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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AN 788166

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

08/09/2023
Q-202273178/2023
2-10 PM.

12-9/23

CONVEYANCE

- 1. Date: 08.09.2023
- 2. Place: Kolkata
- 3. Parties



10/23

28905

ASHOK SAHA ADVOCATE
CHAMBER COURT, HOOGHY
JAYDEEP CHATTERJEE
16, INDIA EXCHANGE PLACE, KOLKA
LICENSED STAMP VENDOR
NO 351RS2018

15 JUN 2023

15 JUN 2023

Mosaraf Hossain Molla



9376

15 JUN 2023

Mosaraf Hossain Molla



9377

Abdul Maleque Molla



9378

সম্রাট হোসেন মল্লিক



9379

সম্রাট হোসেন মল্লিক



9384

Rajib Roy
Panch Chandra Roy
Vijay Chandra



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Registrar U/S 7 (2) of
Registration Act
Alipore, South 24 Parganas
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- 3.1 **ABDUL MALEK MOLLA** alias **A. MALEK MOLLA** (PAN **FUEPM5118N** and Aadhaar No. **4404 3738 2465**), son of Late Maksed Molla, by faith Muslim, by nationality Indian, occupation Others, residing at Jirangacaha, Post Office Hatisala, Police Station Kashipur, Kolkata-700135, District South 24 Parganas;
- 3.2 **ABDUL KHALEK MOLYA** (PAN **EKUPM1129J** and Aadhaar No. **4356 4515 0972**), son of Late Maksed Molla, by faith Muslim, by nationality Indian, occupation Others, residing at Jirangacaha, Post Office Hatisala, Police Station Kashipur, Kolkata-700135, District South 24 Parganas;
- 3.3 **MAHID ALI MOLLA** alias **MD. MAHIUDDIN MOLLA** (PAN **EIAPM9406G** and Aadhaar No. **7928 0246 8808**), son of Late Maksed Molla, by faith Muslim, by nationality Indian, occupation Others, residing at Jirangacaha, Post Office Hatisala, Police Station Kashipur, Kolkata-700135, District South 24 Parganas;
- 3.4 **ABDUL AHID MOLYA** (PAN **DFCPM3284Q** and Aadhaar No. **3254 5662 7905**), son of Late Maksed Molla, by faith Muslim, by nationality Indian, occupation Others, residing at Jirangacaha, Post Office Hatisala, Police Station Kashipur, Kolkata-700135, District South 24 Parganas;
- 3.5 **SAHID ALI MOLLA** alias **MD. SAHID ALI MOLLA** (PAN **FRBPM4370J** and Aadhaar No. **4843 0878 3715**), son of Late Maksed Molla, by faith Muslim, by nationality Indian, occupation Others, residing at Jirangacaha, Post Office Hatisala, Police Station Kashipur, Kolkata-700135, District South 24 Parganas;
- 3.6 **MOSARAF HOSSAIN MOLLA** alias **MD. MOSAREF HOSSAIN** (PAN **BOMPM6983H** and Aadhaar No. **3747 4619 7655**), son of Late Maksed Molla, by faith Muslim, by nationality Indian, occupation Others, residing at Jirangacaha, Post Office Hatisala, Police Station Kashipur, Kolkata-700135, District South 24 Parganas;
- 3.7 **RABIYA BIBI MOLYA** alias **RABIYA BIBI** (PAN **FQNPM8896J** and Aadhaar No. **5463 0272 3683**), daughter of Late Maksed Molla, by faith Muslim, by nationality Indian, occupation Housewife, residing at Shanksahar Purbabalipur, Post Office Ghatakpur, Police Station Bhangar, Kolkata-743502, District South 24 Parganas;
- 3.8 **SUPIYA BIBI MALLIK** alias **CHAPIYA BIBI** alias **MALLIK SUPIA BIBI** (PAN **FQEPM6424H** and Aadhaar No. **3681 3171 8893**), daughter of Late Maksed Molla, by faith Muslim, by nationality Indian, occupation Housewife, residing at Madhya Dharapara Bhangar, Post Office Bhangar, Police Station Bhangar, Kolkata-743502, District South 24 Parganas;

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

And



9380

L.T.I of ABDUL AHID MOLYA
By the Pen of Rasika Raj



9381

L.T.I of SAHID Ali MOLLA
By the Pen of Rasika Raj



9382

L.T.I of RABIYA BIBI MOLYA Alias RABIYA BIBI
By the Pen of Rasika Raj



9383

L.T.I of SUPIYA BIBI MALLIKAS chapiya BIBI
By the Pen of Rasika Raj



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- 3.9 **SAKSHI KYAL (PAN APKPK3417Q and Aadhaar No. 3007 7888 5993)**, wife of Rahul Kyal, by faith Hindu, by occupation Business, by nationality Indian, residing at 30C, South End Park, P.S.-Rabindra Sarovar (formerly Lake) Post Office- Sarat Bose Road, Kolkata- 700 029 (**Purchaser**, includes successors-in-interest).

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

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject Matter of Conveyance

- 4.1 **Said Property:** (1) Land classified as danga (highland) measuring 1.59 (one point five nine) decimal, more or less, out of 27 (twenty seven) decimal, being a portion of R.S. Dag No. 104, corresponding L.R. Dag No. 100, recorded under R.S. Khatian No. 189, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet (**BGP**), Sub-Registration District Bhangar, District South 24 Parganas (**First Property**) more fully described in **Part-I** of the **First Schedule** below **And** (2) land classified as danga (highland) measuring 0.6 (zero point six) decimal, more or less, out of 3 (three) decimal, being a portion of R.S. Dag No. 106, corresponding L.R. Dag No. 99, recorded under R.S. Khatian No. 189, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Second Property**) more fully described in **Part-II** of the **First Schedule** below, the First Property and Second Property are more fully and collectively described in the **Second Schedule** below (**collectively Said Property**) together with all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the 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 Elem Box Molla:** At all material time one Elem Box Molla was the sole, recorded and absolute owner in respect of land measuring 5.4 (five point four) decimal, more or less, out of 27 (twenty seven) decimal, being a portion of R.S. Dag No. 104, corresponding L.R. Dag No. 100, recorded under R.S. Khatian No. 189, 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 Elem Box Molla**), free from all encumbrances.



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- 5.1.2 **Demise of Elem Box Molla:** Said Elem Box Molla, a Muslim governed by the *Sunni* School of Mohammedan Law, died intestate leaving behind him surviving his only wife, Amena Bibi, 2 (two) sons, namely, (1) Ahad Box Molla and (2) Latib Molla alias Abdul Latib Molla and 2 (two) daughters, namely, (1) Himuljan Bibi and (2) Nurjan Bibi, as his only legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Elem Box Molla in the Property Of Elem Box Molla, free from all encumbrances.
- 5.1.3 **Sale to Mosammat Khodejan Bibi:** By a Deed of Sale dated 30th January, 1984, registered in the Office of the Sub-Registrar of Bhangar, recorded in Book No. 1, being Deed No. 1233 for the year 1984, said Latib Molla alias Abdul Latib Molla said, conveyed and transferred the First Property, i.e. land measuring 1.59 (one point five nine) decimal, more or less, out of the Property Of Elem Box Molla unto and in favour of Mosammat Khodejan Bibi, free from all encumbrances.
- 5.1.4 **Demise of Mosammat Khodejan Bibi:** Said Mosammat Khodejan Bibi, a Muslim governed by the *Sunni* School of Mohammedan Law, died intestate leaving behind her surviving her 6 (six) sons, namely, (1) Abdul Malek Molla, (2) Abdul Khalek Molla, (3) Md. Mahiuddin Molla, (4) Md. Abdul Ahid Molla, (5) Md. Sahid Ali alias Md. Sahid Molla and (6) Md. Mosaref Hossain and 2 (two) daughters, namely, (1) Rabiya Bibi and (2) Chapiya Bibi, as her only legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Mosammat Khodejan Bibi in the First Property, free from all encumbrances.
- 5.1.5 **Ownership of Vendors to the First Property:** In the above mentioned events and circumstances said (1) Abdul Malek Molla, (2) Abdul Khalek Molla, (3) Md. Mahiuddin Molla, (4) Md. Abdul Ahid Molla, (5) Md. Sahid Ali alias Md. Sahid Molla, (6) Md. Mosaref Hossain, (7) Rabiya Bibi and (8) Chapiya Bibi (collectively the Vendors herein) have become the joint and absolute owners in respect of the First Property, free from all encumbrances.
- 5.1.6 **Ownership of Moksed Ali Molla:** At all material time one Moksed Ali Molla was the sole, recorded and absolute owner in respect of the Second Property, i.e. land measuring 0.6 (zero point six) decimal, more or less, out of 3 (three) decimal, being a portion of R.S. Dag No. 106, corresponding L.R. Dag No. 99, recorded under R.S. Khatian No. 189, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas, free from all encumbrances.
- 5.1.7 **Demise of Moksed Ali Molla:** Said Moksed Ali Molla, a Muslim governed by the *Sunni* School of Mohammedan Law, died intestate leaving behind him surviving his only wife, Mosammat Khodejan Bibi, 6 (six) sons, namely, (1) Abdul Malek Molla, (2) Abdul Khalek Molla, (3) Md. Mahiuddin Molla, (4) Md. Abdul Ahid Molla, (5) Md. Sahid Ali alias Md. Sahid Molla and (6) Md. Mosaref Hossain and 2



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(two) daughters, namely, (1) Rabiya Bibi and (2) Chapiya Bibi, as his only legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Moksed Ali Molla in the Second Property, free from all encumbrances.

5.1.8 **Demise of Mosammat Khodejan Bibi:** Said Mosammat Khodejan Bibi, a Muslim governed by the *Sunni* School of Mohammedan Law, died intestate leaving behind her surviving her 6 (six) sons, namely, (1) Abdul Malek Molla, (2) Abdul Khalek Molla, (3) Md. Mahiuddin Molla, (4) Md. Abdul Ahid Molla, (5) Md. Sahid Ali alias Md. Sahid Molla and (6) Md. Mosaref Hossain and 2 (two) daughters, namely, (1) Rabiya Bibi and (2) Chapiya Bibi, as her only legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Mosammat Khodejan Bibi in the Second Property, free from all encumbrances.

5.1.9 **Ownership of Vendors to the Second Property:** In the above mentioned events and circumstances said (1) Abdul Malek Molla, (2) Abdul Khalek Molla, (3) Md. Mahiuddin Molla, (4) Md. Abdul Ahid Molla, (5) Md. Sahid Ali alias Md. Sahid Molla, (6) Md. Mosaref Hossain, (7) Rabiya Bibi and (8) Chapiya Bibi (collectively the Vendors herein) have become the joint and absolute owners in respect of the Second Property, free from all encumbrances.

5.1.10 **Absolute Ownership of Vendors:** In the above mentioned events and circumstances the Vendors have become the joint and absolute owners in respect of the Said Property, comprised in the First Property and Second Property, free from all encumbrances and the Said Property is the subject matter of this Conveyance.

5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendors represent and warrant to and covenants with the Purchaser regarding encumbrances as follows:

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

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

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

5.2.4 **Right, Power and Authority to Sell:** The Vendors have good right, full power, absolute authority and indefeasible title to grant, sell,



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convey, transfer, assign and assure the Said Property to the Purchaser.

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

6. Basic Understanding

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

7. Transfer

- 7.1 **Hereby Made:** The Vendors hereby sell, convey and transfer to the Purchaser the entirety of the Vendors' right, title and interest of whatsoever or howsoever nature in the Said Property, more fully described in the **Second Schedule** below, being (1) the First Property, i.e., land classified as *danga* (highland) measuring 1.59



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(one point five nine) decimal, more or less, out of 27 (twenty seven) decimal, being a portion of R.S. Dag No. 104, corresponding L.R. Dag No. 100, recorded under R.S. Khatian No. 189, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-I** of the **First Schedule** below **And (2)** the Second Property, i.e., land classified as danga (highland) measuring 0.6 (zero point six) decimal, more or less, out of 3 (three) decimal, being a portion of R.S. Dag No. 106, corresponding L.R. Dag No. 99, recorded under R.S. Khatian No. 189, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-II** of the **First Schedule** below **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

7.2 **Consideration:** The aforesaid transfer is being made in consideration of a sum of **Rs.1,60,000/- (Rupees One Lakh Sixty Thousand only)** paid by the Purchaser to the Vendors, receipt of which the Vendors hereby and by the Receipt and Memo of Consideration hereunder written, admits and acknowledges.

8. Terms of Transfer

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

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, usqs, 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:



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8.2.1 **Indemnification by Vendors:** express indemnification by the Vendors about the correctness of the Vendors' title, Vendors' authority to sell and non existence of any encumbrances on the Said Property, which if found defective or untrue at any time, the Vendors shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendors, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendors hereby covenant that the Vendors or any person claiming under the Vendors in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Purchaser and/or the Purchaser's successors-in-interest and assigns, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the Purchaser and/or the Purchaser's successors-in-interest and assigns by reason of any claim made by any third parties with respect to the title of the Said Property. If any difficulty arises in respect of mutation of the Said Property in the name of the Purchaser then the Vendors shall at all times hereinafter, at the costs, expenses, risk and responsibility of the Vendors, forthwith take all necessary steps to mutate the name of the Purchaser in respect of the Said Property. In this regard the Vendors hereby clarify that the Vendors' names are erroneously excluded in L.R. Record of Right in respect of the Said Property and the Vendors are entitled to get mutation in respect of the Said Property as recited under clause 5.1 and sub-clauses thereunder. Further, the Vendors hereby convey all the Vendors' right, title and interest in the said R.S. Dag Nos. 104 and 106 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 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



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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 respects to cause mutation of the Said Property in the name of the Purchaser and conversion of the nature of use and classification thereof and in this regard shall sign all documents and papers as required by the Purchaser.
- 8.7 **Title Documents:** Simultaneously herewith, the Vendors have handed over all original title papers and documents in respect of the Said Property to the Purchaser.
- 8.8 **Further Acts:** The Vendors hereby covenant that the Vendors or any person claiming under them, shall and will from time to time and at all times hereafter, upon every request and at the cost of the Purchaser and/or its successors-in-interest and assigns, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Property. Notwithstanding the aforesaid covenant, the Vendors further covenant with the Purchaser that the Purchaser shall be entitled to rectify and/or modify any material defect of this Deed of



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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.

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

Land vacant classified as danga (highland) measuring 1.59 (one point five nine) decimal, more or less, out of 27 (twenty seven) decimal, being a portion of R.S. Dag No. 104, corresponding L.R. Dag No. 100, recorded under R.S. Khatian No. 189, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and the said R.S. Dag No. 104 is butted and bounded as follows:

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

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

**Part-II
(Second Property)**

Land vacant classified as danga (highland) measuring 0.6 (zero point six) decimal, more or less, out of 3 (three) decimal, being a portion of R.S. Dag No. 106, corresponding L.R. Dag No. 99, recorded under R.S. Khatian No. 189, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and the said R.S. Dag No. 106 is butted and bounded as follows:

On the North : By R.S. Dag No. 105
On the East : By R.S. Dag No. 104
On the South : By R.S. Dag No. 107
On the West : Mouza Hatisala



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Together with all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendors 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) measuring 1.59 (one point five nine) decimal, more or less, out of 27 (twenty seven) decimal, being a portion of R.S. Dag No. 104, corresponding L.R. Dag No. 100, recorded under R.S. Khatian No. 189, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-I** of the **First Schedule** above

Land vacant classified as danga (highland) measuring 0.6 (zero point six) decimal, more or less, out of 3 (three) decimal, being a portion of R.S. Dag No. 106, corresponding L.R. Dag No. 99, recorded under R.S. Khatian No. 189, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-II** of the **First Schedule** above

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

The details of the Said Property are tabulated below:

R.S. Dag No.	L.R. Dag No.	R.S. Khatian No.	Total Area in Dag (in Dec)	Area Sold (in Dec)
104	100	189	27	1.59
106	99	189	3	0.6
Total:				2.19



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

SEP 2023

10. Execution and Delivery

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

<p><i>Abdul Malek Molla</i> _____ ABDUL MALEK MOLLA alias A. MALEK MOLLA</p>	<p><i>Abdul Khalek Molya</i> _____ ABDUL KHALEK MOLYA</p>
<p><i>Mahid Ali Molla</i> _____ MAHID ALI MOLLA alias MD. MAHIUDDIN MOLLA</p>	<p><i>Abdul Ahid Molya</i> _____ By the Pen of <i>Rail + Raj</i> ABDUL AHID MOLYA</p>
<p><i>Sahid Ali Molla</i> _____ SAHID ALI MOLLA alias MD. SAHID ALI MOLLA</p>	<p><i>Mosaraf Hossain Molla</i> _____ MOSARAF HOSSAIN MOLLA alias MD. MOSAREF HOSSAIN</p>
<p><i>Rabiya Bibi</i> _____ RABIYA BIBI MOLYA alias RABIYA BIBI</p>	<p><i>SUPIYA BIBI</i> _____ SUPIYA BIBI MALLIK alias CHAPIYA BIBI alias MALLIK SUPIYA BIBI</p>

[Vendors]

Drafted by:
Anirjit Roy
 18/11/2013

Advocate

Witnesses:

1. *Rail + Raj*
 Vill - *Sulaganj*,
 P.O. - *Gourganagan*,
 P.S. - *Newtandi*
 K.L. - *700104*.

2. *Anirjit Roy*
 17, Dixon Lane
 Kol-700014

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 *Rail + Raj*



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

SEP 2023

Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Ru.1,60,000/- (Rupees One Lakh Sixty 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.)	Favouring
DD No. 367417	07.09.23	Indian Overseas Bank	20,000.00	A Malek Molla
DD No. 367416	-do-	-do-	20,000.00	Abdul Khalek Molya
DD No. 367415	-do-	-do-	20,000.00	Mahid Ali Molla
DD No. 367418	-do-	-do-	20,000.00	Abdul Ahid Molya
DD No. 367419	-do-	-do-	20,000.00	Sahid Ali Molla
DD No. 367420	-do-	-do-	20,000.00	Mosaraf Hossain Molla
DD No. 367421	-do-	-do-	20,000.00	Rabiya Bibi Molya
DD No. 367422	-do-	-do-	20,000.00	Mallik Supia Bibi
Total			1,60,000/-	

<p style="text-align: center;"><i>Abdul Maleque Molla</i></p> <p style="text-align: center;">ABDUL MALEK MOLLA Alias A. MALEK MOLLA</p>	<p style="text-align: center;"><i>Abdul Khalek Molya</i></p> <p style="text-align: center;">ABDUL KHALEK MOLYA</p>
<p style="text-align: center;"><i>Mahid Ali Molla</i></p> <p style="text-align: center;">MAHID ALI MOLLA Alias MD. MAHIUDDIN MOLLA</p>	<p style="text-align: center;">L.T.I of ABDUL AHID MOLYA</p> <p style="text-align: center;">Pen of <i>Rajit Roy</i></p> <p style="text-align: center;">ABDUL AHID MOLYA</p>
<p style="text-align: center;"><i>Sahid Ali Molla</i></p> <p style="text-align: center;">By the Pen of <i>Rajit Roy</i></p> <p style="text-align: center;">SAHID ALI MOLLA Alias MD. SAHID ALI MOLLA</p>	<p style="text-align: center;"><i>Mosaraf Hossain Molla</i></p> <p style="text-align: center;">MOSARAF HOSSAIN MOLLA Alias MD. MOSAREF HOSSAIN</p>
<p style="text-align: center;">L.T.I of RABIYA BIBI MOLYA</p> <p style="text-align: center;">By the Pen of <i>Rajit Roy</i></p> <p style="text-align: center;">RABIYA BIBI MOLYA Alias RABIYA BIBI</p>	<p style="text-align: center;">L.T.I of SUPIYA BIBI MALLIK</p> <p style="text-align: center;">By the Pen of <i>Rajit Roy</i></p> <p style="text-align: center;">SUPIYA BIBI MALLIK Alias CHAPIYA BIBI Alias MALLIK SUPIYA BIBI</p>


















[Vendors]

Witnesses:

1. *Rajit Roy*

2. *Arijit Roy*

SPECIMEN FORM FOR TEN FINGER PRINTS


































 <p><i>Handwritten signature</i></p>	<p><i>Handwritten name: ABDUL KADIR MANSUR</i></p>							
		<p>Little Ring Middle Fore Thumb</p>	<p>(Left Hand)</p>					
								
		<p>Thumb Fore Middle Ring Little</p>	<p>(Right Hand)</p>					
 <p><i>Handwritten signature</i></p>	<p><i>Handwritten name: ABDUL KADIR MANSUR</i></p>							
		<p>Little Ring Middle Fore Thumb</p>	<p>(Left Hand)</p>					
								
		<p>Thumb Fore Middle Ring Little</p>	<p>(Right Hand)</p>					
 <p><i>Handwritten signature</i></p>	<p>L.T. of <i>ABDUL AHID MANSUR</i> By the Pen of <i>Rajiv Reddy</i></p>							
		<p>Little Ring Middle Fore Thumb</p>	<p>(Left Hand)</p>					
								
		<p>Thumb Fore Middle Ring Little</p>	<p>(Right Hand)</p>					



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

SEP 2023

SPECIMEN FORM FOR TEN FINGER PRINTS



































	<p>L.T.I. of SAHID ALI MALLA By the Pen of Raju Singh</p>					
		Little Ring Middle Fore Thumb				
		(Left Hand)				
						
Thumb Fore Middle Ring Little						
(Right Hand)						
 <p>Mosad Hossain Malla</p>	<p>Mosad Hossain Malla</p>					
		Little Ring Middle Fore Thumb				
		(Left Hand)				
						
Thumb Fore Middle Ring Little						
(Right Hand)						
	<p>L.T.I. of BIRSI MALLA By the Pen of Raju Singh</p>					
		Little Ring Middle Fore Thumb				
		(Left Hand)				
						
Thumb Fore Middle Ring Little						
(Right Hand)						



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

SEP 2023

SPECIMEN FORM FOR TEN FINGER PRINTS

 <p><i>Soyal</i></p>	<p><i>Soyal</i></p>					
		<p>Little Ring Middle Fore Thumb</p>				
		<p>(Left Hand)</p>				
						
		<p>Thumb Fore Middle Ring Little</p>				
		<p>(Right Hand)</p>				
 <p><i>L.I.T of SUPRIYA BIBI MONTIK</i> <i>By the Pen of <u>Prin. Jay</u></i></p> 	<p><i>L.I.T of SUPRIYA BIBI MONTIK</i> <i>By the Pen of <u>Prin. Jay</u></i></p>					
		<p>Little Ring Middle Fore Thumb</p>				
		<p>(Left Hand)</p>				
						
		<p>Thumb Fore Middle Ring Little</p>				
		<p>(Right Hand)</p>				
 <p><i>Abdul Maleque Mola</i></p>	<p><i>Abdul Maleque Mola</i></p>					
		<p>Little Ring Middle Fore Thumb</p>				
		<p>(Left Hand)</p>				
						
		<p>Thumb Fore Middle Ring Little</p>				
		<p>(Right Hand)</p>				



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration, 1906
Alwar, South 24 Pergana

SEP 2023

Handwritten signature in blue ink.



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 16042002273178/2023

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	ABDUL MALEK MOLLA Jirangacha, City:- , P.O:- Hatisala, P.S:- Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135	Seller			Abdul Malek Molla 08-09-23
2	ABDUL KHALEK MOLYA Jirangacha, City:- , P.O:- Hatisala, P.S:-Kashipur, District:- South 24-Parganas, West Bengal, India, PIN:- 700135	Seller			Abdul Khalek Molya 08/09/23
3	MAHID ALI MOLLA Also MD MAHIUDDIN MOLLA, Jirangacha, City:- , P.O:- Hatisala, P.S:-Kashipur, District:- South 24-Parganas, West Bengal, India, PIN:- 700135	Seller			Mahid Ali Molla 06-09-23

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



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	ABDUL AHID MOLYA Jirangacha, City:- , P.O:- Hatisala, P.S:-Kashipur, District:-South 24- Parganas, West Bengal, India, PIN:- 700135	Seller			L.T.I of ABDUL AHID MOLYA By the Pen of <u>Abul Ahid</u> 08.09.23
5	SAHID ALI MOLLA Jirangacha, City:- , P.O:- Hatisala, P.S:-Kashipur, District:-South 24- Parganas, West Bengal, India, PIN:- 700135	Seller			L.T.I of Sahid Ali Molla By the Pen of <u>Sahid Ali</u> 08.09.23
6	MOSARAF HOSSAIN MOLLA Jirangacha, City:- , P.O:- Hatisala, P.S:-Kashipur, District:- South 24-Parganas, West Bengal, India, PIN:- 700135	Seller			Mosaraf Hossain in Molla 08/09/23
7	RABIYA BIBI MOLYA Alias RABIYA BIBI Jirangacha, City:- , P.O:- Ghatakpur, P.S:- Bhangar, District:-South 24-Parganas, West Bengal, India, PIN:- 700135	Seller			L.T.I of RABIYA BIBI MOLYA By the Pen of <u>Rabiya Bibi</u> 08.09.23



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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
8	SUPIYA BIBI MALLIK Alias CHAPIYA BIBI Medhya Dharapara,, City:- , P.O:- Bhangar, P.S:-Bhangar, District:- South 24-Parganas, West Bengal, India, PIN:- 743502	Seffer			L.T.I of SUPIYA BIBI MALLIK By the Pen of Rajib Roy 08.09.23
Sl No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	RAJIB ROY Son of Paresh Chandra Roy New Town, City:-, P.O:- New Town, P.S:-New Town, District:-North 24- Parganas, West Bengal, India, PIN:- 700135	ABDUL MALEK MOLLA, ABDUL KHALEK MOLYA, MAHID ALI MOLLA, ABDUL AHID MOLYA, SAHID ALI MOLLA, MOSARAF HOSSAIN MOLLA, RABIYA BIBI MOLYA, SUPIYA BIBI MALLIK			Rajib Roy 08.09.23



(Anupam Halder)

DISTRICT SUB-
REGISTRAR

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

South 24-Parganas, West
Bengal





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



192023240210820698

GRN Details

GRN:	192023240210820698	Payment Mode:	SBI Epay
GRN Date:	08/09/2023 17:38:53	Bank/Gateway:	SBIePay Payment Gateway
BRN :	9630791137937	BRN Date:	08/09/2023 17:39:39
Gateway Ref ID:	20230908609160	Method:	Indian Overseas Bank NB
GRIPS Payment ID:	080920232021082068	Payment Init. Date:	08/09/2023 17:38:53
Payment Status:	Successful	Payment Ref. No:	2002273178/4/2023

[Query No*/Query Year]

Depositor Details

Depositor's Name:	Mrs SAKHSHI KYAL
Address:	30C, SOUTH END PARK, KOLKATA-700029
Mobile:	9330394689
Period From (dd/mm/yyyy):	08/09/2023
Period To (dd/mm/yyyy):	08/09/2023
Payment Ref ID:	2002273178/4/2023
Dept Ref ID/DRN:	2002273178/4/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002273178/4/2023	Property Registration/Registration Fees	0030-03-104-001-16	1646
Total				1646

IN WORDS: ONE THOUSAND SIX HUNDRED FORTY SIX ONLY.





Government of West Bengal
GRIPS 2.0 Acknowledgement Receipt
Payment Summary



080920232021082068

GRIPS Payment Detail

GRIPS Payment ID:	080920232021082068	Payment Init. Date:	08/09/2023 17:38:53
Total Amount:	1646	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	9630791137937	BRN Date:	08/09/2023 17:39:39
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Mrs SAKSHI KYAL
Mobile: 9330394689

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240210820698	Directorate of Registration & Stamp Revenue	1646
Total			1646

IN WORDS: ONE THOUSAND SIX HUNDRED FORTY SIX ONLY.

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





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

Query No / Year	2002273178/2023	Office where deed will be registered
Query Date	06/09/2023 5:45:34 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	VINAYAK LEGAL 122/1R, Satyendra Nath Majumdar Sarani, Thana : Tollygunge, District : South 24-Parganas, WEST BENGAL, PIN - 700026, Mobile No. : 9330394689, Status : Seller/Executant	
Transaction	Additional Transaction	
[0101] Sale, Sale Document	[4308] Agreement [No of Agreement : 2]	
Set Forth value	Market Value	
Rs. 1,60,000/-	Rs. 1,60,000/-	
Total Stamp Duty Payable (SD)	Total Registration Fee Payable	
Rs. 4,820/- (Article 23)	Rs. 1,614/- (Article A(1), E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks		

Land Details :

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

Sch No	Plot Number	Khatian Number	Land Proposed	User	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-104	RS-189	Bastu	Danga		1.59 Dec	1,15,000/-	1,15,000/-	
L2	RS-106	RS-189	Bastu	Danga		0.6 Dec	45,000/-	45,000/-	
		TOTAL :				2.19Dec	1,60,000 /-	1,60,000 /-	
		Grand Total :				2.19Dec	1,60,000 /-	1,60,000 /-	

Seller Details :

SI No	Name & address	Status	Execution Admission Details :
1	ABDUL MALEK MOLLA Son of Late Moksied Mollia, 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. FUxxxxxx8N, Aadhaar No.: 44xxxxxxxxx2465, Status Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Dating - 06/09/23
By - Mr



2	<p>ABDUL KHALEK MOLYA Son of Late Maked Molla, 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. EKxxxxxx9J, Aadhaar No:- 43xxxxxxxx0972, Status :Individual, Executed by: Self To be Admitted by: Self</p>	Individual	Executed by: Self To be Admitted by: Self
3	<p>MAHID ALI MOLLA, (Alias: MD MAHIUDDIN MOLLA) Son of Late Maked 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. ELxxxxxx6G, Aadhaar No:- 79xxxxxxxx8806, Status :Individual, Executed by: Self To be Admitted by: Self</p>	Individual	Executed by: Self To be Admitted by: Self
4	<p>ABDUL AHID MOLYA Son of Late Maked 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. DFxxxxxx4Q, Aadhaar No:- 32xxxxxxxx7905, Status :Individual, Executed by: Self To be Admitted by: Self</p>	Individual	Executed by: Self To be Admitted by: Self
5	<p>SAHID ALI MOLLA Son of Late Maked 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. FRxxxxxx0J, Aadhaar No:- 46xxxxxxxx3715, Status :Individual, Executed by: Self To be Admitted by: Self</p>	Individual	Executed by: Self To be Admitted by: Self
6	<p>MOSARAF HOSSAIN MOLLA Son of Late Maked 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. BOxxxxxx3H, Aadhaar No:- 37xxxxxxxx7655, Status :Individual, Executed by: Self To be Admitted by: Self</p>	Individual	Executed by: Self To be Admitted by: Self
7	<p>RABIYA BIBI MOLYA, (Alias: RABIYA BIBI) Daughter of Late Maked Molla, Jirangacha, City:- , P.O:- Ghatakpur, P.S:-Bhangar, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, PAN No. FQxxxxxx6J, Aadhaar No:- 54xxxxxxxx3683, Status :Individual, Executed by: Self To be Admitted by: Self</p>	Individual	Executed by: Self To be Admitted by: Self
8	<p>SUPIYA BIBI MALLIK, (Alias: CHAPIYA BIBI) Daughter of Late Maked Molla, Madhya Dharapara, City:- , P.O:- Bhangar, P.S:-Bhangar, District:-South 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, PAN No. FQxxxxxx4H, Aadhaar No:- 36xxxxxxxx8893, Status :Individual, Executed by: Self To be Admitted by: Self</p>	Individual	Executed by: Self To be Admitted by: Self



Buyer Details :

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

Identifier Details :

Name & address
RAJIB ROY Son of Paresh Chandra Roy New Town, City:-, P.O:- New Town, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700135, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , Identifier Of ABDUL MALEK MOLLA, ABDUL KHALEK MOLYA, MAHID ALI MOLLA, ABDUL AHID MOLYA, SAHID ALI MOLLA, MOSARAF HOSSAIN MOLLA, RABIYA BIBI MOLYA, SUPIYA BIBI MALLIK

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	ABDUL MALEK MOLLA	SAKSHI KYAL-0.19875 Dec
2	ABDUL KHALEK MOLYA	SAKSHI KYAL-0.19875 Dec
3	MAHID ALI MOLLA	SAKSHI KYAL-0.19875 Dec
4	ABDUL AHID MOLYA	SAKSHI KYAL-0.19875 Dec
5	SAHID ALI MOLLA	SAKSHI KYAL-0.19875 Dec
6	MOSARAF HOSSAIN MOLLA	SAKSHI KYAL-0.19875 Dec
7	RABIYA BIBI MOLYA	SAKSHI KYAL-0.19875 Dec
8	SUPIYA BIBI MALLIK	SAKSHI KYAL-0.19875 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	ABDUL MALEK MOLLA	SAKSHI KYAL-0.075 Dec
2	ABDUL KHALEK MOLYA	SAKSHI KYAL-0.075 Dec
3	MAHID ALI MOLLA	SAKSHI KYAL-0.075 Dec
4	ABDUL AHID MOLYA	SAKSHI KYAL-0.075 Dec
5	SAHID ALI MOLLA	SAKSHI KYAL-0.075 Dec
6	MOSARAF HOSSAIN MOLLA	SAKSHI KYAL-0.075 Dec
7	RABIYA BIBI MOLYA	SAKSHI KYAL-0.075 Dec
8	SUPIYA BIBI MALLIK	SAKSHI KYAL-0.075 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 06-10-2023) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 06-10-2023)
3. Standard User charge of Rs. 300/- (Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required.
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices:
D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - II SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. BHANGAR, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA



Major Information of the Deed

Deed No :	I-1604-11258/2023	Date of Registration	12/09/2023
Query No / Year	1604-2002273178/2023	Office where deed is registered	
Query Date	06/09/2023 5:45:34 PM	D.S.R. - IV SOUTH 24-PARGANAS, District South 24-Parganas	
Applicant Name, Address & Other Details	VINAYAK LEGAL 122/1R, Satyendra Nath Majumdar Sarani, Thana : Tollygunge, District : South 24-Parganas, WEST BENGAL, PIN - 700026, Mobile No. : 9330394689, Status Seller/Executant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than immovable Property, Agreement [No of Agreement : 2]		
Set Forth value:	Market Value		
Rs. 1,60,000/-	Rs. 1,60,000/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 4,620/- (Article 23)	Rs. 1,645/- (Article A(1), E, M(b), H)		
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-104	RS-189	Bastu	Danga	1.59 Dec	1,15,000/-	1,15,000/-	
L2	RS-106	RS-189	Bastu	Danga	0.6 Dec	45,000/-	45,000/-	
	TOTAL :				2.19Dec	1,60,000 /-	1,60,000 /-	
	Grand Total :				2.19Dec	1,60,000 /-	1,60,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	ABDUL MALEK MOLLA Son of Late: Maksud Molla Jirangacha, City:- , P.O:- Hatsala, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No:- FLxxxxxx8N, Aadhaar No: 44xxxxxxxx2465, Status :Individual, Executed by: Self, Date of Execution: 08/09/2023 . Admitted by: Self, Date of Admission: 08/09/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 08/09/2023 . Admitted by: Self, Date of Admission: 08/09/2023 ,Place : Pvt. Residence
2	ABDUL KHALEK MOLYA Son of Late: Maksud Molla Jirangacha, City:- , P.O:- Hatsala, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No:- EKxxxxxx9J, Aadhaar No: 43xxxxxxxx0972, Status :Individual, Executed by: Self, Date of Execution: 08/09/2023 . Admitted by: Self, Date of Admission: 08/09/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 08/09/2023 . Admitted by: Self, Date of Admission: 08/09/2023 ,Place : Pvt. Residence



3	MAHID ALI MOLLA, (Alias: MD MAHIUDDIN MOLLA) Son of Late Maksud 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.:: EHXxxxxx6G, Aadhaar No: 79xxxxxxx8808, Status :Individual, Executed by: Self, Date of Execution: 08/09/2023 , Admitted by: Self, Date of Admission: 08/09/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 08/09/2023 , Admitted by: Self, Date of Admission: 08/09/2023 ,Place : Pvt. Residence
4	ABDUL AHID MOLYA Son of Late Maksud Molya 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.:: DFxxxxxx4Q, Aadhaar No: 32xxxxxxx7905, Status :Individual, Executed by: Self, Date of Execution: 08/09/2023 , Admitted by: Self, Date of Admission: 08/09/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 08/09/2023 , Admitted by: Self, Date of Admission: 08/09/2023 ,Place : Pvt. Residence
5	SAHID ALI MOLLA Son of Late Maksud 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.:: FRxxxxxxDJ, Aadhaar No: 46xxxxxxx3715, Status :Individual, Executed by: Self, Date of Execution: 08/09/2023 , Admitted by: Self, Date of Admission: 08/09/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 08/09/2023 , Admitted by: Self, Date of Admission: 08/09/2023 ,Place : Pvt. Residence
6	MOSARAF HOSSAIN MOLLA (Presentant) Son of Late Maksud 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.:: RHxxxxxx3H, Aadhaar No: 37xxxxxxx7655, Status :Individual, Executed by: Self, Date of Execution: 08/09/2023 , Admitted by: Self, Date of Admission: 08/09/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 08/09/2023 , Admitted by: Self, Date of Admission: 08/09/2023 ,Place : Pvt. Residence
7	RABIYA BIBI MOLYA, (Alias: RABIYA BIBI) Daughter of Late Maksud Molla Jirangacha, City:- , P.O:- Ghatakpur, P.S:-Bhangar, District-South 24-Parganas, West Bengal, India, PIN- 700135 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, PAN No.:: FDxxxxxx5J, Aadhaar No: 54xxxxxxx3683, Status :Individual, Executed by: Self, Date of Execution: 08/09/2023 , Admitted by: Self, Date of Admission: 08/09/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 08/09/2023 , Admitted by: Self, Date of Admission: 08/09/2023 ,Place : Pvt. Residence
8	SUPIYA BIBI MALLIK, (Alias: CHAPIYA BIBI) Daughter of Late Maksud Molla Madhya Dharapara, City:- , P.O:- Bhangar, P.S:-Bhangar, District-South 24-Parganas, West Bengal, India, PIN- 743502 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, PAN No.:: FQxxxxxx4H, Aadhaar No: 36xxxxxxx8693, Status :Individual, Executed by: Self, Date of Execution: 08/09/2023 , Admitted by: Self, Date of Admission: 08/09/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 08/09/2023 , Admitted by: Self, Date of Admission: 08/09/2023 ,Place : Pvt. Residence

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SAKSHI KYAL Wife of Rahul Kyal 30C, South End Park, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District-South 24-Parganas, West Bengal, India, PIN- 700029 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: APxxxxxx7Q, Aadhaar No: 30xxxxxxx5993, Status :Individual, Status : Not Executed

Identifier Details :

Name	Photo	Finger Print	Signature
RAJIB ROY Son of Pawesh Chandra Roy New Town, City:-, P.O:- New Town, P.S:- New Town, District-North 24-Parganas, West Bengal, India, PIN:- 700135			
Identifier Of ABDUL MALEK MOLLA, ABDUL KHALEK MOLYA, MAHID ALI MOLLA, ABDUL AHID MOLYA, SAHID ALI MOLLA, MOSARAF HOSSAIN MOLLA, RABIYA BIBI MOLYA, SUPIYA BIBI MALLIK			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	ABDUL MALEK MOLLA	SAKSHI KYAL-0.19875 Dec
2	ABDUL KHALEK MOLYA	SAKSHI KYAL-0.19875 Dec
3	MAHID ALI MOLLA	SAKSHI KYAL-0.19875 Dec
4	ABDUL AHID MOLYA	SAKSHI KYAL-0.19875 Dec
5	SAHID ALI MOLLA	SAKSHI KYAL-0.19875 Dec
6	MOSARAF HOSSAIN MOLLA	SAKSHI KYAL-0.19875 Dec
7	RABIYA BIBI MOLYA	SAKSHI KYAL-0.19875 Dec
8	SUPIYA BIBI MALLIK	SAKSHI KYAL-0.19875 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	ABDUL MALEK MOLLA	SAKSHI KYAL-0.075 Dec
2	ABDUL KHALEK MOLYA	SAKSHI KYAL-0.075 Dec
3	MAHID ALI MOLLA	SAKSHI KYAL-0.075 Dec
4	ABDUL AHID MOLYA	SAKSHI KYAL-0.075 Dec
5	SAHID ALI MOLLA	SAKSHI KYAL-0.075 Dec
6	MOSARAF HOSSAIN MOLLA	SAKSHI KYAL-0.075 Dec
7	RABIYA BIBI MOLYA	SAKSHI KYAL-0.075 Dec
8	SUPIYA BIBI MALLIK	SAKSHI KYAL-0.075 Dec



Endorsement For Deed Number : I - 160411258 / 2023

On 07-09-2023

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 1,60,000/-

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

On 08-09-2023

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

Presented for registration at 14:10 hrs. on 08-09-2023, at the Private residence by MOSARAF HOSSAIN MOLLA , one of the Executants.

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

Execution is admitted on 08/09/2023 by 1. ABDUL MALEK MOLLA, Son of Late Maksed Molla, Jirangacha, P.O: Hatisala, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Others, 2. ABDUL KHALEK MOLYA, Son of Late Maksed Molla, Jirangacha, P.O: Hatisala, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Others, 3. MAHID ALI MOLLA, Alias MD MAHRUDDIN MOLLA, Son of Late Maksed Molla, Jirangacha, P.O: Hatisala, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Others, 4. ABDUL AHID MOLYA, Son of Late Maksed Molya, Jirangacha, P.O: Hatisala, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Others, 5. SAHID ALI MOLLA, Son of Late Maksed Molla, Jirangacha, P.O: Hatisala, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Others, 6. MOSARAF HOSSAIN MOLLA, Son of Late Maksed Molla, Jirangacha, P.O: Hatisala, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Others, 7. RABIYA BIBI MOLYA, Alias RABIYA BIBI, Daughter of Late Maksed Molla, Jirangacha, P.O: Ghatakpur, Thana: Bhangar, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession House wife, 8. SUPIYA BIBI MALLIK, Alias CHAPIYA BIBI, Daughter of Late Maksed Molla, Madhya Dharapara, , P.O: Bhangar, Thana: Bhangar, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Muslim, by Profession House wife

Indetified by RAJIB ROY, , Son of Paresh Chandra Roy, New Town, P.O: New Town, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, 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 11-09-2023

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,646.00/- (A(1) = Rs 1,600.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by by online = Rs 1,646/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 08/09/2023 5:39PM with Govt. Ref. No: 192023240210820698 on 08-09-2023, Amount Rs: 1,646/-, Bank: SBI EPay (SBIPay), Ref. No. 9630791137937 on 08-09-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 4,820/- and Stamp Duty paid by by online = Rs 0/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 08/09/2023 5:39PM with Govt. Ref. No: 192023240210820698 on 08-09-2023, Amount Rs: 0/-, Bank: SBI EPay (SBIPay), Ref. No. 9630791137937 on 08-09-2023, Head of Account

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

On 12-09-2023

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,646.00/- (A(1) = Rs 1,600.00/- ,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 0/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 12/09/2023 11:29AM with Govt. Ref. No: 192023240215814638 on 12-09-2023, Amount Rs: 0/-, Bank: SBI EPay (SBIPay), Ref. No. 3955880381333 on 12-09-2023, Head of Account

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 4,820/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 4,720/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 26905, Amount: Rs.100.00/-, Date of Purchase: 15/08/2023, Vendor name: Jaydeep Chatterjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 12/09/2023 11:29AM with Govt. Ref. No: 192023240215814638 on 12-09-2023, Amount Rs: 4,720/-, Bank: SBI EPay (SBIPay), Ref. No. 3955880381333 on 12-09-2023, 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 1604-2023, Page from 343911 to 343941

being No 160411258 for the year 2023.



Digitally signed by Anupam Halder
Date: 2023.09.12 13:29:42 +05:30
Reason: Digital Signing of Deed.

Anupam Halder) 12/09/2023
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.

01/05/23

I-11259/23



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AN 788167

08/09/2023
 2272557

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

2023
 3-45 P.M.

District Sub-Registrar
 Registration
 Alipore, South 24 Parganas
 12/09/23
 12-9-23

CONVEYANCE

1. Date: 08.09.23
2. Place: Kolkata
3. Parties

3-45 P.M.
 8/9/23

28904

SOLD TO _____
OF _____
BY _____
JAYDEEP CHATTERJEE
16, INDIA EXCHANGE PLACE, KOL-1
LICENSED STAMP VENDOR
NO. 351RS2019

*Chhok Saha Advocate
Chhok Saha Advocate*

15 JUN 2023

15 JUN 2023

Asifa Yesmin



9393

Asifa Yesmin



9384

Rishi Ref

Aradhya Chandra Ref

1: Sulamp, Po Goswamygan.

Newtown, Kel-700189.



- 3.1 **ASIFA YESMIN (PAN: BDDPY4614D and Aadhaar No. 5083-1429-2107)**, wife of Neamul Haque, by faith Muslim, by nationality Indian, occupation Housewife, residing at Jirangacha, Post Office Hatisala, Police Station Kashipur, PIN-700135, District South 24 Parganas (**Vendor**, includes successors-in-interest)

And

- 3.2 **SAKSHI KYAL (PAN APKPK3417Q and Aadhaar No. 3007 7888 5993)**, wife of Rahul Kyal, by faith Hindu, by occupation Business, by nationality Indian, residing at 30C, South End Park, P.S.-Rabindra Sarovar (formerly Lake) Post Office- Sarat Bose Road, Kolkata- 700 029 (**Purchaser**, includes successors-in-interest)

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 0.08 (zero point zero eight) decimal, more or less, out of 56 (fifty six) decimal, being a portion of R.S. Dag No. 91, corresponding L.R. Dag No. 85, recorded under R.S. Khatian No. 185, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas (**Said Property**) and more fully described in the **Schedule** below **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the 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 Amir Ali Molla:** At all material time one Amir Ali Molla was the sole and absolute owner in respect of land measuring 9.33 (nine point three 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 R.S. Khatian No. 185, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas (**Larger Property**), free from all encumbrances.
- 5.1.2 **Demise of Amir Ali Molla:** Said Amir Ali Molla, a Muslim governed by the Sunni School of Mohammedan Law, died intestate leaving



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Noida, Dist. of G. P. Noida

8 SEP 2023

behind him surviving his 2 (two) sons, namely, (1) Jiyad Ali Molla and (2) Daud Ali Molla and 2 (two) daughters, namely, (1) Sakhejan Bibi and (2) Johara Bibi, as his only legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Amir Ali Molla in the Larger Property, free from all encumbrances.

- 5.1.3 **Ownership of Sakhejan Bibi:** In the above mentioned circumstances said Sakhejan Bibi has become the sole and absolute owner in respect of the Said Property, being land measuring 1.56 (one point five six) decimal, more or less, out of the Larger Property (**Property Of Sakhejan**), free from all encumbrances.
- 5.1.4 **Demise of Sakhejan Bibi:** Said Sakhejan Bibi, a Muslim governed by the Sunni School of Mohammedan Law died intestate leaving behind her surviving her 4 (four) sons, namely, (1) Din Mohammad Molla, (2) Iyar Mohammad alias Iyar Mohamad, (3) Piyar Mohammad Molla and (4) Golam Mostafa Molla and 2 (two) daughters, namely, (1) Rohina Bibi and (2) Amena Bibi (collectively **Legal Heirs Of Sakhejan Bibi**), as her only legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Sakhejan Bibi in the Property Of Sakhejan, free from all encumbrances. It is pertinent to mention here that another son of Late Sakhejan Bibi, namely, Nur Mohammad Molla had predeceased his mother and therefore, the legal heirs of Late Nur Mohammad Molla have been excluded as per the Mohammedan Law of Inheritance.
- 5.1.5 **Demise of Amena Bibi:** Said Amena Bibi, a Muslim governed by the Sunni School of Mohammedan Law died intestate leaving behind her surviving her 3 (three) sons, namely, (1) Julfikkar Baddi, (2) Kamaluddin Baidya and (3) Kutubuddin Baidya and 3 (three) daughters, namely, (1) Lal Banu Bibi, (2) Sakheda Bibi and (3) Sahanara Bibi (**Legal Heirs Of Amena Bibi**), as her only legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Amena Bibi in the Property Of Sakhejan, free from all encumbrances. It is pertinent to mention here that another son of Late Amena Bibi, namely, Jamaluddin Baddi had predeceased his mother and therefore, the legal heirs of Late Jamaluddin Baddi have been excluded as per the Mohammedan Law of Inheritance.
- 5.1.6 **Wrong Transfer by Legal Heirs of Nur Mohammad Molla:** By a Deed of Conveyance dated 14th March, 2023, registered in the Office of the District Sub-Registrar-IV, South 24 Parganas at Alipore, recorded in Book No. 1, Volume No. 1604-2023, at Pages 83503 to 83538, being Deed No. 160403017 for the year 2023, said Legal Heirs Of Sakhejan Bibi (save and except Amena Bibi) and Julfikkar Baddi out of the Legal Heirs Of Amena Bibi along with the legal heirs of Late Nur Mohammad Molla jointly sold conveyed and transferred their right, title and interest in the Property Of Sakhejan unto and in favour of Arunag Kyal. However, as the legal heirs of Late Nur Mohammad Molla were not entitled to inherit any share in the



District Sub-Registry
Registrar (US 7/12) of
Registration 1908
Agency South 24 Parganas

20 SEP 2023

Property Of Sakhejan from Late Sakhejan Bibi and therefore, the said transfer was found to be defective to some extent.

- 5.1.7 **Remaining Ownership:** In the above mentioned circumstances said (1) Legal Heirs Of Sakhejan Bibi **save and except** Amena Bibi and (2) Legal Heirs Of Amena Bibi remained the joint and absolute owners in respect of land measuring 0.38 (zero point three eight) decimal, more or less, out of the Property Of Sakhejan (**Larger Property**), free from all encumbrances as mentioned in the chart below:

Name of Owner	R.S. Dag	L.R. Dag	Area (in dec.)
Din Mahammad Molla	91	85	0.05
Iyar Mahammad alias Iyar Mohhammad	91	85	0.05
Piyar Mohammad Molla	91	85	0.05
Golam Mostafa Molla	91	85	0.05
Rohima Bibi	91	85	0.03
Julfikkar Baddi	91	85	0.01
Kamaluddin Baidya	91	85	0.04
Kutubuddin Baidya	91	85	0.04
Lal Banu Bibi	91	85	0.02
Sakheda Bibi	91	85	0.02
Sahanara Bibi	91	85	0.02
Total:			0.38

- 5.1.8 **Demise of Rohima Bibi:** Said Rohima Bibi, a Muslim governed by the Sunni School of Mohammedan Law died intestate leaving behind her surviving her 6 (six) sons, namely, (1) Md. Rajjak Ali Molla, (2) Mahiddin Molla, (3) Saifuddin Molla, (4) Jakir Molla, (5) Yeakub Molla and (6) Yousuf Molla and 2 (two) daughters, namely, (1) Khadija Bibi and (2) Khodejan Bibi (**Legal Heirs Of Rohima Bibi**), as her only legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Rohima Bibi in the First Larger Property, free from all encumbrances.

- 5.1.9 **Sale to Asifa Yesmin:** By a Deed of Sale dated 2nd August, 2023, registered in the Office of the Additional District Sub-Registrar, Bhangar, recorded in Book No. 1, Volume No. 1621-2023, at Pages 159893 to 159932, being Deed No. 162106329 for the year 2023, said (1) Julfikkar Baddi, Kamaluddin Baidya, Kutubuddin Baidya and Sakheda Bibi out of the Legal Heirs Of Amena Bibi and (2) Legal Heirs Of Rohima Bibi rightfully sold, conveyed and transferred the Said Property out of the Larger Property unto and in favour of Asifa Yesmin (the Vendor herein) as mentioned in the chart below, free from all encumbrances as mentioned in the chart below:

Name of Vendor	R.S. Dag	L.R. Dag	Area (in dec.)	Purchaser
Julfikkar Baddi	91	85	0.014	Asifa Yesmin
Kamaluddin Baidya	91	85	0.013	
Kutubuddin Baidya	91	85	0.013	
Sakheda Bibi	91	85	0.01	
Legal Heirs Of Rohima	91	85	0.03	



District Sub-Registrar IV
Registrar with 123 of
Registration 1000
Address: P.O. 24, P.O. 24

6 SEP 2023

Bibi			
		Total:	0.08

- 5.1.10 **Absolute Ownership of Vendor:** In the abovementioned events and circumstances said Asifa Yesmin (the Vendor herein) has become the sole and absolute owner 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 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



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Aspern, South 24 Parganas

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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 **Schedule** below, being land classified as *danga* (highland) measuring 0.08 (zero point zero eight) decimal, more or less, out of 56 (fifty six) decimal, being a portion of R.S. Dag No. 91, corresponding L.R. Dag No. 85, recorded under R.S. Khatian No. 185, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayat, Sub-Registration District Bhangar, District South 24 Parganas **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

7.2 **Consideration:** The aforesaid transfer is being made in consideration of a sum of Rs.10,000/- (Rupees Ten Thousand only) paid by the Purchaser to the Vendor, receipt of which the Vendor hereby and by the Receipt and Memo of Consideration hereunder written, admits and acknowledges.

8. Terms of Transfer

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

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



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- 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 L.R. Record of Rights in respect of said L.R. Dag No. 85 is not complete and the name of the Vendor and/or the Vendor's predecessors-in-title are not yet been recorded in the said L.R. Record of Rights. However, the Vendor hereby convey all the Vendor's right, title and interest in the said R.S. Dag No. 91, corresponding to L.R. Dag No. 85 (acquired vide the aforesaid recital under clause 5.1 and sub-clauses thereunder) under these presents whatsoever and howsoever in nature and the Purchaser shall be entitled to rectify the erroneous record of rights, if any. Further, the Vendor hereby clarifies that the area purchased vide Deed No. 6329/2023 and the entitlement of said Vendor are not in parity with the Vendor's entitlement in said R.S. Dag No. 91, corresponding to L.R. Dag No. 85, as recited under clause 5.1 and sub-clauses thereunder. However, the Vendor hereby convey the entirety of the



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Vendor's right, title and interest in the said R.S. Dag acquired vide the aforesaid Deed No. 6329/2023 under these presents whatsoever and howsoever in nature.

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



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agricultural/any other classification at the sole discretion of the 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 covenants that the Vendor or any person claiming under her, 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 such declaration (if required) without raising any objection and without any further consideration as and when required by the Purchaser.

9. **Interpretation:**

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



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**Schedule
(Said Property)**

Land (vacant) classified as *danga* (highland) measuring 0.08 (zero point zero eight) decimal, more or less, out of 56 (fifty six) decimal, being a portion of R.S. Dag No. 91, corresponding L.R. Dag No. 85, recorded under R.S. Khatian No. 185, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayat, Sub-Registration District Bhangar, District South 24 Parganas and the said R.S. Dag No. 91 is butted and bounded as follows:

On the North : By R.S. Dag No. 90
On the East : By R.S. Dag No. 67
On the South : By R.S. Dag No. 92
On the West : 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 Said Property and appurtenances and inheritances for access and user thereof.

10. Execution and Delivery

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

Witnesses:

1. *Rasika Rj*
Add: *Culmuri,*
PO- Goumpangam
ps- Newtown, Kol-700154.

2. *Nasirul Haque*
Jirangacha
Hatisala
Kashipur

Asifa Yasmin

[Vendor]

Drafted by:

Alankar Raza
WB/1366/03

Advocate

Alipore Judges Court
Kol-27



District Sub-Registrar-IV
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Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of Rs.10,000/- (Rupees Ten 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	Amount (Rs.)
Cash	10,000.00
Total:	10,000/-

Witnesses:

1. 



[Vendor]























2. 



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Aligarh, Uttar Pradesh

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SPECIMEN FORM FOR TEN FINGER PRINTS

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



District Sub-Registrar-IV
Registrar U/S 7 (2) of
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SEP 2023



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS, District Name :South 24-Parganas
Signature / LTI Sheet of Query No/Year 16042002272597/2023

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

Sl No.	Name of the Executant	Category		Finger Print	Signature with date
1	ASIFA YESMIN Jirangacha, City:- , P.O:- Hatisala, P.S:-Kashipur, District:-South 24- Parganas, West Bengal, India, PIN:- 700135	Seller			Asifa Yesmin 8/9/2023
Sl No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	RAJIB ROY Son of Paresh Chandra Roy New Town, City:- , P.O:- New Town, P.S:-New Town, District:-North 24- Parganas, West Bengal, India, PIN:- 700159	ASIFA YESMIN			Rajib Roy 08.09.23

(Anupam Halder)
DISTRICT SUB-
REGISTRAR

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





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



192023240210795948

GRN Details

GRN:	192023240210795948	Payment Mode:	SBI Epay
GRN Date:	08/09/2023 17:23:41	Bank/Gateway:	SBIePay Payment Gateway
BRN :	0468979740637	BRN Date:	08/09/2023 17:24:02
Gateway Ref ID:	20230908608475	Method:	Indian Overseas Bank NB
GRIPS Payment ID:	080920232021079593	Payment Init. Date:	08/09/2023 17:23:41
Payment Status:	Successful	Payment Ref. No:	2002272597/5/2023

[Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr SAKSHI KYAL
Address:	30C, SOUTH END PARK, KOLKATA-700029
Mobile:	9330394689
Period From (dd/mm/yyyy):	08/09/2023
Period To (dd/mm/yyyy):	08/09/2023
Payment Ref ID:	2002272597/5/2023
Dept Ref ID/DRN:	2002272597/5/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002272597/5/2023	Property Registration- Registration Fees	0030-03-104-001-16	146

Total 146

IN WORDS: ONE HUNDRED FORTY SIX ONLY.

PAID



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



080920232021079593

GRIPS Payment Detail

GRIPS Payment ID:	080920232021079593	Payment Init. Date:	08/09/2023 17:23:41
Total Amount:	146	No. of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	0468979740637	BRN Date:	08/09/2023 17:24:02
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Mr SAKHSHI KYAL
Mobile: 9330394689

Payment (GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240210795948	Directorate of Registration & Stamp Revenue	146
Total			146

IN WORDS: ONE HUNDRED FORTY SIX ONLY.

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

PAID

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

RAJIB ROY
PARESH CHANDRA ROY
28/05/1992
 Permanent Account Number
AVSPR8594H

Rajib Roy
 Signature





भारत सरकार
GOVERNMENT OF INDIA


Rajib Roy
 Year of Birth : 1992
 Male


8196 3674 8777


माघार – आम आदमी का अधिकार





भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address:
 S/O Parash Chandra Roy, J/H-02,
 Soulonguri South Para, Aswini Nagar,
 North Twenty Four Parganas, West Bengal,
 700159

 1947
 1800 100 1947

 help@uidai.gov.in

 www.uidai.gov.in

 P.O. Box No. 1947
 Bangalore-560 021

Rajib Roy





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

Query No / Year	2002272597/2023	Office where deed will be registered
Query Date	06/09/2023 3:36:12 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	VINAYAK LEGAL 122/1R, Satyendra Nath Majumdar Sarani, Thana : Tollygunge, District : South 24-Parganas, WEST BENGAL, PIN - 700026, Mobile No. : 9330394689, Status : Seller/Executant	
Transaction	Additional Transaction	
[0101] Sale, Sale Document	[4308] Agreement [No of Agreement : 2]	
Set Forth value	Market Value	
Rs. 10,000/-	Rs. 10,000/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 320/- (Article:23)	Rs. 114/- (Article:A(1), E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks		

Land Details :

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

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-91	RS-185	Bastu	Danga	0.08 Dec	10,000/-	10,000/-	
Grand Total :					.08Dec	10,000 /-	10,000 /-	

Seller Details :

Sl No	Name & address	Status	Execution Admission Details :
1	ASIFA YESMIN Wife of Neamul Haque, Jirangacha, City:- , P.O:- Hatisala, P.S:- Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, PAN No. BDxxxxxx4D, Aadhaar No.: 50xxxxxxx2107, Status : Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Dealing - Neamul
BA - New



Buyer Details :

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

Identifier Details :

Name & address
RAJIB ROY Son of Paresh Chandra Roy New Town, City:- , P.O:- New Town, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700159, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Identifier Of ASIFA YESMIN

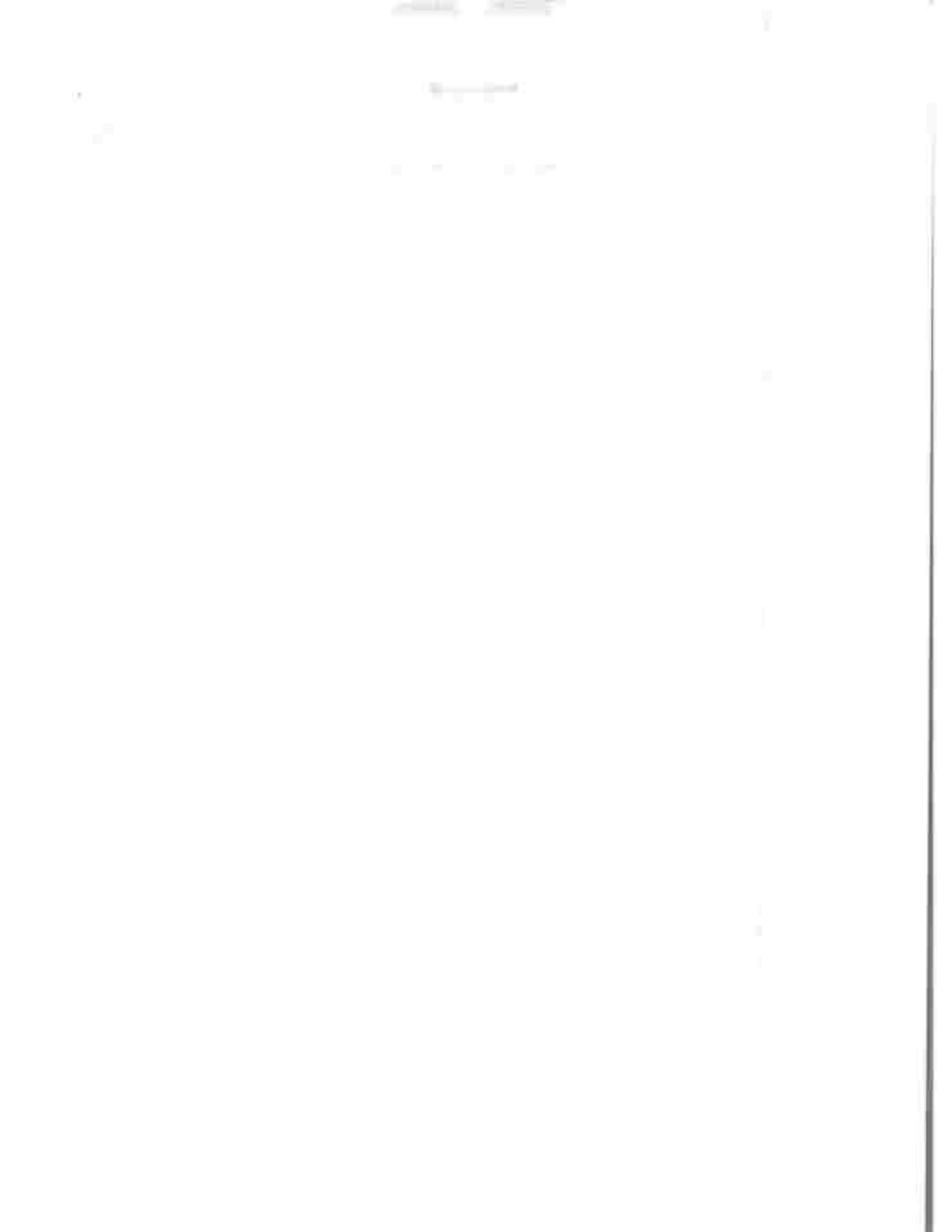
Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	ASIFA YESMIN	SAKSHI KYAL-0.08 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 06-10-2023) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 06-10-2023)
3. Standard User charge of Rs. 300/- (Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices:
D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - II SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R, BHANGAR, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA







Major Information of the Deed

Deed No :	I-1604-11259/2023	Date of Registration	12/09/2023
Query No / Year	1604-2002272597/2023	Office where deed is registered	
Query Date	06/09/2023 3:36:12 PM	D.S.R - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	VINAYAK LEGAL 122/1R, Satyendra Nath Majumdar Sarani, Thana : Tollygunge, District : South 24-Parganas, WEST BENGAL, P/N - 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. 10,000/-	Rs. 10,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 320/- (Article 23)	Rs. 146/- (Article:A(1), E)		
Remarks			

Land Details :

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

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-91	RS-185	Bastu	Danga	0.08 Dec	10,000/-	10,000/-	
Grand Total :					.08Dec	10,000 /-	10,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	ASIFA YESMIN (Presentant) Wife of Neamul Haque Jirangacha, City:- , P.O:- Hatisala, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, PAN No.: BDxxxxxx4D, Aadhaar No: 50xxxxxxxx2107, Status : Individual, Executed by: Self, Date of Execution: 08/09/2023 , Admitted by: Self, Date of Admission: 08/09/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 08/09/2023 , Admitted by: Self, Date of Admission: 08/09/2023 ,Place : Pvt. Residence

Buyer Details :

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

Identifier Details :

Name	Photo	Finger Print	Signature
RAJIB ROY Son of Parash Chandra Roy New Town, City- , P.O- New Town, P.S- New Town, District-North 24-Parganas, West Bengal, India, PIN- 700159			
Identifier Of ASIFA YESMIN			

Transfer of property for L1

Sl.No	From	To, with area (Name-Area)
1	ASIFA YESMIN	SAKSHI KYAL-0.08 Dec

Endorsement For Deed Number : I - 160411259 / 2023

On 07-09-2023

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 10,000/-

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

On 08-09-2023

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

Presented for registration at 15:45 hrs on 08-09-2023, at the Private residence by ASIFA YESMIN ,Executant.

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

Execution is admitted on 08/09/2023 by ASIFA YESMIN, Wife of Neamul Haque, Jirangacha, P.O: Hatigala, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession House wife

Identified by RAJIB ROY, , Son of Parash Chandra Roy, New Town, P.O: New Town, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700159, 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 11-09-2023

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 146.00/- (A(1) = Rs 100.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by by online = Rs 146/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/09/2023 5:24PM with Govt. Ref. No: 192023240210795948 on 08-09-2023, Amount Rs: 146/-, Bank: SBI EPay (SBIPay), Ref. No. 0468979740637 on 08-09-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 320/- and Stamp Duty paid by by online = Rs 0/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/09/2023 5:24PM with Govt. Ref. No: 192023240210795948 on 08-09-2023, Amount Rs: 0/-, Bank: SBI EPay (SBIPay), Ref. No. 0468979740637 on 08-09-2023, Head of Account

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

On 12-09-2023

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 146.00/- (A(1) = Rs 100.00/- ,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 0/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 12/09/2023 11:38AM with Govt. Ref. No: 192023240215655518 on 12-09-2023, Amount Rs: 0/-, Bank: SBI
EPay (SBIEPay), Ref. No. 4094691953533 on 12-09-2023, Head of Account

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 320/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 220/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 26904, Amount: Rs.100.00/-, Date of Purchase: 15/06/2023, Vendor name: Jaydeep Chatterjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 12/09/2023 11:38AM with Govt. Ref. No: 192023240215855518 on 12-09-2023, Amount Rs: 220/-, Bank: SBI
EPay (SBIEPay), Ref. No. 4094691953533 on 12-09-2023, Head of Account 0030-02-103-003-02



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



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2023, Page from 343942 to 343964

being No 160411259 for the year 2023.



Digitally signed by Anupam Halder
Date: 2023.09.12 13:31:48 +05:30
Reason: Digital Signing of Deed.

Anupam Halder) 12/09/2023

DISTRICT SUB-REGISTRAR

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

West Bengal.

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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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S-2202455

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

S. Banerjee
District Sub-Registrar-II
Alipore, South 24-Pargana

- 1 AUG 2025

CONVEYANCE

1. Date: 01/08/25
2. Place: Kolkata
3. Parties

22739

20 JUN 2025

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

Name :

Address :

Vendor :

Allpore Collectorate, 24 Pgs. (South)

SUBHANKAR DAS

STATE VENDOR
Allpore Police Court, Kolkata

AMITABHA RAY
Advocate
ALIPORE POLICE COURT
KOL-21



Amita Ghosh
C/o - Biblob Ghosh
vill - Beliachand.
P.O - Gocharan
Dist - Joy nagar
Dist - 22 Pgs (S)
743391

District Sub Registrar-II
Allpore, South 24 Parganas
- 1 AUG 2025

- 3.1 **NEAMUL HAQUE (PAN: AJGPH0066G and Aadhaar No. 7242-0516-3580)**, son of Abdul Ohab Molla, by faith Muslim, by nationality Indian, occupation Business, residing at Jirangacha, Post Office Hatisala, Police Station Kashipur, PIN-700135, District South 24 Parganas; (**Vendor**, include successors-in-interest)

And

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

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

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject Matter of Conveyance

- 4.1 **Said Property:** (1) Land classified as *sali* (agricultural) measuring 1.26 (one point two six) decimal, more or less, out of 82 (eighty two) decimal, being a portion of R.S. Dag No. 50, corresponding L.R. Dag No. 54, recorded under R.S. Khatian No. 367, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet (**BGP**), Sub-Registration District Bhangar, District South 24 Parganas (**First Property**) and more fully described in **Part-I** of the **First Schedule** **And** (2) land classified as *sali* (agricultural) measuring 0.44 (zero point four four) decimal, more or less, out of 26 (twenty six) decimal, being a portion of R.S. Dag No. 64, corresponding L.R. Dag No. 58, recorded under R.S. Khatian No. 367, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Second Property**) and more fully described in **Part-II** of the **First Schedule** below, the First Property and the Second Property are more fully and collectively described in the **Second Schedule** below (collectively **Said Property**) **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the 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 Sahadat Molla:** At all material time one Sahadat Molla was the sole, recorded and absolute owner in respect of (1)



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land classified as *sali* (agricultural) measuring 13.5 (thirteen point five) decimal, more or less, out of 82 (eighty two) decimal, being a portion of R.S. Dag No. 60, corresponding L.R. Dag No. 54, recorded under R.S. Khatian No. 367, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**First Larger Property**) and (2) land classified as *sali* (agricultural) measuring 4.5 (four point five) decimal, more or less, out of 26 (twenty six) decimal, being a portion of R.S. Dag No. 64, corresponding L.R. Dag No. 58, recorded under R.S. Khatian No. 367, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Second Larger Property**), free from all encumbrances.

- 5.1.2 **Demise of Sahadat Molla:** Said Sahadat Molla, a Muslim governed by the *Sunni* School of Mohammedan Law, died intestate leaving behind him surviving his 1 (one) son from his predeceased second wife, Late Siman Bibi, namely, Amjed Ali Molla and 2 (two) daughters from his predeceased first wife, Late Uchmannecha Bibi, namely, (1) Ronginjan Bibi and (2) Achiran Bibi, as his only legal heir and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Sahadat Molla in the First Larger Property and Second Larger Property, free from all encumbrances.
- 5.1.3 **Ownership of Ronginjan Bibi:** In the above mentioned circumstances said Ronginjan Bibi became the sole and absolute owner in respect of (1) land measuring 3.38 (three point three eight) decimal, more or less, out of the First Larger Property (**First Property Of Ronginjan**) and (2) land measuring 1.12 (one point one two) decimal, more or less, out of the First Larger Property (**Second Property Of Ronginjan**), free from all encumbrances.
- 5.1.4 **Demise of Ronginjan Bibi :** Said Ronginjan Bibi, a Muslim governed by the *Sunni* School of Mohammedan Law, died intestate leaving behind her surviving her 3 (three) sons, namely, (1) Harun Molla (2) Ismail Molla and (3) Chadem Molla, as her only legal heirs, who jointly and in equal share inherited the right, title and interest of Late Ronginjan Bibi in the First Property Of Ronginjan and Second Property Of Ronginjan, free from all encumbrances.
- 5.1.5 **Demise of Chadem Molla:** Said Chadem Molla, a Muslim governed by the *Sunni* School of Mohammedan Law, died intestate leaving behind him surviving his 5 (five) sons, namely, (1) Sahazan Molla, (2) Romzan Molla, (3) Miyajan Molla, (4) Ajan Ali Molla and (5) Saharaf Molla and 3 (three) daughters, namely, (1) Chhaleha Bibi, (2) Salima Bibi and (3) Manjuyara Bibi (collectively **Legal Heirs Of Chadem Molla**), as his only legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Chadem Molla in the First Property Of Ronginjan and Second Property Of Ronginjan, free from all encumbrances.
- 5.1.6 **Sale to Vendor:** By a Deed of Sale dated 20th March, 2025, registered in the Office of the District Sub-Registrar-IV, South 24



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Parganas at Alipore, recorded in Book No. I, Volume No. 1602-2025, at Pages 154416 to 154439, being Deed No. 160204122 for the year 2025, said Legal Heirs Of Chadem Molla sold, conveyed and transferred their right, title and interest in the First Property Of Ronginjan and Second Property Of Ronginjan in favour of Neamul Haque (the Vendor herein), free from all encumbrances.

- 5.1.7 **Absolute Ownership of Vendor:** In the above mentioned events and circumstances said Neamul Haque (the Vendor herein) became the sole and absolute owner in respect of the Said Property, comprised in the First Property out of the First Property Of Ronginjan and Second Property out of the Second Property Of Ronginjan, free from all encumbrances and the Said Property is the subject matter of this Conveyance.
- 5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendor represents and warrants to and covenants with the Purchaser regarding encumbrances as follows:
- 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 whosoever have/had/has any right of pre-emption over and in respect of the Said Property or any part thereof.
- 5.2.7 **No Mortgage:** No mortgage or charge has been created by the Vendor by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.



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

6. Basic Understanding

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

7. Transfer

- 7.1 **Hereby Made:** The Vendor hereby sells, conveys and transfers to the Purchaser the entirety of the Vendor's right, title and interest of whatsoever or howsoever nature in the Said Property, more fully described in the **Second Schedule** below, being (1) the First Property, i.e., land classified as *sali* (agricultural) measuring 1.26 (one point two six) decimal, more or less, out of 82 (eighty two) decimal, being a portion of R.S. Dag No. 60, corresponding L.R. Dag No. 54, recorded under R.S. Khatian No. 367, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-I** of the **First Schedule** below. **And** (2) the Second Property, i.e., land classified as *sali* (agricultural) measuring 0.44 (zero point four four) decimal, more or less, out of 26 (twenty six) decimal, being a portion of R.S. Dag No. 64, corresponding L.R. Dag No. 58, recorded under R.S. Khatian No. 367, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-II** of the **First Schedule** below **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or



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howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

- 7.2 **Consideration:** The aforesaid transfer is being made in consideration of a sum of Rs. 5,15,000/- (Rupees Five Lakhs Fifteen Thousand only) paid by the Purchaser to the Vendor, receipt of which the Vendor hereby and by the Receipt and Memo of Consideration hereunder written, admits and acknowledges.

8. Terms of Transfer

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

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

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

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



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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 L.R. Record of Rights in respect of said L.R. Dag Nos. 54 and 58 are not complete and the name of the Vendor or the Vendor's predecessors-in-title are not recorded in the said L.R. Record of Rights. However, the Vendor hereby convey all the Vendor's right, title and interest in the said R.S. Dag Nos. 60 and 64, corresponding to L.R. Dag Nos. 54 and 58 (acquired vide the aforesaid recital under clause 5.1 and sub-clauses thereunder) under these presents whatsoever and howsoever in nature and the Purchaser shall be entitled to rectify the erroneous record of rights, if any.

- 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 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.



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



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First Schedule
Part-I
(First Property)

Land classified as *sali* (agricultural) measuring 1.26 (one point two six) decimal, more or less, out of 82 (eighty two) decimal, being a portion of R.S. Dag No. 60, corresponding L.R. Dag No. 54, recorded under R.S. Khatian No. 367, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and the said R.S. Dag No. 60 butted and bounded as follows:

- On the North** : By R.S. Dag Nos. 56 & 59;
On the East : By R.S. Dag Nos. 154, 159, 57, 58 & 59;
On the South : By R.S. Dag No. 61;
On the West : By R.S. Dag Nos. 71, 72, & 44;

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

Part-II
(Second Property)

Land classified as *sali* (agricultural) measuring 0.44 (zero point four four) decimal, more or less, out of 26 (twenty six) decimal, being a portion of R.S. Dag No. 64, corresponding L.R. Dag No. 58, recorded under R.S. Khatian No. 367, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and the said R.S. Dag No. 64 is butted and bounded as follows:

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

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

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



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Land (vacant) classified as *sali* (agricultural) measuring 1.26 (one point two six) decimal, more or less, out of 82 (eighty two) decimal, being a portion of R.S. Dag No. 60, corresponding L.R. Dag No. 54, recorded under R.S. Khatian No. 367, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-I** of the **First Schedule** above

Land (vacant) classified as *sali* (agricultural) measuring 0.44 (zero point four four) decimal, more or less, out of 26 (twenty six) decimal, being a portion of R.S. Dag No. 64, corresponding L.R. Dag No. 58, recorded under R.S. Khatian No. 367, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-II** of the **First Schedule** above

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

The details of the Said Property are tabulated below:

R.S. Dag No.	L.R. Dag No.	R.S. Khatian No.	Total Area in Dag (in Dec)	Area Sold (in Dec)
60	54	367	82	1.26
64	58	367	26	0.44
Total:				1.7



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10. Execution and Delivery

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

Witnesses:

1. Anwar Jaleel
W/O - Belipichandi
P.O - Gochan
P.S - Jomagan
Dist - 24299 (M)
743321
2. Atangir Raja Adv
28/1, Judges Court Road
Kol-27

Neamul Haque

[Vendor]

Drafted by:

Atangir Raja
HG/1366/03

Advocate

Alipore Judges Court
Kol-27



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Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs. 5,15,000/- (Rupees Five Lakhs Fifteen 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. IOBAR52025073100374721	31.07.25	Indian Overseas Bank	5,15,000/-
Total:			Rs.5,15,000/-

Witnesses:

1. *Amr. to Adh*

2. *Atangir Raja Adv*

















Neemul Haque

[Vendor]



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Alipora, South 24 Parganas
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SPECIMEN FORM FOR TEN FINGER PRINTS

	<i>Amrith</i>						
		Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
							
Thumb	Fore	Middle	Ring	Little			
(Right Hand)							
	<i>Neamul Hoque</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
Alipore, South 24 Parganas
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Govt. of West Bengal
Directorate of Registration & Stamp
Revenue
GRIPS eChallan



192025260190580118

GRN Details

GRN:	192025260190580118	Payment Mode:	SBI Epay
GRN Date:	01/08/2025 10:22:36	Bank/Gateway:	SBlePay Payment Gateway
BRN :	0610744295535	BRN Date:	01/08/2025 10:22:59
Gateway Ref ID:	1052499251	Method:	ICICI Bank - Corporate NB
GRIPS Payment ID:	010820252019058010	Payment Init. Date:	01/08/2025 10:22:36
Payment Status:	Successful	Payment Ref. No:	2002202455/2/2025

[Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr ANURAG KYAL
Address:	30C, SOUTH END PARK, KOLKATA-70029
Mobile:	9330394689
Period From (dd/mm/yyyy):	01/08/2025
Period To (dd/mm/yyyy):	01/08/2025
Payment Ref ID:	2002202455/2/2025
Dept Ref ID/DRN:	2002202455/2/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002202455/2/2025	Property Registration- Stamp duty	0030-02-103-003-02	25670
2	2002202455/2/2025	Property Registration- Registration fees	0030-03-104-001-16	5550
			Total	31220

IN WORDS: THIRTY ONE THOUSAND TWO HUNDRED TWENTY ONLY.



Major Information of the Deed



Deed No :	I-1602-11323/2025	Date of Registration	01/08/2025
Query No / Year	1602-2002202455/2025	Office where deed is registered	
Query Date	31/07/2025 5:17:26 PM	D.S.R. - I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	DIPANKAR SARDAR Village And Post Office Gokarnee, Thana : Magrahat, District : South 24-Parganas, WEST BENGAL, PIN - 743601, Mobile No. : 9330394689, Status :Deed Writer		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 5,15,000/-	Rs. 5,15,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 25,770/- (Article:23)	Rs. 5,582/- (Article:A(1), E)		
Remarks			

Land Details :

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

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-60	RS-367	Bastu	Shail	1.26 Dec	3,81,500/-	3,81,500/-	
L2	RS-64	RS-367	Bastu	Shail	0.44 Dec	1,33,500/-	1,33,500/-	
		TOTAL :			1.7Dec	5,15,000 /-	5,15,000 /-	
		Grand Total :			1.7Dec	5,15,000 /-	5,15,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	NEAMUL HAQUE (Presentant) Son of ABDUL OHAB MOLLA Executed by: Self, Date of Execution: 01/08/2025 , Admitted by: Self, Date of Admission: 01/08/2025 ,Place : Office		 Captured	
		01/08/2025	LT 01/08/2025	01/08/2025
Jirangachi, City:- , P.O:- HATISALA, P.S:-Bhangar, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: IndiaDate of Birth:XX-XX-1XX4 , PAN No.: AJxxxxxx6G, Aadhaar No: 72xxxxxxxx3580, Status :Individual, Executed by: Self, Date of Execution: 01/08/2025 , Admitted by: Self, Date of Admission: 01/08/2025 ,Place : Office				

The first part of the document discusses the importance of maintaining accurate records of all transactions. It emphasizes that every entry should be supported by a valid receipt or invoice. This ensures transparency and allows for easy verification of the data.

In the second section, the author outlines the various methods used to collect and analyze the data. This includes both primary and secondary data collection techniques. The primary data was gathered through direct observation and interviews, while secondary data was obtained from existing reports and databases.

The third section provides a detailed description of the data analysis process. This involves identifying trends, patterns, and anomalies within the dataset. Statistical tools and software were used to facilitate this process, ensuring that the results are both accurate and reliable.

Finally, the document concludes with a summary of the findings and their implications. It highlights the key insights gained from the study and offers recommendations for future research and practice. The author notes that while the current study provides valuable information, there are still several areas that require further investigation.

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	ANURAG KYAL Son of Umash 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 Casto: Hindu, Occupation: Others, Citizen of: India Date of Birth: XX-XX-1XX1, PAN No.: AGxxxxxx6H, Aadhaar No: 52xxxxxxxx8314, Status :Individual, Status : Not Executed

Identifier Details :

Name	Photo	Finger Print	Signature
AMRITA GHOSH Son of B GHOSH City:-, P.O:- GOCHARAN, P.S:-Joy nagar, District-South 24-Parganas, West Bengal, India, PIN:- 743391		 Captured	
	01/08/2025	01/08/2025	01/08/2025
Identifier Of: NEAMUL HAQUE			

Transfer of property for L1

Sl.No	From	To, with area (Name-Area)
1	NEAMUL HAQUE	ANURAG KYAL-1.26 Dec

Transfer of property for L2

Sl.No	From	To, with area (Name-Area)
1	NEAMUL HAQUE	ANURAG KYAL-0.44 Dec



Endorsement For Deed Number : I - 160211323 / 2025

On 01-08-2025

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.

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

Presented for registration at 12:05 hrs on 01-08-2025, at the Office of the D.S.R. -I I SOUTH 24-PARGANAS by NEAMUL HAQUE ,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 5,15,000/-

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

Execution is admitted on 01/08/2025 by NEAMUL HAQUE, Son of ABDUL OHAB MOLLA, Jirangachi, P.O: HATISALA, Thana: Bhangar, , South 24-Parganas, WEST BENGAL, India. PIN - 700135, by caste Muslim, by Profession Others

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 5,582.00/- (A(1) = Rs 5,150.00/- ,E = Rs 400.00/- ,H = Rs 28.00/- ,M(p) = Rs 4.00/-) and Registration Fees paid by , by Cash Rs 32.00/-, by online = Rs 5,550/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 01/08/2025 10:22AM with Govt. Ref. No: 192025260190580118 on 01-08-2025, Amount Rs: 5,550/-, Bank: SBI EPay (SBIEPay), Ref. No. 0610744295535 on 01-08-2025, Head of Account 0030-03-104-001-16


Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 25,770/- and Stamp Duty paid by , by Stamp Rs 100.00/-, by online = Rs 25,670/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 979032, Amount: Rs.100.00/-, Date of Purchase: 20/06/2025, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 01/08/2025 10:22AM with Govt. Ref. No: 192025260190580118 on 01-08-2025, Amount Rs. 25,670/-, Bank: SBI EPay (SBIEPay), Ref. No. 0610744295535 on 01-08-2025, Head of Account 0030-02-103-003-02


Suman Basu
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -I 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 501866 to 501885
being No 160211323 for the year 2025.



Suman

Digitally signed by SUMAN BASU
Date: 2025.08.18 16:03:39 +05:30
Reason: Digital Signing of Deed.

(Suman Basu) 18/08/2025
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I | SOUTH 24-PARGANAS
West Bengal.

011495/25

D-11327/2025

(5)



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

AU 979027

h
118
B + 2202873

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


District Sub-Register-1
Alipore, South 24-Parganas

1 AUG 2025

CONVEYANCE

1. Date: 01/08/25
2. Place: Kolkata
3. Parties

20 JUN 2025

22744

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

Name :

Address :

Vendor :

Alipore Collectorate, 24Pgs. (South)

SUBHANKAR DAS

STAMP VENDOR

Alipore Police Court, Kol-27

AMITA BHA RAY
Advocate
ALIPORE POLICE COURT
KOL - 27

[Handwritten signature]



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Amrita Ghosh
C/o - Biplob Ghosh
vill - Beliachandi
P.O - Socharon
P.S - Jorhajari
24 Pgs (S)
743391

- 3.1 **NEAMUL HAQUE** [PAN: AJGPH0066G and Aadhaar No. 7242-0516-3580], son of Abdul Ohab Molla, by faith Muslim, by nationality Indian, occupation Business, residing at Jirangacha, Post Office Hatisala, Police Station Kashipur, PIN-700135, District South 24 Parganas;
- 3.2 **INJAMUL HAQUE** (PAN APGPH8794H and Aadhaar No. 7215-5321-0350), son of Abdul Ohab Molla, by Faith Muslim, by Nationality Indian, by Occupation Business, residing at Jirangacha, Post Office Hatisala, Police Station Kashipur, Kolkata-700135, District South 24 Parganas;
- 3.3 **NAIMUL HAQUE** (PAN APJPH7545D and Aadhaar No. 3641-3433-3861), son of Abdul Ohab Molla, by Faith Muslim, by Nationality Indian, by Occupation Business, residing at Jirangacha, Post Office Hatisala, Police Station Kashipur, Kolkata-700135, District South 24 Parganas;

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

And

- 3.4 **SAKSHI KYAL** (PAN APKPK3417Q and Aadhaar No. 3007 7888 5993), wife of Rahul Kyal, by faith Hindu, by occupation Business, by nationality Indian, residing at 30C, South End Park, P.S.- Rabindra Sarovar (formerly Lake) Post Office- Sarat Bose Road, Kolkata- 700 029 (**Purchaser**, includes successors-in-interest)

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

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject Matter of Conveyance

- 4.1 **Said Property:** (1) Land classified as *danga* (highland) measuring 1.2465 (one point two four six five) decimal, more or less, out of 45 (forty five) decimal, being a portion of R.S. Dag No. 71, corresponding L.R. Dag No. 65, recorded under R.S. Khatian No. 128, L.R. Khatian No. 4180, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet (**BGP**), Sub-Registration District Bhangar, District South 24 Parganas (**First Property**) and more fully described in **Part-I** of the **First Schedule And** (2) land classified as *danga* (highland) measuring 0.8820 (zero point eight eight two zero) decimal, more or less, out of 63 (sixty three) decimal, being a portion of R.S. Dag No. 89, corresponding L.R. Dag No. 83, recorded under R.S. Khatian No. 184, L.R. Khatian No. 4180, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Second Property**) and more fully described in **Part-II** of the **First Schedule** below, the First Property and the Second Property are more fully and collectively described in the **Second Schedule** below (collectively **Said Property**) together with all



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Alipore, South 24 Parganas
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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 Abdul Ohab Molla: At all material time one Abdul Ohab Molla was the sole and absolute owner of *inter alia* the Said Property, comprised in the First Property and Second Property.

5.1.2 Gift to Vendors: By a Deed of Gift dated 9th January, 2023, registered in the Office of the Additional District Sub-Registrar, Bhangar, recorded in Book No. 1, Volume No. 1621-2023, at Pages 7635 to 7665, being Deed No. 162100252 for the year 2023, said Abdul Ohab Molla gifted, granted and transferred the Said Property, in favour of his 3 (three) sons, namely, (1) Neamul Haque, (2) Injamul Haque and (3) Naimul Haque (collectively the Vendors herein).

5.1.3 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, comprised in the First Property and Second Property, free from all encumbrances and the Said Property is the subject matter of this Conveyance.

5.2 Representations, Warranties and Covenants Regarding Encumbrances: The Vendors represent and warrant to and covenant with the Purchaser regarding encumbrances as follows:

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

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

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

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



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Alipore, South 24 Parganas

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

6. Basic Understanding

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

7. Transfer

- 7.1 **Hereby Made:** The Vendors hereby sell, convey and transfer to the Purchaser the entirety of the Vendors' right, title and interest of whatsoever or howsoever nature in the Said Property, more fully described in the **Second Schedule** below, being (I) the First Property, i.e., land classified as *danga* (highland) measuring 1.2465 (one point two four six five) decimal, more or less, out of 45 (forty five) decimal, being a portion of R.S. Dag No. 71, corresponding L.R. Dag No. 65,



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recorded under R.S. Khatian No. 128, L.R. Khatian No. 4180, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-I** of the **First Schedule** below **And (2)** the Second Property, i.e., land classified as *danga* (highland) measuring 0.8820 (zero point eight eight two zero) decimal, more or less, out of 63 (sixty three) decimal, being a portion of R.S. Dag No. 89, corresponding L.R. Dag No. 83, recorded under R.S. Khatian No. 184, L.R. Khatian No. 4180, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-II** of the **First Schedule** below **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

- 7.2 **Consideration:** The aforesaid transfer is being made in consideration of a sum of Rs.6,45,000/- (Rupees Six Lakhs Forty-Five Thousand only) paid by the Purchaser to the Vendors, receipt of which the Vendors hereby and by the Receipt and Memo of Consideration hereunder written, admits and acknowledges.

8. Terms of Transfer

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

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



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found defective or untrue at any time, the Vendors shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendors, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendors hereby covenant that the Vendors or any person claiming under the Vendors in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Purchaser and/or the Purchaser's successors-in-interest and assigns, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the Purchaser and/or the Purchaser's successors-in-interest and assigns by reason of any claim made by any third parties with respect to the title of the Said Property. If any difficulty arises in respect of mutation of the Said Property in the name of the Purchaser then the Vendors shall at all times hereinafter, at the costs, expenses, risk and responsibility of the Vendors, forthwith take all necessary steps to mutate the name of the Purchaser in respect of the Said Property. In this regard the Vendors hereby clarify that the R.S. Record of Rights, Title/Link Deeds and L.R. Record of Rights are not in parity with the Vendors' entitlement in said R.S. Dag Nos. 71 and 89 as recited under clause 5.1 and sub-clauses thereunder. However, the Vendors hereby conveys all the Vendors' right, title and interest in the said R.S. Dag (acquired vide the aforesaid recital) under these presents whatsoever and howsoever in nature and the Purchaser will be entitled to rectify the L.R. 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 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



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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 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.



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Alipore, South 24 Parganas
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9. **Interpretation:**

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

First Schedule
Part-I
(First Property)

Land classified as *danga* (highland) measuring 1.2465 (one point two four six five) decimal, more or less, out of 45 (forty five) decimal, being a portion of R.S. Dag No. 71, corresponding L.R. Dag No. 65, recorded under R.S. Khatian No. 128, L.R. Khatian No. 4180, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and the said R.S. Dag No. 71 butted and bounded as follows:

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

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

Part-II
(Second Property)

Land classified as *danga* (highland) measuring 0.8820 (zero point eight eight two zero) decimal, more or less, out of 63 (sixty three) decimal, being a portion of R.S. Dag No. 89, corresponding L.R. Dag No. 83, recorded under R.S. Khatian No. 184, L.R. Khatian No. 4180, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and the said R.S. Dag No. 89 is butted and bounded as follows:

- On the North** : R.S. Dag Nos. 87 & 88
On the East : R.S. Dag No. 69
On the South : R.S. Dag No. 90
On the West : Mouza Hatisala

Together with all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or



District Sub Registrar-II
Alipora, South 24 Parganas
- 1 AUG 2025

howsoever nature of the Vendors 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) measuring 1.2465 (one point two four six five) decimal, more or less, out of 45 (forty five) decimal, being a portion of R.S. Dag No. 71, corresponding L.R. Dag No. 65, recorded under R.S. Khatian No. 128, L.R. Khatian No. 4180, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-I** of the **First Schedule** above

Land (vacant) classified as *danga* (highland) measuring 0.8820 (zero point eight eight two zero) decimal, more or less, out of 63 (sixty three) decimal, being a portion of R.S. Dag No. 89, corresponding L.R. Dag No. 83, recorded under R.S. Khatian No. 184, L.R. Khatian No. 4180, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-II** of the **First Schedule** above

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

The details of the Said Property are tabulated below:

R.S. Dag No.	L.R. Dag No.	L.R. Khatian	Total Area in Dag (in Dec)	Sold Area (in Dec)
71	65	4180	45	1.2465
89	83	4180	63	0.8820
Total:				2.1285



✓

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10. Execution and Delivery

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

Witnesses:

1. Anant Chakraborty
via - Belachoudi
P.O. - Gocharon
Dis - Joy nagar
Dist - 24 PGS(1), 743301

2. Alamgir Perza Adv
28/1, Judges Court Road
KOL-27

Naimul Haque

Prof. Naimul Haque

Naimul Haque

[Vendors]

Drafted by:

Alamgir Perza
HS/1366/03

Advocate

Alipore Judges Court
KOL-27



District Sub Registrar-II
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Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs.6,45,000/- (Rupees Six Lakhs Forty-Five 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.	31.07.25	Indian Overseas Bank	2,15,000.00
UTR No.	31.07.25	Indian Overseas Bank	2,15,000.00
UTR No.	31.07.25	Indian Overseas Bank	2,15,000.00
Total:			6,45,000/-

Witnesses:

1. Anwarul Ghosh

2. Alamgir Reza

Naimul Haque

Naimul Haque

Naimul Haque

[Vendors]



District Sub Registrar-II
Alipore, South 24 Parganas
- 1 AUG 2025



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



192025260190608218

GRN Details

GRN:	192025260190608218	Payment Mode:	SBI Epay
GRN Date:	01/08/2025 10:36:29	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	1764815892835	BRN Date:	01/08/2025 10:36:46
Gateway Ref ID:	1052510233	Method:	ICICI Bank - Corporate NB
GRIPS Payment ID:	010820252019060819	Payment Init. Date:	01/08/2025 10:36:29
Payment Status:	Successful	Payment Ref. No:	2002202873/1/2025

{Query Nil*Query Year}

Depositor Details

Depositor's Name:	Mrs SAKHSHI KYAL
Address:	30C, SOUTH END PARK, KOLKATA-700029
Mobile:	9330394689
Period From (dd/mm/yyyy):	01/08/2025
Period To (dd/mm/yyyy):	01/08/2025
Payment Ref ID:	2002202873/1/2025
Dept Ref ID/DRN:	2002202873/1/2025


































Payment Details

Sl. No.	Payment Ref No	Head of A/C- Description	Head of A/C	Amount (₹)
1.	2002202873/1/2025	Property Registration- Stamp duty	0030-02-103-003-02	32170
2.	2002202873/1/2025	Property Registration- Registration Fees	0030-03-104-001-16	6850
			Total	39020

IN WORDS: THIRTY NINE THOUSAND TWENTY ONLY.














SPECIMEN FORM FOR TEN FINGER PRINTS

	<i>Sparsh</i>					
		Little Ring Middle Fore Thumb (Left Hand)				
						
		Thumb Fore Middle Ring Little (Right Hand)				
	<i>Navneet Haseer</i>					
		Little Ring Middle Fore Thumb (Left Hand)				
						
		Thumb Fore Middle Ring Little (Right Hand)				
	<i>Prasanna Hargave</i>					
		Little Ring Middle Fore Thumb (Left Hand)				
						
		Thumb Fore Middle Ring Little (Right Hand)				



District Sub Registrar-II
Alipore, South 24 Parganas
- 1 AUG 2025

SPECIMEN FORM FOR TEN FINGER PRINTS

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



District Sub Registrar-II
Alipore, South 24 Parganas
- 1 AUG 2025

Major Information of the Deed

Deed No :	I-1602-11327/2025	Date of Registration	01/08/2025
Query No / Year	1602-2002202873/2025	Office where deed is registered	
Query Date	31/07/2025 6:07:14 PM	D.S.R. - I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	DIPANKAR SARDAR Village And Post Office Gokarnee, Thana : Magrehat, District : South 24-Parganas, WEST BENGAL, PIN - 743801, Mobile No. : 9330394689, Status : Deed Writer		
Transaction	Additional Transaction		
[0101] Sale, Saie Document	[4308] Other than Immovable Property, Agreement (No of Agreement : 2)		
Set Forth value	Market Value		
Rs. 6,45,000/-	Rs. 6,45,000/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 32,270/- (Article:23)	Rs. 6,882/- (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-71	RS-128	Bastu Danga	1.2485 Dec	3,77,500/-	3,77,500/-	
L2	RS-89	RS-184	Bastu Danga	0.882 Dec	2,67,500/-	2,67,500/-	
TOTAL :				2.1285Dec	6,45,000 /-	6,45,000 /-	
Grand Total :				2.1285Dec	6,45,000 /-	6,45,000 /-	

Seller Details :







Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	NEAMUL HAQUE Son of ABDUL OHAB MOLLA Executed by: Self, Date of Execution: 01/08/2025 , Admitted by: Self, Date of Admission: 01/08/2025 ,Place : Office		 Captured	
Jirangachi, City:- , P.O:- HATISALA, P.S:-Bhangar, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: IndiaDate of Birth:XX-XX-1XX4 , PAN No.:: AJxxxxxx5G, Aadhaar No: 72xxxxxxxx3580, Status :Individual, Executed by: Self, Date of Execution: 01/08/2025 , Admitted by: Self, Date of Admission: 01/08/2025 ,Place : Office				

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 statements. This includes not only sales and purchases but also expenses and income. The document further explains that proper record-keeping is essential for identifying trends, managing cash flow, and complying with tax regulations.

In the second section, the author provides a detailed overview of the accounting cycle. This process involves ten distinct steps, from identifying the accounting entity to preparing financial statements. Each step is explained in detail, with examples provided to illustrate how they are applied in a real-world business context. The author stresses that following these steps consistently is crucial for producing reliable and accurate financial data.

The third section focuses on the classification of accounts. It distinguishes between assets, liabilities, and equity, and further breaks these down into current and non-current categories. The document also covers the classification of revenues and expenses, highlighting the importance of using the correct account codes to ensure that financial information is properly categorized and reported.

Finally, the document concludes by discussing the role of the accountant. It notes that accountants are responsible for not only recording transactions but also for analyzing the data to provide valuable insights into the company's financial health. The author encourages accountants to stay updated on the latest accounting standards and regulations to ensure that their work remains compliant and effective.

2	Name	Photo	Finger Print	Signature
	INJAMUL HAQUE (Presentant) Son of Abdul Ohab Molla Executed by: Self, Date of Execution: 01/08/2025 , Admitted by: Self, Date of Admission: 01/08/2025 ,Place : Office	 01/08/2025	 Captured L1) 01/08/2025	 01/08/2025
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 , Aadhaar No: 72xxxxxxxx0390, Status :Individual, Executed by: Self, Date of Execution: 01/08/2025 , Admitted by: Self, Date of Admission: 01/08/2025 ,Place : Office				
3	Name	Photo	Finger Print	Signature
	NAIMUL HAQUE Son of Abdul Ohab Molla Executed by: Self, Date of Execution: 01/08/2025 , Admitted by: Self, Date of Admission: 01/08/2025 ,Place : Office	 01/08/2025	 Captured L1) 01/08/2025	 01/08/2025
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 , Aadhaar No: 36xxxxxxxx3861, Status :Individual, Executed by: Self, Date of Execution: 01/08/2025 , Admitted by: Self, Date of Admission: 01/08/2025 ,Place : Office				

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SAKSHI KYAL Wife of Rahul Kyal 30C, South End Park, City:- , P.O.- Sarat Bose Road, P.S.-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX5 , PAN No.:- APxxxxxx7Q, Aadhaar No: 30xxxxxxxx5993, Status :Individual, Status : Not Executed

Identifier Details :

Name	Photo	Finger Print	Signature
AMRITA GHOSH Son of Biplob Ghosh City:- , P.O:- GOCHARAN, P.S:-Jocynagar, District:-South 24-Parganas, West Bengal, India, Pin:- 743391	 01/08/2025	 Captured 01/08/2025	 01/08/2025
Identifier Of NEAMUL HAQUE, INJAMUL HAQUE, NAIMUL HAQUE			

The first part of the document discusses the importance of maintaining accurate records of all transactions. It emphasizes that every entry should be supported by a valid receipt or invoice. This ensures transparency and allows for easy verification of the data.

In the second section, the author outlines the various methods used to collect and analyze the data. This includes both primary and secondary data collection techniques. The primary data was gathered through direct observation and interviews, while secondary data was obtained from existing reports and databases.

The third section provides a detailed description of the data analysis process. This involves identifying patterns, trends, and correlations within the data set. Statistical tools and software were used to facilitate this process, ensuring that the results are both accurate and reliable.

Finally, the document concludes with a summary of the findings and their implications. It highlights the key insights gained from the study and offers recommendations for future research and practice. The author notes that while the study has provided valuable information, there are still several areas that require further investigation.

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	NEAMUL HAQUE	SAKSHI KYAL-0.4155 Dec
2	INJAMUL HAQUE	SAKSHI KYAL-0.4155 Dec
3	NAIMUL HAQUE	SAKSHI KYAL-0.4155 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	NEAMUL HAQUE	SAKSHI KYAL-0.294 Dec
2	INJAMUL HAQUE	SAKSHI KYAL-0.294 Dec
3	NAIMUL HAQUE	SAKSHI KYAL-0.294 Dec

Endorsement For Deed Number : I - 160211327 / 2025

On 01-08-2025

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.

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

Presented for registration at 11:50 hrs on 01-08-2025, at the Office of the D.S.R. - I | SOUTH 24-PARGANAS by INJAMUL HAQUE , one of the Executants.

Certificate of Market Value(WB PLVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 6,45,000/-

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

Execution is admitted on 01/08/2025 by 1. NEAMUL HAQUE, Son of ABDUL OHAB MOLLA, Jirangachi, P.O: HATISALA, Thana: Bhanganr, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Others, 2. INJAMUL HAQUE, Son of Abdul Ohab Molla, Jirangacha, P.O: Hatiasala, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Others, 3. NAIMUL HAQUE, Son of Abdul Ohab Molla, Jirangacha, P.O: Hatiasala, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Others

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 6,882.00/- (A(1) = Rs 6,450.00/- , E = Rs 400.00/- , H = Rs 28.00/- , M(b) = Rs 4.00/-) and Registration Fees paid by , by Cash Rs 32.00/-, by online = Rs 6,850/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 01/08/2025 10:36AM with Govt. Ref. No: 192025250190608218 on 01-08-2025, Amount Rs: 6,850/-, Bank: SBI EPay (SBIEPay), Ref. No. 1764815892835 on 01-08-2025, Head of Account 0030-03-104-001-16


Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 32,270/- and Stamp Duty paid by , by Stamp-Rs 100.00/-, by online = Rs 32,170/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 979027, Amount: Rs.100.00/-, Date of Purchase: 20/06/2025, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 01/08/2025 10:36AM with Govt. Ref. No: 192025250190608218 on 01-08-2025, Amount Rs: 32,170/-, Bank: SBI EPay (SBIEPay), Ref. No. 1764815892835 on 01-08-2025, 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 501312 to 501332

being No 160211327 for the year 2025.



Suman

Digitally signed by SUMAN BASU
Date: 2025.08.18 15:28:11 +05:30
Reason: Digital Signing of Deed.

(Suman Basu) 18/08/2025
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I | SOUTH 24-PARGANAS
West Bengal.

011680/23

I-11390/23



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AN 786503

13/09/2023
 S-2002272756/2023
 2-20 PM

certified that the document is admitted the registration. The signature sheets and counterfoils sheets attached with the document are the part of this document.

14-9/23
 District Sub-Registrar-IV
 Registrar U/S 7 (2) of
 Registration 1908
 Alipore, South 24 Parganas

CONVEYANCE

1. Date: 13.09.23
2. Place: Kolkata
3. Parties

2-20 PM
 13/9/23

51743

No. _____
Name: A. K. SINGH, Advocate
Address: High Court, Calcutta
Kolkata - 700001
Rs. _____
Kolkata Collectorate
11, Netaji Subhas Rd.,
Kolkata-1
Date: _____

Amit K. Saha
Licensor Stamp
Vendor

16 JUN 2023

[Handwritten signature]

১৯৪৯২১২১২১২১২



9494

১৯৪৯২১২১২১২১২

9495



Ajit Mandal
S/O Late Chandan Karan Mandal
Village & P.O. Goumang-Nagar
P.S. - New Town
Dist. North 24 P.S.(N)
Pin - 700162

District Sub-Registrar
Registrar U/S 7 (2) of
Registration Act
Alipore, South 24 Parganas
13 SEP 2023

- 3.1 **ABULKALAM LASKAR (PAN AIPPL3970K and Aadhaar No. 5235 7448 4931)**, son of Late Ahammad Laskar, by faith Muslim, by nationality Indian, occupation Others, residing at Jirangacha, Laskarpara, Post Office Hatisala, Police Station Kashipur, Kolkata-700135, District South 24 Parganas (**Vendor**, includes successors-in-interest)

And

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

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 0.9 (zero point nine) decimal, more or less, out of 27 (twenty seven) decimal, being a portion of R.S. Dag No. 104, corresponding L.R. Dag No. 100, recorded under R.S. Khatian No. 189, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet (**BGP**), Sub-Registration District Bhangar, District South 24 Parganas (**First Property**) more fully described in **Part-I** of the **First Schedule** below **And** (2) land classified as danga (highland) measuring 0.1 (zero point one) decimal, more or less, out of 3 (three) decimal, being a portion of R.S. Dag No. 106, corresponding L.R. Dag No. 99, recorded under R.S. Khatian No. 189, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Second Property**) more fully described in **Part-II** of the **First Schedule** below, the First Property and Second Property are more fully and collectively described in the **Second Schedule** below (collectively **Said Property**) **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof.
5. **Background, Representations, Warranties and Covenants**
- 5.1 **Representations, Warranties and Covenants Regarding Title:** The Vendor represents and warrants to and covenants with the Purchaser regarding title as follows:



Office of the Dist Sub-Registrar IV
Kollam, Kerala
REGISTRATION ACT, 1908

13 SEP 2023

- 5.1.1 **Ownership of Elem Box Molla:** At all material time one Elem Box Molla was the sole, recorded and absolute owner in respect of (1) land measuring 5.4 (five point four) decimal, more or less, out of 27 (twenty seven) decimal, being a portion of R.S. Dag No. 104, corresponding L.R. Dag No. 100, recorded under R.S. Khatian No. 189, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**First Property Of Elem Box Molla**) and (2) land measuring 0.6 (zero point six) decimal, more or less, out of 3 (three) decimal, being a portion of R.S. Dag No. 106, corresponding L.R. Dag No. 99, recorded under R.S. Khatian No. 189, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Second Property Of Elem Box Molla**), free from all encumbrances.
- 5.1.2 **Demise of Elem Box Molla:** Said Elem Box Molla, a Muslim governed by the *Sunni* School of Mohammedan Law, died intestate leaving behind him surviving his only wife, Amena Bibi, 2 (two) sons, namely, (1) Ahad Box Molla and (2) Latib Molla alias Abdul Latib Molla and 2 (two) daughters, namely, (1) Himuljan Bibi and (2) Nurjan Bibi, as his only legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Elem Box Molla in the First Property Of Elem Box Molla and Second Property Of Elem Box Molla, free from all encumbrances.
- 5.1.3 **Demise of Amena Bibi:** Said Amena Bibi, a Muslim governed by the *Sunni* School of Mohammedan Law, died intestate leaving behind her surviving her 2 (two) sons, namely, (1) Ahad Box Molla and (2) Latib Molla alias Abdul Latib Molla and 2 (two) daughters, namely, (1) Himuljan Bibi and (2) Nurjan Bibi, as her only legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Amena Bibi in the First Property Of Elem Box Molla and Second Property Of Elem Box Molla, free from all encumbrances.
- 5.1.4 **Ownership of Himuljan Bibi:** In the above mentioned circumstances said Himuljan Bibi has become the sole and absolute owner in respect of the Said Property, comprised in (1) the First Property, i.e. land measuring 0.9 (zero point nine) decimal, more or less, out of the First Property Of Elem Box Molla and (2) Second Property, i.e. land measuring 0.1 (zero point one) decimal, more or less, out of the Second Property Of Elem Box Molla, free from all encumbrances.
- 5.1.5 **Demise of Himuljan Bibi:** Said Himuljan Bibi, a Muslim governed by the *Sunni* School of Mohammedan Law, died intestate leaving behind her surviving her only son, Abul Kalam Laskar, as her only legal heir, who solely inherited the right, title and interest of Late Himuljan Bibi in the Said Property, free from all encumbrances.
- 5.1.6 **Absolute Ownership of Vendor:** In the above mentioned events and circumstances said Abul Kalam Laskar (the Vendor herein) has become the sole and absolute owner in respect of the Said Property,



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comprised in the First Property and Second Property, free from all encumbrances and the Said Property is the subject matter of this Conveyance.

- 5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendor represents and warrants to and covenants with the Purchaser regarding encumbrances as follows:
- 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 declare that the Said Property is not affected by any scheme of any Local Authority or Government or Statutory Body.
- 5.2.2 **No Excess Land:** The 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*, *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 and the title of the Vendor to the Said Property is free, clear and marketable.



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

7. **Transfer**

7.1 **Hereby Made:** The Vendor hereby sells, conveys and transfers to the Purchaser the entirety of the Vendor's right, title and interest of whatsoever or howsoever nature in the Said Property, more fully described in the **Second Schedule** below, being (1) the First Property, i.e., land classified as danga (highland) measuring 0.9 (zero point nine) decimal, more or less, out of 27 (twenty seven) decimal, being a portion of R.S. Dag No. 104, corresponding L.R. Dag No. 100, recorded under R.S. Khatian No. 189, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-I** of the **First Schedule** below **And** (2) the Second Property, i.e., land classified as danga (highland) measuring 0.1 (zero point one) decimal, more or less, out of 3 (three) decimal, being a portion of R.S. Dag No. 106, corresponding L.R. Dag No. 99, recorded under R.S. Khatian No. 189, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-II** of the **First Schedule** below **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

7.2 **Consideration:** The aforesaid transfer is being made in consideration of a sum of **Rs. 1,25,000/- (Rupees One lakh Twenty Five Thousand only)** paid by the Purchaser to the Vendor, receipt of which the Vendor hereby and by the Receipt and Memo of Consideration hereunder written, admits and acknowledges.



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8. Terms of Transfer

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

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

8.1.2 Absolute: absolute, irreversible and perpetual.

8.1.3 Free from Encumbrances: free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lis pendens, uses, debutter, wakf, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, bargadars and liabilities whatsoever or howsoever made or suffered by the 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 clarify that the name of the Vendor or their predecessors-in-title are erroneously excluded in L.R. Record of Right in respect of the Said Property and the Vendor is entitled to get mutation in respect of the Said Property as recited under clause 5.1 and sub-clauses thereunder. Further, the Vendor hereby conveys all the Vendor's right, title and interest in the said R.S: Dag Nos. 104 and 106 under these presents whatsoever and howsoever in nature and



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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 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



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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 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.



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First Schedule
Part-I
(First Property)

Land vacant classified as danga (highland) measuring 0.9 (zero point nine) decimal, more or less, out of 27 (twenty seven) decimal, being a portion of R.S. Dag No. 104, corresponding L.R. Dag No. 100, recorded under R.S. Khatian No. 189, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and the said R.S. Dag No. 104 is butted and bounded as follows:

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

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

Part-II
(Second Property)

Land vacant classified as danga (highland) measuring 0.1 (zero point one) decimal, more or less, out of 3 (three) decimal, being a portion of R.S. Dag No. 106, corresponding L.R. Dag No. 99, recorded under R.S. Khatian No. 189, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and the said R.S. Dag No. 106 is butted and bounded as follows:

On the North : By R.S. Dag No. 105
On the East : By R.S. Dag No. 104
On the South : By R.S. Dag No. 107
On the West : Mouza Hatisala

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



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

Land vacant classified as danga (highland) measuring 0.9 (zero point nine) decimal, more or less, out of 27 (twenty seven) decimal, being a portion of R.S. Dag No. 104, corresponding L.R. Dag No. 100, recorded under R.S. Khatian No. 189, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-I** of the **First Schedule** above

Land vacant classified as danga (highland) measuring 0.1 (zero point one) decimal, more or less, out of 3 (three) decimal, being a portion of R.S. Dag No. 106, corresponding L.R. Dag No. 99, recorded under R.S. Khatian No. 189, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-II** of the **First Schedule** above

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

The details of the Said Property are tabulated below:

R.S. Dag No.	L.R. Dag No.	R.S. Khatian No.	Total Area in Dag (in Dec)	Area Sold (in Dec)
104	100	189	27	0.9
106	99	189	3	0.1
Total:				1.0



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10. Execution and Delivery

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

Witnesses:

1. Arijit Roy
17, Dixon Lane
KOL-14

2. Ajit Mandal
S/o Late Chandrakanta Mandal
Vill+PO - Gouzanga Nagar
PS - NEW TOWN
Dist - (N) 24 Parganas
KOL - 700162

১৭ ডিক্সন লেন
কলকাতা-১৪

[Vendor]

Read over and explained in Bengali the true meaning and substance of this Deed of Conveyance and the Receipt and Memo of Consideration hereir above 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

Ajit Mandal

Drafted by:

Arijit Roy
Advocate
WS/1366/03
Additional Judge's Office
KOL-27

Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs.1,25,000/- (Rupees One lakh Twenty Five 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. IOBAN23256676274	13.09.23	Indian Bank Overseas	1,25,000.00
		Total	1,25,000/-

Witnesses:

1. *Arijit Roy*

2. *Ajit Mondal*

[Signature]





















[Vendor]



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

13 SEP 2003

SPECIMEN FORM FOR TEN FINGER PRINTS

PHOTO						
	Little	Ring	Middle	Fore	Thumb	
	(Left Hand)					
	Thumb	Fore	Middle	Ring	Little	
(Right Hand)						
	<i>Peter John</i>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
(Right Hand)						
	<i>Heinrich</i>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
(Right Hand)						



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Alipore, South 24 Parganas

13 SEP 2021



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



GRN Details

GRN:	192023240218361628	Payment Mode:	SBI Epay
GRN Date:	13/09/2023 13:03:34	Bank/Gateway:	SBIePay Payment Gateway
BRN :	6285558520815	BRN Date:	13/09/2023 13:04:45
Gateway Ref ID:	20230913759252	Method:	Indian Overseas Bank NB
GRIPS Payment ID:	130920232021836161	Payment Init. Date:	13/09/2023 13:03:34
Payment Status:	Successful	Payment Ref. No:	2002272756/4/2023 (Query No*/Query Year)

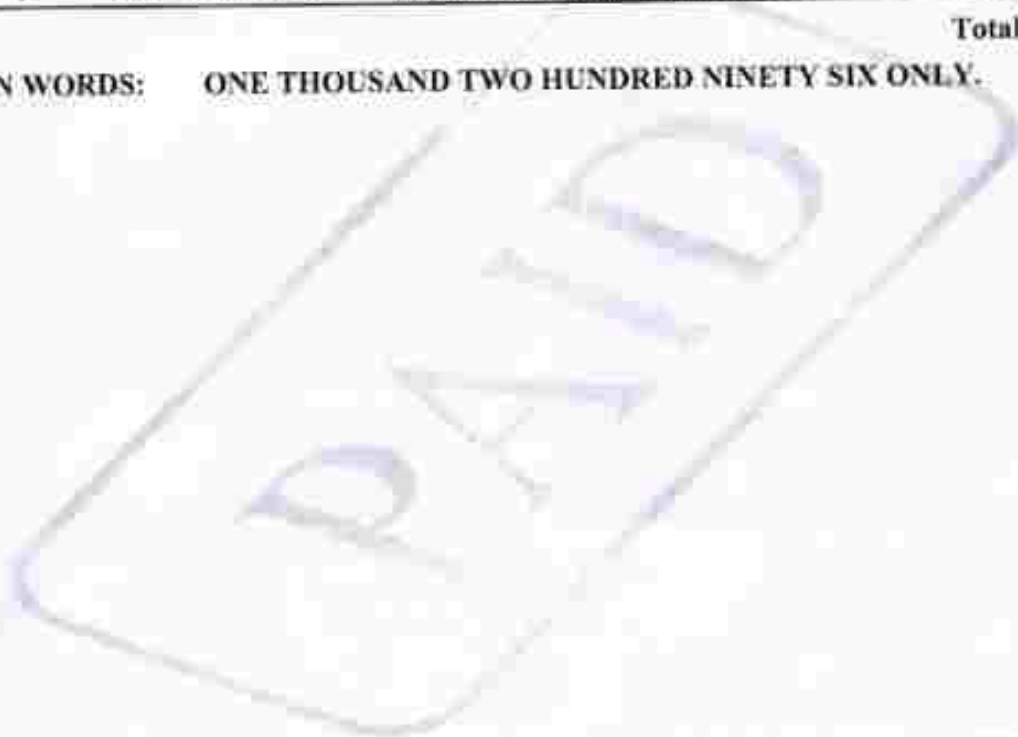
Depositor Details

Depositor's Name:	Mr RAHUL KYAL
Address:	30C, SOUTH END PARK, KOLKATA-700029
Mobile:	9330394689
Period From (dd/mm/yyyy):	13/09/2023
Period To (dd/mm/yyyy):	13/09/2023
Payment Ref ID:	2002272756/4/2023
Dept Ref ID/DRN:	2002272756/4/2023

Payment Details

Sl. No	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002272756/4/2023	Property Registration- Registration Fees	0030-03-104-001-16	1296
Total				1296

IN WORDS: ONE THOUSAND TWO HUNDRED NINETY SIX ONLY.







Government of West Bengal
GRIPS 2.0 Acknowledgement Receipt
Payment Summary



GRIPS Payment Detail

GRIPS Payment ID:	130920232021836161	Payment Init. Date:	13/09/2023 13:03:34
Total Amount:	1296	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	6285558520815	BRN Date:	13/09/2023 13:04:45
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	192023240218361628	Directorate of Registration & Stamp Revenue	1296
Total			1296

IN WORDS: ONE THOUSAND TWO HUNDRED NINETY SIX ONLY.

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





2-20

192023240218361628



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

Query No / Year	2002272756/2023	Office where deed will be registered
Query Date	06/09/2023 4:17:14 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. 1,25,000/-	Rs. 1,25,000/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 3,770/- (Article:23)	Rs. 1,264/- (Article:A(1), E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks		

Land Details :

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

Sch No	Plot Number	Khatian Number	Land Use/Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-104	RS-189	Bastu	Danga	0.9 Dec	1,10,000/-	1,10,000/-	
L2	RS-106	RS-189	Bastu	Danga	0.1 Dec	15,000/-	15,000/-	
		TOTAL :			1Dec	1,25,000 /-	1,25,000 /-	
		Grand Total :			1Dec	1,25,000 /-	1,25,000 /-	

Seller Details :

Sl No	Name & address	Status	Execution Admission Details :
1	ABULKALAM LASKAR Son of Ahammad Laskar, Jirangacha, City:-, P.O:- Hallsala, P.S:- Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. Afxxxxxx0K, Aadhaar No. : 52xxxxxxx4931, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Done by mef
BY - Mr



Buyer Details :

Sl No	Name & address	Status	Execution Admission Details :
1	RAHUL KYAL Son of Balkrishan Kyal,30C, South End Park,, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AGxxxxxx9F, Aadhaar No. : 74xxxxxxxx4912,Status :Individual, Not Executed	Individual	Not Executed

Identifier Details :

Name & address
AJIT MONDAL Son of Chandrakanta Mondal Geurango Nagar, Ghuni,, City:- , P.O:- Gaurango Nagar, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700159, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , Identifier Of ABULKALAM LASKAR

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	ABULKALAM LASKAR	RAHUL KYAL-0.9 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	ABULKALAM LASKAR	RAHUL KYAL-0.1 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 06-10-2023) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 06-10-2023)
3. Standard User charge of Rs. 300/- (Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.



P.S. NEW TOWN.

P.O. GAURANGO NAGAR. PIN: 780159.

3111006170122
AJIT MONDAL
Gaurango Nagar
Gourango Nagar North Twenty Four Parganas
West Bengal - 780159
9874163872



KL962840773FT

95284077



আপনার আধার সংখ্যা / Your Aadhaar No. :

5253 7670 1998

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India

অধিত মণ্ডল

AJIT MONDAL

পিতা : চন্দ্রকান্ত মণ্ডল

Father : Chandrakanta MONDAL



জন্মতারিখ / DOB: 19/07/1968

পুংস / Male

5253 7670 1998



আধার - সাধারণ মানুষের অধিকার

Ajit Mondal





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 16042002272756/2023

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	ABULKALAM LASKAR Jirangacha, City:- , P.O:- Hatsala, P.S:-Kashipur, District:-South 24- Parganas, West Bengal, India. PIN:- 700135	Seller			 20/09/2023
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	AJIT MONDAL Son of Chandrakanta Mondal Gaurango Nagar, Ghuni, City:- , P.O:- Gaurango Nagar, P.S.-New Town, District-North 24- Parganas, West Bengal, India. PIN:- 700159	ABULKALAM LASKAR			 13/09/2023

(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-1604-11390/2023	Date of Registration	14/09/2023
Query No / Year	1604-2002272756/2023	Office where deed is registered	
Query Date	06/09/2023 4:17:14 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	VINAYAX LEGAL 122/1R, Satiyendra 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. 1,25,000/-	Rs. 1,25,000/-		
Stampduty Paid(BD)	Registration Fee Paid		
Rs. 3,770/- (Article 23)	Rs. 1,296/- (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-104	RS-109	Basu Danga	0.9 Dec	1,10,000/-	1,10,000/-	
L2	RS-106	RS-189	Basu Danga	0.1 Dec	15,000/-	15,000/-	
		TOTAL :		1Dec	1,25,000 /-	1,25,000 /-	
		Grand Total :		1Dec	1,25,000 /-	1,25,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	ABULKALAM LASKAR (Presentant) Son of Ahamimad Laskar 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.: A1xxxxx0K, Aadhaar No: 52xxxxxxxx4931, Status :Individual, Executed by: Self, Date of Execution: 13/09/2023 , Admitted by: Self, Date of Admission: 13/09/2023 ,Place: Pvt. Residence, Executed by: Self, Date of Execution: 13/09/2023 , Admitted by: Self, Date of Admission: 13/09/2023 ,Place : Pvt. Residence

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	RAHUL KYAL Son of Balakrishnan Kyal 30C, South End Park,, City> . P.O> Sarat Bose Road, P.S>Lake, District>South 24-Parganas, West Bengal, India, PIN:- 700020 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
AJIT MONDAL Son of Chandrakanta Mondal Gouranga Nagar, Ghansi,, City> . P.O> Gouranga Nagar, P.S>New Town, District>North 24-Parganas, West Bengal, India, PIN:- 700159			

Identifier Of ABULKALAM LASKAR

Transfer of property for L1

Sl.No	From	To, with area (Name-Area)
1	ABULKALAM LASKAR	RAHUL KYAL-0.9 Dec

Transfer of property for L2

Sl.No	From	To, with area (Name-Area)
1	ABULKALAM LASKAR	RAHUL KYAL-0.1 Dec

Endorsement For Deed Number : I - 160411390 / 2023

On 13-09-2023:

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

Presented for registration at 14:20 hrs on 13-09-2023, at the Private residence by ABULKALAM LASKAR ,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 1,25,000/-

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

Execution is admitted on 13/09/2023 by ABULKALAM LASKAR, Son of Ahammad Laskar, Jirangacha, P.O: Hatisala, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Others identified by AJIT MONDAL, . . Son of Chandrakanta Mondal, Gaurango Nagar, Ghuni,, P.O: Gaurango Nagar, Thana: New Town, . North 24-Parganas, WEST BENGAL, India, PIN - 700159, by caste Hindu, by profession Others

(Handwritten Signature)

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

On 14-09-2023:

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,296.00/- (A(1) = Rs 1,250.00/- , E = Rs 14.00/- , H = Rs 28.00/- , M(b) = Rs 4.00/-) and Registration Fees paid by Cash Re 0.00/-, by online = Rs 1,296/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 13/09/2023 1:04PM with Govt. Ref. No: 192023240218361628 on 13-09-2023, Amount Rs: 1,296/-, Bank: SBI EPay (SBIEPay), Ref. No. 6285558520815 on 13-09-2023, Head of Account 0030-03-104-001-16

Online on 14/09/2023 2:27PM with Govt. Ref. No: 192023240220644188 on 14-09-2023, Amount Rs: 0/-, Bank: SBI EPay (SBIEPay), Ref. No. 1059070378813 on 14-09-2023, Head of Account

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 3,770/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 3,670/-

Description of Stamp

1. Stamp. Type: Impressed, Serial no 51743, Amount: Rs.100.00/-, Date of Purchase: 16/06/2023, Vendor name:

AMAL KR SAHA

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 13/09/2023 1:04PM with Govt. Ref. No: 192023240218361628 on 13-09-2023, Amount Rs: 0/-, Bank: SBI EPay (SBIEPay), Ref. No. 6285558520815 on 13-09-2023, Head of Account

Online on 14/09/2023 2:27PM with Govt. Ref. No: 192023240220644188 on 14-09-2023, Amount Rs: 3,670/-, Bank: SBI EPay (SBIEPay), Ref. No. 1059070378813 on 14-09-2023, 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**

1. Introduction
2. Background
3. Methodology
4. Results
5. Conclusion

6. References
7. Appendix
8. Notes
9. Tables
10. Figures

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38. References
39. Appendix
40. Notes

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2023, Page from 350823 to 350845

being No 160411390 for the year 2023.



(Handwritten mark)

Digitally signed by Anupam Halder
Date: 2023.09.15 12:47:06 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 15/09/2023
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.



11724/2024

2-1146A/2024



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AR 342158

30/10/2024
 Q-2002766289/2024

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

Handwritten signature



CONVEYANCE

1. Date: 30.10.2024
2. Place: Kolkata
3. Parties



29210

22 NOV 2023

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

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

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

SUBHANKAR DAS
STAMP VENDOR

Alipore Police Court, Kol-27

Vendr



Amrita Ghosh
c/o - Biplob Ghosh
viii- Beliachandi
P.O - Gocharou
P.S - Joynagar
Dist - 24 Pgs (S)
743391

Sub-Registrar IV
Registration 1308
Alipore, South 24 Parganas
30 OCT 2023

- 3.1 **CHHIDDIQUE ALI MOLLA (PAN No. IGLPM4468M, Aadhaar No. 5987 9309 4253)**, son of Late Usman Molla alias Omman Molla, by faith Muslim, by nationality Indian, occupation Others, residing at Jirangacha, Post Office Hatisala, Police Station Kashipur, PIN-700135, District South 24 Parganas;
- 3.2 **KALAM MOLLA (PAN No. IGOPM2678L, Aadhaar No. 5552 9244 1523)**, son of Late Usman Molla, by faith Muslim, by nationality Indian, occupation Others, residing at Jirangacha, Post Office Hatisala, Police Station Kashipur, PIN-700135, District South 24 Parganas;
- 3.3 **MONIRUL MOLLA (Aadhaar No. 4226 3423 9549)**, son of Late Usman Molla, by faith Muslim, by nationality Indian, occupation Others, residing at Jirangacha, Post Office Hatisala, Police Station Kashipur, PIN-700135, District South 24 Parganas;
- 3.4 **MAMONI BIBI (Aadhaar No. 4937 2042 6698)**, wife of Rajjak Ali Molla and daughter of Late Usman Molla, by faith Muslim, by nationality Indian, occupation Housewife, residing at Nimkuria, Post Office Joypur, Police Station Bhangar, PIN-743502, District South 24 Parganas;
- 3.5 **TUMPA BIBI (Aadhaar No. 8386 2902 9642)**, wife of Mahidul Molla and daughter of Late Usman Molla, by faith Muslim, by nationality Indian, occupation Housewife, residing at Methopara, Rajarhat Gopalpur (M), Post Office Hatlara, Police Station Rajarhat, PIN-700157, District South 24 Parganas;

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

And

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

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

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject Matter of Conveyance

- 4.1 **Said Property:** Land classified as soti (agricultural) measuring 0.5628 (zero point five six two eight) decimal, more or less, out of 36 (thirty six) decimal, being a portion of R.S. Dag No. 65, corresponding L.R. Dag No. 59, recorded under R.S. Khatian No. 661, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram



ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಪುಸ್ತಕ (W/S 7/02) ಮತ್ತು
ಪತ್ರಿಕೆಗಳ
ಅಧಿಕಾರ, ಸಂಖ್ಯೆ 20/2024

30 OCT 2024

Panchayet, Sub-Registration District Bhangar, District South 24 Parganas (**Said Property**) and more fully described in the **Schedule** below **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Said Property and appurtenances and inheritances for access and user thereof.

5. Background, Representations, Warranties and Covenants

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

- 5.1.1 **Recorded Ownership of Bhodi Bibi:** At all material time one Bhodi Bibi, wife of Tamijaddin Molla was the recorded owner in respect of land measuring 2.1 (two point one) decimal, more or less, being a portion of R.S. Dag No. 65, corresponding L.R. Dag No. 59, recorded under R.S. Khatian No. 661, 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 (**Recorded Property Of Bhodi Bibi**), free from all encumbrances.
- 5.1.2 **Recorded Ownership of Sabujan Bibi:** At all material time one Sabujan Bibi, wife of Akbar Fakir was the recorded owner in respect of land measuring 2.1 (two point one) decimal, more or less, being a portion of R.S. Dag No. 65, corresponding L.R. Dag No. 59, recorded under R.S. Khatian No. 661, 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 (**Recorded Property Of Sabujan Bibi**), free from all encumbrances.
- 5.1.3 **Recorded Ownership of Sabijan Bibi:** At all material time one Sabijan Bibi, wife of Echarat Darji was the recorded owner in respect of land measuring 2.1 (two point one) decimal, more or less, being a portion of R.S. Dag No. 65, corresponding L.R. Dag No. 59, recorded under R.S. Khatian No. 661, 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 (**Recorded Property Of Sabijan Bibi**), free from all encumbrances.
- 5.1.4 **Recorded Ownership of Bholai Molla:** At all material time one Bholai Molla, son of Chaber Molla was the recorded owner in respect of land measuring 7.06 (seven point zero six) decimal, more or less, being a portion of R.S. Dag No. 65, corresponding L.R. Dag No. 59, recorded under R.S. Khatian No. 661, 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 (**Recorded Property Of Bholai Molla**), free from all encumbrances.



Registrar Sub-Registrar IV
Registrar U/S 7 (2) of
Registration 1908
Alipor 2, North 24 Parganas

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- 5.1.5 **Ownership of Gedo Bibi:** At all material time one Gedo Bibi, wife of Late Karim Molla was the recorded owner in respect of land measuring 2.1 (two point one) decimal, more or less, being a portion of R.S. Dag No. 65, corresponding L.R. Dag No. 59, recorded under R.S. Khatian No. 661, 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 (**Property Of Gedo Bibi**), free from all encumbrances.
- 5.1.6 **Demise of Gedo Bibi:** Said Gedo Bibi, a Muslim governed by the Sunni School of Mohammedan Law died intestate issueless, leaving behind her surviving her 3 (three) brothers, namely, (1) Bholai Molla, (2) Rahich Molla and (3) Jubbar Molla and 5 (five) sisters, namely, (1) Bhodi Bibi, (2) Gopal Sanpti, (3) Abijan Bibi, (4) Sabujan Bibi and (5) Sabijan Bibi, as her only legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Gedo Bibi in the Property Of Gedo Bibi, free from all encumbrances. It is pertinent to mention here that husband of Gedo Bibi, namely, Karim Molla predeceased Gedo Bibi.
- 5.1.7 **Inheritance by Bhodi Bibi & Ors.:** In the above mentioned circumstances said (1) Bhodi Bibi has become the sole and absolute owner in respect of land measuring 0.191 (zero point one nine one) decimal, more or less, out of the Property Of Gedo Bibi (**Inherited Property Of Bhodi Bibi**), (2) Sabujan Bibi has become the sole and absolute owner in respect of land measuring 0.191 (zero point one nine one) decimal, more or less, out of the Property Of Gedo Bibi (**Inherited Property Of Sabujan Bibi**), (3) Sabijan Bibi has become the sole and absolute owner in respect of land measuring 0.191 (zero point one nine one) decimal, more or less, out of the Property Of Gedo Bibi (**Inherited Property Of Sabijan Bibi**) and (4) Bholai Molla has become the sole and absolute owner in respect of land measuring 0.382 (zero point three eight two) decimal, more or less, out of the Property Of Gedo Bibi (**Inherited Property Of Bholai Molla**), free from all encumbrances.
- 5.1.8 **Ownership Of Bhodi Bibi & Ors.:** In the above mentioned events and circumstances said (1) Bhodi Bibi has become the sole and absolute owner in respect of the Recorded Property Of Bhodi Bibi and Inherited Property Of Bhodi Bibi, collectively land measuring 2.291 (two point two nine one) decimal, more or less, in said R.S. Dag No. 65, corresponding L.R. Dag No. 59 (**Property Of Bhodi Bibi**), (2) Sabujan Bibi has become the sole and absolute owner in respect of the Recorded Property Of Sabujan Bibi and Inherited Property Of Sabujan Bibi, collectively land measuring 2.291 (two point two nine one) decimal, more or less, in said R.S. Dag No. 65, corresponding L.R. Dag No. 59 (**Property Of Sabujan Bibi**), (3) Sabijan Bibi has become the sole and absolute owner in respect of the Recorded Property Of Sabijan Bibi and Inherited Property Of Sabijan Bibi, collectively land measuring 2.291 (two point two nine one) decimal, more or less, in said R.S. Dag No. 65, corresponding L.R. Dag No. 59 (**Property Of Sabijan Bibi**) and (4) Bholai Molla has become the sole and absolute owner in respect of the Recorded Property Of Bholai Molla and Inherited Property Of Bholai Molla,



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District Sub-Registrar-IV
Registrar (CS) / 120 of
Registrar (CS)
Mysore, South of Karnataka

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collectively land measuring 7.442 (seven point four four two) decimal, more or less, in said R.S. Dag No. 65, corresponding L.R. Dag No. 59 (**Property Of Bholai Molla**), free from all encumbrances.

- 5.1.9 **Demise of Bhodi Bibi:** Said Bhodi Bibi, a Muslim governed by the Sunni School of Mohammedan Law died intestate, leaving behind her surviving her 3 (three) sons, namely, (1) Maqbul Molla, (2) Jasimuddin Molla and (3) Mohammad Ali Molla, as her only legal heirs, who jointly and in equal share inherited the right, title and interest of Late Bhodi Bibi in the Property Of Bhodi Bibi, free from all encumbrances.
- 5.1.10 **Demise of Maqbul Molla:** Said Maqbul Molla, a Muslim governed by the Sunni School of Mohammedan Law died intestate, leaving behind him surviving his only son, Badruddin Molla, as his only legal heir, who solely inherited the right, title and interest of Late Maqbul Molla in the Property Of Bhodi Bibi, free from all encumbrances.
- 5.1.11 **Demise of Jasimuddin Molla:** Said Jasimuddin Molla, a Muslim governed by the Sunni School of Mohammedan Law died intestate, leaving behind him surviving his 2 (two) sons, namely, (1) Jamat Ali Molla and (2) Sukur Molla, as his only legal heirs, who jointly and in equal share inherited the right, title and interest of Late Jasimuddin Molla in the Property Of Bhodi Bibi, free from all encumbrances.
- 5.1.12 **Sale to Khosdel Ali Molla & Chadem Molla:** By a Deed of Sale dated 4th May, 1972, registered in the Office of the Sub-Registrar, Bhangar, recorded in Book No. I, Volume No. 57, at Pages 145 to 150, being Deed No. 6090 for the year 1972, said (1) Mohammad Molla, (2) Badruddin Molla, (3) Jamat Ali Molla and (4) Sukur Molla sold, conveyed and transferred *inter alia* the Property Of Bhodi Bibi, said Sabujan Bibi sold, conveyed and transferred *inter alia* the Property Of Sabujan Bibi and said Sabijan Bibi sold, conveyed and transferred *inter alia* the Property Of Sabijan Bibi unto and in favour of (1) Khosdel Ali Molla and (2) Chadem Ali Molla, free from all encumbrances. It is pertinent to mention here that as per the said Deed No. 6090/1972, the aforesaid sellers have sold land measuring 7 (seven) decimal, in said R.S. Dag No. 65. However, the aforesaid sellers were jointly entitled to 6.873 (six point eight seven three) decimal, more or less, in said R.S. Dag No. 65 and therefore, the actual sale took effect vide the said Deed No. 6090/1972 was limited to their actual entitlement.
- 5.1.13 **Ownership of First Portion Of Larger Property:** In the above mentioned circumstances said Chadem Ali Molla became the sole and absolute owner in respect of land measuring 3.4365 (three point four three six five) decimal, more or less, being the half portion of Property Of Bhodi Bibi, Property Of Sabujan Bibi and Property Of Sabijan Bibi (**First Portion Of Larger Property**), free from all encumbrances.
- 5.1.14 **Demise of Bholai Molla:** Said Bholai Molla, son of Chaber Molla, a Muslim governed by the Sunni School of Mohammedan Law died



उपरोक्त सुविधा के अन्तर्गत -
अनुसूचित जाति (अस) के
अनुसूचित जाति (अस) के
अनुसूचित जाति (अस) के

30 OCT 2024

intestate, leaving behind him surviving his wife, Khodejan Bibi, 2 (two) sons, namely, (1) Khosdel Molla and (2) Chadem Ali Molla and 3 (three) daughters, namely, (1) Amena Bibi, (2) Chapatan Bibi and (3) Johra Bibi, as his only legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Bholai Molla in the Property Of Bholai Molla, free from all encumbrances.

5.1.15 **Demise of Khodejan Bibi:** Said Khodejan Bibi, wife of Late Bholai Molla, a Muslim governed by the Sunni School of Mohammedan Law died intestate, leaving behind her surviving her 2 (two) sons, namely, (1) Khosdel Molla and (2) Chadem Ali Molla and 3 (three) daughters, namely, (1) Amena Bibi, (2) Chapatan Bibi and (3) Johra Bibi, as her only legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Khodejan Bibi in the Property Of Bholai Molla, free from all encumbrances.

5.1.16 **Ownership of Second Portion Of Larger Property:** In the above mentioned circumstances said Chadem Ali Molla became the sole and absolute owner in respect of land measuring 2.1263 (two point one two six three) decimal, more or less, out of the Property Of Bholai Molla (**Second Portion Of Larger Property**), free from all encumbrances.

5.1.17 **Ownership Of Larger Property:** In the above mentioned events and circumstances said Chadem Ali Molla has become the sole and absolute owner in respect of the First Portion Of Larger Property and Second Portion Of Larger Property, collectively land measuring 5.5628 (five point five six two eight) decimal, more or less, in said R.S. Dag No. 65, corresponding L.R. Dag No. 59 (**Larger Property**), free from all encumbrances.

5.1.18 **Sale by Chadem Ali Molla:** By a Deed of Sale dated 17th February, 1993, registered in the Office of the Sub-Registrar, Bhangar, recorded in Book No. 1, Volume No. 20, at Pages 305 to 310, being Deed No. 1121 for the year 1993, said Chadem Ali Molla sold, conveyed and transferred land measuring 5 (five) decimal, more or less, out of the Larger Property in favour of Md. Nur Islam Molla & Ors.

5.1.19 **Remaining Ownership of Chadem Ali Molla:** In the aforesaid circumstances said Chadem Ali Molla remained the sole and absolute owner in respect of the Said Property, i.e. land measuring 0.5628 (zero point five six two eight) decimal, more or less, out of the Larger Property, free from all encumbrances.

5.1.20 **Sale to Usman Ali Molla:** By a Deed of Sale dated 9th September, 1998, registered in the Office of the Sub-Registrar, Bhangar, recorded in Book No. 1, Volume No. 52, at Pages 245 to 248, being Deed No. 3348 for the year 1998, said Chadem Ali Molla sold, conveyed and transferred the Said Property unto and in favour of Usman Ali Molla, free from all encumbrances. It is pertinent to mention here that as per the said Deed No. 3348/1998, the said Chadem Ali Molla has sold land measuring 3 (three) decimal, in said R.S. Dag No. 65. However, said Chadem Ali Molla was entitled to the



5
District Sub-Registrar IV
Registrar (S) of
Registration, South 24 Parganas
30 OCT 2024

Said Property and therefore, the actual sale took effect vide the said Deed No. 3348/1998 was limited to the Said Property only.

5.1.21 **Demise of Usman Ali Molla:** Said Usman Ali Molla, a Muslim governed by the Sunni School of Mohammedan Law died intestate, leaving behind him surviving his wife, Arefan Bibi (since deceased), 3 (three) sons, namely, (1) Chhiddique Ali Molla, (2) Kalam Molla and (3) Monirul Molla and 2 (two) daughters, namely, (1) Mamoni Bibi and (2) Tumpa Bibi, as his only legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Uchman Ali Molla in the Said Property, free from all encumbrances.

5.1.22 **Demise of Arefan Bibi:** Said Arefan Bibi, a Muslim governed by the Sunni School of Mohammedan Law died intestate, leaving behind her surviving her 3 (three) sons, namely, (1) Chhiddique Ali Molla, (2) Kalam Molla and (3) Monirul Molla and 2 (two) daughters, namely, (1) Mamoni Bibi and (2) Tumpa Bibi, as her only legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Arefan Bibi in the Said Property, free from all encumbrances.

5.1.23 **Absolute Ownership of Vendors:** In the above mentioned events and circumstances, said (1) Chhiddique Ali Molla, (2) Kalam Molla, (3) Monirul Molla, (4) Mamoni Bibi and (5) Tumpa Bibi (collectively the Vendors herein) have become the joint and absolute owners in respect of the Said Property, free from all encumbrances and the Said Property is the subject matter of this Conveyance.

5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendors represent and warrant to and covenant with the Purchaser regarding encumbrances as follows:

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

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

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

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



Office of Registrar of Companies
Registrar (MS & CO) of
Registration Office
MCCO, 2nd Floor, Bangalore

30 OCT 2024

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

6. Basic Understanding

- 6.1 **Sale of Said Property:** The basic understanding between the Vendors and the Purchaser is that the Vendors shall sell the Said Property to the Purchaser, free from all encumbrances of any and every nature whatsoever and with good 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 Vendors hereby sell, convey and transfer to the Purchaser the entirety of the Vendors' right, title and interest of whatsoever or howsoever nature in the Said Property, more fully described in the **Schedule** below, being, land classified as *soil* (agricultural) measuring 0.5628 (zero point five six two eight) decimal, more or less, out of 36 (thirty six) decimal, being a portion of R.S. Dag No. 65, corresponding L.R. Dag No. 59, recorded under R.S. Khatian No. 661, Mouza Jirangacha, J.L. No. 25, Police Station:



DISTRICT REGISTRAR, BANGALORE
REGISTRATION ACT (23 of
1908)
REGISTRATION, 1908
BANGALORE, 29 OCT 1924

30 OCT 1924

Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

7.2 **Consideration:** The aforesaid transfer is being made in consideration of a sum of Rs.5,00,000/- (Rupees Five Lakh only) paid by the Purchaser to the Vendors, receipt of which the Vendors hereby and by the Receipt and Memo of Consideration hereunder written, admits and acknowledges.

8. Terms of Transfer

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

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



District Sub-Registrar AY
Registrar (US 7 (2)) of
Registration & M
Mysore, District Bangalore

30 OCT 2024

of any claim made by any third parties with respect to the title of the Said Property. If any difficulty arises in respect of mutation of the Said Property in the name of the Purchaser then the Vendors shall at all times hereinafter, at the costs, expenses, risk and responsibility of the Vendors, forthwith take all necessary steps to mutate the name of the Purchaser in respect of the Said Property. In this regard the Vendors hereby clarify that the R.S. Record of Rights and L.R. Record of Rights are not in parity with the Vendors' entitlement in said R.S. Dag No. 65 as recited under clause 5.1 and sub-clauses thereunder. However, the Vendors hereby convey all the Vendors' right, title and interest in the said R.S. Dag (acquired vide the aforesaid recital) under these presents whatsoever and howsoever in nature and the Purchaser shall be entitled to rectify the said L.R. 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 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



District Sun-Registration IV
Registrar U.S. # (2) of
Registration 1986
Abovoh, South 24 Province
30 OCT 2024

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 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



District Sub-Registrar 4V
Registrar W/S J. (2) of
Registration 1400
Madurai, South 24 Perambalur
30 OCT 2024

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 0.5628 (zero point five six two eight) decimal, more or less, out of 36 (thirty six) decimal, being a portion of R.S. Dag No. 65, corresponding L.R. Dag No. 59, recorded under R.S. Khatian No. 661, 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 said R.S. Dag No. 65 is butted and bounded as follows:

On the North : By R.S. Dag No. 64
On the East : By R.S. Dag No. 148
On the South : By R.S. Dag No. 66
On the West : By R.S. Dag Nos. 67 and 68.

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



District Sub-Registrar-IV
Registrar U/S 7(2) of
Registration Act, 1908
Alwar, District Alwar, Rajasthan

30 OCT 2024

10. Execution and Delivery

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

Witnesses:

1. Anwita Ghosh
viii-Belachand
30-Socharon
P.S - Joybagat
Dist - 24 P.S (S)
743301

TUM PA BIBI
সত্যপা বিবি

2.
সত্যপা বিবি
৩০-সোচরন (২৫)
প.স - জয়বগত
ডাঃ - ২৪ প.স (স)
৭৪৩৩০১



L.T.I. of Monisul Molla
By The Pen of Anwita Ghosh



L.T.I. of Kalam Molla
By The Pen of Anwita Ghosh



L.T.I. of CHHIDDIQUE Ali Molla
By The Pen of Anwita Ghosh

Vendors

Drafted by:

Atamjit Roy
Advocate WB/1366/03
Alipura Judge Court
Koi-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 Anwita Ghosh



District Sub-Registrar IV
Registrar UTS 7 (2) of
Registration 1098
Alwar, Section 26 Pergana

30 OCT 2024

Receipt And Memo of Consideration

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

DD / Cheque No.	Date	Bank	In favour of	Amount (Rs.)
367873	28.10.24	Indian Overseas Bank	Kalam Molla	4,60,000/-
650369	28.10.24	Indian Overseas Bank	Chhiddique Ali Molla	10,000/-
650370	28.10.24	Indian Overseas Bank	Monirul Molla	10,000/-
650371	28.10.24	Indian Overseas Bank	Mamoni Bibi	10,000/-
650372	28.10.24	Indian Overseas Bank	Tumpa Bibi	10,000/-
Total:				Rs. 5,00,000/-

Witnesses:

1. Ananta Chak

TUMPA BIBI
তম্পা বিবি

2. /স্বাক্ষর: 28/10/24



L.T.I. of Monirul Molla
By The Pen of Ananta Chak



L.T.I. of Kalam Molla
By The Pen of Ananta Chak



L.T.I. of Chhiddique Ali Molla
By The Pen of Ananta Chak


































[Vendors]



District Sub-Registrar IV
Register No. 112 7 (2) of
Registration 1908
Alibon, South 24 Parganas

30 OCT 2024

SPECIMEN FORM FOR TEN FINGER PRINTS

































	<p>Chiddjave Ali Molla L.I.I. of Chiddjave Ali Molla By The Pen of Anwar Chashk</p>					
		Little Ring Middle Fore Thumb				
		(Left Hand)				
						
		Thumb Fore Middle Ring Little				
		(Right Hand)				
	<p>Kateram Molla L.I.I. of Kateram Molla By The Pen of Anwar Chashk</p>					
		Little Ring Middle Fore Thumb				
		(Left Hand)				
						
		Thumb Fore Middle Ring Little				
		(Right Hand)				
	<p>Masud Molla L.I.I. of Masud Molla By The Pen of Anwar Chashk</p>					
		Little Ring Middle Fore Thumb				
		(Left Hand)				
						
		Thumb Fore Middle Ring Little				
		(Right Hand)				



Director General of Health Services
Registration U/S 7425 of
Registration Act
New Delhi, India

30 OCT 2005

SPECIMEN FORM FOR TEN FINGER PRINTS

	<i>Suman</i>					
		Little Ring Middle Fore Thumb (Left Hand)				
						
		Thumb Fore Middle Ring Little (Right Hand)				
	<i>Esther Pata</i>					
		Little Ring Middle Fore Thumb (Left Hand)				
						
		Thumb Fore Middle Ring Little (Right Hand)				
	<i>TUMPA BIBI</i>					
		Little Ring Middle Fore Thumb (Left Hand)				
						
		Thumb Fore Middle Ring Little (Right Hand)				



കേരളം സർക്കാർ - മലപ്പുറം ജില്ല
മുഖ്യമന്ത്രിയുടെ കാര്യാലയം
മുഖ്യമന്ത്രിയുടെ കാര്യാലയം
മുഖ്യമന്ത്രിയുടെ കാര്യാലയം

30 OCT 2024



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



291020242026003191

GRIPS Payment Detail

GRIPS Payment ID:	291020242026003191	Payment Init. Date:	29/10/2024 18:31:27
Total Amount:	29934	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	8514741652223	BRN Date:	29/10/2024 18:31:38
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Mr ANURAG KYAL
Mobile: 9330394689

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192024250260031938	Directorate of Registration & Stamp Revenue	29934
Total			29934

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

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





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



192024250260031938

GRN Details

GRN:	192024250260031938	Payment Mode:	SBI Epay
GRN Date:	29/10/2024 18:31:27	Bank/Gateway:	SBIePay Payment Gateway
BRN :	8514741652223	BRN Date:	29/10/2024 18:31:38
Gateway Ref ID:	20241029968313	Method:	Indian Overseas Bank NB
GRIPS Payment ID:	291020242026003191	Payment Init. Date:	29/10/2024 18:31:27
Payment Status:	Successful	Payment Ref. No:	2002766289/1/2024 (Query No*/Query Year)

Depositor Details

Depositor's Name:	Mr ANURAG KYAL
Address:	30C, SOUTH END PARK, KOLKATA-700029
Mobile:	9330394689
Period From (dd/mm/yyyy):	29/10/2024
Period To (dd/mm/yyyy):	29/10/2024
Payment Ref ID:	2002766289/1/2024
Dept Ref ID/DRN:	2002766289/1/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002766289/1/2024	Property Registration-Stamp duty	0030-02-103-003-02	24920
2	2002766289/1/2024	Property Registration-Registration Fees	0030-03-104-001-16	5014
			Total	29934

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

PAID

Major Information of the Deed



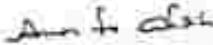
Deed No :	I-1604-11464/2024	Date of Registration	30/10/2024
Query No / Year	1604-2002766289/2024	Office where deed is registered	
Query Date	29/10/2024 12:33:18 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	BHAKTA HARI NASKAR Baneshwarpur, P.O. Dakshin Barasat, Thana : Joynagar, District : South 24-Parganas, WEST BENGAL. PIN - 743372. Mobile No. : 9330394689, Status :Deed Writer		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 5,00,000/-	Rs. 5,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 25,020/- (Article:23)	Rs. 5,046/- (Article:A(1), E)		
Remarks:			

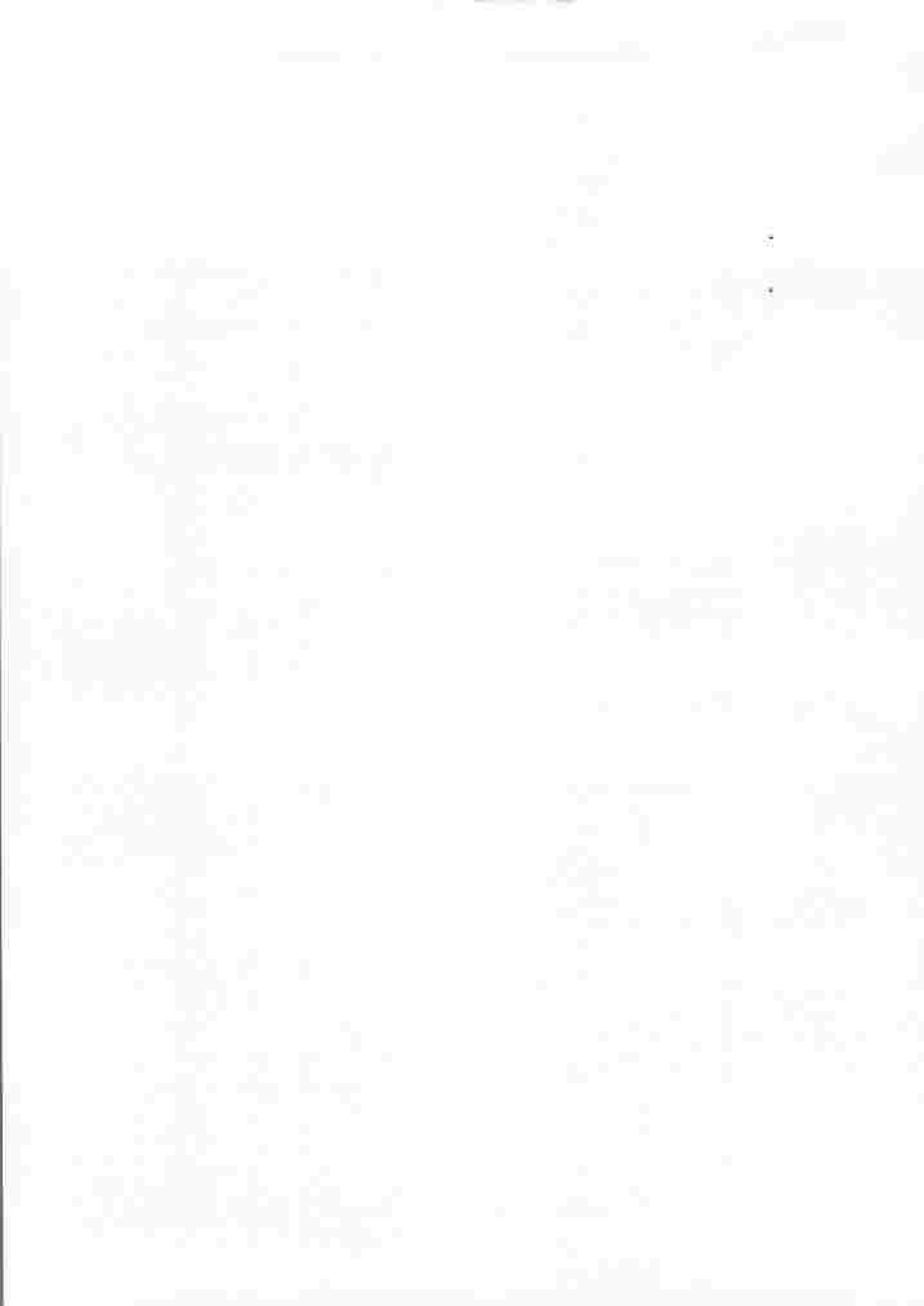
Land Details :






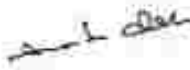






District: South 24-Parganas, P.S:- Kashipur, Gram Panchayat: BHAGAWANPUR, Mouza: Jirangacha, JI No: 25, Pin Code : 700135

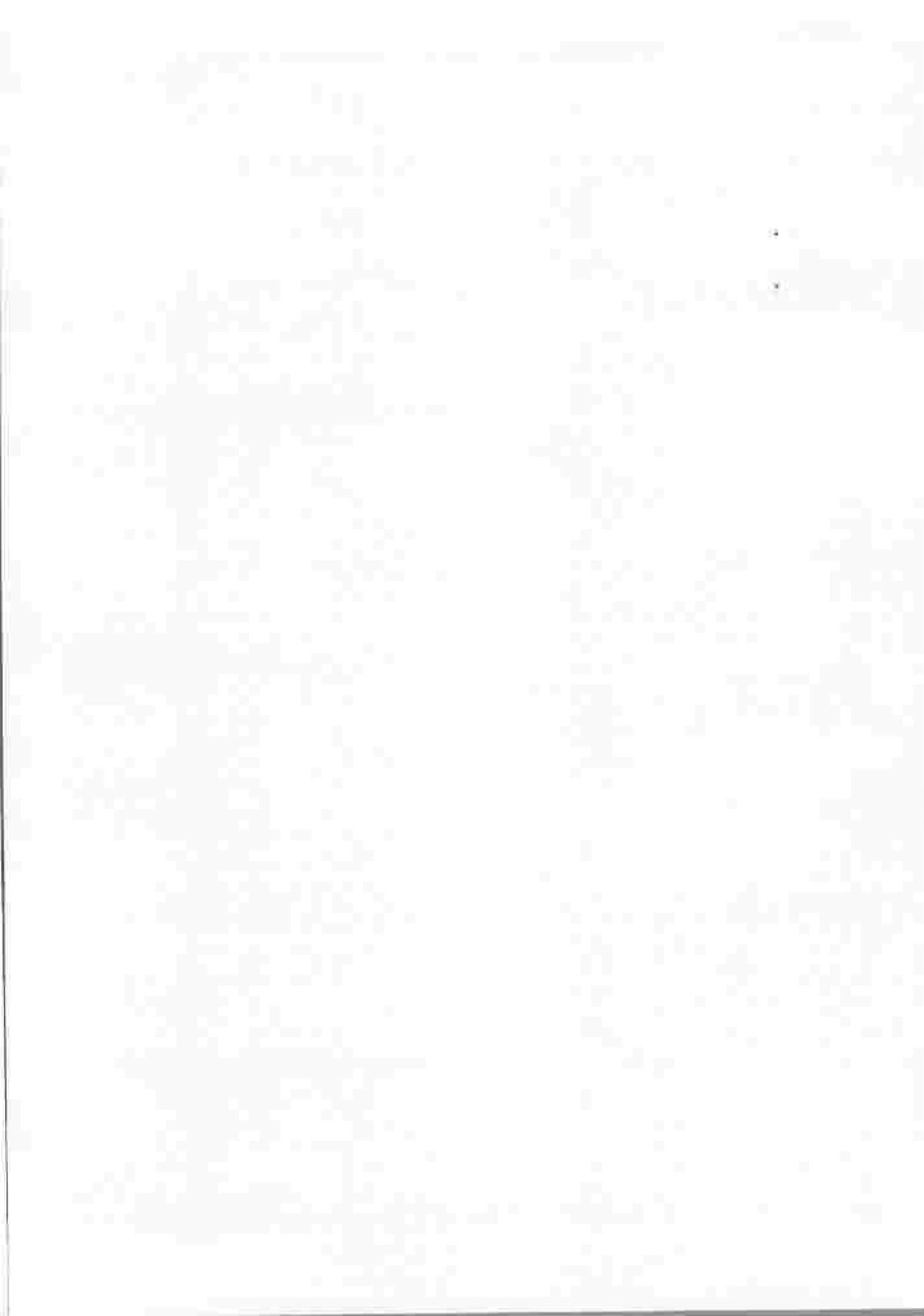
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-65	RS-661	Bastu	Shali	0.5628 Dec	5,00,000/-	5,00,000/-	
Grand Total :					.5628Dec	5,00,000 /-	5,00,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	CHHIDDIQUE ALI MOLLA (Presentant) Son of OMMAN MOLLA Executed by: Self, Date of Execution: 30/10/2024 , Admitted by: Self, Date of Admission: 30/10/2024 ,Place : Office	 30/10/2024	 Captured LT 30/10/2024	 30/10/2024
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 Date of Birth:XX-XX-1XX0 , PAN No.:: IGxxxxxx8M, Aadhaar No: 59xxxxxxxx4253, Status :Individual, Executed by: Self, Date of Execution: 30/10/2024 , Admitted by: Self, Date of Admission: 30/10/2024 ,Place : Office				



2	Name KALAM MOLLA Son of USMAN MOLLA Executed by: Self, Date of Execution: 30/10/2024 , Admitted by: Self, Date of Admission: 30/10/2024 ,Place : Office	Photo  30/10/2024	Finger Print  Captured LTI 30/10/2024	Signature  30/10/2024
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: IndiaDate of Birth:XX-XX-1XX8 , PAN No.:: IGxxxxxx8L, Aadhaar No: 55xxxxxxxx1523, Status :Individual, Executed by: Self, Date of Execution: 30/10/2024 , Admitted by: Self, Date of Admission: 30/10/2024 ,Place : Office				
3	Name MONIRUL MOLLA Son of USMAN ALI MOLLA Executed by: Self, Date of Execution: 30/10/2024 , Admitted by: Self, Date of Admission: 30/10/2024 ,Place : Office	Photo  30/10/2024	Finger Print  Captured LTI 30/10/2024	Signature  30/10/2024
UTTAR 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: IndiaDate of Birth:XX-XX-1XX4 , PAN No.:: ABxxxxxx9Z, Aadhaar No: 42xxxxxxxx9549, Status :Individual, Executed by: Self, Date of Execution: 30/10/2024 , Admitted by: Self, Date of Admission: 30/10/2024 ,Place : Office				
4	Name MAMONI BIBI Wife of RAJJAK ALI MOLLA Executed by: Self, Date of Execution: 30/10/2024 , Admitted by: Self, Date of Admission: 30/10/2024 ,Place : Office	Photo  30/10/2024	Finger Print  Captured LTI 30/10/2024	Signature  30/10/2024
NIMKURIA,, City:- , P.O:- JOYPUR, P.S:-Bhangar, District:-South 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Female, By Caste: Muslim, Occupation: Others, Citizen of: IndiaDate of Birth:XX-XX-1XX1 , PAN No.:: ABxxxxxx9Z, Aadhaar No: 49xxxxxxxx6698, Status :Individual, Executed by: Self, Date of Execution: 30/10/2024 , Admitted by: Self, Date of Admission: 30/10/2024 ,Place : Office				
5	Name TUMPA BIBI Wife of MAHIDUL MOLLA Executed by: Self, Date of Execution: 30/10/2024 , Admitted by: Self, Date of Admission: 30/10/2024 ,Place : Office	Photo  30/10/2024	Finger Print  Captured LTI 30/10/2024	Signature  30/10/2024



METHO PARA, HATIARA, City:- , P.O:- NEWTOWN, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700157 Sex: Female, By Caste: Muslim, Occupation: Others, Citizen of: India Date of Birth:XX-XX-1XX0 , PAN No.:: ABxxxxxx9Z, Aadhaar No: 83xxxxxxxx9642, Status :Individual, Executed by: Self, Date of Execution: 30/10/2024 , Admitted by: Self, Date of Admission: 30/10/2024 ,Place : Office

Buyer Details :

Sl No	Name/Address/Photo/Finger print and Signature
1	<p>ANURAG KYAL Son of UMESH 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: Others, Citizen of: India Date of Birth:XX-XX-1XX1 , PAN No.:: AGxxxxxxGH, Aadhaar No: 52xxxxxxxx8314. Status :Individual, Status : Not Executed</p>

Identifier Details :

Name	Photo	Finger Print	Signature
<p>AMRITA GHOSH Son of B GHOSH City:- , P.O:- GOCHARAN, P.S:-Joy Nagar, District:-South 24-Parganas, West Bengal, India, PIN:- 743391</p>		 Captured	
	30/10/2024	30/10/2024	30/10/2024
Identifier Of CHHIDDIQUE ALI MOLLA, KALAM MOLLA, MONIRUL MOLLA, MAMONI BIBI, TUMPA BIBI			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	CHHIDDIQUE ALI MOLLA	ANURAG KYAL-0.5828 Dec



Endorsement For Deed Number : I - 160411464 / 2024

On 30-10-2024

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

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

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

Presented for registration at 11:59 hrs on 30-10-2024, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by CHHIDDIQUE ALI MOLLA , one of the Executants.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 5,00,000/-

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

Execution is admitted on 30/10/2024 by 1. CHHIDDIQUE ALI MOLLA, Son of OMMAN MOLLA, Jirangachi, P.O: HATISALA, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Others, 2. KALAM MOLLA, Son of USMAN MOLLA, JIRANGACHA, P.O: HATISALA, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Others, 3. MONIRUL MOLLA, Son of USMAN ALI MOLLA, UTTAR JIRANGACHA, , P.O: HATISALA, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Others, 4. MAMONI BIBI, Wife of RAJJAK ALI MOLLA, NIMKURIA, , P.O: JOYPUR, Thana: Bhengar, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Muslim, by Profession Others, 5. TUMPA BIBI, Wife of MAHIDUL MOLLA, METHO PARA, HATIARA, , P.O: NEWTOWN, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Muslim, by Profession Others

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 5,046.00/- (A(1) = Rs 5,000.00/- , E = Rs 14.00/- , H = Rs 28.00/- , M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 5,014/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/10/2024 6:31PM with Govt. Ref. No: 192024250260031938 on 29-10-2024, Amount Rs: 5,014/-, Bank: SBI EPay (SBlePay), Ref. No. 8514741652223 on 29-10-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 25,020/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 24,920/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 29210, Amount: Rs.100.00/-, Date of Purchase: 22/11/2023, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/10/2024 6:31PM with Govt. Ref. No: 192024250260031938 on 29-10-2024, Amount Rs: 24,920/-, Bank: SBI EPay (SBlePay), Ref. No. 8514741652223 on 29-10-2024, Head of Account 0030-02-103-003-02



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

The first part of the paper discusses the historical context of the study, tracing the roots of the research back to the early 20th century. It highlights the contributions of several key figures in the field, whose work laid the foundation for the current study. The second part of the paper presents the methodology used in the research, detailing the data collection process and the analytical techniques employed. The results of the study are then presented, showing a clear trend in the data that supports the hypotheses. Finally, the paper concludes with a discussion of the implications of the findings and suggestions for future research.

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2024, Page from 326767 to 326789

being No 160411464 for the year 2024.



(Handwritten signature)

Digitally signed by Anupam Halder
Date: 2024.11.05 15:46:40 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 05/11/2024

DISTRICT SUB-REGISTRAR

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

West Bengal.