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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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07/7/22

CONVEYANCE

1. Date: 06.07.22
2. Place: Kolkata
3. Parties: [illegible]



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v/c
1875
3-40 P.M.
6/7/22

14161

10 FEB 2022

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

Name:.....

Address:.....

Vendor:.....

ALAMGIR REZA
ADVOCATE
ALIPORE JUDGE COURT
KOL-27
WBH 1386/2022

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

Ananta Ghosh



4710

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ANANTA DEVELOPERS PRIVATE LIMITED

Ananta Ghosh
Director / Authorized Signatory



4711

[Faint, illegible text]



Bijoyut Ghosh

Suman Ghosh
S/o- Biman Ghosh
Kantatala
K.L.C
S/2 HPQS
743502

District Sub-Registrar
Registrar URB 7 D/1
Registration 1006
Alipore, South 24 Parganas
- 6 JUN 2022

- 3.1 **BIDYUT GHOSH (PAN AEIPG8371A and Aadhaar No. 460108127793)**, son of Late Bhadrashwar Ghosh, residing at Jirangachi, Post Office Bhangar, Kolkata-700135, Police Station Kashipur (formerly Bhangar), District South 24 Parganas (**Vendor**, includes successors-in-interest)

And

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

And

- 3.3 **KYAL DEVELOPERS PRIVATE LIMITED (PAN AABCK3070E)**, having CIN U70109WB1995PTC076151, a company duly incorporated under the Companies Act, 1956, having its registered office at Premises No. 122/1R, Satyendra Nath Majumder Sarani, 4th Floor, Post Office Kalighat, Police Station Tollygunge, Kolkata - 700026, represented by its Authorized Signatory, **Amrita Ghosh (PAN BLRPG8979F & Aadhaar No. 274444982164)**, son of Biplob Ghosh, residing at Bellachandi Gocharan, Post Office Bellachandi, Police Station Joynagar, PIN-743391, South 24 Parganas (**Confirming Party**, includes successors-in-interest).

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

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject Matter of Conveyance

- 4.1 **Said Property:** (1) Land measuring 0.62 (zero point six two) decimal, more or less, out of 101 (one hundred and one) decimal, being a portion of R.S. Dag No. 100, corresponding L.R. Dag No. 94, 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 (**First Property**) and more fully described in **Part-I** of the **First Schedule** below **And** (2) land measuring 0.95 (zero point nine five) decimal, more or less, out of 154 (one hundred and fifty four) decimal, being a portion of R.S. Dag No. 102, corresponding L.R. Dag No. 96, 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 (**Second Property**) and more fully described in **Part-II** of the **First Schedule** below **And** (3) land measuring 0.07 (zero point zero seven) decimal, more or less, out of 12 (twelve) decimal, being a portion of R.S. Dag No. 111, corresponding L.R. Dag No. 105, 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 (**Third Property**) and more fully described in **Part-III** of the **First Schedule** below **And** (4) land measuring 0.58 (zero point five eight)



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decimal, more or less, out of 94 (ninety four) decimal, being a portion of R.S. Dag No. 112, corresponding L.R. Dag No. 106, 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 (**Fourth Property**) and more fully described in **Part-IV** of the **First Schedule** below **And (5)** land measuring 0.25 (zero point two five) decimal, more or less, out of 40 (forty) decimal, being a portion of R.S. Dag No. 113, corresponding L.R. Dag No. 107, 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 (**Fifth Property**) and more fully described in **Part-V** of the **First Schedule** below **And (6)** land measuring 0.81 (zero point eight one) decimal, more or less, out of 131 (one hundred and thirty one) decimal, being a portion of R.S. Dag No. 118, corresponding L.R. Dag No. 112, 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 (**Sixth Property**) and more fully described in **Part-VI** of the **First Schedule** below **And (7)** land measuring 0.75 (zero point seven five) decimal, more or less, out of 112 (one hundred and twelve) decimal, more or less, out of 150 (one hundred and fifty) decimal, being a portion of R.S. Dag No. 92, corresponding L.R. Dag No. 86, recorded under R.S. Khatian No. 181, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Seventh Property**) and more fully described in **Part-VII** of the **First Schedule** below **And (8)** land measuring 0.26 (zero point two six) decimal, more or less, out of 42 (forty two) decimal, being a portion of R.S. Dag No. 94, corresponding L.R. Dag No. 88, recorded under R.S. Khatian No. 181, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Eighth Property**) and more fully described in **Part-VIII** of the **First Schedule** below thereon **And (9)** land measuring 0.09 (zero point zero nine) decimal, more or less, out of 12.375 (twelve point three seven five) decimal, more or less, out of 38 (thirty eight) decimal, being a portion of R.S. Dag No. 497, corresponding L.R. Dag No. 465, recorded under R.S. Khatian No. 582, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Ninth Property**) and more fully described in **Part-IX** of the **First Schedule** below **And (10)** land measuring 0.16 (zero point one six) decimal, more or less, out of 21.375 (twenty one point three seven five) decimal, more or less, out of 57 (fifty seven) decimal, being a portion of R.S. Dag No. 503, corresponding L.R. Dag No. 471, recorded under R.S. Khatian No. 582, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Tenth Property**) and more fully described in **Part-X** of the **First Schedule** below, the First Property, Second Property, Third Property, Fourth Property, Fifth Property, Sixth Property, Seventh Property, Eighth Property, Ninth Property, Tenth Property, Eleventh Property and Twelfth Property are more fully and collectively described in the **Second Schedule** below (collectively **Said Property**) together with all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or



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howsoever nature of the Vendor and Confirming Party in the Said Property and appurtenances and inheritances for access and user thereof.

5. Background, Representations, Warranties and Covenants

5.1 **Representations, Warranties and Covenants Regarding Title:** The Vendor represents and warrants to and 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 719.75 decimal, comprised in R.S. Dag Nos. 100, 102, 111, 112, 113, 118, 92, 94, 497, 500, 501 and 503, recorded under R.S. Khatian Nos. 629, 181 and 582, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (collectively **Mother Property**). The details of the Mother Property is given in the chart below:

R.S. Dag No.	R.S. Khatian No.	Total Area in Dag (in Dec)	Area in Mother Property (in Dec)
100	629	101	101
102	629	154	154
111	629	12	12
112	629	94	94
113	629	40	40
118	629	131	131
92	181	150	112
94	181	42	42
497	582	38	12.375
503	582	57	21.375
Total:			719.75

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) Khatish 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) Khatish 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.



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- 5.1.4 **Sale by Radharani Ghosh:** By a Deed of Sale 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 her right, title and interest in the Mother Property (**Larger Property**) unto and in favour of Sadhan Kumar Ghosh, son of Late Khitiah Chandra Ghosh, free from all encumbrances. The details of the Larger Property is given in the chart below:

R.S. Dag No.	R.S. Khatian No.	Total Area in Dag (in Dec)	Area in Larger Property (in Dec)
100	629	101	1.22
102	629	154	17.11
111	629	12	1.33
112	629	94	10.44
113	629	40	4.44
118	629	131	14.55
92	181	150	13.55
94	181	42	4.67
497	582	38	1.58
500	582	66	7.34
501	582	99	4.46
503	582	57	2.84
Total:			83.53

- 5.1.5 **Sale by Sadhan Kumar Ghosh:** By a Deed of Sale dated 8th September, 2008, registered in the Office of the Additional District Sub-Registrar, Bhangar, recorded in Book No. 1, CD Volume No. 12, at Pages 57 to 70, being Deed No. 04746 for the year 2008, said Sadhan Kumar Ghosh sold, conveyed and transferred the Said Property, i.e. land measuring 15.55 (fifteen point five five) decimal, more or less, out of the Larger Property unto and in favour of Bidyut Ghosh, Binan Ghosh son of Late Bhadrashwar Ghosh, & Sadhan Ghosh son of Siddheswar Ghosh free from all encumbrances.
- 5.1.6 **Absolute Ownership of Vendor:** In the above mentioned events and circumstances said Bidyut Ghosh (the Vendor herein) has become the 1/3rd absolute owner by virtue of purchase out of the Larger Property vis-à-vis the Mother Property, comprised in the First Property, Second Property, Third Property, Fourth Property, Fifth Property, Sixth Property, Seventh Property, Eighth Property, Ninth Property, Tenth Property, Eleventh Property and Twelfth Property, free from all encumbrances and the Said Property is the subject matter of this Conveyance.
- 5.1.7 **Agreement with Confirming Party:** M/s. Kyal Developers Private Limited (the Confirming Party herein) approached the Vendor herein with a proposal to purchase the Said Property and the Vendor accepted the said proposal and entered into an Agreement for Sale with the Confirming Party in this regard and further the Vendor has received the advance/earnest money as agreed between them.



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



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

7. Transfer

7.1 **Hereby Made:** The Vendor hereby sells, conveys and transfers to the Purchaser the entirety of the Vendor's right, title and interest of whatsoever or howsoever nature in the Said Property, more fully described in the **Second Schedule** below, being (1) the First Property, i.e., land measuring 0.62 (zero point six two) decimal, more or less, out of 101 (one hundred and one) decimal, being a portion of R.S. Dag No. 100, corresponding L.R. Dag No. 94, 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 and more fully described in **Part-I** of the **First Schedule** below **And** (2) the Second Property, i.e., land measuring 0.95 (zero point nine five) decimal, more or less, out of 154 (one hundred and fifty four) decimal, being a portion of R.S. Dag No. 102, corresponding L.R. Dag No. 96, 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 and more fully described in **Part-II** of the **First Schedule** below **And** (3) the Third Property, i.e., land measuring 0.07 (zero point zero seven) decimal, more or less, out of 12 (twelve) decimal, being a portion of R.S. Dag No. 111, corresponding L.R. Dag No. 105, 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 and more fully described in **Part-III** of the **First Schedule** below **And** (4) the Fourth Property, i.e., land measuring 0.58 (zero point five eight) decimal, more or less, out of 94 (ninety four) decimal, being a portion of R.S. Dag No. 112, corresponding L.R. Dag No. 106, 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 and more fully described in **Part-IV** of the **First Schedule** below **And** (5) the Fifth Property, i.e., land measuring



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নিবন্ধন অফিস (২) of
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0.25 (zero point two five) decimal, more or less, out of 40 (forty) decimal, being a portion of R.S. Dag No. 113, corresponding L.R. Dag No. 107, 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 and more fully described in **Part-V** of the **First Schedule** below **And (6)** the Sixth Property, i.e., land measuring 0.81 (zero point eight one) decimal, more or less, out of 131 (one hundred and thirty one) decimal, being a portion of R.S. Dag No. 118, corresponding L.R. Dag No. 112, 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 and more fully described in **Part-VI** of the **First Schedule** below **And (7)** the Seventh Property, i.e., land measuring 0.75 (zero point seven five) decimal, more or less, out of 112 (one hundred and twelve) decimal, more or less, out of 150 (one hundred and fifty) decimal, being a portion of R.S. Dag No. 92, corresponding L.R. Dag No. 86, recorded under R.S. Khatian No. 181, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-VII** of the **First Schedule** below **And (8)** the Eighth Property, i.e., land measuring 0.26 (zero point two six) decimal, more or less, out of 42 (forty two) decimal, being a portion of R.S. Dag No. 94, corresponding L.R. Dag No. 88, recorded under R.S. Khatian No. 181, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-VIII** of the **First Schedule** below **And (9)** the Ninth Property, i.e., land measuring 0.09 (zero point zero nine) decimal, more or less, out of 12.375 (twelve point three seven five) decimal, more or less, out of 38 (thirty eight) decimal, being a portion of R.S. Dag No. 497, corresponding L.R. Dag No. 465, recorded under R.S. Khatian No. 582, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-IX** of the **First Schedule** below **And (10)** the Tenth Property, i.e., land measuring 0.16 (zero point one six) decimal, more or less, out of 21.375 (twenty one point three seven five) decimal, more or less, out of 57 (fifty seven) decimal, being a portion of R.S. Dag No. 503, corresponding L.R. Dag No. 471, recorded under R.S. Khatian No. 582, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-X** of the **First Schedule** below and the said R.S. Dag No. 503 is delineated on **Plan-L** annexed hereto and bordered in colour **Red** thereon **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 with the confirmation of the Confirming Party herein.

- 7.2 **Consideration**—The aforesaid conveyance of the Said Property is being made in consideration of a sum of Rs.11,00,000/- (Rupees Eleven Lakh only) (**Total Consideration**), out of which the Purchaser has paid Rs.6,00,000/- (Rupees Six Lakh only) directly to the Vendor receipt of which Vendor hereby and by the Vendor's Receipt and Memo of Consideration hereunder written, admits



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and acknowledges and Rs 5,00,000/- (Rupees Five Lakh only) to the Confirming Party towards reimbursement of earnest money, receipt of which the Confirming Party hereby and by the Confirming Party's Receipt and Memo of Consideration hereunder written, admits and acknowledges.

8. Terms of Transfer

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

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

8.1.2 Absolute: absolute, irreversible and perpetual.

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

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

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

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



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



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howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendor undertakes to cooperate with the Purchaser in all respect to cause mutation of the Said Property in the name of the Purchaser and conversion of the nature of use and classification thereof and in this regard shall sign all documents and papers as required by the Purchaser.

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

First Schedule
Part-I
(First Property)

Land vacant measuring 0.62 (zero point six two) decimal, more or less, out of 101 (one hundred and one) decimal, being a portion of R.S. Dag No. 100, corresponding L.R. Dag No. 94, 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 and 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, 101 & 102

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



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Part-II
(Second Property)

Land vacant measuring 0.95 (zero point nine five) decimal, more or less, out of 154 (one hundred and fifty four) decimal, being a portion of R.S. Dag No. 102, corresponding L.R. Dag No. 96, 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 and butted and bounded as follows:

- On the North** : By R.S. Dag Nos. 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 Second Property and appurtenances and inheritances for access and user thereof.

Part III
(Third Property)

Land vacant measuring 0.07 (zero point zero seven) decimal, more or less, out of 12 (twelve) decimal, being a portion of R.S. Dag No. 111, corresponding L.R. Dag No. 105, 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 and butted and bounded as follows:

- On the North** : By R.S. Dag Nos. 110
On the East : By R.S. Dag Nos. 112
On the South : By R.S. Dag Nos. 497
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 Third Property and appurtenances and inheritances for access and user thereof.

Part-IV
(Fourth Property)

Land vacant measuring 0.58 (zero point five eight) decimal, more or less, out of 94 (ninety four) decimal, being a portion of R.S. Dag No. 112, corresponding L.R. Dag No. 106, 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 and butted and bounded as follows:



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- On the North** : By R.S. Dag Nos. 109 & 114
On the East : By R.S. Dag Nos. 112
On the South : By R.S. Dag Nos. 497
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 Fourth Property and appurtenances and inheritances for access and user thereof.

Part-V
(Fifth Property)

Land vacant measuring 0.25 (zero point two five) decimal, more or less, out of 40 (forty) decimal, being a portion of R.S. Dag No. 113, corresponding L.R. Dag No. 107, 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 and 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 Nos. 497
On the West : By R.S. Dag No. 112

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

Part-VI
(Sixth Property)

Land vacant measuring 0.81 (zero point eight one) decimal, more or less, out of 131 (one hundred and thirty one) decimal, being a portion of R.S. Dag No. 118, corresponding L.R. Dag No. 112, 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 and 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

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



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of the Vendor in the Sixth Property and appurtenances and inheritances for access and user thereof.

Part-VII
(Seventh Property)

Land vacant measuring 0.75 (zero point seven five) decimal, more or less, out of 112 (one hundred and twelve) decimal, more or less, out of 150 (one hundred and fifty) decimal, being a portion of R.S. Dag No. 92, corresponding L.R. Dag No. 86, recorded under R.S. Khatian No. 181, 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 butted and bounded as follows:

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

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

Part-VIII
(Eighth Property)

Land vacant measuring 0.26 (zero point two six) decimal, more or less, out of 42 (forty two) decimal, being a portion of R.S. Dag No. 94, corresponding L.R. Dag No. 88, recorded under R.S. Khatian No. 181, 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 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. 93, 96 & 100
- On the West** : By R.S. Dag No. 92

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

Part-IX
(Ninth Property)

Land vacant measuring 0.09 (zero point zero nine) decimal, more or less, out of 12.375 (twelve point three seven five) decimal, more or less, out of 38 (thirty eight) decimal, being a portion of R.S. Dag No. 497, corresponding L.R.



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Dag No. 465, recorded under R.S. Khatian No. 582, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and butted and bounded as follows:

- On the North** : BY R.S. Dag Nos. 111, 112, 113, 118, 121.
On the East : BY R.S. Dag Nos.479
On the South : BY R.S. Dag Nos.501, 500, 499, 498, 496,
503
On the West : Mouza- Hatisala

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

Part-X
(Tenth Property)

Land vacant measuring 0.16 (zero point one six) decimal, more or less, out of 21.375 (twenty one point three seven five) decimal, more or less, out of 57 (fifty seven) decimal, being a portion of R.S. Dag No. 503, corresponding L.R. Dag No. 471, recorded under R.S. Khatian No. 582, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and butted and bounded as follows:

- On the North** : By R.S. Dag No. 502 & 497
On the East : By R.S. Dag No. 501, 502, 504, 505, 506,
507
On the South : By R.S. Dag no. 507
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 Twelfth Property and appurtenances and inheritances for access and user thereof.

2nd Schedule
(Said Property)
[Subject Matter of Conveyance]

Land vacant measuring 0.62 (zero point six two) decimal, more or less, out of 101 (one hundred and one) decimal, being a portion of R.S. Dag No. 100, corresponding L.R. Dag No. 94, recorded under R.S. Khatian No. 529, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District



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Bhangar, District South 24 Parganas and more fully described in **Part-I** of the **First Schedule** above

Land vacant measuring 0.95 (zero point nine five) decimal, more or less, out of 154 (one hundred and fifty four) decimal, being a portion of R.S. Dag No. 102, corresponding L.R. Dag No. 96, 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 and more fully described in **Part-II** of the **First Schedule** above

Land vacant measuring 0.07 (zero point zero seven) decimal, more or less, out of 12 (twelve) decimal, being a portion of R.S. Dag No. 111, corresponding L.R. Dag No. 105, 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 and more fully described in **Part-III** of the **First Schedule** above

Land vacant measuring 0.58 (zero point five eight) decimal, more or less, out of 94 (ninety four) decimal, being a portion of R.S. Dag No. 112, corresponding L.R. Dag No. 106, 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 and more fully described in **Part-IV** of the **First Schedule** above

Land vacant measuring 0.25 (zero point two five) decimal, more or less, out of 40 (forty) decimal, being a portion of R.S. Dag No. 113, corresponding L.R. Dag No. 107, 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 and more fully described in **Part-V** of the **First Schedule** above

Land vacant measuring 0.81 (zero point eight one) decimal, more or less, out of 131 (one hundred and thirty one) decimal, being a portion of R.S. Dag No. 118, corresponding L.R. Dag No. 112, 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 and more fully described in **Part-VI** of the **First Schedule** above

Land vacant measuring 0.75 (zero point seven five) decimal, more or less, out of 112 (one hundred and twelve) decimal, more or less, out of 150 (one hundred and fifty) decimal, being a portion of R.S. Dag No. 92, corresponding L.R. Dag No. 86, recorded under R.S. Khatian No. 181, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-VII** of the **First Schedule** above



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Land vacant measuring 0.26 (zero point two six) decimal, more or less, out of 42 (forty two) decimal, being a portion of R.S. Dag No. 94, corresponding L.R. Dag No. 88, recorded under R.S. Khatian No. 181, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-VIII** of the **First Schedule** above

Land vacant measuring 0.09 (zero point zero nine) decimal, more or less, out of 12.375 (twelve point three seven five) decimal, more or less, out of 38 (thirty eight) decimal, being a portion of R.S. Dag No. 497, corresponding L.R. Dag No. 465, recorded under R.S. Khatian No. 582, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-IX** of the **First Schedule** above

Land vacant measuring 0.16 (zero point one six) decimal, more or less, out of 21.375 (twenty one point three seven five) decimal, more or less, out of 57 (fifty seven) decimal, being a portion of R.S. Dag No. 503, corresponding L.R. Dag No. 471, recorded under R.S. Khatian No. 582, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-X** of the **First Schedule** above

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

The details of the Said Property are tabulated below:

R.S. Dag No.	L.R. Dag No.	R.S. Khatian No.	Total Area in Dag (in Dec)	Area Sold (in Dec)	Classification
100	94	629	101	0.62	Shali
102	96	629	154	0.95	Shali
111	105	629	12	0.07	Danga
112	106	629	94	0.58	Danga
113	107	629	40	0.25	Shali
118	112	629	131	0.81	Danga
92	86	181	150	0.75	Danga
94	88	181	42	0.26	Shali
497	465	582	38	0.09	Shali
503	471	582	57	0.16	Danga
Total:				4.54	



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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. *Suman Ghosh*
Kantatala
H.L.C.
B/24 road
TH3502
2. *Sourav Ghosh*
39, Ruby Park
Kachra, Kol-78.

[Signature]

[Vendor]

REAL DEVELOPERS PRIVATE LIMITED
[Signature]
Director / Authorized Signatory

[Confirming Party]

Drafted by:

Atanigir Dasg HA/1366/03
Advocate

Atipore Judges Court
Kol-27



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

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Vendor's Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs. 6,00,000/- (Rupees Six Lakh only)** towards final payment of the consideration for sale of the Said Property described in the **Second Schedule** above, in the following manner;

Mode	Date	Bank	Amount (Rs.)
RTGS NO. IOBAR52022070500437382	05.07.2022	Indian Overseas Bank	6,00,000/-
Total:			6,00,000/-

Witnesses:

1. *Suman Ghosh*

[Signature]

[Vendor]

2. *Suman Ghosh*



District Sub-Registrar's
Region IV S (2) of
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Alipore, South 24 Parganas

- 6, 11/11, 2022

Confirming Party's Receipt And Memo of Consideration

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

Mode	Date	Bank	Amount (Rs.)
Cheque No. 645795	05.07.2022	Indian Overseas Bank	5,00,000/-
Total:			5,00,000/-

Witnesses:

1. *Suman Ghosh*

KVA DEVELOPERS PRIVATE LIMITED
Amito Ghosh
Director (Authorized Signatory)

2. *Suman Ghosh*


































[Confirming Party]



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Asipora, South 24 Parganas
Registration 1908

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SPECIMEN FORM FOR TEN FINGER PRINTS

<p><i>Bidyut</i></p>  <p><i>Bidyut - 10/11/2018</i></p>	<p><i>Bidyut - 10/11/2018</i></p>					
		<p>Little Ring Middle Fore Thumb (Left Hand)</p>				
						
		<p>Thumb Fore Middle Ring Little (Right Hand)</p>				
<p><i>Rehul</i></p> 	<p><i>Rehul 10/11/2018</i></p>					
		<p>Little Ring Middle Fore Thumb (Left Hand)</p>				
						
		<p>Thumb Fore Middle Ring Little (Right Hand)</p>				
	<p><i>Anurita Ghosh</i></p>					
		<p>Little Ring Middle Fore Thumb (Left Hand)</p>				
						
		<p>Thumb Fore Middle Ring Little (Right Hand)</p>				



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

- 6 JUL 2022

	<p>PERMANENT ACCOUNT NUMBER AEIPG8371A</p> <p>NET NAME BIDYUT GHOSH</p> <p>NAME OF THE AUTHOR'S NAME BHADRASWAR GHOSH</p> <p>DATE OF BIRTH OF BIRTH 05-04-1955</p>	
<p>SIGNATURE</p> 	 <p>COMMISSIONER OF INCOME TAX, W.B. - N</p>	

Bidyut Ghosh

যদি এটি / এই কার্ডটি সঠিকভাবে
 সঠিকভাবে / সঠিকভাবে
 সঠিকভাবে / সঠিকভাবে
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ভারত সরকার

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ভারত

অনুকরণিক ID: ID / Enrollment No 1040/2005/12010

নাম: Bidyt Ghosh
জন্মস্থান: Jangochi
পিতা: Bhatu Ghosh
হাউসিং: II South 24 Parkside
ওয়ার্ড: Danga 700130

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ভারত সরকার

GOVERNMENT OF INDIA



নাম: Bidyt Ghosh
পিতা: Bhatu Ghosh
Father: Bhatu Ghosh
জন্মতারিখ / DOB: 05/04/1965
পুল: Male



4601 0812 7793

আধার - সাধারণ মানুষের অধিকার



आयकर विभाग
 INCOME TAX DEPARTMENT
 RAHUL KYAL
 KALKRISHAN KYAL
 19/03/1984
 Permanent Account Number
 AGHPK1355F

 RAHUL KYAL

भारत सरकार
 GOVT. OF INDIA





 भारत सरकार
 GOVERNMENT OF BIHAR


 राहुल कुमार
 Rahul Kyal
 जन्म तिथि/DOB: 19/03/1984
 पुरुष / MALE

7487 0793 4912



MEERA AADHAAR, MERI PEHCHAN


 जनसंख्या विधिवत पहचान प्राधिकरण
 NATIONAL IDENTIFICATION AUTHORITY OF INDIA

Address
 पता:
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 C, South End Park, Near
 Gol Park, Kolkata,
 West Bengal - 700029

1447 1447 1447
 helpline@uaid.gov.in www.uaid.gov.in P.O. Box No. 1641
 Bengaluru-560 011

Rahul Kyal





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Phone: 415 347

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স্বাক্ষরিত
১৯/১১/১৯

আয়কর বিদ্যালয়
INCOME TAX DEPARTMENT

AMRITA GHOSH
BIPLOB GHOSH
2000/1991

BLRPG0079F

AMRITA GHOSH

ভারত সরকার
GOVT. OF INDIA



ভারত সরকার
Government of India



নাম : আমৃতা গোস্বামী
Amrita Ghosh
পিতা : বিপ্লব গোস্বামী
Father: Biplob Ghosh

স্বাক্ষরিত: DGS 2000/1991
৩৯ / Male



2744 4498 2164

ভারত সরকার
Unique Identification Authority of India



বিত্ত: / বিপ্লব গোস্বামী
বেলিচান্ডি, গোচারান, দক্ষিণ
২৪ পরগণা, পশ্চিম বঙ্গ

Address: S/O Biplob Ghosh,
BELIACHANDI, Gocharan,
South 24 Parganas,
Gocharan, West Bengal,
743801

2744 4498 2164

Amrita Ghosh



অসমতম বিশিষ্ট গণিতক প্রকল্প

ভারত সরকার

Unique Identification Authority of India
Government of India

অসমতমতম নং: ১০০১/২১০১/১০৫১১৭

To:
Name:
RESINTA KHATYALA
District:
Kannada District / E South 24 Parganas
Postcode: 741002

INDIA00010

১০০১/২১০১/১০৫১১৭



884850910017



আপনার আধার সংখ্যা / Your Aadhaar No. :

2842 2993 9203

আধার = সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



নাম:
বিশ্বাস গোস্বামী
তারিখ: ১৯৯৭-০৯-০৯
জন্মস্থান: বিহার
স্মারক নং / UID: 88041150
তারিখ: ১৯৯৭



2842 2993 9203

আধার = সাধারণ মানুষের অধিকার

Suman Ghosh
6/7/22



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

GRN Details

GRN: 192022230066286751 Payment Mode: Online Payment
GRN Date: 05/07/2022 16:39:34 Bank/Gateway: Indian Overseas Bank
BRN : 202207050834078 BRN Date: 05/07/2022 16:41:05
Payment Status: Successful Payment Ref. No: 2001994834/2/2022
(Query No**Query Year)

Depositor Details

Depositor's Name: RAHUL KYAL
Address: 30C, SOUTH END PARK KOLKATA-700029
Mobile: 9830065307
Depositor Status: Buyer/Claimants
Query No: 2001994834
Applicant's Name: Org VINAYAK LEGAL
Identification No: 2001994834/2/2022
Remarks: Sale, Sale Document

Payment Details

Sl. No	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001994834/2/2022	Property Registration- Stamp duty	0030-02-103-003-02	32921
2	2001994834/2/2022	Property Registration- Registration Fee	0030-03-104-001-16	16014
Total				48935

IN WORDS: FORTY EIGHT THOUSAND NINE HUNDRED THIRTY FIVE ONLY.



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

Query No / Year	2001994834/2022	Office where deed will be registered
Query Date	01/07/2022 6:24:44 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 - 700626, Mobile No. : 9330394689, Status: Seller/Executant	
Transaction	Additional Transaction	
[0101] Sale, Sale Document	[4308] Agreement (No of Agreement - 2), [4311] Receipt [Rs : 5,00,000/-]	
Set Forth value	Market Value	
Rs. 11,00,000/-	Rs. 11,00,000/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 33,021/- (Article 23)	Rs. 15,014/- (Article A(1), E, B)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		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
L1	RS-100	RS-629	Bastu	Shali	0.62 Dec	1,50,220/-	1,50,220/-	
L2	RS-102	RS-629	Bastu	Shali	0.95 Dec	2,30,176/-	2,30,176/-	
L3	RS-111	RS-629	Bastu	Shali	0.07 Dec	16,900/-	16,900/-	
L4	RS-112	RS-629	Bastu	Shali	0.58 Dec	1,40,528/-	1,40,528/-	
L5	RS-113	RS-629	Bastu	Shali	0.25 Dec	60,573/-	60,573/-	
L6	RS-116	RS-629	Bastu	Shali	0.81 Dec	1,96,255/-	1,96,255/-	
L7	RS-92	RS-181	Bastu	Shali	0.75 Dec	1,81,718/-	1,81,718/-	
L8	RS-94	RS-181	Bastu	Shali	0.28 Dec	62,995/-	62,995/-	
L9	RS-487	RS-582	Bastu	Shali	0.09 Dec	21,806/-	21,806/-	
L10	RS-503	RS-582	Bastu	Shali	0.16 Dec	38,769/-	38,769/-	
		TOTAL :			4.54Dec	11,00,000 /-	11,00,000 /-	
		Grand Total :			4.54Dec	11,00,000 /-	11,00,000 /-	



Query No: 2001994834 of 2022, Printed On: 01/07/2022 2:41PM, Generated From: e-registration pm:0

1. 100

2. 100

3. 100

4. 100

5. 100

6. 100

7. 100

8. 100

9. 100

10. 100

11. 100

12. 100

13. 100

14. 100

15. 100

16. 100

17. 100

Seller Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Mr BIDYUT GHOSH Son of Late Bhadrashwar Ghosh,Jirangachi, Hafisala, City:- , P.O:- Hafisala, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. AExxxxxx1A, Aadhaar No.: 46xxxxxxx7793,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	KYAL DEVELOPERS PRIVATE LIMITED ,122/1R, Satyendra Nath Majumder Sarani, City:- , P.O:- Kallighat, P.S.-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 PAN No. AAxxxxxx0E, Aadhaar No Not Provided by UIDAI,Status :Organization as Confirming Party, Executed by: Representative	Organization as Confirming Party	Executed by: Representative

Buyer Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Mr RAHUL KYAL Son of Mr. Balkrishan Kyal,00C, Southend Park, City:- , P.O:- Saraf Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. AGxxxxxx9F, Aadhaar No Not Provided by UIDAI,Status :Individual, Not Executed	Individual	Not Executed

Representative Details :

Sl No	Name & Address	Representative of
1	Mr AMRITA GHOSH Son of Mr. Biplob Ghosh,Bellachandi, Gocharan, City:- , P.O:-Bellachandi, P.S:- Joynagar, District:-South 24-Parganas, West Bengal, India, Pin:- 743391 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. BLxxxxxx1F, Aadhaar No. 27xxxxxxx2164	KYAL DEVELOPERS PRIVATE LIMITED

Identifier Details :

Name & address
Mr SUMAN GHOSH Son of Mr. Biman Ghosh Beonta, Kantatala, City:- , P.O:- Kantatala, P.S:-Kolkata Leather Camp, District:-South 24-Parganas, West Bengal, India, PIN - 743502, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Identifier Of Mr BIDYUT GHOSH, Mr AMRITA GHOSH





Transfer of property for L1		
Sl.No	From	To, with area (Name-Area)
1	Mr BIDYUT GHOSH	Mr RAHUL KYAL-0.62 Dec
Transfer of property for L10		
Sl.No	From	To, with area (Name-Area)
1	Mr BIDYUT GHOSH	Mr RAHUL KYAL-0.16 Dec
Transfer of property for L2		
Sl.No	From	To, with area (Name-Area)
1	Mr BIDYUT GHOSH	Mr RAHUL KYAL-0.65 Dec
Transfer of property for L3		
Sl.No	From	To, with area (Name-Area)
1	Mr BIDYUT GHOSH	Mr RAHUL KYAL-0.07 Dec
Transfer of property for L4		
Sl.No	From	To, with area (Name-Area)
1	Mr BIDYUT GHOSH	Mr RAHUL KYAL-0.58 Dec
Transfer of property for L5		
Sl.No	From	To, with area (Name-Area)
1	Mr BIDYUT GHOSH	Mr RAHUL KYAL-0.25 Dec
Transfer of property for L6		
Sl.No	From	To, with area (Name-Area)
1	Mr BIDYUT GHOSH	Mr RAHUL KYAL-0.81 Dec
Transfer of property for L7		
Sl.No	From	To, with area (Name-Area)
1	Mr BIDYUT GHOSH	Mr RAHUL KYAL-0.75 Dec
Transfer of property for L8		
Sl.No	From	To, with area (Name-Area)
1	Mr BIDYUT GHOSH	Mr RAHUL KYAL-0.25 Dec
Transfer of property for L9		
Sl.No	From	To, with area (Name-Area)
1	Mr BIDYUT GHOSH	Mr RAHUL KYAL-0.09 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 31-07-2022) for e-Payment. Assessed market value & Query is valid for 30 days (i.e. upto 31-07-2022)
3. Standard User charge of Rs. 300/- (Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs. 10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f. 2nd May 2017.



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







Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS, District Name :South 24-Parganas

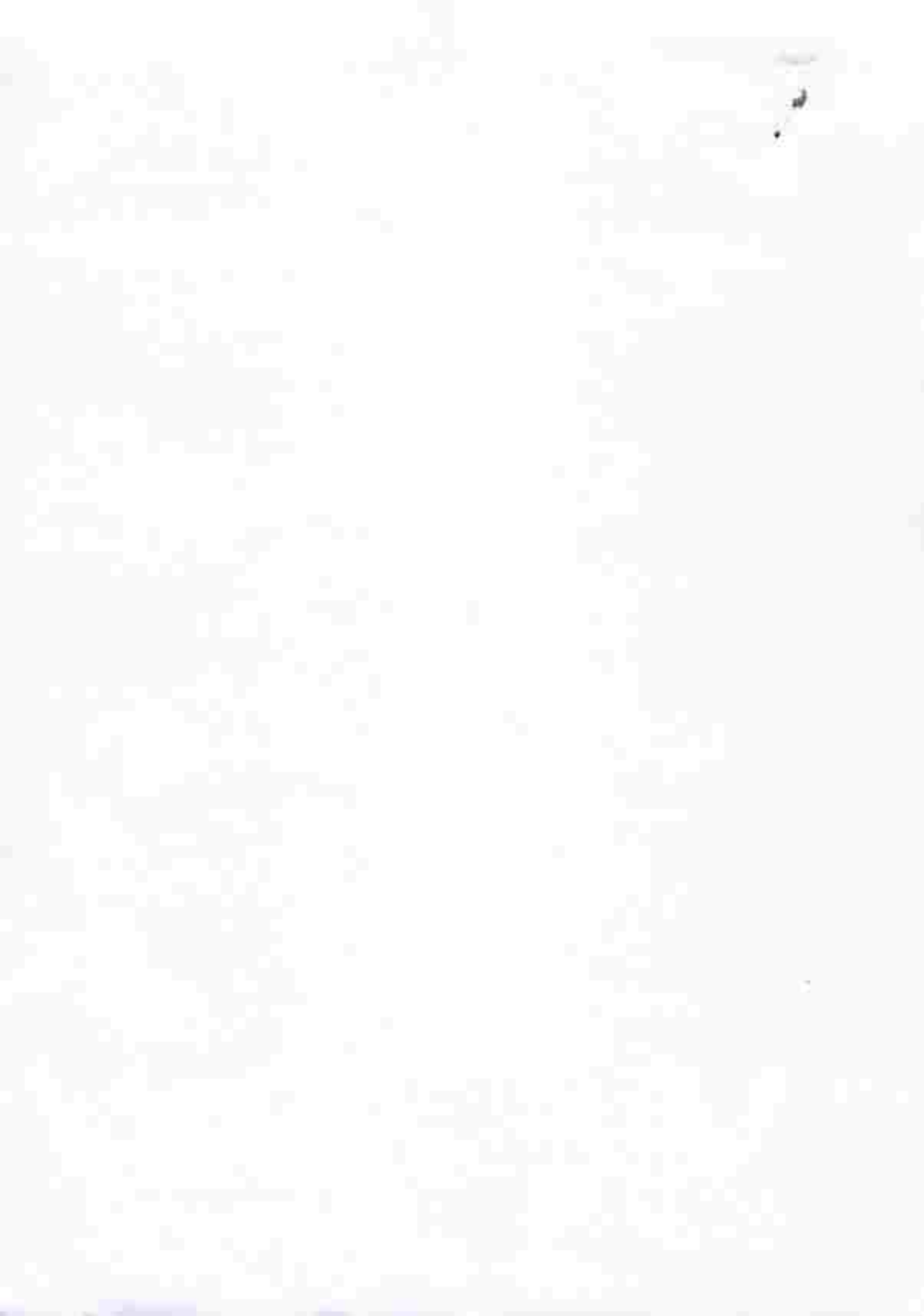
Signature / LTI Sheet of Query No/Year 15042001994834/2022

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr BIDYUT GHOSH Jirangachi, Hatisala, City:- , P.O:- Hatisala, P.S.-Kashipur, District- South 24-Parganas, West Bengal, India, PIN:- 700135	Seller			<i>Bidyut Ghosh</i> 6/7/22
2	Mr AMRITA GHOSH Bellachandi, Gocharan., City:- , P.O:- Bellachandi, P.S.- Jyragar, District:-South 24-Parganas, West Bengal, India, PIN:- 743391	Representative of Seller KVAL DEVELOPERS PRIVATE LIMITED			<i>Amrita Ghosh</i> 06/07/22
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr SUMAN GHOSH Son of Mr. Biman Ghosh Beunta, Kantatala, City:- , P.O:- Kantatala, P.S.- Kolkata Leather Camp, District:-South 24-Parganas, West Bengal, India, PIN:- 743502	Mr BIDYUT GHOSH, Mr AMRITA GHOSH.			<i>Suman Ghosh</i> 6/7/22

(Anupam Halder)

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



Major Information of the Deed

Deed No :	I-1604-07523/2022	Date of Registration	07/07/2022
Query No / Year	1604-2001994834/2022	Office where deed is registered	
Query Date	01/07/2022 6:24:44 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	VINAYAK LEGAL, 122/1R, Satyendra Nath Majumdar Serani, 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]; [4311] Other than immovable Property, Receipt [Rs : 5,00,000/-]	
Set Forth value		Market Value	
Rs. 11,00,000/-		Rs. 11,00,000/-	
Stamp duty Paid(SD)		Registration Fee Paid	
Rs. 33,021/- (Article-23)		Rs. 18,048/- (Article-A(1), E.)	
Remarks			

Land Details :

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

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-100	RS-629	Bastu	Shali	0.62 Dec	1,50,220/-	1,50,220/-	
L2	RS-102	RS-629	Bastu	Shali	0.95 Dec	2,30,176/-	2,30,176/-	
L3	RS-111	RS-629	Bastu	Shali	0.07 Dec	16,960/-	16,960/-	
L4	RS-112	RS-629	Bastu	Shali	0.58 Dec	1,40,528/-	1,40,528/-	
L5	RS-113	RS-629	Bastu	Shali	0.25 Dec	60,573/-	60,573/-	
L6	RS-118	RS-629	Bastu	Shali	0.81 Dec	1,96,255/-	1,96,255/-	
L7	RS-92	RS-181	Bastu	Shali	0.75 Dec	1,81,718/-	1,81,718/-	
L8	RS-94	RS-181	Bastu	Shali	0.26 Dec	62,995/-	62,995/-	
L9	RS-497	RS-582	Bastu	Shali	0.09 Dec	21,806/-	21,806/-	
L10	RS-503	RS-582	Bastu	Shali	0.16 Dec	38,769/-	38,769/-	
TOTAL :					4.54Dec	11,00,000 /-	11,00,000 /-	
Grand Total :					4.54Dec	11,00,000 /-	11,00,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr BIDYUT GHOSH Son of Late Bhareshwar Ghosh Jirangachi, Hatisala, City:- , P.O:- Hatisala, P.S:-Kashipur, District:-South24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: AExxxxxx1A, Aadhaar No: 46xxxxxxx7703, Status :Individual, Executed by: Self, Date of Execution: 06/07/2022 , Admitted by: Self, Date of Admission: 06/07/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 06/07/2022 , Admitted by: Self, Date of Admission: 06/07/2022 ,Place : Pvt. Residence
2	KYAL DEVELOPERS PRIVATE LIMITED 122/1R, Satyendra Nath Majumder Sarani, City:- , P.O:- Kailghat, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 , PAN No.: AXxxxxxx0E,Aadhaar No Not Provided by UIDAI, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr RAHUL KYAL Son of Mr. Baikrishan Kyal 30C, Southend Park, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: AGxxxxxx9F,Aadhaar No Not Provided by UIDAI, Status :Individual, Status : Not Executed

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr AMRITA GHOSH (Presentant) Son of Mr. Biplob Ghosh Beliachandi, Gocharan, , City:- , P.O:- Beliachandi, P.S:-Joynagar, District:-South 24-Parganas, West Bengal, India, PIN:- 743391, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.: BLxxxxxx9F, Aadhaar No: 27xxxxxxxx2184 Status : Representative, Representative of : KYAL DEVELOPERS PRIVATE LIMITED

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SUMAN GHOSH Son of Mr. Binan Ghosh Beonta, Kantatala, City:- , P.O:- Kantatala, P.S:-Kolkata Leather Camp, District:- South 24-Parganas, West Bengal, India, PIN:- 743602			

Identifier Of Mr BIDYUT GHOSH, Mr AMRITA GHOSH

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr BIDYUT GHOSH	Mr RAHUL KYAL-0.82 Dec
Transfer of property for L10		
Sl.No	From	To. with area (Name-Area)
1	Mr BIDYUT GHOSH	Mr RAHUL KYAL-0.16 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr BIDYUT GHOSH	Mr RAHUL KYAL-0.95 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr BIDYUT GHOSH	Mr RAHUL KYAL-0.07 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mr BIDYUT GHOSH	Mr RAHUL KYAL-0.58 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Mr BIDYUT GHOSH	Mr RAHUL KYAL-0.26 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Mr BIDYUT GHOSH	Mr RAHUL KYAL-0.81 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	Mr BIDYUT GHOSH	Mr RAHUL KYAL-0.75 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	Mr BIDYUT GHOSH	Mr RAHUL KYAL-0.26 Dec
Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	Mr BIDYUT GHOSH	Mr RAHUL KYAL-0.09 Dec



On 06-07-2022

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

Presented for registration at 15:40 hrs on 06-07-2022, at the Private residence by Mr AMRITA GHOSH .

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 11,00,000/-

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

Execution is admitted on 06/07/2022 by Mr BIDYUT GHOSH, Son of Late Bhadrashwar Ghosh, Jirangachi, Hatiasala, P.O: Hatiasala, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Others

Indebted by Mr SUMAN GHOSH, . . Son of Mr Biman Ghosh, Beonta, Kantatala, P.O: Kantatala, Thana: Kolkata Leather Camp, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Hindu, by profession Others

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) [Confirming Party]

Execution is admitted on 06-07-2022 by Mr AMRITA GHOSH.

Indebted by Mr SUMAN GHOSH, . . Son of Mr Biman Ghosh, Beonta, Kantatala, P.O: Kantatala, Thana: Kolkata Leather Camp, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Hindu, by profession Others



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

On 07-07-2022

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 16,046/- (A(1) = Rs 11,000/- ,B = Rs 5,000/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 16,014/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05/07/2022 4:41PM with Govt. Ref. No: 192022230066286751 on 05-07-2022, Amount Rs: 16,014/-, Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 202207050834078 on 05-07-2022, Head of Account 0030-03-104-001

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 33,921/- and Stamp Duty paid by Stamp Rs 100/- by online = Rs 32,921/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 14161, Amount: Rs.100/-, Date of Purchase: 10/02/2022, Vendor name: S Das
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 05/07/2022 4:41PM with Govt. Ref. No: 192022230086280751 on 05-07-2022, Amount Rs: 32,921/-, Bank
Indian Overseas Bank (IOBA0000015), Ref. No. 202207050834078 on 05-07-2022, Head of Account 0030-02-103-003-02



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



Certificate of Registration under section 60 and Rule 69,
Registered in Book - I
Volume number 1604-2022, Page from 229328 to 229361
being No 160407523 for the year 2022.



Digitally signed by ANUPAM HALDER
Date: 2022.07.07 18:50:54 +05:30
Reason: Digital Signing of Deed.

(Handwritten signature)

(Anupam Halder) 2022/07/07 06:50:54 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)

07/07/22

2-7524/22



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

AG 691854

06/07/2022
 2001996850/2022
 3:35 P.M.

Stamp: 06/07/2022 3:35 P.M. Kolkata



CONVEYANCE

1. Date: 06.07.22
2. Place: Kolkata
3. Parties: _____

Handwritten signature in green ink.

vis
 1878
 3-35 P.M.
 6/7/22



10 FEB 2022

14167

No. Rs. **100/-** Date
Name: **ALAYUJIR REZA**
..... **ADVOCATE**
Address: **ALIPUR JUDGES QUARTERS**
..... **KOL-27**
Vendor: **WPT/1255/2002**

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

Ananta Ghosh



4710

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ANANTA DEVELOPERS PRIVATE LIMITED
Ananta Ghosh
Director / Authorized Signatory



4711

[Handwritten signature]



Sarman Ghosh
Sp. - Biman Ghosh
Kantotala
K.L.G.
(S) 24 P.S.
743502

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

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- 3.1 **BIDYUT GHOSH** (PAN AEIPG8371A and Aadhaar No. 460108127793), son of Late Bhadrashwar Ghosh, residing at Jirangachi, Post Office Bhangar, Kolkata-700135, Police Station Kashipur (formerly Bhangar), District South 24 Parganas (**Vendor**, includes successors-in-interest)

And

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

And

- 3.3 **KYAL DEVELOPERS PRIVATE LIMITED** (PAN AABCK3070E), having CIN U70109WB1995PTC076151, a company duly incorporated under the Companies Act, 1956, having its registered office at Premises No. 122/1R, Satyendra Nath Majumder Sarani, 4th Floor, Post Office Kalighat, Police Station Tollygunge, Kolkata - 700026, represented by its Authorized Signatory, **Amrita Ghosh** (PAN BLRPG8979F & Aadhaar No. 274444982164), son of Biplob Ghosh, residing at Beliachandi Gocharan, Post Office Beliachandi, Police Station Joy nagar, PIN-743391, South 24 Parganas (**Confirming Party**, includes successors-in-interest).

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

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject Matter of Conveyance

- 4.1 **Said Property:** (1) Land measuring 0.94 (zero point nine four) decimal, more or less, out of 101 (one hundred and one) decimal, being a portion of R.S. Dag No. 100, corresponding L.R. Dag No. 94, 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 (**First Property**) and more fully described in **Part-I** of the **First Schedule** below **And** (2) land measuring 1.60 (one point six zero) decimal, more or less, out of 154 (one hundred and fifty four) decimal, being a portion of R.S. Dag No. 102, corresponding L.R. Dag No. 96, 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 (**Second Property**) and more fully described in **Part-II** of the **First Schedule** below **And** (3) land measuring 0.13 (zero point one three) decimal, more or less, out of 12 (twelve) decimal, being a portion of R.S. Dag No. 111, corresponding L.R. Dag No. 105, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station



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Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Third Property**) and more fully described in **Part-III** of the **First Schedule** below **And (4)** land measuring 0.98 (zero point nine eight) decimal, more or less, out of 94 (ninety four) decimal, being a portion of R.S. Dag No. 112, corresponding L.R. Dag No. 106, 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 (**Fourth Property**) and more fully described in **Part-IV** of the **First Schedule** below **And (5)** land measuring 0.37 (zero point three seven) decimal, more or less, out of 40 (forty) decimal, being a portion of R.S. Dag No. 113, corresponding L.R. Dag No. 107, 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 (**Fifth Property**) and more fully described in **Part-V** of the **First Schedule** below **And (6)** land measuring 1.36 (one point three six) decimal, more or less, out of 131 (one hundred and thirty one) decimal, being a portion of R.S. Dag No. 118, corresponding L.R. Dag No. 112, 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 (**Sixth Property**) and more fully described in **Part-VI** of the **First Schedule** below **And (7)** land measuring 1.17 (one point one seven) decimal, more or less, out of 112 (one hundred and twelve) decimal, more or less, out of 150 (one hundred and fifty) decimal, being a portion of R.S. Dag No. 92, corresponding L.R. Dag No. 86, recorded under R.S. Khatian No. 181, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Seventh Property**) and more fully described in **Part-VII** of the **First Schedule** below **And (8)** land measuring 0.44 (zero point four four) decimal, more or less, out of 42 (forty two) decimal, being a portion of R.S. Dag No. 94, corresponding L.R. Dag No. 88, recorded under R.S. Khatian No. 181, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Eighth Property**) and more fully described in **Part-VIII** of the **First Schedule** below **And (9)** land measuring 0.11 (zero point one one) 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, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Ninth Property**) and more fully described in **Part-IX** of the **First Schedule** below **And (10)** land measuring 0.13 (zero point one three) decimal, more or less, out of 12.375 (twelve point three seven five) decimal, more or less, out of 38 (thirty eight) decimal, being a portion of R.S. Dag No. 497, corresponding L.R. Dag No. 465, recorded under R.S. Khatian No. 582, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Tenth Property**) and more fully



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described in **Part-X** of the **First Schedule** below **And (11)** land measuring 0.22 (zero point two two) decimal, more or less, out of 21.375 (twenty one point three seven five) decimal, more or less, out of 57 (fifty seven) decimal, being a portion of R.S. Dag No. 503, corresponding L.R. Dag No. 471, recorded under R.S. Khatian No. 582, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Eleventh Property**) and more fully described in **Part-XI** of the **First Schedule** below the First Property, Second Property, Third Property, Fourth Property, Fifth Property, Sixth Property, Seventh Property, Eighth Property, Ninth Property, Tenth Property, and Eleventh Property, are more fully and collectively described in the **Second Schedule** below (collectively **Said Property**) **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendor and Confirming Party in the Said Property and appurtenances and inheritances for access and user thereof.

5. Background, Representations, Warranties and Covenants

5.1 **Representations, Warranties and Covenants Regarding Title:** The Vendor represents and warrants to and 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 730.75 decimal, comprised in R.S. Dag Nos. 100, 102, 111, 112, 113, 118, 92, 94, 117, 497, and 503, recorded under R.S. Khatian Nos. 629, 181, 187 and 582, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur, (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (collectively **Mother Property**). The details of the Mother Property is given in the chart below:

R.S. Dag No.	R.S. Khatian No.	Total Area in Dag (in Dec)	Area in Mother Property (in Dec)
100	629	101	101
102	629	154	154
111	629	12	12
112	629	94	94
113	629	40	40
118	629	131	131
92	181	150	112
94	181	42	42
117	187	11	11
497	582	38	12.375
503	582	57	21.375
Total:			730.75



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- 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) Khatish 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) Khatish 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 **Sale by Satish Chandra Ghosh:** By a Deed of Sale dated 20th October, 1986, registered in the Office of the District Sub-Registrar, Alipore, recorded in Book No. 1, Volume No. 354, at Pages 348 to 353, being Deed No. 17879 for the year 1986, said Satish Chandra Ghosh sold, conveyed and transferred his right, title and interest in said R.S. Dag Nos. 100 and 113 out of the Mother Property and remained the owner in respect of land measuring 65.54 (Sixty five point five four) decimal, more or less, out of the Mother Property (**Remaining Property Of Satish**), free from all encumbrances. The details of the Remaining Property Of Satish is given in the chart below:

R.S. Dag No.	R.S. Khatian No.	Total Area in Dag (in Dec)	Area in Mother Property (in Dec)
102	629	154	17.11
111	629	12	1.33
112	629	94	10.44
118	629	131	14.56
92	181	150	12.44
94	181	42	4.67
117	187	11	1.22
497	582	38	1.38
503	582	57	2.38
Total:			65.54

- 5.1.5 **Demise of Satish Chandra Ghosh:** Said Satish Chandra Ghosh, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate



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issueless leaving behind him surviving his wife, Satya Bala Ghosh, as his only legal heiress, who solely inherited the right, title and interest of Late Satish Chandra Ghosh in the Remaining Property Of Satish, free from all encumbrances.

- 5.1.6 **Demise of Satya Bala Ghosh:** Said Satya Bala Ghosh, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate issueless leaving behind her surviving her 6 (six) brothers-in-law, 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 2 (two) sisters-in-law, 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 Satya Bala Ghosh in the Remaining Property Of Satish, free from all encumbrances.
- 5.1.7 **Demise of Bipin Bihari Ghosh:** Said Bipin Bihari Ghosh, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate leaving behind him surviving his 2 (two) sons, namely, (1) Siddheshwar Ghosh and (2) Bhadreshwar Ghosh and 1 (one) daughter, Niharbala Ghosh, as his only legal heirs and heiress, who jointly and in equal share inherited the right, title and interest of Late Bipin Bihari Ghosh in the Mother Property vis-à-vis the Remaining Property Of Satish, free from all encumbrances.
- 5.1.8 **Demise of Bhadreshwar Ghosh:** Said Bhadreshwar Ghosh, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate leaving behind him surviving his wife, Arati Ghosh, 2 (two) sons, namely, (1) Bidyut Ghosh and (2) Biman Ghosh and 2 (two) daughters, namely, (1) Banalata Ghosh alias Rekha Ghosh and (2) Bela Ghosh, as his only legal heirs and heiresses, who jointly and in equal share inherited the right, title and interest of Late Bhadreshwar Ghosh in the Mother Property vis-à-vis the Remaining Property Of Satish, free from all encumbrances.
- 5.1.9 **Demise of Arati Ghosh:** Said Arati Ghosh, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate leaving behind her surviving her 2 (two) sons, namely, (1) Bidyut Ghosh and (2) Biman Ghosh and 2 (two) daughters, namely, (1) Banalata Ghosh alias Rekha Ghosh and (2) Bela Ghosh, as her only legal heirs and heiresses, who jointly and in equal share inherited the right, title and interest of Late Arati Ghosh in the Mother Property vis-à-vis the Remaining Property Of Satish, free from all encumbrances.
- 5.1.10 **Absolute Ownership of Vendor:** In the above mentioned events and circumstances said Bidyut Ghosh (the Vendor herein) has become the sole and absolute owner in respect of the Said Property out of the Mother Property vis-à-vis the Remaining Property Of Satish, comprised in the First Property, Second Property, Third Property, Fourth Property, Fifth Property, Sixth Property, Seventh Property, Eighth Property, Ninth Property, Tenth Property, Eleventh Property, Twelfth Property and



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Thirteenth Property, free from all encumbrances and the Said Property is the subject matter of this Conveyance.

- 5.1.11 **Agreement with Confirming Party:** M/s. Kyal Developers Private Limited (the Confirming Party herein) approached the Vendor herein with a proposal to purchase the Said Property and the Vendor accepted the said proposal and entered into an Agreement for Sale with the Confirming Party in this regard and further the Vendor has received the advance/earnest money as agreed between them.
- 5.1.12 **Nomination:** Thereafter, the Purchaser herein approached the Vendor and the Confirming Party herein with a proposal to purchase the Said Property and the Confirming Party accepted the proposal of the Purchaser and nominated the Purchaser to take Conveyance of the Said Property directly from the Vendor herein with the confirmation of the Confirming Party herein.
- 5.1.13 **Completion of Sale:** In furtherance of the above, the Vendor and the Confirming Party are completing the sale of the Said Property in favour of the Purchaser, by these presents, on the terms and conditions contained herein, free from all encumbrances.
- 5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendor represents and warrants to and covenants with the Purchaser regarding encumbrances as follows:
- 5.2.1 **No Acquisition/Requisition:** The Vendor has not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declares that the Said Property is not affected by any scheme of any Local Authority or Government or Statutory Body.
- 5.2.2 **No Excess Land:** The Vendor does not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955 and the West Bengal Estates Acquisition Act, 1953.
- 5.2.3 **No Encumbrance by Act of Vendor:** The Vendor has not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.
- 5.2.4 **Right, Power and Authority to Sell:** The Vendor has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchaser.
- 5.2.5 **No Dues:** No tax in respect of the Said Property is due to the local authority and/or any other authority or authorities and no Certificate Case is pending for realization of any dues from the Vendor.

- 5.2.6 **No Right of Pre-emption:** No person or persons whatsoever have/had/has any right of pre-emption over and in respect of the Said Property or any part thereof.
- 5.2.7 **No Mortgage:** No mortgage or charge has been created by the Vendor by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.
- 5.2.8 **Free From All Encumbrances:** The Said Property is free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, *usca*, *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.

7. Transfer

- 7.1 **Hereby Made:** The Vendor hereby sells, conveys and transfers to the Purchaser the entirety of the Vendor's right, title and interest of whatsoever or howsoever nature in the Said Property, more fully described in the **Second Schedule** below, being (1) the First Property, i.e., land measuring 0.94 (zero point nine four) decimal, more or less, out of 101 (one hundred and one) decimal, being a portion of R.S. Dag No. 100, corresponding L.R. Dag No. 94, 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 and more fully described in **Part-I** of the **First Schedule** below **And** (2) the Second Property, i.e., land measuring 1.60 (one point six zero) decimal, more or less, out of



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154 (one hundred and fifty four) decimal, being a portion of R.S. Dag No. 102, corresponding L.R. Dag No. 96, 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 and more fully described in **Part-II** of the **First Schedule** below **And (3)** the Third Property, i.e., land measuring 0.13 (zero point one three) decimal, more or less, out of 12 (twelve) decimal, being a portion of R.S. Dag No. 111, corresponding L.R. Dag No. 105, 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 and more fully described in **Part-III** of the **First Schedule** below **And (4)** the Fourth Property, i.e., land measuring 0.98 (zero point nine eight) decimal, more or less, out of 94 (ninety four) decimal, being a portion of R.S. Dag No. 112, corresponding L.R. Dag No. 106, 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 and more fully described in **Part-IV** of the **First Schedule** below **And (5)** the Fifth Property, i.e., land measuring 0.37 (zero point three seven) decimal, more or less, out of 40 (forty) decimal, being a portion of R.S. Dag No. 113, corresponding L.R. Dag No. 107, 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 and more fully described in **Part-V** of the **First Schedule** below **And (6)** the Sixth Property, i.e., land measuring 1.36 (one point three six) decimal, more or less, out of 131 (one hundred and thirty one) decimal, being a portion of R.S. Dag No. 118, corresponding L.R. Dag No. 112, 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 and more fully described in **Part-VI** of the **First Schedule** below **And (7)** the Seventh Property, i.e., land measuring 1.17 (one point one seven) decimal, more or less, out of 112 (one hundred and twelve) decimal, more or less, out of 150 (one hundred and fifty) decimal, being a portion of R.S. Dag No. 92, corresponding L.R. Dag No. 86, recorded under R.S. Khatian No. 181, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-VII** of the **First Schedule** below **And (8)** the Eighth Property, i.e., land measuring 0.44 (zero point four four) decimal, more or less, out of 42 (forty two) decimal, being a portion of R.S. Dag No. 94, corresponding L.R. Dag No. 88, recorded under R.S. Khatian No. 181, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-VIII** of the **First Schedule** below **And (9)** the Ninth Property, i.e., land measuring 0.11 (zero point one one) 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, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly



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Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-IX** of the **First Schedule** below **And (10)** the Tenth Property, i.e., land measuring 0.13 (zero point one three) decimal, more or less, out of 12.375 (twelve point three seven five) decimal, more or less, out of 38 (thirty eight) decimal, being a portion of R.S. Dag No. 497, corresponding L.R. Dag No. 465, recorded under R.S. Khatian No. 582, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-X** of the **First Schedule** below **And (11)** the Thirteenth Property, i.e., land measuring 0.22 (zero point two two) decimal, more or less, out of 21.375 (twenty one point three seven five) decimal, more or less, out of 57 (fifty seven) decimal, being a portion of R.S. Dag No. 503, corresponding L.R. Dag No. 471, recorded under R.S. Khatian No. 582, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-XI** of the **First Schedule** below **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances with the confirmation of the Confirming Party herein.

- 7.2 **Consideration:** The aforesaid conveyance of the Said Property is being made in consideration of a sum of Rs.18,08,000/- (Rupees Eighteen Lakh Eight Thousand only) (**Total Consideration**) out of which the Purchaser has paid Rs.13,08,000/- (Rupees Thirteen Lakh Eight Thousand only) directly to the Vendor receipt of which Vendor hereby and by the Vendor's Receipt and Memo of Consideration hereunder written, admits and acknowledges and Rs.5,00,000/- (Rupees Five Lakh only) to the Confirming Party towards reimbursement of earnest money, receipt of which the Confirming Party hereby and by the Confirming Party's Receipt and Memo of Consideration hereunder written, admits and acknowledges.

8. Terms of Transfer

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

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

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

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



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through, under or in trust for the Vendor or the Vendor's predecessors-in-title.

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

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

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

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

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

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



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whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendor and it is further expressly and specifically covenanted, confirmed and declared by the Vendor that notwithstanding contained in any law for the time being in force or enacted later or any custom or practice or other form of equitable right or remedy available to the Vendor, the Vendor shall not at any time in future claim any right of pre-emption, right of passage (whether of men, materials, water and other utilities), right of way, means of access, easement of use or any other right of any nature whatsoever or howsoever over and above the Said Property, even if the balance portion of the Dag (from which the Said Property has been carved out) is land-locked and does not have any public or private means of access and the Vendor hereby expressly waive, surrender and give up each and every one of the aforesaid rights.

- 8.6 **No Objection to Mutation and Conversion:** The Vendor covenants, confirms and declares that (1) the Purchaser shall be fully entitled to mutate the Purchaser's name in all public and statutory records and the Vendor hereby expressly (a) consents to the same and (b) appoints the Purchaser as the constituted attorney of the Vendor and empowers and authorizes the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard and (2) the Vendor are fully aware that the Purchaser shall convert the nature of use and classification of the Said Property to non-agricultural/any other classification at the sole discretion of the Purchaser and the Purchaser shall be fully entitled to do the same in all public and statutory records and the Vendor hereby expressly (a) consents to the same, notwithstanding the nature of use and classification of the balance portion of the Dag (from which the Said Property has been carved out) being and remaining the same as earlier and (b) appoints the Purchaser as the constituted attorney of the Vendor and empowers and authorizes the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendor undertakes to cooperate with the Purchaser in all respect to cause mutation of the Said Property in the name of the Purchaser and conversion of the nature of use and classification thereof and in this regard shall sign all documents and papers as required by the Purchaser.
- 8.7 **Title Documents:** Simultaneously herewith, the Vendor has handed over all original title papers and documents in respect of the Said Property to the Purchaser.
- 8.8 **Further Acts:** The Vendor hereby covenant that the Vendor or any person claiming under them, shall and will from time to time and at all times hereafter, upon every request and at the cost of the Purchaser and/or its successors-in-interest and assigns, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Property. Notwithstanding the aforesaid covenant, the Vendor further covenants with the Purchaser that the Purchaser shall be entitled to rectify and/or modify any material defect of this Deed of Conveyance through a declaration



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without affecting the right of the Vendor in any manner. The Vendor hereby further covenants to be party to the declaration (if required) without raising any objection and without any further consideration as and when required by the Purchaser.

9. **Interpretation:**

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

First Schedule
Part-I
(First Property)

Land vacant measuring 0.94 (zero point nine four) decimal, more or less, out of 101 (one hundred and one) decimal, being a portion of R.S. Dag No. 100, corresponding L.R. Dag No. 94, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayat, Sub-Registration District Bhangar, District South 24 Parganas and bulled 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, 101 & 102

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

Part-II
(Second Property)

Land vacant measuring 1.60 (one point six zero) decimal, more or less, out of 154 (one hundred and fifty four) decimal, being a portion of R.S. Dag No. 102, corresponding L.R. Dag No. 96, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur



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Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and butted and bounded as follows:

- On the North** : By R.S. Dag Nos. 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 Second Property and appurtenances and inheritances for access and user thereof.

Part III (Third Property)

Land vacant measuring 0.13 (zero point one three) decimal, more or less, out of 12 (twelve) decimal, being a portion of R.S. Dag No. 111, corresponding L.R. Dag No. 105, 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 and butted and bounded as follows:

- On the North** : By R.S. Dag Nos. 110
- On the East** : By R.S. Dag Nos. 112
- On the South** : By R.S. Dag Nos. 497
- 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 Third Property and appurtenances and inheritances for access and user thereof.

Part-IV (Fourth Property)

Land vacant measuring 0.98 (zero point nine eight) decimal, more or less, out of 94 (ninety four) decimal, being a portion of R.S. Dag No. 112, corresponding L.R. Dag No. 106, 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 and butted and bounded as follows:

- On the North** : By R.S. Dag Nos. 109 & 114
- On the East** : By R.S. Dag Nos. 112
- On the South** : By R.S. Dag Nos. 497
- On the West** : By Mouza Hatisala



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

Part-V
(Fifth Property)

Land vacant measuring 0.37 (zero point three seven) decimal, more or less, out of 40 (forty) decimal, being a portion of R.S. Dag No. 113, corresponding L.R. Dag No. 107, 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 and 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 Nos. 497
- On the West** : By R.S. Dag No. 112

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

Part-VI
(Sixth Property)

Land vacant measuring 1.36 (one point three six) decimal, more or less, out of 137 (one hundred and thirty one) decimal, being a portion of R.S. Dag No. 118, corresponding L.R. Dag No. 112, 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 and 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

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



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Part-VII
(Seventh Property)

Land vacant measuring 1.17 (one point one seven) decimal, more or less, out of 112 (one hundred and twelve) decimal, more or less, out of 150 (one hundred and fifty) decimal, being a portion of R.S. Dag No. 92, corresponding L.R. Dag No. 86, recorded under R.S. Khatian No. 181, 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 butted and bounded as follows:

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

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

Part-VIII
(Eighth Property)

Land vacant measuring 0.44 (zero point four four) decimal, more or less, out of 42 (forty two) decimal, being a portion of R.S. Dag No. 94, corresponding L.R. Dag No. 88, recorded under R.S. Khatian No. 181, 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 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. 93, 96 & 100
- On the West** : By R.S. Dag No. 92

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

Part-IX
(Ninth Property)

Land vacant measuring 0.11 (zero point one one) 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, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly



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Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and 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. 93, 96 & 100
- On the West** : By R.S. Dag No. 92

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

Part-X (Tenth Property)

Land vacant measuring 0.13 (zero point one three) decimal, more or less, out of 12.375 (twelve point three seven five) decimal, more or less, out of 38 (thirty eight) decimal, being a portion of R.S. Dag No. 497, corresponding L.R. Dag No. 465, recorded under R.S. Khatian No. 582, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and butted and bounded as follows:

- On the North** : BY R.S. Dag Nos. 111, 112, 113, 118, 121,
- On the East** : BY R.S. Dag Nos. 479
- On the South** : BY R.S. Dag Nos. 501, 500, 499, 498, 496, 503
- On the West** : Mouza- Hatisala

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

Part-XI (Eleven Property)

Land vacant measuring 0.22 (zero point two two) decimal, more or less, out of 21.375 (twenty one point three seven five) decimal, more or less, out of 57 (fifty seven) decimal, being a portion of R.S. Dag No. 503, corresponding L.R. Dag No. 471, recorded under R.S. Khatian No. 582, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and butted and bounded as follows:



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- On the North** : By R.S. Dag No. 502 & 497
On the East : By R.S. Dag No. 501, 502, 504, 505, 506, 507,
On the South : By R.S. Dag no. 507
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 Thirteenth Property and appurtenances and inheritances for access and user thereof.

2nd Schedule
(Said Property)
[Subject Matter of Conveyance]

Land vacant measuring 0.94 (zero point nine four) decimal, more or less, out of 101 (one hundred and one) decimal, being a portion of R.S. Dag No. 100, corresponding L.R. Dag No. 94, 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 and more fully described in **Part-I** of the **First Schedule** above

Land vacant measuring 1.60 (one point six zero) decimal, more or less, out of 154 (one hundred and fifty four) decimal, being a portion of R.S. Dag No. 102, corresponding L.R. Dag No. 96, 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 and more fully described in **Part-II** of the **First Schedule** above

Land vacant measuring 0.13 (zero point one three) decimal, more or less, out of 12 (twelve) decimal, being a portion of R.S. Dag No. 111, corresponding L.R. Dag No. 105, 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 and more fully described in **Part-III** of the **First Schedule** above

Land vacant measuring 0.98 (zero point nine eight) decimal, more or less, out of 94 (ninety four) decimal, being a portion of R.S. Dag No. 112, corresponding L.R. Dag No. 106, 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 and more fully described in **Part-IV** of the **First Schedule** above

Land vacant measuring 0.37 (zero point three seven) decimal, more or less, out of 40 (forty) decimal, being a portion of R.S. Dag No. 113, corresponding L.R. Dag No. 107, recorded under R.S. Khatian No. 629,



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Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-V** of the **First Schedule** above

Land vacant measuring 1.36 (one point three six) decimal, more or less, out of 131 (one hundred and thirty one) decimal, being a portion of R.S. Dag No. 118, corresponding L.R. Dag No. 112, 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 and more fully described in **Part-VI** of the **First Schedule** above

Land vacant measuring 1.17 (one point one seven) decimal, more or less, out of 112 (one hundred and twelve) decimal, more or less, out of 150 (one hundred and fifty) decimal, being a portion of R.S. Dag No. 92, corresponding L.R. Dag No. 86, recorded under R.S. Khatian No. 181, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-VII** of the **First Schedule** above

Land vacant measuring 0.44 (zero point four four) decimal, more or less, out of 42 (forty two) decimal, being a portion of R.S. Dag No. 94, corresponding L.R. Dag No. 88, recorded under R.S. Khatian No. 181, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-VIII** of the **First Schedule** above

Land vacant measuring 0.11 (zero point one one) 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, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-IX** of the **First Schedule** above

Land vacant measuring 0.13 (zero point one three) decimal, more or less, out of 12.375 (twelve point three seven five) decimal, more or less, out of 38 (thirty eight) decimal, being a portion of R.S. Dag No. 497, corresponding L.R. Dag No. 465, recorded under R.S. Khatian No. 582, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-X** of the **First Schedule** above

Land vacant measuring 0.22 (zero point two two) decimal, more or less, out of 21.375 (twenty one point three seven five) decimal, more or less, out of 57 (fifty seven) decimal, being a portion of R.S. Dag No. 503, corresponding L.R. Dag No. 471, recorded under R.S. Khatian No. 582, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly



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Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-XI** of the **First Schedule** above

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

The details of the Said Property are tabulated below:

R.S. Dag No.	L.R. Dag No.	R.S. Khatian No.	Total Area in Dag (in Dec)	Area Sold (in Dec)	Classification
100	94	629	101	0.94	Shali
102	96	629	154	1.60	Shali
111	105	629	12	0.13	Danga
112	106	629	94	0.98	Danga
113	107	629	40	0.37	Shali
118	112	629	131	1.36	Danga
92	86	181	150	1.17	Danga
94	88	181	42	0.44	Shali
117	111	187	11	0.11	Danga
497	465	582	38	0.13	Shali
503	471	582	57	0.22	Danga
Total:				7.45	



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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. Saumen Ghosh
Kantakola
P.K.L.C
(S) 24/03
743502

2. Sauman Ghosh
39, Parky Park
Kasba, Kol-78.


[Vendor]

ETAL DEVELOPERS PRIVATE LIMITED

Director / Authorized Signatory

[Confirming Party]

Drafted by:


Advocate

Alipore Judges Court
Kol-27



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Vendor's Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs.13,08,000/- (Rupees Thirteen Lakh Eight Thousand only)** towards final payment of the consideration for sale of the Said Property described in the **Second Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
RTGS NO. IOBARS2022022186432261	05.07.2022	Indian Overseas Bank	13,08,000/-
Total:			13,08,000/-

Witnesses:

1. *Suman Ghosh*

Bijay Kumar

[Vendor]

2. *Saurav Ghosh*



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Confirming Party's Receipt And Memo of Consideration

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

Mode	Date	Bank	Amount (Rs.)
Cheque No. 645796	05.07.2022	Indian Overseas Bank	5,00,000/-
Total:			5,00,000/-

Witnesses:

1. *Suman Ghosh*

KIAL DEVELOPERS PRIVATE LIMITED
Anvita Ghosh
Director / Authorized Signatory

2. *Saurav Ghosh*


































[Confirming Party]



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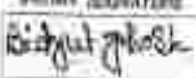
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SPECIMEN FORM FOR TEN FINGER PRINTS

<p><i>Bidyut</i></p>  <p><i>Bidyut Das</i></p>	<p><i>Bidyut Das</i></p>	 <p>Little</p>	 <p>Ring</p>	 <p>Middle</p>	 <p>Fore</p>	 <p>Thumb</p>
		(Left Hand)				
		 <p>Thumb</p>	 <p>Fore</p>	 <p>Middle</p>	 <p>Ring</p>	 <p>Little</p>
		(Right Hand)				
 <p><i>Akshay</i></p>	<p><i>Akshay Das</i></p>	 <p>Little</p>	 <p>Ring</p>	 <p>Middle</p>	 <p>Fore</p>	 <p>Thumb</p>
		(Left Hand)				
		 <p>Thumb</p>	 <p>Fore</p>	 <p>Middle</p>	 <p>Ring</p>	 <p>Little</p>
		(Right Hand)				
	<p><i>Ananta Chosh</i></p>	 <p>Little</p>	 <p>Ring</p>	 <p>Middle</p>	 <p>Fore</p>	 <p>Thumb</p>
		(Left Hand)				
		 <p>Thumb</p>	 <p>Fore</p>	 <p>Middle</p>	 <p>Ring</p>	 <p>Little</p>
		(Right Hand)				



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alkoteh, Section 24, Patna
- 6 IIII 2022

	PERMANENT ACCOUNT NUMBER AEIPG8371A	
	NAME BIDYUT GHOSH	
	FATHER'S NAME BHADRASWAR GHOSH	
	DATE OF BIRTH 05-04-1950	
SIGNATURE 	 COMMISSIONER OF INCOME TAX, W.B. - II	

Bidyut Ghosh

এই কার্ডটি / This card is for use only for the
 holder of this card / কার্ডের মালিক
 ব্যক্তিগত ব্যবহারের
 জন্য। অন্য কারো
 ব্যবহার করা যাবে না।
 পি.সি. নং - 110 005

To use this card is for use only for the
 holder of this card / কার্ডের মালিক
 ব্যক্তিগত ব্যবহারের
 জন্য। অন্য কারো
 ব্যবহার করা যাবে না।
 P-1,
 Chatterjee Square,
 Calcutta- 700 005.



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকার

ভারত সরকার

Unique Identification Authority of India

সংশোধিত: সার্বীকৃত | Enrollment No 10402065112030

To,
শ্রীমতী গ্রেস
Bidyut Ghosh
Jangacha
Jram Ghosh
Mahaia Shonar - 6 South 24 Parganas
West Bengal 700135

Ref: 210 / 270 / 82208 / 83553 / P



SE500095458FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

4601 0812 7793

আধার - সাধারণ মানুষের অধিকার

Ridoyut Ghosh



ভারত - সরকার

Unique Identification Authority of India



শ্রীমতী গ্রেস
Bidyut Ghosh
পিতা : জয়ন্ত গোস্বামী
Father : Jangachar Ghosh
সংস্কৃতি: (DOB : 05/04/1980)
সুপ / Male



4601 0812 7793

আধার - সাধারণ মানুষের অধিকার

आयकर विभाग
 INCOME TAX DEPARTMENT
 RAHUL KYAL
 BAL KRISHAN KYAL
 19/03/1984
 Permanent Account Number
 AQHPK 1333F
 Signature
 भारत सरकार
 GOVT. OF INDIA

भारत सरकार
 GOVERNMENT OF INDIA
 राहुल कुमार
 Rahul Kyal
 जन्मदिन/DOB: 19/03/1984
 लिंग / GENDER: MALE
 7487 0793 4912
 MERA AADHAAR, MERI PEHCHAN

भारतीय जैवचिह्न प्रमाणन प्राधिकरण
 BIOMETRIC IDENTIFICATION AUTHORITY OF INDIA
 Address
 B/O Balkrishan Kyal, 30
 C, South End Park, Near
 Gol Park, Koliata,
 Kolkata,
 West Bengal - 700029
 147
 1800 303 3047
 info@biaa.gov.in
 www.biaa.gov.in
 P.O. Box No. 365,
 Bangalore-560 075

Rahul Kyal



KVAL DEVELOPERS PRIVATE LIMITED
Anurto Ghosh
Director / General Secretary

2004/05/01 10:00 AM
2004/05/01 10:00 AM
2004/05/01 10:00 AM
2004/05/01 10:00 AM

2004/05/01 10:00 AM
2004/05/01 10:00 AM
2004/05/01 10:00 AM
2004/05/01 10:00 AM

2004/05/01 10:00 AM
2004/05/01 10:00 AM



Amrita Ghosh



ভারত সরকার

ভারত সরকার

Unique Identification Authority of India
Government of India

ভারত সরকার

শ্রী
সুমন শর্মা
Suman Ghosh
BECOTA KUSTAFALA
Bardonia
Kalyanpur, Bardonia - 243124 Paschim
West Bengal 741002

1800000000

ভারত সরকার



284229939203



আপনার আধার সংখ্যা / Your Aadhaar No. :

2842 2993 9203

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



শ্রী
সুমন শর্মা
Suman Ghosh
শ্রী
সুমন শর্মা
Bardonia, Bardonia
Kalyanpur, Bardonia - 243124
Paschim West Bengal



2842 2993 9203

আধার - সাধারণ মানুষের অধিকার

Suman Ghosh
B/7/22



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

GRN Details

GRN: 192022230066281231 Payment Mode: Online Payment
GRN Date: 05/07/2022 16:26:54 Bank/Gateway: Indian Overseas Bank
BRN : 202207050833652 BRN Date: 05/07/2022 16:32:05
Payment Status: Successful Payment Ref. No: 2001996850/2/2022
(Query No = Query Year)

Depositor Details

Depositor's Name: RAHUL KYAL
Address: 30C, SOUTH END PARK KOLKATA-700029
Mobile: 9830065307
Depositor Status: Buyer/Claimants
Query No: 2001996850
Applicant's Name: Org VINAYAK LEGAL
Identification No: 2001996850/2/2022
Remarks: Sale, Sale Document

Payment Details

Sl. No	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001996850/2/2022	Property Registration- Stamp duty	0030-03-103-003-02	54161
2	2001996850/2/2022	Property Registration- Registration Fees	0030-03-104-001-16	23094
			Total	77255

IN WORDS: SEVENTY SEVEN THOUSAND TWO HUNDRED FIFTY FIVE ONLY.



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

Query No / Year	2001996850/2022	Office where deed will be registered
Query Date	02/07/2022 12:20:17 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	VINAYAK LEGAL, 122/1R, Salyendra Nath Majumdar Sarani, Thana - Trilokygunge, District - South 24-Parganas, WEST BENGAL. PIN - 700026. Mobile No. : 9330394689. Status: Seller/Executant	
Transaction	Additional Transaction:	
(0101) Sale. Sale Document	[4308] Agreement (No of Agreement : 2), [4311] Receipt [Rs - 5,00,000/-]	
Set Forth value	Market Value	
Rs. 18,08,000/-	Rs. 18,08,000/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 54,261/- (Article 23)	Rs. 23,054/- (Article A(1), E. B)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		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
L1	RS-100	RS-629	Bastu Shall	0.94 Dec	2,28,123/-	2,28,123/-	
L2	RS-102	RS-629	Bastu Shall	1.6 Dec	3,88,295/-	3,88,295/-	
L3	RS-111	RS-629	Bastu Danga	0.13 Dec	31,549/-	31,549/-	
L4	RS-112	RS-629	Bastu Danga	0.98 Dec	2,37,631/-	2,37,631/-	
L5	RS-113	RS-629	Bastu Shall	0.37 Dec	89,793/-	89,793/-	
L6	RS-116	RS-629	Bastu Danga	1.38 Dec	3,30,051/-	3,30,051/-	
L7	RS-92	RS-181	Bastu Danga	1.17 Dec	2,83,941/-	2,83,941/-	
L8	RS-94	RS-181	Bastu Shall	0.44 Dec	1,06,781/-	1,06,781/-	
L9	RS-117	RS-187	Bastu Danga	0.11 Dec	26,695/-	26,695/-	
L10	RS-497	RS-582	Bastu Shall	0.13 Dec	31,549/-	31,549/-	
L11	RS-503	RS-582	Bastu Danga	0.22 Dec	53,392/-	53,392/-	
		TOTAL :		7.45Dec	18,08,000 /-	18,08,000 /-	
		Grand Total :		7.45Dec	18,08,000 /-	18,08,000 /-	



Query No: 2001996850 of 2022, Hoidad Dt: Jul 2 2022, 3:31PM, Generated from www.registration.gov.in

Seller Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Mr BIDYUT GHOSH Son of Late Bhadrashwar Ghosh, Jirangachi, City:- , P.O:- Bhangar, P.S.-Kashipur, District-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of India, PAN No. AExxxxxx1A, Aadhaar No. 46xxxxxxx7703, Status Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	KYAL DEVELOPERS PRIVATE LIMITED 122/1R, Satyendra Nath Majumder Sarani, City:- , P.O:- Kalighat, P.S.-Tollygunge, District-South 24-Parganas, West Bengal, India, PIN:- 700026 PAN No. AAxxxxxx0E, Aadhaar No Not Provided by UIDAI, Status Organization as Confirming Party, Executed by: Representative	Organization as Confirming Party	Executed by: Representative

Buyer Details :

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

Representative Details :

Sl No	Name & Address	Representative of
1	Mr AMRITA GHOSH Son of Mr. Biplob Ghosh, Beliachandi, Gocharan, City:- , P.O:- Gocharan, P.S.- Joynagar, District-South 24-Parganas, West Bengal, India, PIN:- 743391 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of India, PAN No. BLxxxxxx9F, Aadhaar No. 27xxxxxxx2164	KYAL DEVELOPERS PRIVATE LIMITED

Identifier Details :

Name & address
Mr SUMAN GHOSH Son of Mr. Biman Ghosh Beonta, Kantabala, City:- , P.O:- Kantabala, P.S.-Kolkata Leather Camp, District-South 24-Parganas, West Bengal, India, PIN:- 743502, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of India, Identifier Of Mr BIDYUT GHOSH, Mr AMRITA GHOSH



Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr BIDYUT GHOSH	Mr RAHUL KYAL-0.94 Dec
Transfer of property for L10		
Sl.No	From	To. with area (Name-Area)
1	Mr BIDYUT GHOSH	Mr RAHUL KYAL-0.13 Dec
Transfer of property for L11		
Sl.No	From	To. with area (Name-Area)
1	Mr BIDYUT GHOSH	Mr RAHUL KYAL-0.22 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr BIDYUT GHOSH	Mr RAHUL KYAL-1.6 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr BIDYUT GHOSH	Mr RAHUL KYAL-0.13 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mr BIDYUT GHOSH	Mr RAHUL KYAL-0.58 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Mr BIDYUT GHOSH	Mr RAHUL KYAL-0.37 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Mr BIDYUT GHOSH	Mr RAHUL KYAL-1.36 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	Mr BIDYUT GHOSH	Mr RAHUL KYAL-1.17 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	Mr BIDYUT GHOSH	Mr RAHUL KYAL-0.44 Dec
Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	Mr BIDYUT GHOSH	Mr RAHUL KYAL-0.11 Dec

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 01-06-2022) for e-Payment. Assessed market value & Query is valid for 30 days (i.e. upto 01-08-2022)
3. Standard User charge of Rs. 300/- (Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.



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














Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16042001996850/2022

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr BIDYUT GHOSH Jirangachi, City.-, P.O.- Bherigar, P.S.-Kashipur, District-South 24- Parganas, West Bengal, India, PIN- 700135	Seller			 6/7/22
2	Mr AMRITA GHOSH Bellachandi, Gocharan, City.-, P.O.- Gocharan, P.S.-Joynagar, District- South 24-Parganas, West Bengal, India, PIN- 743391	Represent ative of Seller [KYAL DEVELOP ERS PRIVATE LIMITED]			 06/07/22
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr SUMAN GHOSH Son of Mr. Biran Ghosh Baonta, Kantatala, City.-, P.O.- Kantatala, P.S.- Kolkata Leather Camp, District-South 24-Parganas, West Bengal, India, PIN:- 743802	Mr BIDYUT GHOSH, Mr AMRITA GHOSH			 6/7/22

(Anupam Halder)



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

Handwritten mark or signature in the top right corner.



Major Information of the Deed

Deed No :	I-1604-07524/2022	Date of Registration	07/07/2022
Query No / Year	1604-2001996850/2022	Office where deed is registered	
Query Date	02/07/2022 12:20:17 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], [4311] Other than Immovable Property, Receipt (Rs : 5,00,000/-)		
Set Forth value	Market Value		
Rs. 18,08,000/-	Rs. 18,08,000/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 54,261/- (Article-23)	Rs. 23,126/- (Article/A(1), E.)		
Remarks			

Land Details :

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

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-100	RS-629	Bastu	Shali	0.94 Dec	2,28,123/-	2,28,123/-	
L2	RS-102	RS-629	Bastu	Shali	1.6 Dec	3,88,295/-	3,88,295/-	
L3	RS-111	RS-629	Bastu	Danga	0.13 Dec	31,549/-	31,549/-	
L4	RS-112	RS-629	Bastu	Danga	0.98 Dec	2,37,831/-	2,37,831/-	
L5	RS-113	RS-629	Bastu	Shali	0.37 Dec	89,793/-	89,793/-	
L6	RS-118	RS-629	Bastu	Danga	1.36 Dec	3,30,051/-	3,30,051/-	
L7	RS-82	RS-181	Bastu	Danga	1.17 Dec	2,83,941/-	2,83,941/-	
L8	RS-84	RS-181	Bastu	Shali	0.44 Dec	1,06,781/-	1,06,781/-	
L9	RS-117	RS-187	Bastu	Danga	0.11 Dec	26,695/-	26,695/-	
L10	RS-497	RS-582	Bastu	Shali	0.13 Dec	31,549/-	31,549/-	
L11	RS-503	RS-582	Bastu	Danga	0.22 Dec	53,392/-	53,392/-	
		TOTAL :			7.45Dec	18,08,000 /-	18,08,000 /-	
		Grand Total :			7.45Dec	18,08,000 /-	18,08,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr BIDYUT GHOSH Son of Late Bhadrashwar Ghosh Jirangechi, City:- , P.O:- Bhargar, P.S:-Kashipur, District:-South24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:- AExxxxxx1A, Aadhaar No: 46xxxxxxxx7793, Status :Individual, Executed by: Self, Date of Execution: 06/07/2022 , Admitted by: Self, Date of Admission: 06/07/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 06/07/2022 , Admitted by: Self, Date of Admission: 06/07/2022 ,Place : Pvt. Residence
2	KYAL DEVELOPERS PRIVATE LIMITED 122/1R, Satyendra Nath Majumder Sarani, City:- , P.O:- Kalighat, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 , PAN No.:- AAxxxxxx0E,Aadhaar No Not Provided by UIDAI, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr RAHUL KYAL Son of Mr. Balkrishan Kyal 30C, Southend Park, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:- AGxxxxxx9F, Aadhaar No: 74xxxxxxxx4912, Status :Individual, Status : Not Executed

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr AMRITA GHOSH (Presentant) Son of Mr Biplob Ghosh Bellachandi, Gocharan, City:- , P.O:- Gocharan, P.S:-Joynagar, District:-South 24 Parganas, West Bengal, India, PIN:- 743391, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:- BLxxxxxx9F, Aadhaar No: 27xxxxxxxx2164 Status : Representative. Representative of : KYAL DEVELOPERS PRIVATE LIMITED

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SUMAN GHOSH Son of Mr Biman Ghosh Beonta, Kantatala, City:- , P.O:- Kantatala, P.S:-Kolkata Leather Camp, District:-South 24-Parganas, West Bengal, India, PIN:- 743502			
Identifier Of Mr BIDYUT GHOSH, Mr AMRITA GHOSH			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr BIDYUT GHOSH	Mr RAHUL KYAL-0.94 Dec

Transfer of property for L10

Sl.No	From	To. with area (Name-Area)
1	Mr BIDYUT GHOSH	Mr RAHUL KYAL-0.13 Dec

Transfer of property for L11

Sl.No	From	To. with area (Name-Area)
1	Mr BIDYUT GHOSH	Mr RAHUL KYAL-0.22 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr BIDYUT GHOSH	Mr RAHUL KYAL-1.6 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Mr BIDYUT GHOSH	Mr RAHUL KYAL-0.13 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Mr BIDYUT GHOSH	Mr RAHUL KYAL-0.98 Dec

Transfer of property for L5

Sl.No	From	To. with area (Name-Area)
1	Mr BIDYUT GHOSH	Mr RAHUL KYAL-0.37 Dec

Transfer of property for L6

Sl.No	From	To. with area (Name-Area)
1	Mr BIDYUT GHOSH	Mr RAHUL KYAL-1.36 Dec

Transfer of property for L7

Sl.No	From	To. with area (Name-Area)
1	Mr BIDYUT GHOSH	Mr RAHUL KYAL-1.17 Dec

Transfer of property for L8

Sl.No	From	To. with area (Name-Area)
1	Mr BIDYUT GHOSH	Mr RAHUL KYAL-0.44 Dec

Transfer of property for L9

Sl.No	From	To. with area (Name-Area)
1	Mr BIDYUT GHOSH	Mr RAHUL KYAL-0.11 Dec

On 06-07-2022

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

Presented for registration at 15:35 hrs on 06-07-2022, at the Private residence by Mr AMRITA GHOSH,

Certificate of Market Value (WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 18,08,000/-

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

Execution is admitted on 06/07/2022 by Mr BIDYUT GHOSH, Son of Late Bhadrashwar Ghosh, Jirangachi, P.O: Bhangar, Thana: Kashipur, South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Others

Identified by Mr SUMAN GHOSH, Son of Mr Biman Ghosh, Beonta, Kantatala, P.O: Kantatala, Thana: Kolkata Leather Camp, South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Hindu, by profession Others

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) [Confirming Party]

Execution is admitted on 06-07-2022 by Mr AMRITA GHOSH,

Identified by Mr SUMAN GHOSH, Son of Mr Biman Ghosh, Beonta, Kantatala, P.O: Kantatala, Thana: Kolkata Leather Camp, South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Hindu, by profession Others



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

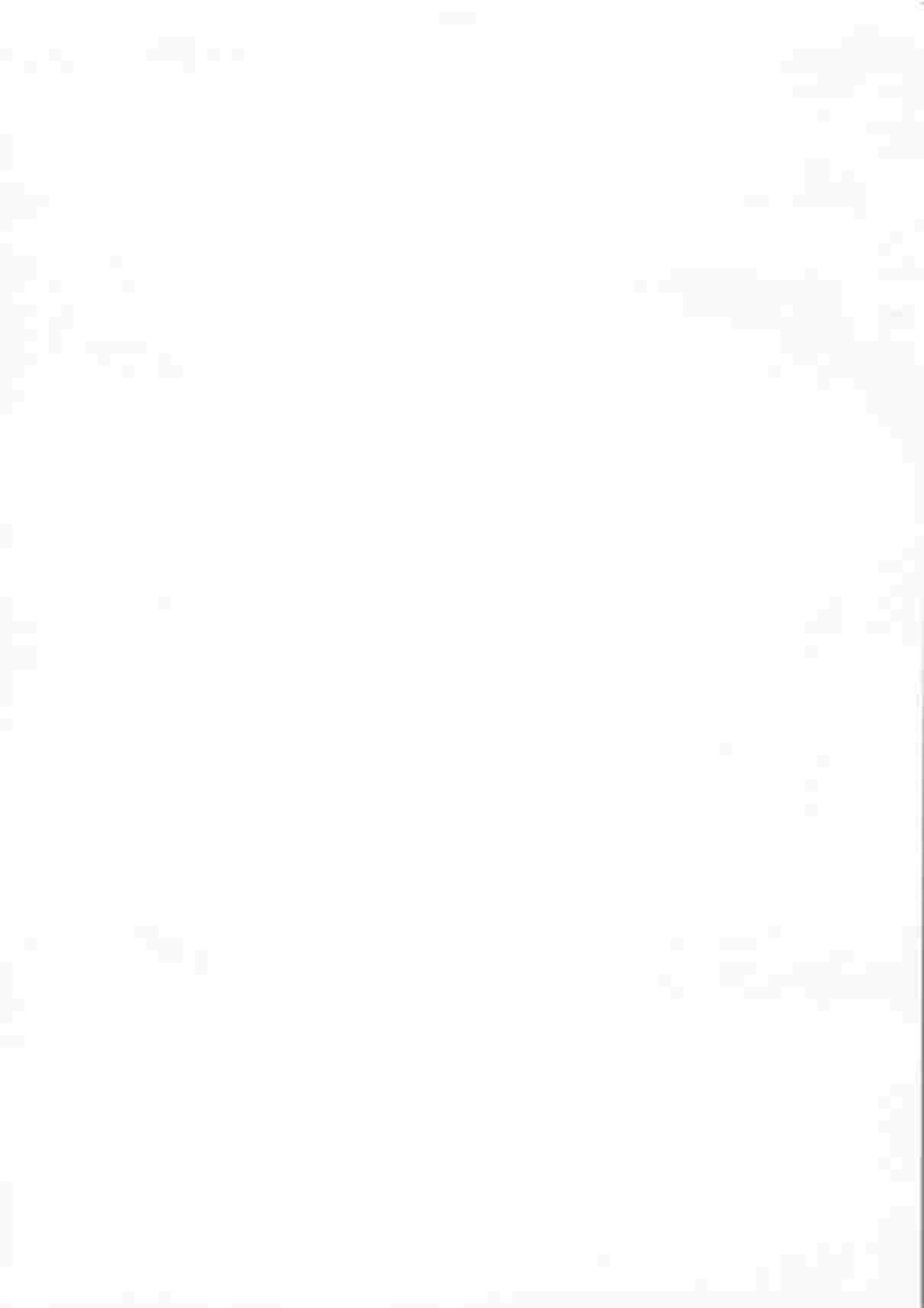
On 07-07-2022

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 23,126/- (A(1) = Rs 18,080/-, B = Rs 5,000/-, E = Rs 14/-, H = Rs 28/-, M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 23,094/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05/07/2022 4:32PM with Govt. Ref. No: 192022230066281231 on 05-07-2022, Amount Rs: 23,094/-, Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 202207050633652 on 05-07-2022, Head of Account 0030-03-104-001



Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 54,261/- and Stamp Duty paid by Stamp Rs 100/- by online = Rs 54,161/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 14167, Amount: Rs 100/-, Date of Purchase: 10/02/2022, Vendor name: S Das
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 05/07/2022 4:32PM with Govt. Ref. No: 192022230066281231 on 05-07-2022, Amount Rs: 54,161/-, Bank
Indian Overseas Bank (IOBA0000015), Ref. No. 202207050833652 on 05-07-2022, Head of Account 0030-02-103-003
-02



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





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2022, Page from 229291 to 229327
being No 160407524 for the year 2022.



Digitally signed by ANUPAM HALDER
Date: 2022.07.07 18:49:16 +05:30
Reason: Digital Signing of Deed.

(Signature)

(Anupam Halder) 2022/07/07 06:49:16 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)

07871/2025

2-7599/2025



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL.

2 - 26589 ^{AU 979047} 25/9
7 5/11/25

Handwritten signature/initials.

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

Handwritten signature/initials.

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

19 SEP 2025

CONVEYANCE

1. Date: 19/09/25
2. Place: Kolkata
3. Parties

22724

20 JUN 2025

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

Name :

Address :

Vendor :

Alipore Collectorate, 24 Pgs (South)

SUBHANKAR DAS
STAMP VENDOR
Alipore Police Court, KOL-27

AMI TABHA RAY
Alipore
ALIPORE POLICE COURT
KOL - 27



Sub-Registrar-IV
Registrar UTS 7 (2) of
Registration 1908
Alipore, South 24 Parganas
19 SEP 2025

Amrita Ghosh
c/o- Biplob Ghosh
v.ii- Beliachandi
P.O- Gochari
P.S- Jaynagar
DIST- 24 Pgs (S)
743391

- 3.1 **MAHIBUR MOLLA** (Aadhaar No. 8869 3145 9403), son of Late Manajat Molla alias Manajat Kaji, by faith Muslim, by nationality Indian, occupation Others, residing at Sathhaiya, Nangla Palpur, Post Office Sonapur, Police Station Kashipur, PIN-700135, District South 24 Parganas, West Bengal;
- 3.2 **SANJURA BIBI** alias **SANJURA MOLYA** (Aadhaar No. 8988 5444 3100), daughter of Late Manajat Molla alias Manajat Kaji, wife of Amirul Islam Molla, by faith Muslim, by nationality Indian, occupation Housewife, residing at Shanpukur Molla Para, Post Office Shanpukur, Police Station Kashipur, PIN-743502, District South 24 Parganas, West Bengal;
- 3.3 **ROKEYA BIBI** alias **RAKIYA BIBI** (PAN GMOPB1024D) (Aadhaar No. 6290 7181 1148), daughter of Late Manajat Molla alias Manajat Kaji, wife of Asraf Ali Molla, by faith Muslim, by nationality Indian, occupation Housewife, residing at Kachua, Majerhat, Post Office Bamunia, Police Station Kashipur, PIN-743502, District South 24 Parganas, West Bengal;
- 3.4 **MARIAM BIBI** (Aadhaar No. 4691 7261 3369), daughter of Late Manajat Molla alias Kazi Manajata Molla, wife of Mushidel Molya, by faith Muslim, by nationality Indian, occupation Housewife, residing at Purbo Kanthalia, Post Office Kanthalia, Police Station Kashipur, PIN-743502, District South 24 Parganas, West Bengal;

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

And

- 3.5 **SWETA KYAL**, having PAN AFXPG8803P and Aadhaar No. 2440 3320 0783, wife of Anurag Kyal, by faith Hindu, by occupation Business, nationality Indian, of 30C, South End Park, Post Office Sarat Bose Road, Kolkata- 700 029, Police Station Lake, District South 24 Parganas (**Purchaser**, includes successors-in-interest)

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

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject Matter of Conveyance

- 4.1 **Said Property:** Land classified as *dasra* (highland) measuring 0.23 (zero point two three) decimal, more or less, out of 56 (fifty six) decimal, being a portion of R.S. Dag No. 91, corresponding L.R. Dag No. 88, recorded under R.S. Khatian No. 185, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas (**Said Property**) and more fully described in the **Schedule** below **together with** all title, benefits, easements, authorities, claims, demands, usufructs and



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tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Said Property and appurtenances and inheritances for access and user thereof.

5. Background, Representations, Warranties and Covenants

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

5.1.1 Ownership of the Vendors: The Vendors herein are seized and possessed of and/or otherwise well and sufficiently entitled to the Said Property, free from all encumbrances.

5.1.2 Absolute Ownership of Vendors: In the abovementioned events and circumstances said Vendors have become the joint and absolute owners in respect of the Said Property having diverse share therein, free from all encumbrances and the Said Property is the subject matter of this Conveyance.

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

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

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

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

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

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

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



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[Handwritten signature]

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

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

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

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

6. Basic Understanding

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

7. Transfer

7.1 **Heroby Made:** The Vendors hereby sell, convey and transfer to the Purchaser the entirety of the Vendors' right, title and interest of whatsoever or howsoever nature in the Said Property, more fully described in the **Schedule** below, being land classified as *dango* (highland) measuring 0.23 (zero point two three) decimal, more or less, out of 56 (fifty six) decimal, being a portion of R.S. Dag No. 91, corresponding L.R. Dag No. 85, recorded under R.S. Khatian No. 185, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.



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7.2 **Consideration:** The aforesaid transfer is being made in consideration of a sum of Rs.55,000/- (Rupees Fifty Five Thousand only) paid by the Purchaser to the Vendors, receipt of which the Vendors hereby and by the Receipt and Memo of Consideration hereunder written, admit and acknowledge.

8. Terms of Transfer

8.1 **Sallent 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, usua, debutter, wakf, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, bargadars and liabilities whatsoever or howsoever made or suffered by the Vendors or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendors or the Vendors' predecessors-in-title.

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

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

8.2.1 **Indemnification by Vendors:** express indemnification by the Vendors about the correctness of the Vendors' title, Vendors' authority to sell and non existence of any encumbrances on the Said Property, which if found defective or untrue at any time, the Vendors shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendors, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendors hereby covenant that the Vendors or any person claiming under the Vendors in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Purchaser and/or the Purchaser's successors-in-interest and assigns, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the Purchaser and/or the Purchaser's successors-in-interest and assigns by reason of any claim made by any third parties with respect to the title of the Said Property. If any difficulty arises in respect of mutation of the Said Property in the name of the Purchaser then the Vendors shall at all times hereinafter, at the costs, expenses, risk and responsibility of the Vendors, forthwith take all necessary steps to mutate the name of the Purchaser in respect of the Said Property. In this regard the Vendors hereby clarify that the L.R. Record of Rights in respect of said L.R. Dag No. 85 is not complete and the name of the Vendors and/or their predecessors-in-title are not recorded in the said L.R. Record of Rights. However, the Vendors



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19 SEP 2005

hereby convey all the Vendors' right, title and interest in the said R.S. Dag No. 91, corresponding to L.R. Dag No. 85 (acquired vide the aforesaid recital under clause 5.1 and sub-clauses thereunder) under these presents whatsoever and howsoever in nature and the Purchaser shall be entitled to rectify the erroneous record of rights, if any.

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



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

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

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

9. **Interpretation:**

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

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



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Schedule
(Said Property)

Land (vacant) classified as *danga* (highland) measuring 0.23 (zero point two three) decimal, ~~more or less~~, out of 56 (fifty six) decimal, being a portion of R.S. Dag No. 91, corresponding L.R. Dag No. 85, recorded under R.S. Khatian No. 185, Mouza Jirangacha, J.L. No. 25, Police Station Kaahipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and the said R.S. Dag No. 91 is butted and bounded as follows:

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

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



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19 SEP 2025

10. Execution and Delivery

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



Witnesses:

1. Alangir Raza Adr
26/11, Judge's Court
Kol-27

1.  of Mahibbuz Malla
by The Pen of 

2. 

2. Ananta Chakrabarti
Vill- Betachand.
P.O. Gochan
P.S. Jorugua
D: 54-24 P.O. (S)
743351

3.  of Rakya Bibi
also Rakya Bibi
The Pen of 

Read over and explained the contents of this document by me to the Vendors in their vernacular, who after understanding the meaning and purport of this document, put their LTI/signatures in my presence.

4. 

Signature Ananta Chakrabarti

[Vendors]

Drafted by:

 WB/1366/03

Advocate

Seipore Judge Court
Kol-27



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Receipt And Memo of Consideration


Received from the within named Purchaser the within mentioned sum of **Rs.55,000/- (Rupees Fifty Five 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.)	Favouring
Cash	-----	-----	5,000.00	Mahibbur Molla
Cash	-----	-----	5,000.00	Mariam Bibi
Cash	-----	-----	5,000.00	Sanjura Bibi
Cheque No. 257032	18.09.35	Indian Overseas Bank	40,000.00	Rokeya Bibi
Total:			55,000/-	

Witnesses:

1. *Alamgir Khan*

2. *Amir Khan*

 *M. Mahibbur Molla*
By The Pen of *Amir Khan*

2. *সানজুরা বিবি*
also Rokeya Bibi

3.  *M. Rokeya Bibi*
The Pen of *Amir Khan*

4. *মহিয়ারা বিবি*






































[Vendor]



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Registration 1908
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19 SEP 2025

SPECIMEN FORM FOR TEN FINGER PRINTS

 	<p>LIT. of Mahabubul Mulla By The Pen of <i>[Signature]</i></p>	 Little	 Ring	 Middle	 Fore	 Thumb
		(Left Hand)				
		 Little	 Fore	 Middle	 Ring	 Thumb
		(Right Hand)				
	<p><i>[Signature]</i></p>	 Little	 Ring	 Middle	 Fore	 Thumb
		(Left Hand)				
		 Thumb	 Fore	 Middle	 Ring	 Little
		(Right Hand)				
	<p><i>[Signature]</i></p>	 Little	 Ring	 Middle	 Fore	 Thumb
		(Left Hand)				
		 Thumb	 Fore	 Middle	 Ring	 Little
		(Right Hand)				



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Registration 1908
Atpore, South 24 Parganas

18 SEP 2015



SPECIMEN FORM FOR TEN FINGER PRINTS

	<p><i>Shweta</i></p> <p><i>Shweta</i></p>					
		<p>Little Ring Middle Fore Thumb</p>				
		<p>(Left Hand)</p>				
						
		<p>Thumb Fore Middle Ring Little</p>				
<p>(Right Hand)</p>						
	<p><i>Pakshara</i></p> <p><i>L.T.I. of Raksha Bahin</i></p> <p><i>By The Pen of Raksha Bahin</i></p>					
		<p>Little Ring Middle Fore Thumb</p>				
		<p>(Left Hand)</p>				
						
		<p>Thumb Fore Middle Ring Little</p>				
<p>(Right Hand)</p>						
<p align="center">PHOTO</p>						
		<p>Little Ring Middle Fore Thumb</p>				
		<p>(Left Hand)</p>				
		<p>Thumb Fore Middle Ring Little</p>				
<p>(Right Hand)</p>						



7

District Sub-Registrar
Registration 1807 of
Alipore, South 24 Parganas

7 14 SEP 1975



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



190920252027718649

GRN Details

GRN:	192025260277186508	Payment Mode:	SBI Epay
GRN Date:	19/09/2025 11:54:27	Bank/Gateway:	SBIePay Payment Gateway
BRN :	6510092458856	BRN Date:	19/09/2025 11:55:05
Gateway Ref ID:	20250919557034	Method:	Indian Overseas Bank - Retail And Corporate NB
GRIPS Payment ID:	190920252027718649	Payment Init. Date:	19/09/2025 11:54:27
Payment Status:	Successful	Payment Ref. No:	2002658925/1/2025 (Queue No*Queue Year)

Depositor Details

Depositor's Name:	Mrs SWETA KYAL
Address:	30C, SOUTH END PARK, KOLKATA-700029
Mobile:	9330394689
Period From (dd/mm/yyyy):	19/09/2025
Period To (dd/mm/yyyy):	19/09/2025
Payment Ref ID:	2002658925/1/2025
Dept Ref ID/DRN:	2002658925/1/2025

Payment Details

Sl. No.	Payment Ref No.	Head of A/C Description	Head of A/C	Amount (₹)
1	2002658925/1/2025	Property Registration- Registration Fees	0030-03-104-001-16	950
Total				950

IN WORDS: NINE HUNDRED FIFTY ONLY.

PAID

পশ্চিমবঙ্গ সরকার
নামটি ভূমি ও ভূমি সংখ্যার আধিকারিকের কার্য
-সংসার তালিকা-

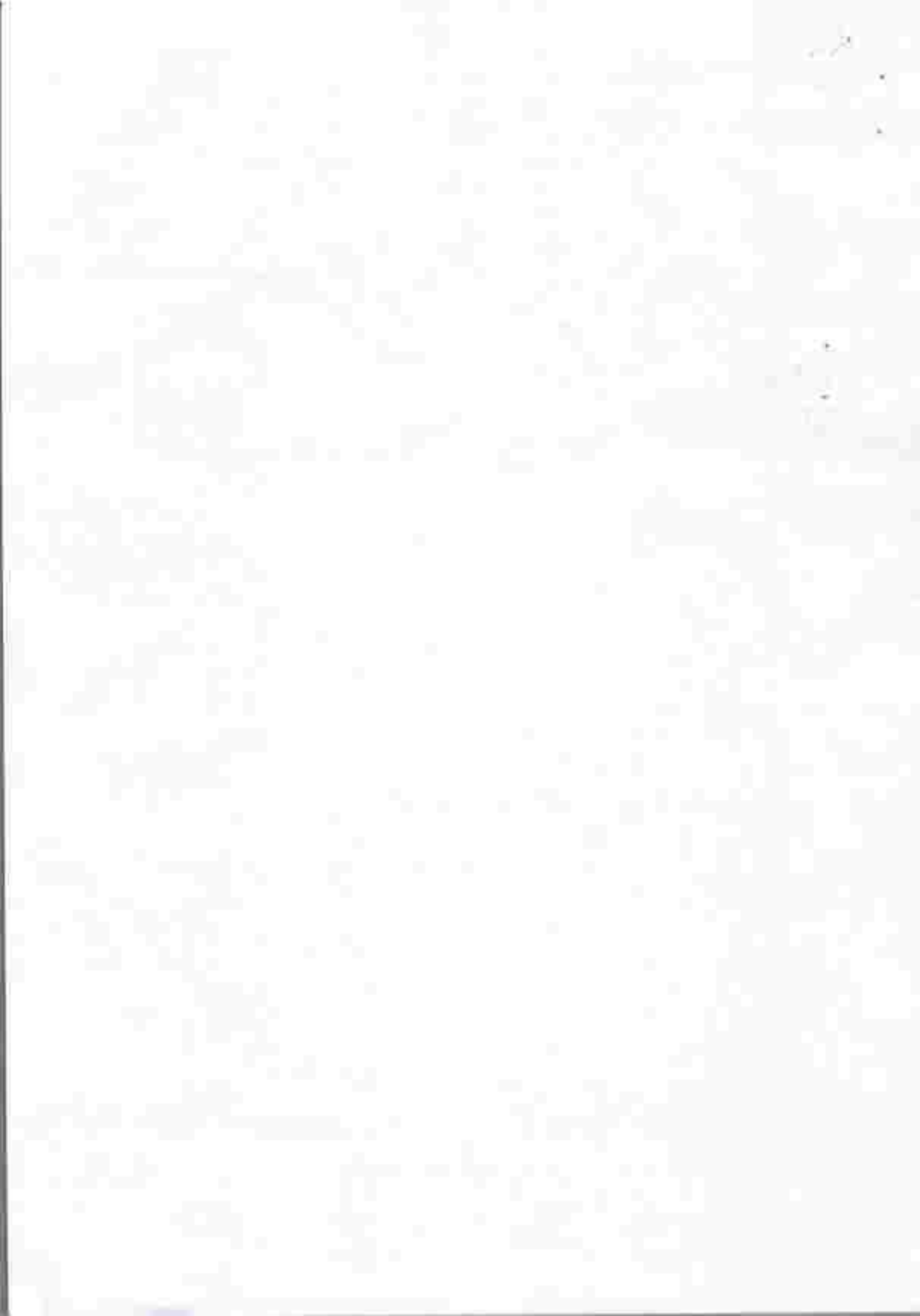


জেলা- বর্ধমান ২৪ পরগণা ব্লক- ডাউন-২ [১০০০০২৫]
 বৌজা- জিরগাখা (জে.এস.নং- ২৫ খাসা- কালীপুর
 দাগ নং- ১৫ শ্রেণী- ডাঙ্গা জমির পরিমাপ(এ)- ০.০৬
 সংকেত দাগ নং- ৩১

খতিয়ান নং	শ্রেণী	আংশ	আংশ পরিমাপ(এ)	স্বাম্যের/পেশীর বিবরণ	মন্তব্য
৩৯৯	ডাঙ্গা	০.০০০১	০.০০০০	দাউদ আলী বেড়া পিতা-আমীর আলী মা-মিত্র	
৪১১	ডাঙ্গা	০.০৭৬০	০.০০০০	বালকৃষ্ণ কল পিতা-গোবিন্দরাম কল মা-৩০মি দাউদ এড্ডা পার্শ্ব কলকাতা ৭০০০২৯	
৪১২	ডাঙ্গা	০.০১১৪	০.১৬০০	শি ইনস্টিটিউট অফ কম্পিউটার ইন্সট্রাক্টর ইন্ডিয়া শ্রী প্রদীপ কুমার বিহান মা-মিত্র	২০২৩ সালের ১৯০০ নং কলকাতার কম মূল্য ৪১২১ নং খতিয়ানের ০.০৩ একরের মাধ্যমে ০.০৩ একর কনসারভেশন বাস্তু ভে শ্রেণী পরিবর্তনের অনুমোদন দেওয়া হল
৪১৩	ডাঙ্গা	০.০১০৪	০.০০০০	সাহী কল স্বামী-রামল কল মা-মিত্র	নং খতিয়ানের ০.১৪ একরের মাধ্যমে ০.১৪ একর
					২০২৩ সালের ১৪৬১ নং কলকাতার কম মূল্য ৪৭৬৪ নং খতিয়ানের ০.০১ একরের মাধ্যমে ০.০০৪৬ একর কনসারভেশন বাস্তু ভে শ্রেণী পরিবর্তনের অনুমোদন দেওয়া হল

(•উল্লিখিত খতিয়ানের অংশ আংশ পরিমাপ, ঐ খতিয়ানে উক্ত দাগে অংশ অনুযায়ী নির্ধারিত হইবে।)

Fee Receipt :- Application Fee/Rs. 10.00, Authentication Fee/Rs. 10.00, Total Fee/Rs. 20.00, Copy No. 1047



পশ্চিমবঙ্গ সরকার
সমষ্টি ভূমি ও কৃষি সঞ্চয়ের অধিকারিকের কার্যালয়
-বাংলা উদ্যোগ-



জেলা- বর্ধমান ২৪ পরগণা ব্লক- ডাউড-২ [1600024]
 মৌজা- তিরসগাছা জে.এন.নং- ২৪ খানা- কাশীপুর
 খণ্ড নং- ৮৪ (শ্রেণী- ডাঙা) জমির পরিমাণ(ঃ)- ০.৪৬
 মালিক দালি নং- ৪১

খতিয়ান নং	শ্রেণী	জংশ	জংশ পরিমাণ(ঃ)	স্বাধিকার/শ্রেণির বিবরণ	মন্তব্য
৪১৫৬	ডাঙা	০.২১৪২	০.১২০০	স্বাধিকার শ্রীমতী-বালকৃষ্ণ কল স্বা-মিত্র	

২০২১ সালের ১৪৬৫ নং
কলকরসন কেন মূল ৪৭৬৩
নং খতিয়ানের ০.১৪ একরের
মধ্যে ০.১৪ একর জমিরিমাণ
বহু তে শ্রেণী পরিবর্তনের
অনুমোদন দেওয়া হল

৪১৬৫	ডাঙা	০.০০৪৭	০.০০০০	বালকৃষ্ণ কল শ্রীমতী-সোনিলাল কল স্বা-মিত্র	
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২০২১ সালের ১৪৬৭ নং
কলকরসন কেন মূল ৪৭৭১
নং খতিয়ানের ০.০০ একরের
মধ্যে ০.০০২৬ একর
'কমার্শিয়াল বহু' তে শ্রেণী
পরিবর্তনের অনুমোদন দেওয়া
হল

৪১৭৪	ডাঙা	০.০২১৭	০.০২০০	কুতুব উদ্দিন মেজা শ্রীমতী-মাতলা বহু মেজা স্বা-মিত্র	
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৪১৭৫	ডাঙা	০.৪২৬৬	০.৩১০০	হাবিবুল্লা মেজা শ্রীমতী-ওয়াব অপি মেজা স্বা-মিত্র	
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(•উল্লিখিত খতিয়ানের স্বার্থ জংশ পরিমাণ, ঐ খতিয়ানের উক্ত দাগে জংশ অনুসারে নির্ধারিত হইবে।)

Fee Received : Application Fee:Rs. 10.00, Authentication Fee:Rs. 10.00, Total fee Rs. 20.00, Copy No.:3347

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ପଦ୍ମିନୀବନ ସରକାର
 ସମସ୍ତି: ଭୂମି ଓ ଭୂମି ସଂସ୍କାର ଆଧିକାରୀଙ୍କର କମଳ
 -ସହାୟକ ତଥ୍ୟ-



ଜିଲ୍ଲା- ଯୁଦ୍ଧିଶ ୨୫ ମହାକ୍ଷମା [୧୫୦୦୦୧୫]
 ଚୋରା- ସିରମଗାଧା
 ଗ୍ରାମ ନଂ- ୭୫
 ସହାୟକ ନାମ ନଂ- ୩୨
 ଟକ- ୭୩୨୩-୨
 ଜି.ଏମ.ନଂ- ୩୫
 ଶ୍ରେଣୀ- ଡାକ୍ତା
 ସମା- ବାମୀପୁର
 ଉଦ୍ଧିର ମଡିମାମ(୧)- ୫.୧୦

ଧର୍ତ୍ତିତାମ ନଂ	ଶ୍ରେଣୀ	ଋଣ	ଋଣ ପରିମାମ(୧)	ନାମାଜର/ଶେଣୀର ବିବରଣ	ସହାୟ
୫୧୫୦	ଡାକ୍ତା	୦.୧୦୧୪	୦.୦୦୦୦	ବିଶ୍ୱାସି ସରକାର ପିତା-ବିଜୟ ଶତ୍ତ ମା-ମିତ୍ତ	
୫୧୫୧	ଡାକ୍ତା	୦.୧୦୧୪	୦.୦୦୦୦	ଇତ୍ତାସିମ ଘୋଷା ପିତା-ଇତ୍ତାସିମ ଘୋଷା ମା-ମିତ୍ତ	
୫୧୫୫	ଡାକ୍ତା	୦.୦୦୧୦	୦.୦୦୦୦	ବାହାଳ କହାଳ ପିତା-ବାଳକୃଷ୍ଣ କହାଳ ମା-ମିତ୍ତ	
୫୧୫୬	ଡାକ୍ତା	୦.୧୦୧୧	୦.୦୦୦୦	ଆଦାମିତ୍ତା ବିଦି ପିତା-ମିତାଜ ଘୋଷା ମା-ମିତ୍ତ	
		୧.୦୦୦୦	୦.୦୦		

2024 ମାଲର 976 ନଂ
 କନଟ୍ରାକ୍ଟର କେମ ସୁମ୍ 4974
 ନଂ ଧର୍ତ୍ତିତାମେର 0.00 ଏକରେ
 ମଧ୍ୟ 0.0 ଏକର 'କମାସିମାଳ
 ବାସ୍ତ' ତେ ଶ୍ରେଣୀ ପରିବର୍ତ୍ତନେର
 ଅନୁମାମନ ନେତାମା ହଳ 2024
 ମାଲର 976 ନଂ କନଟ୍ରାକ୍ଟର
 କେମ ସୁମ୍ 4974 ନଂ
 ଧର୍ତ୍ତିତାମେର 0.00 ଏକରେ ମଧ୍ୟ
 0.0 ଏକର 'କମାସିମାଳ ବାସ୍ତ'
 ତେ ଶ୍ରେଣୀ ପରିବର୍ତ୍ତନେର ଅନୁମାମନ
 ନେତାମା ହଳ

(•ଉଦ୍ଧିଷ୍ଟିତ ଧର୍ତ୍ତିତାମେର ବ୍ୟାପ୍ତ ଋଣ, ଏ ଓ ଧର୍ତ୍ତିତାମେ ଟିକ ମାମେ ଋଣ ଅନୁସାରେ ନିର୍ଦ୍ଧାରିତ ହିଏ।)

Fees Received / Application Fee(Rs. 10.00, Authentication Fee(Rs. 10.00), Total Fee(Rs. 20.00), Copy No. 2047



Major Information of the Deed




Deed No :	I-1604-07599/2025	Date of Registration	19/09/2025
Query No / Year	1604-2002658925/2025	Office where deed is registered	
Query Date	18/09/2025 7:26:36 PM	D.S.R. - IV SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	Sourav Santra Alipore Judges Court, Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL, PIN - 700064, Mobile No. : 9002489781, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4306] Other than Immovable Property Agreement (No of Agreement : 2)		
Sell Forth value	Market Value		
Rs. 55,000/-	Rs. 55,000/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 2,770/- (Article 23)	Rs. 952/- (Article A(1), E)		
Remarks			

Land Details :

District: South 24-Parganas, P.S:- Keshipur, Gram Panchayat: BHAGAWANPUR, Mouza: Jirangacha, JI No: 26, Pin Code : 700135

Sch. No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SellForth Value. (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-81	RS-189	Bastu	Danga	0.23 Dec	55,000/-	55,000/-	
Grand Total :						55,000/-	55,000/-	

Seller Details :

Sl No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	MAHIBBUR MOLLA (Presentant) Son of MANAJAT MOLLA Executed by: Self, Date of Execution: 19/09/2025 , Admitted by: Self, Date of Admission: 19/09/2025 ,Place : Office		 Captured	
City:- Not Specified, P.O:- SONEPUR, P.S:-Keshipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India , Aadhaar No: 88xxxxxxxx5403, Status :Individual, Executed by: Self, Date of Execution: 19/09/2025 , Admitted by: Self, Date of Admission: 19/09/2025 ,Place : Office				

The first part of the document discusses the importance of maintaining accurate records of all transactions and activities. It emphasizes that proper record-keeping is essential for ensuring transparency and accountability in financial operations. This section also outlines the various methods and tools used to collect and analyze data, highlighting the need for consistency and precision in data entry and reporting.

The second part of the document focuses on the implementation of internal controls and risk management strategies. It details the specific measures taken to prevent fraud, mismanagement, and other potential risks. This includes the establishment of clear policies and procedures, the assignment of responsibilities, and the regular monitoring and evaluation of internal controls. The document also discusses the importance of communication and collaboration among all levels of the organization to ensure the effective implementation of these strategies.

The third part of the document addresses the financial performance and budgeting process. It provides a detailed analysis of the organization's financial statements, including the income statement, balance sheet, and cash flow statement. This analysis identifies key areas of strength and weakness, and provides insights into the organization's overall financial health. The document also discusses the budgeting process, including the development of a comprehensive budget and the regular review and adjustment of the budget to reflect changing circumstances.

The fourth part of the document discusses the organization's strategic planning and future outlook. It outlines the organization's long-term goals and objectives, and details the strategies and initiatives designed to achieve these goals. This includes the identification of key opportunities and challenges, the development of a clear action plan, and the regular review and adjustment of the strategy to ensure it remains relevant and effective. The document also discusses the importance of innovation and continuous improvement in driving the organization's success.

The fifth part of the document discusses the organization's human resources and talent management. It outlines the organization's recruitment and selection process, and details the various methods used to attract and retain top talent. This includes the development of a clear job description, the use of a variety of recruitment channels, and the implementation of a comprehensive onboarding and training program. The document also discusses the importance of performance management and employee development in ensuring the organization has the right people in the right roles.










The sixth part of the document discusses the organization's legal and regulatory compliance. It outlines the organization's policies and procedures for ensuring compliance with all applicable laws and regulations. This includes the identification of key legal and regulatory requirements, the development of a comprehensive compliance program, and the regular monitoring and evaluation of the program to ensure it remains effective. The document also discusses the importance of legal and regulatory compliance in protecting the organization's reputation and ensuring its long-term success.

The seventh part of the document discusses the organization's environmental and social responsibility. It outlines the organization's policies and procedures for ensuring compliance with all applicable environmental and social standards. This includes the identification of key environmental and social risks, the development of a comprehensive environmental and social responsibility program, and the regular monitoring and evaluation of the program to ensure it remains effective. The document also discusses the importance of environmental and social responsibility in driving the organization's success and ensuring its long-term sustainability.

The eighth part of the document discusses the organization's information technology and data management. It outlines the organization's policies and procedures for ensuring the security and integrity of its information systems and data. This includes the identification of key information technology risks, the development of a comprehensive information technology and data management program, and the regular monitoring and evaluation of the program to ensure it remains effective. The document also discusses the importance of information technology and data management in driving the organization's success and ensuring its long-term sustainability.

The ninth part of the document discusses the organization's marketing and sales strategy. It outlines the organization's policies and procedures for ensuring the effective implementation of its marketing and sales strategy. This includes the identification of key marketing and sales opportunities, the development of a comprehensive marketing and sales program, and the regular monitoring and evaluation of the program to ensure it remains effective. The document also discusses the importance of marketing and sales in driving the organization's success and ensuring its long-term sustainability.

The tenth part of the document discusses the organization's overall performance and future outlook. It provides a summary of the organization's key achievements and challenges, and details the strategies and initiatives designed to ensure the organization's long-term success. This includes the identification of key opportunities and challenges, the development of a clear action plan, and the regular review and adjustment of the strategy to ensure it remains relevant and effective. The document also discusses the importance of innovation and continuous improvement in driving the organization's success.

2	<p>Name</p> <p>MARIAM BIBI Daughter of Late KASHED ALI MOLLA Executed by: Self, Date of Execution: 19/09/2025 , Admitted by: Self, Date of Admission: 19/09/2025 ,Place : Office</p>	<p>Photo</p> 	<p>Finger Print</p>  <p>Captured</p>	<p>Signature</p> 
<p>City:- , P.O:- KANTHALIA, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Female, By Caste: Muslim, Occupation: Others, Citizen of: India , Aadhaar No: 46xxxxxxxx3369, Status :Individual, Executed by: Self, Date of Execution: 19/09/2025 , Admitted by: Self, Date of Admission: 19/09/2025 ,Place : Office</p>				
3	<p>Name</p> <p>ROKEYA BIBI, (Alias: RAKIYA BIBI) Daughter of Late MONAJAT MOLLA Executed by: Self, Date of Execution: 19/09/2025 , Admitted by: Self, Date of Admission: 19/09/2025 ,Place : Office</p>	<p>Photo</p> 	<p>Finger Print</p>  <p>Captured</p>	<p>Signature</p> 
<p>City:- Not Specified, P.O:- BANUNIA, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Female, By Caste: Muslim, Occupation: Others, Citizen of: India , Aadhaar No: 62xxxxxxxx1148, Status :Individual, Executed by: Self, Date of Execution: 19/09/2025 , Admitted by: Self, Date of Admission: 19/09/2025 ,Place : Office</p>				
4	<p>Name</p> <p>SANJURA BIBI, (Alias: SANJURA MOLYA) Wife of Mr AMIRUL ISLAM MOLLA Executed by: Self, Date of Execution: 19/09/2025 , Admitted by: Self, Date of Admission: 19/09/2025 ,Place : Office</p>	<p>Photo</p> 	<p>Finger Print</p>  <p>Captured</p>	<p>Signature</p> 
<p>City:- Not Specified, P.O:- SHANPURUR, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Female, By Caste: Muslim, Occupation: Others, Citizen of: India , Aadhaar No: 89xxxxxxxx3100, Status :Individual, Executed by: Self, Date of Execution: 19/09/2025 , Admitted by: Self, Date of Admission: 19/09/2025 ,Place : Office</p>				

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SWETA KYAL Wife of Mr. ANURAG KYAL City:- Not Specified, P.O:- SARAT BOSE ROAD, P.S:-Laks, District:-South 24- Parganas, West Bengal, India, PIN:- 700029 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India,Date of Birth:XX-XX-1XX3 , PAN No.:- AFxxxxxx3P, Aadhaar No: 24xxxxxxxx0783, Status :Individual, Status : Not Executed

Identifier Details :

Name	Photo	Finger Print	Signature
AMRITA GHOSH Son of BIPLOI GHOSH City:- Not Specified, P.O:- GOCHARAN, P.S:-Jajnagar, District:-South 24- Parganas, West Bengal, India, PIN:- 743291		 Captured	
	19/09/2025	19/09/2025	19/09/2025
Identifier Of MAHIBBUR MOLLA, MARIAM BIBI, ROKEYA BIBI, SANJURA BIBI			

Transfer of property for L1

Sl.No	From	To, with area (Name-Area)
1	MAHIBBUR MOLLA	SWETA KYAL-0.0575 Dec
2	MARIAM BIBI	SWETA KYAL-0.0575 Dec
3	ROKEYA BIBI	SWETA KYAL-0.0575 Dec
4	SANJURA BIBI	SWETA KYAL-0.0575 Dec

Endorsement For Deed Number : I - 160407595 / 2025

On 19-09-2025

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

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

Presentation(Under Section 52 & Rule 22A(2), 46(1),W.B. Registration Rules,1962)

Presented, for registration at 14:34 hrs on 19-09-2025, at the Office of the (D.S.R. - IV SOUTH 24-PARGANAS by MAHIBBUR MOLLA, one of the Executants.

Certificate of Market Value(WE 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 58,000/-

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

Execution is admitted on 19/09/2025 by 1. MAHIBBUR MOLLA, Son of MANAJAT MOLLA, P.O: SONEPUR, Thana Kashipur, South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Others, 2. MARIAM BIBI, Daughter of Late KASHED ALI MOLLA, P.O: KANTHALIA, Thana Kashipur, South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Muslim, by Profession Others, 3. ROKEYA BIBI, Alias RAKIYA BIBI, Daughter of Late MANAJAT MOLLA, P.O: BAMUNIA, Thana Kashipur, South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Muslim, by Profession Others, 4. SANJURA BIBI, Alias SANJURA MOLYA, Wife of Mr AMIRUL ISLAM MOLLA, P.O: SHANPUR, Thana Kashipur, South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Muslim, by Profession Others

Identified by AMRITA GHOSH, Son of BIPLOB GHOSH, P.O: BOCHARAN, Thana Joynagar, South 24-Parganas, WEST BENGAL, India, PIN - 743381, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 982.00/- (A(1) = Rs 550.00/- E = Rs 400.00/- H = Rs 28.00/- M(b) = Rs 4.00/-) and Registration Fees paid by , by Cash Rs 0.00/-, by online = Rs 982/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/09/2025 11:55AM with Govt. Ref. No: 192025260277186508 on 19-09-2025, Amount Rs: 980/-, Bank: SBI EPay (SBIPay), Ref. No. 6510092458856 on 19-09-2025, Head of Account 0030-03-104-001-16 Online on 19/09/2025 3:15PM with Govt. Ref. No: 192025260277945428 on 19-09-2025, Amount Rs: 32/-, Bank: SBI EPay (SBIPay), Ref. No. 7262579187733 on 19-09-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,770/- and Stamp Duty paid by , by Stamp Rs 100.00/-, by online = Rs 2,670/-

Description of Stamp

1. Stamp Type: Impressed, Serial no 22724, Amount: Rs.100.00/-, Date of Purchase: 20/08/2025, Vendor name: Subhanur Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/09/2025 11:55AM with Govt. Ref. No: 192025260277186508 on 19-09-2025, Amount Rs: 0/-, Bank: SBI EPay (SBIPay), Ref. No. 6510092458856 on 19-09-2025, Head of Account

Online on 19/09/2025 3:16PM with Govt. Ref. No: 192025260277945428 on 19-09-2025, Amount Rs: 2,670/-, Bank: SBI EPay (SBIPay), Ref. No. 7262579187733 on 19-09-2025, Head of Account 0030-03-103-003-02

Balshah Dasgupta
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 1604-2025, Page from 212426 to 212447

being No 160407599 for the year 2025.



Baishali Dasgupta

Digitally signed by Baishali Dasgupta
Date: 2025.09.25 13:12:05 +05:30
Reason: Digital Signing of Deed.

(Baishali Dasgupta) 25/09/2025

DISTRICT SUB-REGISTRAR

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

West Bengal.

08235/2025

2-7918/2025



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AU 979056

2-277 9813/25
ms 310, only

1578
10/10/25

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

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

CONVEYANCE

10 OCT 2025

1. Date: 10/10/25
2. Place: Kolkata
3. Parties

22715

20 JUN 2025

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

Name :

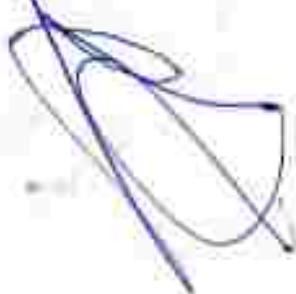
Address :

Vendor :

Alipore Collectorate, 24 Pgs. (South)

SUBHANKAR DAS

STAMP VENDOR
Alipore Police Court, Kot-27



AMITABHA RAY
Advocate
ALIPORE POLICE COURT
KOL-27



District Sub-Commissioner
Registrar (MS 7 (2) of
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Amita Ghosh
c/o- Bislob Ghosh
vill- Belachandi
P.o- Gocharoh
P.s- Jajmagari
Dist- 24 Pgs (S)
743301

- 3.1 **EMDADUL MOLLA** (PAN: DKKPM6550C and Aadhaar No. 2795-8052-5505), son of Late Abdul Rajjak Molla, by faith Muslim, by nationality Indian, occupation Others, residing at Jirangacha, Post Office Hatiasala, Police Station Kashipur, PIN-700135, District South 24 Parganas;
- 3.2 **MAHIDUL ISLAM MOLLA** (PAN: DFZPMS279G and Aadhaar No. 2288-8432-5964), son of Late Abdul Rajjak Molla, by faith Muslim, by nationality Indian, occupation Others, residing at Jirangacha, Post Office Hatiasala, Police Station Kashipur, PIN-700135, District South 24 Parganas;
- 3.3 **MIZANUR RAHAMAN MOLLA** (PAN: FEZPM2848A and Aadhaar No. 3987-6693-7100), son of Late Abdul Rajjak Molla, by faith Muslim, by nationality Indian, occupation Others, residing at Jirangacha, Post Office Hatiasala, Police Station Kashipur, PIN-700135, District South 24 Parganas;
- 3.4 **ABDUL OHID MOLLA** (PAN: HYYPM7858H and Aadhaar No. 9947-3718-5329), son of Late Rajjak Molla, by faith Muslim, by nationality Indian, occupation Others, residing at Jirangacha, Post Office Hatiasala, Police Station Kashipur, PIN-700135, District South 24 Parganas;
- 3.5 **MORIUM BIBI** (PAN: CHSPBS996F and Aadhaar No. 4147-3775-3324), wife of Nizam Uddin Baidya and daughter of Late Rajjak Molla, by faith Muslim, by nationality Indian, occupation Housewife, residing at Moharakpur, Baidyapara, Post Office Moharakpur, Police Station Lashati, PIN-700135, District North 24 Parganas;

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

And

- 3.6 **RISHI KYAL**, having PAN AFTPK7464G and Aadhaar No. 6009 1283 0435, son of Balkrishnan Kyal, by faith Hindu, by occupation Business, nationality Indian, residing at 30C, South End Park, Post Office Surat Boac Road, Kolkata- 700 029, Police Station Lake, District South 24 Parganas (**Purchaser**, includes successors-in-interest)

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

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. **Subject Matter of Conveyance**
 - 4.1 **Said Property:** Land classified as soil (agricultural) measuring 1.1392 (one point one three nine two) decimal, more or less, out of 31 (thirty one) decimal, being a portion of R.S. Dag No. 61, corresponding L.R. Dag No. 55, recorded under R.S. Khatian No.



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555, L.R. Khatian No. 1353 and 1360, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagananpur Gram Panchayat (BGP), Sub-Registration District Bhangar, District South 24 Parganas (**Said Property**) and more fully described in the **Schedule** below together with all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Said Property and appurtenances and inheritances for access and user thereof.

5. Background, Representations, Warranties and Covenants

- 5.1 **Representations, Warranties and Covenants Regarding Title:** The Vendors represent and warrant to and covenant with the Purchaser regarding title as follows:
- 5.1.1 **Ownership of Daud Ali Molla:** At all material time one Daud Ali Molla was the sole, recorded and absolute owner in respect of land measuring 7.75 (seven point seven five) decimal, more or less, out of 31 (thirty one) decimal, being a portion of R.S. Dag No. 61, corresponding L.R. Dag No. 55, recorded under R.S. Khatian No. 555, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Larger Property**), free from all encumbrances.
- 5.1.2 **Demise of Daud Ali Molla:** Said Daud Ali Molla, a Muslim governed by the *Sunni* School of Mohammedan Law, died intestate leaving behind him surviving his wife, Achhia Bibi alias Achhiya Bibi Molla, 6 (six) sons, namely, (1) Abdul Gaffar Molla, (2) Abdul Rajjak Molla alias Abdul Rajjak Molya alias Abdur Rajjak Molla, (3) Abdul Ohab Molla alias Abdul Ohab Molya, (4) Abdul Rab Molla alias Abdur Rab Molla, (5) Abdul Jali Molya alias Abdul Jali Molla and (6) Abdul Jala Molla and 3 (three) daughters, namely, (1) Rashida Bibi, (2) Sahana Bibi alias Sahana Bibi and (3) Manoyara Bibi alias Monchar Bibi, as his only legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Daud Ali Molla in the Larger Property, free from all encumbrances.
- 5.1.3 **Demise of Rashida Bibi:** Said Rashida Bibi, daughter of Late Daud Ali Molla, a Muslim governed by the *Sunni* School of Mohammedan Law, died intestate leaving behind her surviving her mother, Achhia Bibi alias Achhiya Bibi Molla, husband, Mokarem Molla, 2 (two) sons, namely, (1) Manirul Molla and (2) Ali Ajjar Molla and 4 (four) daughters, namely, (1) Chayra Bibi alias Chayra Jamadar, (2) Ayalta Bibi, (3) Najira Bibi and (4) Sabera Bibi alias Sabera Laskar, as her only legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Rashida Bibi in the Larger Property, free from all encumbrances.
- 5.1.4 **Gift by Achhia Bibi:** By a Deed of Gift dated 23rd August, 2022, registered in the Office of the Additional District Sub-Registrar, Bhangar, recorded in Book No. I, Volume No. 1621-2022, at Pages 222757 to 222808, being Deed No. 162108074 for the year 2022,



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said Achhia Bibi alias Achhiya Bibi Molla, wife of Dawud Ali Molla gifted, granted and transferred land measuring 0.97 (zero point nine seven) decimal, more or less, out of the Larger Property, recorded under L.R. Khatian No. 1360, unto and in favour of (1) Abdul Gaffar Molla, (2) Abdul Rajjak Molla alias Abdul Rajjak Molya alias Abdur Rajjak Molla, (3) Abdul Ohab Molla alias Abdul Ohab Molya, (4) Abdul Rab Molla alias Abdur Rab Molla, (5) Abdul Jalil Molya alias Abdul Jalil Molla and (6) Abdul Jalal Molla, free from all encumbrances.

- 5.1.5 **Declaration regarding Errors:** Inadvertently and by oversight, the following typographical errors have been noticed in the aforesaid Deed of Gift dated 23rd August, 2022, registered in the Office of the Additional District Sub-Registrar, Bhangar, recorded in Book No. 1, being Deed No. 162108074 for the year 2022, they are, 'R.S./L.R. Day No. 55' has been erroneously mentioned instead of 'R.S. Day No. 61 corresponding to L.R. Day No. 55' and the legal heirs of Late Abdul Rajjak Molla alias Abdul Rajjak Molya alias Abdur Rajjak Molla declare and confirm the said error and is hereby rectified accordingly.
- 5.1.6 **Sale by Legal Heirs Of Rashida Bibi:** By a Deed of Sale dated 27th September, 2022, registered in the Office of the Additional District Sub-Registrar, Bhangar, recorded in Book No. 1, Volume No. 1621-2022, at Pages 263958 to 263998, being Deed No. 162109480 for the year 2022, said (1) Mokarem Molla, (2) Manirul Molla, (3) Ali Ajjar Molla, (4) Chayra Bibi alias Chayra Jamadar, (5) Aysha Bibi, (6) Najira Bibi and (7) Sabera Bibi alias Sabera Laskar sold, conveyed and transferred their right, title and interest in the Larger Property unto and in favour of (1) Abdul Gaffar Molla, (2) Abdul Rajjak Molla alias Abdul Rajjak Molya alias Abdur Rajjak Molla, (3) Abdul Ohab Molla alias Abdul Ohab Molya, (4) Abdul Rab Molla alias Abdur Rab Molla, (5) Abdul Jalil Molya alias Abdul Jalil Molla and (6) Abdul Jalal Molla, free from all encumbrances.
- 5.1.7 **Ownership of Abdul Rajjak Molla:** In the above mentioned circumstances said Abdul Rajjak Molla alias Abdul Rajjak Molya alias Abdur Rajjak Molla became the sole and absolute owner in respect of the Said Property, i.e. land measuring 1.1392 (one point one three nine two) decimal, more or less, out of the Larger Property and mutated his name in the records of the Block Land and Land Reforms Officer, Bhangar-II, under L.R. Khatian No. 1355, free from all encumbrances.
- 5.1.8 **Demise of Abdul Rajjak Molla:** Said Abdul Rajjak Molla alias Abdul Rajjak Molya alias Abdur Rajjak Molla, a Muslim governed by the Sunni School of Mohammedan Law, died intestate on 9th June, 2025, leaving behind him surviving his 4 (four) sons, namely, (1) Emdadul Molla, (2) Mahidul Islam Molla, (3) Mizanur Rahaman Molla and (4) Abdul Ohid Molla and 1 (one) daughter, Morjum Bibi, as his only legal heirs and heiress, who jointly and in diverse share inherited the right, title and interest of Late Abdul Rajjak Molla alias Abdul Rajjak Molya alias Abdur Rajjak Molla in the Said Property, free from all



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encumbrances. It is pertinent to mention here that his wife, Amena Bibi predeceased him on 14th December, 2022.

- 5.1.9 **Absolute Ownership of Vendors:** in the above mentioned events and circumstances said (1) Emdadul Molla, (2) Mahidul Islam Molla, (3) Mizanur Rahaman Molla, (4) Abdul Ghid Molla and (5) Morium Bibi (collectively the Vendors herein) became the joint and absolute owners in respect of the Said Property, free from all encumbrances and the Said Property is the subject matter of this Conveyance.
- 5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendors represent and warrant to and covenant with the Purchaser regarding encumbrances as follows:
- 5.2.1 **No Acquisition/Requisition:** The Vendors have not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declare that the Said Property is not affected by any scheme of any Local Authority or Government or Statutory Body.
- 5.2.2 **No Excess Land:** The Vendors do not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955 and the West Bengal Estates Acquisition Act, 1953.
- 5.2.3 **No Encumbrance by Act of Vendors:** The Vendors have not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.
- 5.2.4 **Right, Power and Authority to Sell:** The Vendors have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchaser.
- 5.2.5 **No Dues:** No tax in respect of the Said Property is due to the local authority and/or any other authority or authorities and no Certificate Case is pending for realization of any dues from the Vendors.
- 5.2.6 **No Right of Pre-emption:** No person or persons whatsoever have/had/has any right of pre-emption over and in respect of the Said Property or any part thereof.
- 5.2.7 **No Mortgage:** No mortgage or charge has been created by the Vendors by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.
- 5.2.8 **Free From All Encumbrances:** The Said Property is free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, *usucapio*, *debentures*, *wakf*, trusts, prohibitions, income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *bargadars* and



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liabilities whatsoever or howsoever made or suffered by the Vendors or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendors or the Vendors' predecessors-in-title and the title of the Vendors to the Said Property is free, clear and marketable.

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

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

6. Basic Understanding

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

7. Transfer

7.1 **Hereby Made:** The Vendors hereby sell, convey and transfer to the Purchaser the entirety of the Vendors' right, title and interest of whatsoever or howsoever nature in the Said Property, more fully described in the **Schedule** below, being, land classified as *sali* (agricultural) measuring 1.1392 (one point one three nine two) decimal, more or less, out of 31 (thirty one) decimal, being a portion of R.S. Dag No. 61, corresponding L.R. Dag No. 55, recorded under R.S. Khatian No. 553, L.R. Khatian Nos. 1355 and 1360, Mouza Jirangucha, J.L. No. 25, Police Station Kastipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

7.2 **Consideration:** The aforesaid transfer is being made in consideration of a sum of Rs.7,50,000/- (Rupees Seven Lakh Fifty Thousand only) paid by the Purchaser to the Vendors, receipt of which the Vendors hereby and by the Receipt and Memo of Consideration hereunder written, admit and acknowledge.

8. Terms of Transfer

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



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- 8.1.1 **Sale:** a sale within the meaning of the Transfer of Property Act, 1882.
- 8.1.2 **Absolute:** absolute, irreversible and perpetual.
- 8.1.3 **Free from Encumbrances:** free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lis pendens, uses, debutter, wakf, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, bargadars and liabilities whatsoever or howsoever made or suffered by the Vendors or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendors or the Vendors' predecessors-in-title.
- 8.1.4 **Together with All Other Appurtenances:** together with all other rights the Vendors have in the Said Property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property.
- 8.2 **Subject to:** The transfer being effected by this Conveyance is subject to:
- 8.2.1 **Indemnification by Vendors:** express indemnification by the Vendors about the correctness of the Vendors' title, Vendors' authority to sell and non existence of any encumbrances on the Said Property, which if found defective or untrue at any time, the Vendors shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendors, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendors hereby covenant that the Vendors or any person claiming under the Vendors in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Purchaser and/or the Purchaser's successors-in-interest and assigns, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the Purchaser and/or the Purchaser's successors-in-interest and assigns by reason of any claim made by any third parties with respect to the title of the Said Property. If any difficulty arises in respect of mutation of the Said Property in the name of the Purchaser then the Vendors shall at all times hereinafter, at the costs, expenses, risk and responsibility of the Vendors, forthwith take all necessary steps to mutate the name of the Purchaser in respect of the Said Property. In this regard the Vendors hereby clarify that the R.S. Record of Rights and L.R. Record of Rights are not in parity with the Vendors' entitlement in said R.S. Dag No. as recited under clause 5.1 and sub-clauses thereunder. However, the Vendors hereby convey all the Vendors' right, title and interest in the said R.S. Dag No. 61, corresponding to L.R. Dag No. 55 (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.



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



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

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



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**Schedule
(Said Property)**

Land (vacant) classified as silt (agricultural) measuring 1.1392 (one point one three nine two) decimal, more or less, out of 31 (thirty one) decimal, being a portion of R.S. Dag No. 61, corresponding L.R. Dag No. 55, recorded under R.S. Khatian No. 555, L.R. Khatian Nos. 1355 and 1360, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagnanpur Gram Panchayat, Sub-Registration District Bhangar, District South 24 Parganas and the said R.S. Dag No. 61 is buried and bounded as follows:

- On the North** : By R.S. Dag No. 60
- On the East** : By R.S. Dag No. 154
- On the South** : By R.S. Dag No. 62
- On the West** : By R.S. Dag Nos. 71 & 70

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



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10. Execution and Delivery

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

Witnesses:

1. Ananta Ghosh
111 - Beljachand
P.O - Gocharoi
P.S - Joybagall
Dist - 24 P.S.D.
743221
2. Alamgir Raza Adv
28/1, Judge court Road
Kot-27

Mosium Baki

১১১১ নং (১১/১১)
- মহিউল ইসলাম
১১১১ নং (১১/১১)
১১১১ নং (১১/১১)

Drafted by:

Alamgir Raza
NB/1366/03

Advocate

Alipore Judges Court
Kot-27

[Vendors]

Read over and explained in Bengali the true meaning and substance of this deed of Conveyance and the Receipt and memo of Consideration hereinabove to the vendors who have subscribed their respective hands and seals after acknowledging to have understood the same in the presence of the witnesses above named Ananta Ghosh



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Registrar I/S 7 (2) of
Registration 1908
Alipatti, South 74 Pergamam

10 OCT 2025

Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs.7,50,000/- (Rupees Seven Lakh Fifty 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.)
IOBAN25282572062	09.10.25	Indian Overseas Bank	1,75,000.00
IOBAN25282571434	09.10.25	Indian Overseas Bank	1,75,000.00
IOBAN25282570948	09.10.25	Indian Overseas Bank	1,75,000.00
IOBAN25282570134	09.10.25	Indian Overseas Bank	1,75,000.00
IOBAN25282572439	09.10.25	Indian Overseas Bank	50,000.00
Total:			7,50,000/-

Witnesses:

Ananta Chak

2 *Alamgir Sayyad*

ശബ്ദം (S.M.M)
Mahidul Islam Molla
സീയദ് അബ്ദുൾ റഹ്മാൻ
എസ് എൻ റഹ്മാൻ
Moulaam Bibi

[Vendors]






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

(Signature)

10 OCT 2025

SPECIMEN FORM FOR TEN FINGER PRINTS

	<p><i>Handwritten name: M. K. ...</i></p>					
		<p>Little Ring Middle Fore Thumb</p>				
		<p>(Left Hand)</p>				
		<p>Thumb Fore Middle Ring Little</p>				
		<p>(Right Hand)</p>				
	<p><i>Handwritten name: ...</i></p>					
		<p>Little Ring Middle Fore Thumb</p>				
		<p>(Left Hand)</p>				
		<p>Thumb Fore Middle Ring Little</p>				
		<p>(Right Hand)</p>				
	<p><i>Handwritten name: ...</i></p>					
		<p>Little Ring Middle Fore Thumb</p>				
		<p>(Left Hand)</p>				
		<p>Thumb Fore Middle Ring Little</p>				
		<p>(Right Hand)</p>				



Registrar (IS 7 (2) of
Registration 1308
Alipore, South 24 Parganas

10 OCT 2025

SPECIMEN FORM FOR TEN FINGER PRINTS

	<i>Burhan Ullah</i>					
		Little Ring Middle Fore Thumb (Left Hand)				
						
		Thumb Fore Middle Ring Little (Right Hand)				
	<i>Arif ul Bari Khan</i>					
		Little Ring Middle Fore Thumb (Left Hand)				
						
		Thumb Fore Middle Ring Little (Right Hand)				
	<i>Masooma Bibi</i>					
		Little Ring Middle Fore Thumb (Left Hand)				
						
		Thumb Fore Middle Ring Little (Right Hand)				



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

10 OCT 2025



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



GRIPS Payment Detail

GRIPS Payment ID:	101020252029789308	Payment Init. Date:	10/10/2025 11:34:50
Total Amount:	45620	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	4278873843027	BRN Date:	10/10/2025 11:35:09
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Mr RISHI KYAL
Mobile: 9350394689

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192025260197893098	Directorate of Registration & Stamp Revenue	45620
Total			45620

IN WORDS: FORTY FIVE THOUSAND SIX HUNDRED TWENTY 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



GRN Details

GRN:	192025260297893098	Payment Mode:	SBI Epay
GRN Date:	10/10/2025 11:34:50	Bank/Gateway:	SBIePay Payment Gateway
BRN :	4278873843027	BRN Date:	10/10/2025 11:35:00
Gateway Ref ID:	1094769312	Method:	ICICI Bank - Corporate NB
GRIPS Payment ID:	101020252029789308	Payment Init. Date:	10/10/2025 11:34:50
Payment Status:	Successful	Payment Ref. No:	2002779813/8/2025 [Query No*100000 Year]

Depositor Details

Depositor's Name:	Mr RISHI KYAL
Address:	30C, SOUTH END PARK, KOLKATA-700029
Mobile:	9330394680
Period From (dd/mm/yyyy):	10/10/2025
Period To (dd/mm/yyyy):	10/10/2025
Payment Ref ID:	2002779813/8/2025
Dept Ref ID/DRN:	2002779813/8/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002779813/8/2025	Property Registration- Stamp duty	0030-03-103-003-02	37420
2	2002779813/8/2025	Property Registration- Registration Fee	0030-03-104-001-1A	7900
3	2002779813/8/2025	Receipts on account of Standard User Charge-Other fees	0030-03-102-008-16	300
Total				45620

IN WORDS: FORTY FIVE THOUSAND SIX HUNDRED TWENTY ONLY.



Samy

SECRETARY'S OFFICE
SECRETARY DEPARTMENT
AMRITA GHOSH
EMPLOYEE GHOSH
25/05/1981
BELURGHAT WF

मानव संसाधन
GOVT. OF INDIA



संघ सरकार
Government of India



नाम: अमिता घोष
Amrita Ghosh
पिता: बिलोब घोष
Father - Bilob Ghosh

लिंग: पुरुष
Sex: Male



2744 4498 2164

संघ संज्ञा
Unique Identification Authority of India



नाम: अमिता घोष
Amrita Ghosh
पिता: बिलोब घोष
Father - Bilob Ghosh

Address: SO: Bilob Ghosh,
BELACHANDA, Gocharan,
South 24 Parganas,
Gocharan, West Bengal,
743081

2744 4498 2164

Amrita Ghosh

8 1001 0 1142 10

Major information of the Deed

Deed No :	I-1604-07918/2025	Date of Registration	10/10/2025
Query No / Year	1604-2002779813/2025	Office where deed is registered	
Query Date	09/10/2025 10:50:08 AM	D.S.R. - IV SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	DIPANKAR SARDAR Village And Post Office Gokarnoo, Thana : Majrahat, District : South 24-Parganas, WEST BENGAL, PIN - 743601, Mobile No. : 9330394688, Status :Deed Writer		
Transaction:	Additional Transaction		
(0101) Sale, Sale Document	[4308] Other than immovable Property: Agreement [No of Agreement : 2]		
Set Forth value	Market Value:		
Rs. 7,50,000/-	Rs. 7,50,000/-		
Stamp duty Paid(TD)	Registration Fee Paid		
Rs. 37,500/- (Article 23)	Rs. 7,937/- (Article A(1), E)		
Remarks			

Land Details :

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

Sch. No.	Plot Number	Khatian Number	Land Use Proposed	Use ROH	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
1.1	RS-61	RS-555	Rastru	Shop	1.1392 Dec	7,50,000/-	7,50,000/-	
Grand Total :					1.1392Dec	7,50,000 /-	7,50,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	MAHIDUL ISLAM MOLLA (Presentant) Son of Late: ABUL RAJJAK MOLLA Executed by: Self, Date of Execution: 10/10/2025 , Admitted by: Self, Date of Admission: 10/10/2025 ,Place : Office			
Jhangacha, City: - , P.O:- Hatisala, P.S:-Keshipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India Date of Birth:XX-XX-1XX5 , PAN No. : DPxxxxxx9G, Aadhaar No: 22xxxxxxx5964, Status :Individual, Executed by: Self, Date of Execution: 10/10/2025 , Admitted by: Self, Date of Admission: 10/10/2025 ,Place : Office				



2	Name	Photo	Finger Print	Signature
	ABDUL OHID MOLLA Son of Late ABDUL RAJJAK MOLLA Executed by: Self, Date of Execution: 10/10/2025 Admitted by: Self, Date of Admission: 10/10/2025, Place : Office		 Captured	

City:- , P.O:- HATISHALA, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India Date of Birth: XX-XX-1XX2 , PAN No.: HYxxxxxx8H, Aadhaar No: 99xxxxxxx5329, Status :Individual, Executed by: Self, Date of Execution: 10/10/2025
Admitted by: Self, Date of Admission: 10/10/2025, Place : Office

3	Name	Photo	Finger Print	Signature
	MIZANUR RAHAMAN MOLLA Son of Late ABDUL RAJJAK MOLLA Executed by: Self, Date of Execution: 10/10/2025 Admitted by: Self, Date of Admission: 10/10/2025, Place : Office		 Captured	

City:- , P.O:- HATISHALA, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India Date of Birth: XX-XX-1XX7 , PAN No.: FExxxxxx8A, Aadhaar No: 39xxxxxxx7100, Status :Individual, Executed by: Self, Date of Execution: 10/10/2025
Admitted by: Self, Date of Admission: 10/10/2025, Place : Office

4	Name	Photo	Finger Print	Signature
	EMDADUL MOLLA Son of Late ABDUL RAJJAK MOLLA Executed by: Self, Date of Execution: 10/10/2025 Admitted by: Self, Date of Admission: 10/10/2025, Place : Office		 Captured	

City:- , P.O:- HATISHALA, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India Date of Birth: XX-XX-1XX3 , PAN No.: DKxxxxxx0C, Aadhaar No: 27xxxxxxx5505, Status :Individual, Executed by: Self, Date of Execution: 10/10/2025
Admitted by: Self, Date of Admission: 10/10/2025, Place : Office



Sl No	Name	Photo	Finger Print	Signature
5	MORUM BIBI Daughter of Late Razzak Molla Executed by: Self, Date of Execution: 10/10/2025 Admitted by: Self, Date of Admission: 10/10/2025 ,Place : Office		 Captured	
		10/10/2025	10/10/2025	10/10/2025
Mobarakpur, Lauhati, City:- , P.O:- Lauhati, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of India,Date of Birth:XX-XX-1XX1 , PAN No.:: CHxxxxxx6F, Aadhaar No: 41xxxxxxx3324, Status: Individual, Executed by: Self, Date of Execution: 10/10/2025 Admitted by: Self, Date of Admission: 10/10/2025 ,Place : Office				

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	RISHI KYAL Son of Balkrishan Kyal 30C, Southend Park, City:- , P.O:- Saral 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-1XX0 , PAN No.:: AFxxxxxx1Q, Aadhaar No: 00xxxxxxx0434, Status: Individual, Status Not Executed

Identifier Details :

Name	Photo	Finger Print	Signature
AMRITA GHOSH Son of Dipak Ghosh City:- , P.O:- Gachagan, P.S:-Jyeshtha, District:-South 24 Parganas, West Bengal, India, PIN:- 743391		 Captured	
	10/10/2025	10/10/2025	10/10/2025
Identifier Of MAHDUL ISLAM MOLLA, ABDUL GHU MOLLA, MIZANUR RAHAMAN MOLLA, ENQADIA MOLLA, MORUM BIBI			

Transfer of property for L1

Sl.No	From	To, with area (Name-Area)
1	MAHDUL ISLAM MOLLA	RISHI KYAL-0.22784 Dec
2	ABDUL GHU MOLLA	RISHI KYAL-0.22784 Dec
3	MIZANUR RAHAMAN MOLLA	RISHI KYAL-0.22784 Dec
4	ENQADIA MOLLA	RISHI KYAL-0.22784 Dec
5	MORUM BIBI	RISHI KYAL-0.22784 Dec



Endorsement For Deed Number : I - 100407918 / 2025

On 10-10-2025

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

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

Presentation(Under Section 52 & Rule 22A(2) 46(1),W.B. Registration Rules,1962)

Presented for registration at 13:50 hrs. on 10-10-2025, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by MAHDIU ISLAM MOLLA, one of the Executants.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of this deed has been assessed at Rs 7,50,000/-

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

Execution is admitted on 10/10/2025 by 1. MAHDIU ISLAM MOLLA, Son of Late ABDUL RAJJAK MOLLA, Jangraicha, P.O: Hatishala, Thana: Kashipur, . South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Others, 2. ABDUL OHID MOLLA, Son of Late ABDUL RAJJAK MOLLA, P.O: HATISHALA, Thana: Kashipur, . South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Others, 3. MIZANUR RAHAMAN MOLLA, Son of Late ABDUL RAJJAK MOLLA, P.O: HATISHALA, Thana: Kashipur, . South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Others, 4. EMCIADUL MOLLA, Son of Late ABDUL RAJJAK MOLLA, P.O: HATISHALA, Thana: Kashipur, . South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Others, 5. MORIUM BIBI, Daughter of Late Hazzak Molla, Mobarakpur, Lauhati, P.O: Lauhati, Thana: Rajarhat, . North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession House wife

Indefined by AMRITA GHOSH, . Son of Hossain Ghosh, P.O: Gocharan, Thana: Joyragar, . 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 7,832.00/- (A(1) = Rs 7,500.00/- + Rs 400.00/- +1 = Rs 28.00/- M(b) = Rs 4.00/-) and Registration Fees paid by , by Cash Rs 32.00/-, by online = Rs 7,800/- Description of Online Payment Using Government Receipt Portal System (GRPS), Finance Department, Govt. of WB Online on 10/10/2025 11:36AM with Govt. Ref. No. 19202502097893098 on 10-10-2025, Amount Rs: 7,900/-, Bank: SBI EPay (SBIePay), Ref. No. 4278873843027 on 10-10-2025, Head of Account 0030-03-104-001-10

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 37,520/- and Stamp Duty paid by , by Stamp Rs 100.00/-, by online = Rs 37,420/-

Description of Stamp

1. Stamp: Type: Imprinted, Serial no 22715, Amount: Rs.100.00/-, Date of Purchase: 20/08/2025, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRPS), Finance Department, Govt. of WB Online on 10/10/2025 11:35AM with Govt. Ref. No. 18202502097893098 on 10-10-2025, Amount Rs: 37,420/-, Bank: SBI EPay (SBIePay), Ref. No. 4278873843027 on 10-10-2025, Head of Account 0030-02-103-003-02



Baishali Dasgupta
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 1604-2025, Page from 218133 to 218154
being No 160407918 for the year 2025.



Baishali Dasgupta

Digitally signed by Baishali Dasgupta
Date: 2025.10.10 14:57:25 +05:30
Reason: Digital Signing of Deed.

(Baishali Dasgupta) 10/10/2025
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.

0. 7919/23


E- 7919/2023



पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL

AP 307539

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


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

07 JUN 2023

CONVEYANCE

1. Date: 06.06.2023
2. Place: Kolkata
3. Parties

h
6/6
B-1/4/19/0993
VC-12216/23

29962

23 MAY 2023

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

Name : B. C. LAHIRI
Advocate

Address : ALIPORE JUDGES COURT
KOL-27

Vendor :
Alipore Collectorate, 24 Pgs. (South)

SUBHANKAR DAS
STAMP VENDOR
Alipore Police Court, Kol-27



Subhankar Das



6812

Subhankar Das



6813

Subhankar Das



6814

Subhankar Das

Subhankar Das



District Sub Registrar-II
Alipore, South 24 Parganas
- 6 JUN 2023

- 3.1 **MD. SOFED ALI MOLLAH (PAN IJLPM1283B and Aadhaar No. 6560-8361-5006)**, son of Late Md. Hatem Ali Mollah, by faith Muslim, by nationality Indian, occupation Others, residing at Krishnamati, Post Office Bamunia, Police Station Bamunia, PIN-743502, District South 24 Parganas;
- 3.2 **MD. OSMAN GONI alias MD. OSMAN GONI MOLLAH (PAN EGIPO1144M and Aadhaar No. 4100-9832-6963)**, son of Late Md. Moniruzzaman Mollah, by faith Muslim, by nationality Indian, occupation Others, residing at Krishnamati, Post Office Bamunia, Police Station Bamunia, PIN-743502, District South 24 Parganas;
- 3.3 **MD. ABDUL WAHID MOLLAH (PAN IJLPM1286E and Aadhaar No. 6382-3226-3994)**, son of Late Md. Mahamud Ali Mollah, by faith Muslim, by nationality Indian, occupation Others, residing at Krishnamati, Post Office Bamunia, Police Station Bamunia, PIN-743502, District South 24 Parganas;
- 3.4 **MD. TARIQUL ISLAM alias MD. TARIQUL ISLAM MOLLAH (PAN AQBPI4504L and Aadhaar No. 4514-8634-3081)**, son of Late Md. Jobed Ali Mollah, by faith Muslim, by nationality Indian, occupation Others, residing at Krishnamati, Post Office Bamunia, Police Station Bamunia, PIN-743502, District South 24 Parganas;
- 3.5 **MD. MALEK MOLLAH (PAN IJLPM1276G and Aadhaar No. 7592-9005-8877)**, son of Late Md. Fajlur Rahaman Mollah, by faith Muslim, by nationality Indian, occupation Others, residing at Krishnamati, Post Office Bamunia, Police Station Bamunia, PIN-743502, District South 24 Parganas;
- 3.6 **MD. ABDUR ROUF MOLLAH (PAN IJLPM1288L and Aadhaar No. 2506-3848-2162)**, son of Late Md. Omed Ali Mollah, by faith Muslim, by nationality Indian, occupation Others, residing at Krishnamati, Post Office Bamunia, Police Station Bamunia, PIN-743502, District South 24 Parganas;

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

And

- 3.7 **NUR MAHAMMAD MOLLA alias NUR MOHAMMAD MOLLA (PAN DEVPM7551E and Aadhaar No. 6362-9524-6726)**, son of Abdul Haque Molla, by faith Hindu, by occupation Business, nationality Indian, residing at Jirangacha, Post Office Hatisala, Police Station Kashipur, PIN - 700135, District South 24 Parganas (**Purchaser**, includes successors-in-interest)

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



6815

Handwritten text in Hindi/Urdu script



6816

Handwritten text in Hindi/Urdu script



6817

L.T.I of MD. Malak Mulla
By the Pen of Handwritten signature



6818

Handwritten text: MD. OSMAN Mullah
L.T.I of MD. OSMAN Mullah
By the Pen of Handwritten signature



6819

Handwritten text in Hindi/Urdu script



NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject Matter of Conveyance

- 4.1 **Said Property:** (1) Land classified as *soil* (agricultural) measuring 4.65 (four point six five) decimal, more or less, out of 31 (thirty one) decimal, being a portion of R.S. Dag No. 62, corresponding L.R. Dag No. 56, recorded under R.S. Khatian No. 615, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet (BGP), Sub-Registration District Bhangar, District South 24 Parganas (**First Property**) and more fully described in **Part-I** of the **First Schedule** below **And** (2) land classified as *danga* (highland) measuring 7.23 (seven point two three) decimal, more or less, out of 44 (forty four) decimal, being a portion of R.S. Dag No. 69, corresponding L.R. Dag No. 63, recorded under R.S. Khatian No. 643, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Second Property**) and more fully described in **Part-II** of the **First Schedule** below **And** (3) land classified as *danga* (highland) measuring 2.83 (two point eight three) decimal, more or less, out of 56 (fifty six) decimal, being a portion of R.S. Dag No. 91, corresponding L.R. Dag No. 85, recorded under R.S. Khatian No. 185, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Third Property**) and more fully described in **Part-III** of the **First Schedule** below, the **First Property**, the **Second Property** and **Third Property** are more fully and collectively described in the **Second Schedule** below (collectively **Said Property**) together with all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Said Property and appurtenances and inheritances for access and user thereof.

5. Background, Representations, Warranties and Covenants

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

- 5.1.1 **Ownership of Larger Property:** At all material time Sourahjan Bibi was the sole and absolute owner in respect of (1) land measuring 5.425 (five point four two five) decimal, more or less, out of 31 (thirty one) decimal, being a portion of R.S. Dag No. 62, corresponding L.R. Dag No. 56, recorded under R.S. Khatian No. 615, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Larger Property In R.S. Dag No. 62**), (2) land measuring 8.44 (eight point four four) decimal, more or less, out of 44 (forty four) decimal, being a portion of R.S. Dag No. 69, corresponding L.R. Dag No. 63, recorded under R.S. Khatian No. 643, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-



District Sub Registrar-II
Aligarh, South 24 Paragana
- 8 JUN 2023

Registration District Bhangar, District South 24 Parganas (**Larger Property in R.S. Dag No. 69**) and (3) land measuring 3.3 (three point three) decimal, more or less, out of 56 (fifty six) decimal, being a portion of R.S. Dag No. 91, corresponding L.R. Dag No. 85, recorded under R.S. Khatian No. 185, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas (**Larger Property in R.S. Dag No. 91**), free from all encumbrances. The Larger Property in R.S. Dag No. 62, Larger Property in R.S. Dag No. 69 and Larger Property in R.S. Dag No. 91 hereinafter collectively referred to as the **Larger Property**.

- 5.1.2 **Demise of Sourabjan Bibi:** Said Sourabjan Bibi, a Muslim governed by the *Sunni School of Mohammedan Law*, died intestate leaving behind her surviving her 7 (seven) sons, namely, (1) Md. Amanat Hossain Mollah, (2) Md. Mahamud Ali Mollah, (3) Md. Abdul Jabbar Mollah, (4) Md. Jobed Ali Mollah, (5) Md. Fajur Rahaman Mollah, (6) Md. Sofed Ali Mollah and (7) Md. Omed Ali Mollah, as her only legal heirs, who jointly and in equal share inherited the right, title and interest of Late Sourabjan Bibi in the Larger Property, free from all encumbrances. It is pertinent to mention here that 1 (one) daughter of Late Sourabjan Bibi, namely, Sobejan Bibi predeceased her mother and therefore, have been excluded as per the Mohammedan Law of inheritance.
- 5.1.3 **Demise of Md. Amanat Hossain Mollah:** Said Md. Amanat Hossain Mollah, a Muslim governed by the *Sunni School of Mohammedan Law*, died intestate leaving behind him surviving his only son, Md. Manirujjaman Mollah, as his only legal heir, who solely inherited the right, title and interest of Late Md. Amanat Hossain Mollah in the Larger Property, free from all encumbrances.
- 5.1.4 **Demise of Md. Manirujjaman Mollah:** Said Md. Manirujjaman Mollah, a Muslim governed by the *Sunni School of Mohammedan Law*, died intestate leaving behind him surviving his only son, Md. Osmani Goni alias Md. Osman Goni Mollah, as his only legal heir, who solely inherited the right, title and interest of Late Md. Manirujjaman Mollah in the Larger Property, free from all encumbrances.
- 5.1.5 **Demise of Md. Mahamud Ali Mollah:** Said Md. Mahamud Ali Mollah, a Muslim governed by the *Sunni School of Mohammedan Law*, died intestate leaving behind him surviving his only son, Md. Abdul Wahid Mollah, as his only legal heir, who solely inherited the right, title and interest of Late Md. Mahamud Ali Mollah in the Larger Property, free from all encumbrances.
- 5.1.6 **Demise of Md. Jobed Ali Mollah:** Said Md. Jobed Ali Mollah, a Muslim governed by the *Sunni School of Mohammedan Law*, died intestate leaving behind him surviving his only son, Md. Tariqui Islam alias Md. Tariqui Islam Mollah, as his only legal heir, who solely inherited the right, title and interest of Late Md. Jobed Ali Mollah in the Larger Property, free from all encumbrances.



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- 5.1.7 **Demise of Md. Fajlur Rahaman Mollah:** Said Md. Fajlur Rahaman Mollah, a Muslim governed by the *Sunni* School of Mohammedan Law, died intestate leaving behind him surviving his only son, Md. Malek Mollah, as his only legal heir, who solely inherited the right, title and interest of Late Md. Fajlur Rahaman Mollah in the Larger Property, free from all encumbrances.
- 5.1.8 **Demise of Md. Omed Ali Mollah:** Said Md. Omed Ali Mollah, a Muslim governed by the *Sunni* School of Mohammedan Law, died intestate leaving behind him surviving his only son, Md. Abdur Rouf Mollah, as his only legal heir, who solely inherited the right, title and interest of Late Md. Omed Ali Mollah in the Larger Property, free from all encumbrances.
- 5.1.9 **Absolute Ownership of Vendors:** In the above mentioned events and circumstances said (1) Md. Sofed Ali Mollah, (2) Md. Osman Goni *alias* Md. Osman Goni Mollah, (3) Md. Abdul Wahid Mollah, (4) Md. Tariqul Islam *alias* Md. Tariqul Islam Mollah, (5) Md. Malek Mollah and (6) Md. Abdur Rouf Mollah (collectively the Vendors herein) have become the joint and absolute owners in respect of the Said Property out of the Larger Property, free from all encumbrances and the Said Property is the subject matter of this Conveyance.
- 5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendors represent and warrant to and covenant with the Purchaser regarding encumbrances as follows:
- 5.2.1 **No Acquisition/Requisition:** The Vendors have not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declare that the Said Property is not affected by any scheme of any Local Authority or Government or Statutory Body.
- 5.2.2 **No Excess Land:** The Vendors do not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955 and the West Bengal Estates Acquisition Act, 1953.
- 5.2.3 **No Encumbrance by Act of Vendors:** The Vendors have not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.
- 5.2.4 **Right, Power and Authority to Sell:** The Vendors have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchaser.
- 5.2.5 **No Dues:** No tax in respect of the Said Property is due to the local authority and/or any other authority or authorities and no Certificate Case is pending for realization of any dues from the Vendors.



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

6. Basic Understanding

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

7. Transfer

- 7.1 **Hereby Made:** The Vendors hereby sell, convey and transfer to the Purchaser the entirety of the Vendors' right, title and interest of whatsoever or howsoever nature in the Said Property, more fully described in the **Second Schedule** below, being, (1) the First Property, i.e., land classified as *suli* (agricultural) measuring 4.65 (four point six five) decimal, more or less, out of 31 (thirty one) decimal, being a portion of R.S. Dag No. 62, corresponding L.R. Dag No. 56, recorded under R.S. Khatian No. 615, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-I of the First Schedule** below **And** (2) the Second Property, i.e., land classified as *danga* (highland) measuring 7.23 (seven point two three) decimal, more or less, out of 44 (forty four)



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decimal, being a portion of R.S. Dag No. 69, corresponding L.R. Dag No. 63, recorded under R.S. Khatian No. 643, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-II** of the **First Schedule** below **And (3)** the Third Property, i.e., land classified as *dungo* (highland) measuring 2.83 (two point eight three) decimal, more or less, out of 56 (fifty six) decimal, being a portion of R.S. Dag No. 91, corresponding L.R. Dag No. 85, recorded under R.S. Khatian No. 185, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-III** of the **First Schedule** below **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

7.2 **Consideration:** The aforesaid transfer is being made in consideration of a sum of Rs.9,10,000/- (Rupees Nine Lakh Ten Thousand only) paid by the Purchaser to the Vendors, receipt of which the Vendors hereby and by the Receipt and Memo of Consideration hereunder written, admit and acknowledge.

8. Terms of Transfer

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

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

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

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

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

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

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



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all times hereafter, at the costs, expenses, risk and responsibility of the Vendors, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendors hereby covenant that the Vendors or any person claiming under the Vendors in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Purchaser and/or the Purchaser's successors-in-interest and assigns, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the Purchaser and/or the Purchaser's successors-in-interest and assigns by reason of any claim made by any third parties with respect to the title of the Said Property. If any difficulty arises in respect of mutation of the Said Property in the name of the Purchaser then the Vendors shall at all times hereinafter, at the costs, expenses, risk and responsibility of the Vendors, forthwith take all necessary steps to mutate the name of the Purchaser in respect of the Said Property. In this regard the Vendors hereby clarify that the Vendors' names are erroneously excluded in L.R. Record of Right in respect of the Said Property and the Vendors are entitled to get mutation in respect of the Said Property as recited under clause 5.1 and sub-clauses thereunder. Further, the Vendors hereby convey all the Vendors' right, title and interest in the said R.S. Dag Nos. 62, 69 and 91 under these presents whatsoever and howsoever in nature and the Purchaser shall be entitled to rectify the Record of Rights accordingly.

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



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

- 8.6 No Objection to Mutation and Conversion:** The Vendors covenant, confirm and declare that (1) the Purchaser shall be fully entitled to mutate the Purchaser's name in all public and statutory records and the Vendors hereby expressly (a) consent to the same and (b) appoint the Purchaser as the constituted attorney of the Vendors and empower and authorize the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard and (2) the Vendors are fully aware that the Purchaser shall convert the nature of use and classification of the Said Property to non-agricultural/any other classification at the sole discretion of the Purchaser and the Purchaser shall be fully entitled to do the same in all public and statutory records and the Vendors hereby expressly (a) consent to the same, notwithstanding the nature of use and classification of the balance portion of the Dag (from which the Said Property has been carved out) being and remaining the same as earlier and (b) appoint the Purchaser as the constituted attorney of the Vendors and empower and authorize the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendors undertake to cooperate with the Purchaser in all respect to cause mutation of the Said Property in the name of the Purchaser and conversion of the nature of use and classification thereof and in this regard shall sign all documents and papers as required by the Purchaser.
- 8.7 Title Documents:** Simultaneously herewith, the Vendors have handed over all title papers and documents in respect of the Said Property to the Purchaser.
- 8.8 Further Acts:** The Vendors hereby covenant that the Vendors or any person claiming under them, shall and will from time to time and at all times hereafter, upon every request and at the cost of the Purchaser and/or his/her successors-in-interest and assigns, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Property. Notwithstanding the aforesaid covenant, the Vendors further covenant with the Purchaser that the Purchaser shall be entitled to rectify and/or modify any material defect of this Deed of Conveyance through a declaration without affecting the right of the Vendors in any manner. The Vendors hereby further covenant to be party to the declaration (if required) without raising any objection and without any further consideration as and when required by the Purchaser.



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9. **Interpretation:**

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

First Schedule
Part-I
(First Property)

Land classified as *sali* (agricultural) measuring 4.65 (four point six five) decimal, more or less, out of 31 (thirty one) decimal, being a portion of R.S. Dag No. 62, corresponding L.R. Dag No. 56, recorded under R.S. Khatian No. 615, 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. 62 is butted and bounded as follows:

On the North	: By R.S. Dag No. 61
On the East	: By R.S. Dag Nos. 153 & 154
On the South	: By R.S. Dag No. 63
On the West	: By R.S. Dag Nos. 69 & 70

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

Part-II
(Second Property)

Land classified as *dango* (highland) measuring 7.23 (seven point two three) decimal, more or less, out of 44 (forty four) decimal, being a portion of R.S. Dag No. 69, corresponding L.R. Dag No. 63, recorded under R.S. Khatian No. 643, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and the said R.S. Dag No. 69 is butted and bounded as follows:

On the North	: By R.S. Dag Nos. 70 & 88
On the East	: By R.S. Dag Nos. 62, 63 & 64
On the South	: By R.S. Dag No. 68
On the West	: By R.S. Dag No. 89

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



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howsoever nature of the Vendors in the Second Property and appurtenances and inheritances for access and user thereof.

**Part-III
(Third Property)**

Land classified as *danga* (highland) measuring 2.83 (two point eight three) decimal, more or less, out of 56 (fifty six) decimal, being a portion of R.S. Dag No. 91, corresponding L.R. Dag No. 85, recorded under R.S. Khatian No. 185, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and the said R.S. Dag No. 91 is butted and bounded as follows:

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

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

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

Land (vacant) classified as *sali* (agricultural) measuring 4.65 (four point six five) decimal, more or less, out of 31 (thirty one) decimal, being a portion of R.S. Dag No. 62, corresponding L.R. Dag No. 56, recorded under R.S. Khatian No. 615, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-I** of the **First Schedule** above

Land (vacant) classified as *danga* (highland) measuring 7.23 (seven point two three) decimal, more or less, out of 44 (forty four) decimal, being a portion of R.S. Dag No. 69, corresponding L.R. Dag No. 63, recorded under R.S. Khatian No. 643, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-II** of the **First Schedule** above

Land (vacant) classified as *danga* (highland) measuring 2.83 (two point eight three) decimal, more or less, out of 56 (fifty six) decimal, being a portion of R.S. Dag No. 91, corresponding L.R. Dag No. 85, recorded under R.S. Khatian No. 185, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar,



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District South 24 Parganas and more fully described in **Part-III** of the **First Schedule** above

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

The details of the Said Property are tabulated below:

R.S. Dag No.	L.R. Dag No.	R.S. Khatian	Total Area in Dag (in Dec)	Area Sold (in Dec)
62	56	615	31	4.65
69	63	643	44	7.23
91	85	185	56	2.83
Total:				14.71



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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.

<p>MD. SOFED ALI MOLLAH <u>MD. SOFED ALI MOLLAH</u></p>	<p>MD. OSMAN GONI MOLLAH alias MD. OSMAN GONI MOLLAH By the r... <u>MD. OSMAN GONI alias MD. OSMAN GONI MOLLAH</u></p>
<p><u>MD. ABDUL WAHID MOLLAH</u></p>	<p><u>MD. TARIQUL ISLAM alias MD. TARIQUL ISLAM MOLLAH</u></p>
<p>MD. MALEK MOLLAH <u>MD. MALEK MOLLAH</u></p>	<p><u>MD. ABDUR ROUF MOLLAH</u></p>
<p>[VENDORS]</p>	
<p style="text-align: center;"><u>[PURCHASER]</u></p>	

Witnesses:

1. Anijit Roy
 17, Dixon Lane, kot-14

2. [Signature]
 [Signature]
 [Signature]

Drafted by:
 Anujit Roy
 15/1360/03
 Advocate

At present Judge Court
 21-27

Read over and explained in Bengali the true meaning and substance of the deed of Conveyance and the receipt and stamp of Consideration Commission of the Vendors who have subscribed their own names hereto and also after comparing the same understood the same in the presence of the witnesses above named

[Signature]



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Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of Rs.9,10,000/- (Rupees Nine Lakh Ten Thousand only) towards full and final payment of the consideration for sale of the Said Property described in the **Second Schedule** above, in the following manner:

Mode	Favouring	Amount (Rs.)
Cash	MD. SOFED ALI MOLLAH	1,60,000/-
Cash	MD. OSMAN GONI	1,50,000/-
Cash	MD. ABDUL WAHID MOLLAH	1,50,000/-
Cash	MD. TARIQUL ISLAM	1,50,000/-
Cash	MD. MALEK MOLLAH	1,50,000/-
Cash	MD. ABDUR ROUF MOLLAH	1,50,000/-
Total		9,10,000/-

<p style="text-align: right;"><i>MD. SOFED ALI MOLLAH</i></p> <p style="text-align: center;"><u>MD. SOFED ALI MOLLAH</u></p>	<p style="text-align: right;"><i>Soni Malika</i> L.T.I of MD. OSMAN GONI MD. OSMAN By the Pen of <i>[Signature]</i></p> <p style="text-align: center;"><u>MD. OSMAN GONI alias MD. OSMAN GONI MOLLAH</u></p>
<p style="text-align: right;"><i>MD. ABDUL WAHID MOLLAH</i></p> <p style="text-align: center;"><u>MD. ABDUL WAHID MOLLAH</u></p>	<p style="text-align: right;"><i>MD. TARIQUL ISLAM</i></p> <p style="text-align: center;"><u>MD. TARIQUL ISLAM alias MD. TARIQUL ISLAM MOLLAH</u></p>
<p style="text-align: right;"><i>L.T.I of MD. Malek Malah</i> By the Pen of <i>[Signature]</i></p> <p style="text-align: center;"><u>MD. MALEK MOLLAH</u></p>	<p style="text-align: right;"><i>MD. ABDUR ROUF MOLLAH</i></p> <p style="text-align: center;"><u>MD. ABDUR ROUF MOLLAH</u></p>
[VENDORS]	

Witnesses:

1. *Anujit Roy*

2. *[Signature]*



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SPECIMEN FORM FOR TEN FINGER PRINTS

 <p><i>James M. McCreary</i></p>	<p><i>James M. McCreary</i></p>					
		<p>Little Ring Middle Fore Thumb</p>				
		<p>(Left Hand)</p>				
						
<p>Thumb Fore Middle Ring Little</p>						
<p>(Right Hand)</p>						
 <p><i>Paul M. McCreary</i></p>	<p><i>Paul M. McCreary</i></p>					
		<p>Little Ring Middle Fore Thumb</p>				
		<p>(Left Hand)</p>				
						
<p>Thumb Fore Middle Ring Little</p>						
<p>(Right Hand)</p>						
 <p><i>James M. McCreary</i></p>	<p><i>James M. McCreary</i></p>					
		<p>Little Ring Middle Fore Thumb</p>				
		<p>(Left Hand)</p>				
						
<p>Thumb Fore Middle Ring Little</p>						
<p>(Right Hand)</p>						



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SPECIMEN FORM FOR TEN FINGER PRINTS

 <p><i>(Handwritten text in Hindi)</i></p>	<p><i>(Handwritten name: अमिताभ शर्मा)</i></p>	 <p>Little</p>	 <p>Ring</p>	 <p>Middle</p>	 <p>Fore</p>	 <p>Thumb</p>
		(Left Hand)				
		 <p>Thumb</p>	 <p>Fore</p>	 <p>Middle</p>	 <p>Ring</p>	 <p>Little</p>
		(Right Hand)				
 <p><i>(Handwritten text in Hindi)</i></p>	<p><i>(Handwritten name: अमित शर्मा)</i></p>	 <p>Little</p>	 <p>Ring</p>	 <p>Middle</p>	 <p>Fore</p>	 <p>Thumb</p>
		(Left Hand)				
		 <p>Thumb</p>	 <p>Fore</p>	 <p>Middle</p>	 <p>Ring</p>	 <p>Little</p>
		(Right Hand)				
 <p><i>(Handwritten text in Hindi)</i></p>	<p><i>(Handwritten name: अमित शर्मा)</i></p>	 <p>Little</p>	 <p>Ring</p>	 <p>Middle</p>	 <p>Fore</p>	 <p>Thumb</p>
		(Left Hand)				
		 <p>Thumb</p>	 <p>Fore</p>	 <p>Middle</p>	 <p>Ring</p>	 <p>Little</p>
		(Right Hand)				



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- 6 JUN 2023

SPECIMEN FORM FOR TEN FINGER PRINTS

	<p>L.I.I of ASD. O.S. [unclear] By the P. [unclear]</p>					
		<p>Little Ring Middle Fore Thumb</p>				
		<p>(Left Hand)</p>				
						
		<p>Thumb Fore Middle Ring Little</p>				
		<p>(Right Hand)</p>				
<p align="center">PHOTO</p>						
		<p>Little Ring Middle Fore Thumb</p>				
		<p>(Left Hand)</p>				
		<p>Thumb Fore Middle Ring Little</p>				
		<p>(Right Hand)</p>				
<p align="center">PHOTO</p>						
		<p>Little Ring Middle Fore Thumb</p>				
		<p>(Left Hand)</p>				
		<p>Thumb Fore Middle Ring Little</p>				
		<p>(Right Hand)</p>				












District Sub Registrar-II
Alipore, South 24 Parganas
- 6 JUN 2022



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - I | SOUTH 24-PARGANAS, District Name : South 24-Parganas
Signature / LTI Sheet of Query No/Year 16022001440993/2023

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	MD SOFED ALI MOLLAH Krishnamati, Bamunia, City:- , P.O:- Bamunia, P.S.-Kolkata Leather Camp, District:- South 24-Parganas, West Bengal, India, PIN:- 743502	Seller			 06.06.23
2	MD ABDUR ROUF MOLLAH Krishnamati, Bamunia, City:- , P.O:- Bamunia, P.S.-Kolkata Leather Camp, District:- South 24-Parganas, West Bengal, India, PIN:- 743502	Seller			 06/06/23
3	MD ABDUL WAHID MOLLAH Krishnamati, Bamunia, City:- , P.O:- Bamunia, P.S.-Kolkata Leather Camp, District:- South 24-Parganas, West Bengal, India, PIN:- 743502	Seller			 06/06/23



District Sub Registrar-II
Alipore, South 24 Parganas
- 8 JUN 2023

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	MD TARIQUL ISLAM Krishnamati, Bamunia,, City:- , P.O:- Bamunia, P.S.-Kolkata Leather Camp, District-South 24-Parganas, West Bengal, India, PIN:- 743502	Seller			<i>(Sd)/Md Tariqul Islam</i> 06.06.23
5	MD MALEK MOLLAH Krishnamati, Bamunia,, City:- , P.O:- Bamunia, P.S.-Kolkata Leather Camp, District-South 24-Parganas, West Bengal, India, PIN:- 743502	Seller			L.T.I of Md Malek Mollah By the Pen of <i>(Sd)/Md Malek Mollah</i> 06.06.23
6	MD OSMAN GONI Krishnamati, Bamunia,, City:- , P.O:- Bamunia, P.S.-Kolkata Leather Camp, District-South 24-Parganas, West Bengal, India, PIN:- 743502	Seller			L.T.I of Md. Osman Goni By the Pen of <i>(Sd)/Md Osman Goni</i> 06.06.23



District Sub Registrar-II
Alipore, South 24 Parganas
- 6 JUN 2023

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
7	NUR MAHAMMAD MOLLA Jirangacha, City- , P.O- Hatisala, P.S- Kashipur, District- South 24-Parganas, West Bengal, India, PIN- 700135	Buyer			 06/06/2023
Sl No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	AJGAR ALI MOLLA Son of Barkat Ali Molla Jirangacha, City- , P.O- Hatisala, P.S- Kashipur, District- South 24-Parganas, West Bengal, India, PIN- 700135	MD SOFED ALI MOLLAH, MD ABDUR ROUF MOLLAH, MD ABDUL WAHID MOLLAH, MD TARIQUL ISLAM, MD MALEK MOLLAH, MD OSMAN GONI, NUR MAHAMMAD MOLLA			 05.06.20

(Suman Basu)

DISTRICT SUB-
REGISTRAR

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



District Sub Registrar-II
Algiers, Suits 24 Paragmas
- 6 JUN 2023



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



GRIPS Payment Detail

GRIPS Payment ID:	060620232008509798	Payment Init. Date:	06/06/2023 11:42:13
Total Amount:	39683	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	3388632867332	BRN Date:	06/06/2023 11:42:33
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Mr NUR MAHAMMAD MOLLA
Mobile: 9330394689

Payment (GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240085097998	Directorate of Registration & Stamp Revenue	39683
Total			39683

IN WORDS: THIRTY NINE THOUSAND SIX HUNDRED EIGHTY THREE ONLY.

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

PAID





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



192023240085097998

GRN Details

GRN:	192023240085097998	Payment Mode:	SBI Epay
GRN Date:	06/06/2023 11:42:13	Bank/Gateway:	SBIePay Payment Gateway
BRN :	3388632867532	BRN Date:	06/06/2023 11:42:33
Gateway Ref ID:	20230606761081	Method:	Indian Overseas Bank NB
GRIPS Payment ID:	060620232008509798	Payment Init. Date:	06/06/2023 11:42:13
Payment Status:	Successful	Payment Ref. No:	2001440993/6/2023

Query No/Query Year

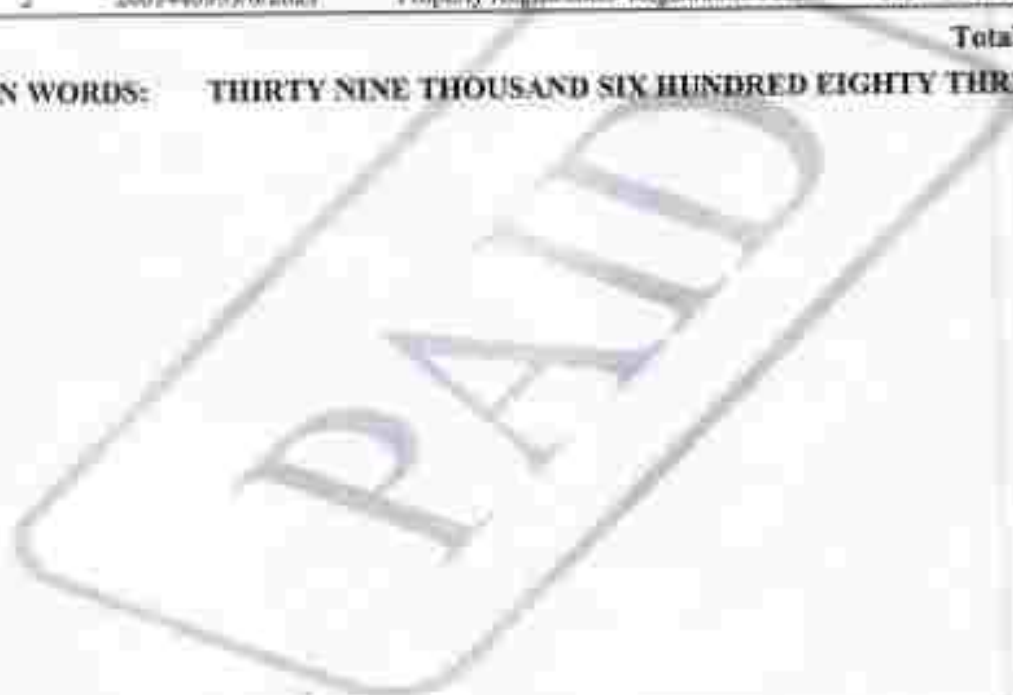
Depositor Details

Depositor's Name:	Mr NUR MAHAMMAD MOLLA
Address:	JIRANGACHA, HATISALA, SOUTH 24 PARGANAS-700135
Mobile:	9330394689
Period From (dd/mm/yyyy):	06/06/2023
Period To (dd/mm/yyyy):	06/06/2023
Payment Ref ID:	2001440993/6/2023
Dept Ref ID/DRN:	2001440993/6/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001440993/6/2023	Property Registration- Stamp duty	0030-02-103-003-02	2978
2	2001440993/6/2023	Property Registration- Registration Fees	0030-03-104-001-16	8973
Total				39683

IN WORDS: THIRTY NINE THOUSAND SIX HUNDRED EIGHTY THREE ONLY.





Major Information of the Deed

Deed No :	I-1602-07919/2023	Date of Registration	07/06/2023
Query No / Year	1602-2001440993/2023	Office where deed is registered	
Query Date	05/06/2023 11:32:40 AM	D.S.R. - I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	VINAYAK LEGAL 122/1R, Satyendra Nath Majumdar Sarani, Thana : Tollygunge, District : South 24-Parganas, WEST BENGAL, PIN - 700028, Mobile No. : 9330394688, 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. 9,10,000/-	Rs. 9,92,925/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 29,808/- (Article:23)	Rs. 9,975/- (Article:A(1), E)		
Remarks			

Land Details :

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

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-62	RS-615	Bastu	Shali	4.65 Dec	2,85,000/-	3,13,675/-	
L2	RS-69	RS-643	Bastu	Danga	7.23 Dec	4,50,000/-	4,88,025/-	
L3	RS-91	RS-185	Bastu	Danga	2.83 Dec	1,75,000/-	1,91,025/-	
		TOTAL :			14.71Dec	9,10,000 /-	9,92,925 /-	
		Grand Total :			14.71Dec	9,10,000 /-	9,92,925 /-	

Seller Details :

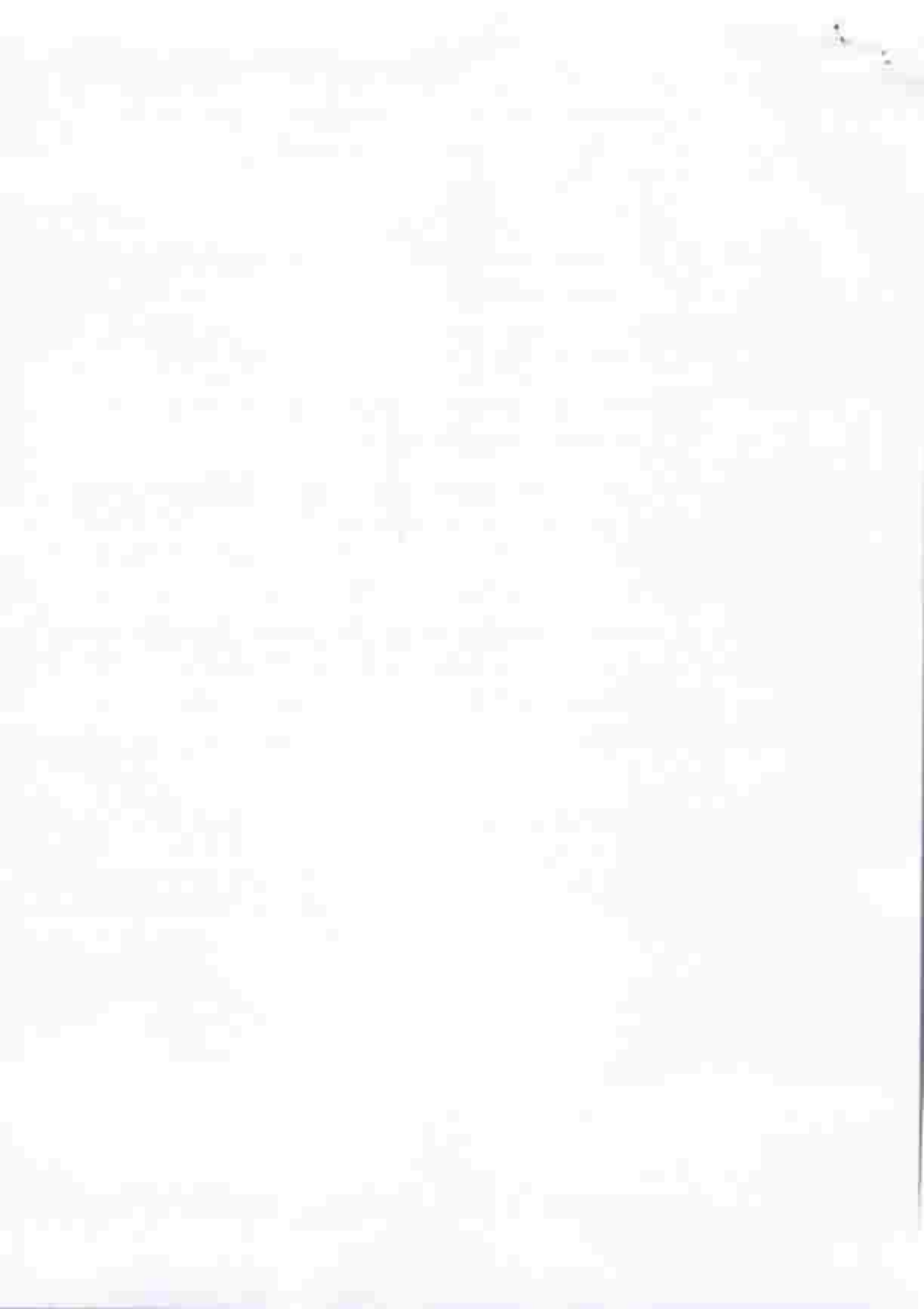
Sl No	Name,Address,Photo,Finger print and Signature
1	<p>MD SOFED ALI MOLLAH Son of MD Hatem Ali Mollah Krishnamati, Bamunia, City:- P.O:- Bamunia, P.S:-Kolkata Leather Camp, District:- South 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Male, By Caste: Muallim, Occupation: Others, Citizen of: India, PAN No.:: Uxxxxxx3B, Aadhaar No: 65xxxxxxxx5006, Status :Individual, Executed by: Self, Date of Execution: 06/06/2023 , Admitted by: Self, Date of Admission: 06/06/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 06/06/2023 , Admitted by: Self, Date of Admission: 06/06/2023 ,Place : Pvt. Residence</p>



2	<p>MD ABDUR ROUF MOLLAH Son of MD Omed Ali Mollah Krishnamati, Bamunia, City:- , P.O:- Bamunia, P.S:-Kolkata Leather Camp, District:- South 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No.: Uxxxxx8L, Aadhaar No: 25xxxxxxx2162, Status :Individual, Executed by: Self, Date of Execution: 06/06/2023 , Admitted by: Self, Date of Admission: 06/06/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 06/06/2023 , Admitted by: Self, Date of Admission: 06/06/2023 ,Place : Pvt. Residence</p>
3	<p>MD ABDUL WAHID MOLLAH Son of MD Mahamud Ali Mollah Kilshnamati, Bamunia,, City:- , P.O:- Bamunia, P.S:-Kolkata Leather Camp, District:-South 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No.: Uxxxxx6E, Aadhaar No: 63xxxxxxx3894, Status :Individual, Executed by: Self, Date of Execution: 06/06/2023 , Admitted by: Self, Date of Admission: 06/06/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 06/06/2023 , Admitted by: Self, Date of Admission: 06/06/2023 ,Place : Pvt. Residence</p>
4	<p>MD TARIQUL ISLAM Son of MD Jobed Ali Mollah Krishnamati, Bamunia,, City:- , P.O:- Bamunia, P.S:-Kolkata Leather Camp, District:-South 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No.: AQxxxxx4L, Aadhaar No: 45xxxxxxx3081, Status :Individual, Executed by: Self, Date of Execution: 06/06/2023 , Admitted by: Self, Date of Admission: 06/06/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 06/06/2023 , Admitted by: Self, Date of Admission: 06/06/2023 ,Place : Pvt. Residence</p>
5	<p>MD MALEK MOLLAH Son of Fajur Rahaman Mollah Krishnamati, Bamunia,, City:- , P.O:- Bamunia, P.S:-Kolkata Leather Camp, District:-South 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No.: Uxxxxx6G, Aadhaar No: 75xxxxxxx8877, Status :Individual, Executed by: Self, Date of Execution: 06/06/2023 , Admitted by: Self, Date of Admission: 06/06/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 06/06/2023 , Admitted by: Self, Date of Admission: 06/06/2023 ,Place : Pvt. Residence</p>
6	<p>MD OSMAN GONI Son of MD Moniruzzaman Mollah Krishnamati, Bamunia,, City:- , P.O:- Bamunia, P.S:-Kolkata Leather Camp, District:-South 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No.: EGxxxxx4M, Aadhaar No: 41xxxxxxx8963, Status :Individual, Executed by: Self, Date of Execution: 06/06/2023 , Admitted by: Self, Date of Admission: 06/06/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 06/06/2023 , Admitted by: Self, Date of Admission: 06/06/2023 ,Place : Pvt. Residence</p>

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>NUR MAHAMMAD MOLLA (Presentant) Son of Abdul Haquei Molla Jirangacha,, City:- , P.O:- Hatisala, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No.: DExxxxx1E, Aadhaar No: 63xxxxxxx6726, Status :Individual, Executed by: Self, Date of Execution: 06/06/2023 , Admitted by: Self, Date of Admission: 06/06/2023 ,Place : Pvt. Residence</p>



Identifier Details :

Name	Photo	Finger Print	Signature
AJGAR ALI MOLLA Son of Barkat Ali Molla Jirangacha, City:-, P.O:- Hatisala, P.S:- Kashipur, District-South 24-Parganas, West Bengal, India, PIN:- 700135			

Identifier Of MD SOFED ALI MOLLAH, MD ABDUR ROUF MOLLAH, MD ABDUL WAHID MOLLAH, MD TARIQUL ISLAM, MD MALEK MOLLAH, MD OSMAN GONI, NUR MAHAMMAD MOLLA

Transfer of property for L1

Sl.No	From	To, with area (Name-Area)
1	MD SOFED ALI MOLLAH	NUR MAHAMMAD MOLLA-0.775 Dec
2	MD ABDUR ROUF MOLLAH	NUR MAHAMMAD MOLLA-0.775 Dec
3	MD ABDUL WAHID MOLLAH	NUR MAHAMMAD MOLLA-0.775 Dec
4	MD TARIQUL ISLAM	NUR MAHAMMAD MOLLA-0.775 Dec
5	MD MALEK MOLLAH	NUR MAHAMMAD MOLLA-0.775 Dec
6	MD OSMAN GONI	NUR MAHAMMAD MOLLA-0.775 Dec

Transfer of property for L2

Sl.No	From	To, with area (Name-Area)
1	MD SOFED ALI MOLLAH	NUR MAHAMMAD MOLLA-1.205 Dec
2	MD ABDUR ROUF MOLLAH	NUR MAHAMMAD MOLLA-1.205 Dec
3	MD ABDUL WAHID MOLLAH	NUR MAHAMMAD MOLLA-1.205 Dec
4	MD TARIQUL ISLAM	NUR MAHAMMAD MOLLA-1.205 Dec
5	MD MALEK MOLLAH	NUR MAHAMMAD MOLLA-1.205 Dec
6	MD OSMAN GONI	NUR MAHAMMAD MOLLA-1.205 Dec

Transfer of property for L3

Sl.No	From	To, with area (Name-Area)
1	MD SOFED ALI MOLLAH	NUR MAHAMMAD MOLLA-0.471667 Dec
2	MD ABDUR ROUF MOLLAH	NUR MAHAMMAD MOLLA-0.471667 Dec
3	MD ABDUL WAHID MOLLAH	NUR MAHAMMAD MOLLA-0.471667 Dec
4	MD TARIQUL ISLAM	NUR MAHAMMAD MOLLA-0.471667 Dec
5	MD MALEK MOLLAH	NUR MAHAMMAD MOLLA-0.471667 Dec
6	MD OSMAN GONI	NUR MAHAMMAD MOLLA-0.471667 Dec



On 06-06-2023**Presentation(Under Section 52 & Rule 22A(3) 46(1), W.B. Registration Rules, 1962)**

Presented for registration at 14:15 hrs on 06-06-2023, at the Private residence by NUR MAHAMMAD MOLLA, Claimant.

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 9,92,925/-

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

Execution is admitted on 06/06/2023 by 1. MD SOFED ALI MOLLAH, Son of MD Hatem Ali Mollah, Krishnamati, Bamunia, P.O: Bamunia, Thana: Kolkata Leather Camp, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Muslim, by Profession Others, 2. MD ABDUR ROUF MOLLAH, Son of MD Omed Ali Mollah, Krishnamati, Bamunia, P.O: Bamunia, Thana: Kolkata Leather Camp, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Muslim, by Profession Others, 3. MD ABDUL WAHID MOLLAH, Son of MD Mahamud Ali Mollah, Krishnamati, Bamunia,, P.O: Bamunia, Thana: Kolkata Leather Camp, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Muslim, by Profession Others, 4. MD TARIQUL ISLAM, Son of MD Jobed Ali Mollah, Krishnamati, Bamunia,, P.O: Bamunia, Thana: Kolkata Leather Camp, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Muslim, by Profession Others, 5. MD MALEK MOLLAH, Son of Fajur Rahman Mollah, Krishnamati, Bamunia, , P.O: Bamunia, Thana: Kolkata Leather Camp, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Muslim, by Profession Others, 6. MD OSMAN GONI, Son of MD Moniruzzaman Mollah, Krishnamati, Bamunia, , P.O: Bamunia, Thana: Kolkata Leather Camp, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Muslim, by Profession Others, 7. NUR MAHAMMAD MOLLA, Son of Abdul Haque Molla, Jirangaicha, P.O: Hatisala, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Others

Identified by AJGAR ALI MOLLA, , Son of Barkat Ali Molla, Jirangaicha, P.O: Hatisala, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by profession Others



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

On 07-06-2023**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 9,975.00/- (A(1) = Rs 9,929.00/- , E = Rs 14.00/- , H = Rs 26.00/- , M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 9,975/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/06/2023 11:42AM with Govt. Ref. No. 192023240065097998 on 06-06-2023, Amount Rs: 9,975/-, Bank: SBI EPay (SBIEPay), Ref. No. 3388632867532 on 06-06-2023, Head of Account 0030-03-104-001-16



Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 29,808/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 29,708/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 307539, Amount: Rs. 100.00/-, Date of Purchase: 23/05/2023, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/06/2023 11:42AM with Govt. Ref. No: 192023240085097998 on 06-06-2023, Amount Rs: 29,708/-, Bank: SBI EPay (SBiePay), Ref. No: 3388632667532 on 06-06-2023, Head of Account 0030-02-103-003-02



Suman Basu

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





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2023, Page from 284033 to 284063
being No 160207919 for the year 2023.



Suman Basu

Digitally signed by Suman Basu
Date: 2023.06.16 17:24:16 +05:30
Reason: Digital Signing of Deed.

(Suman Basu) 2023/06/16 05:24:16 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I | SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)
