

15815/22

I-13790/2025

I-15855/2022



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AM 773041

3/12
S-3409117

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

District Sub-Register-II
Alipore, South 24-Parganas

PFC Prayer No
1602006134/2025

5 DEC 2022

16 SEP 2025

CONVEYANCE

1. Date: 03-12-2022

2. Place: Kolkata

3. Parties



55331

SOLD TO _____
OF _____
BY _____
JAYDEEP CHAKRABARTY
18, INDIA EXCHANGE PLACE, KOL-1
LICENSED STAMP VENDOR
NO 351RS2018

ANUBRITA DHAR
Advocate
M. in Court Fee - I

5 SEP 2022

স্বাধীন কুমার



16307

স্বাধীন কুমার



16308

স্বাধীন কুমার



16309

স্বাধীন কুমার

5 SEP 2022

03/12/22



DISTRICT SUB REGISTRAR-II
SOUTH 24 PGS. ALIPORE
03 DEC 2022

Rajib Roy
109 Anesh chandra Roy

Add: Sulanyi Dakhi Pan, PS-Newton
PO-Gouragaragan, Kol-700189

- 3.1 **SUJIT KUMAR GHOSH (PAN BEHPG9911C and Aadhaar No. 5273-5269-4570)**, son of Panchu Ghosh, by faith Hindu, by occupation Others, nationality Indian, residing at Bamunia, Post Office Bamunia, Pin - 743502, Police Station Kashipur, District South 24 Parganas;
- 3.2 **SAMIR KUMAR GHOSH alias SAMIR GHOSH (PAN AYLPG2553R and Aadhaar No. 3769-9856-6721)**, son of Panchu Ghosh, by faith Hindu, by occupation Others, nationality Indian, residing at Bamunia, Post Office Bamunia, Pin - 743502, Police Station Kashipur, District South 24 Parganas;
- 3.3 **CHANDRABOTI GHOSH (PAN DLNPG0579M and Aadhaar No. 6326-0295-5704)**, wife of Sudhir Ghosh and daughter of Panchu Lal Ghosh, by faith Hindu, by occupation Others, nationality Indian, residing at Bownia, Charpara, Sandeshkhali, Post Office Nazareth, Pin-743442, Police Station Sandeshkhali, District North 24 Parganas;
- 3.4 **TARARANI GHOSH (PAN CBKPG2873E and Aadhaar No. 6261-7676-8187)**, wife of Rabindra Nath Ghosh and daughter of Panchu Ghosh, by faith Hindu, by occupation Others, nationality Indian, residing at Ghunimeghi, Narayanpur, Post Office B.Narayanpur, Pin-743502, Police Station- Bhangar, District North 24 Parganas;
- 3.5 **AMALABALA GHOSH (PAN CPQPG6103P and Aadhaar No. 2441 5250 0086)**, daughter of Panchu Lal Ghosh, by faith Hindu, by occupation Others, nationality Indian, residing at Pakapoler Hat, Bhagawanpur, Post Office Bhagabanpur, Pin-700135, Police Station Kashipur, District South 24 Parganas;
- 3.6 **SUMITRA GHOSH (PAN CUNPG7209N and Aadhaar No. 4276 8228 7235)**, wife of Pintu Ghosh and daughter of Panchu Ghosh, by faith Hindu, by occupation Others, nationality Indian, residing at Taldi, Post Office Chadpur, Pin-743355, Police Station Magrahat, 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. 3221 6780 6519**, son of Late Govind Ram Kyal, by faith Hindu, by occupation Business, nationality Indian, residing at 30C, South End Park, Post Office Sarat Bose Road, Kolkata- 700 029, Police Station Rabindra Sarovar (formerly Lake), District South 24 Parganas, (**Purchaser**, includes successors-in-interest)

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



16310

ଅନୁପମ ସିଂହ



16311

ଅନୁପମ ସିଂହ

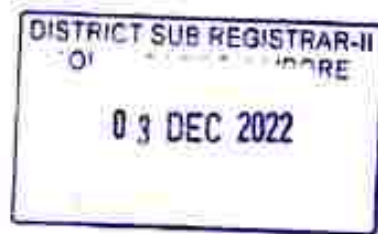


16312

ଅନୁପମ ସିଂହ



16313



ଅନୁପମ ସିଂହ

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject Matter of Conveyance

- 4.1 **Said Property:** Land admeasuring 6.89 [six point eight nine] decimal, more or less, comprised in R.S. Dag Nos. 100, 102, 111, 112, 113, 118, 92, 94, 117, 497, 500, 501 and 503, corresponding L.R. Dag Nos. 94, 96, 105, 106, 107, 112, 86, 88, 111, 465, 468, 469 and 471, respectively, recorded under R.S. Khatian Nos. 629, 181, 187 and 582, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet (**BGP**), Sub-Registration District Bhangar, District South 24 Parganas (collectively **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 Mother Property:** At all material time one Uttam Chandra Ghosh was the sole and absolute owner in respect of land admeasuring 837.813 (eight hundred thirty seven point eight one three) decimal, comprised in R.S. Dag Nos. 100, 102, 111, 112, 113, 118, 92, 94, 117, 497, 500, 501 and 503, recorded under R.S. Khatian Nos. 629, 181, 187 and 582, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (collectively **Mother Property**). The details of the Mother Property are given in the chart below:

| R.S. Dag No. | R.S. Khatian No. | Total Area in Dag (in Dec) | Area in Mother Property (in Dec) |
|---------------------|-------------------------|-----------------------------------|-----------------------------------------|
| 100 | 629 | 101 | 101 |
| 102 | 629 | 154 | 154 |
| 111 | 629 | 12 | 12 |
| 112 | 629 | 94 | 94 |
| 113 | 629 | 40 | 40 |
| 118 | 629 | 131 | 131 |
| 92 | 181 | 150 | 112 |
| 94 | 181 | 42 | 42 |
| 117 | 187 | 11 | 11 |
| 497 | 582 | 38 | 14.25 |
| 500 | 582 | 66 | 66 |
| 501 | 582 | 99 | 39.188 |
| 503 | 582 | 57 | 21.375 |
| Total: | | | 837.813 |



DISTRICT SUB REGISTRAR-II
SOLAPUR
03 DEC 2022

- 5.1.2 **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, free from all encumbrances.
- 5.1.3 **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, free from all encumbrances.
- 5.1.4 **Demise of Nagendra Nath Ghosh:** Said Nagendra Nath Ghosh, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate leaving behind him surviving his wife, Jhanubala Ghosh, 4 (four) sons, namely, (1) Madan Mohan Ghosh, (2) Balaram Ghosh, (3) Krishnapada Ghosh and (4) Ashok Kumar Ghosh and 5 (five) daughters, namely, (1) Lakshmi Rami Ghosh, (2) Saraswati Ghosh, (3) Droupadi Ghosh, (4) Chayna Ghosh and (5) Menaka Ghosh, as his only legal heirs and heiresses, who jointly and in equal share inherited the right, title and interest of Late Nagendra Nath Ghosh in the Mother Property, free from all encumbrances.
- 5.1.5 **Demise of Jhunubala Ghosh:** Said Jhunubala Ghosh, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate leaving behind her surviving her 4 (four) sons, namely, (1) Madan Mohan Ghosh, (2) Balaram Ghosh, (3) Krishnapada Ghosh and (4) Ashok Kumar Ghosh and 5 (five) daughters, namely, (1) Lakshmi Rami Ghosh, (2) Saraswati Ghosh, (3) Droupadi Ghosh, (4) Chayna Ghosh and (5) Menaka Ghosh, as her only legal heirs and heiresses, who jointly and in equal share inherited the right, title and interest of Late Jhunubala Ghosh in the Mother Property, free from all encumbrances.
- 5.1.6 **Demise of Lakshmi Rani Ghosh:** Said Lakshmi Rani Ghosh, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate leaving behind her surviving her 4 (four) sons, namely, (1) Sujit Kumar Ghosh, (2) Siddhartha Kumar Ghosh, (3) Samir Kumar Ghosh alias Samir Ghosh and (4) Chitto Ghosh (since deceased) and 5 (five) daughters, namely, (1) Chandraboti Ghosh, (2) Tararani Ghosh, (3) Amalabala Ghosh, (4) Kamala Ghosh and (5) Sumitra Ghosh (collectively **Legal Heirs Of Lakshmi Rani Ghosh**), as her only legal heirs and heiresses, who jointly



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DISTRICT SUB REGISTRAR-II
COIMBATORE
03 DEC 2022

and in equal share inherited the right, title and interest of Late Lakshmi Rani Ghosh in the Mother Property, free from all encumbrances.

- 5.1.7 **Ownership of Legal Heirs of Lakshmi Rani Ghosh:** In the above mentioned circumstances said Legal Heirs of Lakshmi Rani Ghosh have become the joint and absolute owners in respect of land measuring 10.34 (ten point three four) decimal, more or less, out of the Mother Property (**Larger Property**), free from all encumbrances.
- 5.1.8 **Absolute Ownership of Vendors:** In the above mentioned events and circumstances said (1) Sujit Kumar Ghosh, (2) Samir Kumar Ghosh alias Samir Ghosh, (3) Chandraboti Ghosh, (4) Tararani Ghosh, (5) Amalabala Ghosh and (6) Sumitra Ghosh (collectively the Vendors herein) out of the Legal Heirs Of Lakshmi Rani Ghosh have become the joint and absolute owners in respect of the Said Property out of the Larger Property vis-à-vis the Mother Property, free from all encumbrances and the Said Property is the subject matter of this Conveyance.
- 5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendors represent and warrant to and covenant with the Purchaser regarding encumbrances as follows:
- 5.2.1 **No Acquisition/Requisition:** The Vendors have not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declares that the Said Property is not affected by any scheme of any Local Authority or Government or Statutory Body.
- 5.2.2 **No Excess Land:** The Vendors do not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955 and the West Bengal Estates Acquisition Act, 1953.
- 5.2.3 **No Encumbrance by Act of Vendors:** The Vendors have not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.
- 5.2.4 **Right, Power and Authority to Sell:** The Vendors have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchaser.
- 5.2.5 **No Dues:** No tax in respect of the Said Property is due to the local authority and/or any other authority or authorities and no Certificate Case is pending for realization of any dues from the Vendors.
- 5.2.6 **No Right of Pre-emption:** No person or persons whatsoever have/had/has any right of pre-emption over and in respect of the Said Property or any part thereof.



DISTRICT SUB REGISTRAR-II
SOUTH 24 PARGANAS

03 DEC 2022

- 5.2.7 **No Mortgage:** No mortgage or charge has been created by the Vendors by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.
- 5.2.8 **Free From All Encumbrances:** The Said Property is free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debuffers*, *wakf*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *bargudars* and liabilities whatsoever or howsoever made or suffered by the Vendors or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendors or the Vendors' predecessors-in-title and the title of the Vendors to the Said Property is free, clear and marketable.
- 5.2.9 **No Personal Guarantee:** The Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.
- 5.2.10 **No Bar by Court Order or Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Vendors from selling, transferring and/or alienating the Said Property or any part thereof.

6. Basic Understanding

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

7. Transfer

- 7.1 **Hereby Made:** The Vendors hereby 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 admeasuring 6.89 (six point eight nine) decimal, more or less, comprised in R.S. Dag Nos. 100, 102, 111, 112, 113, 118, 92, 94, 117, 497, 500, 501 and 503, corresponding L.R. Dag Nos. 94, 96, 105, 106, 107, 112, 86, 88, 111, 465, 468, 469 and 471, respectively, recorded under R.S. Khatian Nos. 629, 181, 187 and 582, Mouza Jirangacha, J.L. No. 25; Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas **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.



DISTRICT SUB REGISTRAR-II
SCHEMATIC RE
03 DEC 2022

7.2 **Consideration:** The aforesaid transfer is being made in consideration of a sum of **Rs.18,81,000/- (Rupees Eighteen Lakh Eighty One Thousand only)** paid by the Purchaser to the Vendors, receipt of which the Vendors hereby and by the Receipt and Memo of Consideration hereunder written, admit and acknowledge.

8. Terms of Transfer

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

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

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

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.



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DISTRICT SLP REGISTRAR-II
MYSORE
03 DEC 2022

- 8.2.2 **Transfer of Property Act:** all obligations and duties of vendor and vendee as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.
- 8.3 **Delivery of Possession:** *Khas*, vacant, peaceful and physical possession of the Said Property has been handed over to the Purchaser.
- 8.4 **Outgoings:** All statutory revenue, cess, taxes, surcharge, outgoings and levies of or on the Said Property, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Vendors, with regard to which the Vendors hereby indemnify and agree to keep the Purchaser fully and comprehensively saved, harmless and indemnified.
- 8.5 **Holding Possession:** The Vendors hereby covenant that the Purchaser and the Purchaser's successors-in-interest and/or assigns shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof exclusively and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendors and it is further expressly and specifically covenanted, confirmed and declared by the Vendors that notwithstanding contained in any law for the time being in force or enacted later or any custom or practice or other form of equitable right or remedy available to the Vendors, the Vendors shall not at any time in future claim any right of pre-emption, right of passage (whether of men, materials, water and other utilities), right of way, means of access, easement of use or any other right of any nature whatsoever or howsoever over and above the Said Property, even if the balance portion of the Dag (from which the Said Property has been carved out) is land-locked and does not have any public or private means of access and the Vendors hereby expressly waive, surrender and give up each and every one of the aforesaid rights.
- 8.6 **No Objection to Mutation and Conversion:** The Vendors covenant, confirm and declare that (1) the Purchaser shall be fully entitled to mutate the Purchaser's name in all public and statutory records and the Vendors hereby expressly (a) consent to the same and (b) appoint the Purchaser as the constituted attorney of the Vendors and empower and authorize the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard and (2) the Vendors are fully aware that the Purchaser shall convert the nature of use and classification of the Said Property to non-agricultural/any other classification at the sole discretion of the Purchaser and the Purchaser shall be fully entitled to do the same in all public and statutory records and the Vendors hereby expressly (a) consent to the same, notwithstanding the nature of use and classification of the balance portion of the Dag (from which the Said Property has been carved out)



DISTRICT SUE REGISTRAR-II
SC-11 RE
03 DEC 2022

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

- 8.7 **Title Documents:** Simultaneously herewith, the Vendors have handed over all title papers and documents in respect of the Said Property to the Purchaser.
- 8.8 **Further Acts:** The Vendors hereby covenant that the Vendors or any person claiming under them, shall and will from time to time and at all times hereafter, upon every request and at the cost of the Purchaser and/or its successors-in-interest and assigns, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Property. Notwithstanding the aforesaid covenant, the Vendors further covenant with the Purchaser that the Purchaser shall be entitled to rectify and/or modify any material defect of this Deed of Conveyance through a declaration without affecting the right of the Vendors in any manner. The Vendors hereby further covenant to be party to the declaration (if required) without raising any objection and without any further consideration as and when required by the Purchaser.
9. **Interpretation:**
- 9.1 The headings in this Conveyance are inserted for convenience only and shall be ignored in construing the provisions of this Conveyance.
- 9.2 Words and phrases have been defined in this Conveyance by printing them in bold and putting them within brackets. Where a word or phrase is defined, other parts of speech or grammatical forms of that word or phrase shall have corresponding meaning.



DISTRICT SUB REGISTRAR-II
SOUTH
03 DEC 2022

SCHEDULE
(Said Property)
[Subject Matter of Conveyance]

Land (vacant) admeasuring 6.89 (six point eight nine) decimal, more or less, comprised in R.S. Dag Nos. 100, 102, 111, 112, 113, 118, 92, 94, 117, 497, 500, 501 and 503, corresponding to L.R. Dag Nos. 94, 96, 105, 106, 107, 112, 86, 88, 111, 465, 468, 469 and 471, respectively, recorded under R.S. Khatian Nos. 629, 181, 187 and 582, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas

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. | Total Area in Dag (in Dec) | Area Sold (in Dec) | Classification |
|----------------|--------------|------------------|----------------------------|--------------------|----------------|
| 100 | 94 | 629 | 101 | 0.83 | Shali |
| 102 | 96 | 629 | 154 | 1.27 | Danga |
| 111 | 105 | 629 | 12 | 0.09 | Danga |
| 112 | 106 | 629 | 94 | 0.77 | Danga |
| 113 | 107 | 629 | 40 | 0.33 | Shali |
| 118 | 112 | 629 | 131 | 1.08 | Danga |
| 92 | 86 | 181 | 150 | 0.92 | Danga |
| 94 | 88 | 181 | 42 | 0.35 | Danga |
| 117 | 111 | 187 | 11 | 0.09 | Shali |
| 497 | 465 | 582 | 38 | 0.11 | Shali |
| 500 | 468 | 582 | 66 | 0.55 | Danga |
| 501 | 469 | 582 | 99 | 0.32 | Danga |
| 503 | 471 | 582 | 57 | 0.18 | Danga |
| | | Total: | | 6.89 | |



District Sub Registrar-II
Alipore, South 24 Parganas
- 3 DEC 2022

10. Execution and Delivery

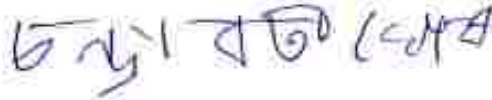
10.1 In Witness Whereof the Parties have executed and delivered this Conveyance on the date mentioned above.



SUJIT KUMAR GHOSH



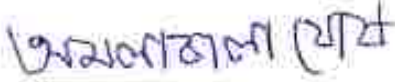
SAMIR KUMAR GHOSH alias SAMIR GHOSH



CHANDRABOTI GHOSH



TARARANI GHOSH



AMALABALA GHOSH



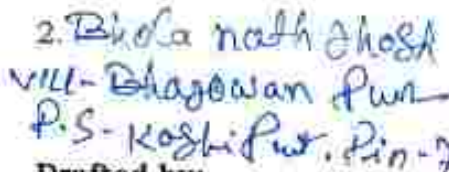
SUMITRA GHOSH

[Vendors]

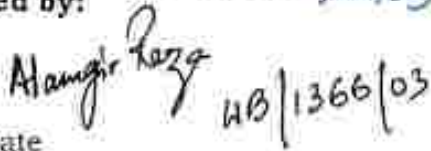
Witnesses:

1. 

Add: Subangui Dakshin Pura,
P.O. - Gouraganagan, Kol-700159

2. 
Vill - Bhagawan Pura
P.S - Kashi Pura, Pin - 700135

Drafted by:


AB/1366/03

Advocate

Adipura Judge Court
Kol-27

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





DISTRICT SUB REGISTRAR-II
SOUTH DIVISION
03 DEC 2022

Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs.18,81,000/- (Rupees Eighteen Lakh Eighty One Thousand only)** towards full and final payment of the consideration for sale of the Said Property described in the **Schedule** above, in the following manner:

| Mode | Date | Bank | Amount (Rs.) | In Favour of |
|-----------------------------------|----------|----------------------------|--------------------|----------------------|
| UTR NO. IOBAR52022120200189965 | 02.12.22 | Indian Overseas Bank | 3,13,500/- | SUJIT KUMAR GHOSH |
| UTR NO. IOBAR52022120200188650 | 02.12.22 | Indian Overseas Bank | 3,13,500/- | SAMIR KUMAR GHOSH |
| UTR NO. IOBAR52022120200191381 | 02.12.22 | Indian Overseas Bank | 3,13,500/- | CHANDRABOTI GHOSH |
| UTR NO. IOBAR52022120200181349 | 02.12.22 | Indian Overseas Bank | 3,13,500/- | TARARANI GHOSH |
| UTR NO. IOBAR52022120200179969 | 02.12.22 | Indian Overseas Bank | 3,13,500/- | AMALABALA GHOSH |
| UTR NO. IOBAR52022120200169365 | 02.12.22 | Indian Overseas Bank | 3,13,500/- | SUMITRA GHOSH |
| Total: | | | 18,81,000/- | |



SUJIT KUMAR GHOSH



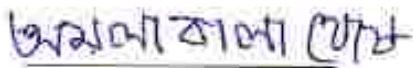
SAMIR KUMAR GHOSH alias SAMIR GHOSH



CHANDRABOTI GHOSH



TARARANI GHOSH



AMALABALA GHOSH



SUMITRA GHOSH

[Vendors]

Witnesses: -

1. 

2. 














10
11
12
13
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15
16
17
18
19
20

21



DISTRICT SUB REGISTRAR-II
ALIGARH
03 DEC 2022

SPECIMEN FORM FOR TEN FINGER PRINTS

























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



—

DISTRICT SUB REGISTRAR-II
SOUTH 24 PARGANAS
03 DEC 2022

SPECIMEN FORM FOR TEN FINGER PRINTS

| | | | | | | |
|-------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
|  <p>শ্রী বিষ্ণু কুমার</p> | <p>শ্রী বিষ্ণু কুমার</p> |  |  |  |  |  |
| | | <p>Little Ring Middle Fore Thumb</p> | | | | |
| | | <p>(Left Hand)</p> | | | | |
|  <p>শ্রী বিষ্ণু কুমার</p> | <p>শ্রী বিষ্ণু কুমার</p> |  |  |  |  |  |
| | | <p>Thumb Fore Middle Ring Little</p> | | | | |
| | | <p>(Right Hand)</p> | | | | |
|  <p>শ্রীমতী বসন্ত</p> | <p>শ্রীমতী বসন্ত</p> |  |  |  |  |  |
| | | <p>Little Ring Middle Fore Thumb</p> | | | | |
| | | <p>(Left Hand)</p> | | | | |
|  <p>শ্রীমতী বসন্ত</p> | <p>শ্রীমতী বসন্ত</p> |  |  |  |  |  |
| | | <p>Thumb Fore Middle Ring Little</p> | | | | |
| | | <p>(Right Hand)</p> | | | | |



DISTRICT SUB REGISTRAR-II
SOUTH 24 PARGANAS, WEST BENGAL
03 DEC 2022

SPECIMEN FORM FOR TEN FINGER PRINTS

| | | | | | | |
|------------------------------------------------------------------------------------------------------------|-------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
|  <p>ভাড়া সালি সোম</p> | <p>ভাড়া সালি</p> |  |  |  |  |  |
| | | <p>Little Ring Middle Fore Thumb</p> | | | | |
| | | <p>(Left Hand)</p> | | | | |
| | |  |  |  |  |  |
| <p>Thumb Fore Middle Ring Little</p> | | | | | | |
| <p>(Right Hand)</p> | | | | | | |
|  <p>ভাড়া সালি</p> | <p>ভাড়া সালি</p> |  |  |  |  |  |
| | | <p>Little Ring Middle Fore Thumb</p> | | | | |
| | | <p>(Left Hand)</p> | | | | |
| | |  |  |  |  |  |
| <p>Thumb Fore Middle Ring Little</p> | | | | | | |
| <p>(Right Hand)</p> | | | | | | |
|  <p>ভাড়া সালি</p> | <p>ভাড়া সালি</p> |  |  |  |  |  |
| | | <p>Little Ring Middle Fore Thumb</p> | | | | |
| | | <p>(Left Hand)</p> | | | | |
| | |  |  |  |  |  |
| <p>Thumb Fore Middle Ring Little</p> | | | | | | |
| <p>(Right Hand)</p> | | | | | | |



DISTRICT SUB REGISTRAR-II
SOUTH 211 19E
03 DEC 2022



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - I | SOUTH 24-PARGANAS, District Name :South 24-Parganas
Signature / LTI Sheet of Query No/Year 16022003409117/2022

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

| Sl No. | Name of the Executant | Category | Photo | Finger Print | Signature with date |
|--------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|
| 1 | Mr SUJIT KUMAR GHOSH Bamunia, City:-, P.O:- Bamunia, P.S:- Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743355 | Seller |  |  |  03/12/22 |
| 2 | Mr SAMIR KUMAR GHOSH Alias Mr SAMIR GHOSH Bamunia, City:-, P.O:- Bamunia, P.S:- Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743502 | Seller |  |  |  31/12/22 |
| 3 | Mrs CHANDRABOTI GHOSH Bownia, Charpara., Block/Sector: Sandeshkhali., City:- P.O:- Nazarnat, P.S:- Sandeshkhali, District:- North 24-Parganas, West Bengal, India, PIN:- 743442 | Seller |  |  |  06.02.22 |



DISTRICT SUB REGISTRAR-II
SOUTH-24 P.S. ALIPORE
03 DEC 2022

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

| Sl No. | Name of the Executant | Category | Photo | Finger Print | Signature with date |
|--------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|
| 4 | Mrs TARARANI GHOSH Ghunimeghl., City:- P.O:- Narayanpur, P.S:- Bhangar, District:-South 24-Parganas, West Bengal, India, PIN:- 743502 | Seller |  |  |  03/12/22 |
| 5 | Mrs AMALABALA GHOSH Pakapolerhat,, Block/Sector: Bhagowanpur, City:- P.O:- Bhagwanpur, P.S:- Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 | Seller |  |  |  03/12/22 |
| 6 | Mrs SUMITRA GHOSH Taldi, Urei Chandrapur,, City:- , P.O:- Chandrapur, P.S:- Magrahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 | Seller |  |  |  03/12/2022 |





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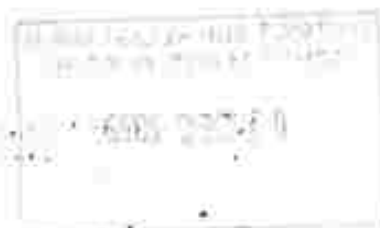
DISTRICT SUB REGISTRAR-II
SOUTH 24 PGS ALIPORE
03 DEC 2022

| Sl No. | Name and Address of Identifier | Identifier of | Photo | Finger Print | Signature with date |
|--------|-------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|
| 1 | Mr RAJIB ROY Son of Mr Paresh Chandra Roy City:- , P.O:- New Town, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700159 | Mr SUJIT KUMAR GHOSH, Mr SAMIR KUMAR GHOSH, Mrs CHANDRABOTI GHOSH, Mrs TARARANI GHOSH, Mrs AMALABALA GHOSH, Mrs SUMITRA GHOSH |  |  |  05.12.22 |

(Suman Basu)

DISTRICT SUB-
REGISTRAR

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





DISTRICT SUB REGISTRAR-II
SOUTH 24 PGS BANGALORE
03 DEC 2022



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



192022230201539858

GRN Details

| | | | |
|-------------------|---------------------|---------------------|-------------------------|
| GRN: | 192022230201539858 | Payment Mode: | SBI Epay |
| GRN Date: | 05/12/2022 11:08:16 | Bank/Gateway: | SBIPay Payment Gateway |
| BRN : | 1965101393117 | BRN Date: | 05/12/2022 11:08:42 |
| Gateway Ref ID: | 20221205872904 | Method: | Indian Overseas Bank NB |
| GRIPS Payment ID: | 051220222020153984 | Payment Init. Date: | 05/12/2022 11:08:16 |
| Payment Status: | Successful | Payment Ref. No: | 2003409117/6/2022 |

[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): | 05/12/2022 |
| Period To (dd/mm/yyyy): | 05/12/2022 |
| Payment Ref ID: | 2003409117/6/2022 |
| Dept Ref ID/DRN: | 2003409117/6/2022 |

Payment Details

| Sl. No. | Payment Ref No | Head of A/C Description | Head of A/C | Amount (₹) |
|---------|-------------------|------------------------------------------|--------------------|--------------|
| 1 | 2003409117/6/2022 | Property Registration- Stamp duty | 0030-02-103-003-02 | 56450 |
| 2 | 2003409117/6/2022 | Property Registration- Registration Fees | 0030-03-104-001-16 | 18856 |
| | | | Total | 75306 |

IN WORDS: SEVENTY FIVE THOUSAND THREE HUNDRED SIX ONLY.

PAID





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



192025260258817901

GRN Details

| | | | |
|-------------------|---------------------|---------------------|----------------------|
| GRN: | 192025260258817901 | Payment Mode: | Online Payment |
| GRN Date: | 09/09/2025 14:52:19 | Bank/Gateway: | Indian Overseas Bank |
| BRN : | 202509090789264 | BRN Date: | 09/09/2025 14:53:10 |
| GRIPS Payment ID: | 090920252025881789 | Payment Init. Date: | 09/09/2025 14:52:19 |
| Payment Status: | Successful | Payment Ref. No: | 2003409117/11/2022 |

[Query No*/Query Year]

Depositor Details

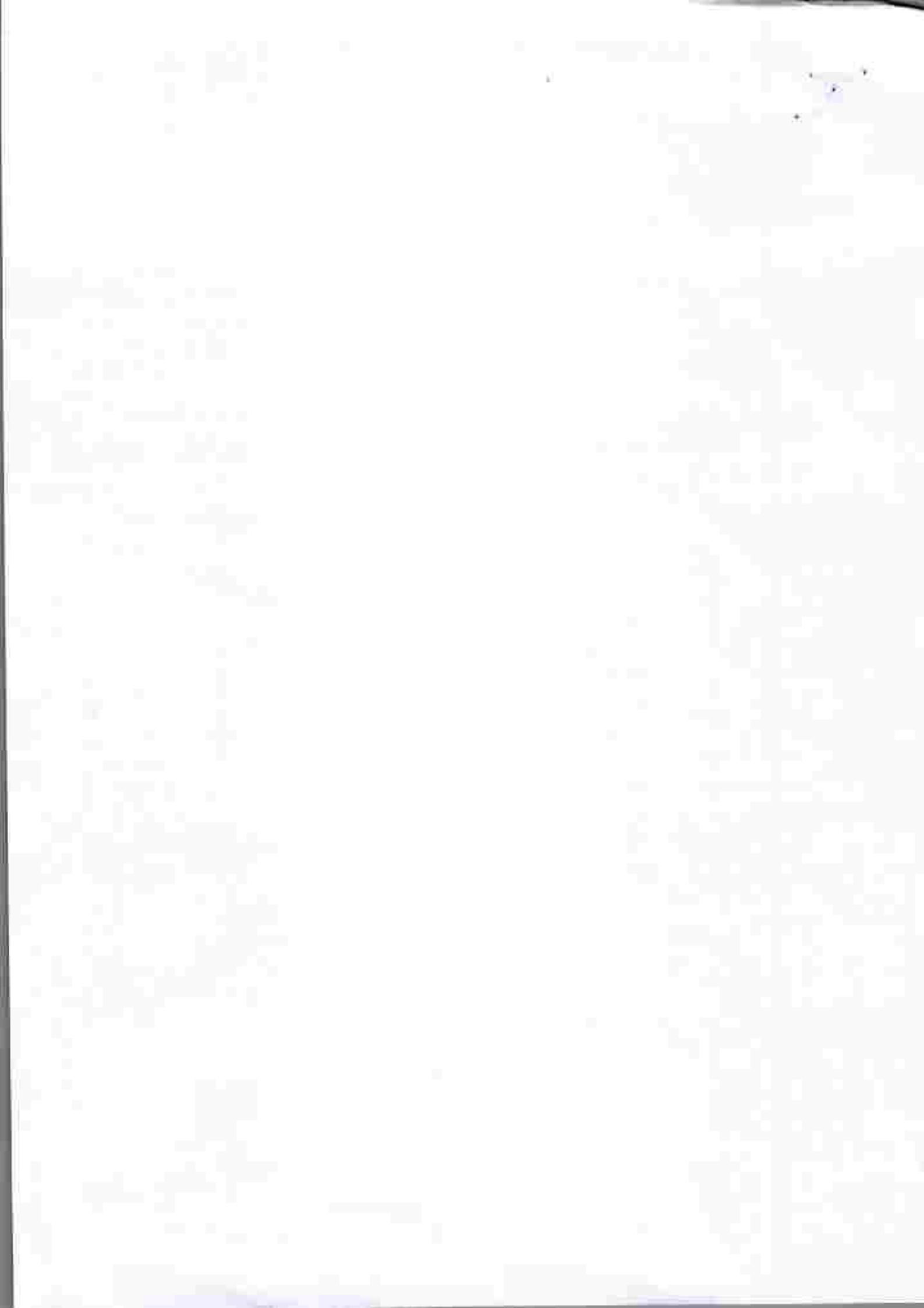
| | |
|---------------------------|--------------------------------------------------|
| Depositor's Name: | UMESH KYAL AND OTHERS HUF |
| Address: | 30C, SOUTH END PARK KOLKATA, West Bengal, 700029 |
| Mobile: | 9007711037 |
| Depositor Status: | Buyer/Claimants |
| Query No: | 2003409117 |
| Applicant's Name: | Org VINAYAK LEGAL |
| Address: | D.S.R. -II SOUTH 24-PARGANAS |
| Office Name: | D.S.R. -II SOUTH 24-PARGANAS |
| Identification No: | 2003409117/11/2022 |
| Remarks: | Sale, Sale Document Payment No 11 |
| Period From (dd/mm/yyyy): | 09/09/2025 |
| Period To (dd/mm/yyyy): | 09/09/2025 |

Payment Details

| Sl. No. | Payment Ref No | Head of A/C Description | Head of A/C | Amount (₹) |
|---------|--------------------|------------------------------------------|--------------------|--------------|
| 1 | 2003409117/11/2022 | Property Registration- Stamp duty | 0030-02-103-003-02 | 37721 |
| 2 | 2003409117/11/2022 | Property Registration- Registration Fees | 0030-03-104-001-16 | 426 |
| | | | Total | 38147 |

IN WORDS: THIRTY EIGHT THOUSAND ONE HUNDRED FORTY SEVEN ONLY.

PAYED



Major Information of the Deed

| | | | |
|-----------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------|------------|
| Deed No : | I-1602-13790/2025 | Date of Registration | 16/09/2025 |
| Query No / Year | 1602-2003409117/2022 | Office where deed is registered | |
| Query Date | 02/12/2022 11:44:22 AM | D.S.R. -I 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. 18,81,000/- | Rs. 18,85,020/- | | |
| Stampduty Paid(SD) | Registration Fee Paid | | |
| Rs. 94,271/- (Article:23) | Rs. 19,282/- (Article:A(1), E, M) | | |
| 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-100 | RS-629 | Bastu | Shali | 0.83 Dec | 2,26,594/- | 2,26,594/- | |
| L2 | RS-102 | RS-629 | Bastu | Danga | 1.27 Dec | 3,46,716/- | 3,46,716/- | |
| L3 | RS-111 | RS-629 | Bastu | Danga | 0.09 Dec | 2,730/- | 6,750/- | |
| L4 | RS-112 | RS-629 | Bastu | Danga | 0.77 Dec | 2,10,213/- | 2,10,213/- | |
| L5 | RS-113 | RS-629 | Bastu | Shali | 0.33 Dec | 90,091/- | 90,091/- | |
| L6 | RS-118 | RS-629 | Bastu | Danga | 1.08 Dec | 3,00,305/- | 3,00,305/- | |
| L7 | RS-92 | RS-181 | Bastu | Danga | 0.92 Dec | 2,53,894/- | 2,53,894/- | |
| L8 | RS-94 | RS-181 | Bastu | Danga | 0.35 Dec | 95,552/- | 95,552/- | |
| L9 | RS-117 | RS-187 | Bastu | Shali | 0.09 Dec | 27,300/- | 27,300/- | |
| L10 | RS-497 | RS-582 | Bastu | Shali | 0.11 Dec | 32,761/- | 32,761/- | |
| L11 | RS-500 | RS-582 | Bastu | Danga | 0.55 Dec | 1,50,152/- | 1,50,152/- | |
| L12 | RS-501 | RS-582 | Bastu | Danga | 0.32 Dec | 90,091/- | 90,091/- | |
| L13 | RS-503 | RS-582 | Bastu | Danga | 0.18 Dec | 54,601/- | 54,601/- | |
| | | TOTAL : | | | 6.89Dec | 18,81,000 /- | 18,85,020 /- | |
| | Grand Total : | | | | 6.89Dec | 18,81,000 /- | 18,85,020 /- | |



Seller Details :

| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | Mr SUJIT KUMAR GHOSH (Presentant) Son of Mr Panchulal Ghosh Bamunia, City:- , P.O:- Bamunia, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743355 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India , PAN No.:: BExxxxxx1C, Aadhaar No: 52xxxxxxxx4570, Status :Individual, Executed by: Self, Date of Execution: 03/12/2022 , Admitted by: Self, Date of Admission: 03/12/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 03/12/2022 , Admitted by: Self, Date of Admission: 03/12/2022 ,Place : Pvt. Residence |
| 2 | Mr SAMIR KUMAR GHOSH, (Alias: Mr SAMIR GHOSH) Son of Mr Panchu Lal Ghosh Bamunia, City:- , P.O:- Bamunia, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India , PAN No.:: AYxxxxxx3R, Aadhaar No: 37xxxxxxxx6721, Status :Individual, Executed by: Self, Date of Execution: 03/12/2022 , Admitted by: Self, Date of Admission: 03/12/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 03/12/2022 , Admitted by: Self, Date of Admission: 03/12/2022 ,Place : Pvt. Residence |
| 3 | Mrs CHANDRABOTI GHOSH Daughter of Mr Panchulal Ghosh Bownia, Charpara,, Block/Sector: Sandeshkhali,, City:- , P.O:- Nazareth, P.S:- Sandeshkhali, District:-North 24-Parganas, West Bengal, India, PIN:- 743442 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India , PAN No.:: DLxxxxxx9M, Aadhaar No: 63xxxxxxxx5704, Status :Individual, Executed by: Self, Date of Execution: 03/12/2022 , Admitted by: Self, Date of Admission: 03/12/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 03/12/2022 , Admitted by: Self, Date of Admission: 03/12/2022 ,Place : Pvt. Residence |
| 4 | Mrs TARARANI GHOSH Daughter of Mr Panchulal Ghosh Ghunimeghi,, City:- , P.O:- Narayanpur, P.S:-Bhangar, District:-South 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India , PAN No.:: CBxxxxxx3E, Aadhaar No: 62xxxxxxxx8187, Status :Individual, Executed by: Self, Date of Execution: 03/12/2022 , Admitted by: Self, Date of Admission: 03/12/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 03/12/2022 , Admitted by: Self, Date of Admission: 03/12/2022 ,Place : Pvt. Residence |
| 5 | Mrs AMALABALA GHOSH Daughter of Mr Panchulal Ghosh Pakapolehat,, Block/Sector: Bhagowanpur, City:- , P.O:- Bhagwanpur, P.S:- Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India , PAN No.:: CPxxxxxx3P, Aadhaar No: 24xxxxxxxx0086, Status :Individual, Executed by: Self, Date of Execution: 03/12/2022 , Admitted by: Self, Date of Admission: 03/12/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 03/12/2022 , Admitted by: Self, Date of Admission: 03/12/2022 ,Place : Pvt. Residence |
| 6 | Mrs SUMITRA GHOSH Daughter of Mr Panchulal Ghosh Taldi, Urel Chandrapur,, City:- , P.O:- Chandrapur, P.S:-Magrahat, District:- South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India , PAN No.:: CUxxxxxx9N, Aadhaar No: 42xxxxxxxx7235, Status :Individual, Executed by: Self, Date of Execution: 03/12/2022 , Admitted by: Self, Date of Admission: 03/12/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 03/12/2022 , Admitted by: Self, Date of Admission: 03/12/2022 ,Place : Pvt. Residence |

Buyer Details :

| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | UMESH KYAL & OTHERS HUF 30C, Southend 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 |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|--------------|-----------|
| Mr RAJIB ROY Son of Mr Paresh Chandra Roy Sulanguri Dakshin Para, City:- , P.O:- New Town, P.S:-New Town, District:- North 24-Parganas, West Bengal, India, PIN:- 700159 | | | |
| Identifier Of Mr SUJIT KUMAR GHOSH, Mr SAMIR KUMAR GHOSH, Mrs CHANDRABOTI GHOSH, Mrs TARARANI GHOSH, Mrs AMALABALA GHOSH, Mrs SUMITRA GHOSH | | | |

Transfer of property for L1

| Sl.No | From | To. with area (Name-Area) |
|-------|----------------------|-----------------------------------|
| 1 | Mr SUJIT KUMAR GHOSH | UMESH KYAL & OTHERS HUF-0.415 Dec |
| 2 | Mr SAMIR KUMAR GHOSH | UMESH KYAL & OTHERS HUF-0.415 Dec |

Transfer of property for L10

| Sl.No | From | To. with area (Name-Area) |
|-------|----------------------|-----------------------------------|
| 1 | Mr SUJIT KUMAR GHOSH | UMESH KYAL & OTHERS HUF-0.055 Dec |
| 2 | Mr SAMIR KUMAR GHOSH | UMESH KYAL & OTHERS HUF-0.055 Dec |

Transfer of property for L11

| Sl.No | From | To. with area (Name-Area) |
|-------|----------------------|-----------------------------------|
| 1 | Mr SUJIT KUMAR GHOSH | UMESH KYAL & OTHERS HUF-0.275 Dec |
| 2 | Mr SAMIR KUMAR GHOSH | UMESH KYAL & OTHERS HUF-0.275 Dec |

Transfer of property for L12

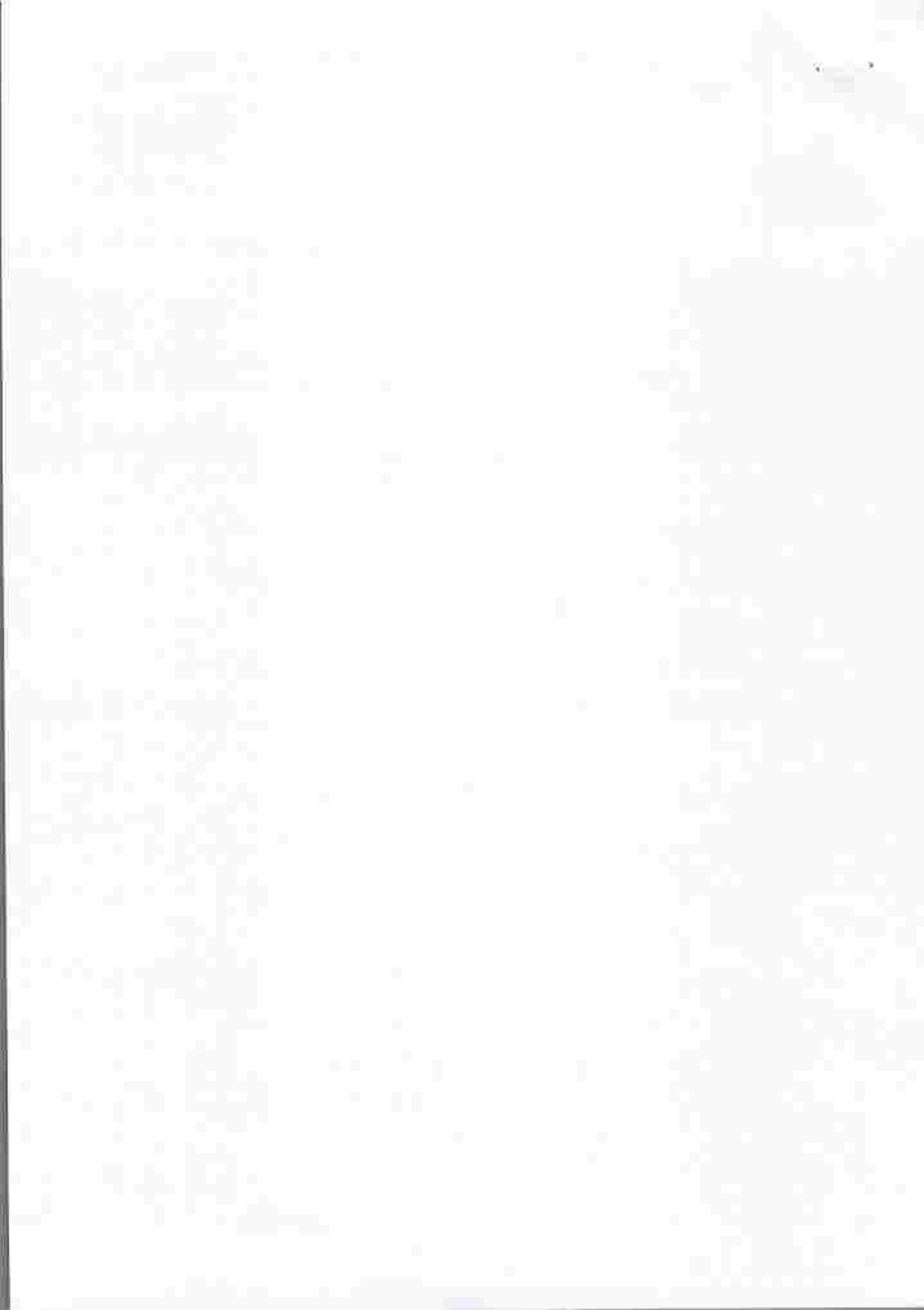
| Sl.No | From | To. with area (Name-Area) |
|-------|----------------------|----------------------------------|
| 1 | Mr SUJIT KUMAR GHOSH | UMESH KYAL & OTHERS HUF-0.16 Dec |
| 2 | Mr SAMIR KUMAR GHOSH | UMESH KYAL & OTHERS HUF-0.16 Dec |

Transfer of property for L13

| Sl.No | From | To. with area (Name-Area) |
|-------|----------------------|----------------------------------|
| 1 | Mr SUJIT KUMAR GHOSH | UMESH KYAL & OTHERS HUF-0.09 Dec |
| 2 | Mr SAMIR KUMAR GHOSH | UMESH KYAL & OTHERS HUF-0.09 Dec |

Transfer of property for L2

| Sl.No | From | To. with area (Name-Area) |
|-------|----------------------|-----------------------------------|
| 1 | Mr SUJIT KUMAR GHOSH | UMESH KYAL & OTHERS HUF-0.635 Dec |
| 2 | Mr SAMIR KUMAR GHOSH | UMESH KYAL & OTHERS HUF-0.635 Dec |



| Transfer of property for L3 | | |
|-----------------------------|----------------------|-----------------------------------|
| Sl.No | From | To. with area (Name-Area) |
| 1 | Mr SUJIT KUMAR GHOSH | UMESH KYAL & OTHERS HUF-0.045 Dec |
| 2 | Mr SAMIR KUMAR GHOSH | UMESH KYAL & OTHERS HUF-0.045 Dec |
| Transfer of property for L4 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Mr SUJIT KUMAR GHOSH | UMESH KYAL & OTHERS HUF-0.385 Dec |
| 2 | Mr SAMIR KUMAR GHOSH | UMESH KYAL & OTHERS HUF-0.385 Dec |
| Transfer of property for L5 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Mr SUJIT KUMAR GHOSH | UMESH KYAL & OTHERS HUF-0.165 Dec |
| 2 | Mr SAMIR KUMAR GHOSH | UMESH KYAL & OTHERS HUF-0.165 Dec |
| Transfer of property for L6 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Mr SUJIT KUMAR GHOSH | UMESH KYAL & OTHERS HUF-0.54 Dec |
| 2 | Mr SAMIR KUMAR GHOSH | UMESH KYAL & OTHERS HUF-0.54 Dec |
| Transfer of property for L7 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Mr SUJIT KUMAR GHOSH | UMESH KYAL & OTHERS HUF-0.46 Dec |
| 2 | Mr SAMIR KUMAR GHOSH | UMESH KYAL & OTHERS HUF-0.46 Dec |
| Transfer of property for L8 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Mr SUJIT KUMAR GHOSH | UMESH KYAL & OTHERS HUF-0.175 Dec |
| 2 | Mr SAMIR KUMAR GHOSH | UMESH KYAL & OTHERS HUF-0.175 Dec |
| Transfer of property for L9 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Mr SUJIT KUMAR GHOSH | UMESH KYAL & OTHERS HUF-0.045 Dec |
| 2 | Mr SAMIR KUMAR GHOSH | UMESH KYAL & OTHERS HUF-0.045 Dec |



Endorsement For Deed Number : I - 160213790 / 2025

On 02-12-2022

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 18,85,020/-



Suman Basu
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I | SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 03-12-2022

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

Presented for registration at 14:08 hrs on 03-12-2022, at the Private residence by Mr SUJIT KUMAR GHOSH , one of the Executants.

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

Execution is admitted on 03/12/2022 by 1. Mr SUJIT KUMAR GHOSH, Son of Mr Panchulal Ghosh, Bamunia, P.O: Bamunia, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 743355, by caste Hindu, by Profession Others, 2. Mr SAMIR KUMAR GHOSH, Alias Mr SAMIR GHOSH, Son of Mr Panchu Lal Ghosh, Bamunia, P.O: Bamunia, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Hindu, by Profession Others, 3. Mrs CHANDRABOTI GHOSH, Daughter of Mr Panchulal GHOSH, Bownia, Charpara., Sector: Sandeshkhali., P.O: Nazarhat, Thana: Sandeshkhali, , North 24-Parganas, WEST BENGAL, India, PIN - 743442, by caste Hindu, by Profession Others, 4. Mrs TARARANI GHOSH, Daughter of Mr Panchulai Ghosh, Ghunimeghi., P.O: Narayanpur, Thana: Bhangar, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Hindu, by Profession Others, 5. Mrs AMALABALA GHOSH, Daughter of Mr Panchulal Ghosh, Pakapolerhat., Sector: Bhagowanpur, P.O: Bhagwanpur, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Others, 6. Mrs SUMITRA GHOSH, Daughter of Mr Panchulal Ghosh, Taldi, Urel Chandrapur., P.O: Chandrapur, Thana: Magrahat, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Others
Indetified by Mr RAJIB ROY, . . Son of Mr Paresh Chandra Roy, Sulanguri Dakshin Para, P.O: New Town, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700159, by caste Hindu, by profession Others :



Suman Basu
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I | SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 05-12-2022

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 18,856.00/- (A(1) = Rs 18,810.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by , by Cash Rs 0.00/-, by online = Rs 18,856/-
Descriptor of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 05/12/2022 11:08AM with Govt. Ref. No: 192022230201539858 on 05-12-2022, Amount Rs: 18,856/-,
Bank: SBI EPay (SBlePay), Ref. No. 1965101393117 on 05-12-2022, Head of Account 0030-03-104-001-16



Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 94,271/- and Stamp Duty paid by . by Stamp Rs 100.00/-, by online = Rs 56,450/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 773041, Amount: Rs.100.00/-, Date of Purchase: 05/09/2022, Vendor name: Jaydeep Chatterjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 05/12/2022 11:08AM with Govt. Ref. No: 192022230201539858 on 05-12-2022, Amount Rs: 56,450/-, Bank: SBI EPay (SBlePay), Ref. No. 1965101393117 on 05-12-2022, Head of Account 0030-02-103-003-02

Suman Basu

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - I | SOUTH 24-
PARGANAS

South 24-Parganas, West Bengal

On 16-09-2025

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 18,856.00/- (A(1) = Rs 18,810.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by , by Cash Rs 0.00/-, by online = Rs 426/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 09/09/2025 2:53PM with Govt. Ref. No: 192025260258817901 on 09-09-2025, Amount Rs: 426/-, Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 202509090789264 on 09-09-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 94,271/- and Stamp Duty paid by by online = Rs 37,721/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 09/09/2025 2:53PM with Govt. Ref. No: 192025260258817901 on 09-09-2025, Amount Rs: 37,721/-, Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 202509090789264 on 09-09-2025, Head of Account 0030-02-103-003-02

Suman Basu

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - I | SOUTH 24-
PARGANAS

South 24-Parganas, West Bengal





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2025, Page from 611751 to 611780

being No 160213790 for the year 2025.



Suman

Digitally signed by SUMAN BASU
Date: 2025.09.16 13:39:53 +05:30
Reason: Digital Signing of Deed.

(Suman Basu) 16/09/2025

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - I | SOUTH 24-PARGANAS

West Bengal.

Handwritten signature

I-13862/22



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

AM 773030

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

Handwritten notes: 28/11/2022, 5-2003350325/2022, 2-50 PM



CONVEYANCE

- 1. Date: 28.11.2022
- 2. Place: Kolkata
- 3. Parties

Handwritten notes: 2-50 PM, 28/11/22

55342

SOLD TO _____
 OF _____
 RES _____
JAYDEEP CHATTERJEE
 16, INDIA EXCHANGE PLACE, KOL-1
 LICENSED STAMP VENDOR
 NO. 351RS2744

ANUBRATA DHAR
 C. M. N. COURT KOL-1

5 SEP 2022

5 SEP 2022

Suman Ghosh



8862

Suman Ghosh



Sourav Ghosh
 S/O - Sudhir Kumar Ghosh
 39, Ruby Park South, Kasba,
 Kolkata - 700078.



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

And

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

The 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:** Land classified as danga (highland) measuring 9.377 (nine point three seven seven) decimal, more or less, out of 56 (fifty six) decimal, being a portion of R.S. Dag No. 91, corresponding L.R. Dag No. 85, recorded under C.S. Khatian No. 102, corresponding to R.S. Khatian No. 185, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Said Property**) and more fully described in the **Schedule** below, **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof.

5. Background, Representations, Warranties and Covenants

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

- 5.1.1 **Ownership of Saukat Molla alias Saokat Ali Molla:-** At all material time one Saukat Molla alias Saokat Ali Molla, was the sole and absolute recorded owner in respect of land measuring 9.3 (nine point three) decimal, more or less, out of 56 (fifty six) decimal, being a portion of R.S. Dag No. 91, corresponding L.R. Dag No. 85, recorded under C.S. Khatian No. 102, R.S. Khatian No. 185, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas, (**Property Of Saukat**) free from all encumbrances.



ଫିଲ୍ଡ୍ ଅଫିସ୍ ଅଫ୍ ଡିଷ୍ଟ୍ରିକ୍ଟ ସବ୍ ରିଜିଷ୍ଟ୍ରାର
ପାର୍ଜାରା, ଦକ୍ଷିଣ ପାର୍ଜାରା
20 NOV 2022

- 5.1.2 **Demise of Saukat Molla alias Saokat Ali Molla:** Said Saukat Molla alias Saokat Ali Molla a Muslim governed by the Sunni School of Mohammedan Law died intestate leaving behind him surviving his wife namely Rabiya Bibi, 1(one) son namely Sirajul Islam and 1(one) daughter namely Amena Bibi (collectively **Legal Heirs of Saokat Ali Molla**), as his only legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Saukat Molla alias Saogat Ali Molla in the Larger Property, free from all encumbrances.
- 5.1.3 **Sale by Sirajul Islam & Ano.:** - By virtue of Deed of Conveyance dated 24th November, 2022, registered in the office of Additional District Sub- Registrar, Bhangar, recorded in Book No.1, Volume No. 1621-2022, at Pages from 294439 to 294459, being Deed No. 162110868 for the year 2022, the said Sirajul Islam and Rabiya Bibi jointly and severally sold transferred and conveyed the land measuring 6.587 (six point five eight seven) decimal in R.S. Dag No. 91, corresponding L.R. Dag No. 85, unto and in favour of Suman Ghosh (the vendor herein) free from all encumbrances.
- 5.1.4 **Ownership of Hechamuddin Molla:-** At all material time one Hechamuddin Molla, was the sole and absolute recorded owner in respect of land measuring 16.3 (sixteen point three) decimal, more or less, out of 56 (fifty six) decimal, being a portion of R.S. Dag No. 91, corresponding L.R. Dag No. 85, recorded under C.S. Khatian No. 102, R.S. Khatian No. 185, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas, (**Property Of Hechamuddin**) free from all encumbrances.
- 5.1.5 **Demise of Hechamuddin Molla:** Said Hechamuddin Molla a Muslim governed by the Sunni School of Mohammedan Law died intestate leaving behind him surviving his wife namely Fuljan Bibi, 4(four) sons namely (1) Maolabox Molla, (2) Abdul Khalek Molla, (3) Alam Molla and (4) Chattar Molla and 2(two) daughters namely (1) Chabiran Bibi and (2) Sakejan Bibi (collectively **Legal Heirs Of Hechamuddin Molla**), as his only legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Mechamuddin Molla in the Larger Property, free from all encumbrances.
- 5.1.6 **Ownership of Sakejan Bibi:-** In the above mentioned events, the said Sakejan Bibi was the sole and absolute owner of 1.63 (one point six three) decimal in R.S. Dag No. 91, corresponding L.R. Dag No. 85 free from all encumbrances.
- 5.1.7 **Demise of Sakejan Bibi:** Said Sakejan Bibi a Muslim governed by the Sunni School of Mohammedan Law died intestate leaving behind her surviving her only son namely Taibar Rahaman alias Taibar Molla (the **Legal Heir of Sakejan Bibi**), as her only legal heir, who inherited the right, title and interest of Late Sakejan Bibi in the Property of Hechamuddin, free from all encumbrances.
- 5.1.8 **Demise of Taibar Rahaman Molla alias Taibar Rahaman:** Said Taibar Rahaman Molla alias Tubar Rahaman son of Ershad Ali Molla, a Muslim governed by the Sunni School of Mohammedan Law died intestate leaving behind him surviving his wife namely Anjaman Bibi Molla, 2(Two) Sons Namely (1) Sariful Islam, (2) Tarikul Islam Molla and 3(Three) Daughters namely (1) Achma Bibi (2) Ayesa Bibi



28 NOV 2022

and (3) Habiba Bibi alias Mosammat Habiba Bibi (Collectively **Legal Heirs Of Taibar Rahaman Molla Alias Taibar Rahaman**), as his only legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Taibar Rahaman Molla alias Taibar Rahaman in the Property of Hechamuddin, Free From All encumbrances

- 5.1.9 **Sale by Anjaman Bibi Molla: & Ors.** - By a deed of conveyance dated 16th November, 2022, registered in the office at District Sub Registrar-IV, Alipore South 24 Parganas, recorded in Book No. I, Volume No. 1604-2022, at Pages from 389587 to 389612, being Deed No. 160413323 for the year 2022, the said (1) Anjaman Bibi Molla, (2) Sariful Islam, (3) Tarikul Islam Molla, (4) Achma Bibi, (5) Ayesa Bibi and (6) Habiba Bibi alias Mosammat Habiba Bibi the Vendors therein sold, transferred and conveyed the land measuring 1.63 (one point six three) decimals in R.S. Dag No. 91, corresponding L.R. Dag No. 85 unto and in favour of Suman Ghosh, free from all encumbrances.
- 5.1.10 **Ownership of Chabiran Bibi:** In the above mentioned events, the said Chabiran Bibi was the sole and absolute owner of 1.63 (one point six three) decimal in R.S. Dag No. 91, corresponding L.R. Dag No. 85 free from all encumbrances.
- 5.1.11 **Demise of Chabiran Molla:** Said Chabiran Bibi a Muslim governed by the Sunni School of Mohammedan Law died intestate leaving behind her surviving her 2(two) sons namely (1) Iccha Molla, (2) Muccha Molla, and 3(three) daughters namely (1) Asura Molla, (2) Sobgar Bibi Sanpui and (3) Masuda Bibi (collectively the **Legal Heirs Of Chabiran Bibi**), as his only legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Chabiran Bibi in the Larger Property, free from all encumbrances.
- 5.1.12 **Sale by Muccha Molla & Ors.:** - By a deed of conveyance dated 16th November, 2022, registered in the office at District Sub Registrar-IV, Alipore South 24 Parganas, recorded in Book No.I, Volume No. 1604-2022, at Pages from 390195 to 390218, being Deed No. 160413348 for the year 2022, the said (1) Muccha Molla, (2) Asura Molla, (3) Sobgar Bibi Sanpui and (4) Masuda Bibi jointly and severally (*save and except Iccha Molla's share*) sold transferred and conveyed the land measuring 1.16 (one point one six) decimals in R.S. Dag No. 91, corresponding L.R. Dag No. 85 unto and in favour of Suman Ghosh in respect of the Said Property free from all encumbrances.
- 5.1.13 **Absolute ownership of the Vendor:** In the abovementioned facts, the said Suman Ghosh (the Vendor herein) has become the absolute owner of the said property free from all encumbrances and the Said Property is the subject matter of this Deed of Conveyance.
- 5.1.14 **Completion of Sale:** In furtherance of the above, the Vendor is completing the sale of the Said Property in favour of the Purchaser, by these presents, on the terms and conditions contained herein, free from all encumbrances
- 5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendor represents and warrants to and covenants with the Purchaser regarding encumbrances as follows:



Office of the District Registrar
South 24 Parganas
Alipore, South 24 Parganas
20 NOV 2022

- 5.2.1 **No Acquisition/Requisition:** The Vendor has not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declares that the Said Property is not affected by any scheme of any Local Authority or Government or Statutory Body.
- 5.2.2 **No Excess Land:** The Vendor does not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955 and the West Bengal Estates Acquisition Act, 1953.
- 5.2.3 **No Encumbrance by Act of Vendor:** The Vendor has not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.
- 5.2.4 **Right, Power and Authority to Sell:** The Vendor has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchaser.
- 5.2.5 **No Dues:** No tax in respect of the Said Property is due to the local authority and/or any other authority or authorities and no Certificate Case is pending for realization of any dues from the Vendor.
- 5.2.6 **No Right of Pre-emption:** No person or persons whatsoever have/had/has any right of pre-emption over and in respect of the Said Property or any part thereof.
- 5.2.7 **No Mortgage:** No mortgage or charge has been created by the Vendor by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.
- 5.2.8 **Free From All Encumbrances:** The Said Property is free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debutters*, *wakf*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title and the title of the Vendor to the Said Property is free, clear and marketable.
- 5.2.9 **No Personal Guarantee:** The Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.
- 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.



28 NOV 2022

6. Basic Understanding

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

7. Transfer

- 7.1 **Hereby Made:** The Vendor hereby sells, conveys and transfers to the Purchaser the entirety of the Vendor' right, title and interest of whatsoever or howsoever nature in the Said Property, more fully described in the **Schedule** below, : Land classified as danga (highland) measuring 9.377 (nine point three seven seven) decimal, more or less, out of 56 (fifty six) decimal, being a portion of R.S. Dag No. 91, corresponding L.R. Dag No. 85, recorded under C.S. Khatian No. 102, corresponding to R.S. Khatian No. 185, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in the **Schedule** below **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

- 7.2 **Consideration:** The aforesaid conveyance of the Said Property is being made in consideration of a sum of **Rs.17,00,000/-** (Rupees Seventeen Lakh only) (**Total Consideration**) which the Purchaser has 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 effected by this Conveyance is:

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

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

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



28 NOV 2022

- 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' title, Vendor' authority to sell and non existence of any encumbrances on the Said Property, which if found defective or untrue at any time, the Vendor shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendor hereby covenants that the Vendor or any person claiming under the Vendor in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Purchaser and/or the Purchaser's successors-in-interest and assigns, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the Purchaser and/or the Purchaser's successors-in-interest and assigns by reason of any claim made by any third parties with respect to the title of the Said Property. If any difficulty arises in respect of mutation of the Said Property in the name of the Purchaser then the Vendor shall at all times hereinafter, at the costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to mutate the name of the Purchaser in respect of the Said Property.
- 8.2.2 **Transfer of Property Act:** all obligations and duties of Vendor and vendee as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.
- 8.3 **Delivery of Possession:** *Khas*, vacant, peaceful and physical possession of the Said Property has been handed over to the Purchaser.
- 8.4 **Outgoings:** All statutory revenue, cess, taxes, surcharge, outgoings and levies of or on the Said Property, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Vendor, with regard to which the Vendor hereby indemnifies and agrees to keep the Purchaser fully and comprehensively saved, harmless and indemnified.
- 8.5 **Holding Possession:** The Vendor hereby covenants that the Purchaser and the Purchaser's successors-in-interest and/or assigns shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof exclusively and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendor and it is further expressly and specifically covenanted, confirmed and declared by the Vendor that notwithstanding contained in any law for the time being in force or enacted later or any custom or practice or other form of equitable right or remedy available to



উপস্থিত স্থানে
প্রাপ্তি নং ১৮/১৯৩
২০. ১১. ২০২২
Alipore, South 24 Parganas

28 NOV 2022

the Vendor, the Vendor shall not at any time in future claim any right of pre-emption, right of passage (whether of men, materials, water and other utilities), right of way, means of access, easement of use or any other right of any nature whatsoever or howsoever over and above the Said Property, even if the balance portion of the Dag (from which the Said Property has been carved out) is land-locked and does not have any public or private means of access and the Vendor hereby expressly waive, surrender and give up each and every one of the aforesaid rights.

8.6 **No Objection to Mutation and Conversion:** The Vendor covenants, confirms and declares that (1) the Purchaser shall be fully entitled to mutate the Purchaser's name in all public and statutory records and the Vendor hereby expressly (a) consents to the same and (b) appoints the Purchaser as the constituted attorney of the Vendor and empowers and authorizes the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard and (2) the Vendor are fully aware that the Purchaser shall convert the nature of use and classification of the Said Property to non-agricultural/any other classification at the sole discretion of the Purchaser and the Purchaser shall be fully entitled to do the same in all public and statutory records and the Vendor hereby expressly (a) consents to the same, notwithstanding the nature of use and classification of the balance portion of the Dag (from which the Said Property has been carved out) being and remaining the same as earlier and (b) appoints the Purchaser as the constituted attorney of the Vendor and empowers and authorizes the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendor undertakes to cooperate with the Purchaser in all respect to cause mutation of the Said Property in the name of the Purchaser and conversion of the nature of use and classification thereof and in this regard shall sign all documents and papers as required by the Purchaser.

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

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

9. **Interpretation:**

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



District Sub-Registrar's Office
No. 10, U.S. 1/2, at
Chandernagar, South 24 Parganas
20 NOV 2022

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

**The Schedule
(Said Property)**

Land vacant classified as danga (highland) 9.377 (nine point three seven seven) decimal, more or less, out of 56 (fifty six) decimal, being a portion of R.S. Dag No. 91, corresponding L.R. Dag No. 85, recorded under C.S. Khatian No. 102, corresponding to R.S. Khatian No. 185, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas, and the said *Dag* is butted and bounded as follows:

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

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



দক্ষিণ ২৪ পরগণা জেলা
উপ-রেজিষ্টার কার্যালয়
আলিপুর, দক্ষিণ ২৪ পরগণা
28 NOV 2022

10. Execution and Delivery

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

Suman Abash

[Vendor]

Drafted by:

Alamgir ^{Rose} HS/1366/03

Advocate

Alpine Judges Court
Kot-27

Witnesses:

Signature Arijit Roy

Name ARIJIT ROY

Father's Name Arijit Roy

Address 17, Dixon Lane, Kot-
Kata-700014

Signature Sourav Ghosh

Name Sourav Ghosh

Father's Name Budhis Kumar Ghosh

Address 39, Ruby Park South,
Kasba, Kolkata-700078



இந்த உத்தரவினை
பெண் எஸ். 7 (2) of
சம்பந்தம் 1995
அக்டோபர் 24 பரணம்

28 NOV 2022

The Vendor' Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs.17,00,000/- (Rupees Seventeen Lakh only)** towards full and final payment of the consideration for sale of the Said Property described in the **Second Schedule** above, in the following manner:-

| Mode | Date | Bank | Amount (Rs.) |
|-----------------------------------|----------|----------------------------|--------------------|
| UTR No. IOBAR52022111400760896 | 14.11.22 | Indian Overseas Bank | 6,00,000.00 |
| UTR No. IOBAR52022112300264893 | 23.11.22 | -do- | 3,00,000.00 |
| UTR No. IOBAR52022112400426600 | 24.11.22 | -do- | 8,00,000.00 |
| Total | | | 17,00,000/- |

Suman Ghosh

[Vendor]

Witnesses:

1. *Arijit Roy*





















2. *Saurav Ghosh.*



Director of Revenue
Muzaffarpur 612
Muzaffarpur
Alipore, South 24 Parganas

20 NOV 2022

SPECIMEN FORM FOR TEN FINGER PRINTS

| | | | | | | |
|-------------------------------------------------------------------------------------|-------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| PHOTO | | | | | | |
| | Little | Ring | Middle | Fore | Thumb | |
| | (Left Hand) | | | | | |
| | | | | | | |
| | Thumb | Fore | Middle | Ring | Little | |
| (Right Hand) | | | | | | |
|  | <i>Rehman</i> <i>Rehman</i> |  |  |  |  | |
| | | Little | Ring | Middle | Fore | Thumb |
| | | (Left Hand) | | | | |
| | |  |  |  |  |  |
| | | Thumb | Fore | Middle | Ring | Little |
| (Right Hand) | | | | | | |
|  | <i>Shamir</i> <i>Suwan Akash</i> |  |  |  |  | |
| | | Little | Ring | Middle | Fore | Thumb |
| | | (Left Hand) | | | | |
| | |  |  |  |  |  |
| | | Thumb | Fore | Middle | Ring | Little |
| (Right Hand) | | | | | | |



35

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



Saurav Ghosh.
Saurav Ghosh.

आयकर विभाग

INCOME TAX DEPARTMENT

SUMAN GHOSH

BIMAN GHOSH

26/04/1993

Reference / Account Number

BOAPG1944N

Suman Ghosh

Signature

भारत सरकार

GOVT. OF INDIA



Suman Ghosh

Suman Ghosh



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকার

ভারত সরকার

Unique Identification Authority of India
Government of India

অনুকরণিক আই ডি / Enrollment No 1040/21041/95197

10/02/2015

To:
সুন ঘোষ
Suman Ghosh
BEONTA KANTATALA
Benota
Kantatala Bhangar - II South 24 Parganas
West Bengal 743502

Ref: 451 / 26B / 257840 / 258839 / P



SE498628460FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

2842 2993 9203

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



সুন ঘোষ
Suman Ghosh
পিতা : বিমান ঘোষ
Father: Biman Ghosh
জন্ম তারিখ / DOB: 26/04/1993
লিঙ্গ / Male



2842 2993 9203

আধার - সাধারণ মানুষের অধিকার

Suman Ghosh

Suman Ghosh

आयकर विभाग
INCOME TAX DEPARTMENT
RAHUL KYAL
BALKRISHAN KYAL
19/03/1984
 Permanent Account Number
AGHPK1355F
Rahul Kyal
 Signature

भारत सरकार
GOVT OF INDIA





भारत सरकार
GOVERNMENT OF INDIA

राहुल कयाल
Rahul Kyal
 जन्मदिनांक/ DOB: 19/03/1984
 लिंग / MALE




7487 0793 4912

MEERA AADHAAR, MERI PEHCHAN

राष्ट्रीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address
 S/O Balkrishan Kyal, 20
 C, South End Park, Near
 Gol Park, Kolkata,
 Kolkata,
 West Bengal - 700029

विकास:
 S/O बालकृष्ण कयाल, 20 सी. साउथ
 एंड पार्क, गोल पार्क के पास, कोलकाता,
 कोलकाता, कोलकाता,
 पश्चिम बंगाल - 700029



1947 2018 1947
 Feedback@uidai.gov.in www.uidai.gov.in K.O. Bldg No. 1947, Kolkata-700029

Rahul Kyal



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

| | | |
|-----------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------|
| Query No / Year | 2003350325/2022 | Office where deed will be registered |
| Query Date | 26/11/2022 11:35:35 AM | Deed can be registered in any of the offices mentioned on Note: 11 |
| Applicant Name, Address & Other Details | VINAYAK LEGAL 122/1R, Satyendra Nath Majumdar Sarani, Thana : Tollygunge, District : South 24-Parganas, WEST BENGAL, PIN - 700026, Mobile No. : 9330394689, Status : Seller/Executant | |
| Transaction: | Additional Transaction | |
| [0101] Sale, Sale Document | [4308] Agreement [No of Agreement : 2] | |
| Set Forth value | Market Value | |
| Rs. 17,00,000/- | Rs. 17,00,000/- | |
| Total Stamp Duty Payable(SD) | Total Registration Fee Payable: | |
| Rs. 51,020/- (Article:23) | Rs. 17,014/- (Article:A(1), E) | |
| Mutation Fee Payable | Expected date of Presentation of Deed | Amount of Stamp Duty to be Paid by Non Judicial Stamp |
| Remarks | | |

Land Details :

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

| Sch No | Plot Number | Khatian Number | Land Use/ROR Proposed | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|----------------------|-------------|----------------|-----------------------|-----------------|-------------------------|-----------------------|---------------|
| L1 | RS-81 | RS-185 | Bastu Shali | 9.377 Dec | 17,00,000/- | 17,00,000/- | |
| Grand Total : | | | | 9.377Dec | 17,00,000 /- | 17,00,000 /- | |

Seller Details :

| SI No | Name & address | Status | Execution Admission Details : |
|-------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|----------------------------------------------|
| 1 | Mr Suman Ghosh Son of Mr Biman Ghosh, Beonta, City:- , P.O:- Beonta Kantalata, P.S:-Kolkata Leather Camp, District:-South 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. BOxxxxx4N, Aadhaar No.: 28xxxxxxxx9203, 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 | Mr RAHUL KYAL Son of Mr BALKRISHAN KYAL,30C, SOUTH END PARK, City:- , P.O:- SARAT BOSE ROAD, P.S:-Lake, District:-South 24- Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AGxxxxxx9F, Aadhaar No.: 74xxxxxxxx4912,Status :Individual, Not Executed | Individual | Not Executed |

Identifier Details :

| Name & address |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Mr SOURAV GHOSH Son of Mr SUDHIR KUMAR GHOSH 39, RUBY PARK SOUTH, City:- , P.O:- HALTU, 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 Suman Ghosh |

Transfer of property for L1

| Sl.No | From | To, with area (Name-Area) |
|-------|----------------|---------------------------|
| 1 | Mr Suman Ghosh | Mr RAHUL KYAL-9,377 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 26-12-2022) for e-Payment. Assessed market value & Query is valid for 30 days.(i.e. upto 26-12-2022)
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





Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



281120222019291172

GRIPS Payment Detail

| | | | |
|-------------------|--------------------|---------------------|---------------------|
| GRIPS Payment ID: | 281120222019291172 | Payment Init. Date: | 28/11/2022 11:45:00 |
| Total Amount: | 68034 | No of GRN: | 1 |
| Bank/Gateway: | SBI EPay | Payment Mode: | SBI Epay |
| BRN: | 5820702966515 | BRN Date: | 28/11/2022 11:45:19 |
| Payment Status: | Successful | Payment Init. From: | Department Portal |

Depositor Details

Depositor's Name: Mr RAHUL KYAL
Mobile: 9330394689

Payment(GRN) Details

| Sl. No. | GRN | Department | Amount (₹) |
|---------|-------------------|---------------------------------------------|------------|
| 1 | 19202220192911748 | Directorate of Registration & Stamp Revenue | 68034 |
| Total | | | 68034 |

IN WORDS: SIXTY EIGHT THOUSAND THIRTY FOUR ONLY.

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

PAID



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



192022230192911748

GRN Details

| | | | |
|-------------------|---------------------|---------------------|-------------------------|
| GRN: | 192022230192911748 | Payment Mode: | SBI Epay |
| GRN Date: | 28/11/2022 11:45:00 | Bank/Gateway: | SBIePay Payment Gateway |
| BRN : | 5820702966515 | BRN Date: | 28/11/2022 11:45:19 |
| Gateway Ref ID: | 20221128653064 | Method: | Indian Overseas Bank NB |
| GRIPS Payment ID: | 281120222019291172 | Payment Init. Date: | 28/11/2022 11:45:00 |
| Payment Status: | Successful | Payment Ref. No: | 2003350325/2/2022 |

[Query No* Query Year]

Depositor Details

| | |
|---------------------------|-------------------------------------|
| Depositor's Name: | Mr RAHUL KYAL |
| Address: | 30C, SOUTH END PARK, KOLKATA-700029 |
| Mobile: | 9330394689 |
| Period From (dd/mm/yyyy): | 28/11/2022 |
| Period To (dd/mm/yyyy): | 28/11/2022 |
| Payment Ref ID: | 2003350325/2/2022 |
| Dept Ref ID/DRN: | 2003350325/2/2022 |

Payment Details

| Sl.No. | Payment Ref No | Head of A/C Description | Head of A/C | Amount (₹) |
|--------|-------------------|------------------------------------------|--------------------|------------|
| 1 | 2003350325/2/2022 | Property Registration- Stamp duty | 0030-02-103-003-02 | 51020 |
| 2 | 2003350325/2/2022 | Property Registration- Registration Fees | 0030-03-104-001-16 | 17014 |

Total 68034

IN WORDS: SIXTY EIGHT THOUSAND THIRTY FOUR ONLY.



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS, District Name :South 24-Parganas
Signature / LTI Sheet of Query No/Year 16042003350325/2022

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

| Sl No. | Name of the Executant | Category | Photo | Finger Print | Signature with date |
|--------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|-----------------------------------|
| 1 | Mr Suman Ghosh. Beonta, City:- P.O.- Beonta Kantatala. P.S:- Kolkata Leather Camp, District:-South 24- Parganas, West Bengal, India, PIN:- 743502 | Seifer. |  |  | <i>Suman Ghosh</i> 28/11/22 |
| Sl No. | Name and Address of identifier | Identifier of | Photo | Finger Print | Signature with date |
| 1 | Mr SOURAV GHOSH Soh of Mr SUDHIR KUMAR GHOSH 39, RUBY PARK SOUTH, City:- P.O.- HALTU, P.S:-Kasba, District -South 24- Parganas, West Bengal, India: PIN:- 700078 | Mr Suman Ghosh |  |  | <i>Sourav Ghosh</i> 28/11/2022 |

(Anupam Halder)

DISTRICT SUB-
REGISTRAR

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

South 24-Parganas, West
Bengal



Major Information of the Deed

| | | | |
|-----------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------|------------|
| Deed No : | I-1604-13862/2022 | Date of Registration | 29/11/2022 |
| Query No / Year | 1604-2003350325/2022 | Office where deed is registered | |
| Query Date | 26/11/2022 11:35:35 AM | D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas | |
| Applicant Name, Address & Other Details | VINAYAK LEGAL. 122/1R, Satyendra Nath Majumdar Sarani, Thana : Tollygunge, District : South 24-Parganas, WEST BENGAL, PIN - 700026, Mobile No. : 9330394689, Status : Seller/Executant | | |
| Transaction | Additional Transaction | | |
| [0101] Sale, Sale Document | [4306] Other than Immovable Property, Agreement [No of Agreement : 2] | | |
| Set Forth value | Market Value | | |
| Rs. 17,00,000/- | Rs. 17,00,000/- | | |
| Stampduty Paid(SD) | Registration Fee Paid | | |
| Rs. 51,120/- (Article:23) | Rs. 17,046/- (Article:A(1), E) | | |
| Remarks | | | |

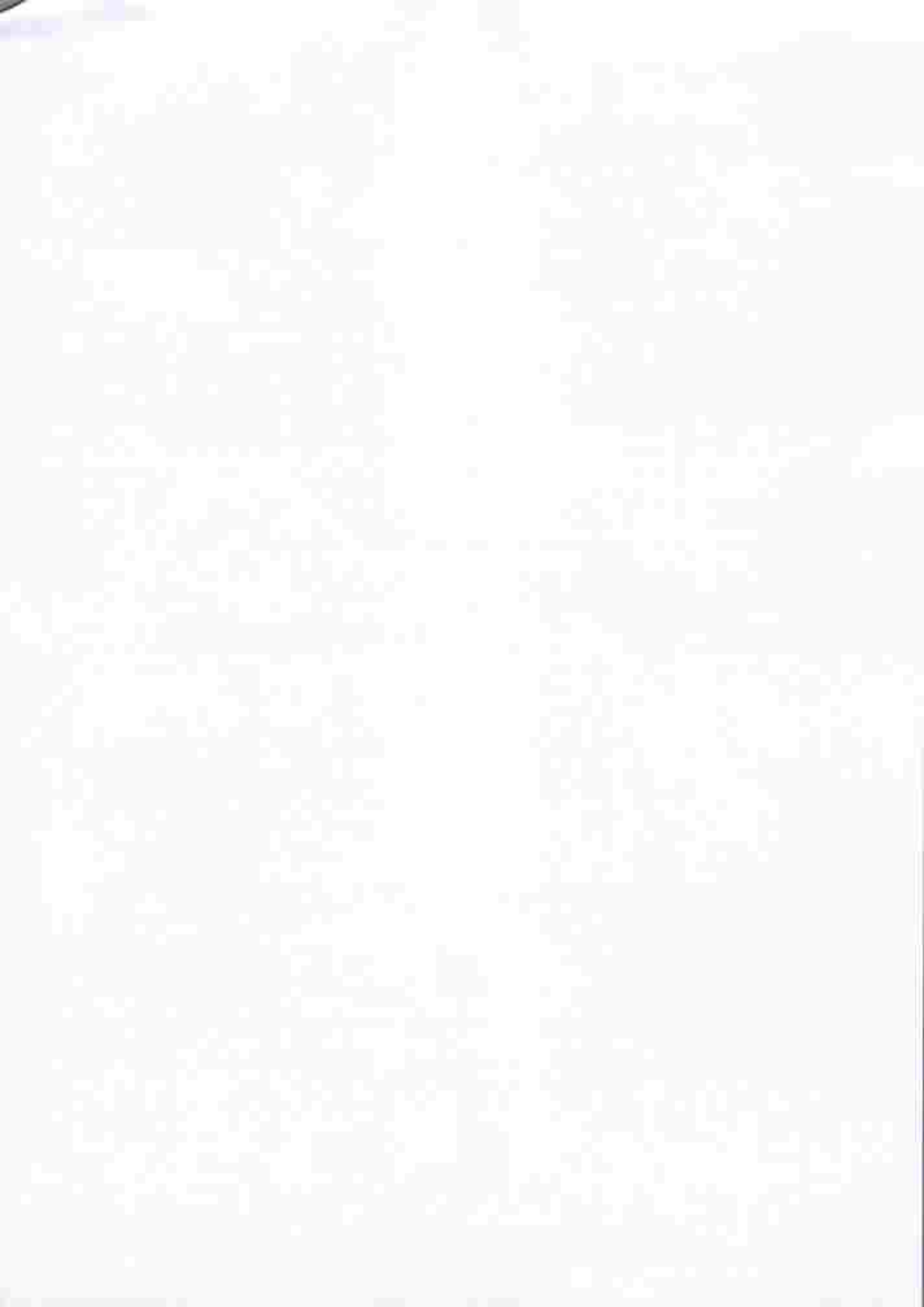
Land Details :

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

| Sch No | Plot Number | Khatian Number | Land Use Proposed | Use ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|----------------------|-------------|----------------|-------------------|---------|-----------------|-------------------------|-----------------------|---------------|
| L1 | RS-91 | RS-185 | Bastu | Shali | 9.377 Dec | 17,00,000/- | 17,00,000/- | |
| Grand Total : | | | | | 9.377Dec | 17,00,000 /- | 17,00,000 /- | |

Seller Details :

| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | Mr Suman Ghosh (Presentant) Son of Mr Biman Ghosh Beonta, CRy:- , P.O:- Beonta Kantatala, P.S:-Kolkata Leather Camp, District:-South24-Parganas, West Bengal, India, PIN:- 743502 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. :- BDxxxxxx4N, Aadhaar No: 28xxxxxxxx9203, Status :Individual, Executed by: Self, Date of Execution: 28/11/2022 , Admitted by: Self, Date of Admission: 28/11/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 28/11/2022 , Admitted by: Self, Date of Admission: 28/11/2022 ,Place : Pvt. Residence |



Buyer Details :

| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | Mr RAHUL KYAL Son of Mr BALKRISHAN KYAL 30C, SOUTH END PARK, City:- , P.O:- SARAT BOSE ROAD, P.S:-Lake, District:- South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No :- AGxxxxxx9F, Aadhaar No: 74xxxxxxx4912, Status :Individual, Status : Not Executed |

Identifier Details :

| Name | Photo | Finger Print | Signature |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|--------------|-----------|
| Mr SOURAV GHOSH Son of Mr SUDHIR KUMAR GHOSH 39, RUBY PARK SOUTH, City:- , P.O:- HALTU, P.S:-Kasba, District:-South 24- Parganas, West Bengal, India, PIN:- 700078 | | | |

Identifier Of Mr Suman Ghosh

Transfer of property for L1

| Sl.No | From | To. with area (Name-Area) |
|-------|----------------|---------------------------|
| 1 | Mr Suman Ghosh | Mr RAHUL KYAL-9.377 Dec |

On 28-11-2022

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

Presented for registration at 14:50 hrs on 28-11-2022, at the Private residence by Mr Suman 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 17,00,000/-

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

Execution is admitted on 28/11/2022 by Mr Suman Ghosh, Son of Mr Biman Ghosh, Beonta, P.O: Beonta Kantatala, Thana: Kolkata Leather Camp, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste-Hindu, by Profession Others

Identified by Mr SOURAV GHOSH, , Son of Mr SUDHIR KUMAR GHOSH, 39, RUBY PARK SOUTH, P.O: HALTU, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by profession Others

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

On 29-11-2022

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 17,046.00/- (A(1) = Rs 17,000.00/- ,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 17,014/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 28/11/2022 11:45AM with Govt. Ref. No: 192022230192911748 on 28-11-2022, Amount Rs: 17,014/-, Bank: SBI EPay (SBIEPay), Ref. No. 5820702966515 on 28-11-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 51,020/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 51,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 55342, Amount: Rs.100.00/-, Date of Purchase: 05/09/2022, Vendor name: Jaydeep Chatterjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 28/11/2022 11:45AM with Govt. Ref. No: 192022230192911748 on 28-11-2022, Amount Rs: 51,020/-, Bank: SBI EPay (SBIEPay), Ref. No. 5820702966515 on 28-11-2022, Head of Account 0030-02-103-003-02

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



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2022, Page from 406219 to 406238
being No 160413862 for the year 2022.



Digitally signed by ANUPAM HALDER
Date: 2022.11.29 14:52:10 +05:30
Reason: Digital Signing of Deed.

(Handwritten signature)

(Anupam Halder) 2022/11/29 02:52:10 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)

Handwritten signature

I-14007/22



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AM 773033

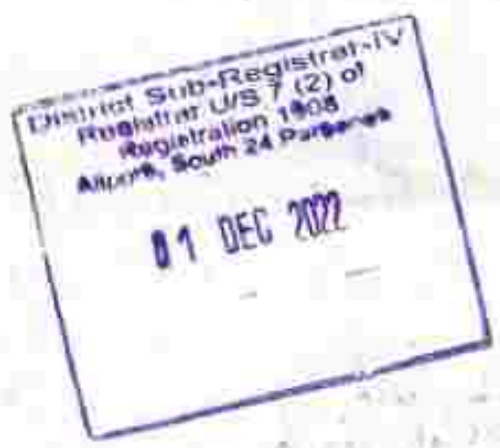
30/11/2022
2009368177/22
7-45 P.M.

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

30.11.22
01.12.22

CONVEYANCE

- 1. Date: 30.11.2022
- 2. Place: Kolkata
- 3. Parties



7-45 P.M.
30/11/22

55339

ANUBRATA DHAR
(Advocate)
G.M. No. 2072

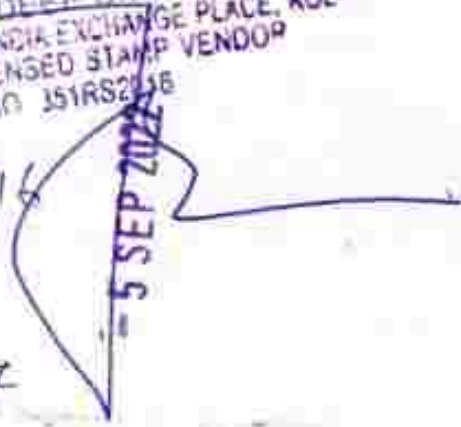
SOLD TO _____
OF _____
AS _____
LAYDEEP CHATTERJEE
16, INDIA EXCHANGE PLACE, KOL-1
LICENSED STAMP VENDOR
NO 151RS2018

- 5 SEP 2022

আব্রাহাম চট্টোপাধ্যায়



8916



আব্রাহাম চট্টোপাধ্যায়



8917

L.T.I of Jabbar Malla Alias Jabbar Malla
By the Pen of Ananda Chakrabarty



8918

L.T.I of Gulam Malla Alias Gulam Malla
By the Pen of Ananda Chakrabarty



8919

আবুল কালাম মোস্তাফিজ

District Sub-Registrar
Alipore, West Bengal
30 NOV 2022

Ananda Chakrabarty
c/o - B. P. Ghosh
Vill - Belachanda
P.O. Gacharon,
P.S. Joy nagar
Dist - 24 Parganas (S)
Pin - 743331

- 3.1 **GOLAM MOLLA** alias **GOLAM MOLYA** (PAN EWOPM1317N and Aadhaar No. 8262 8627 4414), son of Late Khosbabu 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;
- 3.2 **ABBAS MOLLA** alias **MD. ABBAS ALI MOLLA** (PAN DEUPM8597H and Aadhaar No. 3207 6533 3790), son of Late Khosbabu 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;
- 3.3 **JABBAR MOLLA** alias **JABBAR MOLYA** (PAN HWAPM2021J and Aadhaar No. 8223 1221 1904), son of Late Khosbabu 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;
- 3.4 **ABUL KALAM MOLLA** (PAN EQTPM6199B and Aadhaar No. 2504 4056 0351), son of Jabbar Molla, by faith Muslim, by occupation others, nationality Indian, residing at Village Jirangacha, Post Office Hatisala, Kolkata-700135, Police Station Kashipur, District South 24 Parganas;
- 3.5 **AREB ALI** (PAN CQLPA2556A and Aadhaar No. 2108 8342 0505), son of Jabbar Molla, by faith Muslim, by occupation others, nationality Indian, residing at Village Jirangacha, Post Office Hatisala, Kolkata-700135, Police Station Kashipur, District South 24 Parganas;
- 3.6 **JAKIR MOLLA** (PAN DBEPM3912D and Aadhaar No. 6164 4484 7229), son of Jabbar Molla, by faith Muslim, by occupation others, nationality Indian, residing at Village Jirangacha, Post Office Hatisala, Kolkata-700135, Police Station Kashipur, District South 24 Parganas;
- 3.7 **APTAB UDDIN MOLYA** alias **APTABUDDIN MOLLA** (PAN GEOPM0903N and Aadhaar No. 9064 0328 4723), son of Abbas Molla, by faith Muslim, by occupation others, 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

- 3.8 **UMA KYAL** (PAN ABDPK2889B and Aadhaar No. 7198 7662 5923), wife of Umesh Kyal, by faith Hindu, by occupation Business, nationality Indian, of 30C, South End Park, Post Office Sarat Bose Road, Kolkata- 700 029, Police Station Lake, District South 24 Parganas (**Purchaser**, includes successors-in-interest)

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



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আনওয়ার আনওয়ার



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আনওয়ার আনওয়ার



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আনওয়ার আনওয়ার



District Sub-Registrar-IV
 Resident (US 7 (2)) of
 Registration 1008
 Alipore, South 24 Parganas

30 NOV 20

Anwar to Chok

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject Matter of Conveyance

- 4.1 **Said Property:** Land classified as *sali* (agricultural) measuring 16.75 (sixteen point seven five) decimal, more or less, out of 66 (sixty six) decimal, being a portion of R.S. Dag No. 98, corresponding L.R. Dag No. 91, recorded under R.S. Khatian No. 416, L.R. Khatian Nos. 2207, 2208, 2209, 2382, 2383, 2384, 2385 and 2386 Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet (BGP), Sub-Registration District Bhangar, District South 24 Parganas (**Said Property**) and more fully described in the **Schedule** below **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Said Property and appurtenances and inheritances for access and user thereof.

5. Background, Representations, Warranties and Covenants

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

5.1.1 **Ownership of Maniruddin Molla:** At all material time one Maniruddin Molla son of Achmatulla Molla was the sole and absolute recorded owner in respect of land measuring 66 (sixty six) decimal, more or less, being the entirety of C.S./R.S. Dag No. 98, recorded under C.S. Khatian No. 245, 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**).

5.1.2 **Demise of Maniruddin Molla:** Said Maniruddin Molla, a Muslim governed by the Mohammedan Law of Inheritance died intestate leaving behind him surviving his wife Pachi Bibi, 4 (four) sons, namely (1) Khosdel Molla, (2) Khasbabu Molla, (3) Beshlal Molla and (4) Khoshal Molla and 3(three) daughters namely (1) Himela Bibi, (2) Sona Bibi and (3) Khoslal Bibi, as his only legal heir and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Maniruddin Molla in the Mother Property, free from all encumbrances.

5.1.3 **Ownership of Khosbabu Molla:** Said Khosbabu Molla son of Manirudin Molla was the sole and absolute recorded owner in respect of land measuring 10.5 (ten point five) decimal, more or less, being the entirety of C.S./R.S. Dag No. 98, recorded under R.S. Khatian No. 416, at Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas.



District Sub-Registrar IV
Registrar US 7 (2) of
Registration 1800
Aligarh, South 24 Parganas

3 0 NOV 2023

- 5.1.4 **Ownership of Himela Molla:** Said Himela Bibi wife of Rahim Box Molla was the sole and absolute recorded owner in respect of land measuring 5.25 (five point two five) decimal, more or less, being the entirety of C.S./R.S. Dag No. 98, recorded under R.S. Khatian No. 416, at Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas
- 5.1.5 **Ownership of Sona Bibi** Said Sona Bibi wife of Elem Box Molla was the sole and absolute recorded owner in respect of land measuring 5.25 (five point two five) decimal, more or less, being the entirety of C.S./R.S. Dag No. 98, recorded under R.S. Khatian No. 416, at Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas
- 5.1.6 **Demise of Khosbabu Molla:** Said Khosbabu Molla, a Muslim governed by the Mohammedan Law of Inheritance died intestate leaving behind him surviving his wife Chayra Bibi, 4 (four) sons, namely (1) Gaffar Molla, (2) Jabbar Molla, (3) Abbas Molla and (4) Golam Molla and 4(four) daughters namely (1) Suklal Bibi, (2) Sabelal Bibi, (3) Saplal Bibi and (4) Halima Bibi, as his only legal heir and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Khosbabu Molla in the Mother Property, free from all encumbrances.
- 5.1.7 **Demise of Chayra Bibi:** Said Chayra Bibi, a Muslim governed by the Mohammedan Law of Inheritance died intestate leaving behind her surviving her 4 (four) sons, namely (1) Gaffar Molla, (2) Jabbar Molla, (3) Abbas Molla and (4) Golam Molla and 4(four) daughters namely (1) Suklal Bibi, (2) Sabelal Bibi, (3) Saplal Bibi and (4) Halima Bibi, as his only legal heir and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Chayra Bibi in the Mother Property, free from all encumbrances.
- 5.1.8 **Demise of Himela Bibi:** Said Himela Bibi, wife of Late Rahim Box Molla, a Muslim governed by the Mohammedan Law of Inheritance died intestate leaving behind her surviving her 1 (one) son, namely Yuchup Ali Molla and 2(two) daughters namely (1) Sundari Bibi and (2) Sobhejan Bibi, as her only legal heir and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Himela Bibi in the Mother Property, free from all encumbrances.
- 5.1.9 **Demise of Sona Bibi:** Said Sona Bibi, wife of Late Elem Box Gazi, a Muslim governed by the Mohammedan Law of Inheritance died intestate leaving behind her surviving her 1 (one) son, namely Abdar Ali Gazi and 3(three) daughters namely (1) Hashi Bibi, (2) Rubban Bibi and (3) Chupura Bibi, as her only legal heir and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Sona Bibi in the Mother Property, free from all encumbrances.
- 5.1.10 **Demise of Rubban Bibi alias Rup Banu Bibi:** Said Rubban Bibi alias Rubbanu Bibi, wife of Late Elabox Molla, a Muslim governed by the Mohammedan Law of Inheritance died intestate leaving behind



District Sub-Registrar-IV
Registrar (IS 710) of
Registration Unit
Aligarh, District 20 Aligarh

30 NOV 2022

her surviving her 3 (three) sons, namely (1) Mojammel Molla (2) Mostabar Molla and (3) Sukur Ali Molla, as her only legal heir and heiresses, who jointly and in equal share inherited the right, title and interest of Late Rubban Bibi alias Rup Banu Bibi in the Mother Property, free from all encumbrances.

5.1.11 Sale by Sablal Bibi & Ors.: By virtue of Deed of Gift dated 24th April, 2006, registered in the office at Additional District Sub-Registrar, Bhangar, recorded in Book No.1, Volume No. 70, at Pages from 327 to 334, being Deed No. 3913 for the year 2007, the said (1) Sablal Bibi, (2) Sukhlal Bibi and (3) Sabelal Bibi (the legal heirs of Late Khosbahu Molla) jointly and severally gifted and transferred the land measuring 3.37 decimals in respect of R.S. Dag No.98 corresponding L.R. Dag No. 91, recorded under R.S. Khatian No. 416, 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 unto and in favour of (1) Md. Jabbar Ali Molla, (2) Md. Golam Molla and (3) Md. Abbas Ali Molla free from all encumbrances.

5.1.12 Sale by Abdar Ali Gazi & Ors: By virtue of Deed of Conveyance dated 18th April, 2007, registered in the office at Additional District Sub-Registrar, Bhnagar, recorded in Book No. I, Volume No. 25, at Pages from 85 to 89, being Deed No. 1279 for the year 2007, the said (1) Abdar Ali Gazi (2) Hashi Bibi, and (3) Chupura Bibi (legal heirs of Late Sona Bibi), (4) Mojammel Molla (5) Mostabar Molla, (6) Sukur Ali Molla (legal heirs of late Rubban Bibi), (7) Yuchup Ali Molla (8) Sundari Bibi and (9) Sobhejan Bibi (legal heirs of Late Himela Bibi) respectively jointly and severally sold, transferred and conveyed the land measuring 10(ten) decimals in respect of R.S. Dag No.98 corresponding L.R. Dag No. 91, recorded under R.S. Khatian No. 416, 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 unto and in favour of (1) Md. Abbas Molla, (2) Sariful Molla, (3) Aptab Uddin Molya, (4) Jakir Molla, (5) Areb Ali And (6) Abul Kalam Molla free from all encumbrances.

5.1.13 Mutation: Said (1) Jabbar Molla, (2) Abbas Molla, (3) Md. Abbas Ali Molla, (4) Golam Molla, (5) Halima Bibi, (6) Chamed Molla, (7) Amed Ali Molla, (8) Aptab Uddin Molya, (9) Jakir molla, (10) Areb Ali and (11) Abul Kalam Molla have mutated their names in the records of the Block Land and Land Reforms Officer, Bhangar-II under L.R. Khatian Noa. 2207, 2208, 2209, 2382, 2383, 2384, 2385 and 2386, respectively, in respect of the Said Property.

5.1.14 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.

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



District Sub-Registrar-IV
Registrar (S & C) of
Registration
Alibori, South 24 Patanas

30 NOV 2022

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, 16.75 (sixteen point seven five) decimal, more or less, out of 66 (sixty six) decimal, being a portion of R.S. Dag No. 98, corresponding L.R. Dag No. 91, recorded under R.S. Khatian No. 416, L.R. Khatian Nos. 2207, 2208, 2209, 2382, 2383, 2384, 2385 and 2386 Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet (**BGP**), Sub-Registration District Bhangar, District South 24 Parganas **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the 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. 46,96,000/- (Rupees Forty Six Lakh Ninety Six Thousand only) (Total Consideration)** which the Purchaser has paid directly to the Vendors receipt of which Vendors hereby and by the Vendor's Receipt and Memo of Consideration hereunder written, admits and acknowledges.

8. Terms of Transfer

8.1 **Salient Terms:** The transfer being 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,



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

30 NOV 2022

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 connected to the contrary hereunder.

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

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

8.5 **Holding Possession:** The Vendors hereby covenant that the Purchaser and the Purchaser's successors-in-interest and/or assigns shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof exclusively and receive rents,



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

30 NOV 2022

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

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



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

30 NOV 2022

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.

**Schedule
(Said Property)**

Vacant Land classified as *sali* (agricultural) measuring 16.75 [sixteen point seven five] decimal, more or less, out of 66 [sixty six] decimal, being a portion of R.S. Dag No. 98, corresponding L.R. Dag No. 91, recorded under R.S. Khatian No. 416, L.R. Khatian Nos. 2207, 2208, 2209, 2382, 2383, 2384, 2385 and 2386 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. 97
On the East : By R.S. Dag Nos. 123, 140, 141 & 142
On the South : By R.S. Dag No. 120
On the West : By R.S. Dag Nos. 119, 99

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.



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

30 NOV 2019

10. Execution and Delivery

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

L.T.I of Golam Molla alias Golam Molla

By the Pen of Amir Ghosh

GOLAM MOLLA alias GOLAM MOLYA

আব্বাস মল্লা

ABBAS MOLLA alias MD. ABBAS ALI MOLLA

L.T.I of Jabbar Molla alias Jabbar

By the Pen of Amir Ghosh

JABBAR MOLLA alias JABBAR MOLYA

আবুল কালাম মল্লা

ABUL KALAM MOLLA

আরব আলি

AREB ALI

জাকির মল্লা

JAKIR MOLLA

আপ্তাব উদ্দিন মল্লা

APTAB UDDIN MOLYA alias APTABUDDIN MOLLA

[VENDORS]

Witnesses:-

1. Amir Ghosh, Cb - Biplab Ghosh
VIII - Belachandi, P.O - Gacharon,
P.S - Jyngari, Dist - 24 PGS(S)

2. Raii Raj

Add: Lankari Dargah Pan,
Chandernaga, Kcr 70169

Drafted by

Atangir Reza WS/1366/03

Advocate

Alipore Judges Court
Kol-27

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

Amir Ghosh



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1980
Alipore, South 24 Parganas

30 NOV 2022

Vendors' Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs. 46,96,000/- (Rupees Forty Six Lakh Ninety Six 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.) |
|-----------------------------|----------|----------------------|--------------------|
| UTR No. IOBAM22333164537 | 29.11.22 | Indian Overseas Bank | 7,27,000/- |
| UTR No. IOBAM22333157281 | -do- | Indian Overseas Bank | 12,30,000/- |
| UTR No. IOBAM22333150500 | -do- | Indian Overseas Bank | 7,27,000/- |
| UTR No. IOBAM22333151383 | -do- | Indian Overseas Bank | 5,03,000/- |
| UTR No. IOBAM22333159241 | -do- | Indian Overseas Bank | 5,03,000/- |
| UTR No. IOBAM22333160779 | -do- | Indian Overseas Bank | 5,03,000/- |
| UTR No. IOBAM22333161868 | -do- | Indian Overseas Bank | 5,03,000/- |
| Total | | | 46,96,000/- |



Golam Molla Molya
L.T.I of Golam Molya
By the Pen of Amirul Chish

GOLAM MOLLA alias GOLAM MOLYA

আব্বাস মোল্লা

ABBAS MOLLA alias MD. ABBAS ALI MOLLA



L.T.I of Jabbar Molla Molya
By the Pen of Amirul Chish

JABBAR MOLLA alias JABBAR MOLYA

আবুল কলাম মোল্লা

ABUL KALAM MOLLA

আরব আলি

AREB ALI

জাকির মোল্লা

JAKIR MOLLA

আপ্তাব উদ্দিন মোল্লা

APTAB UDDIN MOLYA alias APTABUDDIN MOLLA

[Vendors]

Witnesses:-

1. Amirul Chish

2. Rishi Roy



District Sub-Registrar-IV
Regime-112 / (2) of
Registration 1907
Alipore, South 24 Parganas



































30 NOV 2022



District Sub-Registrar-IV
Registrar (S/S) of
Registration 1981
Alipore, South 24 Parganas

30 NOV 2022


































SPECIMEN FORM FOR TEN FINGER PRINTS

| | | | | | | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
|  <p>ଆଗାମୀ କୋର୍ଟ</p> | <p>ଅକ୍ଷୟ କୋଣାର୍କ</p> |  |  |  |  |  |
| | | <p>Little Ring Middle Fore Thumb</p> | | | | |
| | | <p>(Left Hand)</p> | | | | |
| | |  |  |  |  |  |
| | | <p>Thumb Fore Middle Ring Little</p> | | | | |
| | | <p>(Right Hand)</p> | | | | |
|  <p>Job ban Dhyan Mulla Abbas</p> <p>L.T.I of Job ban Mulla Abbas By the Pen of Job ban Mulla Abbas</p>  | |  |  |  |  |  |
| | | <p>Little Ring Middle Fore Thumb</p> | | | | |
| | | <p>(Left Hand)</p> | | | | |
| | |  |  |  |  |  |
| | | <p>Thumb Fore Middle Ring Little</p> | | | | |
| | | <p>(Right Hand)</p> | | | | |
|  <p>ଜୟନ କାନୁଜ</p> | <p>ଅକ୍ଷୟ କୋଣାର୍କ</p> |  |  |  |  |  |
| | | <p>Little Ring Middle Fore Thumb</p> | | | | |
| | | <p>(Left Hand)</p> | | | | |
| | |  |  |  |  |  |
| | | <p>Thumb Fore Middle Ring Little</p> | | | | |
| | | <p>(Right Hand)</p> | | | | |



Office of the Dist. Sub-Registrar IV
Aligarh, Uttar Pradesh
Regulation 1940
30 NOV 2022

SPECIMEN FORM FOR TEN FINGER PRINTS

| | | | | | | | | |
|------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|--|--|
|  <p>Handwritten signature in Odia: ଶ୍ରୀମତୀ ଶର୍ମିଷ୍ଠା</p> | <p>Handwritten name in Odia: ପ୍ରମୋଦ ପାଣିଗ୍ରାହୀ</p> |  |  |  |  |  | | |
| | | <p>Little Ring Middle Fore Thumb</p> | <p>(Left Hand)</p> | | | | | |
| | |  |  |  |  |  | | |
| | | <p>Thumb Fore Middle Ring Little</p> | <p>(Right Hand)</p> | | | | | |
|  <p>Handwritten signature in Odia: ଶ୍ରୀ ଶ୍ରୀମତୀ ସୁମିତ୍ରା</p> | <p>Handwritten name in Odia: ବିନୟ କୁମାର</p> |  |  |  |  |  | | |
| | | <p>Little Ring Middle Fore Thumb</p> | <p>(Left Hand)</p> | | | | | |
| | |  |  |  |  |  | | |
| | | <p>Thumb Fore Middle Ring Little</p> | <p>(Right Hand)</p> | | | | | |
|  <p>Handwritten signature in Odia: ଶ୍ରୀମତୀ ସୁମିତ୍ରା</p> | <p>Handwritten name in Odia: ବିନୟ କୁମାର</p> |  |  |  |  |  | | |
| | | <p>Little Ring Middle Fore Thumb</p> | <p>(Left Hand)</p> | | | | | |
| | |  |  |  |  |  | | |
| | | <p>Thumb Fore Middle Ring Little</p> | <p>(Right Hand)</p> | | | | | |



District Sub-Registrar-IV
Registrar I/S 7 (2) of
Registration 1906
Allore, South 24 Parganas

30 NOV 2021



07:45 PM

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

| | | |
|-----------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------|
| Query No / Year | 2003368177/2022 | Office where deed will be registered |
| Query Date | 28/11/2022 5:43:21 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 Saran, 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. 46,96,000/- | Rs. 46,96,000/- | |
| Total Stamp Duty Payable(SD) | Total Registration Fee Payable | |
| Rs. 1,40,900/- (Article:23) | Rs. 46,974/- (Article:A(1), E) | |
| Mutation Fee Payable | Expected date of Presentation of Deed | Amount of Stamp Duty to be Paid by Non Judicial Stamp |
| Remarks | | |

Land Details :

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

| Sch No | Plot Number | Khatian Number | Land Use | ROR Proposed | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|---------------|-------------|----------------|----------|--------------|--------------|-------------------------|-----------------------|---------------|
| L1 | RS-98 | RS-416 | Bastu | Shali | 16.75 Dec | 46,96,000/- | 46,96,000/- | |
| Grand Total : | | | | | 16.75Dec | 46,96,000 /- | 46,96,000 /- | |

Seller Details :

| SI No | Name & address | Status | Execution Admission Details : |
|-------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|----------------------------------------------|
| 1 | Mr GOLAM MOLLA, (Alias: Mr GOLAM MOLYA) Son of Mr Khasbabu Molla, Jirangachi, City:-, P.O:- Hatisala, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India. PAN No: EWxxxxxx7N, Aadhaar No.: 82xxxxxxxx4414, Status :Individual, Executed by: Self To be Admitted by: Self | Individual | Executed by: Self To be Admitted by: Self |





| | | | |
|---|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|----------------------------------------------|
| 2 | Mr ABBAS MOLLA, (Alias: Mr MD ABBAS ALI MOLLA) Son of Mr Khasbatu Molla, Jirangacha, City:- , P.O:- Hatisala, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No. DExxxxxx7H, Aadhaar No.: 32xxxxxxx3790, Status :Individual, Executed by: Self To be Admitted by: Self | Individual | Executed by: Self To be Admitted by: Self |
| 3 | Mr JABBAR MOLLA, (Alias: Mr JABBAR MOLYA) Son of Mr Khasbatu Molla, Jirangacha, City:- , P.O:- Hatisala, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No. HWxxxxxx1J, Aadhaar No.: 82xxxxxxx1904, Status :Individual, Executed by: Self To be Admitted by: Self | Individual | Executed by: Self To be Admitted by: Self |
| 4 | Mr ABUL KALAM MOLLA Son of Mr Jabbar Molla, Jirangacha, City:- , P.O:- Hatisala, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No. EQxxxxxx9B, Aadhaar No.: 25xxxxxxx0351, Status :Individual, Executed by: Self To be Admitted by: Self | Individual | Executed by: Self To be Admitted by: Self |
| 5 | Mr AREB ALI Son of Mr Jabbar Molla, Jirangacha, City:- , P.O:- Hatisala, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No. CQxxxxxx6A, Aadhaar No.: 21xxxxxxx0505, Status :Individual, Executed by: Self To be Admitted by: Self | Individual | Executed by: Self To be Admitted by: Self |
| 6 | Mr JAKIR MOLLA Son of Mr Jabbar Molla, Jirangacha, City:- , P.O:- Hatisala, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No. DBxxxxxx2D, Aadhaar No.: 61xxxxxxx7229, Status :Individual, Executed by: Self To be Admitted by: Self | Individual | Executed by: Self To be Admitted by: Self |
| 7 | Mr APTAB UDDIN MOLYA, (Alias: Mr APTABUDDIN MOLLA) Son of Mr Abbas Molla, Jirangacha, City:- , P.O:- Hatisala, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No. GExxxxxx3N, Aadhaar No.: 90xxxxxxx4723, 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 | Mr UMA KYAL Wife 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. ABxxxxxx9B, Aadhaar No.: 71xxxxxxx5923, Status :Individual, Not Executed. | Individual | Not Executed |



Identifier Details :

| Name & address |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Mr AMRITA GHOSH Son of Mr Biplob Ghosh Bellechandi, Gocharan,, City:- , P.O:- Gocharan, P.S:-Joynagar, District:-South 24-Parganas, West Bengal, India, PIN:- 743391, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , Identifier Of Mr GOLAM MOLLA, Mr ABBAS MOLLA, Mr JABBAR MOLLA, Mr ABUL KALAM MOLLA, Mr AREB ALI, Mr JAKIR MOLLA, Mr APTAB UDDIN MOLYA |

Transfer of property for L1

| Sl.No | From | To. with area (Name-Area) |
|-------|----------------------|---------------------------|
| 1 | Mr.GOLAM MOLLA | Mr UMA KYAL-2.39286 Dec |
| 2 | Mr ABBAS MOLLA | Mr UMA KYAL-2.39286 Dec |
| 3 | Mr JABBAR MOLLA | Mr UMA KYAL-2.39286 Dec |
| 4 | Mr ABUL KALAM MOLLA | Mr UMA KYAL-2.39286 Dec |
| 5 | Mr AREB ALI | Mr UMA KYAL-2.39286 Dec |
| 6 | Mr JAKIR MOLLA | Mr UMA KYAL-2.39286 Dec |
| 7 | Mr APTAB UDDIN MOLYA | Mr UMA KYAL-2.39286 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 28-12-2022) for e-Payment. Assessed market value & Query is valid for 30 days (i.e. upto 28-12-2022)
3. Standard User charge of Rs. 300/- (Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs. 10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices: D.S.R. - I SOUTH 24-PARGANAS, D.S.R. -II SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. BHANGAR, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA



PERMANENT ACCOUNT NUMBER
A8DPK2880



NAME
UMA KYAL

FATHER'S NAME
BACHU PRASAD LAKHAN

DATE OF BIRTH
09-11-1958

Uma Kyal

भारत सरकार
Government of India



उम कुयल
Uma Kyal
सदस्यता / COB: 09/11/1958
स्त्री / Female

7198 7662 5923

मेरा आधार, मेरी पहचान

भारतीय सिविल सप्लाय अथॉरिटी
Civilian Supplies Corporation Authority of India

इसका 30 दि. वैधता का नया कार्ड प्राप्त करने के लिए, कृपया 1800 121 2345 पर कॉल करें

Address: 20 C, SOUTHERN PARK, 5th Fl,
Dusse Road, Kolkata, West Bengal, 700029



7198 7662 5923

1847 help@uidai.gov.in www.uidai.gov.in

Uma Kyal





L.T.I of Golam Molla Alias Golam Molya
By the Pen of Arun Choudhary







ভারত সরকার

Government of India

ভারত সরকার/ Government No. 2189/21138/38-518

To
Gulam Mulla
50 Khushab
Jinn Gachhi
Haldia
Sanku 24 Parganas, West Bengal - 740135
833948135

Generating Date: 20200328



QR Code for Photograph

সংক্রান্ত সার্ভিস নম্বর / Your Aadhaar No. :

8262 8627 4414

UID : 8138 8104 8115 0102

আমার আধার, আমার পরিচয়



সংসদ সরকার
Government of India



কেন্দ্রীয় কার্যালয়
Golden Mulla
সংক্রান্ত নং: 2189/21138/38-518
গণ/মাল্য

8262 8627 4414

UID: 8138810481150102

আমার আধার, আমার পরিচয়



L.I. of Gulam Mulla along Gulam Mulla
By the Pen of Sanku Chosh



আধার কার্ড হল, ভারতীয় সরকার
সংক্রান্ত নং: 2189/21138/38-518
গণ/মাল্য

Important Information

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

সংক্রান্ত নং: 2189/21138/38-518

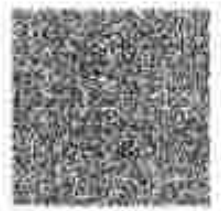
আমার আধার, আমার পরিচয়

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



সংসদ সরকার
Unique Identification Authority of India

কেন্দ্রীয় কার্যালয়
50 Khushab, Jinn Gachhi, Sanku 24
Parganas,
West Bengal - 740135



QR Code for Photograph

8262 8627 4414

UID: 8138810481150102

আমার আধার, আমার পরিচয়



आयकर विभाग भारत सरकार
INCOME TAX DEPARTMENT GOVT. OF INDIA
ABBAS MOLLA
KHOSBABU MOLLA
 01/01/1953
 Permanent Account Number
DEUPM8597H
 आयकर मोहर
 Signature




आयकर मोहर

In case this card is lost / found, kindly inform / return to
 Income Tax PAN Services Unit, UTTESI
 Plot No. 1, Sector 11, CHD Bypass,
 Near Meerut - 200 614.
 आयकर से संबंधित सूचनाओं के लिए सूचना दें -
 आयकर सेवा केंद्र, UTTESI,
 प्लॉट नं. 1, सेक्टर 11, सीडी बायपास,
 नजद मेरठ - 200 614.



verified



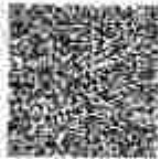
ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
ভারত সরকার
Unique Identification Authority of India
Government of India

ভূমিকানামা আইডি / Enrolment No: 1040/22/101/20734

To
আবাস মোল্লা
Abbas Molla
Jrangaohia
Jran Gachhi
Halsala
Bhanger - II South 24 Parganas
West Bengal 700135



MP157066197F1



আপনার আধার সংখ্যা / Your Aadhaar No. :

3207 6533 3790

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India

আবাস মোল্লা
Abbas Molla
পিতা - খোদাবু মোল্লা
Father - Khodabu Molla
সংযোগিতা / OCB : 010/1/1983
সুন্দর / Male



3207 6533 3790

আধার - সাধারণ মানুষের অধিকার



তথ্য

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



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা:
জিরাগোহা, জিরাগোহা, দক্ষিণ
২৪ পরগনা, হাতিগালা, বঙ্গ
৭০০১১৫

Address:
Jrangaohia, Jran Gachhi, South
24 Parganas, Halsala, West
Bengal, 700135

3207 6533 3790



1800 301 1047



Feedback@uidai.gov.in



www.uidai.gov.in

আবাস মোল্লা



By the Pen of Atul K. Molla
L1 of JABBAR Molla



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



ई-संवर्धित खाता संख्या
e-Permanent Account Number Card



HVAPM2021J

नाम / Name

JABBAR MOLLA

पिता का नाम / Father's Name

KHOSSABU MOLLA

जन्म की तारीख /
Date of Birth

01/01/1949

हस्ताक्षर / Signature

(Handwritten signature)

✂





- অধার পরিচয় প্রমাণ, নাগরিকত্ব প্রমাণ করে।
- পরিচয়ের প্রমাণ অনলাইন সমাপীকারণ ছাড়া লাভ কখনই।

INFORMATION

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

অধার মাত্র দেশ মানে।
 অধার তবিরহে সরকারী ও কোম্পানী পরিষেবা প্রাপ্তির সহায়ক হবে।
 Aadhaar is valid throughout the country.
 Aadhaar will be helpful in availing Government and Non-Government services in future.



ভারতীয় পরিচয়-প্রমাণ
 Unique Identification Authority of India

Address: Bhawan, Jirangachha, Jessore
 পি.ও. বক্স, জিরাংচা, জে.সি.এ. সাউথ ২৪ পিয়ার্স, বঙ্গাল, পশ্চিমবঙ্গ, ৭০০১১১

8223 1221 1904



ভারতীয় পরিচয় প্রমাণ
 ভারত সরকার
 Unique Identification Authority of India
 Government of India

প্রতিষ্ঠান আই.টি. / Enrollment No 1040Z1104/094201

To: **অবৈতনিক**
 Justice Mulla
 Jirangachha
 Jirang Gachha
 Haisuda Bhangar - II South 24 Parganas
 West Bengal 700126.

Ref: 210/774/6270/GSAR/P



SE500900498FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

8223 1221 1904

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
 Government of India



অবৈতনিক
 Justice Mulla
 পি.ও. বক্স ১০৪
 Father: KHORRAMU MOLLA
 Haisuda Bhangar - II South 24 Parganas
 West Bengal 700126



8223 1221 1904

আধার - সাধারণ মানুষের অধিকার



आयकर विभाग **भारत सरकार**
INCOME TAX DEPARTMENT **GOVT OF INDIA**



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
EQTPM8199B

नाम / Name
ABUL KALAM MOLLA

पिता का नाम / Father's Name
JABBAR MOLLA

जन्म तिथि / Date of Birth
01/01/1992



 हस्ताक्षर / Signature



अबुल कलाम मोल्ला

In case this card is lost / found, kindly inform / return to:
 Income Tax PAN Services Unit, UTHIM,
 Plot No. 3, Sector 11, CBD Belapur,
 Navi Mumbai - 400 614.

इस कार्ड के खोने / मिलने पर कृपया सूचित करें / लौटाएं।
 आयकर सेवा केंद्र, UTHIM,
 प्लॉट नं. 3, सेक्टर 11, एन.डी.बेलपुर,
 नवी मुंबई - 400 614.





- অস্বাভাবিক পরিচয়ের প্রমাণ, ব্যক্তিগতভাবে প্রমাণ করুন।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা পাঠ করা যাবে।

সংক্রান্ত।

INFORMATION

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

• অস্বাভাবিক সারা দেশে প্রযোজ্য।

• অস্বাভাবিক প্রমাণিত সরকারী ও বেসরকারী পরিষেবা প্রদান সম্ভব হবে।

• Aadhaar is valid throughout the country.

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



স্বাধীনতা কায়দা পরিচয়-প্রমাণ
Unique Identification Authority of India

Office: Bhawan, District: Jangschila, Junit
Office: 19, Sector: 1, Block: 1, West Bengal, 700135
Office: 19, Sector: 1, Block: 1, West Bengal, 700135

2504 4056 0351



www.aadhaar.gov.in



জাতীয় বিশিষ্ট পরিচয় প্রমাণ
ভারত সরকার
Unique Identification Authority of India
Government of India

সংক্রান্ত আইডি / Enrollment No 104021104/84263

Mr. Alud Kalam Mallik
Jangschila, Junit
Hassala Bhawan, 8 South 24 Parganas
West Bengal 700135

Ref: 313/200/136270/136401/P



SEE:037531140FT



স্বাধীনতা কায়দা পরিচয় / Your Aadhaar No. :
2504 4056 0351

আসহাৰ - সাধাৰণ মানুহৰ অধিকাৰ



স্বাধীনতা কায়দা পরিচয়
Government of India



Mr. Alud Kalam Mallik
Jangschila, Junit
Hassala Bhawan, 8 South 24 Parganas
West Bengal 700135



2504 4056 0351

আসহাৰ - সাধাৰণ মানুহৰ অধিকাৰ

আবুল কালাম মলিক



Jabbar's, wavin
direct punch

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

आयकर विभाग द्वारा जारी
Permanent Account Number Card

आयकर संख्या
AQEB ALI

आयकर संख्या / आयकर संख्या
JABBAR MOLLA

आयकर संख्या / आयकर संख्या
01/01/1950

आयकर संख्या / आयकर संख्या
आयकर संख्या / आयकर संख्या



आयकर विभाग

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

Income Tax PAN Services Unit, 27/11/17/18,
Plot No. 3, Sector II, CBD Belapur,
New Mumbai - 400 614

आयकर विभाग, आयकर विभाग, आयकर विभाग,
आयकर विभाग, आयकर विभाग, आयकर विभाग,
आयकर विभाग, आयकर विभाग, आयकर विभाग,
आयकर विभाग, आयकर विभाग, आयकर विभाग





ভারত সরকার

ভারত সরকার

Unique Identification Authority of India
Government of India

স্বীকৃতি নং / Enrollment No 1040/21104/84282

নাম
আব্দুল আলি
Abul Ali
Jrangachha
Jiran Gachha
Halsalis Bhangar - II South 24 Parganas
West Bengal 700135

Ref: 210 / 270 / 62795 / 60582 / P



SE500901325FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

2108 8342 0505

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



নাম
Abul Ali
পিতা : জব্বার মোল্লা
Father: Jabbar Molla
জন্ম তারিখ / DOB : 05/01/1980
লিঙ্গ / Male



2108 8342 0505

আধার - সাধারণ মানুষের অধিকার

verified



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

INFORMATION

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

- আধার সারা দেশে মান্য।
- আধার শুধুমাত্র 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 .

270 / 62795



Unique Identification Authority of India

ঠিকানা: জিরংগাছা, জিরাগাছা, পশ্চিম ২৪ পরগণা, হাতিখালি, বর্ধমান, কলকাতা, ৭০০১৩৫
Address: Jrangachha, Jiran Gachha, South 24 Parganas, Halsalis, West Bengal, 700135.

2108 8342 0505

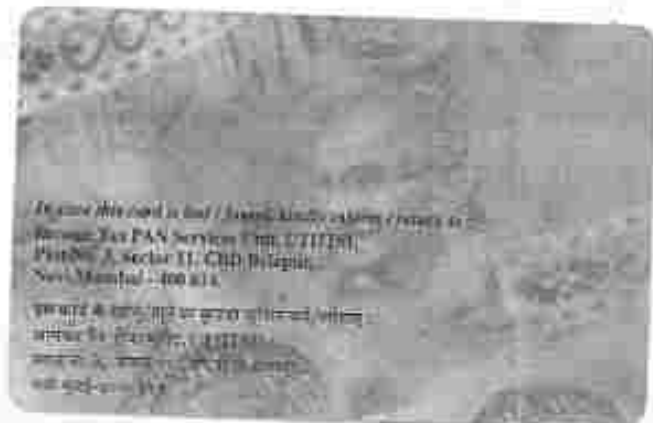
স্বাক্ষরিত

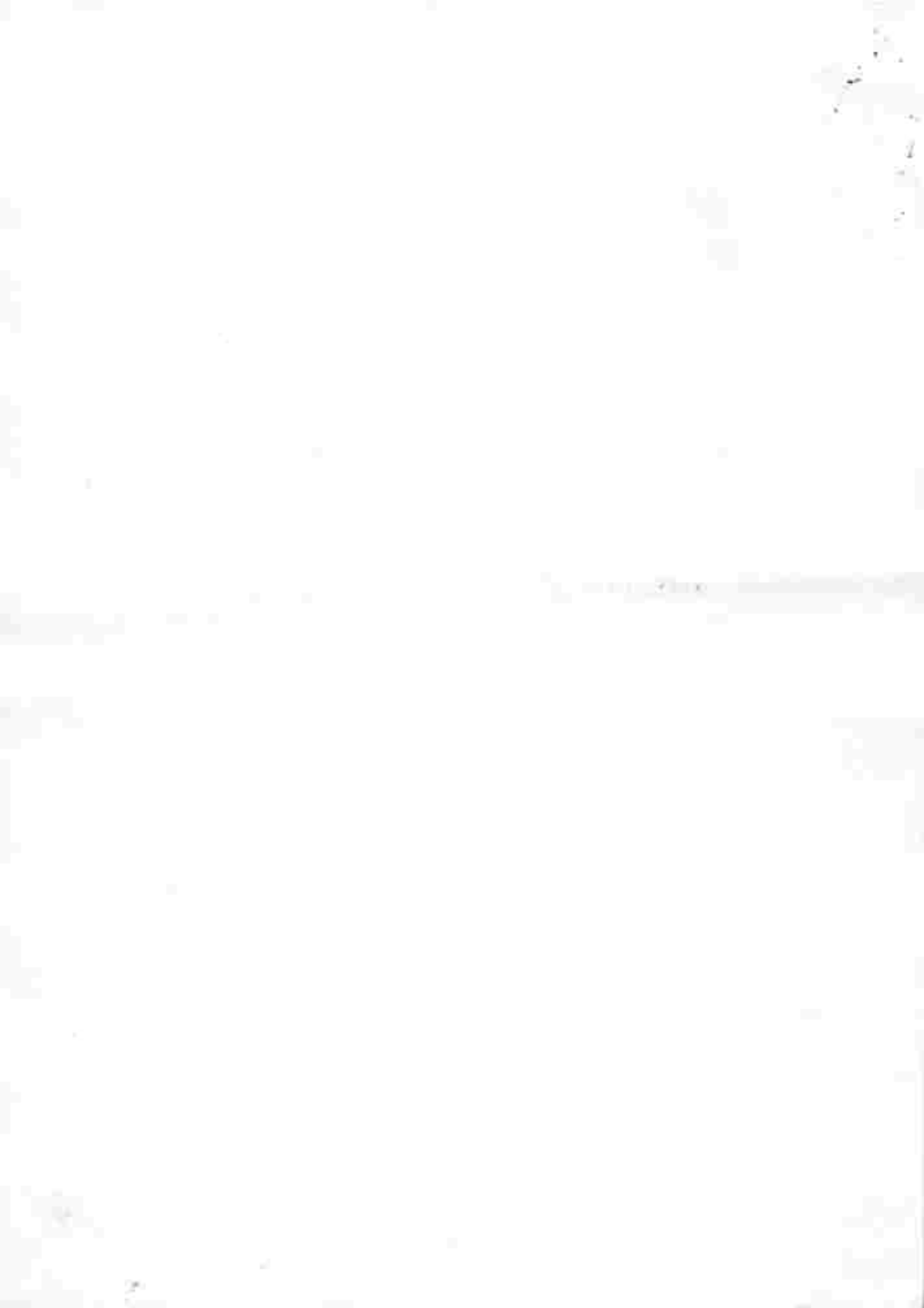


Ajay Singh



जायकिर मोल्ला







তথ্য

- আপনার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করা যাবে।

INFORMATION

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

আধার সারা দেশে মান্য।
 আধার তথ্যভান্ডার সরকারী ও কোম্পানী পরিষেবা প্রদান সমর্থক হবে।
 Aadhaar is valid throughout the country.
 Aadhaar will be helpful in availing Government and Non-Government services in future.

স্বাক্ষরিত
 Unique Identification/Aadhaar Authority of India
 Block, Business, Revenue
 Building, Plot 18/19/20
 Sector 10,
 Address: Jirangacholia, Jnan
 Ganesh, South 24 Parganas,
 Haldia, West Bengal,
 700130

6164 4484 7229



জাতীয় বিশিষ্ট পরিচয় প্রমাণ
 ভারত সরকার
 Unique Identification Authority of India
 Government of India

সম্মতি নং / Enrollment No. : 10402110494255

To
 Jakir Molla
 Jakir Molla
 Jirangacholia
 Jnan Ganesh
 Haldia, South 24 Parganas
 West Bengal - 700130



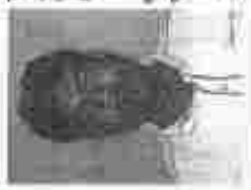
6019346927777
10410277



আপনার আধার সংখ্যা / Your Aadhaar No. :

6164 4484 7229

আধার - সাধারণ মানুষের অধিকার



স্বাক্ষর
 Jakir Molla
 P.O. : Jnan Ganesh
 Haldia, West Bengal

স্বাক্ষরিত / Signed
 Jakir Molla



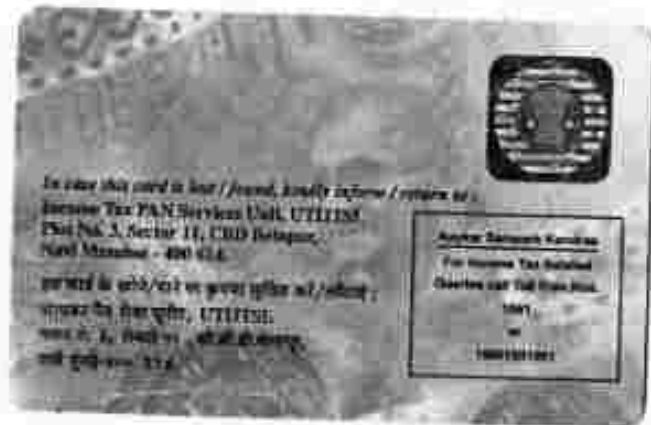
6164 4484 7229

আধার - সাধারণ মানুষের অধিকার

শ্রী অক্ষয় কুমার

verified





आयकरा इन्डियन सोल्यूशंस



verified



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

রোলনম্বর/কি. নং / Enrollment No 1040/22101/20736

To:
 আব্দুল উদ্দিন মোল্লা
 Aptab Uddin Molla
 Jirangachia
 Jean Gochhi
 Hataala Bhangar - II South 24 Parganas
 West Bengal 700135

Ref: 313 / 26B / 934461 / 135491 / P



SE497548955FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

9064 0328 4723

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



আব্দুল উদ্দিন মোল্লা
 Aptab Uddin Molla
 পিতা - আব্দুল মোল্লা
 Father - Abbas Molla
 জন্মদিন / DOB : 01/01/1980
 পুসক / Male



9064 0328 4723

আধার - সাধারণ মানুষের অধিকার

- আধারে 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 গ্রহণের সুযোগ হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

26B / 734461



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা: জিরংগাচিয়া, জৈন গুচি
খট্টন-১৪ পাহালা, হাতিশালা, পশ্চিম
বঙ্গ, ৭০০১৩৫

Address: Jirangachia, Jean
Gochhi, South 24 Parganas,
Hataala, West Bengal, 700135

9064 0328 4723



1800 303 1047

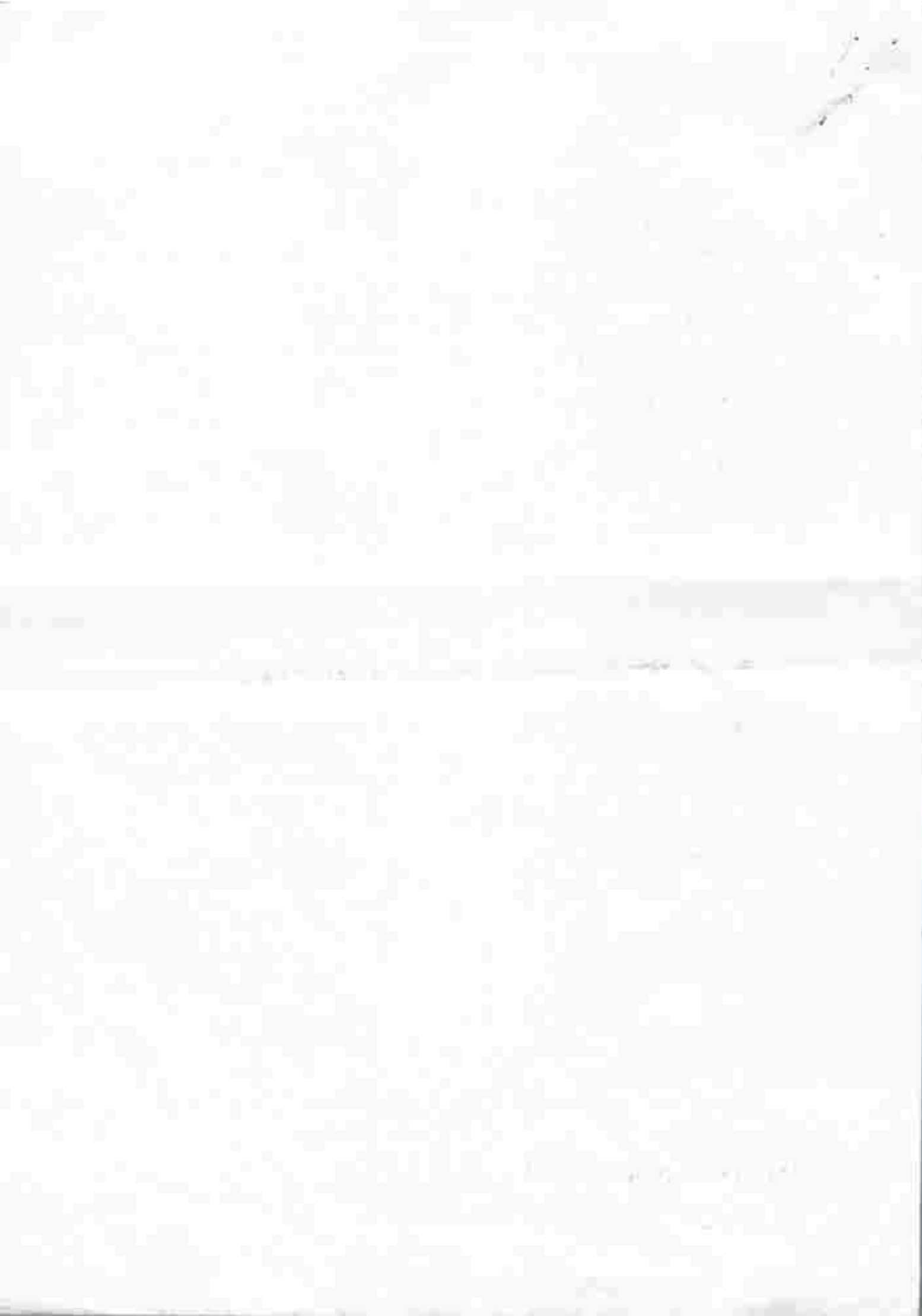


http://uidai.gov.in



www.uidai.gov.in

আব্দুল উদ্দিন মোল্লা



आयकर विभाग
 INCOME TAX DEPARTMENT
 AMRITA GHOSH
 BIPOLO GHOSH
 20/06/1991
 Permanent Account Number
 BLRPG6979F
 भारत सरकार
 GOVT. OF INDIA



भारत सरकार
 Government of India



अमृता घोष
 Amrita Ghosh
 पिता : बिप्लो घोष
 Father : Biplob Ghosh
 तारीख/DOB: 20/06/1991
 लिंग / Male



2744 4498 2164

आधर
 Unique Identification Authority of India

ठेका: / बिप्लो घोष
 बेलिआचंदी, गोचरान, पश्चिम बंगाल
 दक्षिण 24 पार्गाना, पश्चिम बंगाल, 743391

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

2744 4498 2164

Amrita Ghosh

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



192022230195644068

GRN Details

| | | | |
|-------------------|---------------------|---------------------|-------------------------|
| GRN: | 192022230195644068 | Payment Mode: | SBI Epay |
| GRN Date: | 29/11/2022 18:31:04 | Bank/Gateway: | SBICPay Payment Gateway |
| BRN : | 4515313587225 | BRN Date: | 29/11/2022 18:31:30 |
| Gateway Ref ID: | IGAOSQYTY6 | Method: | State Bank of India NB |
| GRIPS Payment ID: | 291120222019564405 | Payment Init. Date: | 29/11/2022 18:31:04 |
| Payment Status: | Successful | Payment Ref. No: | 2003368177/6/2022 |

[Query No*Query Year]

Depositor Details

| | |
|---------------------------|-------------------------------------|
| Depositor's Name: | Mr UMA KYAL |
| Address: | 30C, SOUTH END PARK, KOLKATA-700029 |
| Mobile: | 9330394689 |
| Period From (dd/mm/yyyy): | 29/11/2022 |
| Period To (dd/mm/yyyy): | 29/11/2022 |
| Payment Ref ID: | 2003368177/6/2022 |
| Dept Ref ID/DRN: | 2003368177/6/2022 |

Payment Details

| Sl. No. | Payment Ref No | Head of A/C Description | Head of A/C | Amount (₹) |
|---------|-------------------|------------------------------------------|--------------------|---------------|
| 1 | 2003368177/6/2022 | Property Registration- Stamp duty | 0030-02-103-003-02 | 140900 |
| 2 | 2003368177/6/2022 | Property Registration- Registration Fees | 0030-03-104-001-16 | 47006 |
| | | | Total | 187906 |

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





Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS, District Name :South 24-Parganas
Signature / LTI Sheet of Query No/Year 16042003368177/2022

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

| Sl No. | Name of the Executant | Category | Photo | Finger Print | Signature with Date |
|--------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|-------|--------------|-----------------------------------------------------------------------------------------|
| 1 | Mr GOLAM MOLLA Alias Mr GOLAM MOLYA Jirangacha, City:- P.O:- Hatisala, P.S:- Kashipur, District-South 24-Parganas, West Bengal, India, PIN:- 700135 | Seller | | | Golam Molla L.T.I of Golam Molla Molya By the Pen of Awaraz Chak 30/11/22 |
| 2 | Mr ABBAS MOLLA Alias Mr MD ABBAS ALI MOLLA Jirangacha, City:- P.O:- Hatisala, P.S-Kashipur, District:- South 24-Parganas, West Bengal, India, PIN:- 700135 | Seller | | | ABBAS MOLLA By the Pen of Awaraz Chak 30/11/22 |
| 3 | Mr JABBAR MOLLA Alias Mr JABBAR MOLYA Jirangacha, City:- P.O:- Hatisala, P.S-Kashipur, District:- South 24-Parganas, West Bengal, India, PIN:- 700135 | Seller | | | Jabbar Molla Alias Jabbar Molla L.T.I of By the Pen of Awaraz Chak 30/11/22 |





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 | Mr ABUL KALAM MOLLA Jirangacha, City:-, P.O:- Hatisala, P.S.-Kashipur, District:- South 24-Parganas, West Bengal, India, PIN:- 700135 | Seller |  |  |  30/11/22 |
| 5 | Mr AREB ALI Jirangacha, City:-, P.O:- Hatisala, P.S.-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 | Seller |  |  |  30/11/22 |
| 6 | Mr JAKIR MOLLA Jirangacha, City:-, P.O:- Hatisala, P.S.-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 | Seller |  |  |  30/11/22 |
| 7 | Mr APTAB UDDIN MOLYA Alias Mr APTABUDDIN MOLLA Jirangacha, City:-, P.O:- Hatisala, P.S.-Kashipur, District:-South 24-Parganas, West Bengal India, PIN:- 700135 | Seller |  |  |  30/11/22 |

Handwritten text, possibly a signature or name, located in the upper left quadrant of the page.



| Sl No. | Name and Address of identifier | Identifier of | Photo | Finger Print | Signature with date |
|--------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|---------------------------|
| 1 | Mr AMRITA GHOSH Son of Mr Biplob Ghosh Beliachandi, Gocharan,, City:-, P.O:- Gocharan, P.S:-Joynagar, District:-South 24- Parganas, West Bengal, India, PIN:- 743391 | Mr GOLAM MOLLA, Mr ABBAS MOLLA, Mr JABBAR MOLLA, Mr ABUL KALAM MOLLA, Mr AREB ALI, Mr JAKIR MOLLA, Mr APTAB UDDIN MOLYA |  |  | Anurita Ghosh 30.11.22 |

(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-1604-14007/2022 | Date of Registration | 01/12/2022 |
| Query No / Year | 1604-2003368177/2022 | Office where deed is registered | |
| Query Date | 28/11/2022 5:43:21 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. 46,96,000/- | Rs. 46,96,000/- | | |
| Stampduty Paid(SD) | Registration Fee Paid | | |
| Rs. 1,41,000/- (Article:23) | Rs. 47,006/- (Article:A(1), E) | | |
| Remarks | | | |

Land Details :

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

| Sch No | Plot Number | Khatian Number | Land Use Proposed | Use ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|----------------------|-------------|----------------|-------------------|---------|-----------------|-------------------------|-----------------------|---------------|
| L1 | RS-98 | RS-416 | Bastu | Shali | 16.75 Dec | 46,96,000/- | 46,96,000/- | |
| Grand Total : | | | | | 16.75Dec | 46,96,000 /- | 46,96,000 /- | |

Seller Details :

| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | <p>Mr GOLAM MOLLA, (Alias: Mr GOLAM MOLYA) Son of Mr Khasbabu Molla Jireangachi,, City:- , P.O:- Hatisala, P.S:-Kashipur, District:-South24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No.: EWxxxxx7N, Aadhaar No: 82xxxxxxxx4414, Status :Individual, Executed by: Self, Date of Execution: 30/11/2022 , Admitted by: Self, Date of Admission: 30/11/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 30/11/2022 , Admitted by: Self, Date of Admission: 30/11/2022 ,Place : Pvt. Residence</p> |

The first part of the document discusses the importance of maintaining accurate records of all transactions. It emphasizes that every entry, no matter how small, should be recorded to ensure the integrity of the financial data. This includes not only sales and purchases but also expenses and income. The document provides a detailed list of items that should be tracked, such as inventory levels, accounts payable, and accounts receivable. It also outlines the procedures for recording these transactions, including the use of double-entry bookkeeping to ensure that the books balance.

The second part of the document focuses on the analysis of the recorded data. It explains how to calculate key financial ratios and metrics, such as the gross profit margin, net profit margin, and return on investment. These calculations are essential for understanding the company's financial performance and identifying areas for improvement. The document also discusses the importance of comparing the company's performance against industry benchmarks and historical data to provide context for the results.

The final part of the document addresses the reporting requirements for the financial data. It details the format and content of the financial statements, including the balance sheet, income statement, and cash flow statement. It also provides guidance on how to present the data in a clear and concise manner, using tables and charts to enhance the readability of the reports. The document concludes by emphasizing the need for transparency and accuracy in all financial reporting to build trust with stakeholders and ensure compliance with regulatory requirements.

| | |
|---|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2 | Mr ABBAS MOLLA, (Alias: Mr MD ABBAS ALI MOLLA) (Presentant) Son of Mr Khasbabu Molla Jirangacha,, City:- , P.O:- Hatisala, P.S:-Kashipur, District:-South24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No.:: DExxxxxx7H, Aadhaar No: 32xxxxxxxx3790, Status :Individual, Executed by: Self, Date of Execution: 30/11/2022 , Admitted by: Self, Date of Admission: 30/11/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 30/11/2022 , Admitted by: Self, Date of Admission: 30/11/2022 ,Place : Pvt. Residence |
| 3 | Mr JABBAR MOLLA, (Alias: Mr JABBAR MOLYA) Son of Mr Khosbabu Molla Jirangacha,, City:- , P.O:- Hatisala, P.S:-Kashipur, District:-South24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No.:: HWxxxxxx1J, Aadhaar No: 82xxxxxxxx1904, Status :Individual, Executed by: Self, Date of Execution: 30/11/2022 , Admitted by: Self, Date of Admission: 30/11/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 30/11/2022 , Admitted by: Self, Date of Admission: 30/11/2022 ,Place : Pvt. Residence |
| 4 | Mr ABUL KALAM MOLLA Son of Mr Jabbar Molla Jirangacha, City:- , P.O:- Hatisala, P.S:-Kashipur, District:-South24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No.:: EQxxxxxx9B, Aadhaar No: 25xxxxxxxx0351, Status :Individual, Executed by: Self, Date of Execution: 30/11/2022 , Admitted by: Self, Date of Admission: 30/11/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 30/11/2022 , Admitted by: Self, Date of Admission: 30/11/2022 ,Place : Pvt. Residence |
| 5 | Mr AREB ALI Son of Mr Jabbar Molla Jirangacha,, City:- , P.O:- Hatisala, P.S:-Kashipur, District:-South24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No.:: CQxxxxxx6A, Aadhaar No: 21xxxxxxxx0505, Status :Individual, Executed by: Self, Date of Execution: 30/11/2022 , Admitted by: Self, Date of Admission: 30/11/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 30/11/2022 , Admitted by: Self, Date of Admission: 30/11/2022 ,Place : Pvt. Residence |
| 6 | Mr JAKIR MOLLA Son of Mr Jabbar Molla Jirangacha, City:- , P.O:- Hatisala, P.S:-Kashipur, District:-South24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No.:: DBxxxxxx2D, Aadhaar No: 61xxxxxxxx7229, Status :Individual, Executed by: Self, Date of Execution: 30/11/2022 , Admitted by: Self, Date of Admission: 30/11/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 30/11/2022 , Admitted by: Self, Date of Admission: 30/11/2022 ,Place : Pvt. Residence |
| 7 | Mr APTAB UDDIN MOLYA, (Alias: Mr APTABUDDIN MOLLA) Son of Mr Abbas Molla Jirangacha, City:- , P.O:- Hatisala, P.S:-Kashipur, District:-South24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No.:: GExxxxxx3N, Aadhaar No: 90xxxxxxxx4723, Status :Individual, Executed by: Self, Date of Execution: 30/11/2022 , Admitted by: Self, Date of Admission: 30/11/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 30/11/2022 , Admitted by: Self, Date of Admission: 30/11/2022 ,Place : Pvt. Residence |

Buyer Details :

| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | Mr UMA KYAL Wife 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.:: ABxxxxxx9B, Aadhaar No: 71xxxxxxxx5923, Status :Individual, Status : Not Executed |

Identifier Details :

| Name | Photo | Finger Print | Signature |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|--------------|-----------|
| Mr AMRITA GHOSH Son of Mr Biplob Ghosh Bellachandi, Gocharan., City:- , P.O:- Gocharan, P.S.-Joynagar, District:-South 24-Parganas, West Bengal, India, PIN:- 743391 | | | |

Identifier Of Mr GOLAM MOLLA, Mr ABBAS MOLLA, Mr JABBAR MOLLA, Mr ABUL KALAM MOLLA, Mr AREB ALI, Mr JAKIR MOLLA, Mr APTAB UDDIN MOLYA

Transfer of property for L1

| Sl.No | From | To. with area (Name-Area) |
|-------|-------------------------|---------------------------|
| 1 | Mr GOLAM MOLLA | Mr UMA KYAL-2.39286 Dec |
| 2 | Mr ABBAS MOLLA | Mr UMA KYAL-2.39286 Dec |
| 3 | Mr JABBAR MOLLA | Mr UMA KYAL-2.39286 Dec |
| 4 | Mr ABUL KALAM MOLLA | Mr UMA KYAL-2.39286 Dec |
| 5 | Mr AREB ALI | Mr UMA KYAL-2.39286 Dec |
| 6 | Mr JAKIR MOLLA | Mr UMA KYAL-2.39286 Dec |
| 7 | Mr APTAB UDDIN MOLYA | Mr UMA KYAL-2.39286 Dec |

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

In the second section, the author provides a detailed breakdown of the company's revenue streams. This includes sales from various product lines and services. The data shows a steady increase in revenue over the past year, which is attributed to improved marketing strategies and operational efficiency.

The third section focuses on the company's financial health. It highlights the strong cash flow and the ability to meet all financial obligations. The author notes that the company's debt-to-equity ratio remains low, indicating a solid financial foundation.

Finally, the document concludes with a summary of the overall performance and a look ahead at future goals. The author expresses confidence in the company's ability to continue its growth trajectory in the coming year.

On 29-11-2022

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 46,96,000/-



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

On 30-11-2022

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

Presented for registration at 19:45 hrs on 30-11-2022, at the Private residence by Mr ABBAS MOLLA Alias Mr MD ABBAS ALI MOLLA, one of the Executants.

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

Execution is admitted on 30/11/2022 by 1. Mr GOLAM MOLLA, Alias Mr GOLAM MOLYA, Son of Mr Khasbabu Molla, Jirangachi, P.O: Hatisala, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Others, 2. Mr ABBAS MOLLA, Alias Mr MD ABBAS ALI MOLLA, Son of Mr Khasbabu Molla, Jirangacha, P.O: Hatisala, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Others, 3. Mr JABBAR MOLLA, Alias Mr JABBAR MOLYA, Son of Mr Khasbabu Molla, Jirangacha, P.O: Hatisala, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Others, 4. Mr ABUL KALAM MOLLA, Son of Mr Jabbar Molla, Jirangacha, P.O: Hatisala, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Others, 5. Mr AREB ALI, Son of Mr Jabbar Molla, Jirangacha, P.O: Hatisala, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Others, 6. Mr JAKIR MOLLA, Son of Mr Jabbar Molla, Jirangacha, P.O: Hatisala, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Others, 7. Mr APTAB UDDIN MOLYA, Alias Mr APTABUDDIN MOLLA, Son of Mr Abbas Molla, Jirangacha, P.O: Hatisala, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Others

Identified by Mr AMRITA GHOSH, , Son of Mr Biplob Ghosh, Belachandi, Gocharan, P.O: Gocharan, Thana: Joynagar, , South 24-Parganas, WEST BENGAL, India, PIN - 743391, 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

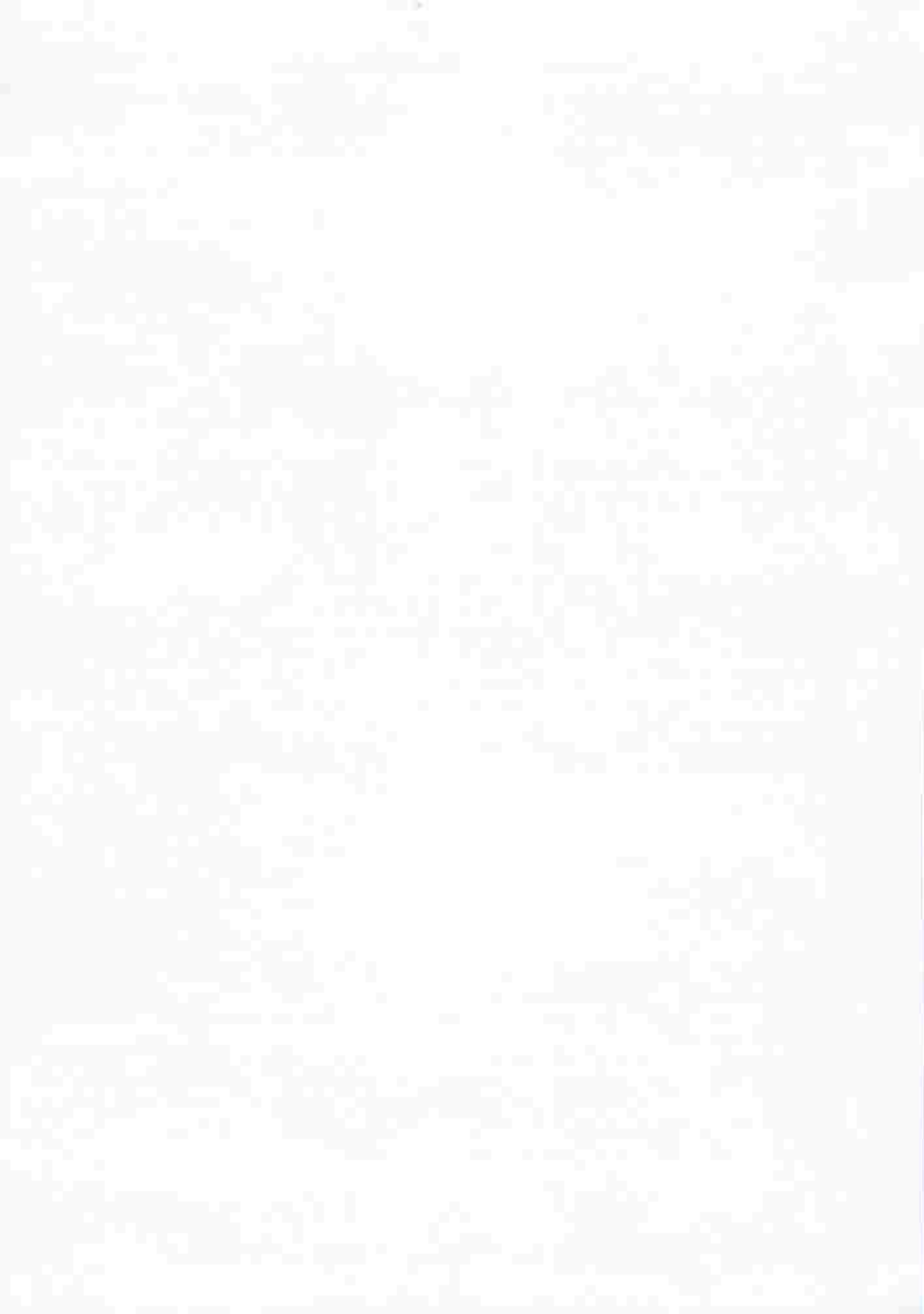
On 01-12-2022

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 47,006.00/- (A(1) = Rs 46,960.00/- ,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 47,006/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/11/2022 6:31PM with Govt. Ref. No: 192022230195644068 on 29-11-2022, Amount Rs: 47,006/-, Bank: SBI EPay (SBlePay), Ref. No. 4515313587225 on 29-11-2022, Head of Account 0030-03-104-001-16



Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,40,900/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 1,40,900/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 55339, Amount: Rs.100.00/-, Date of Purchase: 05/09/2022, Vendor name: Jaydeep Chatterjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/11/2022 6:31PM with Govt, Ref. No: 192022230195644068 on 29-11-2022, Amount Rs: 1,40,900/-, Bank: SBI EPay (SBIPay), Ref. No. 4515313587225 on 29-11-2022, 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 410492 to 410519
being No 160414007 for the year 2022.



Digitally signed by ANUPAM HALDER
Date: 2022.12.01 15:59:11 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 2022/12/01 03:59:11 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)

Original

Z-14003/19



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AM 773037

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

30/11/2022
Q-2003365600/2022
3-25 P.M.

REGISTRAR GENERAL
 Registration Office
 Alipore, South 24 Parganas
01 DEC 2022
30-11-22
01-12-22

CONVEYANCE

1. Date: 30.11.2022
2. Place: Kolkata
3. Parties

3-25 P.M.

30/11/22

55335

SOLD TO: _____
OF: _____
BY: _____
ANUBRATA DHAR
(Advocate)
G. P. M. G.
Court, Kol-1
JAYDEEP CHATTERJEE
16, INDIAN EXCHANGE PLACE, KOL-1
LICENSED STAMP VENDOR
NO 351RS2018

5 SEP 2022

5 SEP 2022

Subhash chandra ghosh,



8904

Subhash chandra ghosh,



Ananta Ghosh
c/o- Biplob Ghosh
vill- Belachandi
PO- Gacharon
P.S- Jaynagar
Dist- 24 PGS (S)
Pin- 743331

District Sub-Registrar-IV
Registrar I/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas
30 NOV 2022

- 3.1 **SUBHASH CHANDRA GHOSH** (PAN CNCPG7629G and Aadhaar No. 2125 0289 0917), son of Late Rajendra Kumar Ghosh, by faith Hindu, by occupation Others, nationality Indian, residing at Jirangachha, Post Office Hatisala, Police Station Kashipur, Kolkata-700135, District South 24 Parganas (**Vendor**, includes successors-in-interest).

And

- 3.2 **SEEMA KYAL**, having PAN ADPPD3013J and Aadhaar No. 6735 3975 9286, wife of Balkrishan Kyal, by faith Hindu, by occupation Business, nationality Indian, residing at 30C, South End Park, Post Office Sarat Bose Road, Kolkata - 700 029, Police Station Lake, District South 24 Parganas (**Purchaser**, includes successors-in-interest)

The 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 Shali (agricultural) measuring 5.3733 (five point three seven three three) decimal, more or less, out of 133 (one hundred and thirty three) decimal, being a portion of C.S. Dag No. 332, corresponding R.S./L.R. Dag No. 337, recorded under R.S. Khatian No. 420, L.R. Khatian No. 192, Mouza Hatisala, J.L. No. 9, Police Station Kolkata Leather Complex (formerly Bhangar), within Beonta No. 2 Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas (**First Property**) and more fully described in **Part-I** of the **First Schedule** below **And** (2) land classified as Shali (agricultural) measuring 7.93 (seven point nine three) decimal, more or less, out of 119 (one hundred and nineteen) decimal, being a portion of C.S. Dag No. 236, corresponding R.S./L.R. Dag No. 240, recorded under R.S. Khatian Nos. 380 and 382, L.R. Khatian No. 192, Mouza Hatisala, J.L. No. 9, Police Station Kolkata Leather Complex (formerly Bhangar), within Beonta No. 2 Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas (**Second Property**) and more fully described in **Part-II** of the **First Schedule** below, the First Property and Second Property are more fully and collectively described in the **Second Schedule** below (collectively **Said Property**) **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the 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 covenant with the Purchaser regarding title as follows:



District Sub-Registrar IV
Registrar (US / C) of
Registration Title
Albora, Santa 24 Surgenos

30 NOV 2022

6

- 5.1.1 **Ownership of Chadem Ali Molla:** At all material time one Chadem Ali Molla, son of Bahadur Molla was the sole and absolute owner in respect of land measuring 44.33 (forty four point three three) decimal, more or less, out of 133 (one hundred and thirty three) decimal, being a portion of C.S. Dag No. 332, corresponding R.S./L.R. Dag No. 337, recorded under R.S. Khatian No. 420, Mouza Hatisala, J.L. No. 9, Police Station Kolkata Leather Complex (formerly Bhangar), within Beonta No. 2 Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas (**First Larger Property**), free from all encumbrances.
- 5.1.2 **Sale by Chadem Ali Molla:** By a Deed of Sale dated 23rd April, 1969, registered in the Office of the Sub-Registrar of Bhangar, recorded in Book No. 1, Volume No. 44, at Pages 196 to 197, being Deed No. 4747 for the year 1969, said Chadem Ali Molla sold, conveyed and transferred the First Larger Property unto and in favour of Rajendra Kumar Ghosh, free from all encumbrances.
- 5.1.3 **Ownership of First Larger Property:** In the above mentioned circumstances said Rajendra Kumar Ghosh became the sole and absolute owner in respect of the First Larger Property, free from all encumbrances.
- 5.1.4 **Ownership of Esarat & Ors.:** At all material time one Esarat Molla, Sher Ali Molla and Kauchar Molla alias Chakowar Molla, all being sons of Decharat Molla were the joint, recorded and absolute owners in respect of land measuring 24 (twenty four) decimal, more or less, out of 80 (eighty) decimal, more or less, out of 119 (one hundred and nineteen) decimal, being a portion of C.S. Dag No. 236, corresponding R.S./L.R. Dag No. 240, recorded under R.S. Khatian No. 380, Mouza Hatisala, J.L. No. 9, Police Station Kolkata Leather Complex (formerly Bhangar), within Beonta No. 2 Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas (**First Portion Of Second Larger Property**), free from all encumbrances.
- 5.1.5 **Demise of Esarat Molla:** Said Esarat Molla, a Muslim governed by the Sunni School of Mohammedan Law, died intestate leaving behind him surviving his 2 (two) sons, namely, (1) Echmail Molla and (2) Ismail Molla, as his only legal heirs, who jointly and in equal share inherited the right, title and interest of Late Esarat Molla in the First Portion Of Second Larger Property, free from all encumbrances.
- 5.1.6 **Sale by Sher Ali Molla & Ors.:** By a Deed of Sale dated 17th July, 1967, registered in the Office of the Sub-Registrar of Bhangar, recorded in Book No. 1, being Deed No. 10312 for the year 1967, said (1) Sher Ali Molla, (2) Kauchar Molla alias Chakowar Molla, (3) Echmail Molla and (4) Ismail Molla sold, conveyed and transferred the First Portion Of Second Larger Property unto and in favour of Rajendra Kumar Ghosh, free from all encumbrances.
- 5.1.7 **Ownership of Taleb Ali Molla:** At all material time one Taleb Ali Molla, son of Decharat Molla was the sole, recorded and absolute owner in respect of land measuring 8 (eight) decimal, more or less, out of 80



District Court of the City of Calgary
Registrar U/S 7 (2) of
Registration Act
Calgary, South 24 Marginal

30 NOV 2022

(eighty) decimal, more or less, out of 119 (one hundred and nineteen) decimal, being a portion of C.S. Dag No. 236, corresponding R.S./L.R. Dag No. 240, recorded under R.S. Khatian No. 380, Mouza Hatisala, J.L. No. 9, Police Station Kolkata Leather Complex (formerly Bhangar), within Beonta No. 2 Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas (**Second Portion Of Second Larger Property**), free from all encumbrances.

5.1.8 **Sale by Taleb Ali Molla:** By a Deed of Sale dated 2nd June, 1971, registered in the Office of the Sub-Registrar of Bhangar, recorded in Book No. 1, Volume No. 56, at Pages 197 to 198, being Deed No. 5395 for the year 1971, said Taleb Ali Molla sold, conveyed and transferred the Second Portion Of Second Larger Property unto and in favour of Rajendra Kumar Ghosh, free from all encumbrances.

5.1.9 **Ownership of Madar Box Molla & Anr.:** At all material time one Madar Box Molla and Kasem Ali Molla, both being sons of Khejer Molla were the joint, recorded and absolute owners in respect of land measuring 28 (twenty eight) decimal, more or less, out of 80 (eighty) decimal, more or less, out of 119 (one hundred and nineteen) decimal, being a portion of C.S. Dag No. 236, corresponding R.S./L.R. Dag No. 240, recorded under R.S. Khatian No. 380, Mouza Hatisala, J.L. No. 9, Police Station Kolkata Leather Complex (formerly Bhangar), within Beonta No. 2 Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas (**Third Portion Of Second Larger Property**), free from all encumbrances.

5.1.10 **Sale by Madar Box Molla & Anr.:** By a Deed of Sale dated 21st May, 1969, registered in the Office of the Sub-Registrar of Bhangar, recorded in Book No. 1, Volume No. 70, at Pages 10 to 11, being Deed No. 6263 for the year 1969, said Madar Box Molla and Kasem Ali Molla sold, conveyed and transferred the Third Portion Of Second Larger Property unto and in favour of Rajendra Kumar Ghosh, free from all encumbrances.

5.1.11 **Ownership of Mamud Ali Molla:** At all material time one Mamud Ali Molla alias Mohammad Ali Molla (**Mamud Ali Molla**), son of Munshi Molla was the sole, recorded and absolute owner in respect of land measuring 13 (thirteen) decimal, more or less, out of 39 (thirty nine) decimal, more or less, out of 119 (one hundred and nineteen) decimal, being a portion of C.S. Dag No. 236, corresponding R.S./L.R. Dag No. 240, recorded under R.S. Khatian No. 382, Mouza Hatisala, J.L. No. 9, Police Station Kolkata Leather Complex (formerly Bhangar), within Beonta No. 2 Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas (**Property Of Mamud Ali**), free from all encumbrances.

5.1.12 **Demise of Mamud Ali Molla:** Said Mamud Ali Molla, a Muslim governed by the Sunni School of Mohammedan Law, died intestate leaving behind him surviving his wife, Goljan Bibi, 2 (two) sons, namely, (1) Mansur Ali Molla and (2) Mostabar Ali Molla (Minor) and 2 (two) daughters, namely, (1) Chakiya Khatun Bibi (Minor) and (2) Ujala Bibi



District Sub-Registrar IV
Registrar (IA) (2) of
Registration 1943
Alcock, South 24 Parganas

30 NOV 2022

(Minor), as his only legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Mamud Ali Molla in the Property Of Mamud Ali, free from all encumbrances.

- 5.1.13 **Ownership of Goljan Bibi & Anr.:** In the above mentioned circumstances said (1) Goljan Bibi and (2) Mansur Ali Molla became the joint and absolute owners in respect of land measuring 5.417 (five point four one seven) decimal, more or less, out of the Property Of Mamud Ali (**Fourth Portion Of Second Larger Property**), free from all encumbrances.
- 5.1.14 **Sale by Goljan Bibi & Anr.:** By a Deed of Sale dated 18th October, 1968, registered in the Office of the Sub-Registrar of Bhangar, recorded in Book No. 1, Volume No. 131, at Pages 257 to 259, being Deed No. 13072 for the year 1968, said (1) Goljan Bibi and (2) Mansur Ali Molla sold, conveyed and transferred the Fourth Portion Of Second Larger Property unto and in favour of Rajendra Kumar Ghosh, free from all encumbrances.
- 5.1.15 **Ownership of Second Larger Property:** In the above mentioned circumstances said Rajendra Kumar Ghosh became the sole and absolute owner in respect of the First Portion Of Second Larger Property, Second Portion Of Second Larger Property, Third Portion Of Second Larger Property and Fourth Portion Of Second Larger Property (collectively **Second Larger Property**), free from all encumbrances.
- 5.1.16 **Demise of Rajendra Kumar Ghosh:** Said Rajendra Kumar Ghosh, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate leaving behind him surviving his wife, Sarodini Bala Ghosh alias Sarojini Bala Ghosh, 3 (three) sons, namely, (1) Pravat Kumar Ghosh, (2) Sushil Kumar Ghosh and (3) Subhash Chandra Ghosh and 7 (seven) daughters, namely, (1) Arati Bala Ghosh, (2) Sandhya Rani Ghosh, (3) Indrani Ghosh, (4) Purnima Ghosh, (5) Pratima Ghosh, (6) Mira Ghosh and (7) Kalyani Ghosh, as his only legal heirs and heiresses, who jointly and in equal share inherited the right, title and interest of Late Rajendra Kumar Ghosh in the First Larger Property and Second Larger Property, free from all encumbrances.
- 5.1.17 **Gift by Sarojini Bala Ghosh:** By a Deed of Gift dated 21st December, 2009, registered in the Office of the District Sub-Registrar-III, South 24 Parganas at Alipore, recorded in Book No. 1, CD Volume No. 31, at Pages 6002 to 6014, being Deed No. 08443 for the year 2009, said Sarodini Bala Ghosh alias Sarojini Bala Ghosh gifted, granted and transferred her right, title and interest inter alia in the First Larger Property and Second Larger Property unto and in favour of (1) Pravat Kumar Ghosh, (2) Sushil Kumar Ghosh and (3) Subhash Chandra Ghosh, free from all encumbrances.
- 5.1.18 **Absolute Ownership of Vendor:** In the above mentioned events and circumstances said Subhash Chandra Ghosh (the Vendor herein) has become the sole and absolute owner in respect of the First Property out of the First Larger Property and Second Property out of the Second



District Sub-Registrar IV
Registration 100 of
Registration 100,
Alibori, South 24 Marganas

30 NOV 2022

Larger Property, free from all encumbrances. The First Property and Second Property collectively the Said Property is the subject matter of this Conveyance.

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



District Sub-Registrar IV
Registrar (HS 712) of
Raibhatrien 1001
Alibora, South 24 Parganas

30 NOV 2022

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.

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 measuring 5.3733 (five point three seven three three) decimal, more or less, out of 133 (one hundred and thirty three) decimal, being a portion of C.S. Dag No. 332, corresponding R.S./L.R. Dag No. 337, recorded under R.S. Khatian No. 420, L.R. Khatian No. 192, Mouza Hatisala, J.L. No. 9, Police Station Kolkata Leather Complex (formerly Bhangar), within Beonta No. 2 Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-I** of the **First Schedule** below **And** (2) the Second Property, i.e., land measuring 7.93 (seven point nine three) decimal, more or less, out of 119 (one hundred and nineteen) decimal, being a portion of C.S. Dag No. 236, corresponding R.S./L.R. Dag No. 240, recorded under R.S. Khatian Nos. 380 and 382, L.R. Khatian No. 192, Mouza Hatisala, J.L. No. 9, Police Station Kolkata Leather Complex (formerly Bhangar), within Beonta No. 2 Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-II** of the **First Schedule** below **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

7.2 **Consideration:** The aforesaid conveyance of the Said Property is being made in consideration of a sum of Rs. **38,50,000/-** (Rupees Thirty Eight



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

30 NOV 2022

Lakh Fifty Thousand only) (**Total Consideration**) which the Purchaser has paid directly to the Vendor receipt of which Vendor hereby and by the Vendor's Receipt and Memo of Consideration hereunder written, admits and acknowledges.

8. Terms of Transfer

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

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

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

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

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

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

8.2.1 **Indemnification by Vendor:** express indemnification by the Vendor about the correctness of the Vendor's title, Vendor's authority to sell and non existence of any encumbrances on the Said Property, which if found defective or untrue at any time, the Vendor shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendor hereby covenants that the Vendor or any person claiming under the Vendor in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Purchaser and/or the Purchaser's successors-in-interest and assigns, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the Purchaser and/or the Purchaser's successors-in-interest and assigns by reason of any claim made by any third parties with respect to the title of the Said Property. If any difficulty arises in respect of mutation of the Said Property in the name of the Purchaser then the Vendor shall at all times hereinafter, at the costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to mutate the name of the Purchaser in respect of the Said Property. In this regard the Vendor hereby clarifies that the Title Deeds and L.R. Record of Rights are not in parity with the Vendor's entitlement in said R.S. Dag Nos. 337 and 240 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 (acquired vide the recited Deeds)



District Sub-Registrar's Office
Alipore, South 24 Parganas
30 NOV 2022

under these presents whatsoever and howsoever in nature and the Purchaser shall be entitled to rectify the Record of Rights accordingly.

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



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

30 NOV 2022

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) appoint 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.

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 covenants with the Purchaser that the Purchaser shall be entitled to rectify and/or modify any material defect of this Deed of Conveyance through a declaration without affecting the right of the Vendor in any manner. The Vendor hereby further covenants to be party to the declaration (if required) without raising any objection and without any further consideration as and when required by the Purchaser.

9. **Interpretation:**

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

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



Dist. Sub-Registrar IV
Registration IV
Algera, South 24 Parganas
30 NOV 2022

First Schedule
Part I
(First Property)

Land vacant classified as shali (agricultural) measuring 5.3733 (five point three seven three three) decimal, more or less, out of 133 (one hundred and thirty three) decimal, being a portion of C.S. Dag No. 332, corresponding R.S./L.R. Dag No. 337, recorded under R.S. Khatian No. 420, L.R. Khatian No. 192, Mouza Hatisala, J.L. No. 9, Police Station Kolkata Leather Complex (formerly Bhangar), within Beonta No. 2 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. 240
On the East : By Mouza Jirangacha
On the South : By R.S. Dag No. 338
On the West : By R.S. Dag No. 336

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 shali (agricultural) measuring 7.93 (seven point nine three) decimal, more or less, out of 119 (one hundred and nineteen) decimal, being a portion of C.S. Dag No. 236, corresponding R.S./L.R. Dag No. 240, recorded under R.S. Khatian Nos. 380 and 382, L.R. Khatian No. 192, Mouza Hatisala, J.L. No. 9, Police Station Kolkata Leather Complex (formerly Bhangar), within Beonta No. 2 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. 239
On the East : By Mouza Jirangacha
On the South : By R.S. Dag No. 337
On the West : By R.S. Dag No. 336

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

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

Land vacant classified as shali (agricultural) measuring 5.3733 (five point three seven three three) decimal, more or less, out of 133 (one hundred and thirty three) decimal, being a portion of C.S. Dag No. 332, corresponding R.S./L.R. Dag No. 337, recorded under R.S. Khatian No. 420, L.R. Khatian No. 192, Mouza Hatisala, J.L. No. 9, Police Station Kolkata Leather Complex (formerly Bhangar), within Beonta No. 2 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 shali (agricultural) measuring 7.93 (seven point nine three) decimal, more or less, out of 119 (one hundred and nineteen) decimal, being a portion of C.S. Dag No. 236, corresponding R.S./L.R. Dag No. 240, recorded under R.S. Khatian Nos. 380 and 382, L.R. Khatian No. 192, Mouza Hatisala, J.L. No. 9, Police Station Kolkata Leather Complex (formerly Bhangar), within Beonta No. 2 Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-II** of the **First Schedule** above

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

The details of the Said Property are tabulated below:

| Mouza | R.S./L.R. Dag No. | R.S. Khatian No. | L.R. Khatian No. | Total Area in Dag (in Dec) | Area Sold (in Dec) |
|----------|----------------------|------------------------|------------------------|----------------------------------|-----------------------|
| Hatisala | 337 | 420 | 192 | 133 | 5.3733 |
| Hatisala | 240 | 380 & 382 | 192 | 119 | 7.93 |
| | | | | Total: | 13.3033 |



District Superior Court IV
Houma, LA 70701
Registration 100
Aldre, Blvd 24 Houma

30 NOV 2022

10. Execution and Delivery

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

Subharn chandra ghosh .

[Vendor]

Drafted by:

Alangir Roy WB/1366/03
Advocate

Alipore Judges Court
Kot-27

Witnesses:

Signature Ananta Ghosh

Signature [Signature]

Name Ananta Ghosh

Name Amitabh Ghosh

Father's Name B. Prob Ghosh

Father's Name Subhush Chandra Ghosh

Address vill - P. Achandi, P.O. Gachan

Address vill - Jagan Pacha, P.O. Hatisala

P.S. Joykingin, Dist. DSS (W.S)

P.S. Kashi Puri, 24 P.S. (S)



District Sub-Registrar-IV
Registrar (I/S) of
Registrars 1988
Aljazeera, Saudi 28 Page 1988

3 0 NOV 2022

Vendor's Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of of Rs.38,50,000/- (Rupees Thirty Eight Lakh Fifty Thousand only) towards final payment of the consideration for sale of the Said Property described in the **Second Schedule** above, in the following manner:

| Mode | Date | Bank | Amount (Rs.) |
|-----------------------------------|----------|-------------------------|--------------------|
| UTR No. IOBAR52022112900176257 | 29.11.22 | Indian Overseas Bank | 38,50,000/- |
| Total | | | 38,50,000/- |

Witnesses:

1. Ananta Chash

Subhash chandra ghosh
[Vendor]























2. Anilban Ghosh



District Sub-Registrar-IV
Regulation 115 F (2) of
Registration Act,
Aljora, South 24 Parganas

30 NOV 2022

SPECIMEN FORM FOR TEN FINGER PRINTS

| | | | | | | |
|-------------------------------------------------------------------------------------|--------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| PHOTO | | | | | | |
| | | Little | Ring | Middle | Fore | Thumb |
| | | (Left Hand) | | | | |
| | | | | | | |
| | | Thumb | Fore | Middle | Ring | Little |
| | | (Right Hand) | | | | |
|  | <i>Pris S</i> |  |  |  |  |  |
| | | Little | Ring | Middle | Fore | Thumb |
| | | (Left Hand) | | | | |
| | |  |  |  |  |  |
| | | Thumb | Fore | Middle | Ring | Little |
| | (Right Hand) | | | | | |
|  | <i>Subhash chandra ghoshal</i> |  |  |  |  |  |
| | | Little | Ring | Middle | Fore | Thumb |
| | | (Left Hand) | | | | |
| | |  |  |  |  |  |
| | | Thumb | Fore | Middle | Ring | Little |
| | (Right Hand) | | | | | |




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

30 NOV 2022

आयकर विभाग
 INCOME TAX DEPARTMENT
 AMRITA GHOSH
 BIPOLO GHOSH
 20/06/1991
 Permanent Account Number
 BLRPG8979F
 Signature: *Amrita Ghosh*
 भारत सरकार
 GOVT. OF INDIA




 भारत सरकार
 Government of India


 अमृता घोष
 Amrita Ghosh
 पिता : बिप्लो घोष
 Father: Biplob Ghosh
 जन्मदिनांक/DOB: 20/06/1991
 लिंग / Male

2744 4498 2164




 आधार
 Unique Identification Authority of India

ठिकाना: A बिप्लो घोष
 बेलिआचंडी, गोजरान, पश्चिम बंगाल
 नवका 24 पार्गनास, पश्चिम बंगाल, 743391

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

2744 4498 2164

Amrita Ghosh

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SEEMA KYAL
TULSI DAS DROLIA
20/01/1967
Permanent Account Number
ADPPD3013J


Signature


09/09/2019

भारत सरकार
Government of India

श्रीम कयाल
Seema Kyal
जन्मदिनांक / DOB: 20/01/1967
लिंग / Gender

6735 3975 9286

मेरा आधार, मेरी पहचान

Area Bar: 14822013

भारतीय इडिफिकेशन अथॉरिटी
Unique Identification Authority of India

ठिकाना: 30-मि. साउथेन पार्क, बंगलूरु, कोलकाता, पश्चिम बंगाल, 700029
Address: 30 C, SOUTHERN PARK, Zone I, Snow Road, Kolkata, West Bengal, 700029

6735 3975 9286

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

S. Kyal



आयकर विभाग
INCOME TAX DEPARTMENT



SUBHASH CHANDRA GHOSH

राजेंद्र कुमार / राजेंद्र कुमार
RAJENDRA KUMAR GHOSH

आयकर विभाग / Income Tax Department
10/02/1997

भारत सरकार
GOVT. OF INDIA



राजेंद्र कुमार घोष
Permanent Account Number Card
CNCPG7629G

Subhash chandra Ghosh.



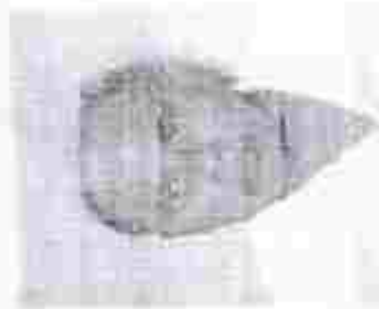
2125 0289 0917

আমার আশা, আমার পরিচয়



স্বাধীনতা

Government of India



স্বাধীনতা
Subhaschandra Ghosh
আমার আশা / DDA 10/02/1967
পত্র / MAIL



2125 0289 0917

আমার আশা, আমার পরিচয়

Subhaschandra Ghosh .

पुस्तक संख्या: 1234567890



भारतीय रिज़र्व बैंक
Reserve Bank of India
Cheque Identification Authority of India

बैंक:
SBI / स्टेट बँक ऑफ इंडिया, एच.एच.डी. ब्रांच,
एच.डी. ऑफिस, एच.डी. ब्रांच, 700135

Address:
S/O. Rajendra Kumar
Ghosh, Jhargasha, Jhargasha, Jhargasha,
South 24 Parganas, West Bengal - 700135



2125 0289 0917



1017

Help@rbi.gov.in



www.rbi.gov.in



সংস্কৃত ভাষা

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

| | | |
|-----------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------|
| Query No / Year | 2003365600/2022 | Office where deed will be registered |
| Query Date | 28/11/2022 3:15:08 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. 38,50,000/- | Rs. 38,50,000/- | |
| Total Stamp Duty Payable(SD) | Total Registration Fee Payable | |
| Rs. 1,15,520/- (Article:23) | Rs. 38,514/- (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. 215/- | | |
| Remarks | | |

Land Details :

District: South 24-Parganas, Thana: Kolkata Leather Camp, Gram Panchayat: BENTTATA-II, Mouza: Hatisala, JI No: 9, Pin Code : 700135

| Sch No | Plot Number | Khatian Number | Land Use Proposed | ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|--------|---------------|----------------------|-------------------|-------|-------------------|-------------------------|-----------------------|---------------|
| L1 | LR-337 (RS -) | LR-192 | Bastu | Shali | 5.3733 Dec | 18,50,000/- | 18,50,000/- | |
| L2 | LR-240 (RS -) | LR-192 | Bastu | Shali | 7.93 Dec | 20,00,000/- | 20,00,000/- | |
| | | TOTAL : | | | 13.3033Dec | 38,50,000 /- | 38,50,000 /- | |
| | | Grand Total : | | | 13.3033Dec | 38,50,000 /- | 38,50,000 /- | |

Seller Details :

| Sl No | Name & address | Status | Execution Admission Details : |
|-------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|----------------------------------------------|
| 1 | Mr SUBHASH CHANDRA GHOSH Son of Mr Rajendra Kumar Ghosh, Jirangacha,, City:- , P.O:- Hatisala, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Hindu, Occupation: Others, Citizon of: India, PAN No. CNxxxxxx9G, Aadhaar No.: 21xxxxxxx0917, Status Individual, Executed by: Self To be Admitted by: Self | Individual | Executed by: Self To be Admitted by: Self |



Query No: 2003365600 of 2022, Printed On: Nov 28 2022 3:13PM, Generated from: wregistration.gov.in

Buyer Details :

| Sl No | Name & address | Status | Execution Admission Details : |
|-------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-------------------------------|
| 1 | Mrs SEEMA KYAL Wife of Mr Baikrishan Kyal,30C, Southend Park,, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ADxxxxxx3J, Aadhaar No Not Provided by UIDAI>Status :Individual, Not Executed | Individual | Not Executed |

Land Details as per Land Record

District: South 24-Parganas, Thana: Kolkata Leather Camp, Gram Panchayat: BENTTATA-II, Mouza: Hatisala, JI No: 9, Pin Code : 700135

| Sc No | Plot & Khatian Number | Details Of Land | Owner Name in English as Selected by Applicant |
|-------|---------------------------------------|--------------------------------------------------------------------------------------------|------------------------------------------------|
| L1 | LR Plot No:- 337, LR Khatian No:- 192 | Owner:সুবাস চন্দ্র ঘোষ, Gurdian:সুবাস , Address:মিলা , Classification:খতি, Area:0.05 Acre. | Mr SUBHASH CHANDRA GHOSH |
| L2 | LR Plot No:- 240, LR Khatian No:- 192 | Owner:সুবাস চন্দ্র ঘোষ, Gurdian:সুবাস , Address:মিলা , Classification:খতি, Area:0.17 Acre. | Mr SUBHASH CHANDRA GHOSH |

Identifier Details :

| Name & address |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Mr AMRITA GHOSH Son of Mr Biplob Ghosh Beliachandi, Gocharan, City:- , P.O:- Gocharan, P.S:-Joynagar, District:-South 24-Parganas, West Bengal, India, PIN:- 743391, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Identifier Of Mr SUBHASH CHANDRA GHOSH |

Transfer of property for L1

| Sl.No | From | To, with area (Name-Area) |
|-------|--------------------------|---------------------------|
| 1 | Mr SUBHASH CHANDRA GHOSH | Mrs SEEMA KYAL-5.3733 Dec |

Transfer of property for L2

| Sl.No | From | To, with area (Name-Area) |
|-------|--------------------------|---------------------------|
| 1 | Mr SUBHASH CHANDRA GHOSH | Mrs SEEMA KYAL-7.93 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 28-12-2022) for e-Payment . Assessed market value & Query is valid for 30 days (i.e. upto 28-12-2022)
3. Standard User charge of Rs. 300/- (Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.



Query No. 2003065000 of 2022, Printed On : Nov 29 2022 3:13PM, Generated from v0registration.gov.in

4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs. 10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f. 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required.
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices:
D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - II SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. BHANGAR, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA



1. The first part of the document discusses the importance of maintaining accurate records of all transactions and activities. It emphasizes the need for transparency and accountability in financial reporting.

2. The second part of the document outlines the various methods and techniques used to collect and analyze data. It highlights the importance of using reliable sources and ensuring the accuracy of the information gathered.

3. The third part of the document provides a detailed overview of the results of the study. It includes a comparison of the findings with previous research and discusses the implications of the results for future research and practice.

4. The final part of the document concludes with a summary of the key findings and a discussion of the limitations of the study. It also offers suggestions for further research and practical applications of the findings.



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



192022230196171048

GRN Details

GRN: 192022230196171048 Payment Mode: SBI Epay
GRN Date: 30/11/2022 10:58:39 Bank/Gateway: SBIPay Payment Gateway
BRN: 8549557505733 BRN Date: 30/11/2022 10:59:03
Gateway Ref ID: 20221130720766 Method: Indian Overseas Bank NB
GRIPS Payment ID: 301120222019617103 Payment Init. Date: 30/11/2022 10:58:39
Payment Status: Successful Payment Ref. No: 2003365600/7/2022

{Query No*Query Year}

Depositor Details

Depositor's Name: Mrs SEEMA KYAL
Address: 30C, SOUTH END PARK, KOLKATA-700029
Mobile: 9330394689
Period From (dd/mm/yyyy): 30/11/2022
Period To (dd/mm/yyyy): 30/11/2022
Payment Ref ID: 2003365600/7/2022
Dept Ref ID/DRN: 2003365600/7/2022

Payment Details

| Sl. No. | Payment Ref. No | Head of A/C Description | Head of A/C | Amount (₹) |
|---------|-------------------|------------------------------------------|--------------------|------------|
| 1 | 2003365600/7/2022 | Property Registration- Stamp duty | 0030-02-103-003-02 | 11520 |
| 2 | 2003365600/7/2022 | Property Registration- Registration Fees | 0030-03-104-001-16 | 38546 |
| 3 | 2003365600/7/2022 | Mutation/Conversion -Receipt | 0059-00-800-028-27 | 215 |

Total 154281

IN WORDS: ONE LAKH FIFTY FOUR THOUSAND TWO HUNDRED EIGHTY ONE ONLY.



Government of West Bengal
GRIPS 2.0 Acknowledgement Receipt
Payment Summary



301120222019617103

GRIPS Payment Detail

| | | | |
|-------------------|--------------------|---------------------|---------------------|
| GRIPS Payment ID: | 301120222019617103 | Payment Init. Date: | 30/11/2022 10:58:39 |
| Total Amount: | 154281 | No of GRN: | 1 |
| Bank/Gateway: | SBI EPay | Payment Mode: | SBI Epay |
| BRN: | 8549557505733 | BRN Date: | 30/11/2022 10:59:03 |
| Payment Status: | Successful | Payment Init. From: | Department Portal |

Depositor Details

Depositor's Name: Mrs SEEMA KYAL
Mobile: 9330394689

Payment(GRN) Details

| Sl. No. | GRN | Department | Amount (₹) |
|---------|-------------------|---------------------------------------------|------------|
| 1 | 10202220196171048 | Directorate of Registration & Stamp Revenue | 154281 |
| Total | | | 154281 |

IN WORDS: ONE LAKH FIFTY FOUR THOUSAND TWO HUNDRED EIGHTY ONE ONLY.

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





Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS, District Name :South 24-Parganas
Signature / LTI Sheet of Query No/Year 16042003365600/2022

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

| Sl No. | Name of the Executant | Category | Photo | Finger Print | Signature with date |
|--------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------|
| 1 | Mr SUBHASH CHANDRA GHOSH Jirangacha, City:- , P.O:- Hatsala, P.S:- Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 | Seller |  |  | Subhash chandra ghosh, 30/11/22 |
| Sl No. | Name and Address of identifier | Identifier of | Photo | Finger Print | Signature with date |
| 1 | Mr AMRITA GHOSH Son of Mr Biplob Ghosh Beliachandi, Gocharan, City:- , P.O:- Gocharan, P.S:-Joynagar, District:-South 24- Parganas, West Bengal, India, PIN:- 743391 | Mr SUBHASH CHANDRA GHOSH, |  |  | Amrita Ghosh 30.11.22 |

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

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Handwritten text, possibly a signature or name, located in the middle left quadrant of the page.



Major Information of the Deed

| | | | |
|-----------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------|------------|
| Deed No : | I-1604-14008/2022 | Date of Registration | 01/12/2022 |
| Query No / Year | 1604-2003365600/2022 | Office where deed is registered | |
| Query Date | 28/11/2022 3:15:08 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. 38,50,000/- | | Rs. 38,50,000/- | |
| Stampduty Paid(SD) | | Registration Fee Paid | |
| Rs. 1,15,620/- (Article:23) | | Rs. 38,546/- (Article:A(1), E) | |
| Remarks: | | | |

Land Details :

District: South 24-Parganas, P.S:- Kolkata Leather Camp, Gram Panchayat: BENTTATA-II, Mouza: Hatisala, JI No: 9, 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 | LR-337 (RS :-) | LR-192 | Bastu | Shali | 5.3733 Dec | 18,50,000/- | 18,50,000/- | |
| L2 | LR-240 (RS :-) | LR-192 | Bastu | Shali | 7.93 Dec | 20,00,000/- | 20,00,000/- | |
| | | TOTAL : | | | 13.3033Dec | 38,50,000 /- | 38,50,000 /- | |
| | | Grand Total : | | | 13.3033Dec | 38,50,000 /- | 38,50,000 /- | |

Seller Details :

| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | Mr SUBHASH CHANDRA GHOSH (Presentant) Son of Mr Rajendra Kumar Ghosh Jirangacha,, City:- , P.O:- Hatisala, P.S:-Kashipur, District:-South24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: CNxxxxx9G, Aadhaar No: 21xxxxxxxx0917, Status :Individual, Executed by: Self, Date of Execution: 30/11/2022 , Admitted by: Self, Date of Admission: 30/11/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 30/11/2022 , Admitted by: Self, Date of Admission: 30/11/2022 ,Place : Pvt. Residence |



Buyer Details :

| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | Mrs SEEMA KYAL Wife of Mr Balkrishan Kyal 30C, Southend Park., City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx3J,Aadhaar No Not Provided by UIDAI, Status :Individual, Status : Not Executed |

Identifier Details :

| Name | Photo | Finger Print | Signature |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|--------------|-----------|
| Mr AMRITA GHOSH Son of Mr Biplob Ghosh Bellachandi, Gocharan, City:- , P.O:- Gocharan, P.S:-Joynagar, District:-South 24-Parganas, West Bengal, India, PIN:- 743391 | | | |
| Identifier Of Mr SUBHASH CHANDRA GHOSH, | | | |

Transfer of property for L1

| Sl.No | From | To. with area (Name-Area) |
|-------|--------------------------|---------------------------|
| 1 | Mr SUBHASH CHANDRA GHOSH | Mrs SEEMA KYAL-5.3733 Dec |

Transfer of property for L2

| Sl.No | From | To. with area (Name-Area) |
|-------|--------------------------|---------------------------|
| 1 | Mr SUBHASH CHANDRA GHOSH | Mrs SEEMA KYAL-7.93 Dec |

Land Details as per Land Record

District: South 24-Parganas, P.S:- Kolkata Leather Camp, Gram Panchayat: BENTTATA-II, Mouza: Hatisala, JI No: 9, Pin Code : 700135

| Sch No | Plot & Khatian Number | Details Of Land | Owner name in English as selected by Applicant |
|--------|---------------------------------------|------------------------------------------------------------------------------------------------------------|------------------------------------------------|
| L1 | LR Plot No:- 337, LR Khatian No:- 192 | Owner:সুভাষ চন্দ্র ঘোষ, Gurdian:রাজেশ্বর, Address:নিক , Classification:বিল, Area:0.05000000 Acre, | Mr SUBHASH CHANDRA GHOSH |
| L2 | LR Plot No:- 240, LR Khatian No:- 192 | Owner:সুভাষ চন্দ্র ঘোষ, Gurdian:রাজেশ্বর, Address:নিক , Classification:শপি, Area:0.17000000 Acre, | Mr SUBHASH CHANDRA GHOSH |

On 29-11-2022

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 38,50,000/-



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

On 30-11-2022

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

Presented for registration at 15:25 hrs on 30-11-2022, at the Private residence by Mr SUBHASH CHANDRA GHOSH ,Executant.

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

Execution is admitted on 30/11/2022 by Mr SUBHASH CHANDRA GHOSH, Son of Mr Rajendra Kumar Ghosh, Jirangacha,, P.O: Hatisala, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Others

Identified by Mr AMRITA GHOSH, . . Son of Mr Biplob Ghosh, Beliachandi, Gocharan, P.O: Gocharan, Thana: Joynagar, , South 24-Parganas, WEST BENGAL, India, PIN - 743391, 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 01-12-2022

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 38,546.00/- (A(1) = Rs 38,500.00/- ,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 38,546/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 30/11/2022 10:59AM with Govt. Ref. No: 192022230196171048 on 30-11-2022, Amount Rs: 38,546/-, Bank: SBI EPay (SBIEPay), Ref. No: 8549557505733 on 30-11-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,15,520/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 1,15,520/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 55335, Amount: Rs.100.00/-, Date of Purchase: 05/09/2022, Vendor name: Jaydeep Chatterjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 30/11/2022 10:59AM with Govt. Ref. No: 192022230196171048 on 30-11-2022, Amount Rs: 1,15,520/-, Bank: SBI EPay (SBIPay), Ref. No. 8549557505733 on 30-11-2022, Head of Account 0030-02-103-003-02

(Handwritten Signature)

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

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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

**Volume number 1604-2022, Page from 410236 to 410260
being No 160414008 for the year 2022.**



Digitally signed by ANUPAM HALDER ·
Date: 2022.12.01 15:50:04 +05:30
Reason: Digital Signing of Deed.

(Handwritten signature)

**(Anupam Halder) 2022/12/01 03:50:04 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.**

(This document is digitally signed.)

Handwritten signature

I-14009/22

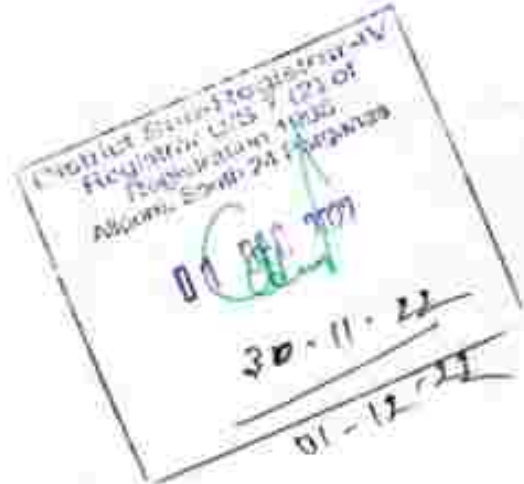


पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AM 773038

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

30/11/2022
Q-200 3377/113/2022
3-30 P.M.



CONVEYANCE

- 1. Date: 30.11.2022
- 2. Place: Kolkata
- 3. Parties

3-30 Pm
30/11/22

55334

NO. _____
XERO TO _____
OF _____
AS _____
ANUBRATA DHAR
Advocate
C.M.A. Court Kol-1
JAYDEEP CHATTERJEE
16, INDIA EXCHANGE PLACE, KOL-1
LICENSED STAMP VENDOR
NO 351RS2016

5 SEP 2022

Subhash chandra ghosh.

5 SEP 2022



8904

Subhash chandra ghosh.



Ananta Ghosh
c/o- Biplob Ghosh
Vill- Belpachandi
P.O- Gocharon
P.S- Joynagar
Dist- 24 PGS (S)
Pin- 743391

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

- 3.1 **SUBHASH CHANDRA GHOSH (PAN CNCPG7629G and Aadhaar No. 2125 0289 0917)**, son of Late Rajendra Kumar Ghosh, by faith Hindu, by occupation Others, nationality Indian, residing at Jirangachha, Post Office Hatisala, Police Station Kashipur, Kolkata-700135, District South 24 Parganas (**Vendor**, includes successors-in-interest)

And

- 3.2 **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. 3221 6780 6519**, son of Late Govind Ram Kyal, by faith Hindu, by occupation Business, nationality Indian, residing at 30C, South End Park, Post Office Sarat Bose Road, Kolkata- 700 029, Police Station Rabindra Sarovar (formerly Lake), District South 24 Parganas, (**Purchaser**, includes successors-in-interest)

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

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject Matter of Conveyance

- 4.1 **Said Property: ALL THAT** piece and parcel of land classified as shali (agricultural) measuring 7.44 (seven point four four) decimal, more or less, out of 300 (three hundred) decimal, being a portion of C.S. Dag No. 331, corresponding R.S./L.R. Dag No. 336, recorded under L.R. Khatian No. 192 and 3193, Mouza Hatisala, J.L. No. 9, Police Station Kolkata Leather Complex (formerly Bhangar), within Beonta No. 2 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 Vendor and Confirming Party in the Said Property and appurtenances and inheritances for access and user thereof.

5. Background, Representations, Warranties and Covenants

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

- 5.1.1 **Ownership of Rajendra Kumar Ghosh:** By virtue of Several deed of conveyances, bearing Nos. 2085 for the year 1969, 2086 for the year 1969, 6263 for the year 1969, 5395 for the year 1971, 13072 for the year 1968 and 10312 for the year 1967, one said Rajendra Kumar Ghosh purchased the land measuring 36.46(thirty six point four six) decimals more or less comprised in R.S./L.R. Dag No. 336, Mouza Hatisala, J.L. No. 9, Police Station Kolkata Leather Complex (formerly



District Sub-Registrar IV
Alipore, South 24 Parganas
West Bengal
30 NOV 2022

Bhangar), within Beonta No. 2 Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas free from all encumbrances.

- 5.1.2 **Demise of Rajendra Kumar Ghosh:-** Said Rajendra Kumar Ghosh, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate leaving behind him surviving his wife, Sarojini Bala Ghosh, 3 (three) sons, namely, (1) Probhat Kumar Ghosh, (2) Sushil Kumar Ghosh and (3) Subhas Chandra Ghosh and 7 (seven) daughters, namely, (1) Aratec Ghosh, (2) Sandhyarani Ghosh, (3) Purnima Ghosh, (4) Mira Ghosh, (5) Kalyani Ghosh, (6) Indrani Ghosh and (7) Pratima Ghosh, as his only legal heirs and heiresses, who jointly and in equal share inherited the right, title and interest of Late Rajendra Kumar Ghosh in the Property Of Rajendra, free from all encumbrances.
- 5.1.3 **Sale by Sarojini Bala Ghosh:** By virtue of deed of conveyance, bearing No. 8443 for the year 2009, said Sarojini Bala Ghosh sold transferred and conveyed the land measuring 3.4(three point four) decimals more or less comprised in R.S./L.R. Dag No. 336, Mouza Hatisala, J.L. No. 9, Police Station Kolkata Leather Complex (formerly Bhangar), within Beonta No. 2 Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas unto and in favour of Sushil Ghosh, Subhash Ghosh and Probhat Ghosh free from all encumbrances.
- 5.1.4 **Sale by Fakir Ali Sahaji:** By virtue of deed of conveyance, bearing No. 6282 for the year 1973, said Fakir Ali Sahaji sold transferred and conveyed the land measuring 8(eight) decimals more or less comprised in R.S./L.R. Dag No. 336, Mouza Hatisala, J.L. No. 9, Police Station Kolkata Leather Complex (formerly Bhangar), within Beonta No. 2 Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas unto and in favour of Sushil Ghosh, Subhash Ghosh and Probhat Ghosh free from all encumbrances.
- 5.1.5 **Absolute Ownership of Vendor:** In the above mentioned events and circumstances said Subhash Chandra Ghosh (the Vendor herein) has become the sole and absolute owner by virtue of inheritance from his father Rajendra Kumar Ghosh and by virtue of purchase from Sarojini Bala Ghosh & Fakir Ali Sahaji in respect of the Scheduled Property, free from all encumbrances. The Said Property is the subject matter of this Conveyance.
- 5.1.6 **Mutation:** The said Subhash Chandra Ghosh mutate his name in the records of Block land and Land Reforms Office, Bhangar, under L.R. Khatian Nos. 192 and 3193 respectively.
- 5.1.7 **Completion of Sale:** In furtherance of the above, the Vendor is completing the sale of the Said Property in favour of the Purchaser, by these presents, on the terms and conditions contained herein, free from all encumbrances.



District Sub-Registrar-IV
Alupam, South 24 Parganas
Registration No. 100
30 NOV 2022

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



5
District Sub-Registrar-IV
Registrar UrS / (2) of
Registration 1st
Alipor, South 24 Parganas
30 NOV 2022

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.

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 land classified as shali (agricultural) measuring 7.44 (seven point four four) decimal, more or less, out of 300 (three hundred) decimal, being a portion of C.S. Dag No. 331, corresponding R.S./L.R. Dag No. 336, recorded under L.R. Khatian No. 192 and 3193, Mouza Hatisala, J.L. No. 9, Police Station Kolkata Leather Complex (formerly Bhangar), within Beonta No. 2 Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in the **Schedule** below **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.
- 7.2 **Consideration:** The aforesaid conveyance of the Said Property is being made in consideration of a sum of **Rs. 22,00,000/-** (Rupees Twenty Two Lakh only) (**Total Consideration**) which the Purchasers have paid directly to the Vendor receipt of which Vendor hereby and by the Vendor's Receipt and Memo of Consideration hereunder written, admits and acknowledges.

8. **Terms of Transfer**

- 8.1 **Salient Terms:** The transfer being 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



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

30 NOV 2022

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

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

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

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

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

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



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

30 NOV 2022

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 waives, surrenders and gives 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) appoint 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.
- 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 covenants with the Purchaser that the Purchaser shall be entitled to rectify and/or modify



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

3.0 NOV 2022

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.

The Schedule
(The Said Property)

Vacant land classified as shali (agricultural) measuring 7.44 (seven point four four) decimal, more or less, out of 300 (three hundred) decimal, being a portion of C.S. Dag No. 331, corresponding R.S./L.R. Dag No. 336, recorded under L.R. Khatian No. 192 and 3193, Mouza Hatisala, J.L. No. 9, Police Station Kolkata Leather Complex (formerly Bhangar), within Beonta No. 2 Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas.

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.



District Sub-Registrar-IV
Registrar (NS 7 (2)) of
Registration 1480
Alipore, South 24 Parganas

30 NOV 2022

10. Execution and Delivery

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

Subhash chandra ghosh.

[Vendor]

Drafted by:

Atangir Reza NB/1366/03
Advocate
Alipore Judge Court
Kol-27

Witnesses:

| | |
|---------------------------------------------|-----------------------------------------------------|
| Signature <u>Ananta Ghosh</u> | Signature <u>[Signature]</u> |
| Name <u>Ananta Ghosh</u> | Name <u>Anantim Ghosh</u> |
| Father's Name <u>Biplob Ghosh</u> | Father's Name <u>Subhash chandra Ghosh</u> |
| Address <u>Vill. Babachand, P.O. Gumbur</u> | Address <u>Vill- Jitnangraha</u> |
| <u>P.S. Joy nagari, Dist-24295(S)</u> | <u>P.O-Hat'sara PS-Kushipura</u> <u>24298(S)</u> |



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

30 NOV 2022

Vendor's Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of Rs. **22,00,000/-** (Rupees Twenty Two Lakh only) towards final payment of the consideration for sale of the Said Property described in the **Second Schedule** above, in the following manner:

| Mode | Date | Bank | Amount (Rs.) |
|-----------------------------------|----------|-------------------------|--------------------|
| UTR No. IOBAR52022112800573654 | 28.11.22 | Indian Overseas Bank | 20,00,000/- |
| UTR No. IOBAN22333452260 | 29.11.22 | -do- | 2,00,000/- |
| Total | | | 22,00,000/- |

Witnesses:

1. Ananta Ghosh

Subhash chandra ghosh.

[Vendor]























2. Ananta Ghosh



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

5 0 NOV 1977

SPECIMEN FORM FOR TEN FINGER PRINTS

| PHOTO | | Little | Ring | Middle | Fore | Thumb |
|-------------------------------------------------------------------------------------|---------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| | | (Left Hand) | | | | |
| | | Thumb | Fore | Middle | Ring | Little |
| | | (Right Hand) | | | | |
|  | <i>Handwritten signature</i> <i>Handwritten name</i> |  |  |  |  |  |
| | | Little | Ring | Middle | Fore | Thumb |
| | | (Left Hand) | | | | |
| | |  |  |  |  |  |
| | | Thumb | Fore | Middle | Ring | Little |
| | | (Right Hand) | | | | |
|  | <i>Handwritten name: Subhash Chandra Ghosh</i> |  |  |  |  |  |
| | | Little | Ring | Middle | Fore | Thumb |
| | | (Left Hand) | | | | |
| | |  |  |  |  |  |
| | | Thumb | Fore | Middle | Ring | Little |
| | | (Right Hand) | | | | |



District Sub-Registrar-IV
Registrar (No. 7) of
Registrars (No. 4)
Algem, South 24 Parganas

30 NOV 2022

आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA

AMRITA GHOSH
 BIPLOB GHOSH
 20/06/1991

Permanent Account Number
BLRPG8979F






 भारत सरकार
 Government of India


 अमृता घोष
 Amrita Ghosh
 पिता : बिप्लव घोष
 Father : Biplob Ghosh

जन्मदिनांक/DOB: 20/06/1991
 लिंग / Male

2744 4498 2164




 Unique Identification Authority of India

ठিকানা: A বিপ্লব ঘোষ
 বেলাচান্দি, গোচারান, গোয়ারান
 দক্ষিণ ২৪ পরগণা, পশ্চিম বঙ্গ,

Address: S/O: Biplob Ghosh,
 BELIACHANDI, Gocharan,
 South 24 Parganas,
 Gocharan, West Bengal,
 740391

2744 4498 2164

Amrita Ghosh



Umesh kyal

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AGCPK9667R

नाम / Name
UMESH KYAL

पिता / पिता का नाम / Father's Name
GOVIND RAM KYAL

जन्म तिथि / Date of Birth
13/06/1958


उपस्थित / Signature



भारत सरकार
Government of India



उमेश कुमार
Umesh Kyal

जन्म तिथि / DOB: 13/06/1958
पुरुष / Male

3221 6780 6519

मेरा आधार, मेरी पहचान

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

आधार कार्ड
Aadhaar Card

आधार संख्या
Aadhaar Number

3221 6780 6519

1247

help@uidai.gov.in

www.uidai.gov.in







Subhash chandra ghosh .

2125 0289 0917

আমার আখ্যায়িকা



সংসদ

Government of India



সংসদ

Subhas Chandra Ghosh

সংসদ / ডেলি 10/02/1967

সংসদ / MAIL



2125 0289 0917

আমার আখ্যায়িকা, আমার পরিচয়

Subhas chandra ghosh.

স্বাধীনতা অমর



सुवामोक्ष अमरि

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

| | | |
|-----------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------|
| Query No / Year | 2003377113/2022 | Office where deed will be registered |
| Query Date | 29/11/2022 1:49:48 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. 22,00,000/- | Rs. 23,43,600/- | |
| Total Stamp Duty Payable(SD) | Total Registration Fee Payable | |
| Rs. 70,328/- (Article:23) | Rs. 23,450/- (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. 298/- | | |
| Remarks | | |

Land Details :

District: South 24-Parganas, Thana: Kolkata Leather Camp, Gram Panchayat: BENTTATA-II, Mouza: Hatisala, JI No: 9, Pin Code : 700135

| Sch No | Plot Number | Khatian Number | Land Use/ROR Proposed | | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|----------------------|---------------|----------------|-----------------------|-------|----------------|-------------------------|-----------------------|---------------|
| L1 | LR-338 (RS -) | LR-192 | Bastu | Shali | 7.44 Dec | 22,00,000/- | 23,43,600/- | |
| Grand Total : | | | | | 7.44Dec | 22,00,000 /- | 23,43,600 /- | |

Seller Details :

| Sl No | Name & address | Status | Execution Admission Details : |
|-------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|----------------------------------------------|
| 1 | Mr SUBHASH CHANDRA GHOSH Son of Late Rajendra Kumar Ghosh, Jirangacha, City:-, P.O:- Hatisala, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. CNxxxxxx9G, Aadhaar No. 21xxxxxxx0917, 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 | UMESH KYAL & OTHERS HUF (HUF) 30C, Southend Park, City:- , P.O:- Sarat Bose Road, P.S:-Laka, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 PAN No. AAxxxxxx6P, Aadhaar No Not Provided by UIDAI Status Organization, Not Executed | Organization | Not Executed |

Land Details as per Land Record

District: South 24-Parganas, Thana: Kolkata Leather Camp, Gram Panchayat: BENTTATA-II, Mouza: Hafisala, JI No- 9,
Pin Code : 700135

| Sc No | Plot & Khatian Number | Details Of Land | Owner Name in English as Selected by Applicant |
|-------|---------------------------------------|--------------------------------------------------------------------------------------------------------|------------------------------------------------|
| L1 | LR Plot No:- 336, LR Khatian No:- 192 | Owner: সুভাষ চন্দ্র ঘোষ, Gurdian: রাজেশ , Address: মিত্র . Classification: বাণ. Area: 0.03 Acre. | Mr SUBHASH CHANDRA GHOSH |

Identifier Details :

| Name & address |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Mr AMRITA GHOSH Son of Mr ,Biplob Ghosh Bellachandi, Gocharan, City:- , P.O:- Gocharan, P.S:-Jaynagar, District:-South 24-Parganas, West Bengal, India, PIN:- 743391, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Identifier Of Mr SUBHASH CHANDRA GHOSH |

Transfer of property for L1

| Sl.No | From | To, with area (Name-Area) |
|-------|--------------------------|----------------------------------|
| 1 | Mr SUBHASH CHANDRA GHOSH | UMESH KYAL & OTHERS HUF-7.44 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 29-12-2022) for e-Payment. Assessed market value & Query is valid for 30 days.(i.e. upto 29-12-2022)
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 situated in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices:
D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - II SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. BHANGAR, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA



The first part of the paper is devoted to a discussion of the
 various methods which have been proposed for the determination of
 the rate of reaction between a radical and a monomer. The
 second part is devoted to a discussion of the various methods
 which have been proposed for the determination of the rate of
 reaction between a radical and a monomer.



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



192022230196367508

GRN Details

| | | | |
|-------------------|---------------------|---------------------|-------------------------|
| GRN: | 192022230196367508 | Payment Mode: | SBI Epay |
| GRN Date: | 30/11/2022 12:51:25 | Bank/Gateway: | SBIEpay Payment Gateway |
| BRN : | 8421938717329 | BRN Date: | 30/11/2022 12:51:45 |
| Gateway Ref ID: | IGAOSTFITI | Method: | State Bank of India NB |
| GRIPS Payment ID: | 301120222019636749 | Payment Init. Date: | 30/11/2022 12:51:25 |
| Payment Status: | Successful | Payment Ref. No: | 2003377113/7/2022 |

[Query No*/Duty 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): | 30/11/2022 |
| Period To (dd/mm/yyyy): | 30/11/2022 |
| Payment Ref ID: | 2003377113/7/2022 |
| Dept Ref ID/DRN: | 2003377113/7/2022 |



Payment Details

| Sl. No. | Payment Ref No | Head of A/C Description | Head of A/C | Amount (₹) |
|---------|-------------------|------------------------------------------|--------------------|--------------|
| 1 | 2003377113/7/2022 | Property Registration- Stamp duty | 0030-02-103-003-02 | 70328 |
| 2 | 2003377113/7/2022 | Property Registration- Registration Fees | 0030-03-104-001-16 | 23482 |
| 3 | 2003377113/7/2022 | Mutation/Conversion -Receipt | 0029-00-800-028-27 | 298 |
| | | | Total | 94108 |

IN WORDS: NINETY FOUR THOUSAND ONE HUNDRED EIGHT ONLY.









Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS, District Name :South 24-Parganas
Signature / LTI Sheet of Query No/Year 16042003377113/2022.

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

| Sl No. | Name of the Executant | Category | Photo | Finger Print | Signature with date |
|--------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|--------------------------------------|
| 1 | Mr SUBHASH CHANDRA GHOSH Jirangacha, City:- , P.O:- Hatisala, P.S:-Kashipur, District:-South 24- Parganas, West Bengal, India, PIN:- 700135 | Seller |  |  | Subhash chandra Ghosh 30/11/22 |
| Sl No. | Name and Address of Identifier | Identifier of | Photo | Finger Print | Signature with date |
| 1 | Mr AMRITA GHOSH Son of Mr Biplob Ghosh Beliachandi, Gocharan, City:- , P.O:- Gocharan, P.S:-Joynagar. District:-South 24- Parganas, West Bengal, India, PIN:- 743391 | Mr SUBHASH CHANDRA GHOSH |  |  | Amrita Ghosh 30.11.22 |

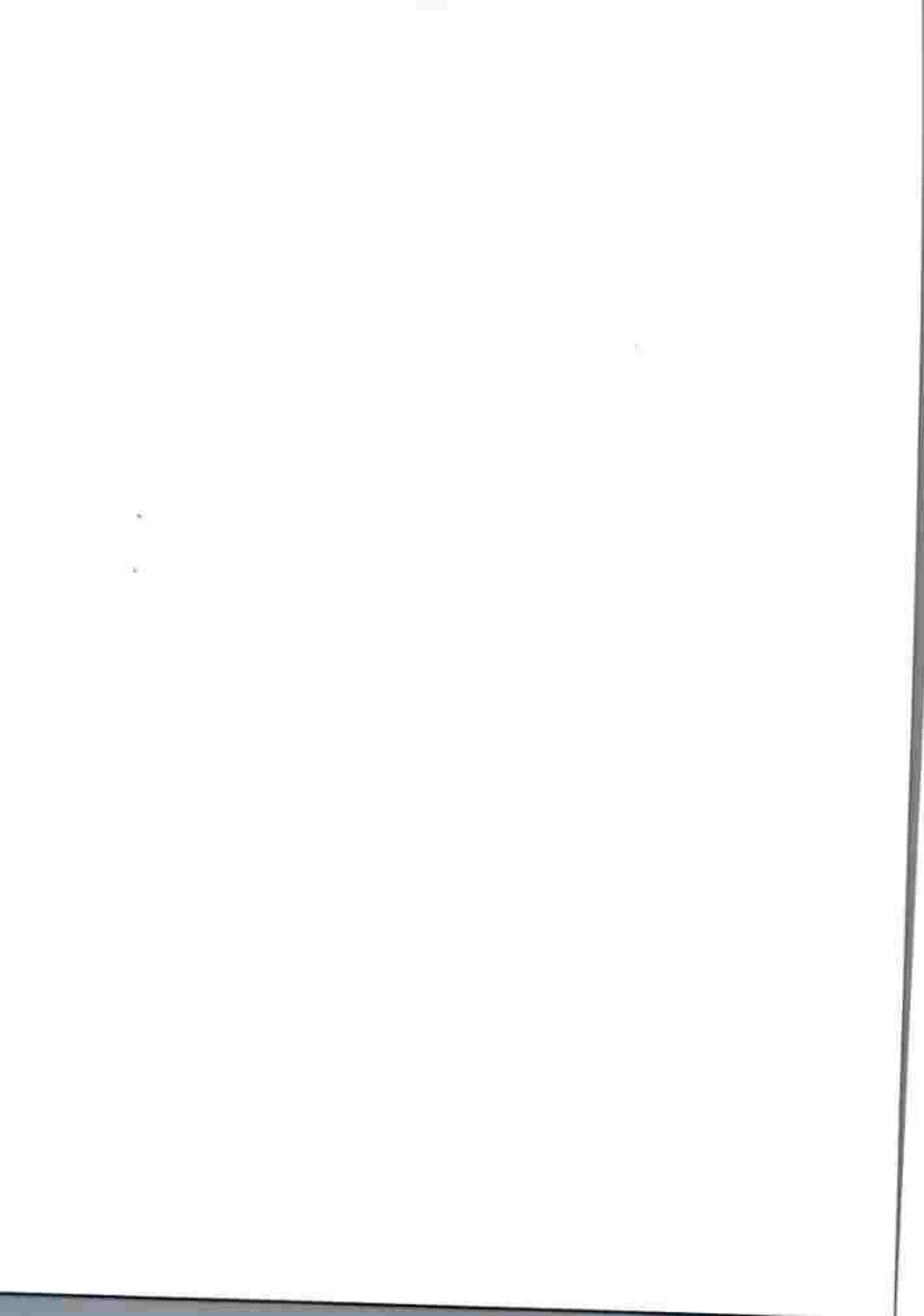
(Anupam Halder)

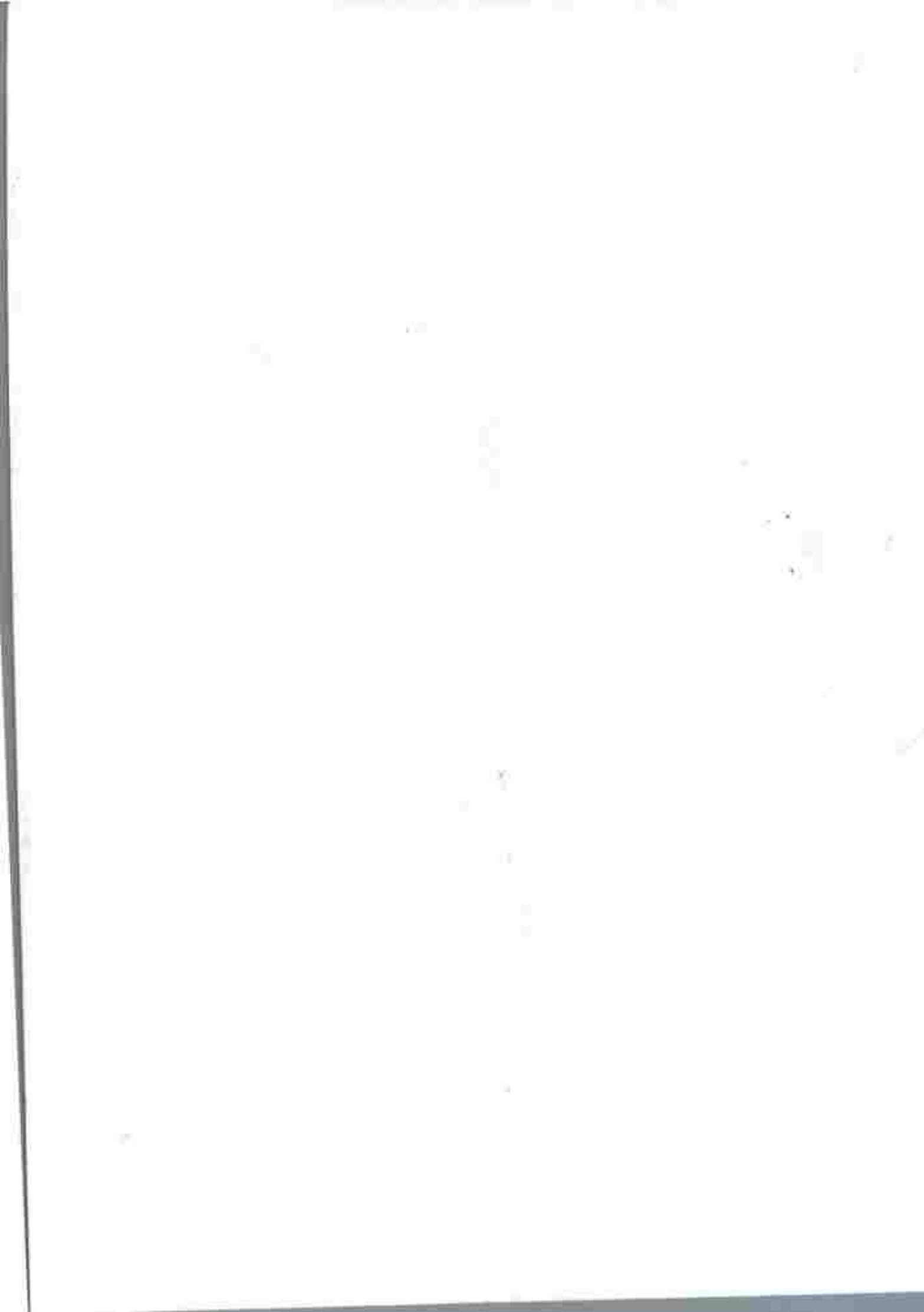
DISTRICT SUB-
REGISTRAR

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

Handwritten text, possibly a signature or address, located on the left side of the page.







Major Information of the Deed

| | | | |
|-----------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------|------------|
| Deed No : | I-1604-14009/2022 | Date of Registration | 01/12/2022 |
| Query No / Year | 1604-2003377113/2022 | Office where deed is registered | |
| Query Date | 29/11/2022 1:49:48 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. 22,00,000/- | | Rs. 23,43,600/- | |
| Stampduty Paid(SD) | | Registration Fee Paid | |
| Rs. 70,428/- (Article:23) | | Rs. 23,482/- (Article:A(1), E) | |
| Remarks | | | |

Land Details :

District: South 24-Parganas, P.S:- Kolkata Leather Camp, Gram Panchayat: BENTTATA-II, Mouza: Hatisala, JI No: 9, Pm 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 | LR-336 (RS :-) | LR-192 | Bastu | Shali | 7.44 Dec | 22,00,000/- | 23,43,600/- | |
| Grand Total : | | | | | 7.44Dec | 22,00,000 /- | 23,43,600 /- | |

Seller Details :

| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | Mr SUBHASH CHANDRA GHOSH (Presentant) Son of Late Rajendra Kumar Ghosh Jirangacha, City:- , P.O:- Hatisala, P.S:-Kashipur, District:-South24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Hindu, Occupallon: Others, Citizen of: India, PAN No.: CNxxxxxx9G, Aadhaar No: 21xxxxxxx0917, Status :Individual, Executed by: Self, Date of Execution: 30/11/2022 , Admitted by: Self, Date of Admission: 30/11/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 30/11/2022 , Admitted by: Self, Date of Admission: 30/11/2022 ,Place : Pvt. Residence |

Buyer Details :

| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | UMESH KYAL & OTHERS HUF 30C, Southend 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 |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|--------------|-----------|
| Mr AMRITA GHOSH Son of Mr Biplob Ghosh Beliachandi, Gocharan, City:- , P.O:- Gocharan, P.S:-Joynagar, District:-South 24-Parganas, West Bengal, India, PIN:- 743391 | | | |
| Identifier Of Mr SUBHASH CHANDRA GHOSH | | | |

Transfer of property for L1

| Sl.No | From | To. with area (Name-Area) |
|-------|--------------------------|----------------------------------|
| 1 | Mr SUBHASH CHANDRA GHOSH | UMESH KYAL & OTHERS HUF-7.44 Dec |

Land Details as per Land Record

District: South 24-Parganas, P.S:- Kolkata Leather Camp, Gram Panchayat: BENTTATA-II, Mouza: Hatlsala, JI No: 9, Pin Code : 700135

| Sch No | Plot & Khatian Number | Details Of Land | Owner name in English as selected by Applicant |
|--------|---------------------------------------|-----------------------------------------------------------------------------------------------------------------|------------------------------------------------|
| L1 | LR Plot No:- 336, LR Khatian No:- 192 | Owner:সুবাস চন্দ্র ঘোষ, Gurdian:রাজেন্দ্র , Address:মির্জা , Classification:খাল, Area:0.03000000 Acre. | Mr SUBHASH CHANDRA GHOSH |

On 29-11-2022

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 23,43,600/-



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

On 30-11-2022

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

Presented for registration at 15:30 hrs on 30-11-2022, at the Private residence by Mr SUBHASH CHANDRA GHOSH, Executant.

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

Execution is admitted on 30/11/2022 by Mr SUBHASH CHANDRA GHOSH, Son of Late Rajendra Kumar Ghosh, Jirangacha, P.O: Hafisala, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Others

Identified by Mr AMRITA GHOSH, . . . Son of Mr Biplob Ghosh, Beliachandi, Gocharan, P.O: Gocharan, Thana: Joynagar, , South 24-Parganas, WEST BENGAL, India, PIN - 743391, 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 01-12-2022

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 23,482.00/- (A(1) = Rs 23,436.00/- ,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 23,482/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 30/11/2022 12:51PM with Govt. Ref. No: 192022230196367508 on 30-11-2022. Amount Rs: 23,482/-, Bank: SBI ePay (SBIPay), Ref. No: 8421938717329 on 30-11-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70,328/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 70,328/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 55334, Amount: Rs.100.00/-, Date of Purchase: 05/09/2022, Vendor name: Jaydeep Chatterjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 30/11/2022 12:51PM with Govt. Ref. No: 192022230196367508 on 30-11-2022, Amount Rs: 70,328/-, Bank: SBI EPay (SBiePay), Ref. No. 8421938717329 on 30-11-2022, 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 410261 to 410281
being No 160414009 for the year 2022.



Digitally signed by ANUPAM HALDER
Date: 2022.12.01 15:52:24 +05:30
Reason: Digital Signing of Deed.

(Handwritten signature)

(Anupam Halder) 2022/12/01 03:52:24 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)

01438/22

I. 14010/22



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AM 773035

30/11/2022
 3-35 P.M.
 Q-200-3374405/2022

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

(Signature)

30-11-22
 01-12-22

CONVEYANCE

1. Date: 30.11.2022
2. Place: Kolkata
3. Parties



3-35 P.M.
 30/11/22

55337

ANUBRATA DHAR
C. M. N. Court Kol-1
JAYDEEP CHATTERJEE
18, INDIA EXCHANGE PLACE, KOL-1
LICENSED STOCK VENDOR
NO. 351RS2

5 SEP 2022

5 SEP 2022

Subhash chandra ghosh.



8904

Subhash chandra ghosh.



Amrita Ghosh
c/o - Biplob Ghosh
VIII - Belachoudi
P.O. - Gocharon
P.S. - Joy nagar
Dist - 24 PGS (S)

District Registrar's Office
Kolkata-700 017 (P.O.)
Rajshahi Road
Kolkata, West Bengal-700 017
30 NOV 2022

- 3.1 **SUBHASH CHANDRA GHOSH (PAN CNCPG7629G and Aadhaar No. 2125 0289 0917)**, son of Late Rajendra Kumar Ghosh, by faith Hindu, by occupation Others, nationality Indian, residing at Jirangachha, Post Office Hatisala, Police Station Kashipur, Kolkata-700135, District South 24 Parganas (**Vendor**, includes successors-in-interest)

And

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

The 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 0.8333 (zero point eight three three three) decimal, more or less, out of 5 (five) decimal, being a portion of R.S. Dag No. 107, corresponding L.R. Dag No. 102, recorded under R.S. Khatian No. 496, L.R. Khatian No. 3192, 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 (**First Property**) and more fully described in **Part-I** of the **First Schedule** below **And** (2) land classified as Danga (highland) measuring 15.11 (fifteen point one one) decimal, more or less, out of 52 (fifty two) decimal, being a portion of R.S. Dag No. 108, corresponding L.R. Dag No. 101, recorded under R.S. Khatian No. 496, L.R. Khatian No. 3192, 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 (**Second Property**) and more fully described in **Part-II** of the **First Schedule** below, the First Property and Second Property are more fully and collectively described in the **Second Schedule** below (collectively **Said Property**) **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the 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 covenant with the Purchaser regarding title as follows:



District Sub-office of the District State Registrar of Algeria, South 24 Mergues
3 0 NOV 2007

- 5.1.1 **Ownership of Sarojini Bala Ghosh:** By virtue of a Deed of Patta dated 27th December, 1951, registered in the Office of the Sub-Registrar of Bhangar, recorded in Book No. I, Volume No. 71, at Pages 184 to 185, being Deed No. 7526 for the year 1951, Sarojini Bala Ghosh alias Sarojini Bala Ghosh became the sole and absolute owner in respect of (1) land measuring 2.5 (two point five) decimal, more or less, out of 5 (five) decimal, being a portion of R.S. Dag No. 107, corresponding L.R. Dag No. 102, 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 (**First Larger Property**) and (2) land measuring 45.33 (forty five point three three) decimal, more or less, out of 52 (fifty two) decimal, being a portion of R.S. Dag No. 108, corresponding L.R. Dag No. 101, 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 (**Second Larger Property**), free from all encumbrances.
- 5.1.2 **Mutation by Sarojini Bala Ghosh:** In the above mentioned circumstances, said Sarojini Bala Ghosh alias Sarojini Bala Ghosh has become the sole and absolute owner in respect of the First Larger Property and Second Larger Property and mutated her name in the records of the Revisional Settlement Operation under R.S. Khatian No. 496, free from all encumbrances.
- 5.1.3 **Gift to Sushil Kumar Ghosh & Ors.:** By a Deed of Gift dated 21st December, 2009, registered in the Office of the District Sub-Registrar-III, South 24 Parganas at Alipore, recorded in Book No. I, CD Volume No. 31, at Pages 5964 to 5975, being Deed No. 08447 for the year 2009, said Sarojini Bala Ghosh alias Sarojini Bala Ghosh gifted, granted and transferred the First Larger Property and Second Larger Property, unto and in favour of (1) Pravat Kumar Ghosh, (2) Sushil Kumar Ghosh and (3) Subhash Chandra Ghosh, free from all encumbrances.
- 5.1.4 **Absolute Ownership of Vendor:** In the above mentioned events and circumstances said Subhash Chandra Ghosh (the Vendor herein) has become the sole and absolute owner in respect of the First Property out of the First Larger Property and Second Property out of the Second Larger Property and mutated his name in the records of the Block Land and Land Reforms Officer, Bhangar-II, recorded under L.R. Khatian No. 3192, free from all encumbrances. The First Property and Second Property collectively the Said Property is the subject matter of this Conveyance.
- 5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendor represents and warrants to and covenants with the Purchaser regarding encumbrances as follows:
- 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.



District Sub-Registrar-IV
Registrar (S/12) of
Registration 1981
Alibora, South 24 Parganas

30 NOV 2022

- 5.2.2 **No Excess Land:** The Vendor does not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955 and the West Bengal Estates Acquisition Act, 1953.
- 5.2.3 **No Encumbrance by Act of Vendor:** The Vendor has not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.
- 5.2.4 **Right, Power and Authority to Sell:** The Vendor has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchaser.
- 5.2.5 **No Dues:** No tax in respect of the Said Property is due to the local authority and/or any other authority or authorities and no Certificate Case is pending for realization of any dues from the Vendor.
- 5.2.6 **No Right of Pre-emption:** No person or persons whatsoever have/had/has any right of pre-emption over and in respect of the Said Property or any part thereof.
- 5.2.7 **No Mortgage:** No mortgage or charge has been created by the Vendor by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.
- 5.2.8 **Free From All Encumbrances:** The Said Property is free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debutters*, *wakf*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title and the title of the Vendor to the Said Property is free, clear and marketable.
- 5.2.9 **No Personal Guarantee:** The Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.
- 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*,



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

30 NOV 2022

5

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

7. Transfer

7.1 **Hereby Made:** The Vendor hereby sells, conveys and transfers to the Purchaser the entirety of the Vendor's right, title and interest of whatsoever or howsoever nature in the Said Property, more fully described in the **Second Schedule** below, being (1) the First Property, i.e., land measuring 0.8333 (zero point eight three three three) decimal, more or less, out of 5 (five) decimal, being a portion of R.S. Dag No. 107, corresponding L.R. Dag No. 102, recorded under R.S. Khatian No. 496, L.R. Khatian No. 3192, 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** below **And** (2) the Second Property, i.e., land measuring 15.11 (fifteen point one one) decimal, more or less, out of 52 (fifty two) decimal, being a portion of R.S. Dag No. 108, corresponding L.R. Dag No. 101, recorded under R.S. Khatian No. 496, L.R. Khatian No. 3192, 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** 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 conveyance of the Said Property is being made in consideration of a sum of **Rs. 43,50,000/-** (Rupees Forty Three Lakh Fifty Thousand only) (**Total Consideration**) which the Purchaser has paid directly to the Vendor receipt of which Vendor hereby and by the Vendor's Receipt and Memo of Consideration hereunder written, admits and acknowledges.

8. Terms of Transfer

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

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

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

8.1.3 **Free from Encumbrances:** free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lis pendens, uses, debutter, wakf, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, bargadars and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or



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

30 NOV 2022

lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title.

- 8.1.4 **Together with All Other Appurtenances:** together with all other rights the Vendor has in the Said Property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property.
- 8.2 **Subject to:** The transfer being effected by this Conveyance is subject to:
- 8.2.1 **Indemnification by Vendor:** express indemnification by the Vendor about the correctness of the Vendor's title, Vendor's authority to sell and nonexistence of any encumbrances on the Said Property, which if found defective or untrue at any time, the Vendor shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendor hereby covenants that the Vendor or any person claiming under the Vendor in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Purchaser and/or the Purchaser's successors-in-interest and assigns, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the Purchaser and/or the Purchaser's successors-in-interest and assigns by reason of any claim made by any third parties with respect to the title of the Said Property. If any difficulty arises in respect of mutation of the Said Property in the name of the Purchaser then the Vendor shall at all times hereinafter, at the costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to mutate the name of the Purchaser in respect of the Said Property. In this regard the Vendor hereby clarifies that the Title Deeds and L.R. Record of Rights are not in parity with the Vendor's entitlement in said R.S. Dag Nos. 107 and 108, corresponding L.R. Dag Nos. 102 and 101 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 Dags (acquired vide the recited Deeds) under these presents whatsoever and howsoever in nature and the Purchaser shall be entitled to rectify the Record of Rights accordingly.
- 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



District Sub-Registrar-IV
Registrar (112 / 13) of
Registration 1907
Alipore, South 24 Parganas

30 NOV 2022

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 waives, surrenders and gives 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) appoint the Purchaser as the constituted attorney of the Vendor and empowers and authorizes the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendor undertakes to cooperate with the Purchaser in all respect to cause mutation of the Said Property in the name of the Purchaser and conversion of the nature of use and classification thereof and in this regard shall sign all documents and papers as required by the Purchaser.

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



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

3 0 NOV 2022

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 covenants with the Purchaser that the Purchaser shall be entitled to rectify and/or modify any material defect of this Deed of Conveyance through a declaration without affecting the right of the Vendor in any manner. The Vendor hereby further covenants to be party to the declaration (if required) without raising any objection and without any further consideration as and when required by the Purchaser.

9. **Interpretation:**

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

First Schedule
Part I
(First Property)

Land vacant classified as Danga (highland) measuring 0.8333 (zero point eight three three three) decimal, more or less, out of 5 (five) decimal, being a portion of R.S. Dag No. 107, corresponding L.R. Dag No. 102, recorded under R.S. Khatian No. 496, L.R. Khatian No. 3192, 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. 106 |
| On the East | : By R.S. Dag No. 108 |
| On the South | : By R.S. Dag No. 110 |
| 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 First Property and appurtenances and inheritances for access and user thereof.

Part II
(Second Property)

Land vacant classified as Danga (highland) measuring 15.11 (fifteen-point one one) decimal, more or less, out of 52 (fifty-two) decimal, being a portion of R.S. Dag No. 108, corresponding L.R. Dag No. 101,



District Sub-Registrar - IV
Registrar U/S 7 121 of
Registration Act
Alipore, South 24 Parganas

30 NOV 2022

recorded under R.S. Khatian No. 496, L.R. Khatian No. 3192, 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. 104
On the East : By R.S. Dag Nos. 115 & 116
On the South : By R.S. Dag No. 109
On the West : By R.S. Dag No. 107

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

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

Land Vacant classified as Danga (highland) land measuring 0.8333 (zero point eight three three three) decimal, more or less, out of 5 (five) decimal, being a portion of R.S. Dag No. 107, corresponding L.R. Dag No. 102, recorded under R.S. Khatian No. 496, L.R. Khatian No. 3192, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-I** of the **First Schedule** above

Land Vacant classified as Danga (highland) land measuring 15.11 (fifteen-point one one) decimal, more or less, out of 52 (fifty-two) decimal, being a portion of R.S. Dag No. 108, corresponding L.R. Dag No. 101, recorded under R.S. Khatian No. 496, L.R. Khatian No. 3192, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-II** of the **First Schedule** above

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

The details of the Said Property are tabulated below:

| Mouza | R.S. Dag No. | L.R. Dag No. | L.R. Khatian | Total Area in Dag (in Dec) | Area Sold (in Dec) |
|---------------|--------------|--------------|--------------|----------------------------|--------------------|
| Jirangacha | 107 | 102 | 3192 | 5 | 0.8333 |
| Jirangacha | 108 | 101 | 3192 | 52 | 15.11 |
| Total: | | | | 57 | 15.9433 |



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

30 NOV 2022

10. Execution and Delivery

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

Subhash chandra ghosh.

[Vendor]

Drafted by:

Advocate Hanji's Rega
HB/1365/03
Alipore Judges Court
Kol-27

Witnesses:

| | |
|--------------------------------------------------------------------------|-----------------------------------------------|
| Signature <u>Ananta Ghosh</u> | Signature <u>[Signature]</u> |
| Name <u>Ananta Ghosh</u> | Name <u>Anantam Ghosh</u> |
| Father's Name <u>B. Prabh Ghosh</u> | Father's Name <u>Subhash Chandra Ghosh</u> |
| Address <u>Vill- Belachandi,</u> | Address <u>vill- Sitambaka, P.O- Matiasa,</u> |
| <u>P.O- Gokulgan, P.S- Joykagan, 24 PG 81/ P.S- Kashi Pur, 24 PG 81/</u> | |



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

30 NOV 2022

Vendor's Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs. 43,50,000/-** (Rupees Forty Three Lakh Fifty 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, IOBAR52022112900178287 | 29.11.22 | Indian Overseas Bank | 43,50,000/- |
| Total | | | 43,50,000/- |

Subhash chandra ghosh .
[Vendor]

Witnesses:























| | |
|-------------------------------|------------------------------|
| Signature <u>Ananta Ghosh</u> | Signature <u>[Signature]</u> |
| Name <u>Ananta Ghosh</u> | Name <u>Ananta Ghosh</u> |



District Sub-Registrar IV
Registration Act (2) of
Registration 1908
Alapaha, South 24 Parganas

30 NOV 2022

SPECIMEN FORM FOR TEN FINGER PRINTS

| | | | | | | |
|-------------------------------------------------------------------------------------|--------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| PHOTO | | | | | | |
| | Little | Ring | Middle | Fore | Thumb | |
| | (Left Hand) | | | | | |
| | | | | | | |
| | Thumb | Fore | Middle | Ring | Little | |
| (Right Hand) | | | | | | |
|  | <i>Lehu</i> <i>Lehu</i> |  |  |  |  |  |
| | | Little | Ring | Middle | Fore | Thumb |
| | | (Left Hand) | | | | |
| | |  |  |  |  |  |
| | | Thumb | Fore | Middle | Ring | Little |
| (Right Hand) | | | | | | |
|  | <i>Subhash chandra ghosh</i> <i>Subhash chandra ghosh</i> |  |  |  |  |  |
| | | 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 1502
Alibori, South 24 Parganas

30 NOV 2022

आयकर विभाग
INCOME TAX DEPARTMENT
RAHUL KYAL
BALKRISHAN KYAL
19/03/1984
 Permanent Account Number:
AGHPK1359F
Rahul Kyal
 Signature

भारत सरकार
GOVT. OF INDIA





भारत सरकार
GOVERNMENT OF INDIA




राहुल कयाल
Rahul Kyal
जन्मदिन/DOB: 19/03/1984
पुंस / MALE



7487 0793 4912

MEERA AADHAAR, MERI PEHCHAN

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



पतेना:
 S/O बालकृष्ण कयाल, 30 ई, गार्डन
 एंड पार्क, साउथ एंड पार्क, नजदीक
 गोल पार्क, कोलकाता,
 पश्चिम बंगाल - 700029

Address
 S/O Balkrishan Kyal, 30
 C, South End Park, Near
 Gol Park, Kolkata,
 Kolkata,
 West Bengal - 700029



 1800 300 1847
 help@uidai.gov.in
 www.uidai.gov.in
 P.O. Box No. 1847,
 Bengaluru-560 021

Rahul Kyal



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



भारतीय लेखा अकाउंट नंबर कार्ड
Permanent Account Number Card
CNCPG7629G



नाम / Name
SUBHASH CHANDRA GHOSH

पिता का नाम / Father's Name
RAJENDRA KUMAR GHOSH

जन्म तिथि / Date of Birth
10/02/1957

हस्ताक्षर / Signature

Subhash chandra ghosh.

1820

Chrysomelidae: Chrysomelinae

Chrysomelidae



Unique Identification Authority of India

Address:

24 / N, ANAND KANTI GUPTA, KOLKATA, WEST BENGAL,
INDIA PIN-700028. TEL: 033-2357 7001-35.

Address:

BK Chandra Kumar
Gosh, Shyamshaha, Bhangaoba, Jhansi, Gachibowli,
South 24 Parganas, West Bengal - 700135



2125 0289 0917



1947



help@uidai.gov.in



www.uidai.gov.in

आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA

AMRITA GHOSH
 BIPOLO GHOSH
 20/06/1991

BLRPG8979F

Amrita Ghosh



भारत सरकार
 Government of India



नाम / Name
 Amrita Ghosh
 पिता / पिता नाम
 Father: Biplob Ghosh

जन्मदिन/DOB: 20/06/1991
 लिंग / Male

2744 4498 2164



अमरिता अशोक घोष प्राधिकरण
 Unique Identification Authority of India



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

2744 4498 2164

Amrita Ghosh





সংস্কৃত শাস্ত্র

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

| | | |
|-----------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|
| Query No / Year | 2003374405/2022 | Office where deed will be registered |
| Query Date | 29/11/2022 12:00:07 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. 43,50,000/- | Rs. 43,50,000/- | |
| Total Stamp Duty Payable(SD) | Total Registration Fee Payable | |
| Rs. 1,30,520/- (Article:23) | Rs. 43,514/- (Article:A(1), E) | |
| Mutation Fee Payable | Expected date of Presentation of Deed | Amount of Stamp Duty to be Paid by Non Judicial Stamp |
| Remarks | | |

Land Details :

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

| Sch No | Plot Number | Khatian Number | Land Use Proposed | ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|--------|-------------|----------------------|-------------------|-------|-------------------|-------------------------|-----------------------|---------------|
| L1 | RS-107 | RS-496 | Bastu | Danga | 0.8333 Dec | 2,27,360/- | 2,27,360/- | |
| L2 | RS-108 | RS-496 | Bastu | Danga | 15.11 Dec | 41,22,640/- | 41,22,640/- | |
| | | TOTAL : | | | 15.9433Dec | 43,50,000 /- | 43,50,000 /- | |
| | | Grand Total : | | | 15.9433Dec | 43,50,000 /- | 43,50,000 /- | |

Seller Details :

| SI No | Name & address | Status | Execution Admission Details : |
|-------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|----------------------------------------------|
| 1 | Mr SUBHASH CHANDRA GHOSH Son of Mr Rajendra Kumar Ghosh, Jirangacha, City:- , P.O:- Hatisala, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No: CNxxxxxx9G, Aadhaar No.: 21xxxxxxx0917, Status Individual, Executed by: Self To be Admitted by: Self | Individual | Executed by: Self To be Admitted by: Self |



Query No: 2003374405 of 2022, Printed On: Nov 29 2022 3:18PM, Generated From: sbreg@wbreg.gov.in

Buyer Details :

| Sl No | Name & address | Status | Execution Admission Details : |
|-------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-------------------------------|
| 1 | Mr RAHUL KYAL Son of Mr Balkrishan Kyal,30C, Southend Park,, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India. PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India. PAN No. AGxxxxxx9F, Aadhaar No:- 74xxxxxxx4912,Status :Individual, Not Executed | Individual | Not Executed |

Identifier Details :

| Name & address |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Mr AMRITA GHOSH Son of Mr Biplob Ghosh Bellachandi, Gocharan,, City:- , P.O:- Gocharan, P.S:-Joynagar, District -South 24-Parganas, West Bengal, India, PIN:- 743391, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , Identifier Of Mr SUBHASH CHANDRA GHOSH |

| Transfer of property for L1 | | |
|-----------------------------|-----------------------------|---------------------------|
| Sl.No | From | To. with area (Name-Area) |
| 1 | Mr SUBHASH CHANDRA GHOSH | Mr RAHUL KYAL-0.8333 Dec |
| Transfer of property for L2 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Mr SUBHASH CHANDRA GHOSH | Mr RAHUL KYAL-15.11 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 29-12-2022) for e-Payment. Assessed market value & Query is valid for 30 days (i.e. upto 29-12-2022)
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. 80 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.



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

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



● 2019年
● 2020年
● 2021年

● 2022年
● 2023年
● 2024年



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



192022230195690328

GRN Details

| | | | |
|-------------------|---------------------|---------------------|-------------------------|
| GRN: | 192022230195690328 | Payment Mode: | SBI Epay |
| GRN Date: | 29/11/2022 18:58:23 | Bank/Gateway: | SBlePay Payment Gateway |
| BRN : | 2986562228525 | BRN Date: | 29/11/2022 18:58:40 |
| Gateway Ref ID: | IGAOSRBIM9 | Method: | State Bank of India NB |
| GRIPS Payment ID: | 291120222019569031 | Payment Init. Date: | 29/11/2022 18:58:23 |
| Payment Status: | Successful | Payment Ref. No: | 2003374405/5/2022 |

(Query No ^ / Query Year)

Depositor Details

| | |
|---------------------------|-------------------------------------|
| Depositor's Name: | Mr RAHUL KYAL |
| Address: | 30C, SOUTH END PARK, KOLKATA-700029 |
| Mobile: | 9330394689 |
| Period From (dd/mm/yyyy): | 29/11/2022 |
| Period To (dd/mm/yyyy): | 29/11/2022 |
| Payment Ref ID: | 2003374405/5/2022 |
| Dept Ref ID/DRN: | 2003374405/5/2022 |

Payment Details

| Sl. No. | Payment Ref No | Head of A/C Description | Head of A/C | Amount (₹) |
|---------|-------------------|------------------------------------------|--------------------|---------------|
| 1 | 2003374405/5/2022 | Property Registration- Stamp duty | 0030-02-103-003-02 | 130520 |
| 2 | 2003374405/5/2022 | Property Registration- Registration Fees | 0030-03-104-001-16 | 43546 |
| | | | Total | 174066 |

IN WORDS: ONE LAKH SEVENTY FOUR THOUSAND SIXTY SIX ONLY.





Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS, District Name :South 24-Parganas
Signature / LTI Sheet of Query No/Year 16042003374405/2022

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

| Sl No. | Name of the Executant | Category | Photo | Finger Print | Signature with date |
|--------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|------------------------------------------------|
| 1 | Mr SUBHASH CHANDRA GHOSH Jirangacha,, City:- P.O.- Hatisala, P.S.- Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 | Seller |  |  | <i>Subhash Chandra Ghosh, 20/11/22</i> |
| Sl No. | Name and Address of identifier | Identifier of | Photo | Finger Print | Signature with date |
| 1 | Mr AMRITA GHOSH Son of Mr Biplob Ghosh Belaachandi, Gocharan,, City:-, P.O.- Gocharan, P.S.-Joynagar, District:-South 24- Parganas, West Bengal, India, PIN:- 743391 | Mr SUBHASH CHANDRA GHOSH |  |  | <i>Amrita Ghosh 30.11.22</i> |

(Anupam Halder)

DISTRICT SUB-
REGISTRAR

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

10/10/10

10/10/10

10/10/10

10/10/10



Major Information of the Deed

| | | | |
|-----------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------|------------|
| Deed No : | I-1604-14010/2022 | Date of Registration | 01/12/2022 |
| Query No / Year | 1604-2003374405/2022 | Office where deed is registered | |
| Query Date | 29/11/2022 12:00:07 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. 43,50,000/- | | Rs. 43,50,000/- | |
| Stampduty Paid(SD) | | Registration Fee Paid | |
| Rs. 1,30,620/- (Article:23) | | Rs. 43,546/- (Article:A(1), E) | |
| Remarks | | | |

Land Details :

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

| Sch No | Plot Number | Khatian Number | Land Use Proposed | ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|----------------------|-------------|----------------|-------------------|-------|-------------------|-------------------------|-----------------------|---------------|
| L1 | RS-107 | RS-496 | Bastu | Danga | 0.8333 Dec | 2,27,360/- | 2,27,360/- | |
| L2 | RS-108 | RS-496 | Bastu | Danga | 15.11 Dec | 41,22,640/- | 41,22,640/- | |
| TOTAL : | | | | | 15.9433Dec | 43,50,000 /- | 43,50,000 /- | |
| Grand Total : | | | | | 15.9433Dec | 43,50,000 /- | 43,50,000 /- | |

Seller Details :

| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | Mr SUBHASH CHANDRA GHOSH (Presentant) Son of Mr Rajendra Kumar Ghosh Jirangacha,, City:- , P.O:- Hatisala, P.S:-Kashipur, District:-South24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: CNxxxxxx9G, Aadhaar No: 21xxxxxxxx0917, Status :Individual, Executed by: Self, Date of Execution: 30/11/2022 , Admitted by: Self, Date of Admission: 30/11/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 30/11/2022 , Admitted by: Self, Date of Admission: 30/11/2022 ,Place : Pvt. Residence |

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Buyer Details :

| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | Mr RAHUL KYAL Son of Mr Balkrishan Kyal 30C, Southend Park, City:- , P.O:- Sarat Bose Road, P.S:-Laka, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AGxxxxxx9F, Aadhaar No: 74xxxxxxx4912, Status :individual, Status : Not Executed |

Identifier Details :

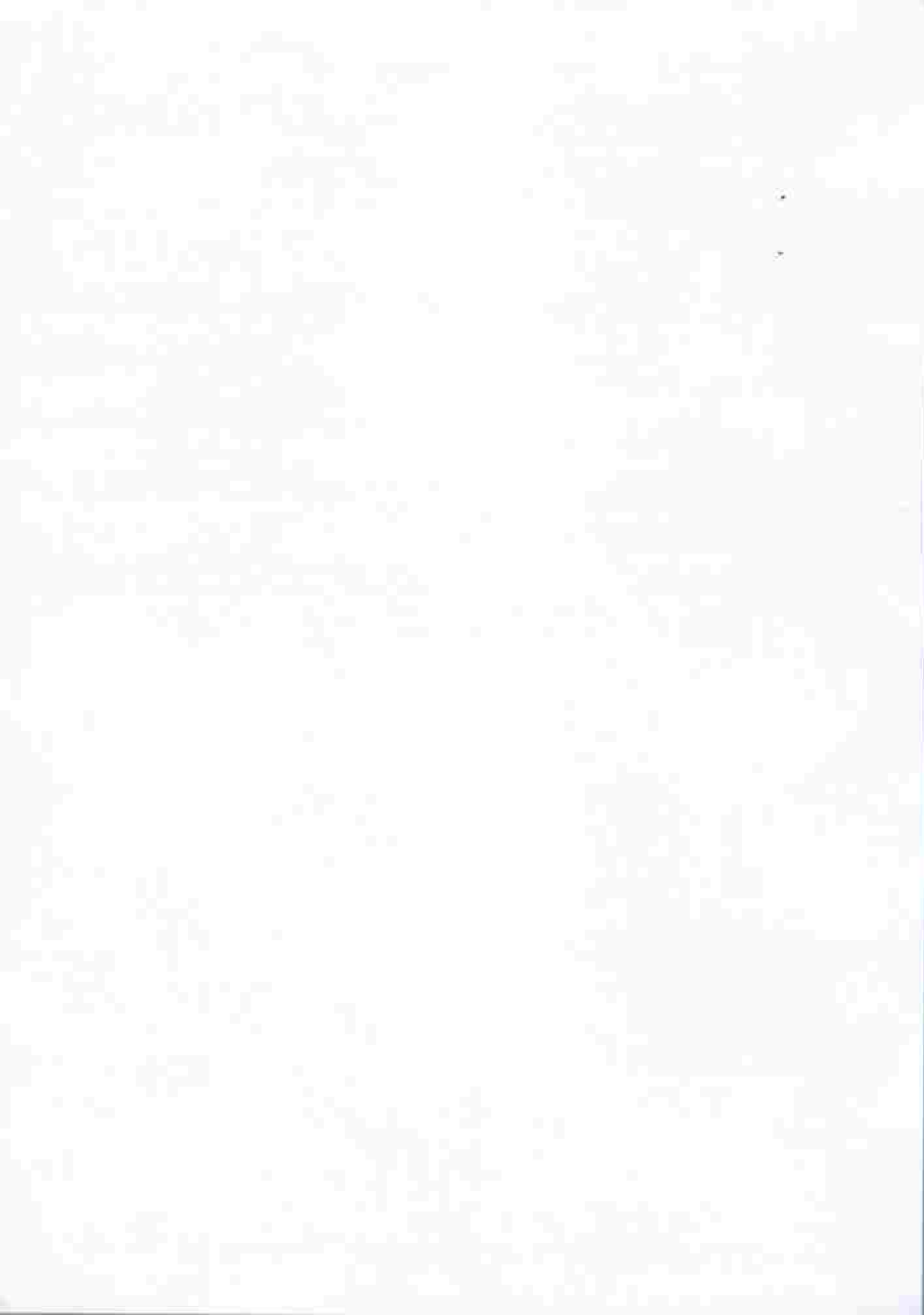
| Name | Photo | Finger Print | Signature |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|--------------|-----------|
| Mr AMRITA GHOSH Son of Mr Biplob Ghosh Bellachandi, Gocheran,, City:- , P.O:- Gocheran, P.S:-Joynagar, District:-South 24-Parganas, West Bengal, India, PIN:- 743391 | | | |
| Identifier Of Mr SUBHASH CHANDRA GHOSH | | | |

Transfer of property for L1

| Sl.No | From | To. with area (Name-Area) |
|-------|--------------------------|---------------------------|
| 1 | Mr SUBHASH CHANDRA GHOSH | Mr RAHUL KYAL-0.8333 Dec |

Transfer of property for L2

| Sl.No | From | To. with area (Name-Area) |
|-------|--------------------------|---------------------------|
| 1 | Mr SUBHASH CHANDRA GHOSH | Mr RAHUL KYAL-15.11 Dec |



On 29-11-2022

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 43,50,000/-

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

On 30-11-2022

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

Presented for registration at 15.35 hrs on 30-11-2022, at the Private residence by Mr SUBHASH CHANDRA GHOSH, Executant.

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

Execution is admitted on 30/11/2022 by Mr SUBHASH CHANDRA GHOSH, Son of Mr Rajendra Kumar Ghosh, Jirangacha,, P.O: Hatisala, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Others

Identified by Mr AMRITA GHOSH, , Son of Mr Biplob Ghosh, Beliachandi, Gocharan,, P.O: Gocharan, Thana: Joynagar, , South 24-Parganas, WEST BENGAL, India, PIN - 743391, 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

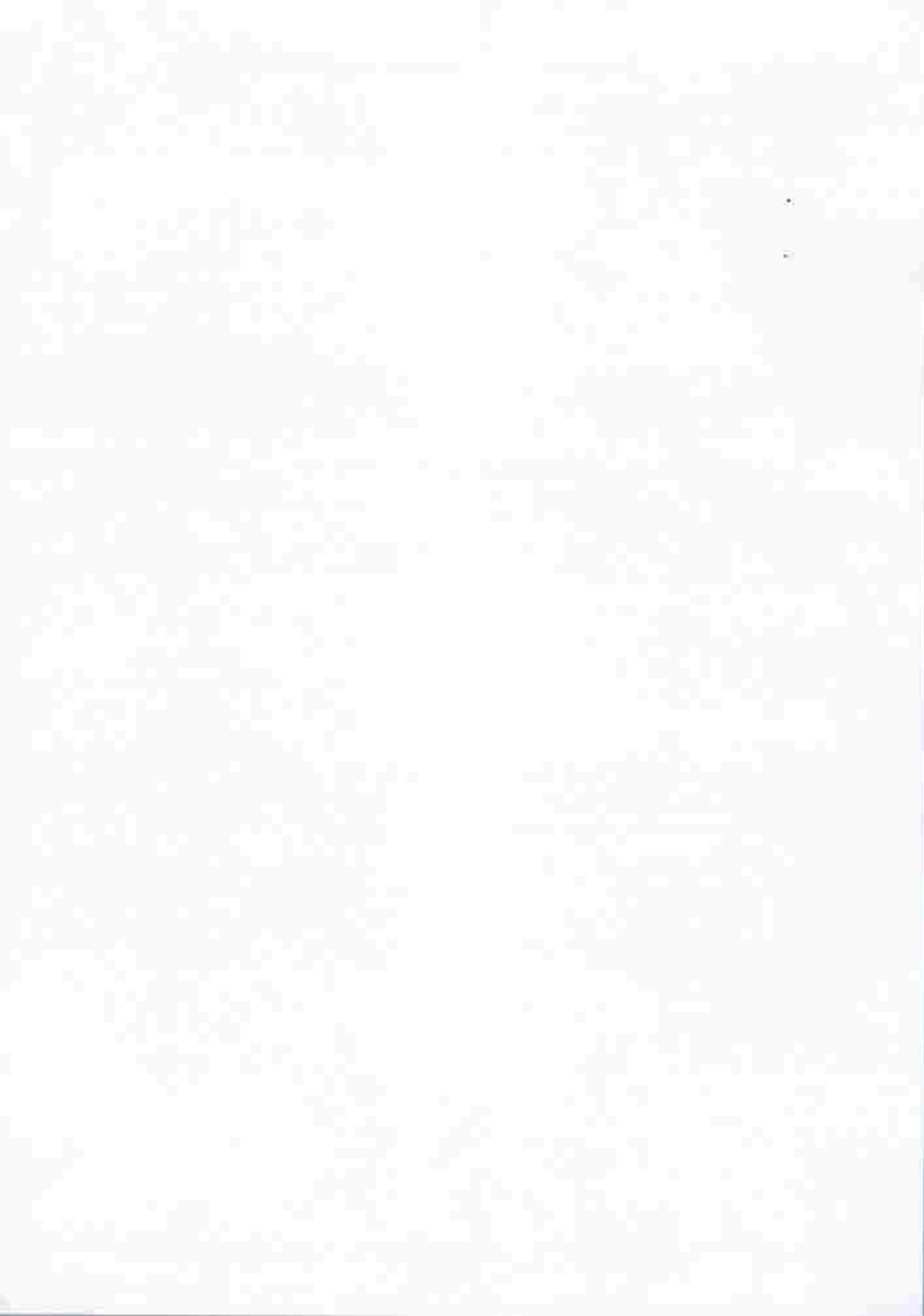
On 01-12-2022

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 43,546.00/- (A(1) = Rs 43,500.00/- ,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 43,546/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/11/2022 6:58PM with Govt. Ref. No: 192022230195690328 on 29-11-2022, Amount Rs: 43,546/-, Bank: SBI EPay (SBIPay), Ref. No. 2966562228525 on 29-11-2022, Head of Account 0030-03-104-001-16



Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,30,520/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 1,30,520/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 55337, Amount: Rs.100.00/-, Date of Purchase: 05/09/2022, Vendor name: Jaydeep Chatterjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 29/11/2022 6:58PM with Govt. Ref. No: 192022230195690328 on 29-11-2022, Amount Rs: 1,30,520/-.
Bank: SBI EPay (SBIPay), Ref. No. 2986562228525 on 29-11-2022, 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 410187 to 410208
being No 160414010 for the year 2022.



Digitally signed by ANUPAM HALDER
Date: 2022.12.01 15:49:48 +05:30
Reason: Digital Signing of Deed.

(Handwritten signature)

(Anupam Halder) 2022/12/01 03:49:48 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)