiran Gachhi
Haliasia Bhangar - II South 24 Parganas
West Bengal 700135

Ref: 1985 / 259 / 557275 / 558794 / P

SE493245877FT

আপনার আধার সংখ্যা / Your Aadhaar No. :

7377 8146 6695

আধার – সাধারণ মানুষের অধিকার

ভারত সরকার
Government of India

টুনুচ মোল্লা
Junuch Molla
পিতা : সৈয়দ আলি মোল্লা
Father : Syed Ali Molla
জন্মতারিখ / DOB : 01/01/1986
পুরুষ / Male

7377 8146 6695

আধার – সাধারণ মানুষের অধিকার

Government of India

AADHAAR

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

INFORMATION

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

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

আধার
Unique Identification Authority of India

ঠিকানা: ঝিঙাগাছা, জিরানগাছি, হালিসহর, ২৪ পরগনা (দক্ষিণ), পশ্চিম বঙ্গ, 700135

Address: Jhangachha, Jiran Gachhi, South 24 Parganas, Haliasia, West Bengal, 700135

7377 8146 6695

L.T.I of Junuch Molla
By the Pen of Rajib Roy

INCOME TAX DEPARTMENT

भारत सरकार

GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड

Permanent Account Number Card

DQEPM0947M

Name

RUSHIRA MOLYA

Father's Name

SYAD ALI MOLLA

Date of Birth

01/01/1999

Signature

RUSHIRA MOLYA

By the Pen of Rajib Roy

AADHAR

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- নিরাপদ কিউআর কোড / অফলাইন এক্সএমএল / অনলাইন প্রমাণীকরণের জন্য পরিচয় যাচাই করুন।

INFORMATION

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

- আধার স্থায়ী (পাপ নম্বর)।
- আধার আপনাকে বিভিন্ন সরকারি ও বেসরকারি পরিষেবা সহজে পেতে সাহায্য করে।
- আপনার আপনার মোবাইল নাম্বার ও ইমেল আইডি আপডেট রাখুন।
- আধার নিজের স্মার্ট ফোনে রাখুন, mAadhaar App ব্যবহার করুন।

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

Unique Identification Authority of India

Address: S/O: Sanad Ali Molya, Kamra Bagan Ar, Jhingachha, Jhin Gachhi, South 24 Parganas, West Bengal, 700135

Print Date: 04/04/2022

7796 5108 5336

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ভারত সরকার
Government of India

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

তালিকাভুক্তির আই ডি / Enrolment No.: 0013/15013/20775

To
Rushiya Molya
পিতা/মাতা
C/O: Sanad Ali Molya,
Kamra Bagan Ar,
Jhingachha,
VTC: Jhin Gachhi, PO: Haliaala,
Sub District: Bhangar - II, District: South 24 Parganas,
State: West Bengal, Pin Code: 700135,
Mobile: 9073139089

KF9930610SF

আপনার আধার সংখ্যা / Your Aadhaar No.:

7796 5108 5336

আমার আধার, আমার পরিচয়

Government of India

Rushiya Molya
জন্ম তারিখ / DOB: 01/01/1997
মহিলা / Female

7796 5108 5336

আমার আধার, আমার পরিচয়

LTI of Rushiya Molya
By the Pen of

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

KARTA


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
Permanent Account Number Card
AGCPK9667R
UMESH KYAL
GOVIND RAM KYAL
13/06/1958


Umesh Kyal
DOB: 13/06/1958
Male
3221 6780 6519
मेरा आधार, मेरी पहचान


3221 6780 6519

आयकर विभाग

INCOME TAX DEPARTMENT

भारत सरकार

GOVT. OF INDIA

AJIT MONDAL

CHANDRAKANTA MONDAL

14/08/1965

Permanent Account Number

AMRPM8757B

Ajit Mondal

Signature

Ajit Mondal

Ajit Mondal

SALIMANDO NAGAR

Post Office Naihati Naihati Twenty Four Parganas

KL952840773FT

35284027

আপনার আধার সংখ্যা / Your Aadhaar No. :

5253 7670 1998

আধার – সাধারণ মানুষের অধিকার

ভারত সরকার

Government of India

অজিত মন্ডল

AJIT MONDAL

পিতা : চন্দ্রকান্ত মন্ডল

Father : Chandrakanta MONDAL

জন্মতারিখ / DOB: 19/07/1968

পুরুষ / Male

5253 7670 1998

আধার – সাধারণ মানুষের অধিকার

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

P.O. => New Town.
P.S. => -Do-
PIN => 700159.

Rajib Roy

सत्यमेव जयते

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 UseROR Proposed		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/-	
	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. HWxxxxxx0K, Aadhaar No.: 58xxxxxxxx0514,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Query No: 2003312892 of 2022, Printed On : Nov 22 2022 3:12PM, Generated from eforegistration.gov.in

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.: 66xxxxxxxx1447,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.: 82xxxxxxxx6794,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.: 63xxxxxxxx2479,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.: 73xxxxxxxx6695,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.: 77xxxxxxxx5336,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.: 52xxxxxxxx1998,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
RAJIB ROY Son of PaRESH CHANDRA Roy City:- , P.O:- NEW TOWN, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700159, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , Identifier Of 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

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

192022230185813808

GRN Details

GRN:	192022230185813808	**Payment Mode:**	SBI Epay
GRN Date:	22/11/2022 17:15:26	**Bank/Gateway:**	SBIePay 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
			Total	**28786**

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		Finger Print	Signature with date
1	MOTALEB MOLYA Jirangacha, City:- , P.O:- Hatisala, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135	Seller			Motaleb Molya 23.11.22
Sl No.	Name of the Executant	Category		Finger Print	Signature with date
2	MARIYAM BIBI Chhayani, Pitha Pukuria, City:- , P.O:- Pakka Polarhat, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135	Seller			Mariyam Bibi 23.11.22
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	AMENA BIBI Bhagowanpur, City:- , P.O:- Pakka Polarhat, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135	Seller			23.11.22

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

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

Office of the Dist. Sub-Registrar IV

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			29.11.22

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

Submitted to the Dist. Sub-Registrar IV

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 Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-89	RS-403	Bastu	Shali	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,Photo,Finger print and Signature
1	**MOTALEB MOLYA** 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

2	**MARIYAM BIBI** Daughter of Late Kaderbaksa Molya Chhayani, Pitha Pukuna, 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	**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: 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	**IYACHIN MOLLA** 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	**IUNUCH MOLLA** 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.:: DTxxxxxx3C, 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	**RUSHIYA MOLYA** 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	**AJIT MONDAL (Presentant)** 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	**UMESH KYAL & OTHERS 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 UIDAI, Status :Organization, Status : Not Executed

Identifier Details :

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

Identifier Of 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

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/-

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 Polarhat, 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 Polarhat, 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

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 (SBIePay), Ref. No. 1678226169115 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

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.)

I- 13599/22

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL AH 352933

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

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

23/11/2022

23/11/2022

23/11/2022

Q-200330036/2022

2-20 PM

CONVEYANCE

1. **Date:** 23/11/2022

2. **Place:** Kolkata

3. **Parties**

2-20 PM

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, Kol-27

F.B.- ২০.৬৭/২২

8682

F.B.- ২০.৬৭/২২

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

23 NOV 2022

Nijamuddin Molla
c/o Abdul Jalil Molla.
Vill - Kabilchanga
P.O. Bamunia.
P.S. Kashipur.
Pin - 743502
Dist - 24 PGS (S)

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,

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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 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 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

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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

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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.

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

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

5.2.8 **Free From All Encumbrances:** The Said Property is free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debutters*, *wakf*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendorw 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

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shall purchase the same based on the representations, warranties and covenants mentioned in Clauses 5.1 and 5.2 and their respective sub-clauses above.

7. Transfer

7.1 **Hereby Made:** The Vendor hereby sells, conveys and transfers to the Purchasers the entirety of the Vendor' right, title and interest of whatsoever or howsoever nature in the Said Property, more fully described in the **Second Schedule** below, being **1)** *The First Property i.e.;* Land classified as *sali* (agricultural) measuring 1.06 (one point zero six) decimal, more or less, out of 46 (forty six) decimal, being a portion of R.S. Dag No. 67, corresponding L.R. Dag No. 61, recorded under R.S. Khatian No. 643, L.R. Khatian No. 1351, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet (**BGP**), Sub-Registration District Bhangar, District South 24 Parganas (**First Property**) and more fully described in **Part-I** of the **First Schedule** below **And** (**2**) *The Second Property i.e.;* land classified as *danga* (highland) measuring 0.65 (zero point six five) decimal, more or less out of 48 (forty eight) decimal, more or less, being a portion of R.S. Dag No. 68, corresponding L.R. Dag No. 62, recorded under R.S. Khatian No. 643, L.R. Khatian No. 1351, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Second Property**) and more fully described in **Part-II** of the **First Schedule** below **And** (**3**) *The Third Property i.e.;* land classified as *danga* (highland) measuring 0.83 (zero point eight three) decimal, more or less, out of 45 (forty five) decimal, being a portion of R.S. Dag No. 71, corresponding L.R. Dag No. 65, recorded under C.S. Khatian No. 79, R.S. Khatian No. 128, L.R. Khatian No. 1351, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-III** of the **First Schedule** below, **And (4)** *The Fourth Property i.e.;* land classified as *danga* (highland) measuring 0.583 (zero point five eight three) decimal, more or less, out of 63 (sixty three) decimal, being a portion of R.S. Dag No. 89, corresponding L.R. Dag No. 83, recorded under C.S. Khatian No. 101, R.S. Khatian No. 184, L.R. Khatian No. 1351, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas more fully described in **Part-IV** of the **First Schedule** below, and (5) The Fifth 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

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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' 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

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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

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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.

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First Schedule
Part I
(First Property)

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

On the North	:	By R.S. Dag No. 68
On the East	:	By R.S. Dag Nos. 65 & 66
On the South	:	By R.S. Dag Nos. 94
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.

District Sub-Registrar
Registration U/S 71(2)
Registration Act
Alipore, South 24 Parganas

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

23 NOV 2021

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 *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 Parganasand 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
Resumed U/S 7 (2) of
Registration Act
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:

R.S. *Dag* No.	L.R. *Dag* No.	R.S. Khatian No.	L.R. *Khatian* No.	Total Area in *Dag* (in Dec)	Area Sold (in Dec)
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
Total:					**3.903**

District Sub-Registrar-I
Registered U/S 7 (2) 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.

ফিরোজা বিবি

FIROJA BIBI

[Vendor]

Drafted by:

Alamgir Reza WB/1366/03

Advocate

Alipore Judges Court, Kol-27

Witnesses:

1. Saifal Islam

Nurmohammad Molla

Jiriam gachi

Halo Sala

780138

2. Nitamuddin Mollah

Kabildanga

743502

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

23 NOV 2022

Vendor's Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs. 8,70,000/-** (Rupees Eight Lakh Seventy Thousand only) towards full and final payment of the consideration for sale of the Said Property described in the **Second Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
UTR No. IOBAR52022112200645802	22.11.22	Indian Overseas Bank	8,70,000/-
			8,70,000/-

ফিরোজা বিবি

FIROJA BIBI

[Vendor]

Witnesses:

1. Saiful Islam
2. Nizamuddin Molla

Read over and explained by me in Bengali
Nizamuddin Molla

The Dist. Sub-Registrar-IV
South 24-Parganas, Alipur, Kol-27

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)				

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

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

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

23 NOV 2022

আধার

ভারত সরকার

Unique Identification Authority of India

Government of India

তালিকাভুক্তির আই ডি / Enrollment No 1040/22070/07509

To,
ফিরোজা বিবি
Firoja Bibi
KRISHNA MATI KRISHNAMATI
Bamania
Krishnamati Bhangar - II South 24 Parganas
West Bengal 743502

16/01/2015

Ref: 6320 / 232 / 856874 / 808444 / P

SE414735691FT

আপনার আধার সংখ্যা / Your Aadhaar No. :

7124 3801 9321

আধার – সাধারণ মানুষের অধিকার

ভারত সরকার

Government of India

নাম : ফিরোজ আলী মোল্লা
Father : Jiyad Ali Molla
জন্মতারিখ / DOB : 12/01/1985
মহিলা / Female

7124 3801 9321

আধার – সাধারণ মানুষের অধিকার

AADHAAR

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

INFORMATION

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

232 / 856874

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

Unique Identification Authority of India

ঠিকানা: কৃষ্ণ মাটি, কৃষ্ণমাটি, বামনিয়া, দক্ষিণ ২৪ পরগনা, কৃষ্ণমাটি, পশ্চিম বঙ্গ, 743502

Address: KRISHNA MATI, KRISHNAMATI, Bamania, South 24 Parganas, Krishnamati, West Bengal, 743502

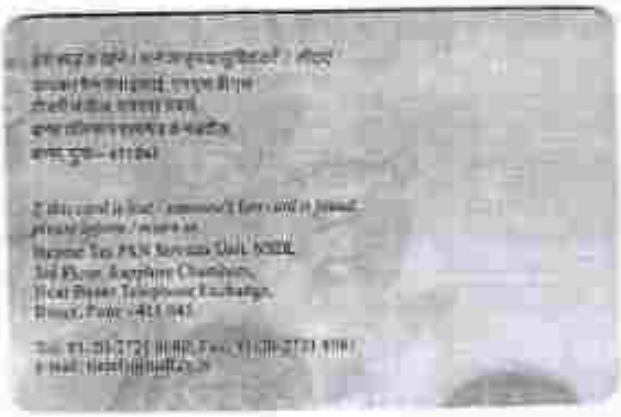
7124 3801 9321

ফিরোজা বিবি


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
GLZPB4405A
FIROJA BIBI
JIYAO ALI MOLLA
12/01/1900

ফিরোজা বিবি


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
ANURAG KYAL HUF
21/08/2010
AALHA4202P



ANURAG KYAL HUF

KARTA


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
ANURAG KYAL
UMESH KYAL
26/07/1981
AGIPK4906H


Anurag Kyal
5217 2735 8314
मेरा आधार, मेरी पहचान


5217 2735 8314

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

Permanent Account Number Card

CQZPM5223Q

NIJAM UDDIN MOLLA

Father's Name

ABDUL JALIL MOLLA

01/01/1989

Nizamuddin Molla

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. : 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 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/-	
		TOTAL :			**3.903Dec**	**8,70,000 /-**	**8,70,000 /-**	
	Grand Total :				**3.903Dec**	**8,70,000 /-**	**8,70,000 /-**	

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.: 71xxxxxxxx9321,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Buyer Details :

Sl No	Name & address	Status	Execution Admission Details :
1	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 UIDAIStatus :Organization, Not Executed	Organization	Not Executed

Identifier Details :

Name & address
NIJAM UDDIN MOLLA Son of Abdul Jali Molla Village:- Kabildanga, 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

19202223018576487 8

GRN Details

GRN:	19202223018576487 8	**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
			Total	**34834**

IN WORDS: THIRTY FOUR THOUSAND EIGHT HUNDRED THIRTY FOUR ONLY.

Office of the Dist. Sub-Registrar IV

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:- Kabildanga, 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

Sub-Registrar IV

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, JL No: 25, Pin Code : 700135

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-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/-	
		TOTAL :			**3.903Dec**	**8,70,000 /-**	**8,70,000 /-**	
	Grand Total :				**3.903Dec**	**8,70,000 /-**	**8,70,000 /-**	

Seller Details :

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

Identifier Details :

Name	Photo	Finger Print	Signature
NIJAM UDDIN MOLLA Son of Abdul Jali Molla Village:- Kabildanga, 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

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 (SBIePay), Ref. No. 7901913574315 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. 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 (SBIePay), 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

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.

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

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

(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.)

I · 13709 / 22

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबंगा पश्चिम बंगाल WEST BENGAL AH 352934

23/11/2022

Q-20033102425/2022

2-15 P.M.

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

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

25 NOV 2022

25.11.22

25-11-22

CONVEYANCE

1. **Date:** 23/11/2022

2. **Place:** Kolkata

3. **Parties**

2-15 P.M.

23/11/22

003976

04 JUL 2022

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

Name:.....

Address:.....

Vendor:.....

ALAMGIR REZA
ADVOCATE
ALIPORE JUDGES COURT
KOL-27
WB/1366/2003

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

M.B – মাসুরা বিবি

8683

M.B – মসজিদা বিবি

Office of the Dist. Sub-Registrar

Nisamuddin Molla
S/o Abdul Jalil Molla
Vill- Kalidanga
P.O- Samuria
P.S- Kakdwip
PIN- 743502
Distt- South 24 Pgs (S)

District Sub-Registrar-II
Registrar U/S 7 (2) of
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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

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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

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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,

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

5.1.5 **Mutation of Jiyad Ali Molla:** Said Jiyad Ali Molla have mutated his name in the records of the Block Land and Land Reforms Officer, Bhangar-II, South 24 Parganas under L.R. Khatian No. 1351, free from all encumbrances

5.1.6 **Demise of Jiyad Ali Molla:** Said Jiyad Ali Molla, A Muslim Governed by The Sunni School of Mohammedan Law Died Intestate Leaving Behind Him Surviving His 6(six) sons namely (1) Abdul Jubbar Molla, (2) Abdul Latif Molla, (3) Abdul Rafique Molla, (4) Abdul Hai Molla, (5) Abdul Malek Molla and (6) Abdul Kader Molla and 6 (six) daughters namely (1) Supiya Bibi, (2) Rijia Bibi, (3) Sapiya Bibi, (4) Firuza Bibi, (5) Masura Bibi and (6) 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.

5.1.7 **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

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excess land under the West Bengal Land Reforms Act, 1955 and the West Bengal Estates Acquisition Act, 1953.

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

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

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

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

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

5.2.8 **Free From All Encumbrances:** The Said Property is free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debutters*, *wakf*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendorw 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

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shall purchase the same based on the representations, warranties and covenants mentioned in Clauses 5.1 and 5.2 and their respective sub-clauses above.

7. Transfer

7.1 **Hereby Made:** The Vendor hereby sells, conveys and transfers to the Purchasers the entirety of the Vendor' right, title and interest of whatsoever or howsoever nature in the Said Property, more fully described in the **Second Schedule** below, being **1**) *The First Property i.e.;* Land classified as *sali* (agricultural) measuring 1.06 (one point zero six) decimal, more or less, out of 46 (forty six) decimal, being a portion of R.S. Dag No. 67, corresponding L.R. Dag No. 61, recorded under R.S. Khatian No. 643, L.R. Khatian No. 1351, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet (**BGP**), Sub-Registration District Bhangar, District South 24 Parganas (**First Property**) and more fully described in **Part-I** of the **First Schedule** below **And** (**2**) *The Second Property i.e.;* land classified as *danga* (highland) measuring 0.65 (zero point six five) decimal, more or less out of 48 (forty eight) decimal, more or less, being a portion of R.S. Dag No. 68, corresponding L.R. Dag No. 62, recorded under R.S. Khatian No. 643, L.R. Khatian No. 1351, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Second Property**) and more fully described in **Part-II** of the **First Schedule** below **And** (**3**) *The Third Property i.e.;* land classified as *danga* (highland) measuring 0.83 (zero point eight three) decimal, more or less, out of 45 (forty five) decimal, being a portion of R.S. Dag No. 71, corresponding L.R. Dag No. 65, recorded under C.S. Khatian No. 79, R.S. Khatian No. 128, L.R. Khatian No. 1351, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-III** of the **First Schedule** below, **And** (**4**) *The Fourth Property i.e.;* land classified as *danga* (highland) measuring 0.583 (zero point five eight three) decimal, more or less, out of 63 (sixty three) decimal, being a portion of R.S. Dag No. 89, corresponding L.R. Dag No. 83, recorded under C.S. Khatian No. 101, R.S. Khatian No. 184, L.R. Khatian No. 1351, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas more fully described in **Part-IV** of the **First Schedule** below, and (**5**) The Fifth 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

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Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

7.2 **Consideration:** The aforesaid conveyance of the Said Property is being made in consideration of a sum of **Rs. 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 responsi70bility of the Vendor, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendor hereby covenants that the Vendor or any person claiming under the Vendor in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Purchasers and/or the Purchasers' successors-in-interest and assigns, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the Purchasers and/or the Purchasers' successors-in-interest and assigns by reason of any claim made by any third parties with respect to the title of the Said Property. If any difficulty arises in respect of mutation of the Said Property in the name of the Purchasers then the Vendor shall at all times hereinafter, at the costs, expenses, risk and responsibility of

Office of the Dist. Sub-Registrar
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South 24 Parganas

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Registration Fees of
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the Vendor, forthwith take all necessary steps to mutate the name of the Purchasers in respect of the Said Property. In this regard the Vendor hereby clarifies that the L.R. Record of Rights is not in parity with the Vendor's entitlement in said R.S. Dag Nos. 67, 68 and 90 as recited under clause 5.1 and sub-clauses thereunder. However, the Vendor hereby conveys all the Vendor's right, title and interest in the said R.S. Dags under these presents whatsoever and howsoever in nature.

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

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

8.4 **Outgoings:** All statutory revenue, cess, taxes, surcharge, outgoings and levies of or on the Said Property, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Vendor with regard to which the Vendor hereby indemnifies and agrees to keep the Purchasers fully and comprehensively saved, harmless and indemnified.

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

8.6 **No Objection to Mutation and Conversion:** The Vendor covenants, confirms and declares that (**1**) the Purchasers shall be fully entitled to mutate the Purchasers' name in all public and statutory records and the Vendor hereby expressly (**a**) consents to the same and (**b**)

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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

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

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

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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 sais 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

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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

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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 Parganasand 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

Alipore, South 24 Parganas

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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 No.	L.R. *Khatian* No.	Total Area in *Dag* (in Dec)	Area Sold (in Dec)
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
Total:					**3.903**

District Sub-Registrar-IV
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10. Execution and Delivery

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

মাসুরা বিবি

MASURA BIBI BAIDYA

[Vendor]

Drafted by:

Alamgir Raza WB/1366/03

Advocate
Alipore Judges Court, Kol-27

Witnesses:

1.

Saiful Islam
Nur mahammad malla
Jitendra gachha
Hati sala
700138

2.

Nizamuddin Mollah
Kabil danga.
743502

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/-
			8,70,000/-

মসুরা বিবি

MASURA BIBI BAIDYA

[Vendor]

Witnesses:

1. Saiful Islam
2. Nizamuddin Molla

Read over and explained by me in Bengali
Nizamuddin Molla

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

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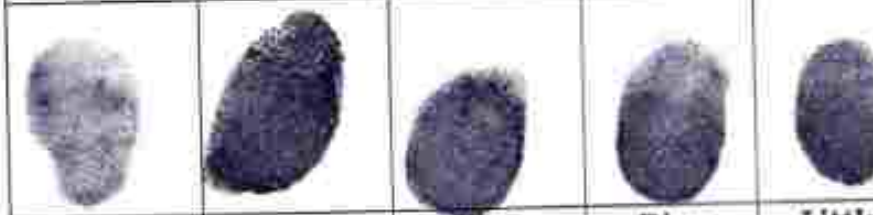
SPECIMEN FORM FOR TEN FINGER PRINTS

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

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

District Sub-Registrar IV
Registrar U/S 7 (2) of
Registration Act
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23 NOV 2022

Verified
MASUR, FIROZA BIBI D/O TIYAB ALI,
68.89 A0.67,71

আধার

ভারত সরকার
Unique Identification Authority of India
Government of India

তালিকাভুক্তি আই ডি / Enrolment No 1040/20471/97026

To,
মসুর বিবি
Masura Bibi Baidya
Charta Beria
Bhangar Chattaberia Bhangar - II South 24 Parganas
West Bengal 743502

14/01/2015

Ref: 8890 / 222 / 1289082 / 1200597 / P

5E40985925FT

আপনার আধার সংখ্যা / Your Aadhaar No. :

3210 7971 0591

আধার – সাধারণ মানুষের অধিকার

ভারত সরকার
Government of India

মসুর বিবি বৈদ্য
Masura Bibi Baidya
পিতা: জিয়ত আলি মোল্লা
Father: Jiyad Ali Molla
জন্ম তারিখ / DOB : 01/01/1970
মহিলা / Female

3210 7971 0591

আধার – সাধারণ মানুষের অধিকার

AADHAAR

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

INFORMATION

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

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

222 / 12/2010

আধার
Unique Identification Authority of India

ঠিকানা: চার্তা বেরিয়া, ভাঙ্গর চাটাবেরিয়া, দক্ষিণ ২৪ পরগনা, পশ্চিম বঙ্গ, 743502
Address: Charta Beria, South 24 Parganas, Bhangar Chattaberia, West Bengal, 743502

3210 7971 0591

মসুরা বিবি

ELECTION COMMISSION OF INDIA

IDENTITY CARD

W8 / 14 / 107 / 278585

Elector's Name: Sadiya Masura Bibi

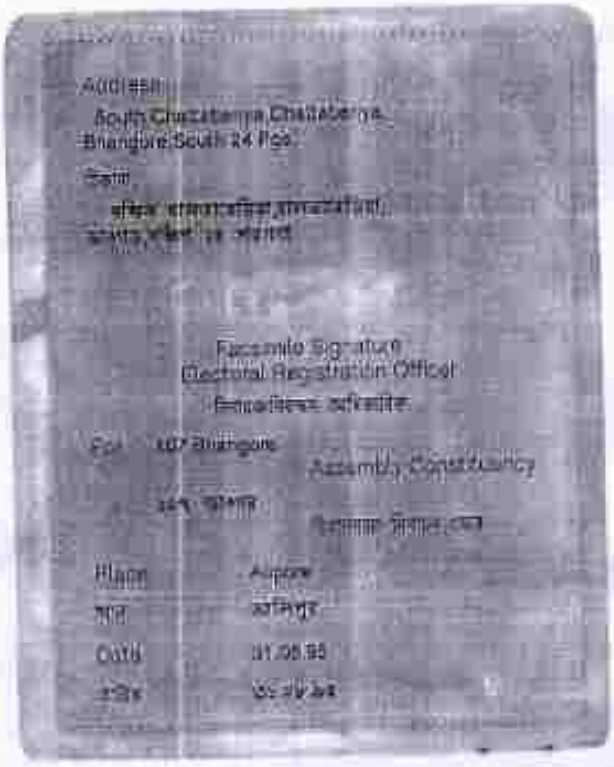
Father's Name:

Husband's Name: Aptar

Sex: F

Age as on 1.1.1995: 25

মাসুরা বিবি



Address:

South Chakdaha Chakdaha Pt.
Bhangore South 24 Pgs.

Facsimile Signature
Electoral Registration Officer

Assembly Constituency

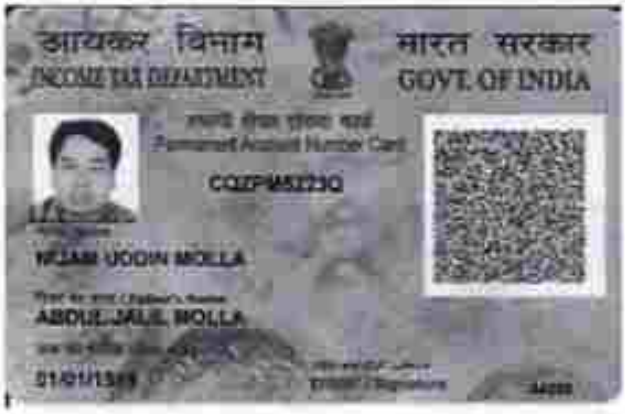
Name: Aptar

Date: 01.06.95


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


Sweta Kyal
Female
2440 3320 0783
मेरा आधार, मेरी पहचान


2440 3320 0783
1947
www.uidai.gov.in



Niamuddin Molla

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 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/-	
		TOTAL :			**3.903Dec**	**8,70,000 /-**	**8,70,000 /-**	
	Grand Total :				**3.903Dec**	**8,70,000 /-**	**8,70,000 /-**	

Seller Details :

Sl No	Name & address	Status	Execution Admission Details :
1	MASURA BIBI BAIDYA 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 To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Buyer Details :

Sl No	Name & address	Status	Execution Admission Details :
1	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:- Kabildanga, 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/-.

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

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
			Total	**34834**

IN WORDS: **THIRTY FOUR THOUSAND EIGHT HUNDRED THIRTY FOUR ONLY.**

Office of the Dist. Sub-Registrar

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:- Chalta 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:- Kabildanga, 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		[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: Jirangache, 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	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/-	
		TOTAL :			**3.903Dec**	**8,70,000 /-**	**8,70,000 /-**	
	Grand Total :				**3.903Dec**	**8,70,000 /-**	**8,70,000 /-**	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**MASURA BIBI BAIDYA (Presentant)** 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	**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, Status : Not Executed

Identifier Details :

Name	Photo	Finger Print	Signature
NIJAM UDDIN MOLLA Son of Abdul Jalil Molla Village:- Kabildanga, P.O:- Bamunia, P.S:- Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743502			
Identifier Of 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		
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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) 46(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

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

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

On 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 (SBIePay), Ref. No. 5269352634215 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. 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: 192022230185775678 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

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 401169 to 401196

being No 160413709 for the year 2022.

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

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

(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.)