

08/07/24

I-07943/2024



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AR 342133

16/07/2024
 2001835851/2024

Certification that the documents presented to the Registrar were duly admitted the Registration. The stamp and the document sheets attached with the documents are the part of this document.

(Handwritten signature)

CONVEYANCE

1. Date: 16/07/24
2. Place: Kolkata
3. Parties



22 NOV 2023

29235

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



Amor to Ghosh
s/o. Biplab Ghosh
vill - Behachandi
P.O. Godawan
P.S. Jaynagar
Dist. 24 Pgs (S)
Pin - 743391.



- 3.1 **SUKUMAR GHOSH (PAN ATPLG0453B and Aadhaar No. 8905 9229 2286)**, son of Late Khitish Chandra Ghosh, by faith Hindu, by occupation Others, nationality Indian, residing at Jirangacha, Post Office Hatisala, Police Station Kashipur, PIN - 700135, District South 24 Parganas (**Vendor**, includes successors-in-interest)

And

- 3.2 **RISHI KYAL**, having **PAN AFTPK7464G and Aadhaar No. 6009 1283 0434**, son of Balkrishan Kyal, by faith Hindu, by occupation Business, nationality Indian, residing at 30C, South End Park, Post Office Sarat Bose Road, Kolkata- 700 029, Police Station Lake, District South 24 Parganas (**Purchaser**, includes successors-in-interest)

The 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 admeasuring 14.98 (fourteen point nine eight) decimal, more or less, comprised in R.S. Dag Nos. 92, 94, 102 and 118, corresponding L.R. Dag Nos. 86, 88, 96 and 112, respectively, recorded under R.S. Khatian Nos. 181 and 629, L.R. Khatian Nos. 1135 and 1262, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet (**BGP**), Sub-Registration District Bhangar, District South 24 Parganas (collectively **Said Property**) and more fully described in the **Schedule** below **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the 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 Mother Property:** At all material time one Uttam Chandra Ghosh was the sole and absolute owner in respect of land admeasuring 439 (four hundred thirty nine) decimal, comprised in R.S. Dag Nos. 92, 94, 102 and 118, recorded under R.S. Khatian Nos. 181 and 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (collectively **Mother Property**), free from all encumbrances. The details of the Mother Property are given in the chart below:



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R.S. Dag No.	R.S. Khatian No.	Total Area in Dag (in Dec)	Area (in Dec)
92	181	150	112
94	181	42	42
102	629	154	154
118	629	131	131
Total:			439

5.1.2 **Demise of Uttam Chandra Ghosh:** Said Uttam Chandra Ghosh, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate leaving behind him surviving his wife, Sashibala Dasi, 7 (seven) sons, namely, (1) Bipin Bihari Ghosh, (2) Satish Chandra Ghosh, (3) Jatish Chandra Ghosh, (4) Nagendra Nath Ghosh, (5) Kshitish Chandra Ghosh, (6) Rajendra Nath Ghosh alias Rajendra Kumar Ghosh and (7) Lalit Mohan Ghosh and 2 (two) daughters, namely, (1) Subodh Bala Ghosh and (2) Radharani Ghosh, as his only legal heirs and heiresses, who jointly and in equal share inherited the right, title and interest of Late Uttam Chandra Ghosh in the Mother Property, free from all encumbrances.

5.1.3 **Demise of Sashibala Dasi:** Said Sashibala Dasi, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate leaving behind her surviving her 7 (seven) sons, namely, (1) Bipin Bihari Ghosh, (2) Satish Chandra Ghosh, (3) Jatish Chandra Ghosh, (4) Nagendra Nath Ghosh, (5) Kshitish Chandra Ghosh, (6) Rajendra Nath Ghosh alias Rajendra Kumar Ghosh and (7) Lalit Mohan Ghosh and 2 (two) daughters, namely, (1) Subodh Bala Ghosh and (2) Radharani Ghosh, as her only legal heirs and heiresses, who jointly and in equal share inherited the right, title and interest of Late Sashibala Dasi in the Mother Property, free from all encumbrances.

5.1.4 **Ownership of Satish Chandra Ghosh:** In the above mentioned circumstances said Satish Chandra Ghosh has become the sole and absolute owner in respect of land measuring 48.8 (forty eight point eight) decimal, more or less, out of the Mother Property (**Satish's Property**) recorded under L.R. Khatian No. 1135, free from all encumbrances. The details of the Satish's Property are given in the chart below:

R.S. Dag No.	R.S. Khatian No.	Total Area in Dag (in Dec)	Area (in Dec)
92	181	150	12.45
94	181	42	4.67
102	629	154	17.12
118	629	131	14.56
Total:			48.8

5.1.5 **Sale to Sukumar Ghosh & Ors.:** By a Deed of Sale dated 18th September, 1987, registered in the Office of the Sub-Registrar of Bhangar, recorded in Book No. I, Volume No. 157, at Pages 26 to 30, being Deed No. 8260 for the year 1987, said Satish Chandra Ghosh sold, conveyed and transferred land measuring 44.89 (forty four



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point eight nine) decimal, more or less, out of the Satish's Property [**Larger Property**] unto and in favour of (1) Sadhan Kumar Ghosh, (2) Sukumar Ghosh and (3) Phanibhusan Ghosh, free from all encumbrances. The details of the Larger Property are given in the chart below:

R.S. Dag No.	R.S. Khatian No.	Total Area in Dag (in Dec)	Area (in Dec)
92	181	150	8.54
94	181	42	4.67
102	629	154	17.12
118	629	131	14.56
Total:			44.89

5.1.6 **Ownership of Said Property:** In the above mentioned circumstances said Sukumar Ghosh (the Vendor herein) has become the sole and absolute owner in respect of the Said Property, i.e. land measuring 14.98 (fourteen point nine eight) decimal, more or less, out of the Larger Property, free from all encumbrances and mutated his name in the records of the Block Land and Land Reforms Officer, Bhangar-II, under L.R. Khatian No. 1262, free from all encumbrances. The details of the Said Property is given in the chart below:

R.S. Dag No.	R.S. Khatian No.	Total Area in Dag (in Dec)	Area (in Dec)
92	181	150	2.85
94	181	42	1.56
102	629	154	5.71
118	629	131	4.86
Total:			14.98

5.1.7 **Absolute Ownership of Vendor:** In the above mentioned events and circumstances said Sukumar Ghosh (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.



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

6. Basic Understanding

- 6.1 **Sale of Said Property:** The basic understanding between the Vendor and the Purchaser is that the Vendor shall sell the Said Property to the Purchaser, free from all encumbrances of any and every nature whatsoever and with good, 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.



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7. Transfer

- 7.1 **Hereby Made:** The Vendor hereby sells, conveys and transfers to the Purchaser the entirety of the Vendor's right, title and interest of whatsoever or howsoever nature in the Said Property, more fully described in the **Schedule** below, being land admeasuring 14.98 (fourteen point nine eight) decimal, more or less, comprised in R.S. Dag Nos. 92, 94, 102 and 118, corresponding L.R. Dag Nos. 86, 88, 96 and 112, respectively, recorded under R.S. Khatian Nos. 181 and 629, L.R. Khatian Nos. 1135 and 1262, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the 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.1,24,00,000/- (Rupees One Crore Twenty Four Lakh 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



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

- 8.2.2 **Transfer of Property Act:** all obligations and duties of vendor and vendee as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.
- 8.3 **Delivery of Possession:** *Khas*, vacant, peaceful and physical possession of the Said Property has been handed over to the Purchaser.
- 8.4 **Outgoings:** All statutory revenue, cess, taxes, surcharge, outgoings and levies of or on the Said Property, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Vendor, with regard to which the Vendor hereby indemnify and agree to keep the Purchaser fully and comprehensively saved, harmless and indemnified.
- 8.5 **Holding Possession:** The Vendor hereby covenants that the Purchaser and the Purchaser's successors-in-interest and/or assigns shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof exclusively and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendor and it is further expressly and specifically covenanted, confirmed and declared by the Vendor that notwithstanding contained in any law



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for the time being in force or enacted later or any custom or practice or other form of equitable right or remedy available to the Vendor, the Vendor shall not at any time in future claim any right of pre-emption, right of passage (whether of men, materials, water and other utilities), right of way, means of access, easement of use or any other right of any nature whatsoever or howsoever over and above the Said Property, even if the balance portion of the Dag (from which the Said Property has been carved out) is land-locked and does not have any public or private means of access and the Vendor hereby expressly waives, surrenders and gives up each and every one of the aforesaid rights.

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



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and without any further consideration as and when required by the Purchaser.

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

SCHEDULE
(Said Property)
[Subject Matter of Conveyance]

Land (vacant) admeasuring 14.98 (fourteen point nine eight) decimal, more or less, comprised in R.S. Dag Nos. 92, 94, 102 and 118, corresponding L.R. Dag Nos. 86, 88, 96 and 112, respectively, recorded under R.S. Khatian Nos. 181 and 629, L.R. Khatian Nos. 1135 and 1262, 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

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:

Classification	R.S. Dag	L.R. Dag	R.S. Khatian	Total Area in Dag (Dec)	Area Sold (Dec)
Sali	92	86	181	150	2.85
Danga	94	88	181	42	1.56
Danga	102	96	629	154	5.71
Danga	118	112	629	131	4.86
Total:					14.98

Said R.S. Dag No. 92 is butted and bounded as follows:

- On the North** : By R.S. Dag No. 91
On the East : By R.S. Dag Nos. 94, 93 & 100
On the South : By R.S. Dag No. 102
On the West : By Mouza Hatisala

Said R.S. Dag No. 94 is butted and bounded as follows:

- On the North** : By R.S. Dag No. 67
On the East : By R.S. Dag No. 95
On the South : By R.S. Dag Nos. 96, 100 & 93
On the West : By R.S. Dag Nos. 92 & 93



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Said R.S. Dag No. 102 is butted and bounded as follows:

On the North : By R.S. Dag No. 92
On the East : By R.S. Dag Nos. 100 & 101
On the South : By R.S. Dag Nos. 103 & 105
On the West : By Mouza Hatisala

Said R.S. Dag No. 118 is butted and bounded as follows:

On the North : By R.S. Dag No. 100
On the East : By R.S. Dag Nos. 99, 119 & 121
On the South : By R.S. Dag No. 497
On the West : By R.S. Dag Nos. 101, 117, 116, 115, 114 & 113

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*

vill - Belachandi

P.O. Goddara

P.S. Jaynagar

Dist 24 P.S. (S) Bin - 743391.

26/2/2018

2. *Rakesh Ghosh*

S. Sukumar Ghosh

vill - Jiranghem

Po - HATISALA

SOUTH 24(P) Dist - 740135

[Vendor]

Drafted by:

Alamgir Raza

Advocate

WB/1366/03

Alipara Judges Court

KO-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



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Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs.1,24,00,000/- (Rupees One Crore Twenty Four 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:

Mode	Date	Bank	Amount (Rs.)
UTR No. IOBAR52024071200340507	12.07.24	Indian Overseas Bank	84,00,000.00
UTR No. IOBAR52024071500585195	15.07.24	Indian Overseas Bank	38,76,000.00
TDS			1,24,000.00
Total:			1,24,00,000/-

Witnesses:

1. *Anurag Ghosh*

[Handwritten Signature]

[Vendor]




















2. *Rakesh Ghosh*



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SPECIMEN FORM FOR TEN FINGER PRINTS

 <p><i>Banshi Singh</i></p>	<p><i>Banshi Singh</i></p>					
		Little Ring Middle Fore Thumb				
		(Left Hand)				
						
		Thumb Fore Middle Ring Little				
		(Right Hand)				
 <p><i>22/02/2019</i></p>	<p><i>22/02/2019</i></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)				



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ভারত সরকার
Government of India



নাম/ Name
Amrita Ghosh
পিতা: বিপ্লব ঘোষ
Father: Biplob Ghosh

জন্মতারিখ/DOB: 23/05/1991
পুলক / Male



2744 4498 2164



ভারত সরকার
Unique Identification Authority of India

ঠিকানা: A বিপ্লব ঘোষ
বেলাচান্ডী, গোচারান, গাড়া
দক্ষিণ ২৪ পরগণা, পশ্চিমবঙ্গ

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

2744 4498 2164

Amrita Ghosh

1000 1000 1000 1000



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



160720242012293625

GRIPS Payment Detail

GRIPS Payment ID:	160720242012293625	Payment Init. Date:	16/07/2024 08:53:53
Total Amount:	867934	No of GRN:	1
Bank/Gateway:	Indian Overseas Bank	Payment Mode:	Online Payment
BRN:	202407160876901	BRN Date:	16/07/2024 08:55:06
Payment Status:	Successful	Payment Init. From:	GRIPS Portal

Depositor Details

Depositor's Name: RISHI KYAL
Mobile: 9007711037

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192024250122936261	Directorate of Registration & Stamp Revenue	867934
Total			867934

IN WORDS: EIGHT LAKH SIXTY SEVEN 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



192024250122936261

GRN Details

GRN:	192024250122936261	Payment Mode:	Online Payment
GRN Date:	16/07/2024 08:53:53	Bank/Gateway:	Indian Overseas Bank
BRN :	202407160876901	BRN Date:	16/07/2024 08:55:06
GRIPS Payment ID:	160720242012293625	Payment Init. Date:	16/07/2024 08:53:53
Payment Status:	Successful	Payment Ref. No:	2001835851/2/2024 (Query No*/Query Year)

Depositor Details

Depositor's Name:	RISHI KYAL
Address:	30C, SOUTH END PARK KOLKATA, West Bengal, 700029
Mobile:	9007711037
Depositor Status:	Buyer/Claimants
Query No:	2001835851
Applicant's Name:	Org VINAYAK LEGAL
Identification No:	2001835851/2/2024
Remarks:	Sale, Sale Document
Period From (dd/mm/yyyy):	16/07/2024
Period To (dd/mm/yyyy):	16/07/2024

Payment Details

Sl. No.	Payment Ref No.	Head of A/C Description	Head of A/C	Amount (₹)
1	2001835851/2/2024	Property Registration- Stamp duty	0030-02-103-003-02	743920
2	2001835851/2/2024	Property Registration- Registration Fees	0030-03-104-001-16	124014
			Total	867934

IN WORDS: EIGHT LAKH SIXTY SEVEN THOUSAND NINE HUNDRED THIRTY FOUR ONLY.

PAID

Major Information of the Deed

Deed No :	I-1604-07943/2024	Date of Registration	16/07/2024
Query No / Year	1604-2001835851/2024	Office where deed is registered	
Query Date	11/07/2024 6:43:16 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. 1,24,00,000/-	Rs. 1,24,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,44,020/- (Article:23)	Rs. 1,24,046/- (Article:A(1), E)		
Remarks			

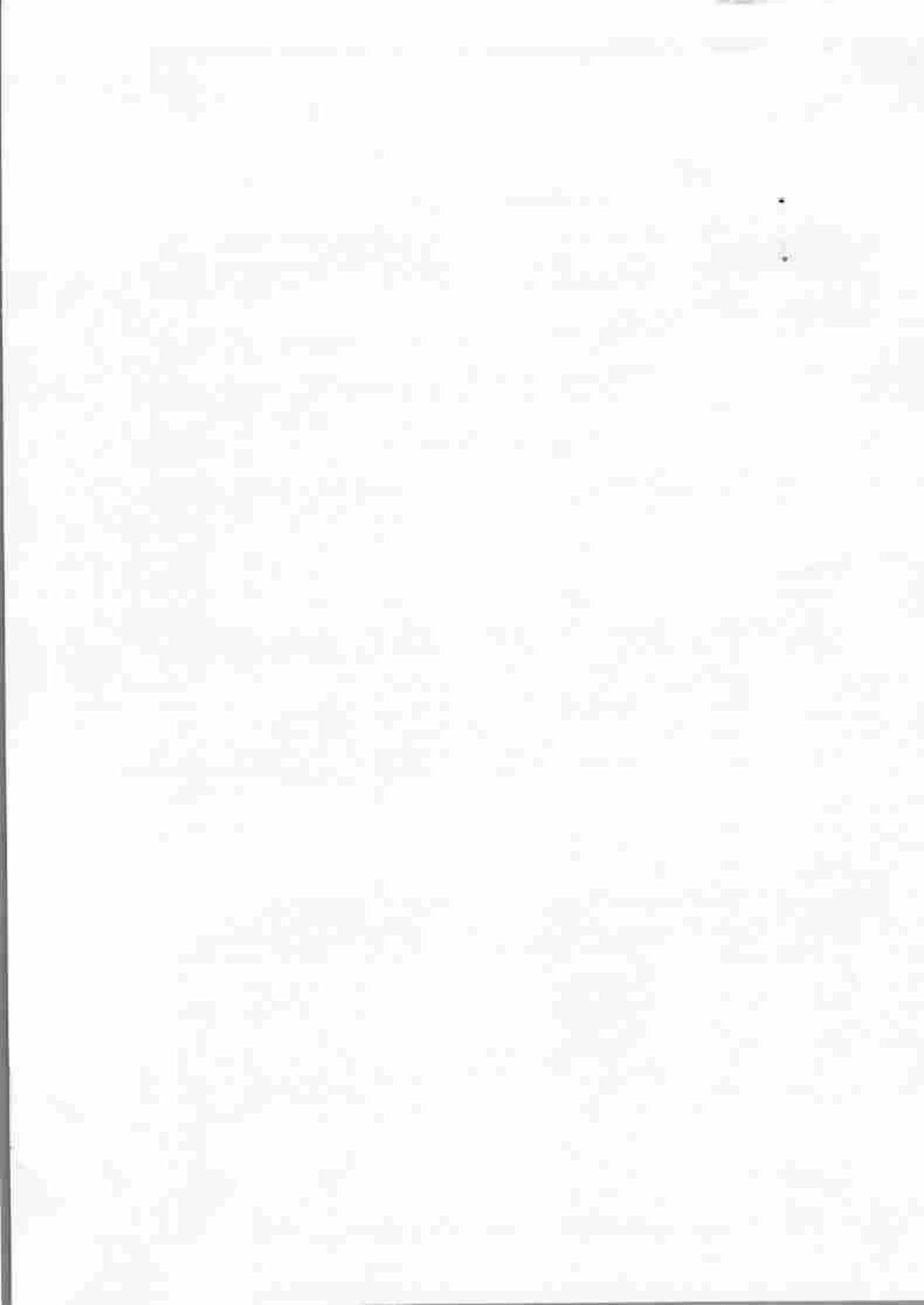
Land Details :

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-92	RS-181	Bastu	Danga	2.85 Dec	23,59,145/-	23,59,145/-	
L2	RS-94	RS-181	Bastu	Shall	1.56 Dec	12,91,323/-	12,91,323/-	
L4	RS-102	RS-829	Bastu	Danga	5.71 Dec	47,26,568/-	47,26,568/-	
L9	RS-118	RS-629	Bastu	Danga	4.86 Dec	40,22,964/-	40,22,964/-	
		TOTAL :			14.98Dec	124,00,000 /-	124,00,000 /-	
		Grand Total :			14.98Dec	124,00,000 /-	124,00,000 /-	

Seller Details :

Sl No	Name, Address, Photo, Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	SUKUMAR GHOSH (Presentant) Son of Kshitish Ghosh Executed by: Self, Date of Execution: 16/07/2024 , Admitted by: Self, Date of Admission: 16/07/2024 ,Place : Office	 <small>16/07/2024</small>	 Captured <small>16/07/2024</small>	 <small>16/07/2024</small>



Village:- Jirangachi, 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 Date of Birth:XX-XX-1XX0 , PAN No.:: ATxxxxxx3B, Aadhaar No: 89xxxxxxxx2286, Status :Individual, Executed by: Self, Date of Execution: 16/07/2024 , Admitted by: Self, Date of Admission: 16/07/2024 ,Place : Office

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	RISHI 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 Date of Birth:XX-XX-1XX6 , PAN No.:: AFxxxxxx4G, Aadhaar No: 60xxxxxxxx0434, Status :Individual, Status : Not Executed

Identifier Details :

Name	Photo	Finger Print	Signature
AMRITA GHOSH Son of Biplab Ghosh Village:- Gocharan, P.O:- Gocharan, P.S:- Joynagar, District:-South 24-Parganas, West Bengal, India, PIN:- 743391			
	16/07/2024	16/07/2024	16/07/2024
Identifier Of SUKUMAR GHOSH			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	SUKUMAR GHOSH	RISHI KYAL-2.85 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	SUKUMAR GHOSH	RISHI KYAL-1.56 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	SUKUMAR GHOSH	RISHI KYAL-5.71 Dec
Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	SUKUMAR GHOSH	RISHI KYAL-4.86 Dec

Endorsement For Deed Number : I - 160407943 / 2024

On 16-07-2024

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) 46(1),W.B. Registration Rules,1962)

Presented for registration at 14:18 hrs on 16-07-2024, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by SUKUMAR GHOSH ,Executant.

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

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,24,00,000/-

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

Execution is admitted on 16/07/2024 by SUKUMAR GHOSH, Son of Kshilish Ghosh, P.O: Hatisala, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Others

Indetified 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 1,24,046.00/- (A(1) = Rs 1,24,000.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 1,24,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/07/2024 8:55AM with Govt. Ref. No: 192024250122936261 on 16-07-2024, Amount Rs: 1,24,014/-, Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 202407160876901 on 16-07-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,44,020/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 7,43,920/-

Description of Stamp

1, Stamp: Type: Impressed, Serial no 29235, 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 16/07/2024 8:55AM with Govt. Ref. No: 192024250122936261 on 16-07-2024, Amount Rs: 7,43,920/-, Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 202407160876901 on 16-07-2024, 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

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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2024, Page from 232174 to 232193
being No 160407943 for the year 2024.



(Handwritten signature)

Digitally signed by Anupam Halder
Date: 2024.07.18 10:52:12 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 18/07/2024
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.

08109/24

D-07944/2024



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AR 342140

Certified that the amount is deposited in the Register's office. The signature shown and the instrument with which it is attached are the part of this instrument.

16/07/2024
 2001895687/2024

(Signature)

CONVEYANCE

1. Date: 16/07/2024
2. Place: Kolkata
3. Parties



29228

22 NOV 2023

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

Name:- B. C. LAHIRI

Advocate

Address:- Alipore Judge's Court, Kol-27

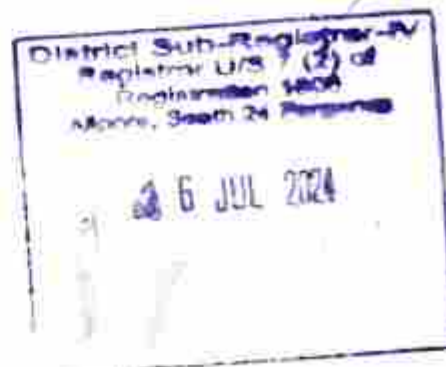
Alipore Collectorate, 24 Pgs. (S)

SUBHANKAR DAS

STAM. VENDOR

Alipore Police Court, Kol-27

Vendr



Amrita Ghosh
3/0, Biplob Akash
vill - Belachandi
P.O. - Torocharan
P.S. - Joyragan
24 Pgs (S)
Pin - 743391

- 3.1 **SADHAN GHOSH** alias **SADHAN KUMAR GHOSH** (**PAN ASMPG3968R** and **Aadhaar No. 8052 8600 2115**), son of Late Kshitish Chandra Ghosh, by faith Hindu, by occupation Others, nationality Indian, residing at Jirangacha, Post Office Hatisala, Police Station Kashipur, PIN - 700135, District South 24 Parganas (**Vendor**, includes successors-in-interest)

And

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

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

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject Matter of Conveyance

- 4.1 **Said Property:** (1) Land classified as *danga* (highland) measuring 0.3334 (zero point three three three 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, L.R. Khatian No. 2419, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet (**BGP**), Sub-Registration District Bhangar, District South 24 Parganas (**First Property**) and more fully described in **Part-I** of the **First Schedule** below **And** (2) land classified as *sali* (agricultural) measuring 1.25 (one point two five) decimal, more or less, out of 11 (eleven) decimal, being a portion of C.S./R.S. Dag No. 116, corresponding L.R. Dag No. 110, recorded under C.S. Khatian No. 108, R.S. Khatian No. 630, L.R. Khatian Nos. 1756 and 2419, 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 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:



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Registrar, U.S. (2) of
Registration, 1908
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6 JUL 2024

5.1.1 Devolution of First Property:

- (a) **Ownership of Larger First Property:** At all material time (1) Elem Baksh Molla, (2) Rahim Baksh Molla, (3) Anowar Ali Molla, (4) Moksed Ali Molla and (5) Ambat Ali Molla were the joint and absolute owners in respect of land measuring 27 (twenty seven) decimal, being the entirety of R.S. Dag No. 104, 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 (**Larger First Property**), free from all encumbrances.
- (b) **Demise of Elem Baksh Molla:** Said Elem Baksh Molla, a Muslim governed by the *Sunni* School of Mahomedan Law, died intestate leaving behind him surviving his only wife, Amena Bibi, 2 (two) sons, namely, (1) Latib Molla alias Abdul Latib Molla and (2) Ahad Baksh Molla and 2 (two) daughters, namely, (1) Hingaljan 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 Baksh Molla in the Larger First Property, free from all encumbrances.
- (c) **Subsequent Ownership of Larger First Property:** In the above mentioned circumstances the ownership to the Larger First Property devolved as per the chart given below:

Owner	R.S. Dag	Area (in dec.)
Rahim Baksh Molla	104	5.4
Anowar Ali Molla	104	5.4
Moksed Ali Molla	104	5.4
Ambat Ali Molla	104	5.4
Amena Bibi	104	0.675
Latib Molla alias Abdul Latib Molla	104	1.575
Ahad Baksh Molla	104	1.575
Hingaljan Bibi	104	0.7875
Nurjan Bibi	104	0.7875
Total:		27

- (d) **Sale by Latib Molla:** 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 sold, conveyed and transferred his right, title and interest in the Larger First Property unto and in favour of Mosammat Khodejan Bibi, free from all encumbrances.
- (e) **Sale to Vendor:** By a Deed of Sale dated 18th April, 1986, registered in the Office of the Sub-Registrar of Bhangar, recorded in Book No. 1, Volume No. 385, at pages 10 to 14, being Deed No. 4457 for the year 1986, said (1) Mosammat Khodejan Bibi, (2) Amena Bibi and (3) Nurjan Bibi sold, conveyed and transferred land measuring 1 (one) decimal, more or less, out of their entitlement in the Larger First Property unto and in favour of (1)



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Registrar U.S. 7 (2) of
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Alson, South 24 Parganas

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Sadhan Chandra Ghosh alias Sadhan Kumar Ghosh alias Sadhan Ghosh (the Vendor herein), (2) Sukumar Ghosh and (3) Phanibhusan Ghosh, free from all encumbrances.

- (f) **Absolute Ownership of First Property:** In the above mentioned circumstances said Sadhan Chandra Ghosh alias Sadhan Kumar Ghosh alias Sadhan Ghosh (the Vendor herein) has become the sole and absolute owner in respect of the First Property, i.e. land measuring 0.3334 (zero point three three three four) decimal, more or less, out of the Larger First Property, free from all encumbrances.

5.1.2 Devolution of Second Property:

- (a) **Ownership of Larger Second Property:** At all material time one Esarat Laskar was the sole and absolute owner in respect of land measuring 11 (eleven) decimal, being the entirety of C.S./R.S. Dag No. 116, corresponding to L.R. Dag No. 110, recorded under C.S. Khatian No. 108, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Larger Second Property**), free from all encumbrances.
- (b) **Demise of Esarat Laskar:** Said Esarat Laskar, a Muslim governed by the *Sunni* School of Mahomedan Law, died intestate leaving behind him surviving his only wife, Rupjan Bibi, 2 (two) sons, namely, (1) Entaj Ali Laskar and (2) Yunus Ali Laskar and 1 (one) daughter, Necharan Bibi alias Marijan Bibi, as his only legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Esarat Laskar in the Larger Second Property, free from all encumbrances.
- (c) **Subsequent Ownership of Larger Second Property:** In the above mentioned circumstances said (1) Rupjan Bibi, (2) Entaj Ali Laskar, (3) Yunus Ali Laskar and (4) Necharan Bibi alias Marijan Bibi have become the joint and absolute owners in respect of the Larger Second Property, recorded under R.S. Khatian No. 630, free from all encumbrances. Their respective ownership in the Larger Second Property is given in the chart below:

Owner	C.S./R.S. Dag	L.R. Dag	Area (in dec.)
Rupjan Bibi	116	110	1.375
Entaj Ali Laskar	116	110	3.85
Yunus Ali Laskar	116	110	3.85
Necharan Bibi alias Marijan Bibi	116	110	1.925
Total:			11

- (d) **Sale to Elem Baksh Molla & Ors.:** By a Deed of Sale dated 13th April, 1959, registered in the Office of the Sub-Registrar, Bhangar, recorded in Book No. 1, Volume No. 32, at Pages 177 to 178, being Deed No. 3272 for the year 1959, said (1) Entaj Ali Laskar and (2)



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Rupjan Bibi sold, conveyed and transferred their right, title and interest in the Larger Second Property unto and in favour of (1) Elem Baksh Molla, (2) Rahim Baksh Molla, (3) Anowar Ali Molla and (4) Moksed Ali Molla, free from all encumbrances. It is pertinent to mention here that the share of said Yunus Ali Laskar and Necharan Bibi alias Marijan Bibi in the Larger Second Property have also been sold vide the aforesaid Deed No. 3272/1959. However, said Yunus Ali Laskar and Necharan Bibi alias Marijan Bibi were minors represented by their mother, Rupjan Bibi without obtaining the Court Permission and therefore, such transfer of the minors' share is void in nature as per the operation of Mahomedan Law.

- (e) **Demise of Elem Baksh Molla:** Said Elem Baksh Molla, a Muslim governed by the *Sunni* School of Mahomedan Law, died intestate leaving behind him surviving his only wife, Amena Bibi, 2 (two) sons, namely, (1) Latib Molla and (2) Ahad Baksh Molla and 2 (two) daughters, namely, (1) Hingaljan 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 Baksh Molla in the Larger Second Property, free from all encumbrances.
- (f) **Sale by Latib Molla:** By a Deed of Sale dated 30th January, 1984, registered in the Office of the Sub-Registrar of Bhangar, recorded in Book No. I, being Deed No. 1233 for the year 1984, said Latib Molla alias Abdul Latib Molla sold, conveyed and transferred his right, title and interest in the Larger Second Property unto and in favour of Mosammat Khodejan Bibi, free from all encumbrances.
- (g) **First Sale to Vendor:** By a Deed of Sale dated 18th April, 1986, registered in the Office of the Sub-Registrar of Bhangar, recorded in Book No. I, Volume No. 385, at pages 10 to 14, being Deed No. 4457 for the year 1986, said (1) Mosammat Khodejan Bibi, (2) Amena Bibi and (3) Nurjan Bibi sold, conveyed and transferred their right, title and interest, i.e. 0.75 (zero point seven five) decimal, more or less, out of the Larger Second Property unto and in favour of (1) Sadhan Chandra Ghosh alias Sadhan Kumar Ghosh alias Sadhan Ghosh (the Vendor herein), (2) Sukumar Ghosh and (3) Phanibhusan Ghosh, free from all encumbrances. It is pertinent to mention here that aforesaid sellers had transferred more than their entitlement in the Larger Second Property vide Deed No. 4457/1986 in respect of said R.S. Dag No. 116, however, the actual sale that took effect vide said Deed No. 4457/1986 was limited to the aforesaid land measuring 0.75 (zero point seven five) decimal, more or less, out of the Larger Second Property.
- (h) **Ownership of First Portion Of Second Property:** In the above mentioned circumstances said Sadhan Chandra Ghosh alias Sadhan Kumar Ghosh alias Sadhan Ghosh (the Vendor herein) has become the sole and absolute owner in respect of land measuring 0.25 (zero point two five) decimal, more or less, out of the Larger Second Property (**First Portion Of Second Property**), free from all encumbrances.



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- (i) **Second Sale to Vendor:** By a Deed of Sale dated 8th November, 1995, registered in the Office of the Sub-Registrar of Bhangar, recorded in Book No. I, Volume No. 57, at Pages 359 to 364, being Deed No. 3014 for the year 1995, said (1) Yunus Ali Laskar and (2) Necharan Bibi alias Marijan Bibi jointly sold, conveyed and transferred their right, title and interest in the Larger Second Property unto and in favour of (1) Bidyut Kumar Ghosh, (2) Biman Kumar Ghosh, (3) Sadhan Chandra Ghosh alias Sadhan Kumar Ghosh alias Sadhan Ghosh (the Vendor herein), (4) Sukumar Ghosh and (5) Phanibhusan Ghosh, free from all encumbrances. Out of the aforesaid purchasers said Bidyut Kumar Ghosh and Biman Kumar Ghosh jointly purchased 50% share and said Sadhan Chandra Ghosh alias Sadhan Kumar Ghosh alias Sadhan Ghosh, Sukumar Ghosh and Phanibhusan Ghosh jointly purchased the other 50% share.
- (j) **Ownership of Second Portion Of Second Property:** In the above mentioned circumstances said Sadhan Chandra Ghosh alias Sadhan Kumar Ghosh alias Sadhan Ghosh (the Vendor herein) has become the sole and absolute owner in respect of land measuring 1 (one) decimal, more or less, out of the Larger Second Property (**Second Portion Of Second Property**), free from all encumbrances.
- (k) **Absolute Ownership of Second Property:** In the above mentioned circumstances said Sadhan Chandra Ghosh alias Sadhan Kumar Ghosh alias Sadhan Ghosh (the Vendor herein) has become the sole and absolute owner in respect of the Second Property, comprised in the First Portion Of Second Property and Second Portion Of Second Property, i.e. collectively land measuring 1.25 (one point two five) decimal, more or less, out of the Larger Second Property, free from all encumbrances.
- 5.1.3 **Absolute Ownership of Vendor:** In the above mentioned events and circumstances the Vendor herein has become the sole and absolute owner in respect of the Said Property, comprised in the First Property and Second Property and mutated his name in the records of the Block Land and Land Reforms Officer, Bhangar-II, under L.R. Khatian No. 2419, 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



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

- 5.2.3 **No Encumbrance by Act of Vendor:** The Vendor has not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.
- 5.2.4 **Right, Power and Authority to Sell:** The Vendor has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchaser.
- 5.2.5 **No Dues:** No tax in respect of the Said Property is due to the local authority and/or any other authority or authorities and no Certificate Case is pending for realization of any dues from the Vendor.
- 5.2.6 **No Right of Pre-emption:** No person or persons whatsoever have/had/has any right of pre-emption over and in respect of the Said Property or any part thereof.
- 5.2.7 **No Mortgage:** No mortgage or charge has been created by the Vendor by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.
- 5.2.8 **Free From All Encumbrances:** The Said Property is free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debutters*, *wakf*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title and the title of the Vendor to the Said Property is free, clear and marketable. It is pertinent to mention here that the Vendor has purchased certain area of land in R.S. Dag No. 109, vide said Deed No. 4457/1986 without having any rightful title thereto. Therefore, the Vendor hereby declares that the Vendor shall not claim any right, title and interest in said R.S. Dag No. 109 whatsoever and howsoever in nature.
- 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



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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 *danga* (highland) measuring 0.3334 (zero point three three three 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, L.R. Khatian No. 2419, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-I** of the **First Schedule** below **And** (2) the Second Property, i.e., land classified as *sali* (agricultural) measuring 1.25 (one point two five) decimal, more or less, out of 11 (eleven) decimal, being a portion of C.S./R.S. Dag No. 116, corresponding L.R. Dag No. 110, recorded under C.S. Khatian No. 108, R.S. Khatian No. 630, L.R. Khatian Nos. 1756 and 2419, 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.11,65,000/- (Rupees Eleven Lakh Sixty-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.
- ## 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



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6 JUL 1984

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 R.S. Record of Rights and L.R. Record of Rights are not in parity with the Vendor's entitlement in said R.S. Dags as recited under clause 5.1 and sub-clauses thereunder. However, the Vendor hereby convey all the Vendor's right, title and interest in the said R.S. Dags (acquired vide the aforesaid recital) under these presents whatsoever and howsoever in nature and the Purchaser shall be entitled to rectify the erroneous record of rights, if any.
- 8.2.2 **Transfer of Property Act:** all obligations and duties of vendor and vendee as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.
- 8.3 **Delivery of Possession:** *Khas*, vacant, peaceful and physical possession of the Said Property has been handed over to the Purchaser.
- 8.4 **Outgoings:** All statutory revenue, cess, taxes, surcharge, outgoing and levies of or on the Said Property, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Vendor, with regard to which the Vendor hereby indemnify and agree to keep the Purchaser fully and comprehensively saved, harmless and indemnified.



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



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Moore, South 24 Parganas

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

9. **Interpretation:**

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

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

First Schedule

Part-I

(First Property)

Land classified as *danga* (highland) measuring 0.3334 (zero point three three three 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, L.R. Khatian No. 2419, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and the said R.S. Dag No. 104 is butted and bounded as follows:

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

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

Part-II

(Second Property)

Land classified as *sali* (agricultural) measuring 1.25 (one point two five) decimal, more or less, out of 11 (eleven) decimal, being a portion of C.S./R.S. Dag No. 116, corresponding L.R. Dag No. 110, recorded under C.S. Khatian No. 108, R.S. Khatian No. 630, L.R. Khatian Nos.



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Andhra, South 24 Pergunnah

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1756 and 2419, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and the said R.S. Dag No. 116 is butted and bounded as follows:

On the North : By R.S. Dag No. 117
On the East : By R.S. Dag No. 118
On the South : By R.S. Dag No. 115
On the West : By R.S. Dag Nos. 104 & 108

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

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

Land (vacant) classified as *danga* (highland) measuring 0.3334 (zero point three three three 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, L.R. Khatian No. 2419, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-I** of the **First Schedule** above

Land (vacant) classified as *sali* (agricultural) measuring 1.25 (one point two five) decimal, more or less, out of 11 (eleven) decimal, being a portion of C.S./R.S. Dag No. 116, corresponding L.R. Dag No. 110, recorded under C.S. Khatian No. 108, R.S. Khatian No. 630, L.R. Khatian Nos. 1756 and 2419, 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	Total Area in Dag (in Dec)	Area Sold (in Dec)
104	100	189	27	0.3334
116	110	630	11	1.25
Total:				1.5834



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Alhona, South 24 Parganas

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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. Ananta Chakraborty
Vill - Beliachandi
P.O. - Itocharan
P.S. - Joyragan, Pin - 743391.
24/8/03 (S)

2. Rakobis Ghosh
Vill - Santanagar
P.O. - Itocharan
P.S. - Joyragan
7/8/03

24/8/03

VENDOR

Drafted by:

Atang's Rega
Advocate
Alipore Judges Court
KOI-27
19/1366/03

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 Ananta Chakraborty



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Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs. 11,65,000/- (Rupees Eleven Lakh Sixty-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. IOBAR52024071500588849	15.07.24	Indian Overseas Bank	11,65,000.00
Total:			11,65,000/-

Witnesses:

1. *Anwita Ghosh*

2. *Rakesh Ghosh*























[Handwritten Signature]

VENDOR



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Registrar U/S 7 (2) of
Registration 1908
Kuvva, South 24 Parganas
1 - JUL 2024

SPECIMEN FORM FOR TEN FINGER PRINTS

 <p><i>Ammy</i></p>	<p><i>Ammy</i></p>					
		Little Ring Middle Fore Thumb				
		(Left Hand)				
						
		Thumb Fore Middle Ring Little				
		(Right Hand)				
 <p><i>Ammy</i></p>	<p><i>Ammy</i></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-IV
Registrar U/S 7(2) of
Registration Act
Alibori, South & Purbanes

16 JUL 2024

Sadhan



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

Query No / Year	2001835687/2024	Office where deed will be registered
Query Date	11/07/2024 6:23:54 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. 11,65,000/-	Rs. 11,65,000/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 58,270/- (Article:23)	Rs. 11,664/- (Article:A(1), E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non-Judicial Stamp
		Rs. 100/-
Remarks		

Land Details :

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

Sch No	Plot Number	Khatian Number	Land Use ROR Proposed		Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L10	RS-116	RS-187	Bestu	Shali	1.25 Dec	9,00,000/-	9,00,000/-	
L11	RS-104	RS-189	Bestu	Danga	0.3334 Dec	2,65,000/-	2,65,000/-	
		TOTAL :			1.5834Dec	11,65,000 /-	11,65,000 /-	
	Grand Total :				1.5834Dec	11,65,000 /-	11,65,000 /-	

Seller Details :

Sl No	Name & address	Status	Execution Admission Details :
1	SADHAN GHOSH Son of KSHITISH GHOSH, Jirangachi, 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, Date of Birth:XX-XX-1XX5, PAN No. ASxxxxxx8R, Aadhaar No.: 80xxxxxxx2115, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self



Buyer Details :

SI No	Name & address	Status	Execution Admission Details :
1	ANURAG KYAL Son of UMESH Kyal,30C, Southend Park, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Date of Birth:XX-XX-1XX1, PAN No: AGxxxxxx6H, Aadhaar No.: 52xxxxxxxx8314,Status :Individual, Not Executed	Individual	Not Executed

Identifier Details :

Name & address
AMRITA GHOSH Son of BIPLOB GHOSH City:- , P.O:- GOCHARAN, P.S:-Joynagar, District:-South 24-Parganas, West Bengal, India, PIN:- 743391, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Identifier Of SADHAN GHOSH

Transfer of property for L10

SI.No	From	To. with area (Name-Area)
1	SADHAN GHOSH	ANURAG KYAL-1.25 Dec

Transfer of property for L11

SI.No	From	To. with area (Name-Area)
1	SADHAN GHOSH	ANURAG KYAL-0.3334 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 10-08-2024) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 10-08-2024)
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.



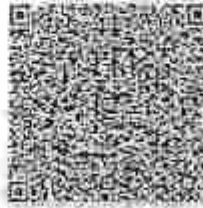


ভারত সরকার
Government of India



অমৃতা ঘোষ
Amrita Ghosh
পিতা: বিপ্লব ঘোষ
Father: Biplob Ghosh

জন্মতারিখ/DOB: 20/05/1991
স্বাম্ব / Male



2744 4498 2164



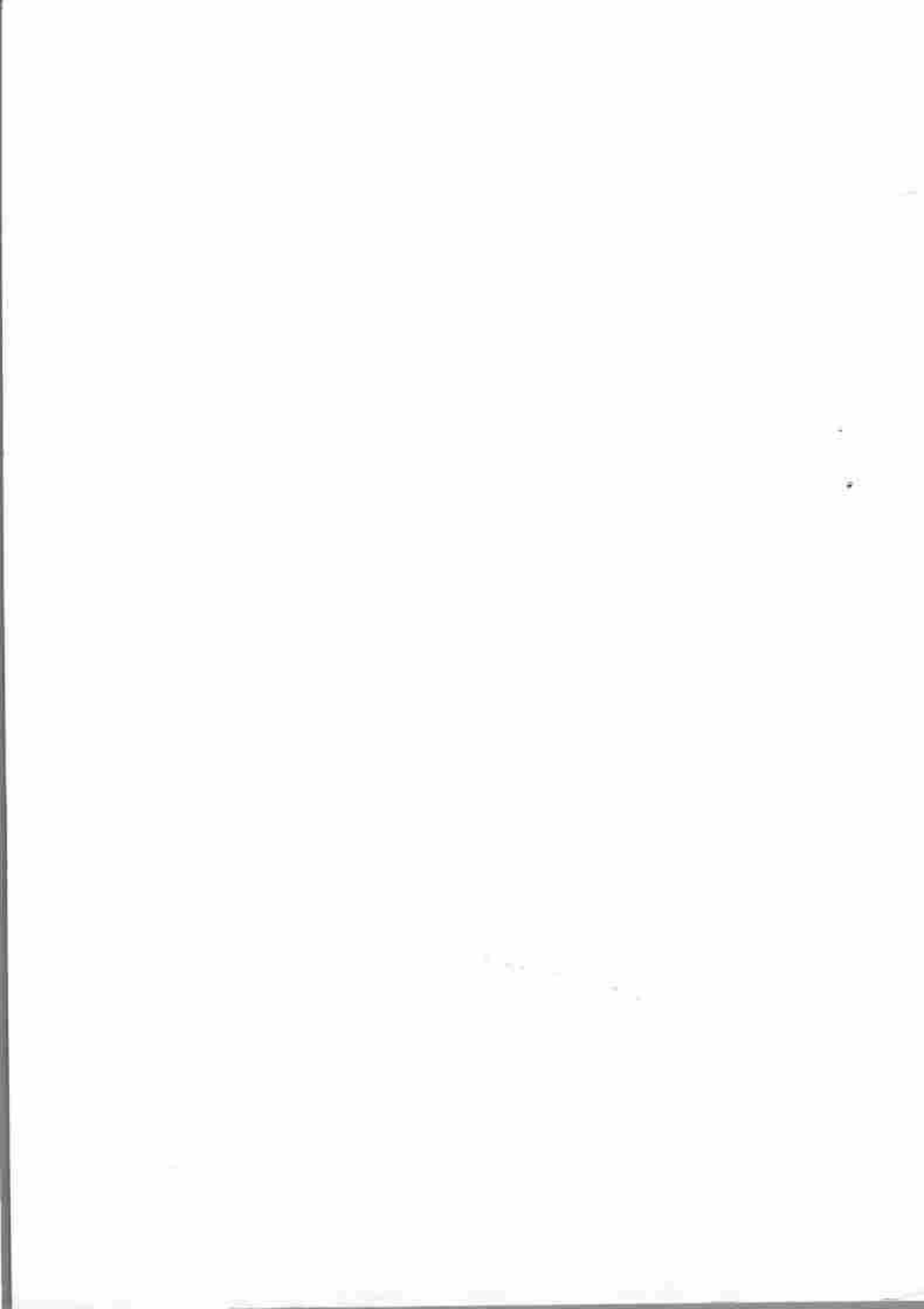
ভারত সরকার
Unique Identification Authority of India

ঠিকানা: S/O: বিপ্লব ঘোষ
বেলিচান্ডী, গোচারান, গোচরান
দক্ষিণ ২৪ পরগণা, পশ্চিম বঙ্গ,

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

2744 4498 2164

Amrita Ghosh





Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



150720242012241862

GRIPS Payment Detail

GRIPS Payment ID:	150720242012241862	Payment Init. Date:	15/07/2024 18:16:45
Total Amount:	69834	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	7304456628425	BRN Date:	15/07/2024 18:16:57
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	192024250122418638	Directorate of Registration & Stamp Revenue	69834
Total			69834

IN WORDS: SIXTY NINE THOUSAND EIGHT 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



Sachin-4



192024250122418638

GRN Details

GRN:	192024250122418638	Payment Mode:	SBI Epay
GRN Date:	15/07/2024 18:16:45	Bank/Gateway:	SBIePay Payment Gateway
BRN :	7304456628425	BRN Date:	15/07/2024 18:16:57
Gateway Ref ID:	20240715865676	Method:	Indian Overseas Bank NB
GRIPS Payment ID:	150720242012241862	Payment Init. Date:	15/07/2024 18:16:45
Payment Status:	Successful	Payment Ref. No:	2001835687/1/2024

[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):	15/07/2024
Period To (dd/mm/yyyy):	15/07/2024
Payment Ref ID:	2001835687/1/2024
Dept Ref ID/DRN:	2001835687/1/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001835687/1/2024	Property Registration- Stamp duty	0030-02-103-003-02	58170
2	2001835687/1/2024	Property Registration- Registration Fees	0030-03-104-001-16	11664
			Total	69834

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

PAID

Major Information of the Deed

Deed No :	I-1604-07944/2024	Date of Registration	16/07/2024
Query No / Year	1604-2001835687/2024	Office where deed is registered	
Query Date	11/07/2024 6:23:54 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. 11,65,000/-	Rs. 11,65,000/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 58,270/- (Article:23)	Rs. 11,696/- (Article:A(1), E)		
Remarks			

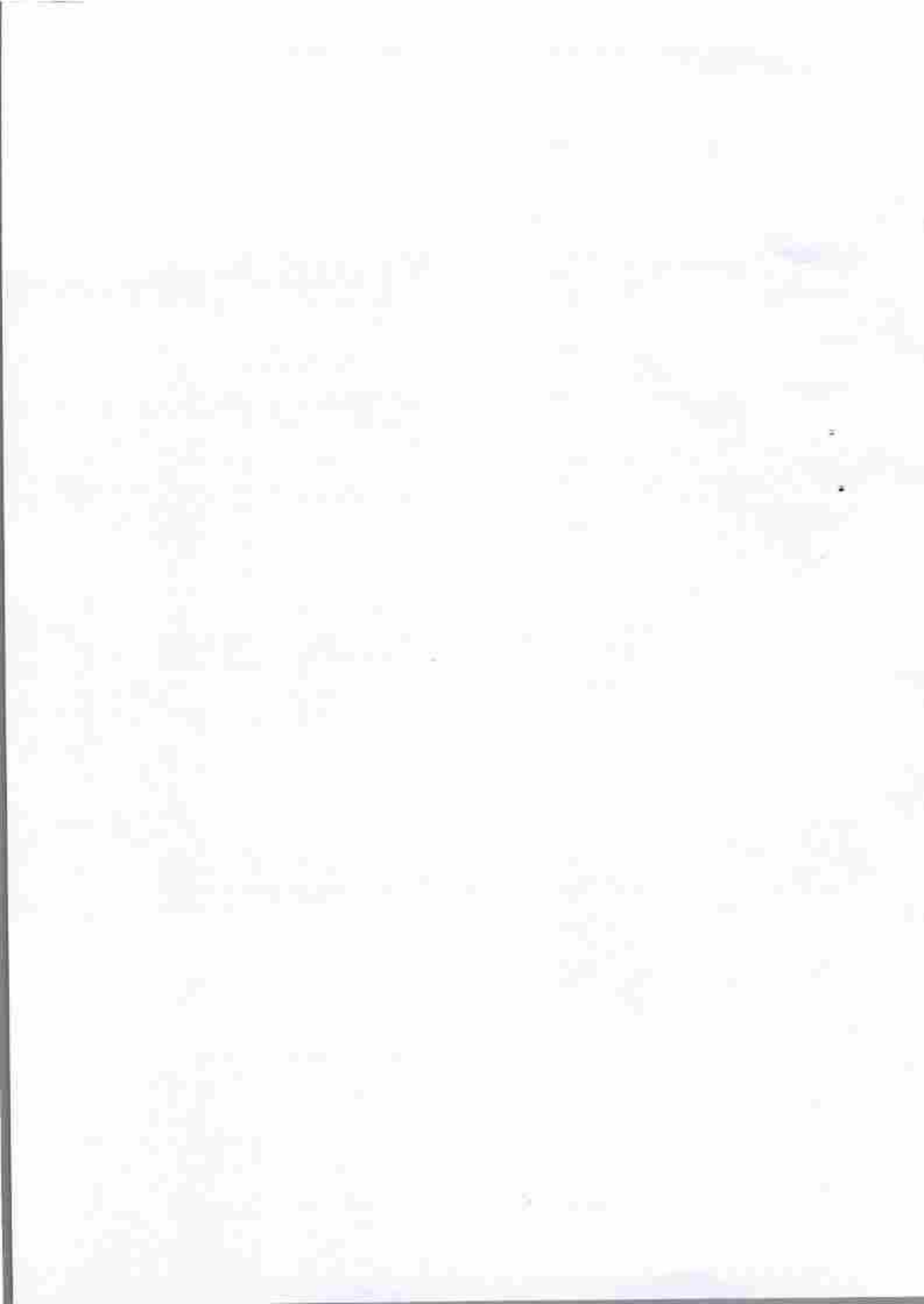
Land Details :

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
L10	RS-118	RS-187	Bastu	Shali	1.25 Dec	9,00,000/-	9,00,000/-	
L11	RS-104	RS-189	Bastu	Danga	0.3334 Dec	2,65,000/-	2,65,000/-	
		TOTAL :			1.5834Dec	11,65,000 /-	11,65,000 /-	
		Grand Total :			1.5834Dec	11,65,000 /-	11,65,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	SADHAN GHOSH (Presentant) Son of KSHITISH GHOSH Executed by: Self, Date of Execution: 16/07/2024 , Admitted by: Self, Date of Admission: 16/07/2024 ,Place : Office	 16/07/2024	 Captured LTI 16/07/2024	 16/07/2024



Jirangachi, 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 Date of Birth:XX-XX-1XX5 , PAN No.:: ASxxxxxx8R, Aadhaar No: 80xxxxxxx2115, Status :Individual, Executed by: Self, Date of Execution: 16/07/2024 , Admitted by: Self, Date of Admission: 16/07/2024 , Place : Office

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	ANURAG KYAL Son of UMESH Kyal 30C, Southend Park, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India Date of Birth:XX-XX-1XX1 , PAN No.:: AGxxxxxx6H, Aadhaar No: 52xxxxxxx8314, Status :Individual, Status : Not Executed

Identifier Details :

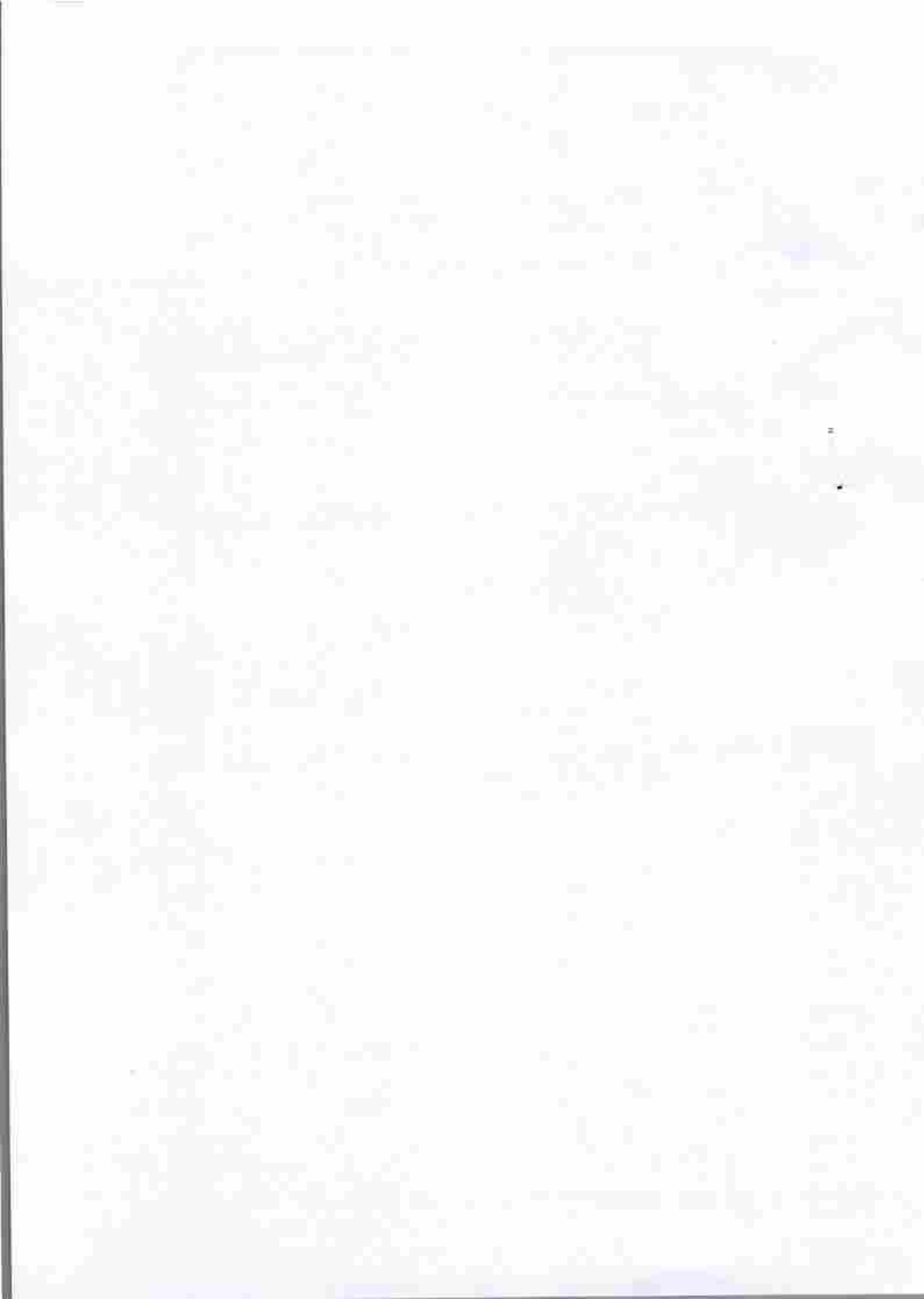
Name	Photo	Finger Print	Signature
AMRITA GHOSH Son of BIPLOB GHOSH City:- , P.O:- GOCHARAN, P.S:-Joynagar, District:-South 24-Parganas, West Bengal, India, PIN:- 743391		 Captured	
	16/07/2024	16/07/2024	16/07/2024
Identifier Of SADHAN GHOSH			

Transfer of property for L10

Sl.No	From	To. with area (Name-Area)
1	SADHAN GHOSH	ANURAG KYAL-1.25 Dec

Transfer of property for L11

Sl.No	From	To. with area (Name-Area)
1	SADHAN GHOSH	ANURAG KYAL-0.3334 Dec



Endorsement For Deed Number : I - 160407944 / 2024

On 16-07-2024

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) 46(1),W.B. Registration Rules,1962)

Presented for registration at 14:23 hrs on 16-07-2024, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by SADHAN GHOSH ,Executant.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 11,65,000/-

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

Execution is admitted on 16/07/2024 by SADHAN GHOSH, Son of KSHITISH GHOSH, Jirangachi, P.O: HATISALA, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Others- Identified by AMRITA GHOSH, , Son of BIPLOB 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 11,696.00/- (A(1) = Rs 11,650.00/- ,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 11,664/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/07/2024 6:16PM with Govt. Ref. No: 192024250122418638 on 15-07-2024, Amount Rs: 11,664/-, Bank: SBI EPay (SBIPay), Ref. No. 7304456628425 on 15-07-2024, Head of Account 0030-03-104-001-18

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 58,270/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 58,170/-

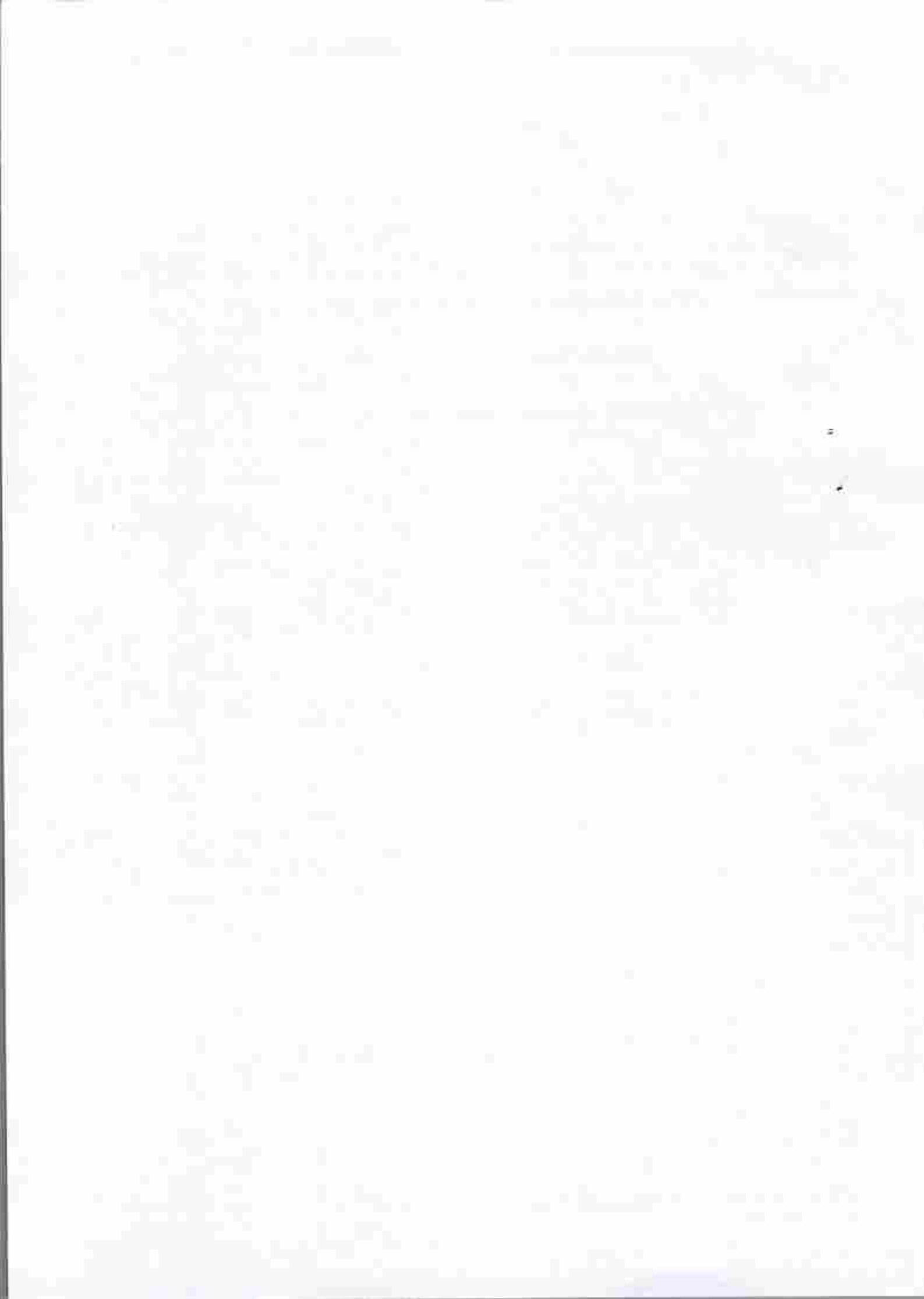
Description of Stamp

1. Stamp: Type: Impressed, Serial no 29228, 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 15/07/2024 6:16PM with Govt. Ref. No: 192024250122418638 on 15-07-2024, Amount Rs: 58,170/-, Bank: SBI EPay (SBIPay), Ref. No. 7304456628425 on 15-07-2024, 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





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2024, Page from 232237 to 232260
being No 160407944 for the year 2024.



(Handwritten signature)

Digitally signed by Anupam Halder
Date: 2024.07.18 10:52:45 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 18/07/2024
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.

08110/24

T-07945/2024



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

16/07/2024
 G-2001844261/2024

AR 342136
 Certified that the document is signed in the
 presence of the Registrar. The signature sheets and the
 endorsement sheets attached with the
 document are the part of this document.

District Sub-Registrar-IV
 Registrar U/S 7 (2) of
 Registration 1908
 Alipore, South 24 Parganas
 16 JUL 2024
[Signature]

CONVEYANCE

1. Date: 16/07/2024
2. Place: Kolkata
3. Parties

22 NOV 2023

29232

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 Judge's Court, Kol-27

Vendor



Amrit Chakraborty
s/o, Biplob Chakraborty
vill- Beldahandi
P.O. Acharn
P.S. Joyragore
24 Pgs (S)
Pin-743391

District Sub-Registrar-IV
Registrar U/S 7(2) of
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- 3.1 **SUKUMAR GHOSH (PAN ATLPG0453B and Aadhaar No. 8905 9229 2286)**, son of Late Kshitish Chandra Ghosh, by faith Hindu, by occupation Others; nationality Indian, residing at Jirangacha, Post Office Hatisala, Police Station Kashipur, PIN - 700135, District South 24 Parganas (**Vendor**, includes successors-in-interest)

And

- 3.2 **UNNATH KYAL**, having **PAN IANPK7176J and Aadhaar No. 7348 3834 3751**, son of Rishi Kyal, by faith Hindu, by occupation Business, nationality Indian, of 30C, South End Park, Post Office Sarat Bose Road, Kolkata- 700 029, Police Station Lake, District South 24 Parganas (**Purchaser**, includes successors-in-interest)

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

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject Matter of Conveyance

- 4.1 **Said Property:** (1) Land classified as *danga* (highland) measuring 0.3334 (zero point three three three 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, L.R. Khatian No. 2420, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet (**BGP**), Sub-Registration District Bhangar, District South 24 Parganas (**First Property**) and more fully described in **Part-I** of the **First Schedule** below **And** (2) land classified as *sali* (agricultural) measuring 1.25 (one point two five) decimal, more or less, out of 11 (eleven) decimal, being a portion of C.S./R.S. Dag No. 116, corresponding L.R. Dag No. 110, recorded under C.S. Khatian No. 108, R.S. Khatian No. 630, L.R. Khatian Nos. 1756 and 2420, 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 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:



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5.1.1 Devolution of First Property:

- (a) **Ownership of Larger First Property:** At all material time (1) Elem Baksh Molla, (2) Rahim Baksh Molla, (3) Anowar Ali Molla, (4) Moksed Ali Molla and (5) Ambat Ali Molla were the joint and absolute owners in respect of land measuring 27 (twenty seven) decimal, being the entirety of R.S. Dag No. 104, 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 (**Larger First Property**), free from all encumbrances.
- (b) **Demise of Elem Baksh Molla:** Said Elem Baksh Molla, a Muslim governed by the *Sunni* School of Mahomedan Law, died intestate leaving behind him surviving his only wife, Amena Bibi, 2 (two) sons, namely, (1) Latib Molla alias Abdul Latib Molla and (2) Ahad Baksh Molla and 2 (two) daughters, namely, (1) Hingaljan 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 Baksh Molla in the Larger First Property, free from all encumbrances.
- (c) **Subsequent Ownership of Larger First Property:** In the above mentioned circumstances the ownership to the Larger First Property devolved as per the chart given below:

Owner	R.S. Dag	Area (in dec.)
Rahim Baksh Molla	104	5.4
Anowar Ali Molla	104	5.4
Moksed Ali Molla	104	5.4
Ambat Ali Molla	104	5.4
Amena Bibi	104	0.675
Latib Molla alias Abdul Latib Molla	104	1.575
Ahad Baksh Molla	104	1.575
Hingaljan Bibi	104	0.7875
Nurjan Bibi	104	0.7875
Total:		27

- (d) **Sale by Latib Molla:** By a Deed of Sale dated 30th January, 1984, registered in the Office of the Sub-Registrar of Bhangar, recorded in Book No. I, being Deed No. 1233 for the year 1984, said Latib Molla alias Abdul Latib Molla sold, conveyed and transferred his right, title and interest in the Larger First Property unto and in favour of Mosammat Khodejan Bibi, free from all encumbrances.
- (e) **Sale to Vendor:** By a Deed of Sale dated 18th April, 1986, registered in the Office of the Sub-Registrar of Bhangar, recorded in Book No. I, Volume No. 385, at pages 10 to 14, being Deed No. 4457 for the year 1986, said (1) Mosammat Khodejan Bibi, (2) Amena Bibi and (3) Nurjan Bibi sold, conveyed and transferred land measuring 1 (one) decimal, more or less, out of their entitlement in the Larger First Property unto and in favour of (1)



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Sadhan Chandra Ghosh, (2) Sukumar Ghosh and (3) Phanibhusan Ghosh, free from all encumbrances.

- (f) **Absolute Ownership of First Property:** In the above mentioned circumstances said Sukumar Ghosh (the Vendor herein) has become the sole and absolute owner in respect of the First Property, i.e. land measuring 0.3334 (zero point three three three four) decimal, more or less, out of the Larger First Property, free from all encumbrances.

5.1.2 Devolution of Second Property:

- (a) **Ownership of Larger Second Property:** At all material time one Esarat Laskar was the sole and absolute owner in respect of land measuring 11 (eleven) decimal, being the entirety of C.S./R.S. Dag No. 116, corresponding to L.R. Dag No. 110, recorded under C.S. Khatian No. 108, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Larger Second Property**), free from all encumbrances.
- (b) **Demise of Esarat Laskar:** Said Esarat Laskar, a Muslim governed by the *Sunni* School of Mahomedan Law, died intestate leaving behind him surviving his only wife, Rupjan Bibi, 2 (two) sons, namely, (1) Entaj Ali Laskar and (2) Yunus Ali Laskar and 1 (one) daughter, Necharan Bibi alias Marijan Bibi, as his only legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Esarat Laskar in the Larger Second Property, free from all encumbrances.
- (c) **Subsequent Ownership of Larger Second Property:** In the above mentioned circumstances said (1) Rupjan Bibi, (2) Entaj Ali Laskar, (3) Yunus Ali Laskar and (4) Necharan Bibi alias Marijan Bibi have become the joint and absolute owners in respect of the Larger Second Property, recorded under R.S. Khatian No. 630, free from all encumbrances. Their respective ownership in the Larger Second Property is given in the chart below:

Owner	C.S./R.S. Dag	L.R. Dag	Area (in dec.)
Rupjan Bibi	116	110	1.375
Entaj Ali Laskar	116	110	3.85
Yunus Ali Laskar	116	110	3.85
Necharan Bibi alias Marijan Bibi	116	110	1.925
Total:			11

- (d) **Sale to Elem Baksh Molla & Ors.:** By a Deed of Sale dated 13th April, 1959, registered in the Office of the Sub-Registrar, Bhangar, recorded in Book No. 1, Volume No. 32, at Pages 177 to 178, being Deed No. 3272 for the year 1959, said (1) Entaj Ali Laskar and (2) Rupjan Bibi sold, conveyed and transferred their right, title and interest in the Larger Second Property unto and in favour of (1)



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Elem Baksh Molla, (2) Rahim Baksh Molla, (3) Anowar Ali Molla and (4) Moksed Ali Molla, free from all encumbrances. It is pertinent to mention here that the share of said Yunus Ali Laskar and Necharan Bibi alias Marijan Bibi in the Larger Second Property have also been sold vide the aforesaid Deed No. 3272/1959. However, said Yunus Ali Laskar and Necharan Bibi alias Marijan Bibi were minors represented by their mother, Rupjan Bibi without obtaining the Court Permission and therefore, such transfer of the minors' share is void in nature as per the operation of Mahomedan Law.

- (c) **Demise of Elem Baksh Molla:** Said Elem Baksh Molla, a Muslim governed by the *Sunni* School of Mahomedan Law, died intestate leaving behind him surviving his only wife, Amena Bibi, 2 (two) sons, namely, (1) Latib Molla and (2) Ahad Baksh Molla and 2 (two) daughters, namely, (1) Hingaljan 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 Baksh Molla in the Larger Second Property, free from all encumbrances.
- (f) **Sale by Latib Molla:** 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 sold, conveyed and transferred his right, title and interest in the Larger Second Property unto and in favour of Mosammat Khodejan Bibi, free from all encumbrances.
- (g) **First Sale to Vendor:** By a Deed of Sale dated 18th April, 1986, registered in the Office of the Sub-Registrar of Bhangar, recorded in Book No. 1, Volume No. 385, at pages 10 to 14, being Deed No. 4457 for the year 1986, said (1) Mosammat Khodejan Bibi, (2) Amena Bibi and (3) Nurjan Bibi sold, conveyed and transferred their right, title and interest, i.e. 0.75 (zero point seven five) decimal, more or less, out of the Larger Second Property unto and in favour of (1) Sadhan Chandra Ghosh, (2) Sukumar Ghosh (the Vendor, herein) and (3) Phanibhusan Ghosh, free from all encumbrances. It is pertinent to mention here that aforesaid sellers had transferred more than their entitlement in the Larger Second Property vide Deed No. 4457/1986 in respect of said R.S. Dāg No. 116, however, the actual sale that took effect vide said Deed No. 4457/1986 was limited to the aforesaid land measuring 0.75 (zero point seven five) decimal, more or less, out of the Larger Second Property.
- (h) **Ownership of First Portion Of Second Property:** In the above mentioned circumstances said Sukumar Ghosh (the Vendor herein) has become the sole and absolute owner in respect of land measuring 0.25 (zero point two five) decimal, more or less, out of the Larger Second Property (**First Portion Of Second Property**), free from all encumbrances.
- (i) **Second Sale to Vendor:** By a Deed of Sale dated 8th November, 1995, registered in the Office of the Sub-Registrar of Bhangar, recorded in Book No. 1, Volume No. 57, at Pages 359 to 364, being



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Deed No. 3014 for the year 1995, said (1) Yunus Ali Laskar and (2) Necharan Bibi alias Marijan Bibi jointly sold, conveyed and transferred their right, title and interest in the Larger Second Property unto and in favour of (1) Bidyut Kumar Ghosh, (2) Biman Kumar Ghosh, (3) Sadhan Kumar Ghosh, (4) Sukumar Ghosh (the Vendor herein) and (5) Phanibhusan Ghosh, free from all encumbrances. Out of the aforesaid purchasers said Bidyut Kumar Ghosh and Biman Kumar Ghosh jointly purchased 50% share and said Sadhan Kumar Ghosh, Sukumar Ghosh and Phanibhusan Ghosh jointly purchased the other 50% share.

(j) **Ownership of Second Portion Of Second Property:** In the above mentioned circumstances said Sukumar Ghosh (the Vendor herein) has become the sole and absolute owner in respect of land measuring 1 (one) decimal, more or less, out of the Larger Second Property (**Second Portion Of Second Property**), free from all encumbrances.

(k) **Absolute Ownership of Second Property:** In the above mentioned circumstances said Sukumar Ghosh (the Vendor herein) has become the sole and absolute owner in respect of the Second Property, comprised in the First Portion Of Second Property and Second Portion Of Second Property, i.e. collectively land measuring 1.25 (one point two five) decimal, more or less, out of the Larger Second Property, free from all encumbrances.

5.1.3 **Absolute Ownership of Vendor:** In the above mentioned events and circumstances the Vendor herein has become the sole and absolute owner in respect of the Said Property, comprised in the First Property and Second Property and mutated his name in the records of the Block Land and Land Reforms Officer, Bhangar-II, under L.R. Khatian No. 2420, 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.



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- 5.2.4 **Right, Power and Authority to Sell:** The Vendor has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchaser.
- 5.2.5 **No Dues:** No tax in respect of the Said Property is due to the local authority and/or any other authority or authorities and no Certificate Case is pending for realization of any dues from the Vendor.
- 5.2.6 **No Right of Pre-emption:** No person or persons whatsoever have/had/has any right of pre-emption over and in respect of the Said Property or any part thereof.
- 5.2.7 **No Mortgage:** No mortgage or charge has been created by the Vendor by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.
- 5.2.8 **Free From All Encumbrances:** The Said Property is free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debutters*, *wakf*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title and the title of the Vendor to the Said Property is free, clear and marketable. It is pertinent to mention here that the Vendor has purchased certain area of land in R.S. Dag No. 109, vide said Deed No. 4457/1986 without having any rightful title thereto. Therefore, the Vendor hereby declares that the Vendor shall not claim any right, title and interest in said R.S. Dag No. 109 whatsoever and howsoever in nature.
- 5.2.9 **No Personal Guarantee:** The Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.
- 5.2.10 **No Bar by Court Order or Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Vendor from selling, transferring and/or alienating the Said Property or any part thereof.

6. Basic Understanding

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



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7. Transfer

- 7.1 **Hereby Made:** The Vendor hereby sells, conveys and transfers to the Purchaser the entirety of the Vendor's right, title and interest of whatsoever or howsoever nature in the Said Property, more fully described in the **Second Schedule** below, being, (1) the First Property, i.e., land classified as *danga* (highland) measuring 0.3334 (zero point three three three 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, L.R. Khatian No. 2420, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-I of the First Schedule** below **And (2)** the Second Property, i.e., land classified as *sali* (agricultural) measuring 1.25 (one point two five) decimal, more or less, out of 11 (eleven) decimal, being a portion of C.S./R.S. Dag No. 116, corresponding L.R. Dag No. 110, recorded under C.S. Khatian No. 108, R.S. Khatian No. 630, L.R. Khatian Nos. 1756 and 2420, 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.13,00,000/- (Rupees Thirteen Lakh 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



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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 R.S. Record of Rights and L.R. Record of Rights are not in parity with the Vendor's entitlement in said R.S. Dags as recited under clause 5.1 and sub-clauses thereunder. However, the Vendor hereby convey all the Vendor's right, title and interest in the said R.S. Dags (acquired vide the aforesaid recital) under these presents whatsoever and howsoever in nature and the Purchaser shall be entitled to rectify the erroneous record of rights, if any.
- 8.2.2 **Transfer of Property Act:** all obligations and duties of vendor and vendee as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.
- 8.3 **Delivery of Possession:** *Khas*, vacant, peaceful and physical possession, of the Said Property has been handed over to the Purchaser.
- 8.4 **Outgoings:** All statutory revenue, cess, taxes, surcharge, outgoing and levies of or on the Said Property, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Vendor, with regard to which the Vendor hereby indemnify and agree to keep the Purchaser fully and comprehensively saved, harmless and indemnified.
- 8.5 **Holding Possession:** The Vendor hereby covenants that the Purchaser and the Purchaser's successors-in-interest and/or assigns shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof exclusively and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted,



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

- 8.6 **No Objection to Mutation and Conversion:** The Vendor covenants, confirms and declares that (1) the Purchaser shall be fully entitled to mutate the Purchaser's name in all public and statutory records and the Vendor hereby expressly (a) consents to the same and (b) appoints the Purchaser as the constituted attorney of the Vendor and empowers and authorizes the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard and (2) the Vendor is fully aware that the Purchaser shall convert the nature of use and classification of the Said Property to non-agricultural/any other classification at the sole discretion of the Purchaser and the Purchaser shall be fully entitled to do the same in all public and statutory records and the Vendor hereby expressly (a) consents to the same, notwithstanding the nature of use and classification of the balance portion of the Dag (from which the Said Property has been carved out) being and remaining the same as earlier and (b) 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 his/her successors-in-interest and assigns, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Property.



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

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

First Schedule
Part-I
(First Property)

Land classified as *danga* (highland) measuring 0.3334 (zero point three-three three 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, L.R. Khatian No. 2420, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and the said R.S. Dag No. 104 is butted and bounded as follows:

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

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

Part-II
(Second Property)

Land classified as *sali* (agricultural) measuring 1.25 (one point two five) decimal, more or less, out of 11 (eleven) decimal, being a portion of C.S./R.S. Dag No. 116, corresponding L.R. Dag No. 110, recorded under C.S. Khatian No. 108, R.S. Khatian No. 630, L.R. Khatian Nos. 1756 and 2420, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and the said R.S. Dag No. 116 is butted and bounded as follows:



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On the North : By R.S. Dag No. 117
On the East : By R.S. Dag No. 118
On the South : By R.S. Dag No. 115
On the West : By R.S. Dag Nos. 104 & 108

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

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

Land (vacant) classified as *danga* (highland) measuring 0.3334 (zero point three three three 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, L.R. Khatian No. 2420, Mouza Jirangacha, J.L. No. 25, Police Station Kashiipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-I** of the **First Schedule** above

Land (vacant) classified as *sali* (agricultural) measuring 1.25 (one point two five) decimal, more or less, out of 11 (eleven) decimal, being a portion of C.S./R.S. Dag No. 116, corresponding L.R. Dag No. 110, recorded under C.S. Khatian No. 108, R.S. Khatian No. 630, L.R. Khatian Nos. 1756 and 2420, Mouza Jirangacha, J.L. No. 25, Police Station Kashiipur (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	Total Area in Dag (in Dec)	Area Sold (in Dec)
104	100	189	27	0.3334
116	110	630	11	1.25
			Total:	1.5834



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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. Ananta Ghosh
vill - Beliachandi
P.O. Gocharam
P.S. Jajmugur
24 P.S (S), Pin - 743391.

2. Rakesh Ghosh
S/O - Sukumar Ghosh
vice - Jiran Ghosh
PO - KATSALA
Dist - JODHPUR

20/8/2018

VENDOR

Drafted by:

Atangir Reza
Advocate WB/1366/03
Alipata Judge Court
Kel-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 Ananta Ghosh



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[Handwritten signature]

Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs.13,00,000/- (Rupees Thirteen Lakh only)** towards full and final payment of the consideration for sale of the Said Property described in the **Second Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
UTR No. IOBAR52024071200341096	12.07.24	Indian Overseas Bank	13,00,000.00
Total			13,00,000/-

Witnesses:

1. *Anwar-Ul-Ghah*

2. *Rakesh Gosh*

[Handwritten Signature]

































VENDOR



District Sub-Registrar-11
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Alodra, South-24 Parganas

6 JUL 2024

SPECIMEN FORM FOR TEN FINGER PRINTS

	<i>Whitby</i>					
		Little Ring Middle Fore Thumb				
		(Left Hand)				
						
Thumb Fore Middle Ring Little						
(Right Hand)						
	<i>Whitby</i> <i>2021/08/08</i> <i>9.4</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)						



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6 JUL 2024



ভারত সরকার

Government of India



নাম/নাম

Amrita Ghosh

পিতা : বিপ্লব গোস্বামী

Father : Biplob Ghosh

জন্ম তারিখ/DOB: 20/06/1991

সঙ্গ / Male

2744 4498 2164



ভারত সরকার - প্রাথমিক

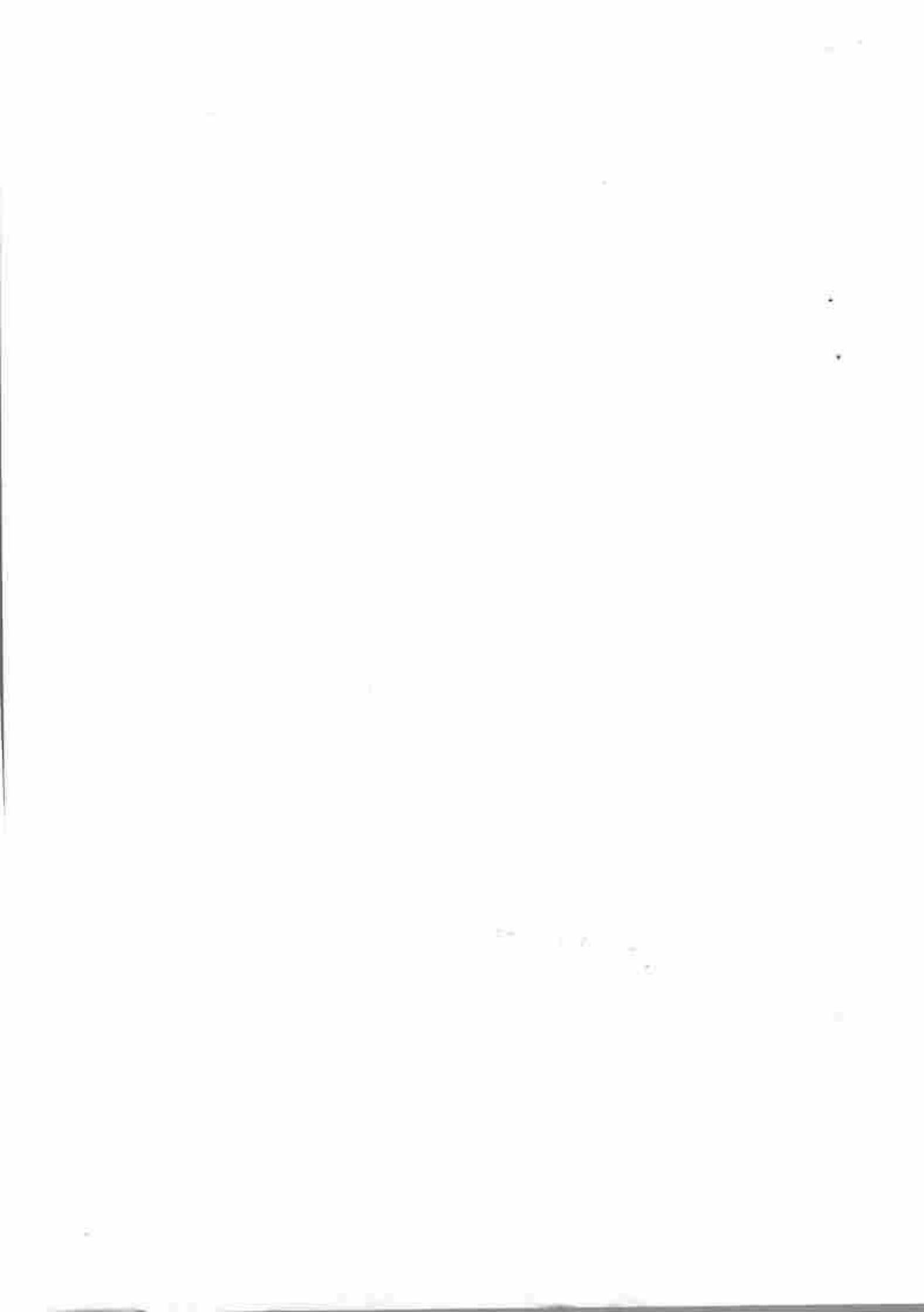
Unique Identification Authority of India

ঠিকানা: A. বিপ্লব গোস্বামী
বেলিচান্ডী, গোচারান, গুড়ুল
দক্ষিণ ২৪ পরগণা, পশ্চিম বঙ্গ,

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

2744 4498 2164

Amrita Ghosh





Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



160720242012296442

GRIPS Payment Detail

GRIPS Payment ID:	160720242012296442	Payment Init. Date:	16/07/2024 09:12:34
Total Amount:	77934	No of GRN:	1
Bank/Gateway:	Indian Overseas Bank	Payment Mode:	Online Payment
BRN:	202407160877233	BRN Date:	16/07/2024 09:13:20
Payment Status:	Successful	Payment Init. From:	GRIPS Portal

Depositor Details

Depositor's Name: UNNATH KYAL
Mobile: 9007711037

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192024250122964431	Directorate of Registration & Stamp Revenue	77934
Total			77934

IN WORDS: SEVENTY SEVEN THOUSAND NINE HUNDRED THIRTY FOUR ONLY.
DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.

PAID



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



Sukumar S



192024250122964431

GRN Details

GRN:	192024250122964431	Payment Mode:	Online Payment
GRN Date:	16/07/2024 09:12:34	Bank/Gateway:	Indian Overseas Bank
BRN :	202407160877233	BRN Date:	16/07/2024 09:13:20
GRIPS Payment ID:	160720242012296442	Payment Init. Date:	16/07/2024 09:12:34
Payment Status:	Successful	Payment Ref. No:	2001844261/2/2024

[Query No*/Query Year]

Depositor Details

Depositor's Name:	UNNATH KYAL
Address:	30C, SOUTH END PARK KOLKATA, West Bengal, 700029
Mobile:	9007711037
Depositor Status:	Buyer/Claimants
Query No:	2001844261
Applicant's Name:	Org VINAYAK LEGAL
Identification No:	2001844261/2/2024
Remarks:	Sale, Sale Document
Period From (dd/mm/yyyy):	16/07/2024
Period To (dd/mm/yyyy):	16/07/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001844261/2/2024	Property Registration- Stamp duty	0030-02-103-003-02	64920
2	2001844261/2/2024	Property Registration- Registration Fees	0030-03-104-001-16	13014
			Total	77934

IN WORDS: SEVENTY SEVEN THOUSAND NINE HUNDRED THIRTY FOUR ONLY.

PAID

Major Information of the Deed



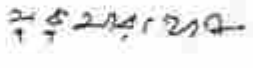
Deed No :	I-1604-07945/2024	Date of Registration	16/07/2024
Query No / Year	1604-2001844261/2024	Office where deed is registered	
Query Date	12/07/2024 1:24:49 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	VINAYAK LEGAL 122/1R, Satyendra Nath Majumdar Sarani, Thana : Tollygunge, District : South 24-Parganas, WEST BENGAL, PIN - 700026, Mobile No. : 9330394689, Status : Seller/Executant		
Transaction		Additional Transaction	
[0101] Sale, Sale Document		[4306] Other than Immovable Property, Agreement [No of Agreement : 2]	
Set Forth value		Market Value	
Rs. 13,00,000/-		Rs. 13,00,000/-	
Stamp duty Paid(SD)		Registration Fee Paid	
Rs. 65,020/- (Article:23)		Rs. 13,048/- (Article:A(1), E)	
Remarks			

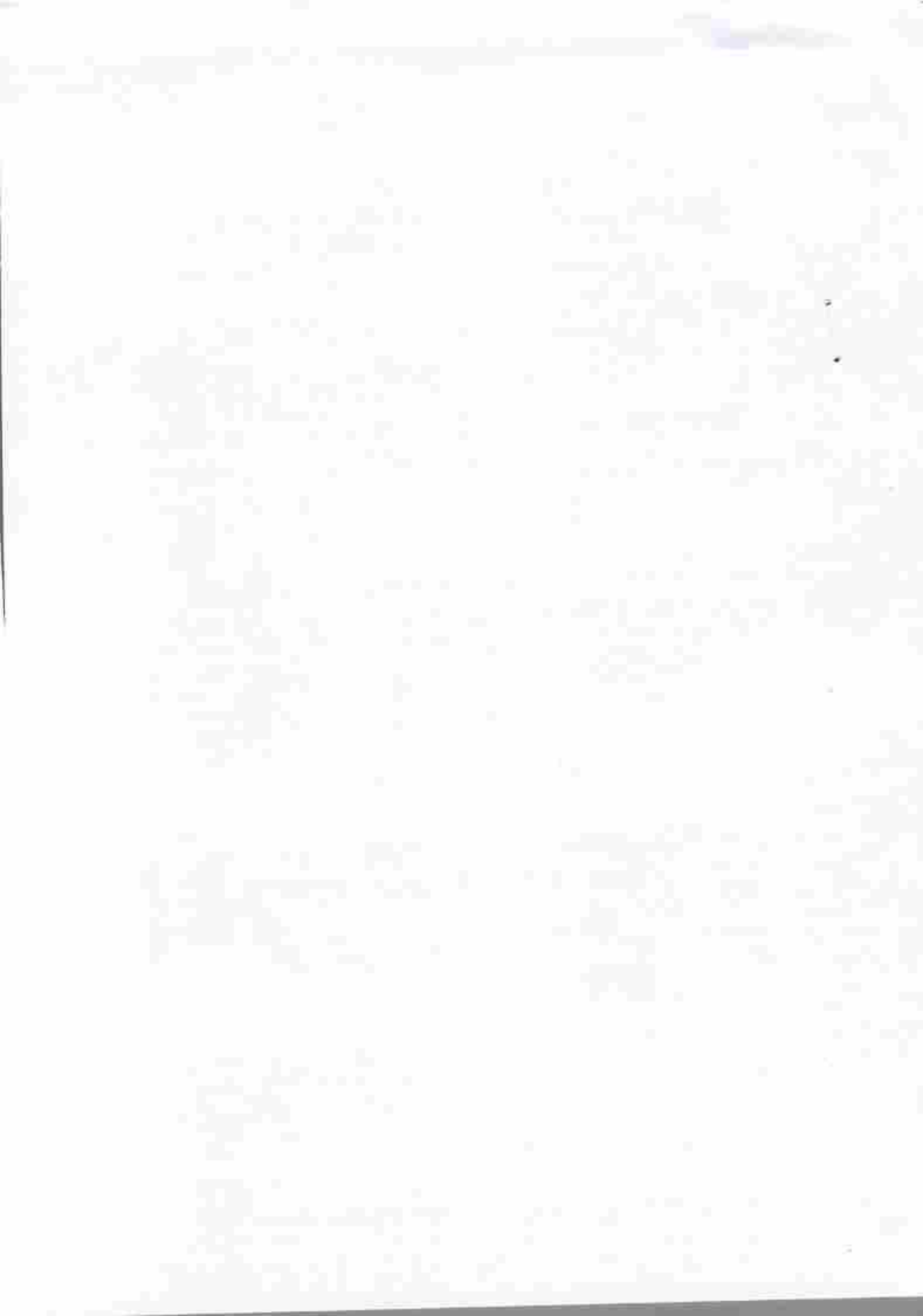
Land Details :

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
L10	RS-118	RS-630	Bastu	Shali	1.25 Dec	10,00,000/-	10,00,000/-	
L11	RS-104	RS-189	Bastu	Danga	0.3334 Dec	3,00,000/-	3,00,000/-	
TOTAL :					1.5834Dec	13,00,000 /-	13,00,000 /-	
Grand Total :					1.5834Dec	13,00,000 /-	13,00,000 /-	

Seller Details :

Sl No	Name, Address, Photo, Finger print and Signature			
1	Name SUKUMAR GHOSH (Presentant) Son of KSHITISH GHOSH Executed by: Self, Date of Execution: 16/07/2024 , Admitted by: Self, Date of Admission: 16/07/2024 ,Place : Office	Photo  <small>16/07/2024</small>	Finger Print  Captured <small>LTI</small> <small>16/07/2024</small>	Signature  <small>16/07/2024</small>



Jirangachi, City:- , P.O:- HATISHALA, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India Date of Birth:XX-XX-1XX0 , PAN No.:: ATxxxxxx3B, Aadhaar No: 89xxxxxxxx2286, Status :Individual, Executed by: Self, Date of Execution: 16/07/2024 , Admitted by: Self, Date of Admission: 16/07/2024 ,Place : Office

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	UNNATH KYAL Son of RISHI KYAL 30C, Southend Park, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India Date of Birth:XX-XX-2XX1 , PAN No.:: IAxxxxxx6J, Aadhaar No: 73xxxxxxxx3751, Status :Individual, Status : Not Executed

Identifier Details :

Name	Photo	Finger Print	Signature
AMRITA GHOSH Son of BIPLOB GHOSH City:- , P.O:- GOCHARAN, P.S:-Joyragar, District:-South 24-Parganas, West Bengal, India, PIN:- 743391		 Captured	
	16/07/2024	16/07/2024	16/07/2024
Identifier Of SUKUMAR GHOSH			

Transfer of property for L10		
Sl.No	From	To. with area (Name-Area)
1	SUKUMAR GHOSH	UNNATH KYAL-1.25 Dec
Transfer of property for L11		
Sl.No	From	To. with area (Name-Area)
1	SUKUMAR GHOSH	UNNATH KYAL-0.3334 Dec



Endorsement For Deed Number : I - 160407945 / 2024

On 16-07-2024

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) 46(1),W.B. Registration Rules,1962)

Presented for registration at 14:25 hrs on 16-07-2024, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by SUKUMAR GHOSH ,Executant.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 13,00,000/-

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

Execution is admitted on 16/07/2024 by SUKUMAR GHOSH, Son of KSHITISH GHOSH, Jirangachi, P.O: HATISHALA, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Others

Identified by AMRITA GHOSH, . . Son of BIPOLOB 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 13,046.00/- (A(1) = Rs 13,000.00/- ,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 13,014/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/07/2024 9:13AM with Govt. Ref. No: 192024250122964431 on 16-07-2024, Amount Rs: 13,014/-, Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 202407160877233 on 16-07-2024, Head of Account 0030-03-104-001 -16

Payment of Stamp Duty

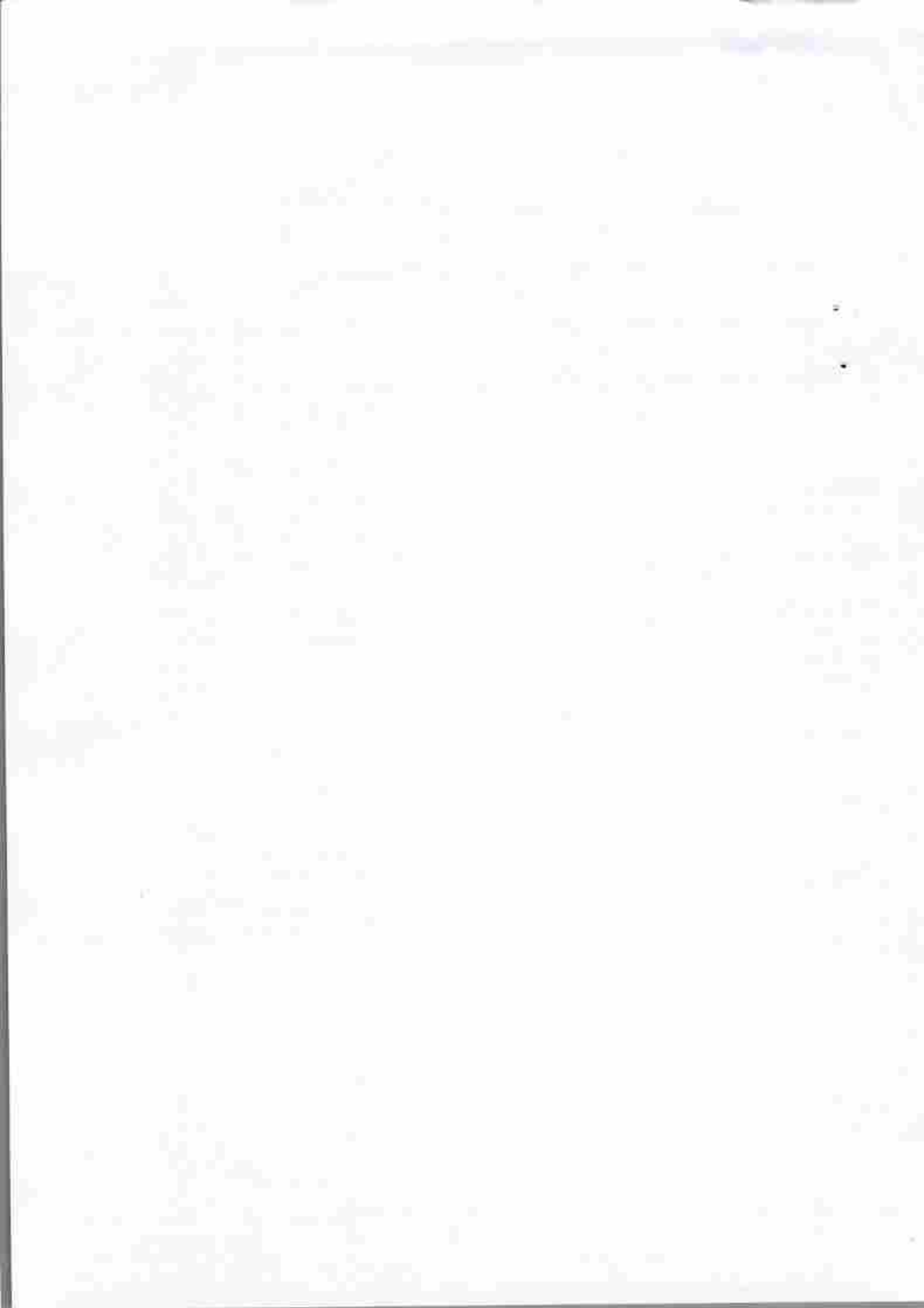
Certified that required Stamp Duty payable for this document is Rs. 65,920/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 64,920/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 29232, 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 16/07/2024 9:13AM with Govt. Ref. No: 192024250122964431 on 16-07-2024, Amount Rs: 64,920/-, Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 202407160877233 on 16-07-2024, 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





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2024, Page from 232213 to 232236
being No 160407945 for the year 2024.



(Handwritten signature)

Digitally signed by Anupam Halder
Date: 2024.07.18 10:52:10 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 18/07/2024
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.

08111/24

I-07946/2024



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AR 342142

16/07/2024
 Q- 2001868493/2024

Declared that the above mentioned document is a true and correct copy of the original document and the same is in conformity with the original document.

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

16 JUL 2024

CONVEYANCE

1. Date: 16/07/24
2. Place: Kolkata
3. Parties

29226

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
Vendor



Amrita Ghosh
e/o - Biplob Ghosh
vill - Belachoudi P.O - Gochan
P.S - Joy nagar, Dist - 24 P.S (S)
743391

Registrar Sub-Registrar IV
Registrar U/S 7 (2) of
Registration Act
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- 3.1 **SUKUMAR GHOSH (PAN ATLPG0453B and Aadhaar No. 8905 9229 2286)**, son of Late Kshitish Chandra Ghosh, by faith Hindu, by occupation Others, nationality Indian, residing at Jirangacha, Post Office Hatisala, Police Station Kashipur, PIN - 700135, District South 24 Parganas (**Vendor**, includes successors-in-interest)

And

- 3.2 **UNNATH KYAL**, having **PAN IANPK7176J and Aadhaar No. 7348 3834 3751**, son of Rishi Kyal, by faith Hindu, by occupation Business, nationality Indian, of 30C, South End Park, Post Office Sarat Bose Road, Kolkata- 700 029, Police Station Lake, District South 24 Parganas (**Purchaser**, includes successors-in-interest)

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

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject Matter of Conveyance

- 4.1 **Said Property:** Land admeasuring 1.685 (one point six eight five) decimal, more or less, comprised in R.S. Dag Nos. 501 and 503, corresponding L.R. Dag Nos. 469 and 471, respectively, recorded under R.S. Khatian No. 582, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet (**BGP**), Sub-Registration District Bhangar, District South 24 Parganas (collectively **Said Property**) and more fully described in the **Schedule** below **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the 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 Mother Property:** At all material time one Uttam Chandra Ghosh was the sole and absolute owner in respect of land admeasuring 60.575 (sixty point five seven five) decimal, comprised in R.S. Dag Nos. 501 and 503, corresponding L.R. Dag Nos. 469 and 471, recorded under R.S. Khatian No. 582, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (collectively **Mother Property**), free from all encumbrances. The details of the Mother Property are given in the chart below:



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R.S. Dag No.	R.S. Khatian No.	Total Area in Dag (in Dec)	Area (in Dec)
501	582	99	39.2
503	582	57	21.375
Total:			60.575

5.1.2 **Demise of Uttam Chandra Ghosh:** Said Uttam Chandra Ghosh, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate leaving behind him surviving his wife, Sashibala Dasi, 7 (seven) sons, namely, (1) Bipin Bihari Ghosh, (2) Satish Chandra Ghosh, (3) Jatish Chandra Ghosh, (4) Nagendra Nath Ghosh, (5) Khitish Chandra Ghosh, (6) Rajendra Nath Ghosh alias Rajendra Kumar Ghosh and (7) Lalit Mohan Ghosh and 2 (two) daughters, namely, (1) Subodh Bala Ghosh and (2) Radharani Ghosh, as his only legal heirs and heiresses, who jointly and in equal share inherited the right, title and interest of Late Uttam Chandra Ghosh in the Mother Property, free from all encumbrances.

5.1.3 **Demise of Sashibala Dasi:** Said Sashibala Dasi, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate leaving behind her surviving her 7 (seven) sons, namely, (1) Bipin Bihari Ghosh, (2) Satish Chandra Ghosh, (3) Jatish Chandra Ghosh, (4) Nagendra Nath Ghosh, (5) Khitish Chandra Ghosh, (6) Rajendra Nath Ghosh alias Rajendra Kumar Ghosh and (7) Lalit Mohan Ghosh and 2 (two) daughters, namely, (1) Subodh Bala Ghosh and (2) Radharani Ghosh, as her only legal heirs and heiresses, who jointly and in equal share inherited the right, title and interest of Late Sashibala Dasi in the Mother Property, free from all encumbrances.

5.1.4 **Ownership of Khitish Chandra Ghosh:** In the above mentioned circumstances said Khitish Chandra Ghosh has become the sole and absolute owner in respect of land measuring 6.74 (six point seven four) decimal, more or less, out of the Mother Property (**Larger Property**), free from all encumbrances. The details of the Larger Property are given in the chart below:

R.S. Dag No.	R.S. Khatian No.	Total Area in Dag (in Dec)	Area (in Dec)
501	582	99	4.36
503	582	57	2.38
Total:			6.74

5.1.5 **Demise of Khitish Chandra Ghosh:** Said Khitish Chandra Ghosh, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate leaving behind him surviving his wife, Namita Ghosh alias Namita Bala Ghosh and 3 (three) sons, namely, (1) Sadhan Ghosh, (2) Sukumar Ghosh and (3) Phanibhusan Ghosh, as his only legal heirs and heiress, who jointly and in equal share inherited the right, title and interest of Late Khitish Chandra Ghosh in the Larger Property, free from all encumbrances.



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- 5.1.6 **Ownership of Said Property:** By virtue of the aforesaid inheritance from Late Kshitish Chandra Ghosh, said Sukumar Ghosh (the Vendor herein) has become the sole and absolute owner in respect of the Said Property, i.e. land measuring 1.685 (one point six eight five) decimal, more or less, out of the Larger Property, free from all encumbrances. The details of the Said Property are given in the chart below:

R.S. Dag No.	R.S. Khatian No.	Total Area in Dag (in Dec)	Area (in Dec)
501	582	99	1.09
503	582	57	0.595
Total:			1.685

- 5.1.7 **Absolute Ownership of Vendor:** In the above mentioned events and circumstances the Vendor has become the sole and absolute owner 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 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.



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- 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*s, *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, 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 **Schedule** below, being land admeasuring 1.685 (one point six eight five) decimal, more or less, comprised in R.S. Dag Nos. 501 and 503, corresponding L.R. Dag Nos. 469 and 471, respectively, recorded under R.S. Khatian No. 582, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas **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.10,00,000/- (Rupees Ten Lakh only)**



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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, forthwith take all necessary steps to mutate the name of the Purchaser in respect of the Said Property. In this regard the Vendor hereby clarifies that the R.S. Record of Rights and L.R. Record of Rights are not in parity with the Vendor's entitlement in said R.S. Dags as recited under clause 5.1 and sub-clauses thereunder. However, the Vendor hereby convey all the Vendor's right, title and



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[Signature]

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interest in the said R.S. Dags (acquired vide the aforesaid recital) under these presents whatsoever and howsoever in nature and the Purchaser shall be entitled to rectify the erroneous record of rights, if any.

- 8.2.2 **Transfer of Property Act:** all obligations and duties of vendor and vendee as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.
- 8.3 **Delivery of Possession:** *Khas*, vacant, peaceful and physical possession of the Said Property has been handed over to the Purchaser.
- 8.4 **Outgoings:** All statutory revenue, cess, taxes, surcharge, outgoings and levies of or on the Said Property, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Vendor, with regard to which the Vendor hereby indemnify and agree to keep the Purchaser fully and comprehensively saved, harmless and indemnified.
- 8.5 **Holding Possession:** The Vendor hereby covenants that the Purchaser and the Purchaser's successors-in-interest and/or assigns shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof exclusively and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendor and it is further expressly and specifically covenanted, confirmed and declared by the Vendor that notwithstanding contained in any law for the time being in force or enacted later or any custom or practice or other form of equitable right or remedy available to the Vendor, the Vendor shall not at any time in future claim any right of pre-emption, right of passage (whether of men, materials, water and other utilities), right of way, means of access, easement of use or any other right of any nature whatsoever or howsoever over and above the Said Property, even if the balance portion of the Dag (from which the Said Property has been carved out) is land-locked and does not have any public or private means of access and the Vendor hereby expressly 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



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Registration 1908
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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 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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SCHEDULE
(Said Property)
[Subject Matter of Conveyance]

Land (vacant) admeasuring 1.685 (one point six eight five) decimal, more or less, comprised in R.S. Dag Nos. 501 and 503, corresponding L.R. Dag Nos. 469 and 471, respectively, recorded under R.S. Khatian No. 582, 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

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:

Classification	R.S. Dag	L.R. Dag	R.S. Khatian	Total Area in Dag (Dec)	Area Sold (Dec)
Danga	501	469	582	99	1.09
Danga	503	471	582	57	0.595
				Total:	1.685

Said R.S. Dag No. 501 is butted and bounded as follows:

- On the North** : By R.S. Dag No. 497
- On the East** : By R.S. Dag No. 500
- On the South** : By R.S. Dag No. 502
- On the West** : By R.S. Dag No. 503

Said R.S. Dag No. 503 is butted and bounded as follows:

- On the North** : By R.S. Dag Nos. 497 & 506
- On the East** : By R.S. Dag Nos. 501, 502, 504, 505, 506 & 507
- On the South** : By R.S. Dag no. 507
- On the West** : By Mouza Hatisala



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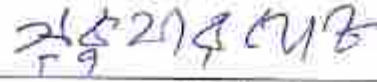
16 JUL 2024

10. Execution and Delivery

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

Witnesses:

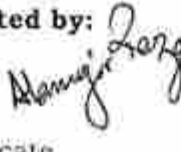
1. Ananta Chakraborty
Vill - Beliachandi
P.O. - Gocharan
P.S. - Jotnagar
DIST. - 24 Pcs (S)
743331



[Vendor]


2. Rakshi Ghosh
Vill - Giranghur
P.O. - HATIGALLI
P.S. - 700135

Drafted by:


NB/1366/03

Advocate

Alipore Judges Court
K01-27

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 



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Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs. 10,00,000/- (Rupees Ten 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:

Mode	Date	Bank	Amount (Rs.)
UTR No. IOBAR52024071500585482	15.07.24	Indian Overseas Bank	10,00,000.00
Total:			10,00,000/-

Witnesses:

1. Anur to Ghosh

₹ 10,00,000/-

[Vendor]






































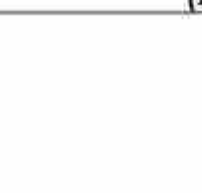
2. Rakesh Ghosh



Unitict Sub-Registrar-IV
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SPECIMEN FORM FOR TEN FINGER PRINTS

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



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ভারত সরকার

Government of India



নাম/নামে

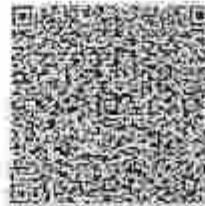
Amrita Ghosh

পিতা : বিপ্লব ঘোষ

Father : Biplob Ghosh

সাময়িক/DOB: 20/06/1991

লিঙ্গ / Male



2744 4498 2164



ভারত সরকার - প্রাথমিক

Unique Identification Authority of India

ঠিকানা: A. বিপ্লব ঘোষ

বেলাচান্ডী, গোচরান, পশ্চিম

বঙ্গ-২৪ পর্গানা, পশ্চিমবঙ্গ,

Address: S/O: Biplob Ghosh,

BELACHANDI-Gocharan,

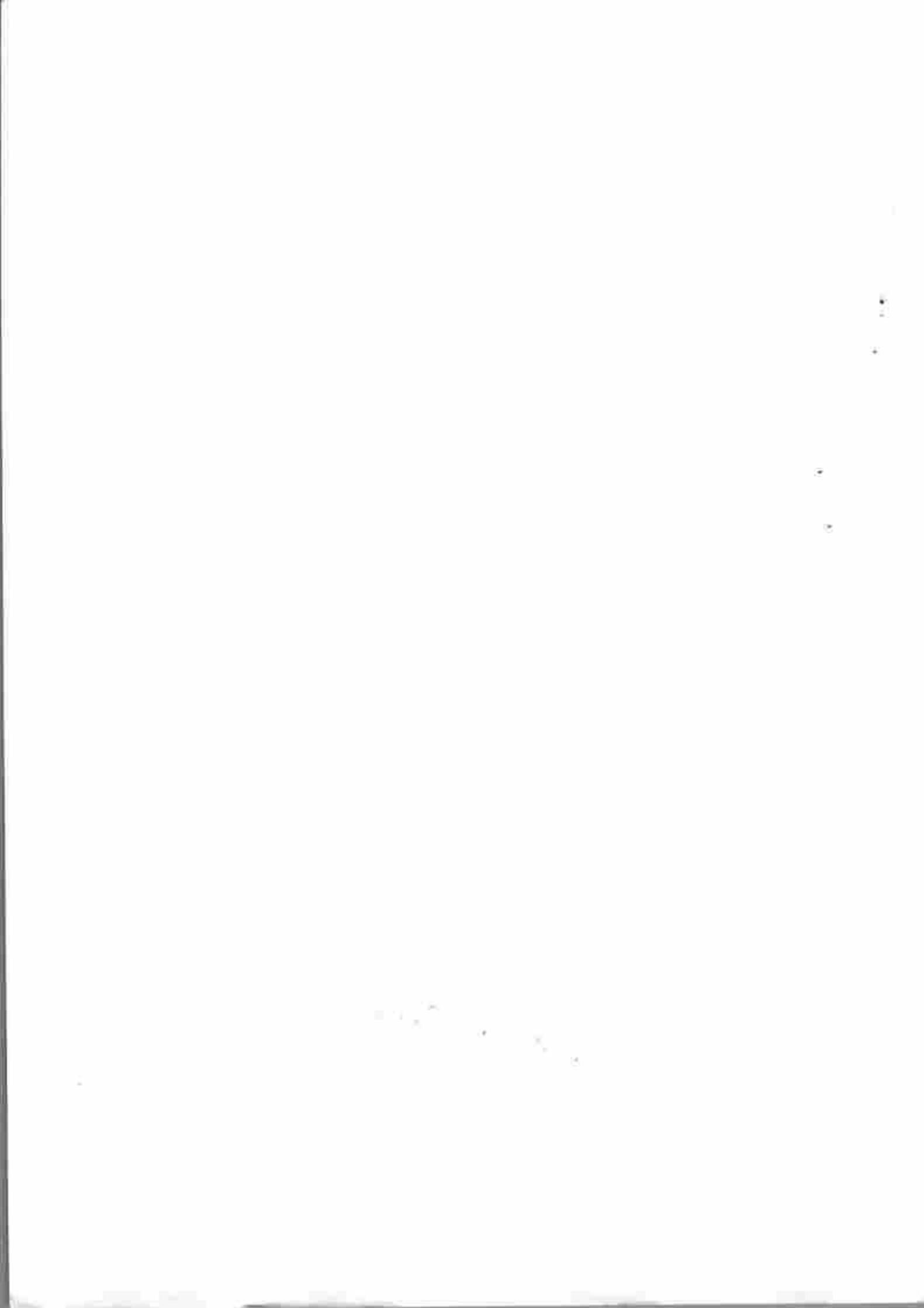
South 24 Parganas,

Gocharan, West Bengal,

743391

2744 4498 2164

Amrita Ghosh





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

Query No / Year	2001868493/2024	Office where deed will be registered
Query Date	15/07/2024 1:29:00 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	VINAYAK LEGAL 122/1R, Satyendra Nath Majumdar Sarani, Thana : Tollygunge, District : South 24-Parganas, WEST BENGAL, PIN - 700026, Mobile No. : 9330394689, Status : Seller/Executant	
Transaction	Additional Transaction	
[010-1] Sale, Sale Document	[4308] Agreement [No of Agreement : 2]	
Set Forth value	Market Value	
Rs. 10,00,000/-	Rs. 10,00,000/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 50,020/- (Article:23)	Rs. 10,014/- (Article:A(1), E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks		

Land Details :

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

Sch No	Plot Number	Khatian Number	Land Use/ROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L6	RS-501	RS-582	Bastu Danga	1.09 Dec	6,50,000/-	6,50,000/-	
L7	RS-503	RS-582	Bastu Darga	0.595 Dec	3,50,000/-	3,50,000/-	
		TOTAL :		1.685Dec	10,00,000 /-	10,00,000 /-	
	Grand Total :			1.685Dec	10,00,000 /-	10,00,000 /-	

Seller Details :

SI No	Name & address	Status	Execution Admission Details :
1	SUKUMAR GHOSH Son of KSHITISH GHOSH, City:- , P.O:- HATISHALA, P.S:- Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Date of Birth:XX-XX-1XX0, PAN No. ATxxxxxx3B, Aadhaar No.: 89xxxxxxxx2286, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self



Query No: 2001868493 of 2024, Printed On Jul 15 2024 8:04PM, Generated from wregistration.gov.in

Buyer Details :

Sl No	Name & address	Status	Execution Admission Details :
1	UNNATH KYAL Son of RISHI KYAL, 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-2XX1, PAN No. (Axxxxxx6J, Aadhaar No., 73xxxxxxxx3751, Status : Individual, Not Executed	Individual	Not Executed

Identifier Details :

Name & address
AMRITA GHOSH Son of B GHOSH City:- , P.O:- GOCHARAN, P.S:-Joynagar, District:-South 24-Parganas, West Bengal, India, PIN:- 743391, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , Identifier Of SUKUMAR GHOSH

Transfer of property for L6

Sl.No	From	To. with area (Name-Area)
1	SUKUMAR GHOSH	UNNATH KYAL-1.09 Dec

Transfer of property for L7

Sl.No	From	To. with area (Name-Area)
1	SUKUMAR GHOSH	UNNATH KYAL-0.595 Dec

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 14-08-2024) for e-Payment . Assessed market value & Query is valid for 30 days (i.e. upto 14-08-2024)
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.



Query No: 2001868493 of 2024. Printed On : Jul 15 2024 8:04PM. Generated from wbregistration.gov.in



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



160720242012297246

GRIPS Payment Detail

GRIPS Payment ID:	160720242012297246	Payment Init. Date:	16/07/2024 09:17:18
Total Amount:	59934	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	6039642603237	BRN Date:	16/07/2024 09:17:31
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Mr UNNATH KYAL
Mobile: 9330394689

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192024250122972478	Directorate of Registration & Stamp Revenue	59934
Total			59934

IN WORDS: FIFTY 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



192024250122972478

Sukumar G

GRN Details

GRN:	192024250122972478	Payment Mode:	SBI Epay
GRN Date:	16/07/2024 09:17:18	Bank/Gateway:	SBIePay Payment Gateway
BRN :	6039642603237	BRN Date:	16/07/2024 09:17:31
Gateway Ref ID:	20240716877331	Method:	Indian Overseas Bank NB
GRIPS Payment ID:	160720242012297246	Payment Init. Date:	16/07/2024 09:17:18
Payment Status:	Successful	Payment Ref. No:	2001868493/2/2024 [Query.No*/Query Year]

Depositor Details

Depositor's Name:	Mr UNNATH KYAL
Address:	30C, SOUTH END PARK, KOLKATA-700029
Mobile:	9330394689
Period From (dd/mm/yyyy):	16/07/2024
Period To (dd/mm/yyyy):	16/07/2024
Payment Ref ID:	2001868493/2/2024
Dept Ref ID/DRN:	2001868493/2/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001868493/2/2024	Property Registration- Stamp duty	0030-02-103-003-02	49920
2	2001868493/2/2024	Property Registration- Registration Fees	0030-03-104-001-16	10014
			Total	59934

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

PAID

Major Information of the Deed

Deed No :	I-1604-07946/2024	Date of Registration	16/07/2024
Query No / Year	1604-2001868493/2024	Office where deed is registered	
Query Date	15/07/2024 1:29:00 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	VINAYAK LEGAL 122/TR, 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. 10,00,000/-	Rs. 10,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50,020/- (Article:23)	Rs. 10,048/- (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
L6	RS-501	RS-582	Bastu	Danga	1.09 Dec	6,50,000/-	6,50,000/-	
L7	RS-503	RS-582	Bastu	Darga	0.595 Dec	3,50,000/-	3,50,000/-	
		TOTAL :			1.685Dec	10,00,000 /-	10,00,000 /-	
		Grand Total :			1.685Dec	10,00,000 /-	10,00,000 /-	

Seller Details :

SI No.	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	SUKUMAR GHOSH (Presentant) Son of KSHITISH GHOSH Executed by: Self, Date of Execution: 16/07/2024 , Admitted by: Self, Date of Admission: 16/07/2024 ,Place : Office	 <small>16/07/2024</small>	 Captured <small>LTI 16/07/2024</small>	 <small>16/07/2024</small>



City:- , P.O:- HATISHALA, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India Date of Birth:XX-XX-1XX0 , PAN No.:: ATxxxxxx3B, Aadhaar No: 89xxxxxxxx2286, Status :Individual, Executed by: Self, Date of Execution: 16/07/2024 , Admitted by: Self, Date of Admission: 16/07/2024 ,Place : Office

Buyer Details :

Sl No.	Name,Address,Photo,Finger print and Signature
1	UNNATH KYAL Son of RISHI KYAL 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-2XX1 , PAN No.:: IAXxxxxx8J, Aadhaar No: 73xxxxxxxx3751, Status :Individual, Status : Not Executed

Identifier Details :

Name -	Photo	Finger Print	Signature
AMRITA GHOSH Son of B GHOSH City:- , P.O:- GOCHARAN, P.S:-Joynagar, District:-South 24-Parganas, West Bengal, India, PIN:- 743391		 Captured	
	16/07/2024	16/07/2024	16/07/2024
Identifier Of SUKUMAR GHOSH			

Transfer of property for L6

Sl.No	From	To. with area (Name-Area)
1	SUKUMAR GHOSH	UNNATH KYAL-1.09 Dec

Transfer of property for L7

Sl.No	From	To. with area (Name-Area)
1	SUKUMAR GHOSH	UNNATH KYAL-0.595 Dec



Endorsement For Deed Number : I - 160407946 / 2024

On 16-07-2024

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) 46(1),W.B. Registration Rules,1962)

Presented for registration at 14:27 hrs on 16-07-2024, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by SUKUMAR GHOSH ,Executant.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs. 10,00,000/-

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

Execution is admitted on 16/07/2024 by SUKUMAR GHOSH, Son of KSHITISH GHOSH, P.O: HATISHALA, Thana: Kashipur, South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Others

Indetified 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 10,046.00/- (A(1) = Rs 10,000.00/- , E = Rs 14.00/- , H = Rs 28.00/- , M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 10,014/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 16/07/2024 9:17AM with Govt. Ref. No: 192024250122972478 on 16-07-2024, Amount Rs: 10,014/-, Bank: SBI EPay (SBIEPay), Ref. No. 6039642603237 on 16-07-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50,020/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 49,920/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 29226, 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 16/07/2024 9:17AM with Govt. Ref. No: 192024250122972478 on 16-07-2024, Amount Rs: 49,920/-, Bank: SBI EPay (SBIEPay), Ref. No. 6039642603237 on 16-07-2024, 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





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2024, Page from 243456 to 243475

being No 160407946 for the year 2024.



Digitally signed by Anupam Halder
Date: 2024.07.25 12:49:47 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 25/07/2024
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.

08108/24

D-07947/2024



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AR 342134

16/07/2024
 2001843853/2024

Certified that the document is genuine the
 Registrations. The signature shown and the
 embossedment sticks attached with the
 document are the part of this document

District Sub-Registrar-IV
 Registrar U/S 7 (2) of
 Registration 1908
 Alkora, South 24 Parganas
 16 JUL 2024

CONVEYANCE

1. Date: 16/07/2024
2. Place: Kolkata
3. Parties

2923 1/2

22 NOV 2023

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

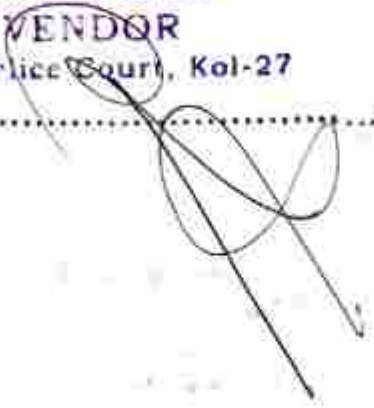
Name:- **B. C. LAHIRI**
Advocate

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

SUBHANKAR DAS
STAMP VENDOR

Alipore Police Court, Kol-27

Vendor



3/o Anon. to Ghosh
Biplab Ghosh
Vill - Belachhara
P.O. Kocharam
P.S. Jagnagan
24 Pgs (S)
Pin - 743391

District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas
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- 3.1 **SUKUMAR GHOSH (PAN ATPLG0453B and Aadhaar No. 8905 9229 2286)**, son of Late Khitish Chandra Ghosh, by faith Hindu, by occupation Others, nationality Indian, residing at Jirangacha, Post Office Hatisala, Police Station Kashipur, PIN - 700135, District South 24 Parganas (**Vendor**, includes successors-in-interest)

And

- 3.2 **UNNATH KYAL**, having **PAN IANPK7176J and Aadhaar No. 7348 3834 3751**, son of Rishi Kyal, by faith Hindu, by occupation Business, nationality Indian, of 30C, South End Park, Post Office Sarat Bose Road, Kolkata- 700 029, Police Station Lake, District South 24 Parganas (**Purchaser**, includes successors-in-interest)

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

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject Matter of Conveyance

- 4.1 **Said Property:** Land measuring 0.3525 (zero point three five two five) decimal, more or less, out of 11 (eleven) decimal, being a portion of R.S. Dag No. 117, corresponding L.R. Dag No. 111, recorded under R.S. Khatian No. 187, L.R. Khatian Nos. 1562 and 3201, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet (**BGP**), Sub-Registration District Bhangar, District South 24 Parganas (**Said Property**) and more fully described in the **Schedule** below **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the 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 Mother Property:** At all material time one Uttam Chandra Ghosh was the sole and absolute owner in respect of land measuring 11 (eleven) decimal, being the entirety of R.S. Dag No. 117, recorded under R.S. Khatian No. 187, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Mother Property**), free from all encumbrances.

- 5.1.2 **Demise of Uttam Chandra Ghosh:** Said Uttam Chandra Ghosh, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate leaving behind him surviving his wife, Sashibala Dasi, 7 (seven) sons, namely, (1) Bipin Bihari Ghosh, (2) Satish Chandra



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- Ghosh, (3) Jatish Chandra Ghosh, (4) Nagendra Nath Ghosh, (5) Khitish Chandra Ghosh, (6) Rajendra Nath Ghosh alias Rajendra Kumar Ghosh and (7) Lalit Mohan Ghosh and 2 (two) daughters, namely, (1) Subodh Bala Ghosh and (2) Radharani Ghosh, as his only legal heirs and heiresses, who jointly and in equal share inherited the right, title and interest of Late Uttam Chandra Ghosh in the Mother Property, free from all encumbrances.
- 5.1.3 **Demise of Sashibala Dasi:** Said Sashibala Dasi, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate leaving behind her surviving her 7 (seven) sons, namely, (1) Bipin Bihari Ghosh, (2) Satish Chandra Ghosh, (3) Jatish Chandra Ghosh, (4) Nagendra Nath Ghosh, (5) Khitish Chandra Ghosh, (6) Rajendra Nath Ghosh alias Rajendra Kumar Ghosh and (7) Lalit Mohan Ghosh and 2 (two) daughters, namely, (1) Subodh Bala Ghosh and (2) Radharani Ghosh, as her only legal heirs and heiresses, who jointly and in equal share inherited the right, title and interest of Late Sashibala Dasi in the Mother Property, free from all encumbrances.
- 5.1.4 **Ownership of Khitish Chandra Ghosh & Radharani Ghosh:** In the above mentioned circumstances said (1) Khitish Chandra Ghosh has become the sole and absolute owner in respect of land measuring 1.23 (one point two three) decimal, more or less, out of the Mother Property and mutated his name in the records of the Block Land and Land Reforms Officer, Bhangar-II, under L.R. Khatian No. 1562 (**Property Of Khitish**) and (2) Radharani Ghosh has become the sole and absolute owner in respect of land measuring 1.23 (one point two three) decimal, more or less, out of the Mother Property and mutated her name in the records of the Block Land and Land Reforms Officer, Bhangar-II, under L.R. Khatian No. 3201 (**Property Of Radharani**), free from all encumbrances.
- 5.1.5 **Demise of Khitish Chandra Ghosh:** Said Khitish Chandra Ghosh, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate leaving behind him surviving his wife, Namita Ghosh alias Namita Bala Ghosh and 3 (three) sons, namely, (1) Sadhan Ghosh, (2) Sukumar Ghosh and (3) Phanibhusan Ghosh (collectively **Legal Heirs Of Khitish**), as his only legal heirs and heiress, who jointly and in equal share inherited the right, title and interest of Late Khitish Chandra Ghosh in the Property Of Khitish, free from all encumbrances.
- 5.1.6 **Demise of Radharani Ghosh:** Said Radharani Ghosh, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate issueless leaving behind her surviving the surviving legal heirs and heiresses of her 6 (six) predeceased brothers, namely, (1) Bipin Bihari Ghosh, (2) Jatish Chandra Ghosh, (3) Nagendra Nath Ghosh, (4) Khitish Chandra Ghosh, (5) Rajendra Nath Ghosh alias Rajendra Kumar Ghosh and (6) Lalit Mohan Ghosh and 1 (one) predeceased sister, Subodh Bala Ghosh, as her only legal heirs and heiresses, who inherited the right, title and interest of Late Radharani Ghosh in the Property Of Radharani, free from all encumbrances as per the Hindu Succession Act, 1956 and the rules framed thereunder.



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Registrar U/S 7 (2) of
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- 5.1.7 **Descendants of Khitish Chandra Ghosh:** As mentioned in clause no. 5.1.5, hereinabove, said Khitish Chandra Ghosh, died intestate leaving behind him surviving the Legal Heirs Of Khitish and it is pertinent to mention here that all the Legal Heirs Of Khitish were alive on the date of demise of Late Radha Rani Ghosh to collectively inherit 1/7th share out of the Property Of Radharani left behind said Radha Rani Ghosh, free from all encumbrances as per the Hindu Succession Act, 1956 and the rules framed thereunder.
- 5.1.8 **Ownership of Said Property:** In the above mentioned circumstances said Sukumar Ghosh (the Vendor herein) has become the sole and absolute owner in respect of the Said Property, comprised in (1) land measuring 0.3075 (zero point three zero seven five) decimal, more or less, out of the Property Of Khitish and (2) land measuring 0.045 (zero point zero four five) decimal, more or less, out of the Property Of Radharani, free from all encumbrances.
- 5.1.9 **Absolute Ownership of Vendor:** In the above mentioned events and circumstances the Vendor has become the sole and absolute owner in respect of the Said Property, free from all encumbrances and the Said Property in 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.



District Sub-Registrar's
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- 5.2.6 **No Right of Pre-emption:** No person or persons whatsoever have/had/has any right of pre-emption over and in respect of the Said Property or any part thereof.
- 5.2.7 **No Mortgage:** No mortgage or charge has been created by the 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.
- 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 **Schedule** below, being land measuring 0.3525 (zero point three five two five) decimal, more or less, out of 11 (eleven) decimal, being a portion of R.S. Dag No. 117, corresponding L.R. Dag No. 111, recorded under R.S. Khatian No. 187, L.R. Khatian Nos. 1562 and 3201, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and



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

7.2 **Consideration:** The aforesaid transfer is being made in consideration of a sum of **Rs.3,00,000/- (Rupees Three Lakh 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, forthwith take all necessary steps to mutate the name of the



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Registration 1908
Alameda, South 24 Pergamene

6 JUL 2024

Purchaser in respect of the Said Property. In this regard the Vendor hereby clarify that the R.S. Record of Rights and L.R. Record of Rights are not in parity with the Vendor's entitlement in said R.S. Dag as recited under clause 5.1 and sub-clauses thereunder. However, the Vendor hereby convey all the Vendor's right, title and interest in the said R.S. Dag (acquired vide the aforesaid recital) under these presents whatsoever and howsoever in nature and the Purchaser shall be entitled to rectify the erroneous record of rights, if any.

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

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

16 JUL 2024

the Vendor hereby expressly (a) consents to the same and (b) appoints the Purchaser as the constituted attorney of the Vendor and empowers and authorizes the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard and (2) the Vendor is fully aware that the Purchaser shall convert the nature of use and classification of the Said Property to non-agricultural/any other classification at the sole discretion of the Purchaser and the Purchaser shall be fully entitled to do the same in all public and statutory records and the Vendor hereby expressly (a) consents to the same, notwithstanding the nature of use and classification of the balance portion of the Dag (from which the Said Property has been carved out) being and remaining the same as earlier and (b) appoints the Purchaser as the constituted attorney of the Vendor and empowers and authorizes the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendor undertakes to cooperate with the Purchaser in all respect to cause mutation of the Said Property in the name of the Purchaser and conversion of the nature of use and classification thereof and in this regard shall sign all documents and papers as required by the Purchaser.

- 8.7 **Title Documents:** Simultaneously herewith, the Vendor has handed over all original title papers and documents in respect of the Said Property to the Purchaser.
- 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 covenant to be party to the declaration (if required) without raising any objection and without any further consideration as and when required by the Purchaser.
9. **Interpretation:**
- 9.1 The headings in this Conveyance are inserted for convenience only and shall be ignored in construing the provisions of this Conveyance.
- 9.2 Words and phrases have been defined in this Conveyance by printing them in bold and putting them within brackets. Where a word or phrase is defined, other parts of speech or grammatical forms of that word or phrase shall have corresponding meaning.



District Sub-Registrar for
Registrar UPS (2) of
Registration 1968
Al Gore, Solih 24 Perguruan

6 JUL 2024

**Schedule
(Said Property)**

Land (vacant) measuring 0.3525 (zero point three five two five) decimal, more or less, out of 11 (eleven) decimal, being a portion of R.S. Dag No. 117, corresponding L.R. Dag No. 111, recorded under R.S. Khatian No. 187, L.R. Khatian Nos. 1562 and 3201, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and the said R.S. Dag No. 117 is butted and bounded as follows:

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

Together with all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the 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. *Anwarul Ghosh*
Vill - Belachandi
P.O. Gocheran
P.S. Jaynagar, 24 P.S. (S)
Pin - 743391

2. *Rakesh Ghosh*
S/O Sukumar Ghosh
Vill Jirangacha
Dist - HATIGAN
740155

Drafted by:

Alamgir Razvi
NB/1366/03

Advocate

Alipore Judges Case
KPI-27

[Handwritten Signature]

[Vendor]

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

Anwarul Ghosh



District Sub-Registrar-IV
Registrar UPS / (2) of
Alibori, Odisha
6 JUL 2024

Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs.3,00,000/- (Rupees Three 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:

Mode	Date	Bank	Amount (Rs.)
UTR No. IOBAR52024071200341340	12.07.24	Indian Overseas Bank	3,00,000.00
Total:			3,00,000/-

Witnesses:

1. *Anurag Choudhary*

2. *Rakesh Ghosh*

21/8/24






























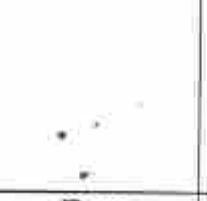
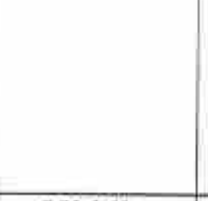


[Vendor]



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

6 JUL 2024

SPECIMEN FORM FOR TEN FINGER PRINTS

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

Handwritten signature

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Handwritten signature

Handwritten signature



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

06 JUL 2024



ভারত সরকার

Government of India



নাম/নাম

Amrita Ghosh

পিতা : বিপ্লব ঘোষ

Father : Biplob Ghosh

সাময়িক/DOB: 20/08/1991

লিঙ্গ / Male



2744 4498 2164



ভারত সরকার

Unique Identification Authority of India

ঠিকানা: S. বিপ্লব ঘোষ
বেলাচান্ডী, গোচারান, গুজরাট
দক্ষিণ ২৪ পরগণা, পশ্চিম বঙ্গ,

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

2744 4498 2164

Amrita Ghosh

100

100

100

100

100

100



Government of West Bengal
GRIPS 2.0 Acknowledgement Receipt
Payment Summary



160720242012294458

GRIPS Payment Detail

GRIPS Payment ID:	160720242012294458	Payment Init. Date:	16/07/2024 08:59:25
Total Amount:	17934	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	4230944192513	BRN Date:	16/07/2024 08:59:37
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Mr UNNATH KYAL
Mobile: 9330394689

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192024250122944598	Directorate of Registration & Stamp Revenue	17934
Total			17934

IN WORDS: SEVENTEEN THOUSAND NINE HUNDRED THIRTY FOUR ONLY.

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

PAID



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



Sukumar - 3



192024250122944598

GRN Details

GRN:	192024250122944598	Payment Mode:	SBI Epay
GRN Date:	16/07/2024 08:59:25	Bank/Gateway:	SBlePay Payment Gateway
BRN :	4230944192513	BRN Date:	16/07/2024 08:59:37
Gateway Ref ID:	20240716876992	Method:	Indian Overseas Bank NB
GRIPS Payment ID:	160720242012294458	Payment Init. Date:	16/07/2024 08:59:25
Payment Status:	Successful	Payment Ref. No:	2001843853/3/2024

[Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr UNNATH KYAL
Address:	30C, SOUTH END PARK, KOLKATA-700029
Mobile:	9330394689
Period From (dd/mm/yyyy):	16/07/2024
Period To (dd/mm/yyyy):	16/07/2024
Payment Ref ID:	2001843853/3/2024
Dept Ref ID/DRN:	2001843853/3/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001843853/3/2024	Property Registration- Stamp duty	0030-02-03-003-02	14920
2	2001843853/3/2024	Property Registration- Registration Fees	0030-02-03-001-16	3014
Total				17934

IN WORDS: SEVENTEEN THOUSAND NINE HUNDRED THIRTY FOUR ONLY.



PAID

Major Information of the Deed



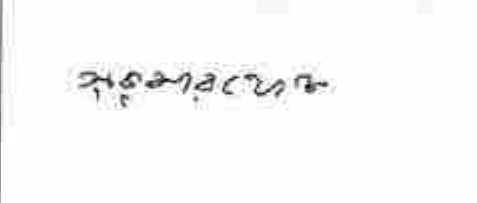
Deed No :	I-1604-07947/2024	Date of Registration	16/07/2024
Query No / Year	1604-2001843853/2024	Office where deed is registered	
Query Date	12/07/2024 1:02:46 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	VINAYAK LEGAL 122/1R, Satyendra Nath Majumdar 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. 3,00,000/-	Rs. 3,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 15,020/- (Article:23)	Rs. 3,046/- (Article:A(1), E)		
Remarks			

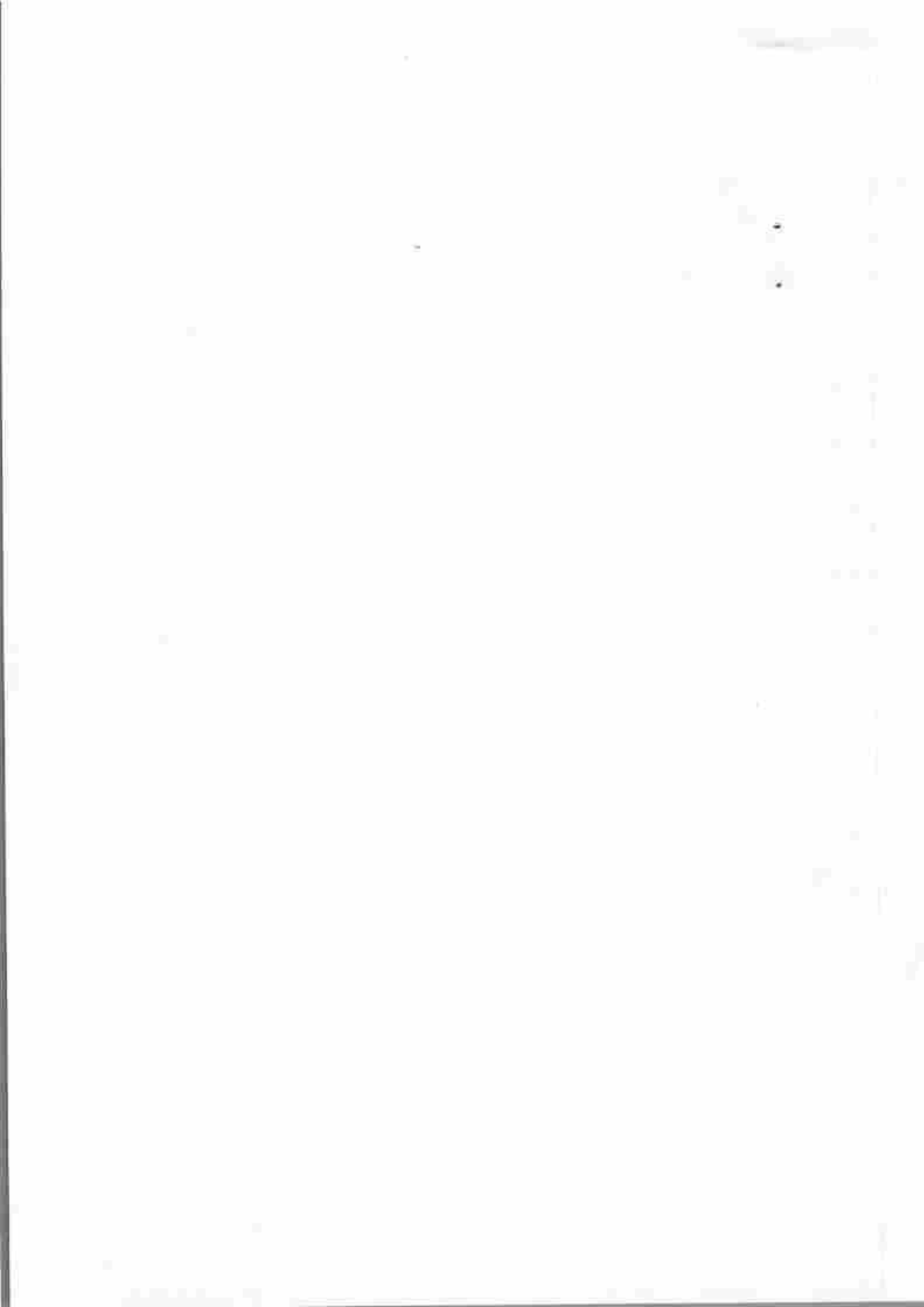
Land Details :

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

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L10	RS-117	RS-187	Bastu	Danga	0.3525 Dec	3,00,000/-	3,00,000/-	
Grand Total :					.3525Dec	3,00,000 /-	3,00,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	SUKUMAR GHOSH (Presentant) Son of KSHITISH GHOSH Executed by: Self, Date of Execution: 16/07/2024 , Admitted by: Self, Date of Admission: 16/07/2024 ,Place : Office			
	16/07/2024	16/07/2024	LTI	16/07/2024
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: IndiaDate of Birth:XX-XX-1XX0 , PAN No.:: ATxxxxxx3B, Aadhaar No: 89xxxxxxxx2286, Status :Individual, Executed by: Self, Date of Execution: 16/07/2024 , Admitted by: Self, Date of Admission: 16/07/2024 ,Place : Office				



Buyer Details :

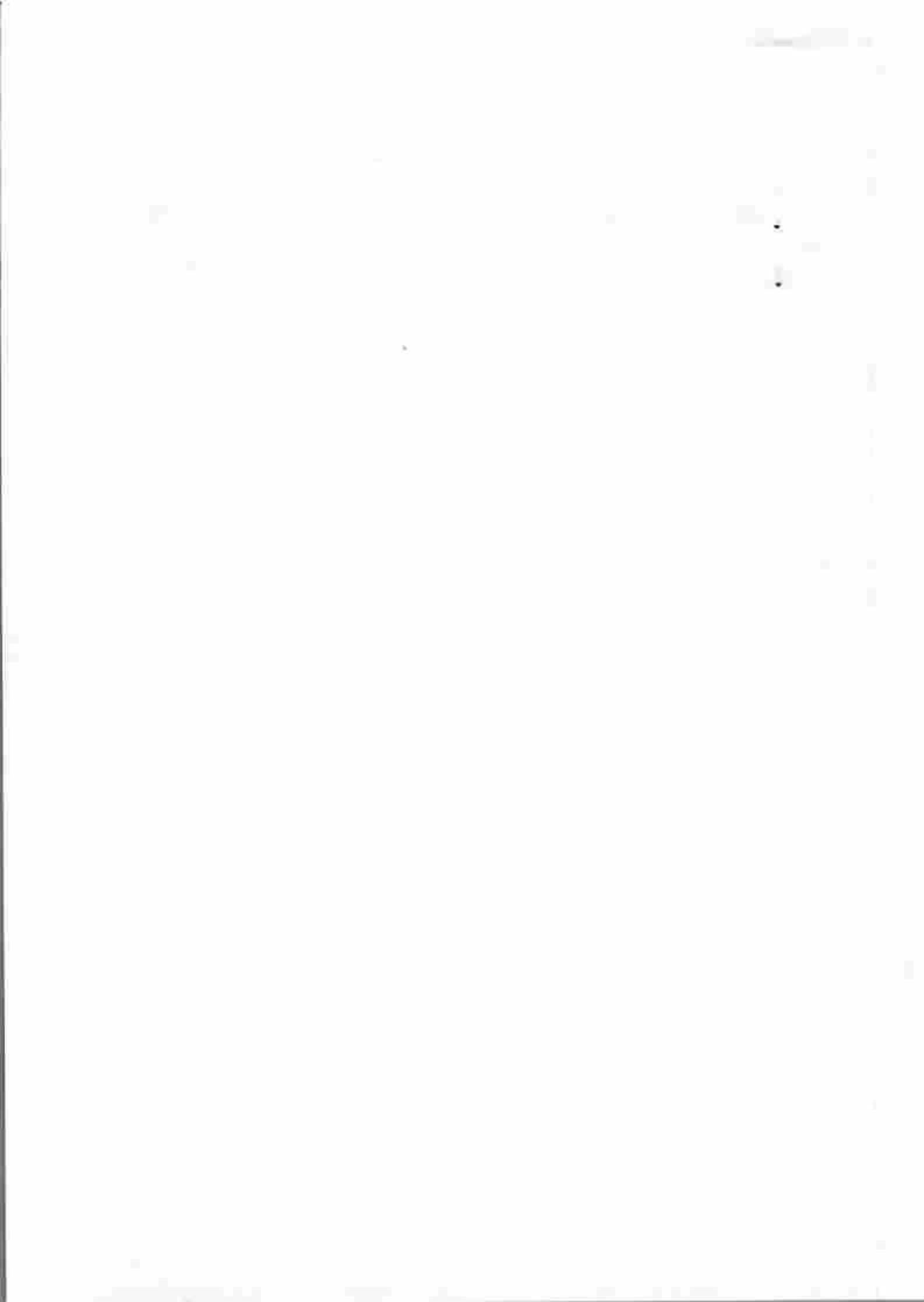
Sl No	Name,Address,Photo,Finger print and Signature
1	UNNATH KYAL Son of RISHI KYAL City:- , P.O:- SARAT BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India Date of Birth:XX-XX-2XX1 , PAN No.: IAXxxxx6J, Aadhaar No: 73xxxxxxx3751, Status :Individual, Status : Not Executed

Identifier Details :

Name	Photo	Finger Print	Signature
AMRITA GHOSH Son of B GHOSH City:- , P.O:- GOCHARAN, P.S:-Joynagar, District:-South 24-Parganas, West Bengal, India, PIN:- 743391		 Captured	
	16/07/2024	16/07/2024	16/07/2024
Identifier Of SUKUMAR GHOSH			

Transfer of property for L10

Sl.No	From	To. with area (Name-Area)
1	SUKUMAR GHOSH	UNNATH KYAL-0.3525 Dec



Endorsement For Deed Number : I - 160407947 / 2024

On 16-07-2024

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) 46(1),W.B. Registration Rules,1962)

Presented for registration at 14:20 hrs on 16-07-2024, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by SUKUMAR GHOSH ,Executant.

Certificate of Market Value(WB PUJI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 3,00,000/-

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

Execution is admitted on 16/07/2024 by SUKUMAR GHOSH, Son of KSHITISH GHOSH, P.O: HATISALA, Thana: Keshipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, 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 3,046.00/- (A(1) = Rs 3,000.00/- ,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 3,014/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/07/2024 8:59AM with Govt. Ref. No: 192024250122944598 on 16-07-2024, Amount Rs: 3,014/-, Bank: SBI EPay (SBlePay), Ref. No. 4230944192513 on 16-07-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 15,020/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 14,920/-

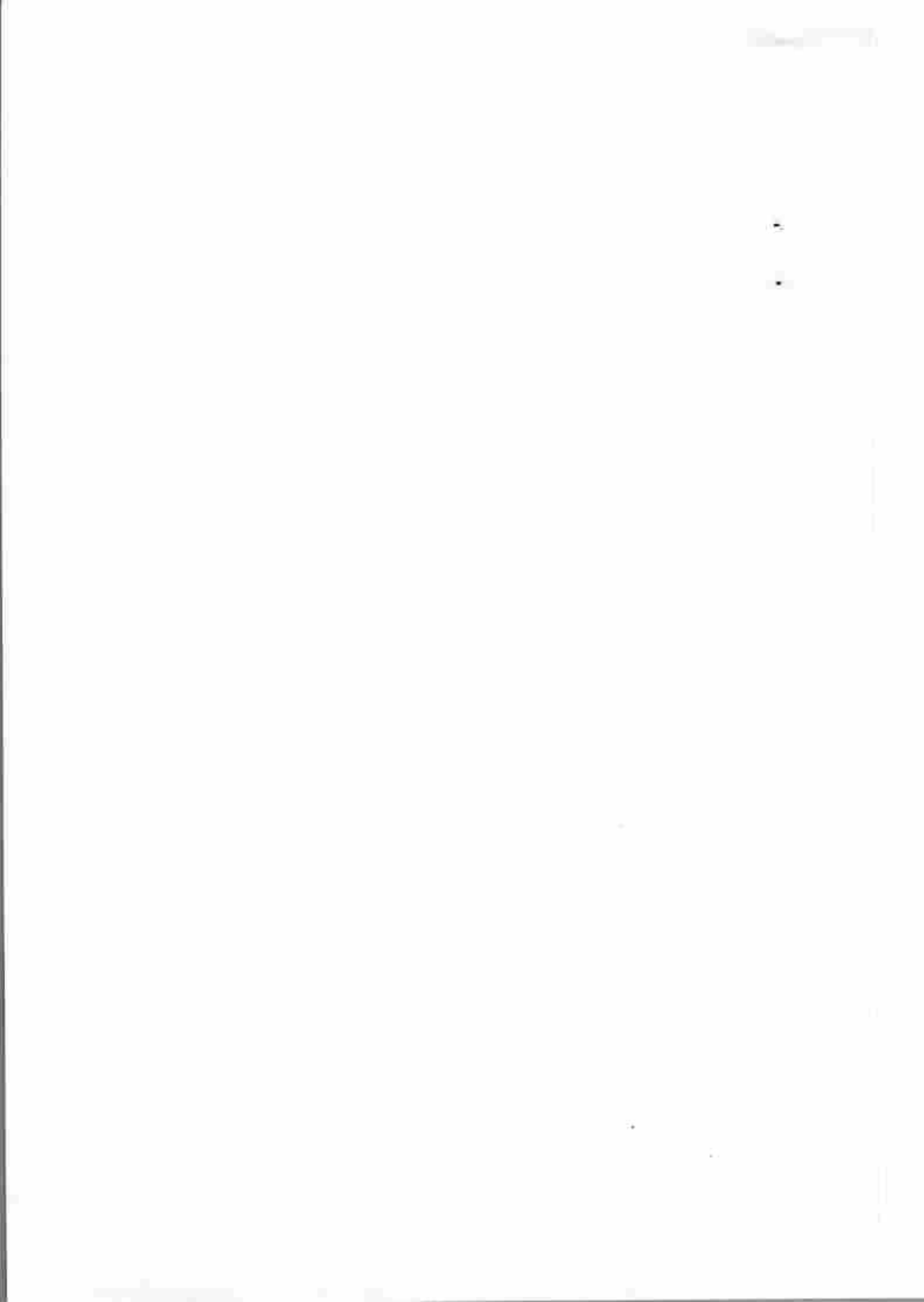
Description of Stamp

1, Stamp: Type: Impressed, Serial no 29234, 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 16/07/2024 8:59AM with Govt. Ref. No: 192024250122944598 on 16-07-2024, Amount Rs: 14,920/-, Bank: SBI EPay (SBlePay), Ref. No. 4230944192513 on 16-07-2024, 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





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2024, Page from 232100 to 232118

being No 160407947 for the year 2024.



(Handwritten signature)

Digitally signed by Anupam Halder
Date: 2024.07.16 17:28:32 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 16/07/2024

DISTRICT SUB-REGISTRAR

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

West Bengal.