

08100/24

T-07938/2024



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AR 342137

16/07/2024
 2001835305/2024

certified that the above mentioned the
 Registration. The stamp and the
 documents are the part of this document.

Handwritten signature

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

CONVEYANCE

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

29231

22 NOV 2023

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

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

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

SUBHANKAR DAS
STAMP VENDOR

Allipore Police Court, Kol-27

Vendor



5/0. Ananta Ghosh
Biplab Ghosh
vill- Belkhandi
P.O. Kochuan
P.S. Joyragur
Pin- 743391
Dist 24 Pgs (S)



- 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 **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 7.0875 (seven point zero eight seven five) decimal, more or less, comprised in R.S. Dag Nos. 100 and 102, corresponding L.R. Dag Nos. 94 and 96, respectively, recorded under R.S. Khatian No. 629, 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 255 (two hundred fifty five) decimal, comprised in R.S. Dag Nos. 100 and 102, recorded under R.S. Khatian No. 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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5.1.2

R.S. Dag No.	R.S. Khatian No.	Total Area in Dag (in Dec)	Area (in Dec)
100	629	101	101
102	629	154	154
Total:			255

5.1.3 **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.

5.1.4 **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.

5.1.5 **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 28.35 (twenty eight point three five) 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)
100	629	101	11.23
102	629	154	17.12
Total:			28.35

5.1.6 **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 alias Sadhan Kumar 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



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Khitish Chandra Ghosh in the Larger Property, free from all encumbrances.

- 5.1.7 **Absolute Ownership of Vendor:** In the above mentioned circumstances said Sadhan Ghosh alias Sadhan Kumar Ghosh (the Vendor herein) has become the sole and absolute owner in respect of the Said Property (being the subject matter of this Conveyance), i.e. land measuring 7.0875 (seven point zero eight seven five) decimal, more or less, out of the Larger Property, free from all encumbrances, the details whereof is given in the chart below:

R.S. Dag No.	R.S. Khatian No.	Total Area in Dag (in Dec)	Area (in Dec)
100	629	101	2.8075
102	629	154	4.28
Total:			7.0875

- 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, *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.

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 7.0875 (seven point zero eight seven five) decimal, more or less, comprised in R.S. Dag Nos. 100 and 102, corresponding L.R. Dag Nos. 94 and 96, respectively, recorded under R.S. Khatian No. 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 **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.52,14,000/- (Rupees Fifty-two Lakh**



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Fourteen Thousand only] paid by the Purchaser to the Vendor, receipt of which the Vendor hereby and by the Receipt and Memo of Consideration hereunder written, admits and acknowledges.

8. Terms of Transfer

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

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

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

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

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

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

8.2.1 **Indemnification by Vendor:** express indemnification by the Vendor about the correctness of the Vendor's title, Vendor's authority to sell and non existence of any encumbrances on the Said Property, which if found defective or untrue at any time, the Vendor shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendor hereby covenants that the Vendor or any person claiming under the Vendor in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Purchaser and/or the Purchaser's successors-in-interest and assigns, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the Purchaser and/or the Purchaser's successors-in-interest and assigns by reason of any claim made by any third parties with respect to the title of the Said Property. If any difficulty arises in respect of mutation of the Said Property in the name of the Purchaser then the Vendor shall at all times hereinafter, at the costs, expenses, risk and responsibility of the Vendor, 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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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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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 7.0875 (seven point zero eight seven five) decimal, more or less, comprised in R.S. Dag Nos. 100 and 102, corresponding L.R. Dag Nos. 94 and 96, respectively, recorded under R.S. Khatian No. 629, 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	100	94	629	101	2.8075
Danga	102	96	629	154	4.28
Total:					7.0875

Said R.S. Dag No. 100 is butted and bounded as follows:

On the North : By R.S. Dag Nos. 93, 94 & 96
On the East : By R.S. Dag Nos. 96 & 99
On the South : By R.S. Dag Nos. 101 & 118
On the West : By R.S. Dag Nos. 92, 100 & 102

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



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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 Chakrabarti

Vill - Belinchari

P.O. Gochan

P.S. Jorjogor

24 PS (S)

2. Pin - 743391

Rakesh Ghosh

S/o Sukumar Ghosh

PO - Jiram Ghosh

PO - HATEBALA

Pin - 700135

Drafted by:

Atangir Dasgupta

Advocate

KB/1366/03

Alipore Judges Court

201-27

ANANTA CHAKRABARTI

[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

Ananta Chakrabarti



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Receipt And Memo of Consideration

- Received from the within named Purchaser the within mentioned sum of **Rs.52,14,000/- (Rupees Fifty-two Lakh Fourteen Thousand only)** towards full and final payment of the consideration for sale of the Said Property described in the **Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
UTR No. IOBAR52024071200340848	12.07.24	Indian Overseas Bank	51,61,860.00
TDS			52,140.00
Total:			52,14,000/-

Witnesses:

1. *Ananta Ghosh*

2187 CVD

[Vendor]












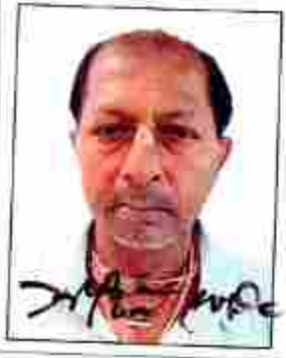















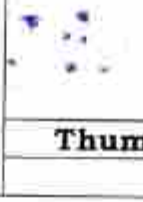
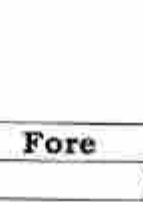

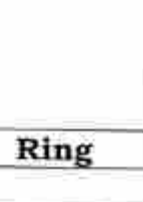

2. *Rakesh Ghosh*



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

 <p><i>Bandi Vajid</i></p>	<p><i>Bandi Vajid</i></p>							
		Little	Ring	Middle	Fore	Thumb		
		(Left Hand)						
								
Thumb	Fore	Middle	Ring	Little				
		(Right Hand)						
 <p><i>Qasim F. S. M. C.</i></p>	<p><i>Qasim F. S. M. C.</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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District Sub-Registrar IV
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Registration Act
Alkote, South 24 Parganas

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

Query No / Year	2001835305/2024	Office where deed will be registered
Query Date	11/07/2024 5:49:50 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. 52,14,000/-	Rs. 52,14,000/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 2,60,720/- (Article:23)	Rs. 52,154/- (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 User Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L3	RS-100	RS-629	Bastu	Shali	2.8075 Dec	20,65,000/-	20,65,000/-	
L4	RS-102	RS-629	Bastu	Danga	4.28 Dec	31,49,000/-	31,49,000/-	
		TOTAL :			7.0875Dec	52,14,000 /-	52,14,000 /-	
	Grand Total :				7.0875Dec	52,14,000 /-	52,14,000 /-	

Seller Details :

Sl No	Name & address	Status	Execution Admission Details :
1	SADHAN GHOSH Son of KSHITISH GHOSH, 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.: 80xxxxxxxx2115, Status : Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self



Query No: 2001835305 of 2024, Printed On : Jul 11 2024 5:49PM, Generated from wbregistration.gov.in

Buyer Details :

Sl No	Name & address	Status	Execution Admission Details :
1	RISHI KYAL Son of BALKRISHAN 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: Business, Citizen of: India, , PAN No. AFxxxxxx4G, Aadhaar No.: 60xxxxxxxx0434, 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 SADHAN GHOSH

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	SADHAN GHOSH	RISHI KYAL-2.8075 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	SADHAN GHOSH	RISHI KYAL-4.28 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.



Query No: 2001835305 of 2024. Printed On : Jul 11 2024 : 5:49PM, Generated from wbregristration.gov.in



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



150720242012235080

GRIPS Payment Detail

GRIPS Payment ID:	150720242012235080	Payment Init. Date:	15/07/2024 17:37:09
Total Amount:	312774	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	0569948302329	BRN Date:	15/07/2024 17:37:36
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Mr RISHI KYAL
Mobile: 9330394689

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192024250122350818	Directorate of Registration & Stamp Revenue	312774
Total			312774

IN WORDS: THREE LAKH TWLEVE THOUSAND SEVEN HUNDRED SEVENTY 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



192024250122350818

GRN Details

GRN:	192024250122350818	Payment Mode:	SBI Epay
GRN Date:	15/07/2024 17:37:09	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	0569948302329	BRN Date:	15/07/2024 17:37:36
Gateway Ref ID:	20240715863481	Method:	Indian Overseas Bank NB
GRIPS Payment ID:	150720242012235080	Payment Init. Date:	15/07/2024 17:37:09
Payment Status:	Successful	Payment Ref. No:	2001835305/1/2024

[Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr RISHI 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:	2001835305/1/2024
Dept Ref ID/DRN:	2001835305/1/2024

Payment Details

Sl. No.	Payment Ref No.	Head of A/C Description	Head of A/C	Amount (₹)
1	2001835305/1/2024	Property Registration- Stamp duty	0030-02-103-003-02	260620
2	2001835305/1/2024	Property Registration- Registration Fees	0030-03-104-001-16	52154
			Total	312774

IN WORDS: THREE LAKH TWLEVE THOUSAND SEVEN HUNDRED SEVENTY FOUR ONLY.



Major Information of the Deed

Deed No :	I-1604-07938/2024	Date of Registration	16/07/2024
Query No / Year	1604-2001835305/2024	Office where deed is registered	
Query Date	11/07/2024 5:49:50 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	[0101] Sale, Sale Document		
Set Forth value	Rs. 52,14,000/-		
Stampduty Paid(SD)	Rs. 2,60,720/- (Article:23)		
Remarks			
	Additional Transaction	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]	
	Market Value	Rs. 52,14,000/-	
	Registration Fee Paid	Rs. 52,186/- (Article:A(1), E)	

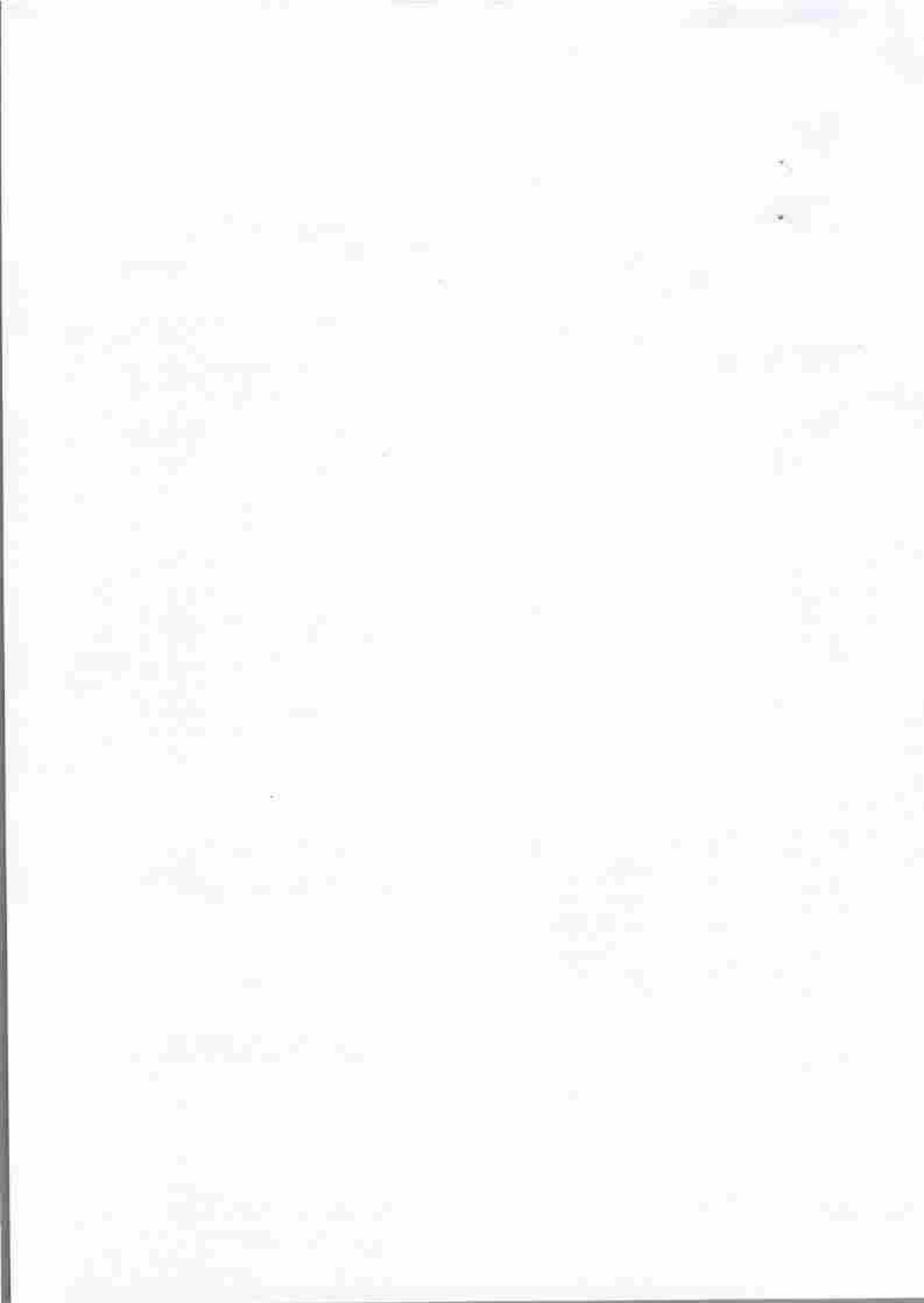
Land Details :

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
L3	RS-100	RS-629	Bastu	Shali	2.8075 Dec	20,65,000/-	20,65,000/-	
L4	RS-102	RS-629	Bastu	Danga	4.28 Dec	31,49,000/-	31,49,000/-	
		TOTAL :			7.0875Dec	52,14,000 /-	52,14,000 /-	
		Grand Total :			7.0875Dec	52,14,000 /-	52,14,000 /-	

Seller Details :

SI 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		 Captured	
		16/07/2024	LTI 16/07/2024	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: India Date of Birth:XX-XX-1XX5 , PAN No.:: ASxxxxxx8R, Aadhaar No: 80xxxxxxxx2115, 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 City:- , P.O:- SARAT BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: AFxxxxx4G, Aadhaar No: 60xxxxxxxx0434, Status :Individual, Status : Not Executed

Identifier Details :

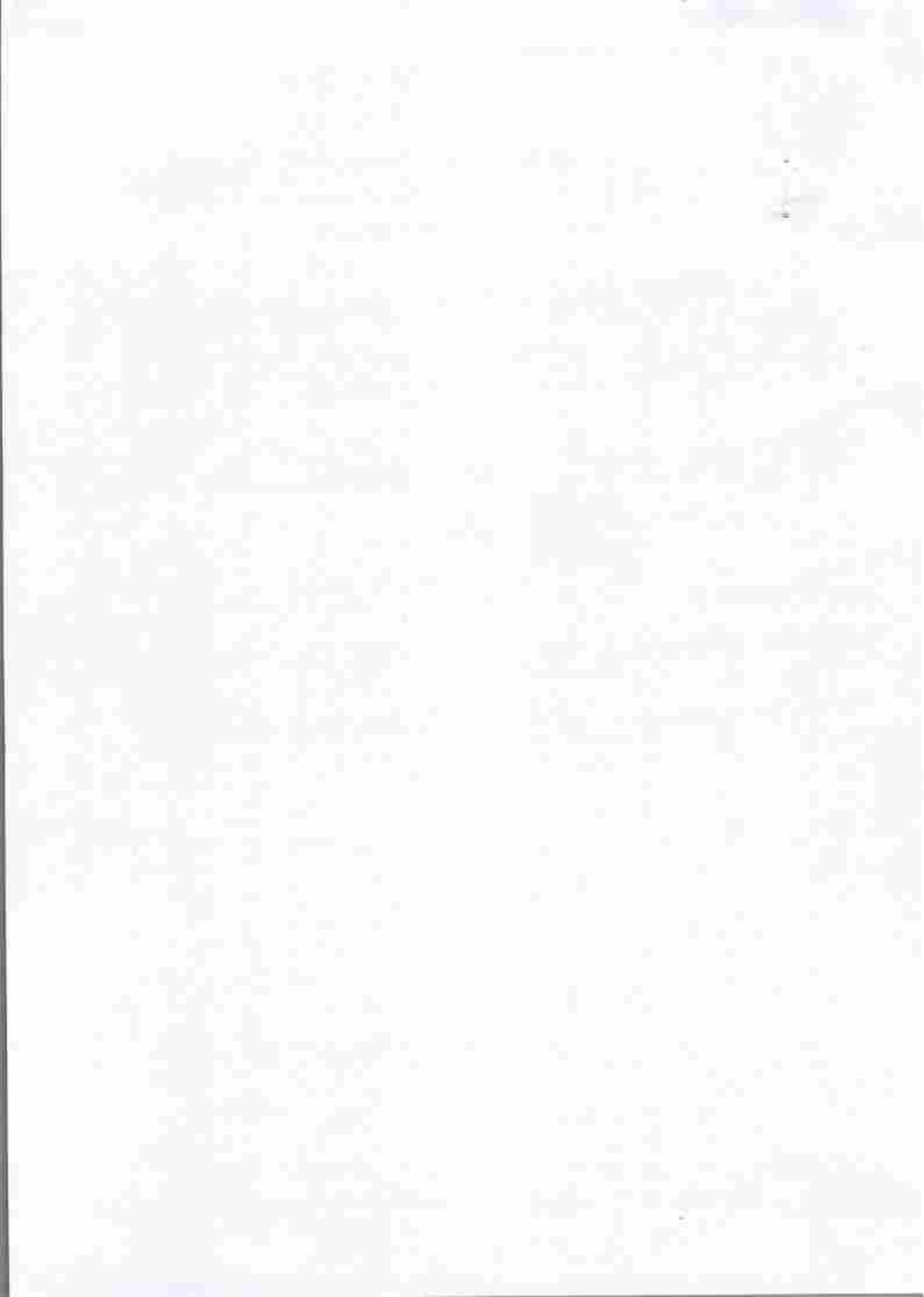
Name	Photo	Finger Print	Signature
AMRITA GHOSH Son of B GHOSH City:- , P.O:- GOCHARAN, P.S:-Joynagar, District:-South 24-Parganas, West Bengal, India, PIN:- 743391		 Captured	
Identifier Of SADHAN GHOSH	16/07/2024	16/07/2024	16/07/2024

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	SADHAN GHOSH	RISHI KYAL-2.8075 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	SADHAN GHOSH	RISHI KYAL-4.28 Dec



Endorsement For Deed Number : I - 160407938 / 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 14:01 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 52,14,000/-

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, 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 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 52,186.00/- (A(1) = Rs 52,140.00/- ,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 52,154/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/07/2024 5:37PM with Govt. Ref. No: 192024250122350818 on 15-07-2024, Amount Rs: 52,154/-, Bank: SBI EPay (SBIEPay), Ref. No. 0569948302329 on 15-07-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,60,720/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 2,60,620/-

Description of Stamp

1. Stamp. Type: Impressed, Serial no 29231, 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 5:37PM with Govt. Ref. No: 192024250122350818 on 15-07-2024, Amount Rs: 2,60,620/-, Bank: SBI EPay (SBIEPay), Ref. No. 0569948302329 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 232300 to 232319
being No 160407938 for the year 2024.



(Signature)

Digitally signed by Anupam Halder
Date: 2024.07.18 10:58:04 +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.

08/01/24

I-07939/2024



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AR 342138

16/07/2024
 C-2001835413/2024

Certified that the document is submitted the
 Registrar. The signature shown and the
 endorsement shown attached with the
 document are the true and correct document.

CONVEYANCE

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



29230

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



Ananta Ghosh
c/o- Biplob Ghosh
viii- Belpachandi
Po- Gocharda,
P.S- Joy nagar,
DIST - 24 Pgs (S)
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 **SAKSHI KYAL** (**PAN APKPK3417Q** and **Aadhaar No. 3007 7888 5993**), wife of Rahul Kyal, by faith Hindu, by occupation Business, by nationality Indian, residing at 30C, South End Park, P.S.-Rabindra Sarovar (formerly Lake) Post Office- Sarat Bose Road, Kolkata- 700 029 (**Purchaser**, includes successors-in-interest)

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

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject Matter of Conveyance

- 4.1 **Said Property:** Land measuring 5.71 (five point seven one) decimal, more or less, comprised in R.S. Dag No. 102, corresponding L.R. Dag No. 96, recorded under R.S. Khatian No. 629, L.R. Khatian No. 1135, 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 admeasuring 154 (one hundred fifty four) decimal, comprised in R.S. Dag No. 102, recorded under R.S. Khatian No. 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 (**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



District Sub-Registrar-IV
Registrar U.S. (2) of
Registration 1978
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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 17.12 (seventeen point one two) decimal, more or less, out of the Mother Property (**Satish's Property**) recorded under L.R. Khatian No. 1135, free from all encumbrances.
- 5.1.5 **Sale to Sadhan Ghosh & Ors.:** By a Deed of Sale dated 18th September, 1987, registered in the Office of the Sub-Registrar of Bhargar, recorded in Book No. 1, 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 17.12 (seventeen point one two) decimal, more or less, out of the Satish's Property (**Larger Property**) unto and in favour of (1) Sadhan Ghosh *alias* Sadhan Kumar Ghosh, (2) Sukumar Ghosh and (3) Phanibhusan Ghosh, free from all encumbrances.
- 5.1.6 **Absolute Ownership of Vendor:** In the above mentioned circumstances said Sadhan Ghosh *alias* Sadhan Kumar Ghosh (the Vendor herein) has become the sole and absolute owner in respect of the Said Property, i.e. land measuring 5.71 (five point seven one) decimal, more or less, 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



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Registrar, U/S 7 (2) of
Registration 1908
Alibori, South 24 Perganas

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any scheme of any Local Authority or Government or Statutory Body.

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



District Sub-Registrar IV
Registrar U/S 7(12) of
Registration Act,
Almere, South 24 Parganas

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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 5.71 (five point seven one) decimal, more or less, comprised in R.S. Dag No. 102, corresponding L.R. Dag No. 96, recorded under R.S. Khatian No. 629, L.R. Khatian No. 1135, 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.42,00,000/- (Rupees Forty-two 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.



District Sub-Registrar-IV
Registrar U.S. (P) of
Registration 1505
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- 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 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,



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Registration 1908
Almore, South of Parvati

15 JUL 2024

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.
- 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



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

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.

SCHEDULE
(Said Property)
[Subject Matter of Conveyance]

Land (vacant) measuring 5.71 (five point seven one) decimal, more or less, comprised in R.S. Dag No. 102, corresponding L.R. Dag No. 96, recorded under R.S. Khatian No. 629, L.R. Khatian No. 1135, 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. 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

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.



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

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 Ghosh
vill - Belipchandi
PO - Gocharou
P.S - Joy nagor
Dist - 24 P.S (S)
743391

[Handwritten signature]

[Vendor]

2. Rakshi Ghosh
S/O Sukumar Ghosh
vill - Jirani Ghosh
P.S - Joy nagor

Drafted by:

Anangir Reza HB/1366/03

Advocate

Alipore Judges Court
Kot-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



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

16 JUL 2024

Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs.42,00,000/- (Rupees Forty-two 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. IOBAR52024071500589671	15.07.24	Indian Overseas Bank	42,00,000.00
Total:			42,00,000/-

Witnesses:

1. *Anurag Chahal*

[Handwritten Signature]

[Vendor]




























2. *Rajesh Gishu*



District Sub-Registrar-IV
Registrar 1197 (2) of
Registration 1908
Alipore, South 24 Parganas

16 JUL 2024

SPECIMEN FORM FOR TEN FINGER PRINTS

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



District Sub-Registry
Registry U.S. (2) of
Registry of
Albino, Sevilla 24, Portugal

16 JUL 1924



ভারত সরকার

Government of India



সম্পত্তি ঘোষ

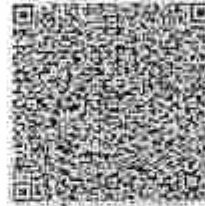
Amrita Ghosh

পিতা : বিপ্লব ঘোষ

Father : Biplob Ghosh

জন্মতারিখ/DOB: 20/06/1991

পুংস্ব / Male



2744 4498 2164



ভারতীয় একমুদ্রিত পরিচয় প্রমাণিকা

Unique Identification Authority of India

স্বাক্ষর: A. বিপ্লব ঘোষ
বেলিচান্ডি, গোচারান, গোচরান
দক্ষিণ ২৪ পরগণা, পশ্চিম বঙ্গ,

Address: S/O: Biplob Ghosh,
BELIACHANDI, Gocharan,
South 24 Parganas,
Gocharan, West Bengal,
743381

2744 4498 2164

Amrita Ghosh

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

Query No / Year	2001835413/2024	Office where deed will be registered
Query Date	11/07/2024 5:58:54 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. 42,00,000/-	Rs. 42,00,000/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 2,10,020/- (Article:23)	Rs. 42,014/- (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
L4	RS-102	RS-629	Bastu	Danga	5.71 Dec	42,00,000/-	42,00,000/-	
Grand Total :					5.71Dec	42,00,000 /-	42,00,000 /-	

Seller Details :

SI No	Name & address	Status	Execution Admission Details :
1	SADHAN GHOSH Son of KSHITISH GHOSH, 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



Query No: 2001835413 of 2024, Printed On : Jul 15 2024 1:16PM, Generated from wregistration.gov.in

Buyer Details :

Sl No	Name & address	Status	Execution Admission Details :
1	SAKSHI KYAL Wife of RAHUL KYAL, City:- , P.O:- SARAT BOSE ROAD, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Date of Birth:XX-XX-1XX5, PAN No. APxxxxxx7Q, Aadhaar No.: 30xxxxxxxx5993, Status :Individual, Not Executed	Individual	Not Executed

Identifier Details :

Name & address
AMRITA GHOSH Son of B GHOSH City:- , P.O:- GOCHARAN, P.S:-Joy nagar, 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 L4

Sl.No	From	To. with area (Name-Area)
1	SADHAN GHOSH	SAKSHI KYAL-5.71 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.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices:
D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. BHANGAR, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA





Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



150720242012237574

GRIPS Payment Detail

GRIPS Payment ID:	150720242012237574	Payment Init. Date:	15/07/2024 17:51:17
Total Amount:	251934	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	4890348051733	BRN Date:	15/07/2024 17:51:35
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Mrs SAKHSHI KYAL
Mobile: 9330394689

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192024250122375768	Directorate of Registration & Stamp Revenue	251934
Total			251934

IN WORDS: TWO LAKH FIFTY ONE 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



Sachin-2



192024250122375768

GRN Details

GRN:	192024250122375768	Payment Mode:	SBI Epay
GRN Date:	15/07/2024 17:51:17	Bank/Gateway:	SBIePay Payment Gateway
BRN :	4890348051733	BRN Date:	15/07/2024 17:51:35
Gateway Ref ID:	20240715864263	Method:	Indian Overseas Bank NB
GRIPS Payment ID:	150720242012237574	Payment Init. Date:	15/07/2024 17:51:17
Payment Status:	Successful	Payment Ref. No:	2001835413/2/2024

[Query No*/Query Year]

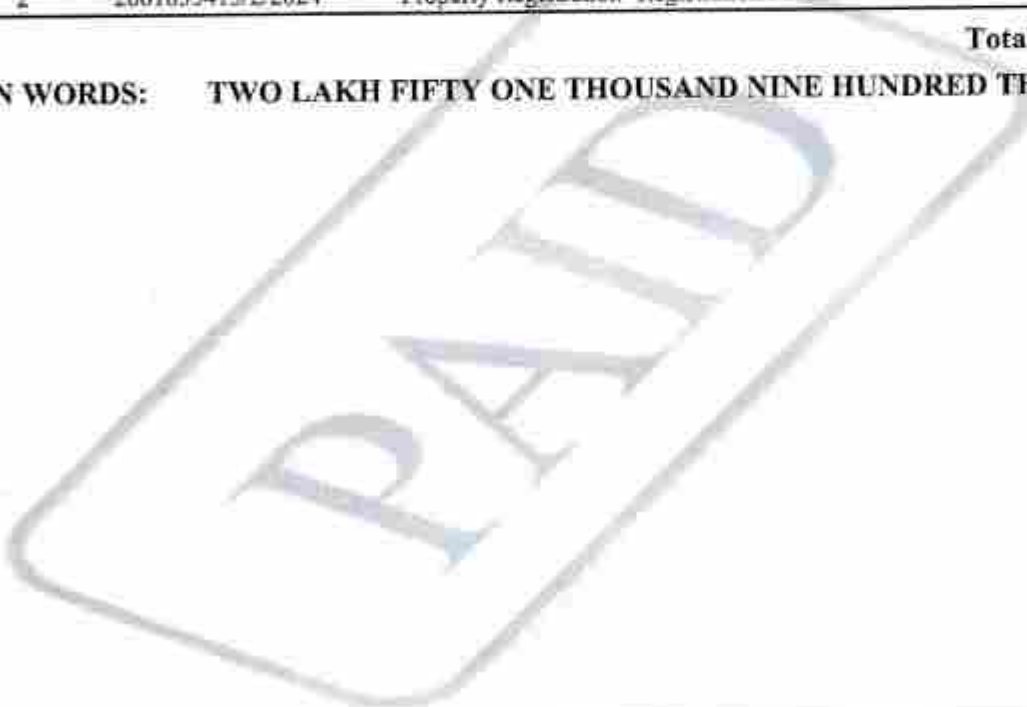
Depositor Details

Depositor's Name:	Mrs SAKSHI 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:	2001835413/2/2024
Dept Ref ID/DRN:	2001835413/2/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001835413/2/2024	Property Registration- Stamp duty	0030-02-103-003-02	209920
2	2001835413/2/2024	Property Registration- Registration Fees	0030-03-104-001-16	42014
			Total	251934

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



Major Information of the Deed


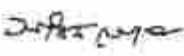
Deed No :	I-1604-07939/2024	Date of Registration	16/07/2024
Query No / Year	1604-2001835413/2024	Office where deed is registered	
Query Date	11/07/2024 5:58:54 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	VINAYAK LEGAL 122/1R, Satyendra Nath Majumdar 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. 42,00,000/-	Rs. 42,00,000/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 2,10,020/- (Article:23)	Rs. 42,048/- (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 ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L4	RS-102	RS-629	Bastu Danga	5.71 Dec	42,00,000/-	42,00,000/-	
Grand Total :				5.71Dec	42,00,000 /-	42,00,000 /-	

Seller Details :

SI No	Name, Address, Photo, Finger print and Signature			
†	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
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	SAKSHI KYAL Wife of RAHUL KYAL City:- , P.O:- SARAT BOSE ROAD, P.S:-Laka, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX5 , PAN No.:: APxxxxxx7Q, Aadhaar No: 30xxxxxxxx5993, Status :Individual, Status : Not Executed

Identifier Details :

Name	Photo	Finger Print	Signature
AMRITA GHOSH Son of B GHOSH City:- , P.O:- GOCHARAN, P.S:-Joynagar, District:-South 24-Parganas, West Bengal, India, PIN:- 743381		 Captured	
	16/07/2024	16/07/2024	16/07/2024
Identifier Of SADHAN GHOSH			

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	SADHAN GHOSH	SAKSHI KYAL-5.71 Dec

Endorsement For Deed Number : I - 160407939 / 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 14:04 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 42,00,000/-

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, 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 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 42,046.00/- (A(1) = Rs 42,000.00/- ,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 42,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/07/2024 5:51PM with Govt. Ref. No: 192024250122375768 on 15-07-2024, Amount Rs: 42,014/-, Bank: SBI EPay (SBlePay), Ref. No. 4890348051733 on 15-07-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs: 2,10,020/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 2,09,920/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 29230, 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 5:51PM with Govt. Ref. No: 192024250122375768 on 15-07-2024, Amount Rs: 2,09,920/-,

Bank: SBI EPay (SBlePay), Ref. No. 4890348051733 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 232281 to 232299
being No 160407939 for the year 2024.



(Handwritten signature)

Digitally signed by Anupam Halder
Date: 2024.07.18 10:57:59 +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.

08101/24

I-07940/2024



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AR 342141

16/07/2024
 Q-2001835531/2024

Certification that the documents submitted the
 Registrar. The signature sheets and the
 endorsement sheets attached with the
 documents are the part of this document.

(Signature)

District Sub-Registrar-IV
 Registrar U/S (2) of
 Registration Act
 Alipore, South M. Province
 16 JUL 2024

CONVEYANCE

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

29227

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
 Vender




Ananta Ghosh
 s/o. Biplob Ghosh
 vill- Belachandi
 P.O. Gocharam
 P.S. Jaynagar
 24 Pgs (S)
 Pin-743391

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

15 III

- 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 **SEEMA KYAL**, having PAN **ADPPD3013J** and **Aadhaar No. 6735 3975 9286**, wife of Balkrishan Kyal, by faith Hindu, by occupation Business, nationality Indian, of 30C, Southend 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 4.91 (four point nine one) decimal, more or less, comprised in R.S. Dag Nos. 100 and 102, corresponding L.R. Dag Nos. 94 and 96, respectively, recorded under R.S. Khatian No. 629, L.R. Khatian No. 1034, 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 255 (two hundred fifty five) decimal, comprised in R.S. Dag Nos. 100 and 102, recorded under R.S. Khatian No. 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:



District Sub-Registrar-IV
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16/11/14

R.S. Dag No.	R.S. Khatian No.	Total Area in Dag (in Dec)	Area (in Dec)
100	629	101	101
102	629	154	154
Total:			255

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 Radharani Ghosh:** In the above mentioned circumstances said Radharani Ghosh has become the sole and absolute owner in respect of land measuring 28.35 (twenty eight point three five) decimal, more or less, out of the Mother Property (**Larger Property**) and mutated her name in the records of the Block Land and Land Reforms Officer, Bhangar-II, under L.R. Khatian No. 1034, 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)
100	629	101	11.23
102	629	154	17.12
Total:			28.35

5.1.5 **Sale to Vendor:** By a Deed of Conveyance dated 12th August, 2008, registered in the Office of the Additional District Sub-Registrar, Bhangar, recorded in Book No. 1, CD Volume No. 10, at Pages 3449 to 3464, being Deed No. 04303 for the year 2008, said Radharani Ghosh sold, conveyed and transferred the right, title and interest in the Larger Property unto and in favour of Sadhan Ghosh *alias*



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Sadhan Kumar Ghosh (the Vendor herein), free from all encumbrances.

- 5.1.6 **Subsequent Sale by Vendor:** By way of 5 (five) nos. of Deed of Sale, all are registered in the Office of the Additional District Sub-Registrar, Bhangore, recorded in Book No. I, being Deed Nos. 4746/2008, 4750/2008, 4752/2008, 4754/2008 and 4756/2008, said Sadhan Ghosh *alias* Sadhan Kumar Ghosh (the Vendor herein) sold, conveyed and transferred land measuring 23.44 (twenty three point four four) decimal, more or less, out of the Larger Property in favour of various transferees as collectively detailed in the chart below:

R.S. Dag No.	R.S. Khatian No.	Total Area in Dag (in Dec)	Area (in Dec)
100	629	101	9.18
102	629	154	14.26
Total:			23.44

- 5.1.7 **Remaining Ownership of Vendor:** In the above mentioned events and circumstances said Sadhan Ghosh *alias* Sadhan Kumar Ghosh (the Vendor herein) remains the sole and absolute owner in respect of the Said Property out of the Larger Property as mentioned in the chart below:

R.S. Dag No.	R.S. Khatian No.	Total Area in Dag (in Dec)	Area (in Dec)
100	629	101	2.05
102	629	154	2.86
Total:			4.91

- 5.1.8 **Absolute Ownership of Vendor:** In the above mentioned events and circumstances said Sadhan Ghosh *alias* Sadhan Kumar Ghosh (the Vendor herein) 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.



District Sub-Registrar-IV
Registrar LIS (2) of
Registration 1009
Alibori, South & Purposa
16 JUL 2024

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

6. Basic Understanding

- 6.1 **Sale of Said Property:** The basic understanding between the Vendor and the Purchaser is that the Vendor shall sell the Said Property to the Purchaser, free from all encumbrances of any and every nature whatsoever and with good, 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 4.91 (four point nine one) decimal, more or less, comprised in R.S. Dag Nos. 100 and 102, corresponding L.R. Dag Nos. 94 and 96, respectively, recorded under R.S. Khatian No. 629, L.R. Khatian No. 1034, 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.36,11,000/- (Rupees Thirty-Six Lakh Eleven Thousand only)** paid by the Purchaser to the Vendor, receipt of which the Vendor hereby and by the Receipt and Memo of Consideration hereunder written, admits and acknowledges.

8. Terms of Transfer

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

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

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

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

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

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

8.2.1 **Indemnification by Vendor:** express indemnification by the Vendor about the correctness of the Vendor's title, Vendor's authority to sell and non existence of any encumbrances on the Said Property, which if found defective or untrue at any time, the Vendor shall, at all



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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 for the time being in force or enacted later or any custom or practice



District Sub-Registrar IV
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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 and without any further consideration as and when required by the Purchaser.



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Alipore, South 24 Parganas

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9. **Interpretation:**

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

SCHEDULE
(Said Property)
[Subject Matter of Conveyance]

Land (vacant) admeasuring 4.91 (four point nine one) decimal, more or less, comprised in R.S. Dag Nos. 100 and 102, corresponding L.R. Dag Nos. 94 and 96, respectively, recorded under R.S. Khatian No. 629, L.R. Khatian No. 1034, 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)
Sahi	100	94	629	101	2.05
Danga	102	96	629	154	2.86
Total:					4.91

Said R.S. Dag No. 100 is butted and bounded as follows:

- On the North** : By R.S. Dag Nos. 93, 94 & 96
On the East : By R.S. Dag Nos. 96 & 99
On the South : By R.S. Dag Nos. 101 & 118
On the West : By R.S. Dag Nos. 92, 100 & 102

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



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration Act
Almorat, 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. Anor to Ghosh
Vill - Belachandi
P.O. Gocharam
P.S. Jaynagar
24 Dist (S), Pin - 743391

[Handwritten signature]

[Vendor]

2. Rakesh Ghosh
S/o Sukumar Ghosh
Vill - Giran Ghosha
P.S. Keshi Pur
700135

Drafted by:

Atanjan Roy
Advocate HB/1366/03

Alipore Judges Court
R/1-27

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.

Anor to Ghosh



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Registrar U/S 7 (2) of
Registration 1906
Aipon, South 2d Pargane

16 JUL 2024

Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs.36,11,000/- (Rupees Thirty-Six Lakh Eleven Thousand only)** towards full and final payment of the consideration for sale of the Said Property described in the **Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
UTR No. IOBAR52024071500593817	15.07.24	Indian Overseas Bank	36,11,000.00
Total:			36,11,000/-

Witnesses:

1. Anurita Ghosh

2024 07 15

[Vendor]
































2. Rakel Ghosh



District Sub-Registry IV
Deed Registrar U/S 7.121 of
Registration 1806
Moore, South Africa

15 JUL 2024

SPECIMEN FORM FOR TEN FINGER PRINTS

	<i>R. S.</i>	 Little	 Ring	 Middle	 Fore	 Thumb										
		(Left Hand)														
		 Thumb	 Fore	 Middle	 Ring	 Little										
		(Right Hand)														
		PHOTO														
<i>DR. S. S. S.</i>																
								 Little	 Ring	 Middle	 Fore	 Thumb				
								(Left Hand)								
								 Thumb	 Fore	 Middle	 Ring	 Little				
						(Right Hand)										
PHOTO																
						 Little	 Ring	 Middle	 Fore	 Thumb						
						(Left Hand)										
						 Thumb	 Fore	 Middle	 Ring	 Little						
						(Right Hand)										



District Sub-Registrar IV
Registration-175 (12) of
Registration 1908
South 24 Parganas

7.0 JUL 2024

5



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

Query No / Year	2001835531/2024	Office where deed will be registered
Query Date	11/07/2024 6:09:36 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. 36,11,000/-	Rs. 36,11,000/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 1,80,570/- (Article:23)	Rs. 36,124/- (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
L3	RS-100	RS-629	Bastu	Shall	2.05 Dec	16,11,000/-	16,11,000/-	
L4	RS-102	RS-629	Bastu	Danga	2.86 Dec	20,00,000/-	20,00,000/-	
		TOTAL :			4.91Dec	36,11,000 /-	36,11,000 /-	
	Grand Total :				4.91Dec	36,11,000 /-	36,11,000 /-	

Seller Details :

SI No	Name & address	Status	Execution Admission Details :
1	SADHAN GHOSH Son of KSHITISH GHOSH, 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



Query No: 2001835531 of 2024, Printed On : Jul 11 2024 6:09PM, Generated from wbregistration.gov.in

Buyer Details :

Sl No	Name & address	Status	Execution Admission Details :
1	SEEMA KYAL Wife of BALKRISHAN KYAL, City:- , P.O:- SARAT BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Date of Birth:XX-XX-1XX7, PAN No. ADxxxxxx3J, Aadhaar No.: 67xxxxxxxx9286, 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 SADHAN GHOSH

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	SADHAN GHOSH	SEEMA KYAL-2.05 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	SADHAN GHOSH	SEEMA KYAL-2.88 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.





Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



150720242012243515

GRIPS Payment Detail

GRIPS Payment ID:	150720242012243515	Payment Init. Date:	15/07/2024 18:26:59
Total Amount:	216594	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	2198638434017	BRN Date:	15/07/2024 18:27:12
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Mr SEEMA KYAL
Mobile: 9330394689

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192024250122435168	Directorate of Registration & Stamp Revenue	216594
Total			216594

IN WORDS: TWO LAKH SIXTEEN THOUSAND FIVE HUNDRED NINETY 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



192024250122435168

Sudhansu

GRN Details

GRN:	192024250122435168	Payment Mode:	SBI Epay
GRN Date:	15/07/2024 18:26:59	Bank/Gateway:	SBlePay Payment Gateway
BRN :	2198638434017	BRN Date:	15/07/2024 18:27:12
Gateway Ref ID:	20240715866232	Method:	Indian Overseas Bank NB
GRIPS Payment ID:	150720242012243515	Payment Init. Date:	15/07/2024 18:26:59
Payment Status:	Successful	Payment Ref. No:	2001835531/1/2024 [Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr SEEMA 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:	2001835531/1/2024
Dept Ref ID/DRN:	2001835531/1/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001835531/1/2024	Property Registration- Stamp duty	0030-02-103-003-02	180470
2	2001835531/1/2024	Property Registration- Registration Fees	0030-03-104-001-16	36124
			Total	216594

IN WORDS: TWO LAKH SIXTEEN THOUSAND FIVE HUNDRED NINETY FOUR ONLY.



Major Information of the Deed

Deed No : .	I-1604-07940/2024	Date of Registration	16/07/2024
Query No / Year	1604-2001835531/2024	Office where deed is registered	
Query Date	11/07/2024 6:09:36 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. 36,11,000/-	Rs. 36,11,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,80,570/- (Article:23)	Rs. 36,156/- (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
L3	RS-100	RS-629	Bastu	Shali	2.05 Dec	16,11,000/-	16,11,000/-	
L4	RS-102	RS-629	Bastu	Danga	2.86 Dec	20,00,000/-	20,00,000/-	
TOTAL :					4.91Dec	36,11,000 /-	36,11,000 /-	
Grand Total :					4.91Dec	36,11,000 /-	36,11,000 /-	

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

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: 80xxxxxxxx2115, 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	SEEMA KYAL Wife of BALKRISHAN KYAL City:- , P.O:- SARAT BOSE ROAD, P.S:-Laka, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX7 , PAN No.:: ADxxxxxx3J, Aadhaar No: 67xxxxxxxx9286, Status :Individual, Status : Not Executed

Identifier Details :

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

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	SADHAN GHOSH	SEEMA KYAL-2.05 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	SADHAN GHOSH	SEEMA KYAL-2.86 Dec



Endorsement For Deed Number : I - 160407940 / 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 14:11 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 36,11,000/-

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, 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 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 36,156.00/- (A(1) = Rs 36,110.00/- ,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 36,124/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/07/2024 6:27PM with Govt. Ref. No: 192024250122435168 on 15-07-2024, Amount Rs: 36,124/-, Bank: SBI EPay (SBIEPay), Ref. No. 2198638434017 on 15-07-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,80,570/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 1,80,470/-

Description of Stamp

1. Stamp: Type: Impressed; Serial no 29227, 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 6:27PM with Govt. Ref. No: 192024250122435168 on 15-07-2024, Amount Rs: 1,80,470/-, Bank: SBI EPay (SBIEPay), Ref. No. 2198638434017 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 232261 to 232280
being No 160407940 for the year 2024.



(Signature)

Digitally signed by Anupam Halder
Date: 2024.07.18 10:57:58 +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.

08/03/24

T-07941/2024



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AR 342139

16/07/2024
 Q-2001835612/2024

Certain that the document is required the Registrations. The signature sheet and the endorsement sheet attached with the document are the part of this document

CONVEYANCE

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

(Handwritten signature)

District Sub-Registrar-IV
 Registrar, D/S (2) of
 Registration, 1008
 Kucora, South 24 Parganas
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No. 29223

22 NOV 2023

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

Name:- B. C. LAHIRI
Advocate

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

SUBHANKAR DAS
STAMP VENDOR

Alipore Police Court, Kol-27

Vendr



Amrita Ghosh
S/o. Biplob Ghosh
Vill- Beliachandi
P.O. Kocharam
P.S. Jagnagan
Dist 24 Pgs (S)
Pin- 743391

District Sub-Registrar-IV
Registrar WS (2) of
Registration 1800
Alipore, South 24 Parganas
16 JUL 2024

- 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:** 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



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(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 & 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 *alias* Sadhan Kumar 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



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the Property Of Radharani, free from all encumbrances as per the Hindu Succession Act, 1956 and the rules framed thereunder.

- 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 Sadhan Ghosh *alias* Sadhan Kumar 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



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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.

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**



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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.2,55,000/- (Rupees Two Lakh Fifty-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 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



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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. 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.



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- 8.6 **No Objection to Mutation and Conversion:** The Vendor covenants, confirms and declares that (1) the Purchaser shall be fully entitled to mutate the Purchaser's name in all public and statutory records and the Vendor hereby expressly (a) consents to the same and (b) appoints the Purchaser as the constituted attorney of the Vendor and empowers and authorizes the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard and (2) the Vendor is fully aware that the Purchaser shall convert the nature of use and classification of the Said Property to non-agricultural/any other classification at the sole discretion of the Purchaser and the Purchaser shall be fully entitled to do the same in all public and statutory records and the Vendor hereby expressly (a) consents to the same, notwithstanding the nature of use and classification of the balance portion of the Dag (from which the Said Property has been carved out) being and remaining the same as earlier and (b) appoints the Purchaser as the constituted attorney of the Vendor and empowers and authorizes the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendor undertakes to cooperate with the Purchaser in all respect to cause mutation of the Said Property in the name of the Purchaser and conversion of the nature of use and classification thereof and in this regard shall sign all documents and papers as required by the Purchaser.
- 8.7 **Title Documents:** Simultaneously herewith, the Vendor has handed over all 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 (U/S 7(2) of
Registration Act, 1908)
At: [illegible]
16 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. *Amito Ghosh*
Vill - Belachandi
P.O. - Gochaur
P.S. - Joyngour
24 P.S. (S)
Pin - 743391
2. *Rakesh Ghosh*
Vill - Jirangcha
P.O. - HATEGALA
Pin - 700135

[Signature]

[Vendor]

Drafted by:

Atangir Reza
WB/1366/03
Advocate

Alpore Judges Court
201-24

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 *Amito Ghosh*



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alappuzha, South of Malabar

































16 JUL 2024



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

7 6 JUL 2024

SPECIMEN FORM FOR TEN FINGER PRINTS

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



District Sub-Registrar-IV
Registrar U/S 7(12) of
Registration Act
Alibori, South of Pargana

16 JUL 2024



ভারত সরকার

Government of India



নব্ব্ব নাম

Amrita Ghosh

পিতা : বিপ্লব ঘোষ

Father : Biplob Ghosh

জন্মতারিখ/DOB: 20/09/1991

লিঙ্গ / Male



2744 4498 2164



ভারত সরকার

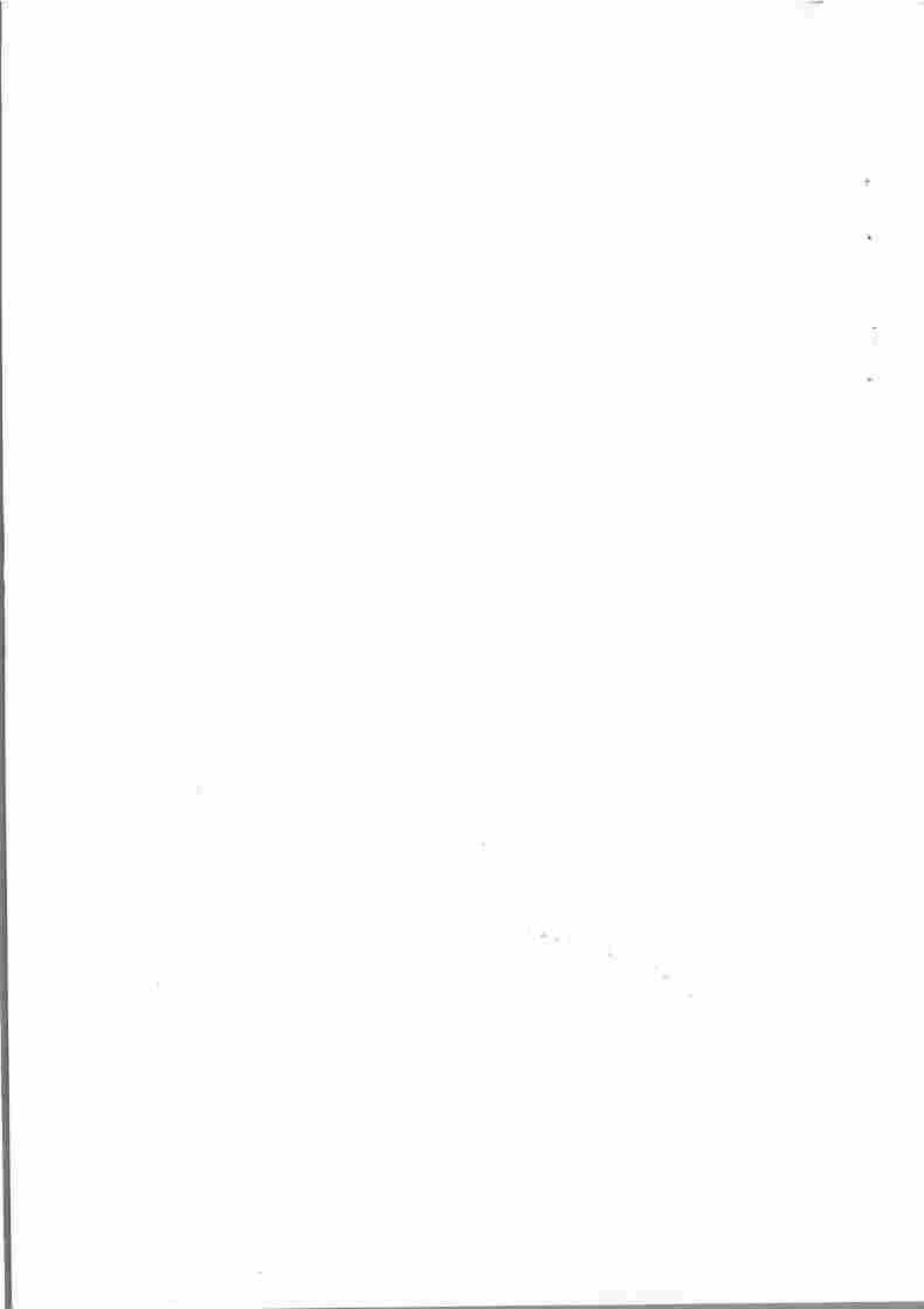
Unique Identification Authority of India

ঠিকানা: S/O: বিপ্লব ঘোষ
বেলচান্ডী, গোচারান, পশ্চিমবঙ্গ
দক্ষিণ ২৪ পরগণা, পশ্চিমবঙ্গ

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

2744 4498 2164

Amrita Ghosh





সত্যমেব জয়তে

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

Query No / Year	2001835612/2024	Office where deed will be registered
Query Date	11/07/2024 6:16:34 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	VINAYAK LEGAL 122/1R, Satyendra Nath Majumdar Sarani, Thana : Tollygunge, District : South 24-Parganas, WEST BENGAL, PIN - 700026, Mobile No. : 9330394689, Status : Seller/Executant	
Transaction	Additional Transaction	
[0101] Sale, Sale Document	[4308] Agreement [No. of Agreement : 2]	
Set Forth value	Market Value	
Rs. 2,55,000/-	Rs. 2,55,000/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 12,770/- (Article:23)	Rs. 2,564/- (Article:A(1), E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks		

Land Details :

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

Sch No	Plot Number	Khatian Number	Land Use Proposed	User	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L10	RS-117	RS-187	Bastu		Danga	0.3525 Dec	2,55,000/-	2,55,000/-	
	Grand Total :					.3525Dec	2,55,000 /-	2,55,000 /-	

Seller Details :

SI No	Name & address	Status	Execution Admission Details :
1	SADHAN GHOSH Son of KSHITISH GHOSH, 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 :

Sl No	Name & address	Status	Execution Admission Details :
1	ANURAG KYAL Son of UMESH 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-1XX1, PAN No. AGxxxxxx6H, Aadhaar No.: 52xxxxxxxx8314, 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 SADHAN GHOSH

Transfer of property for L10

Sl.No	From	To. with area (Name-Area)
1	SADHAN GHOSH	ANURAG KYAL-0.3525 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.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices:
D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. BHANGAR, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA



Query No: 2001835612 of 2024, Printed On : Jul 11 2024 6:16PM, Generated from wregistration.gov.in



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



150720242012239966

GRIPS Payment Detail

GRIPS Payment ID:	150720242012239966	Payment Init. Date:	15/07/2024 18:04:53
Total Amount:	15234	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	1588943546325	BRN Date:	15/07/2024 18:05:05
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	192024250122399678	Directorate of Registration & Stamp Revenue	15234
Total			15234

IN WORDS: FIFTEEN THOUSAND TWO 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



Sadhon - 3



192024250122399678

GRN Details

GRN:	192024250122399678	Payment Mode:	SBI Epay
GRN Date:	15/07/2024 18:04:53	Bank/Gateway:	SBIePay Payment Gateway
BRN :	1588943546325	BRN Date:	15/07/2024 18:05:05
Gateway Ref ID:	20240715865149	Method:	Indian Overseas Bank NB
GRIPS Payment ID:	150720242012239966	Payment Init. Date:	15/07/2024 18:04:53
Payment Status:	Successful	Payment Ref. No:	2001835612/1/2024

[Query No*/Query Year]

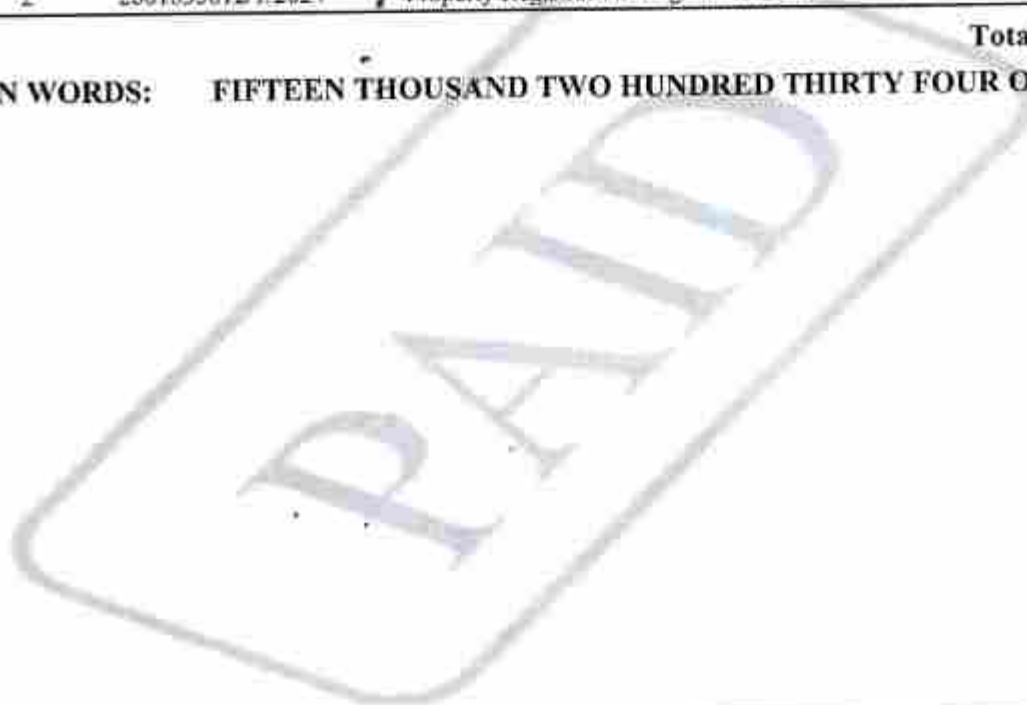
Depositor Details

Depositor's Name:	Mr ANURAG KYAL
Address:	30C, SOUTH END PARK, KOLKATA-700026
Mobile:	9330394689
Period From (dd/mm/yyyy):	15/07/2024
Period To (dd/mm/yyyy):	15/07/2024
Payment Ref ID:	2001835612/1/2024
Dept Ref ID/DRN:	2001835612/1/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001835612/1/2024	Property Registration- Stamp duty	0030-02-103-003-02	12670
2	2001835612/1/2024	Property Registration- Registration Fees	0030-03-104-001-16	2564
Total				15234

IN WORDS: FIFTEEN THOUSAND TWO HUNDRED THIRTY FOUR ONLY.



Major Information of the Deed

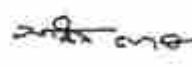
Deed No :	I-1604-07941/2024	Date of Registration	16/07/2024
Query No / Year	1604-2001835612/2024	Office where deed is registered	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas
Query Date	11/07/2024 6:16:34 PM	Applicant Name, Address & Other Details	
VINAYAK LEGAL 122/1R, Satyendra Nath Majumdar Sarani, Thana : Tollygunge, District : South 24-Parganas, WEST BENGAL, PIN - 700026, Mobile No. : 9330394689, Status : Seller/Executant		Transaction	
[0101] Sale, Sale Document		Additional Transaction	
Set Forth value		[4308] Other than immovable Property, Agreement [No of Agreement : 2]	
Rs. 2,55,000/-		Market Value	
Stampduty Paid(SD)		Rs. 2,55,000/-	
Rs. 12,770/- (Article:23)		Registration Fee Paid	
Remarks		Rs. 2,596/- (Article:A(1), E)	

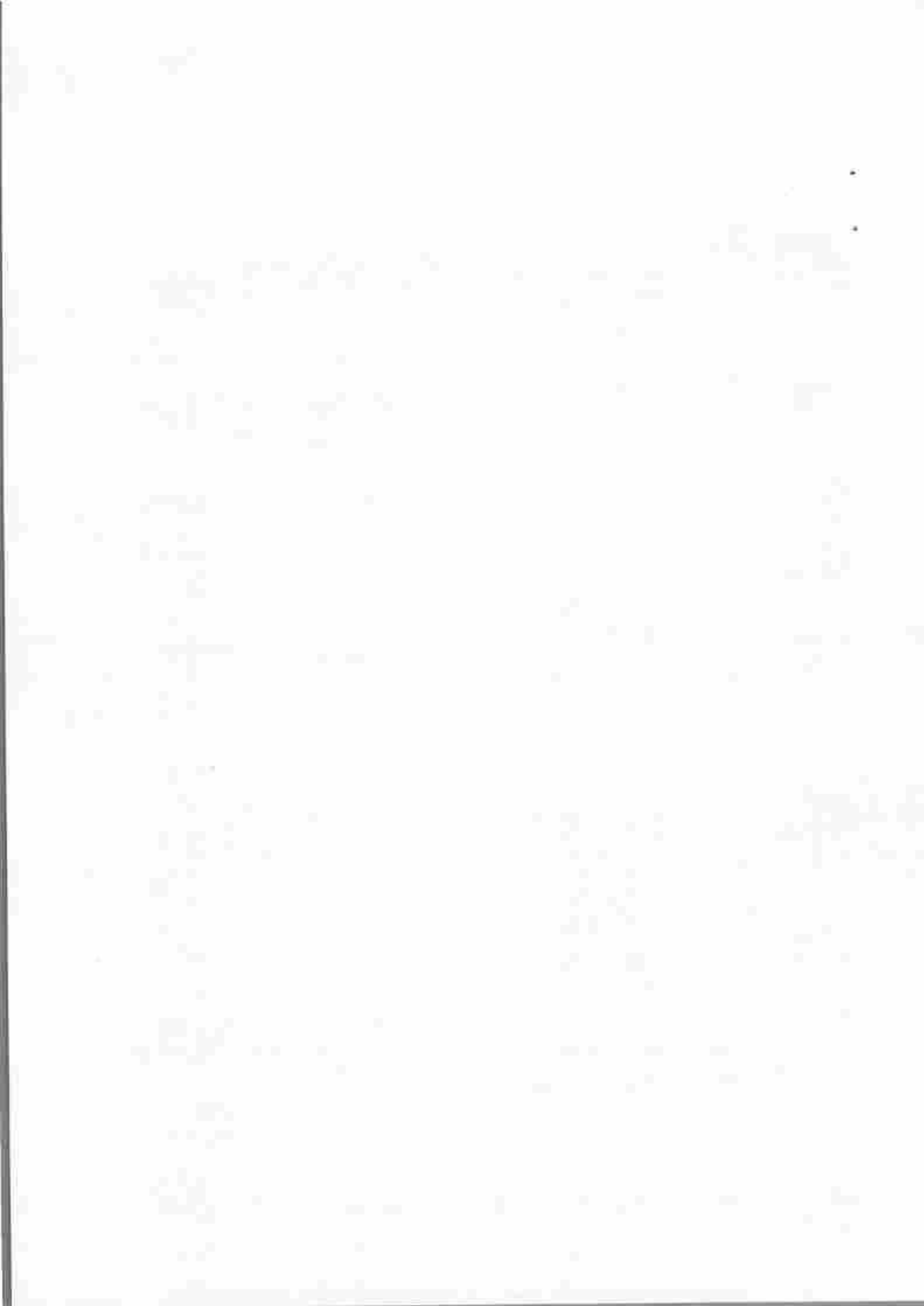
Land Details :

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-117	RS-187	Bastu	Danga	0.3525 Dec	2,55,000/-	2,55,000/-	
Grand Total :					.3525Dec	2,55,000 /-	2,55,000 /-	

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		 Captured	
	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.:: ASxxxxx8R, 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	16/07/2024	LTI 16/07/2024	16/07/2024



Buyer Details :

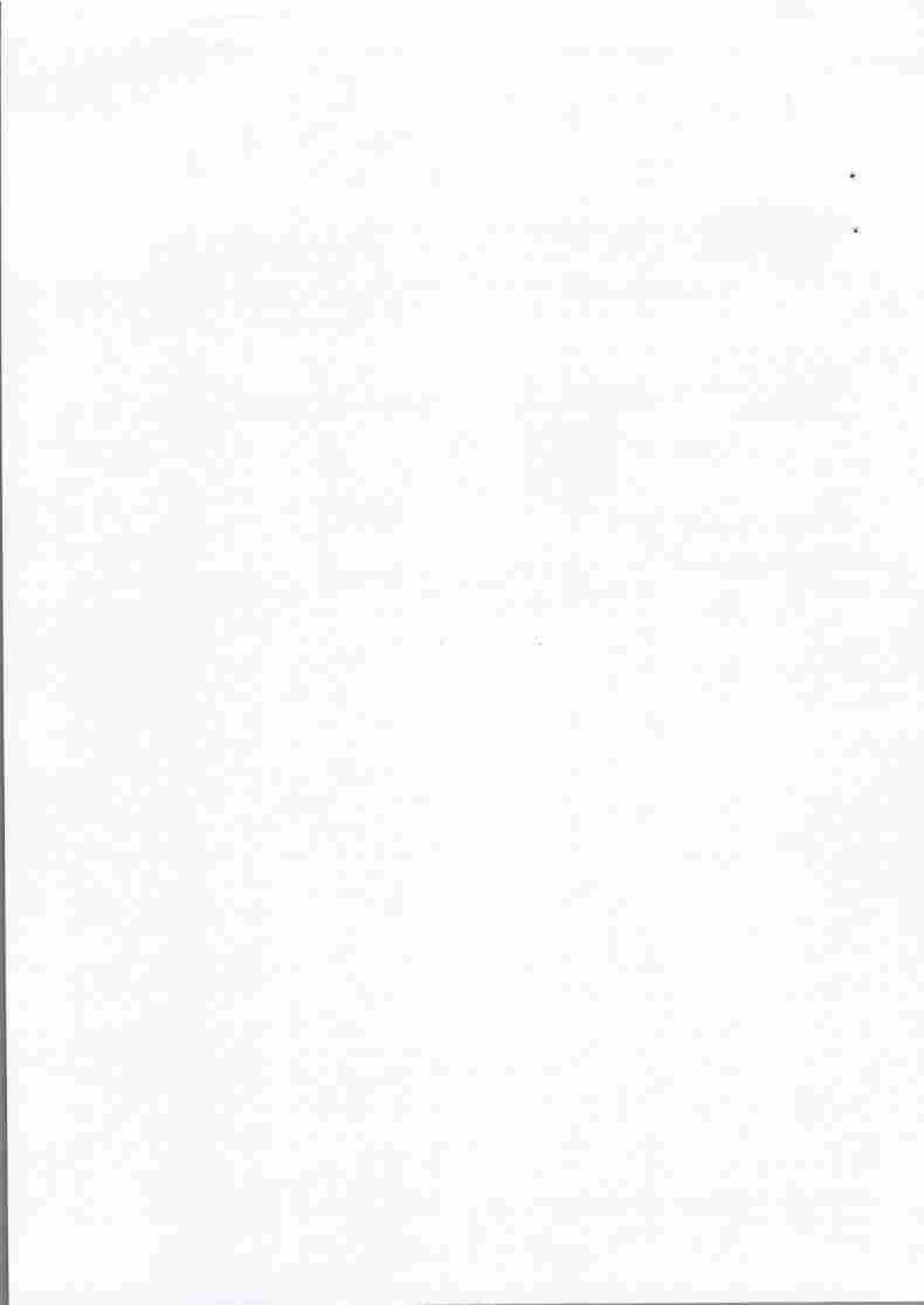
Sl No	Name,Address,Photo,Finger print and Signature
1	ANURAG KYAL Son of UMESH KYAL City:- , P.O:- SARAT BOSE ROAD, P.S:-Lake, District-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India Date of Birth:XX-XX-1XX1, PAN No.:: AGxxxxxx6H, Aadhaar No: 52xxxxxxxx8314, Status :individual, Status : Not Executed

Identifier Details :

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

Transfer of property for L10

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



Endorsement For Deed Number : I - 160407941 / 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 14:08 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 2,55,000/-.

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, 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 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 2,596.00/- (A(1) = Rs 2,550.00/- ,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 2,564/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 15/07/2024 6:05PM with Govt. Ref. No: 192024250122399678 on 15-07-2024, Amount Rs: 2,564/-, Bank: SBI EPay (SBIEPay), Ref. No. 1588943546325 on 15-07-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

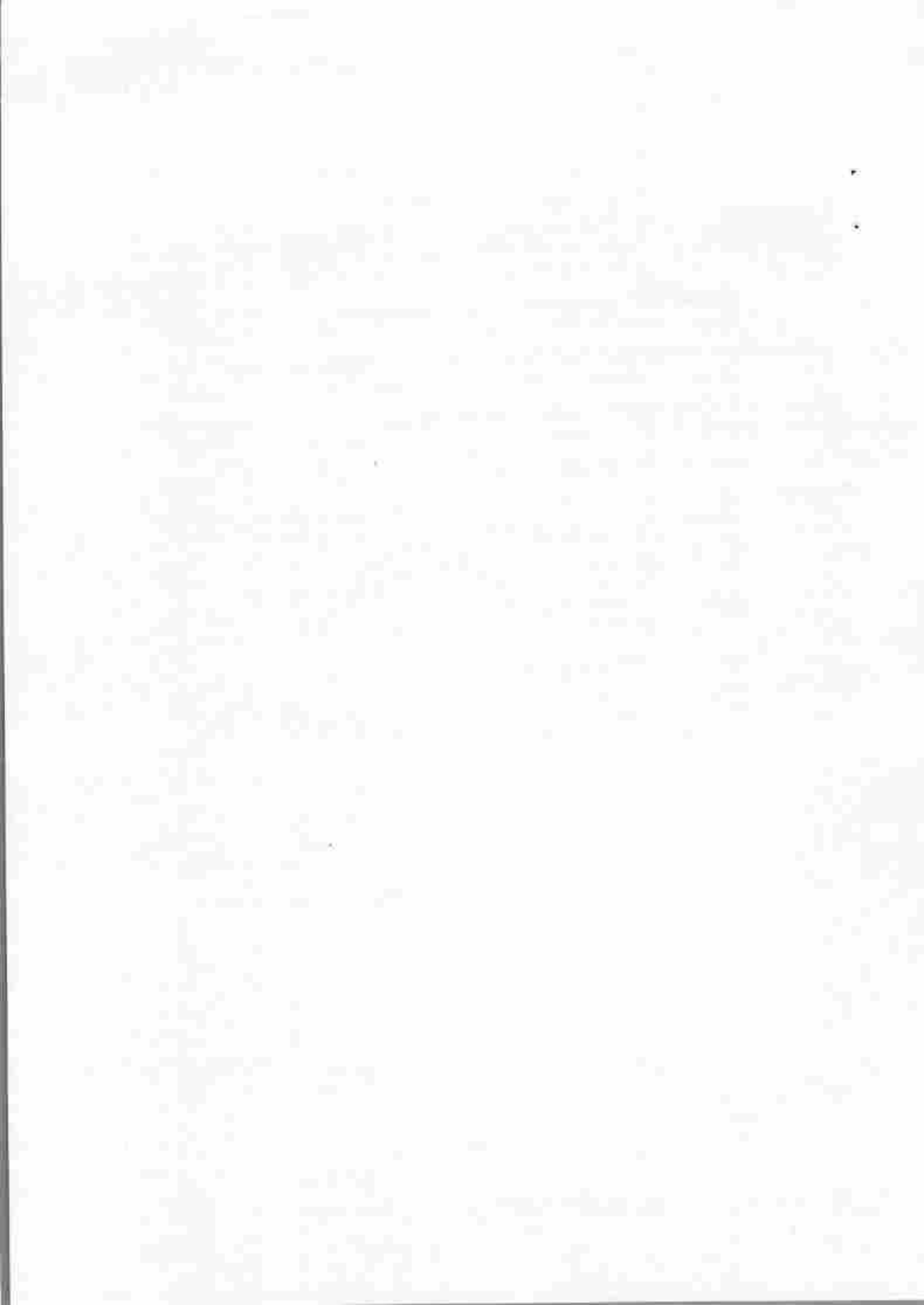
Certified that required Stamp Duty payable for this document is Rs. 12,770/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 12,670/-

Description of Stamp

1. Stamp Type: Impressed, Serial no 29229, 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 6:05PM with Govt. Ref. No: 192024250122399678 on 15-07-2024, Amount Rs: 12,670/-, Bank: SBI EPay (SBIEPay), Ref. No. 1588943546325 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 232320 to 232338
being No 160407941 for the year 2024.



(Handwritten signature)

Digitally signed by Anupam Halder
Date: 2024.07.18 10:59:32 +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.

08/06/24

I-07942/2024



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AR 342132

16/07/2024
 B-2001895976/2024

Certifies that the document is submitted the Registrar. The signature sheet and the enclosures sheet is attached with the document are the part of this document.

CONVEYANCE

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

(Handwritten signature)

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

29236

22 NOV 2023

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

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

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

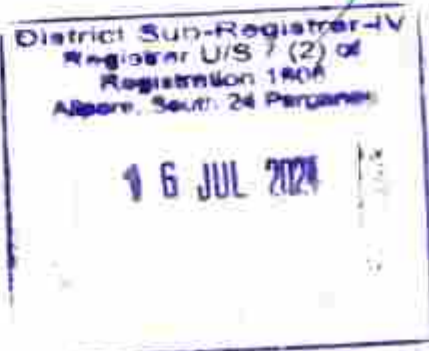
SUBHANKAR DAS
STAMP VENDOR

Alipore Police Court, Kol-27

Vendr



Amor to Chosh
o/o, Biplob Chosh
Vill - Belachandi
P.O. Gocharam
P.S. Jaynagar
24 Pgs (S)
Pin - 743391.



- 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 **UMESH KYAL**, having **PAN AGCPK9667R and Aadhaar No. 3221 6780 6519**, son of Late Govind Ram Kyal, by faith Hindu, by occupation Business, nationality Indian, residing at 30C South End Park, Post Office Sarat Bose Road, Kolkata- 700 029, Police Station 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 19.0675 (nineteen point zero six seven five) decimal, more or less, comprised in R.S. Dag Nos. 92, 94, 100, 102, 111, 112, 113 and 118, corresponding L.R. Dag Nos. 86, 88, 94, 96, 105, 106, 107 and 112, respectively, recorded under R.S. Khatian Nos. 181 and 629, L.R. Khatian No. 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 686 (six hundred eighty six) decimal, comprised in R.S. Dag Nos. 92, 94, 100, 102, 111, 112, 113 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:



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

16 JUL 2024

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
100	629	101	101
102	629	154	154
111	629	12	12
112	629	94	94
113	629	40	40
118	629	131	131
Total:			686

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 76.27 (seventy six point two seven) 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)
92	181	150	12.45
94	181	42	4.67
100	629	101	11.23
102	629	154	17.12
111	629	12	1.34
112	629	94	10.45
113	629	40	4.45



District Sub-Registrar-IV
Registrar U/S (2) of
Registrar, 1906
Alipore, South 24 Parganas

16 JUL 2024

118	629	131	14.56
Total:			76.27

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.

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 19.0675 (nineteen point zero six seven five) 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	3.1125
94	181	42	1.1675
100	629	101	2.8075
102	629	154	4.28
111	629	12	0.335
112	629	94	2.6125
113	629	40	1.1125
118	629	131	3.64
Total:			19.0675

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



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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.
- 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



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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 19.0675 (nineteen point zero six seven five) decimal, more or less, comprised in R.S. Dag Nos. 92, 94, 100, 102, 111, 112, 113 and 118, corresponding L.R. Dag Nos. 86, 88, 94, 96, 105, 106, 107 and 112, respectively, recorded under R.S. Khatian Nos. 181 and 629, L.R. Khatian No. 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.1,57,70,000/- (Rupees One Crore Fifty-Seven Lakh Seventy Thousand only)** paid by the Purchaser to the Vendor, receipt of which the Vendor hereby and by the Receipt and Memo of Consideration hereunder written, admits and acknowledges.

8. Terms of Transfer

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

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

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

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

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



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- 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 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



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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 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



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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.

SCHEDULE
(Said Property)
[Subject Matter of Conveyance]

Land (vacant) admeasuring 19.0675 (nineteen point zero six seven five) decimal, more or less, comprised in R.S. Dag Nos. 92, 94, 100, 102, 111, 112, 113 and 118, corresponding L.R. Dag Nos. 86, 88, 94, 96, 105, 106, 107 and 112, respectively, recorded under R.S. Khatian Nos. 181 and 629, L.R. Khatian No. 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	3.1125
Danga	94	88	181	42	1.1675
Sali	100	94	629	101	2.8075
Danga	102	96	629	154	4.28
Danga	111	105	629	12	0.335
Danga	112	106	629	94	2.6125
Sali	113	107	629	40	1.1125
Danga	118	112	629	131	3.64
Total:				19.0675	

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



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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

Said R.S. Dag No. 100 is butted and bounded as follows:

On the North : By R.S. Dag Nos. 93, 94 & 96
On the East : By R.S. Dag Nos. 96 & 99
On the South : By R.S. Dag Nos. 101 & 118
On the West : By R.S. Dag Nos. 92, 100 & 102

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. 111 is butted and bounded as follows:

On the North : By R.S. Dag No. 110
On the East : By R.S. Dag No. 112
On the South : By R.S. Dag No. 497
On the West : By Mouza Hatisala

Said R.S. Dag No. 112 is butted and bounded as follows:

On the North : By R.S. Dag Nos. 109 & 114
On the East : By R.S. Dag No. 113
On the South : By R.S. Dag No. 497
On the West : By R.S. Dag No. 111

Said R.S. Dag No. 113 is butted and bounded as follows:

On the North : By R.S. Dag No. 114
On the East : By R.S. Dag No. 118
On the South : By R.S. Dag No. 497
On the West : By R.S. Dag No. 112

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



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Registration Act 1908
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Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs.1,57,70,000/- (Rupees One Crore Fifty Seven Lakh Seventy Thousand only)** towards full and final payment of the consideration for sale of the Said Property described in the **Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
UTR No. IOBAR52024071500585856	15.07.24	Indian Overseas Bank	1,56,12,300.00
TDS			1,57,700.00
Total:			1,57,70,000/-

Witnesses:

1. *Anurag Ghosh*

₹ 1,57,70,000/-

[Vendor]

































2. *Rakesh Ghosh*



District Sub-Registrar IV
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Alibori, South 24 Parganas

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SPECIMEN FORM FOR TEN FINGER PRINTS

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		Little Ring Middle Fore Thumb				
		(Left Hand)				
						
Thumb Fore Middle Ring Little						
(Right Hand)						
	<i>Q12181275</i>					
		Little Ring Middle Fore Thumb				
		(Left Hand)				
						
Thumb Fore Middle Ring Little						
(Right Hand)						
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		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 1985
Algiers, South of Algiers

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

PC

Query No / Year	2001835376/2024	Office where deed will be registered
Query Date	11/07/2024 5:55:56 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 - 700028, Mobile No. : 9330394689, Status : Seller/Executant	
Transaction	Additional Transaction	
[0101] Sale, Sale Document	[4308] Agreement [No of Agreement : 2]	
Set Forth value	Market Value	
Rs. 1,57,70,000/-	Rs. 1,57,70,000/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 9,46,220/- (Article:23)	Rs. 1,57,714/- (Article:A(1), E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non-Judicial Stamp
		Rs. 100/-
Remarks		

Land Details :

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

Sch No	Plot Number	Khatian Number	Land Use	ROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-92	RS-181	Bastu	Danga	3.1125 Dec	25,74,230/-	25,74,230/-	
L2	RS-94	RS-181	Bastu	Shali	1.1675 Dec	9,65,594/-	9,65,594/-	
L3	RS-100	RS-629	Bastu	Shali	2.8075 Dec	23,21,977/-	23,21,977/-	
L4	RS-102	RS-629	Bastu	Danga	4.28 Dec	35,39,824/-	35,39,824/-	
L5	RS-111	RS-629	Bastu	Danga	0.335 Dec	2,77,066/-	2,77,066/-	
L6	RS-112	RS-629	Bastu	Danga	2.6125 Dec	21,60,698/-	21,60,698/-	
L7	RS-113	RS-629	Bastu	Shali	1.1125 Dec	9,20,106/-	9,20,106/-	
L8	RS-118	RS-629	Bastu	Danga	3.64 Dec	30,10,505/-	30,10,505/-	
		TOTAL :			19.0675Dec	157,70,000 /-	157,70,000 /-	
	Grand Total :				19.0675Dec	157,70,000 /-	157,70,000 /-	



**Seller Details :**

Sl No	Name & address	Status	Execution Admission Details :
1	SUKUMAR GHOSH Son of Kshitish Ghosh, 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 To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Buyer Details :

Sl No	Name & address	Status	Execution Admission Details :
1	UMESH KYAL Son of Late Govind Ram Kyal, 30C, Sarat Bose Road, City:- Kolkata, 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-1XX8, PAN No. AGxxxxxx7R, Aadhaar No.: 32xxxxxxxx6519, Status :Individual, Not Executed	Individual	Not Executed

Identifier Details :

Name & address
AMRITA GHOSH Son of Biplab Ghosh Village:- Gocharan, P.O:- Gocharan, P.S:-Joynagar, District:-South 24-Parganas, West Bengal, India, PIN:- 743391, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Identifier Of SUKUMAR GHOSH





Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



150720242012248319

GRIPS Payment Detail

GRIPS Payment ID:	150720242012248319	Payment Init. Date:	15/07/2024 18:59:05
Total Amount:	1103834	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	8453087815946	BRN Date:	15/07/2024 18:59:24
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Mr UMESH KYAL
Mobile: 9330394689

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192024250122483208	Directorate of Registration & Stamp Revenue	1103834
Total			1103834

IN WORDS: ELEVEN LAKH THREE 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



192024250122483208

Successful

GRN Details

GRN:	192024250122483208	Payment Mode:	SBI Epay
GRN Date:	15/07/2024 18:59:05	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	8453087815946	BRN Date:	15/07/2024 18:59:24
Gateway Ref ID:	20240715867793	Method:	Indian Overseas Bank NB
GRIPS Payment ID:	150720242012248319	Payment Init. Date:	15/07/2024 18:59:05
Payment Status:	Successful	Payment Ref. No:	2001835376/1/2024

[Query No*/Query Year]

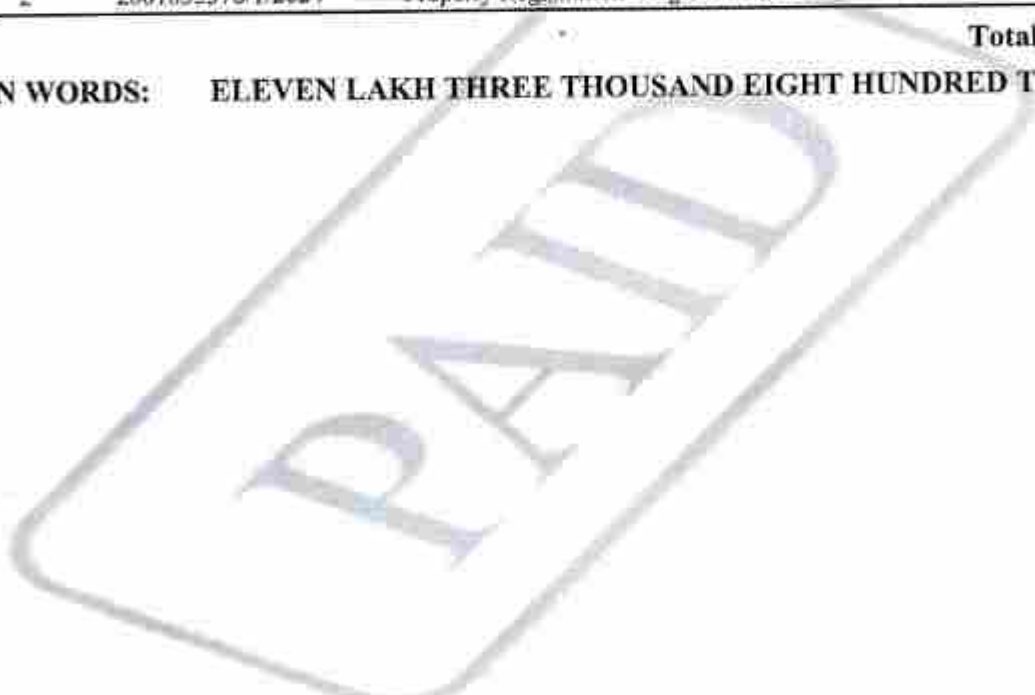
Depositor Details

Depositor's Name:	Mr UMESH 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:	2001835376/1/2024
Dept Ref ID/DRN:	2001835376/1/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001835376/1/2024	Property Registration- Stamp duty	0030-02-103-003-02	946120
2	2001835376/1/2024	Property Registration- Registration Fees	0030-03-104-001-16	157714
			Total	1103834

IN WORDS: ELEVEN LAKH THREE THOUSAND EIGHT HUNDRED THIRTY FOUR ONLY.



Major Information of the Deed



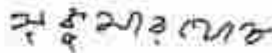
Deed No :	I-1604-07942/2024	Date of Registration	16/07/2024
Query No / Year	1604-2001835376/2024	Office where deed is registered	
Query Date	11/07/2024 5:55:56 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	VINAYAK LEGAL 122/1R, Satyendra Nath Majumdar 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. 1,57,70,000/-		Rs. 1,57,70,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 9,46,220/- (Article:23)		Rs. 1,57,746/- (Article:A(1), E)	
Remarks			

Land Details :

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

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-92	RS-181	Bastu	Danga	3.1125 Dec	25,74,230/-	25,74,230/-	
L2	RS-94	RS-181	Bastu	Shali	1.1675 Dec	9,65,594/-	9,65,594/-	
L3	RS-100	RS-629	Bastu	Shali	2.8075 Dec	23,21,977/-	23,21,977/-	
L4	RS-102	RS-629	Bastu	Danga	4.28 Dec	35,39,824/-	35,39,824/-	
L5	RS-111	RS-629	Bastu	Darga	0.335 Dec	2,77,066/-	2,77,066/-	
L6	RS-112	RS-629	Bastu	Danga	2.6125 Dec	21,60,698/-	21,60,698/-	
L7	RS-113	RS-629	Bastu	Shali	1.1125 Dec	9,20,106/-	9,20,106/-	
L8	RS-118	RS-629	Bastu	Danga	3.64 Dec	30,10,505/-	30,10,505/-	
TOTAL :					19.0675Dec	157,70,000 /-	157,70,000 /-	
Grand Total :					19.0675Dec	157,70,000 /-	157,70,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and 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	 16/07/2024	 Captured LTI 16/07/2024	 16/07/2024
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: 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	UMESH KYAL Son of Late Govind Ram Kyal 30C, Sarat Bose Road, City:- Kolkata, 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: IndiaDate of Birth:XX-XX-1XX8 , PAN No.:: AGxxxxxx7R, Aadhaar No: 32xxxxxxxx6519, 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	 Captured 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	UMESH KYAL-3.1125 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	SUKUMAR GHOSH	UMESH KYAL-1.1675 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	SUKUMAR GHOSH	UMESH KYAL-2.8075 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	SUKUMAR GHOSH	UMESH KYAL-4.28 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	SUKUMAR GHOSH	UMESH KYAL-0.335 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	SUKUMAR GHOSH	UMESH KYAL-2.6125 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	SUKUMAR GHOSH	UMESH KYAL-1.1125 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	SUKUMAR GHOSH	UMESH KYAL-3.64 Dec



Endorsement For Deed Number : I - 160407942 / 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 14:16 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 1,57,70,000/-.

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: Kashipur, South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Others

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,57,746.00/- (A(1) = Rs 1,57,700.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 1,57,714/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/07/2024 6:59PM with Govt. Ref. No: 192024250122483208 on 15-07-2024, Amount Rs: 1,57,714/-, Bank: SBI EPay (SBIEPay), Ref. No. 8453087815946 on 15-07-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 9,46,220/- and Stamp Duty paid by Stamp Rs. 100.00/-, by online = Rs 9,46,120/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 29236, Amount: Rs.100.00/-. Date of Purchase: 22/11/2023, Vendor name: Subhanker Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/07/2024 6:59PM with Govt. Ref. No: 192024250122483208 on 15-07-2024, Amount Rs: 9,46,120/-, Bank: SBI EPay (SBIEPay), Ref. No. 8453087815946 on 15-07-2024, Head of Account 0030-02-103-003-02

(Signature)

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

The first part of the document discusses the importance of maintaining accurate records of all transactions. It emphasizes that every sale, purchase, and payment must be properly documented to ensure the integrity of the financial statements. This includes recording the date, amount, and purpose of each transaction, as well as the names of the parties involved.

In addition, the document highlights the need for regular reconciliation of bank accounts and credit cards. This process involves comparing the company's internal records with the statements provided by the banks and credit card issuers. Any discrepancies should be investigated immediately to identify errors or potential fraud.

Another key aspect of financial management is the timely payment of bills and taxes. Failure to do so can result in penalties, interest charges, and damage to the company's credit rating. Therefore, it is essential to establish a system for tracking due dates and ensuring that all obligations are met on time.

Finally, the document stresses the importance of transparency and communication with stakeholders. Regularly providing updates to investors, creditors, and other interested parties helps to build trust and maintain a positive reputation for the company.



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2024, Page from 232575 to 232596
being No 160407942 for the year 2024.



(Signature)

Digitally signed by Anupam Halder
Date: 2024.07.18 11:03:57 +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.