

07695/24

I-2490/2024



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AG 630022

05/07/2024  
 200/607983/2024

Certification that the document is submitted for Registration. The registrars have read the instrument and are satisfied with the documents and the part of the instrument.

*Handwritten signature*

District Sub-Registrar-IV  
 Registrar (IS 12) of  
 Registration 1908  
 Alipor, South 24 Parganas  
 05 JUL 2024

CONVEYANCE

1. Date: 05/07/24
2. Place: Kolkata
3. Parties

3006

04 OCT 2023

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

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

Advocate

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

**SUBHANKAR DAS**  
**STAMP VENDOR**

Alipore Police Court, Kal-27

Vendr .....



Ananta Chakraborty  
C/o- Bislob Ghosh  
VIII- Belachanda, P.O- Socharan  
P.S- Joyngar, Dist- 24 Pgs (S)  
743331

District Sub-Registrar IV  
Registrar 175 7 (2) of  
Registration 1908  
Alipore, South 24 Parganas  
05 JUL 2024

- 3.1 **CHHALEHA MOLYA ALIAS CHALEHA BIBI (PAN HPMPM0465K and Aadhaar No. 4248 4982 9377)**, wife of Late Sadem Ali Molla alias Chadem Ali Molla, by faith Muslim, by occupation Housewife, nationality Indian, residing at Jirangachha, Post Office Hatisala, Police Station Kashipur, Kolkata-700135, District South 24 Parganas;
- 3.2 **OHAB MOLLA ALIAS OHAB MOLYA (PAN HNMPM6557E and Aadhaar No. 7541 6910 6960)**, son of Late Sadem Ali Molla alias Chadem Ali Molla, by faith Muslim, by occupation Others, nationality Indian, residing at Jirangachha, Post Office Hatisala, Police Station Kashipur, Kolkata-700135, District South 24 Parganas;
- 3.3 **GOLAM KIBRIYA AHAMED ALIAS KIBRIA MOLYA (PAN CSXPM1252K and Aadhaar No. 2472 1309 5429)**, son of Late Sadem Ali Molla alias Chadem Ali Molla, by faith Muslim, by occupation Others, nationality Indian, residing at Jirangachha, Post Office Hatisala, Police Station Kashipur, Kolkata-700135, District South 24 Parganas;
- 3.4 **MD. MONIRUL ISLAM ALIAS MANIRUL MOLYA (PAN AELPI9524G and Aadhaar No. 8601 7839 1848)**, son of Late Sadem Ali Molla alias Chadem Ali Molla, by faith Muslim, by occupation Others, nationality Indian, residing at Jirangachha, Post Office Hatisala, Police Station Kashipur, Kolkata-700135, District South 24 Parganas;
- 3.5 **MD. MOHOSIN ALI MOLLA ALIAS MAHASIN MOLLA (PAN IBDPM0351L and Aadhaar No. 7834 6451 0689)**, son of Late Sadem Ali Molla alias Chadem Ali Molla, by faith Muslim, by occupation Others, nationality Indian, residing at Jirangachha, Uttarpara, Post Office Hatisala, Police Station Kashipur, Kolkata-700135, District South 24 Parganas;
- 3.6 **FOKRUL ISLAM ALIAS FAKRUL MOLYA (PAN AELPI9525H and Aadhaar No. 4963 6022 0519)**, son of Late Sadem Ali Molla alias Chadem Ali Molla, by faith Muslim, by occupation Others, nationality Indian, residing at Jirangachha, Post Office Hatisala, Police Station Kashipur, Kolkata-700135, District South 24 Parganas;
- 3.7 **MST. RAHIMA KHATUN ALIAS RAHIMA BIBI (PAN MXYPK2538N and Aadhaar No. 4495 9529 8495)**, wife of Md. Safikul Islam and daughter of Late Sadem Ali Molla alias Chadem Ali Molla, by faith Muslim, by occupation Housewife, nationality Indian, residing at Majerhat, Uttar Para, Post Office & Police Station Kashipur, Kolkata-700135, District South 24 Parganas;
- 3.8 **HALIMA BIBI (PAN HDNPB4794M and Aadhaar No. 4281 6043 1604)**, wife of Samchur Alam Gazi and daughter of Late Sadem Ali Molla alias Chadem Ali Molla, by faith Muslim, by occupation Housewife, nationality Indian, residing at Paschim Para, Post Office



District Sub-Registrar-IV  
Registrar U.S. F. (2) of  
Registration, South of Bangalore  
05 JUL 2024

Bhogali, Police Station Kashipur, Kolkata-700135, District South 24 Parganas;

- 3.9 **HAMIDA KHATUN ALIAS HAMIDA BIBI (PAN PAKPK1393F and Aadhaar No. 5526 5906 7361)**, wife of Sahanaz Molla and daughter of Late Sadem Ali Molla alias Chadem Ali Molla, by faith Muslim, by occupation Housewife, nationality Indian, residing at Jirangachha, Post Office Hafisala, Police Station Kashipur, Kolkata-700135, District South 24 Parganas;

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

**And**

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

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

#### **NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:**

#### **4. Subject Matter of Conveyance**

- 4.1 **Said Property:** Land classified as *sali* (agricultural) measuring 6.24 (six point two four) decimal, more or less, out of 55 (fifty five) decimal, being a portion of R.S. Dag No. 99, corresponding L.R. Dag No. 92, recorded under L.R. Khatian No. 3381, 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 (**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 Bholai Molla:** At all material time one Bholai Molla was the sole and recorded owner in respect of land measuring 27.5 (twenty seven point five) decimal, more or less, being a portion of R.S. Dag No. 99, corresponding to L.R. Dag No. 92, recorded under L.R. Khatian No. 3381, at Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within Bhagabanpur Gram



Արմինի Սուխ-Քուլիբաբյան  
Քարտիկ N 25 7 121 of  
Registration 11008  
Ապրիլ, Յուլի 24 Վերջում

05 JUL 2024

Panchayet, Sub-Registration District Bhangar, District South 24 Parganas (**Larger Property**), free from all encumbrances.

- 5.1.2 **Demise of Bholai Molla:** Said Bholai Molla, a Muslim governed by the Sunni School of Mohammedan Law died intestate leaving behind him surviving his wife, Khodejan Bibi, 2 (two) sons, namely, (1) Khosdel Molla and (2) Chadem Ali Molla and 3 (three) daughters, namely, (1) Amena Bibi, (2) Chapatan Bibi and (3) Johra Bibi, as his only legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Bholai Molla in the Larger Property, free from all encumbrances.
- 5.1.3 **Demise of Khodejan Bibi:** Said Khodejan Bibi, a Muslim governed by the Sunni School of Mohammedan Law died intestate leaving behind her surviving her 2 (two) sons, namely, (1) Khosdel Molla and (2) Chadem Ali Molla and 3 (three) daughters, namely, (1) Amena Bibi, (2) Chapatan Bibi and (3) Johra Bibi, as her only legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Khodejan Bibi in the Larger Property, free from all encumbrances.
- 5.1.4 **Demise of Chadem Ali Molla:** Said Chadem Ali Molla, a Muslim governed by the Sunni School of Mohammedan Law died intestate leaving behind him surviving his only wife, Chhaleha Molya, 5 (five) sons, namely, (1) Ohab Molla, (2) Kibria Molya, (3) Manirul Molya, (4) Mahasin Molla and (5) Fakrul Molya and 7 (seven) daughters, namely, (1) Rokeya Bibi, (2) Rabeya Bibi, (3) Rijiya Bibi, (4) Rahima Bibi, (5) Halima Bibi, (6) Hamida Bibi and (7) Asma Khatun alias Asma Bibi, as his only legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Chadem Ali Molla in the Larger Property, free from all encumbrances. It is pertinent to mention here that 1 (one) other son of Late Chadem Ali Molla, namely, Sirajul Molla predeceased his father and therefore, he has been excluded as per the operation of Mohammedan Law of inheritance.
- 5.1.5 **Absolute Ownership of Vendors:** In the above mentioned events and circumstances said (1) Chhaleha Molya, (2) Ohab Molla, (3) Kibria Molya, (4) Manirul Molya, (5) Mahasin Molla, (6) Fakrul Molya, (7) Rahima Bibi, (8) Halima Bibi and (9) Hamida Bibi (collectively the Vendors herein) became the joint and absolute owners in respect of the Said Property out of the Larger Property, free from all encumbrances and the Said Property is the subject matter of this Conveyance.
- 5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendors represent and warrant to and covenant with the Purchaser regarding encumbrances as follows:
- 5.2.1 **No Acquisition/Requisition:** The Vendors have not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declares that the Said Property is not affected by any scheme of any Local Authority or Government or Statutory Body.



District Sub-Registrar IV  
Alanya İlçe Kaymaklığı  
Alanya, Şişli 24. Mahallesi  
05 JUL 2024

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

## 6. Basic Understanding

- 6.1 **Sale of Said Property:** The basic understanding between the Vendors and the Purchaser is that the Vendors shall sell the Said



District Sub-Registrar for  
Registrar U/S 7 (2) of  
Punjab, 1908  
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05 JUL 2024

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 soil (agricultural) measuring 6.24 (six point two four) decimal, more or less, out of 55 (fifty five) decimal, being a portion of R.S. Dag No. 99, corresponding L.R. Dag No. 92, recorded under L.R. Khatian No. 3381, Mouza Jirangacha, J.L. No. 25, Police Station Kshipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

7.2 **Consideration:** The aforesaid transfer is being made in consideration of a sum of Rs.42,00,000/- (Rupees Forty-Two Lakhs only) paid by the Purchaser to the Vendors, receipt of which the Vendors hereby and by the Receipt and Memo of Consideration hereunder written, admits and acknowledges.

## 8. Terms of Transfer

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

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

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

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



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

05 JUL 2024

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



District Sub-Registrar  
Registration U/S 7 (2) of  
Registration Act  
Alappuzha, Kerala

05 JUL 2024

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.

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



District Sub-Registrar's  
Registrar's Office 7 (2) of  
Registration 1908  
Bangore, South 24 Parganas

05 JUL 2021

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

**Schedule**  
**(Said Property)**

Vacant land classified as soil (agricultural) measuring 6.24 (six point two four) decimal, more or less, out of 55 (fifty five) decimal, being a portion of R.S. Dag No. 99, corresponding L.R. Dag No. 92, recorded under L.R. Khatian No. 3381, 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. 99 is butted and bounded as follows:

**On the North** : By R.S. Dag No. 97  
**On the East** : By R.S. Dag No. 98  
**On the South** : By R.S. Dag No. 119  
**On the West** : By R.S. Dag Nos. 118, 100 & 96

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



District Sub-Registrar IV  
Registrar URS 7 (2) of  
Panchsaran, District 24 Murshidabad

05 JUL 2024

10. Execution and Delivery

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

Witnesses:

1. Anand Ghosh  
Bachcha L. Gochhera  
Joy Nagar, 24 P.O. (S)  
743391

2. Anirjit Roy  
17, Dixon Zone  
Kot-14



L.T.I of Chhaleha MOLYA  
By the Pen of Anand Ghosh

3. (3275) [Signature]
4. Md Monirul Islam
5. Md Mahosin H. Molla
6. [Signature]
7. Hamida Khatun
8. Halim Khatun
9. Rahima Khatun

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

Anand Ghosh

[Vendors]

Drafted by:

Atangis Raza

Advocate

WB/1366/03

Alipore Judges Court  
Kot-27



District Office of the Tax Authority  
Number 115 / 2) of  
Registration 1908  
Adress: South 24 Perpetua

05 JUL 2023

### Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs.42,00,000/- (Rupees Forty-Two Lakhs only)** towards full and final payment of the consideration for sale of the Said Property described in the **Schedule** above, in the following manner:

DD No.	Date	Bank	Favouring	Amount (Rs.)
367716	03.07.24	Indian Overseas Bank	Chhaleha Molya	7,00,000.00
367724	04.07.24	Indian Overseas Bank	Ohab Moila	3,50,000.00
367718	03.07.24	Indian Overseas Bank	Golam Kibriya Ahamed	6,00,000.00
367715	03.07.24	Indian Overseas Bank	Md Monirul Islam	6,00,000.00
367714	03.07.24	Indian Overseas Bank	Md. Mohosin Ali Mulla	3,50,000.00
367723	04.07.24	Indian Overseas Bank	Md. Mohosin Ali Mulla	2,50,000.00
367717	03.07.24	Indian Overseas Bank	Fokrul Islam	6,00,000.00
367721	03.07.24	Indian Overseas Bank	Mst. Rahima khatun	2,50,000.00
367720	03.07.24	Indian Overseas Bank	Halima Bibi	2,50,000.00
367719	03.07.24	Indian Overseas Bank	Hamida Khatun	2,50,000.00
<b>Total:</b>				<b>42,00,000/-</b>

Witnesses:

1. Ananta Ghosh

2. Arijit Roy

(3278 (27/07))

Md Monirul Islam

Md Mohosin Ali Mulla

Golam Kibriya Ahamed

Fokrul Islam

Hamida Khatun

Halima Khatun

Rahima Khatun

(Vendors)



L.T.I of Chhaleha Molya  
By the Pen of Ananta Ghosh



**SPECIMEN FORM FOR TEN FINGER PRINTS**



L.I. OF CHHALEHA MOLYA  
By the Pen of Sh. L. Ch. Sh.

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



(321) (25/07/20)  
(321) (25/07/20)

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



M. Manish yashwanth

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



District Sub-Registrar-IV  
Registrar (IS 7 (2)) of  
Bangalore South 24 Bangalore

05 JUL 2024

**SPECIMEN FORM FOR TEN FINGER PRINTS**

 <p>Md. Mahosin Al. Malla</p>	<p>Md. Mahosin Al. Malla</p>	 Little	 Ring	 Middle	 Fore	 Thumb
		(Left Hand)				
		 Thumb	 Fore	 Middle	 Ring	 Little
		(Right Hand)				
 <p>Md. Masud Raza</p>	<p>Md. Masud Raza</p>	 Little	 Ring	 Middle	 Fore	 Thumb
		(Left Hand)				
		 Thumb	 Fore	 Middle	 Ring	 Little
		(Right Hand)				
 <p>Md. Masud Raza</p>	<p>Md. Masud Raza</p>	 Little	 Ring	 Middle	 Fore	 Thumb
		(Left Hand)				
		 Thumb	 Fore	 Middle	 Ring	 Little
		(Right Hand)				



District Sub-Registrar 4W  
Registration 1/15 7 (2) at  
Registration 1/08  
Bangalore, South 24th May 2024

05 JUL 2024

**SPECIMEN FORM FOR TEN FINGER PRINTS**












 Hafiza Khatun	Hafiza Khatun					
		Little      Ring      Middle      Fore      Thumb (Left Hand)				
						
		Thumb      Fore      Middle      Ring      Little (Right Hand)				
 Rabina Khatun	Rabina Khatun					
		Little      Ring      Middle      Fore      Thumb (Left Hand)				
						
		Thumb      Fore      Middle      Ring      Little (Right Hand)				
 Hamida Khatun	Hamida Khatun					
		Little      Ring      Middle      Fore      Thumb (Left Hand)				
						
		Thumb      Fore      Middle      Ring      Little (Right Hand)				



Enaklatang Sub-Registrasyon ng  
Pangasinan UIS 7 (2) ng  
Pangasinan 1988  
Alayon, Marso 24, Pangasinan

05 JUL 2014

**SPECIMEN FORM FOR TEN FINGER PRINTS**

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



District Sub-Registrar  
Registrar O/S 7 (2) of  
Registration 1200  
Albert, South of Province

D.S. III. 1973

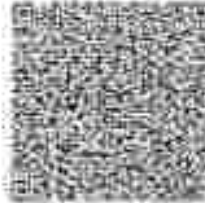


सर्वकार भारत  
Government of India



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

आधार/UID: 2006/1991  
लिंग / Male:



2744 4498 2164



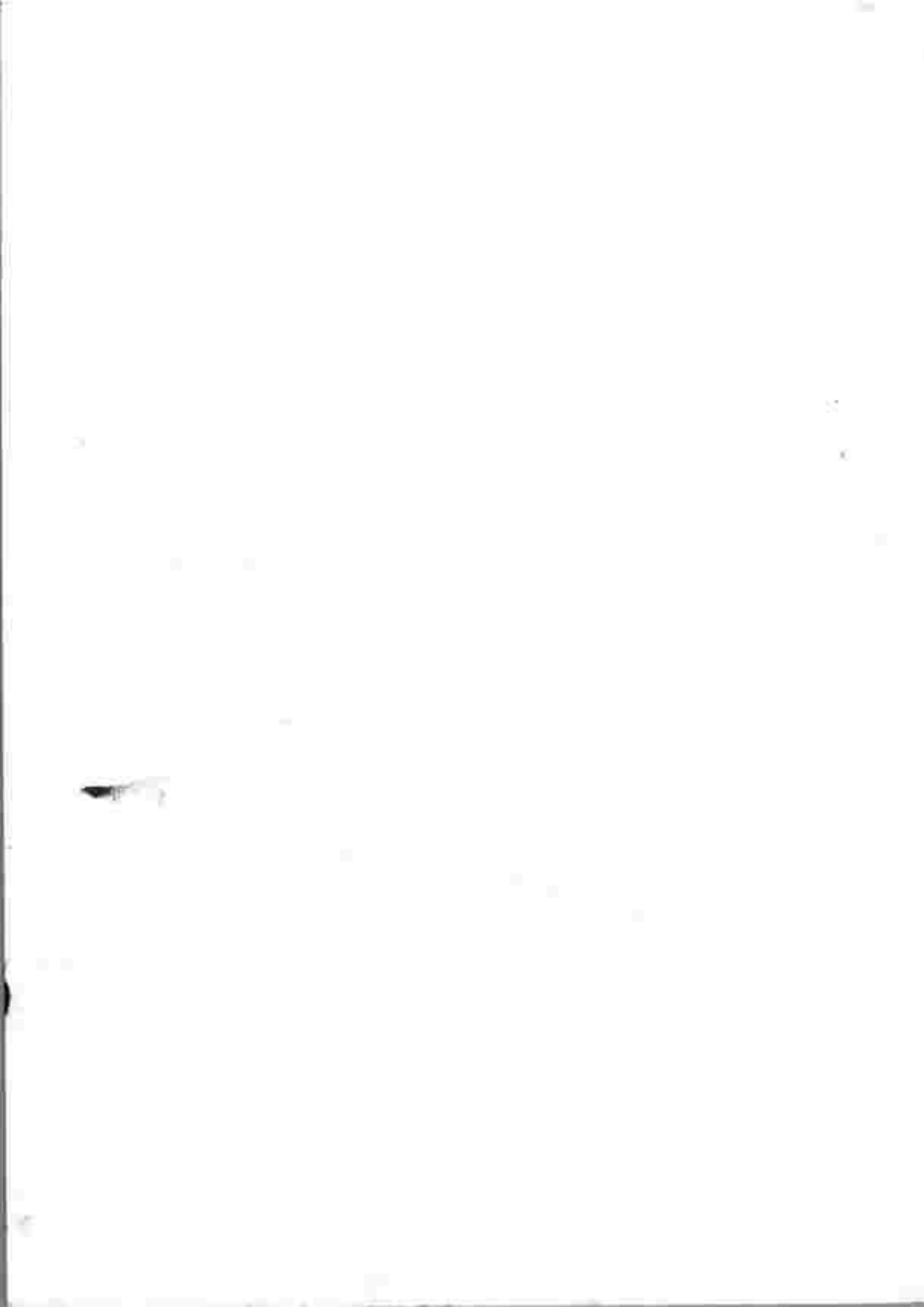
एन.डी.ए.ए. प्रमाणिका  
Unique Identification Authority of India

पता: - १, बिप्लव घोष  
बेलगचण्डी, कोचरान, उत्तर  
पश्चिम २४ परगना, पश्चिम बंगाल

Address: S/O: Biplob Ghosh  
BELGACHANDI, Gocharan,  
South 24 Parganas,  
Gocharan, West Bengal,  
743531

2744 4498 2164

*Amrita Ghosh*





11

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

Query No / Year	2001697283/2024	Office where deed will be registered
Query Date	03/07/2024 6:32:45 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 Saren, Thana : Tollygunge, District : South 24-Parganas, WEST BENGAL, PIN - 700029, Mobile No. : 9330394689, Status - Seller/Executant	
Transaction	Additional Transaction	
[D101] Sale, Sale Document	[4306] Agreement (No of Agreement : 2)	
Set Forth value	Market Value	
Rs. 42,00,000/-	Rs. 42,00,000/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 2,10,020/- (Article-23)	Rs. 42,014/- (Article-A(1), E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks		

**Land Details :**

District: South 24-Parganas, Thana: Kashipur, Gram Panchayat: BHAGAWANPUR, Mouza: Jirangacha, J 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-99	RS-403	Bastu	Shall	6.24 Dec	42,00,000/-	42,00,000/-	
<b>Grand Total :</b>					<b>6.24Dec</b>	<b>42,00,000/-</b>	<b>42,00,000/-</b>	

**Seller Details :**

Sl No	Name & address	Status	Execution Admission Details :
1	CHHALEHA MOLYA, (Alias: CHALEHA BIBI) Daughter of ASAD ALI MOLLA, Hatikala, City:-, P.O:- Hatikala, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste/ Muslim, Occupation: House wife, Citizen of India, Date of Birth:XX-XX-1XX0, PAN No. HPxxxxxx5K, Aadhaar No: 42xxxxxxx6377, Status: Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self



Query No: 2001697283 of 2024, Printed On: Jul 4 2024, 1:23PM, Generated From: eAssessment@dr

2	MD MOHOSIN ALI MOLLA, (Alias: MAHASIN MOLLA) Son of MD SADAM ALI MOLLA, 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-1XX9, PAN No. IBxxxxxx1L, Aadhaar No.: 78xxxxxxxx0689, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
3	MD MONIRUL ISLAM, (Alias: MANIRUL MOLYA) Son of MOHAMMAD SADEM ALI MOLLA, 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-1XX9, PAN No. AExxxxxx4G, Aadhaar No.: 88xxxxxxxx1848, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
4	FOKRUL ISLAM, (Alias: FAKRUL MOLYA) Son of SADEM ALI MOLLA, 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. AExxxxxx5H, Aadhaar No.: 49xxxxxxxx0519, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
5	GOLAM KIBRIYA AHAMED, (Alias: KIBRIA MOLYA) Son of SEDEM ALI MOLLA, 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. CSxxxxxx2K, Aadhaar No.: 24xxxxxxxx5428, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
6	CHAB MOLLA, (Alias: CHAB MOLYA) Son of SADEM ALI MOLLA, 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-1XX5, PAN No. HNxxxxxx7E, Aadhaar No.: 75xxxxxxxx8060, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
7	HAMIDA KHATUN, (Alias: HAMIDA BIBI) Daughter of SADEM ALI MOLLA, City:- , P.O:- HATISHALA, P.S.- Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Muslim, Occupation: Others, Citizen of: India, Date of Birth:XX-XX-1XX4, PAN No. PAxxxxxx3F, Aadhaar No.: 55xxxxxxxx7381, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
8	HALIMA BIBI Daughter of SADEM ALI MOLLA, City:- , P.O:- BHOGALI, P.S.- Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Muslim, Occupation: Others, Citizen of: India, Date of Birth:XX-XX-1XX6, PAN No. HDxxxxxx4M, Aadhaar No.: 42xxxxxxxx1804, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self



9	MST RAHIMA KHATUN, (Alias: Mr RAHIMA BIBI) Daughter of SADEM ALI MOLLA, City:- , P.O.- KASHIPUR, P.S.- Kashipur, District-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Muslim, Occupation: Others, Citizen of India, Date of Birth:XX-XX-1XXX, PAN No. MXxxxxxx6H, Aadhaar No. 44xxxxxxx8495, Status: Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
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**Buyer Details :**

Sl No	Name & address	Status	Execution Admission Details :
1	ANURAG KYAL Son of Umesh Kyal,30C, South End Park, City:- , P.O:- Sarat Bose Road, P.S.-Lake, District-South 24-Parganas, West Bengal, India, PIN- 700028 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of India, PAN No. AGxxxxxx6H, Aadhaar No.: 52xxxxxxx8314, Status Individual, Not Executed	Individual	Not Executed

**Identifier Details :**

Name & address
AMRITA GHOSH Son of BIPLOB GHOSH City:- , P.O:- GOCHARAN, P.S.-Joy nagar, District-South 24-Parganas, West Bengal, India, PIN- 743391, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of India, Identifier Of CHHALEHA MOLYA, MD MOHOSIN ALI MOLLA, MD MONIRUL ISLAM, FOXRUL ISLAM, GOLAM KIBRIYA AHAMED, CHAB MOLLA, HAMIDA KHATUN, HALIMA BIBI, MST RAHIMA KHATUN

**Transfer of property for L1**

Sl.No	From	To, with area (Name-Area)
1	CHHALEHA MOLYA	ANURAG KYAL-0.96 Dec
2	MD MOHOSIN ALI MOLLA	ANURAG KYAL-0.809 Dec
3	MD MONIRUL ISLAM	ANURAG KYAL-0.809 Dec
4	FOXRUL ISLAM	ANURAG KYAL-0.809 Dec
5	GOLAM KIBRIYA AHAMED	ANURAG KYAL-0.809 Dec
6	CHAB MOLLA	ANURAG KYAL-0.809 Dec
7	HAMIDA KHATUN	ANURAG KYAL-0.405 Dec
8	HALIMA BIBI	ANURAG KYAL-0.405 Dec
9	MST RAHIMA KHATUN	ANURAG KYAL-0.405 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 02-08-2024) for e-Payment. Assessed market value & Query is valid for 30 days (i.e. upto 02-08-2024)
3. Standard User charge of Rs. 300/- (Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs. 10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Sailer and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1981). 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 these are not paid through GRIPS then mutation fee are required to be paid at the concerned BLRO office.
11. This e-Assessment 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 GRIPS 2.0 Acknowledgement Receipt Payment Summary



040720242010466240

## GRIPS Payment Detail

GRIPS Payment ID:	040720242010466240	Payment Init. Date:	04/07/2024 13:43:16
Total Amount:	251934	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	9816708121833	BRN Date:	04/07/2024 13:43:30
Payment Status:	Successful	Payment Init. From:	Department Portal

## Depositor Details

Depositor's Name: Mr ANURAG KYAL  
Mobile: 9330394689

## Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192024250104662418	Directorate of Registration & Stamp Revenue	251934
Total			251934

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



**PAID**



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



192024250104662418

GRN Details

GRN:	192024250104662418	Payment Mode:	SBI Epay
GRN Date:	04/07/2024 13:43:16	Bank/Gateway:	SBIePay Payment Gateway
BRN :	9816708121833	BRN Date:	04/07/2024 13:43:30
Gateway Ref ID:	20240704504969	Method:	Indian Overseas Bank NB
GRIPS Payment ID:	040720242010466240	Payment Init. Date:	04/07/2024 13:43:16
Payment Status:	Successful	Payment Ref. No:	2001697983/4/2024 (2007 Not/Over Year)

Depositor Details

Depositor's Name:	Mr ANURAG KYAL
Address:	30C, SOUTH END PARK, KOLKATA-700029
Mobile:	9330394689
Period From (dd/mm/yyyy):	04/07/2024
Period To (dd/mm/yyyy):	04/07/2024
Payment Ref ID:	2001697983/4/2024
Dept Ref ID/DRN:	2001697983/4/2024

Payment Details

Sl. No.	Payment Ref No.	Head of A/C Description	Head of A/C	Amount (₹)
1	2001697983/4/2024	Property Registration- Stamp duty	0030-02-103-003-02	20920
2	2001697983/4/2024	Property Registration- Registration Fees	0030-03-104-001-16	4214
<b>Total</b>				<b>25134</b>

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

PAID

### Major Information of the Deed

Deed No :	I-1604-07490/2024	Date of Registration	05/07/2024
Query No / Year	1604-2001697883/2024	Office where deed is registered	
Query Date	03/07/2024 8:32:45 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 - 750028, Mobile No. : 9330394689, Status :Seller/Executant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 42,00,000/-	Rs. 42,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 2,10,020/- (Article:23)	Rs. 42,046/- (Article:A(1), E)		
Remarks			

### Land Details :



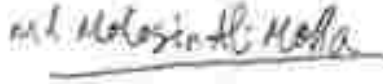


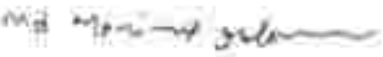



District: South 24-Parganas, P.S:- Kashipur, Gram Panchayat: BHAGAWANPUR, Mouza: Jirangachit, JI No: 25, PII Code : 700135

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-29	RS-402	Barra	Shali	6.24 Dec	42,00,000/-	42,00,000/-	
<b>Grand Total :</b>					<b>6.24Dec</b>	<b>42,00,000 /-</b>	<b>42,00,000 /-</b>	



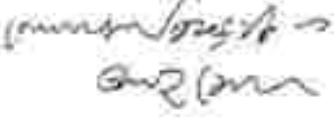





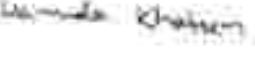
### Seller Details :

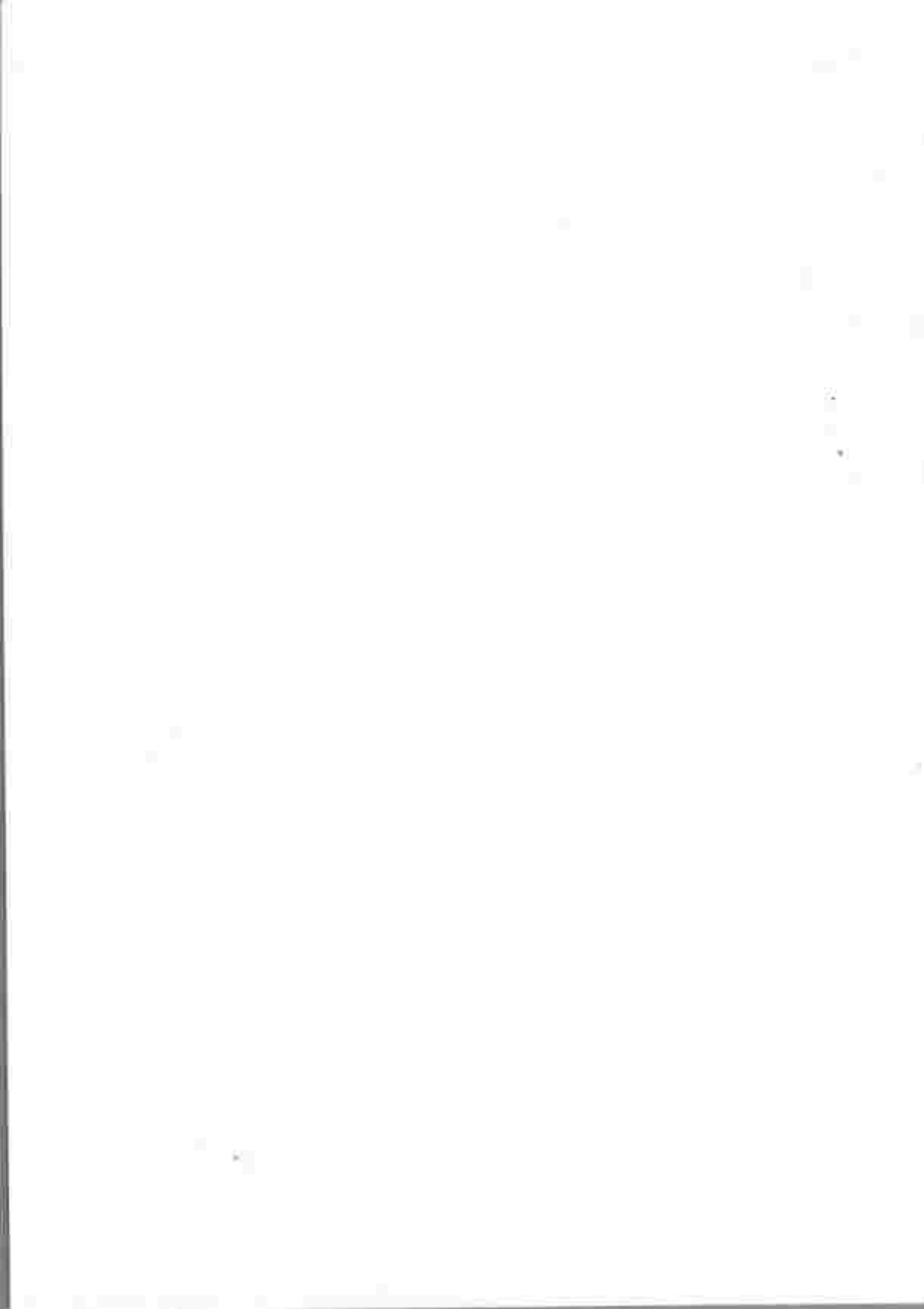
Sl No	Name Address, Photo, Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>CHHALEHA MOLYA,</b> (Alias: CHALEHA BIBI) (Presentant ) Daughter of ASAD ALI MOLLA Executed by: Self, Date of Execution: 05/07/2024 , Admitted by: Self, Date of Admission: 05/07/2024 ,Place : Office		 Captured	
Hatisala, City:- , P.O:- Hatisala, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India Date of Birth: XX-XX-19XX , PAN No.: HPxxxxxx5X, Aadhaar No: 42xxxxxxx9377, Status :Individual, Executed by: Self, Date of Execution: 05/07/2024 , Admitted by: Self, Date of Admission: 05/07/2024 ,Place : Office				



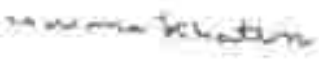





2	Name	Photo	Finger Print	Signature
	<b>MD MOHOSIN ALI MOLLA (Alias: MAHASIN MOLLA)</b> Son of MD SADAM ALI MOLLA Executed by: Self, Date of Execution: 05/07/2024 , Admitted by: Self, Date of Admission: 05/07/2024 ,Place : Office		 Captured	
	City:- , P.O:- HATISHALA, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India Date of Birth: XX-XX-1XX9 , PAN No.:: 1Bxxxxxx1L, Aadhaar No: 76xxxxxxxx0689, Status :Individual, Executed by: Self, Date of Execution: 05/07/2024 , Admitted by: Self, Date of Admission: 05/07/2024 ,Place : Office			
3	Name	Photo	Finger Print	Signature
	<b>MD MONIRUL ISLAM, (Alias: MANIRUL MOLYA)</b> Son of MOHAMMAD SADEM ALI MOLLA Executed by: Self, Date of Execution: 05/07/2024 , Admitted by: Self, Date of Admission: 05/07/2024 ,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-1XX9 , PAN No.:: AExxxxxx4G, Aadhaar No: 86xxxxxxxx1848, Status :Individual, Executed by: Self, Date of Execution: 05/07/2024 , Admitted by: Self, Date of Admission: 05/07/2024 ,Place : Office			
4	Name	Photo	Finger Print	Signature
	<b>FOKRUL ISLAM, (Alias: FAKRUL MOLYA)</b> Son of SADEM ALI MOLLA Executed by: Self, Date of Execution: 05/07/2024 , Admitted by: Self, Date of Admission: 05/07/2024 ,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.:: AExxxxxx5H, Aadhaar No: 49xxxxxxxx0519, Status :Individual, Executed by: Self, Date of Execution: 05/07/2024 , Admitted by: Self, Date of Admission: 05/07/2024 ,Place : Office			



6	<p><b>Name</b></p> <p><b>GOLAM KIBRIYA AHAMED, (Alias: KIBRIA MOLYA)</b>          Son of SEDEM ALI MOLLA          Executed by: Self, Date of Execution: 05/07/2024          , Admitted by: Self, Date of Admission: 05/07/2024 ,Place : Office</p>	<p><b>Photo</b></p> 	<p><b>Finger Print</b></p>  Captured	<p><b>Signature</b></p> 
<p>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: IndiaDate of Birth:XX-XX-1XX7 , PAN No.:: CSxxxxxx2K, Aadhaar No: 24xxxxxxxx5429, Status :Individual, Executed by: Self, Date of Execution: 05/07/2024 , Admitted by: Self, Date of Admission: 05/07/2024 ,Place : Office</p>				
6	<p><b>Name</b></p> <p><b>OHAB MOLLA, (Alias: OHAB MOLYA)</b>          Son of SADEM ALI MOLLA          Executed by: Self, Date of Execution: 05/07/2024          , Admitted by: Self, Date of Admission: 05/07/2024 ,Place : Office</p>	<p><b>Photo</b></p> 	<p><b>Finger Print</b></p>  Captured	<p><b>Signature</b></p> 
<p>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: IndiaDate of Birth:XX-XX-1XX5 , PAN No.:: HVxxxxxx7E, Aadhaar No: 75xxxxxxxx6960, Status :Individual, Executed by: Self, Date of Execution: 05/07/2024 , Admitted by: Self, Date of Admission: 05/07/2024 ,Place : Office</p>				
7	<p><b>Name</b></p> <p><b>HAMIDA KHATUN, (Alias: HAMIDA BIBI)</b>          Daughter of SADEM ALI MDILA          Executed by: Self, Date of Execution: 05/07/2024          , Admitted by: Self, Date of Admission: 05/07/2024 ,Place : Office</p>	<p><b>Photo</b></p> 	<p><b>Finger Print</b></p>  Captured	<p><b>Signature</b></p> 
<p>City:- , P.O:- HATISHALA, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Muslim, Occupation: Others, Citizen of: IndiaDate of Birth:XX-XX-1XX4 , PAN No.:: PAXxxxxx3F, Aadhaar No: 55xxxxxxxx7361, Status :Individual, Executed by: Self, Date of Execution: 05/07/2024 , Admitted by: Self, Date of Admission: 05/07/2024 ,Place : Office</p>				



B	Name	Photo	Finger Print	Signature
	<b>HALIMA BIBI</b> Daughter of SADEM ALI MOLLA Executed by: Self, Date of Execution: 05/07/2024 , Admitted by: Self, Date of Admission: 05/07/2024 ,Place : Office		 Captured	
		05/07/2024	LVI 05/07/2024	05/07/2024
City:- , P.O:- BHOGALI, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Muslim, Occupation: Others, Citizen of: IndiaDate of Birth:XX-XX-1XX6 , PAN No.:: HDxxxxxxx4M, Aadhaar No: 42xxxxxxxx1604, Status :Individual, Executed by: Self, Date of Execution: 05/07/2024 , Admitted by: Self, Date of Admission: 05/07/2024 ,Place : Office				
S	Name	Photo	Finger Print	Signature
	<b>MST RAHIMA KHATUN,</b> (Alias: Mr RAHIMA BIBI) Daughter of SADEM ALI MOLLA Executed by: Self, Date of Execution: 05/07/2024 , Admitted by: Self, Date of Admission: 05/07/2024 ,Place : Office		 Captured	
		05/07/2024	LVI 05/07/2024	05/07/2024
City:- , P.O:- KASHIPUR, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Muslim, Occupation: Others, Citizen of: IndiaDate of Birth:XX-XX-1XX1 , PAN No.:: MXxxxxxxx8N, Aadhaar No: 44xxxxxxxx8495, Status :Individual, Executed by: Self, Date of Execution: 05/07/2024 , Admitted by: Self, Date of Admission: 05/07/2024 ,Place : Office				

**Buyer Details :**

Sl No	Name Address Photo,Finger print and Signature
1	<b>ANURAG KYAL</b> Son of Umesh Kyal 30C, South End Park, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India , PAN No.:: AGxxxxxxEH, Aadhaar No: 52xxxxxxxx6314, Status :Individual, Status : Not Executed

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>AMRITA GHOSH</b> Son of BIPLOB GHOSH City:- , P.O:- GOCHARAN, P.S:-Joynagar, District:-South 24-Parganas, West Bengal, India, Pin:- 743391		 Captured	
	05/07/2024	05/07/2024	05/07/2024
Identifier Of: CHHALEHA MOXYA, MD MOHOSIN ALI MOLLA, MD MONIRUL ISLAM, FOKRUL ISLAM, GOLAM KIBRIYA AHAMED, OHAB MOLLA, HAMIDA KHATUN, HALIMA BIBI, MST RAHIMA KHATUN			



Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	CHHALEHA MOLYA	ANURAG KYAL-0.98 Dec
2	MD MOHOSIN ALI MOLLA	ANURAG KYAL-0.809 Dec
3	MD MONIRUL ISLAM	ANURAG KYAL-0.809 Dec
4	FOKRUL ISLAM	ANURAG KYAL-0.809 Dec
5	GOLAM KIBRIYA AHAMED	ANURAG KYAL-0.809 Dec
6	CHAB MOLLA	ANURAG KYAL-0.809 Dec
7	HAMIDA KHATUN	ANURAG KYAL-0.405 Dec
8	HALIMA BIBI	ANURAG KYAL-0.405 Dec
8	MST RAHIMA KHATUN	ANURAG KYAL-0.405 Dec



**Endorsement For Deed Number : I - 160407460 / 2024**

**On 05-07-2024**

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

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

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

Presented for registration at 11:36 hrs on 05-07-2024, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by CHHALEHA MOLYA Alias CHALEHA BIBI, one of the Executants.

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

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 42,00,000/-.

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

Execution is admitted on 05/07/2024 by 1. CHHALEHA MOLYA, Alias CHALEHA BIBI, Daughter of ASAD ALI MOLLA, Hatisala, P.O. Hatisala, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession House wife, 2. MD MOHSIN ALI MOLLA, Alias MAHASIN MOLLA, Son of MD SADAM ALI MOLLA, P.O. HATISHALA, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Others, 3. MD MONIRUL ISLAM, Alias MANIRUL MOLYA, Son of MOHAMMAD SADEM ALI MOLLA, P.O. HATISHALA, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Others, 4. FOXRUL ISLAM, Alias FAKRUL MOLYA, Son of SADEM ALI MOLLA, P.O. HATISHALA, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Others, 5. GOLAM KIBRIYA AHAMED, Alias KIBRIA MOLYA, Son of SEDEM ALI MOLLA, P.O. HATISHALA, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Others, 6. OHAB MOLLA, Alias OHAB MOLYA, Son of SADEM ALI MOLLA, P.O. HATISHALA, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Others, 7. HAMIDA KHATUN, Alias HAMIDA BIBI, Daughter of SADEM ALI MOLLA, P.O. HATISHALA, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Others, 8. HALIMA BIBI, Daughter of SADEM ALI MOLLA, P.O. BHOGALI, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Others, 9. MST RAHIMA KHATUN, Alias Mr RAHIMA BIBI, Daughter of SADEM ALI MOLLA, P.O. KASHIPUR, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Others.

Identified by AMRITA GHOSH, , Son of BIPLOB 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 42,046.00/- ( A(1) = Rs 42,000.00/-, E = Rs 14.00/-, H = Rs 28.00/-, M(t) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 42,014/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB: Online on 04/07/2024 1:43PM with Govt. Ref. No. 192024250104062418 on 04-07-2024, Amount Rs. 42,014/-, Bank: SBI EPay ( SBIEPay), Ref. No. 9816708121833 on 04-07-2024, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

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

Description of Stamp

1. Stamp, Type: Impressed, Serial no 3005, Amount: Rs.100.00/-, Date of Purchase: 04/10/2023, Vendor name: S Das Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB: Online on 04/07/2024 1:43PM with Govt. Ref. No. 192024250104062418 on 04-07-2024, Amount Rs. 2,09,920/-, Bank: SBI EPay ( SBIEPay), Ref. No. 9816708121833 on 04-07-2024, Head of Account 0030-02-103-003-02

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





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2024, Page from 218445 to 218471  
being No 160407490 for the year 2024.



*(Handwritten signature)*

Digitally signed by Anupam Halder  
Date: 2024.07.05 15:31:06 +05:30  
Reason: Digital Signing of Deed.

(Anupam Halder) 05/07/2024

DISTRICT SUB-REGISTRAR

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

West Bengal.

07/07/22

1-7519/22



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

AG 691863

06/07/2022  
Q-2002015630  
2022

पश्चिम बंगाल सरकार  
पश्चिम बंगाल सरकार  
पश्चिम बंगाल सरकार



Sub-Registrar  
Regular URS 7 (3) of  
Registration 1908  
Alipore, South 24 Parganas  
1-7 JUL 2022

6/7/22  
7/7/22

**CONVEYANCE**

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



ve  
1875  
3-26 PM  
6/7/22

10 FEB 2022

14158

No.....Rs. **100/-** Date.....**MIAMGIR REZA**  
Name:.....**ADVOCATE**  
Address:.....**ALIPUR JUDGES COURT**  
.....**KOL-27**  
.....**Wd/1350/2003**

Vendor:.....  
**Alipur-Collectorate, 24 Fgs. (S)**  
**SUBHANKAR DAS**  
**STAMP VENDOR**  
**Alipur Police Court, Kol-27**

Ananta Ghosh



4710

REAL DEVELOPERS PRIVATE LIMITED  
Ananta Ghosh  
Director / Authorized Signatory



4712

Biswan Ghosh



Suman Ghosh  
S/o - Biswan Ghosh  
Kantatola  
K.L.C.  
(S) 24 Road  
743502

101 Sub-Registrar-EV  
System UPT 7 (2) of  
Registration 1988  
Alipore, South 24 Parganas  
- 0 JUL 2022

3.1 **BIMAN GHOSH (PAN AHKPG1432H and Aadhaar No. 4752 1146 1062)**, son of Late Bhadrashwar Ghosh, residing at Jirangachi, Post Office Hatisala, Kolkata-700135, Police Station Kashipur (formerly Bhangar), District South 24 Parganas (**Vendor**, includes successors-in-interest)

**And**

3.2 **UMESH KYAL**, having **PAN AGCPK9667R and Aadhaar No. 3221 6780 6519**, son of Late Govind Ram Kyal, by faith Hindu, by occupation Business, nationality Indian, residing at 30C, South End Park, 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, 4<sup>th</sup> 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 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



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

- 6 JUN 2022 -

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 thereon **And (4)** 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 (**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 the said R.S. Dag No. 92 is delineated on **Plan-G** annexed hereto and bordered in colour **Red** thereon **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 **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,



District Sub-Registrar  
Alipore, South 24 Parganas  
Registration 1969

- 6 JUL 2022

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 thereon, the First Property, Second Property, Third Property, Fourth Property, Fifth Property, Sixth Property, Seventh Property, Eighth Property, Ninth Property, and Tenth 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 824.938 (eight hundred and twenty four point nine three eight) decimal, comprised in R.S. Dag Nos. 100, 102, 111, 112, 113, 118, 92, 94, 497, 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
500	582	66	66
501	582	99	39.188
503	582	57	21.375
<b>Total:</b>			<b>719.75</b>

5.1.2 **Demise of Uttam Chandra Ghosh:** Said Uttam Chandra Ghosh, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate leaving behind him surviving his wife, Sashibala Dasi, 7 (seven) sons, namely, (1) Bipin Bihari Ghosh, (2) Satish Chandra Ghosh, (3) Jatish Chandra Ghosh, (4) Nagendra Nath Ghosh, (5) Kshitish Chandra Ghosh, (6) Rajendra Nath Ghosh alias Rajendra Kumar Ghosh and (7) Lalit



District Registrar  
Registrar U.S. 7 (2) of  
Registration 1098  
Alere, South 24 Parganas

- 6 Jun 2022

Mohan Ghosh and 2 (two) daughters, namely, (1) Subodh Bala Ghosh and (2) Radharani Ghosh, as his only legal heirs and heiresses, who jointly and in equal share inherited the right, title and interest of Late Uttam Chandra Ghosh in the Mother Property, free from all encumbrances.

- 5.1.3 **Demise of Sashibala Dasi:** Said Sashibala Dasi, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate leaving behind her surviving her 7 (seven) sons, namely, (1) Bipin Bihari Ghosh, (2) Satish Chandra Ghosh, (3) Jatish Chandra Ghosh, (4) Nagendra Nath Ghosh, (5) Khitish Chandra Ghosh, (6) Rajendra Nath Ghosh alias Rajendra Kumar Ghosh and (7) Lalit Mohan Ghosh and 2 (two) daughters, namely, (1) Subodh Bala Ghosh and (2) Radharani Ghosh, as her only legal heirs and heiresses, who jointly and in equal share inherited the right, title and interest of Late Sashibala Dasi in the Mother Property, free from all encumbrances.
- 5.1.4 **Sale by Radharani Ghosh:** By a Deed of Sale dated 12<sup>th</sup> August, 2008, registered in the Office of the Additional District Sub-Registrar, Bhangar, recorded in Book No. I, 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 Khitish 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
<b>Total:</b>			<b>83.53</b>

- 5.1.5 **Sale by Sadhan Kumar Ghosh:** By a Deed of Sale dated 8<sup>th</sup> September, 2008, registered in the Office of the Additional District Sub-Registrar, Bhangar, recorded in Book No. I, 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 Biman Ghosh, Bidyut Ghosh both son of Late Bhadrashwar Ghosh & Sadhan Ghosh, son of Late Siddheshwar Ghosh, free from all encumbrances.



District Sub-Registrar-IV  
Registrar U/S 7 (2) of  
Registration 1908  
Adware, 5th/24 Bangalore

6 III 2022

- 5.1.6 **Biman Ghosh entitlement through deed:** in the above mentioned events, the said Biman Ghosh (the Vendor herein) became the absolute owner by purchase of 5.2 decimals land (being the 1/3<sup>rd</sup> share) of the aforesaid deed.
- 5.1.7 **Absolute Ownership of Vendor:** In the above mentioned events and circumstances said Biman Ghosh (the Vendor herein) has become the sole and absolute owner in respect of the Said Property 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.
- 5.1.8 **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/carnest money as agreed between them.
- 5.1.9 **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.
- 5.1.10 **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



Dist. Sub-Registrar IV  
Registrar (S 7 (2) of  
Registration 1908  
Allahabad, Shilpi 24 Parganas

- 6 JUN 2022

the Said Property or any part thereof can or may be impeached, encumbered or affected in title.

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

## 6. Basic Understanding

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



District Sub-Registry Office  
Registrar D/S 121 of  
Registration 1/116  
Aligarh, South 24 Paraganas

- 6 JUL 2022 -

*[Handwritten signature]*

## 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** the said R.S. Dag No. 102 is delineated on **Plan-B** annexed **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 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 thereon **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. 85, recorded



District Sub-Registrar  
Registrar URS 7 (2) of  
Registration 1908  
Almorah, District 24 Parganas

6 JUL 2017

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 thereon **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 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 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.



District Sub-Registrar-I  
Registrar WS 7 (2) of  
Registration 1908  
Aidara, South 24 Parganas.

- 6.11.2022

- 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.
- 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



District Sub-Registrar,  
Registration, U.S. 7 (2) of  
Alibon, South 24 Parganas

- 6 JUN 2017

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 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



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

- 6 Jun 2022

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 Panchayat, Sub-Registration District Bhangar, District South 24 Parganas at the said R.S. Dag No. 100 is delineated on **Plan-A** annexed hereto and bordered in colour **Red** thereon 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.

*Key, A-1*



El Sub-Registro  
Registración URS 7 (2) et  
Registración 1998  
Alcance, Smith 24 Paces

65 JUL 2022

**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 the said R.S. Dag No. 102 is ~~delineated on Plan-B annexed hereto and bordered in colour Red thereon 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 the said R.S. Dag No. 111 is ~~delineated on Plan-C annexed hereto and bordered in colour Red thereon 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.



District Sub-Registrar-IV  
Registrar U/S 7 (2) of  
Registration 1908  
Alibari, Suban 2a Pargana

6.11.2022

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 the said R.S. Dag No. 112 is ~~delineated on Plan-D annexed hereto and bordered in colour Red thereon 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

**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 the said R.S. Dag No. 113 is ~~delineated on Plan-E annexed hereto and bordered in colour Red thereon 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 the said R.S. Dag No. 118 is ~~delineated on Plan-F annexed hereto and bordered in colour Red thereon and~~ butted and bounded as follows:



Joint Sub-Registrar-IV  
Registrar (JS 7 (2)) of  
Registration 1908  
Alappur, South 24 Parganas  
- 6 JUL 2007

- 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.

**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 the said R.S. Dag No. 92 is ~~delineated on Plan-G annexed hereto and bordered in colour Red thereon 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 the said R.S. Dag No. 94 is ~~delineated on Plan-H annexed hereto and bordered in colour Red thereon 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



Dist Sub-Registrar  
Registrar U.S.T. (2) of  
Registration 1988  
Alappuzha, South 24 Marganada

11 - 6 JUN 200

**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. 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 the said R.S. Dag No. 497 is delineated on ~~Plan-I annexed hereto and bordered in colour Red thereon 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 the said R.S. Dag No. 503 is delineated on ~~Plan-L annexed hereto and bordered in colour Red thereon 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



District Sub-Registrar  
Registration (257 (2) of  
Registration 1906  
Alipore, South 24 Parganas

- 6, III, 2022

**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.

**2<sup>nd</sup> Schedule**  
**(Said Property)**  
**[Subject Matter of Conveyance]**

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

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

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

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

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



District Sub-Registrar-IV  
Registration 1996 of  
Alibari, South 24 Parganas

6 JUN 2022

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

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

Land measuring 0.25 (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 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 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



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

- 6. IIII 2022

**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:

<b>R.S. Dag No.</b>	<b>L.R. Dag No.</b>	<b>R.S. Khatian No.</b>	<b>Total Area in Dag (in Dec)</b>	<b>Area Sold (in Dec)</b>	<b>Classification</b>
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
<b>Total:</b>				<b>4.54</b>	



Public Sub-Registrar's  
Registrar U/S 7 (7) of  
Registration Act  
Bangalore, South Zone, Bangalore

10 JUN 2022

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  
K.L.C.  
(S) 24/85  
743502
2. Saurav Ghosh  
39, Ruby Park  
Kasba, Kol-78.

Riswan Ghosh  
[Vendor]

Anuro Ghosh  
[Confirming Party]

Drafted by:

Advocate  
Alipore Judges Court  
Kot-27



Office of the Dist Sub-Registrar,  
Alibek, South 24 Parganas  
REGISTRATION 1908

6 JUN 2022

### 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. IOBAR 52022070500431767	05.07.2022	Indian Overseas Bank	6,00,000/-
<b>Total:</b>			<b>6,00,000/-</b>

Witnesses:

1. *Suman Ghosh*

*Suman Ghosh*

[Vendor]

2. *Saurav Ghosh*





District Sub-Registrar,  
Registrar L/S 7 (2) of  
Registration 1995  
Alibori, South 24 Parganas

- 6 JUL 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. 599499	05.07.2022	Indian Overseas Bank	5,00,000/-
<b>Total:</b>			<b>5,00,000/-</b>

Witnesses:

1. *Suman Ghosh*

KYAL DEVELOPERS PRIVATE LIMITED  
*Amito Ghosh*  
Director / Authorised Signatory

2. *Suman Ghosh*


































\_\_\_\_\_  
[Confirming Party]



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

6 JUL 2022

**SPECIMEN FORM FOR TEN FINGER PRINTS**

 <p><i>B. M. Ram Babu</i></p>	<p><i>B. M. Ram Babu</i></p>						
		Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
							
		Thumb	Fore	Middle	Ring	Little	
		(Right Hand)					
 <p><i>Suma Raj</i></p>	<p><i>Suma Raj</i></p>						
		Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
							
		Thumb	Fore	Middle	Ring	Little	
		(Right Hand)					
	<p><i>Ananta Chesh</i></p>						
		Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
							
		Thurab	Fore	Middle	Ring	Little	
		(Right Hand)					



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

- 6 . III . 2022



Biman Ghosh.







**आयकर विभाग**  
**TAX DEPARTMENT**

**भारत सरकार**  
**GOVT OF INDIA**

**आयकर भंडार**  
**Tax Collection**

**आयकर संख्या**  
**Tax No. 12345678**

**आयकर**  
**Tax**

**10/01/2018**

*Signature*  
**10/01/2018**



**आयकर भंडार**  
**Tax Collection**

**आयकर संख्या**  
**Tax No. 12345678**

**आयकर**  
**Tax**

**10/01/2018**

*Signature*





*Umesh Kyal*





2012-13  
*Ananta Ghosh*  
DIRECTOR GENERAL OF TAXES

2000-2001  
2002-2003  
2004-2005  
2006-2007  
2008-2009

2010-2011  
2012-2013  
2014-2015  
2016-2017  
2018-2019

2020-2021  
2022-2023  
2024-2025

2026-2027

आयकर विभाग  
 INCOME TAX DEPARTMENT  
 AMRITA GHOSH  
 Biplob Ghosh  
 20/06/1991  
 Permanent Account Number  
**BLRPG8970F**  
  



 भारत सरकार  
 Government of India  

 नाम/नाम  
**Amrita Ghosh**  
 पति: Biplob Ghosh  
 पिता: Biplob Ghosh  
 जन्मदिन/DOB: 20/06/1991  
 लिंग/Male  
  
**2744 4498 2164**


 भारत  
**Unique Identification Authority of India**  
 पता: 24 फार्गाहा  
 बेलुआचंडी, गोजरान, दक्षिण  
 24 फार्गाहा, गोजरान, पश्चिम बंगाल  
 743091  
 Address: SID: Biplob Ghosh,  
 BELUACHANDI, Gocharan,  
 South 24 Parganas,  
 Gocharan, West Bengal,  
 743091  
**2744 4498 2164**

*Amrita Ghosh*

1875

1876

1877

1878

1879

1880

1881

1882

1883

1884



অসমতান্ত্ৰিক পৰিচয় প্ৰমাণিতকৰণ

ভাৰত সরকার

Unique Identification Authority of India  
Government of India

কৃত্তিকাসুন্দৰ আই আই / Enrolment No. 3010/21041/R5197

To  
Shri. Anil  
Suman Ghosh  
BEUNTA KUNTAOLA  
Mettur  
Kanyakumari District - 625 024 Pongalur  
Tamil Nadu - 625 024

118030019

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2842 2993 9203

আধাৰ - সাধাৰণ মানুহৰ অধিকাৰ



ভাৰত সরকার  
Government of India



সুমন গুহ  
Suman Ghosh  
Net: 2842 2993  
District: Kanyakumari District  
KANYAKUMARI DISTRICT, TAMIL NADU  
625 024



2842 2993 9203

আধাৰ - সাধাৰণ মানুহৰ অধিকাৰ

Suman Ghosh  
6/7/22





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

GRN Details

GRN: 192022230066302421 Payment Mode: Online Payment  
GRN Date: 05/07/2022 17:13:39 Bank/Gateway: Indian Overseas Bank  
BRN : 202207050835512 BRN Date: 05/07/2022 17:14:56  
Payment Status: Successful Payment Ref. No: 2002015630/2/2022  
[Query No\*Query Year]

Depositor Details

Depositor's Name: UMESH KYAL  
Address: 30C, SOUTH END PARK KOLKATA-700029  
Mobile: 9830065307  
Depositor Status: Buyer/Claimant  
Query No: 2002015630  
Applicant's Name: Org VINAYAK LEGAL  
Identification No: 2002015630/2/2022  
Remarks: Sale, Sale Document

Payment Details

Sl. No	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002015630/2/2022	Property Registration- Stamp duty	0010-03-103-003-02	33021
2	2002015630/2/2022	Property Registration- Registration Fees	0010-03-104-001-16	16014
			<b>Total</b>	<b>49035</b>

IN WORDS: FORTY NINE THOUSAND THIRTY FIVE ONLY.





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

Query No / Year	2002015630/2022	Office where deed will be registered
Query Date	04/07/2022 2:06:37 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	VINAYAK LEGAL 122/1R, Satyendra Nath Majumdar Sarani, Thana : Tollygunge, District : South 24-Parganas, WEST BENGAL, PIN - 700026; Mobile No. 9330394689, Status : Seller/Executant	
Transaction	Additional Transaction	
[0101] Sale, Sale Document	[4308] Agreement [No of Agreement : 2], [4311] Receipt [Rs : 5,00,000/-]	
Set Forth value	Market Value	
Rs. 11,00,000/-	Rs. 11,00,000/-	
Total Stamp Duty Payable(5D)	Total Registration Fee Payable	
Rs. 33,021/- (Article 23)	Rs. 18,014/- (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
Remarks		

**Land Details :**

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

Sch No	Plot Number	Khatian Number	Land Proposed	User	ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-100	RS-829	Bestu	Shali		0.82 Dec	1,50,220/-	1,50,220/-	
L2	RS-102	RS-829	Bestu	Shali		0.95 Dec	2,30,178/-	2,30,178/-	
L3	RS-111	RS-829	Bestu	Danga		0.07 Dec	16,960/-	16,960/-	
L4	RS-112	RS-829	Bestu	Danga		0.58 Dec	1,40,529/-	1,40,529/-	
L5	RS-113	RS-829	Bestu	Shali		0.25 Dec	60,573/-	60,573/-	
L6	RS-118	RS-829	Bestu	Danga		0.81 Dec	1,06,255/-	1,06,255/-	
L7	RS-92	RS-181	Bestu	Danga		0.75 Dec	1,81,718/-	1,81,718/-	
L8	RS-94	RS-181	Bestu	Shali		0.28 Dec	82,998/-	82,998/-	
L9	RS-497	RS-582	Bestu	Shali		0.09 Dec	21,806/-	21,806/-	
L10	RS-503	RS-582	Bestu	Danga		0.16 Dec	38,767/-	38,767/-	
		<b>TOTAL :</b>				<b>4.54Dec</b>	<b>11,00,000 /-</b>	<b>11,00,000 /-</b>	
		<b>Grand Total :</b>				<b>4.54Dec</b>	<b>11,00,000 /-</b>	<b>11,00,000 /-</b>	



Query No: 2002015630 of 2022, Printed On: Jul-4-2022 2:09PM, Generated from: wmpg01@reg.gov.in



**Seller Details :**

Sl No	Name & address	Status	Execution Admission Details :
1	<b>BIMAN GHOSH</b> Son of Late Shadreshwar Ghosh,Beonta, Kantatala, Bhangar, City:- , P.O:- Kantatala, P.S:-Kolkata Leather Camp, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. AHxxxxxx2H, Aadhaar No.: 47xxxxxxxx1062,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	<b>KYAL DEVELOPERS PRIVATE LIMITED</b> .122/1R, Satyendra Nath Majumder Sarani, 4th Floor, 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	<b>UMESH KYAL</b> Son of Late Govind Ram Kyal,30C, South End Park, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AGxxxxxx7R, Aadhaar No. 32xxxxxxxx8519,Status :Individual, Not Executed	Individual	Not Executed

**Representative Details :**

Sl No	Name & Address	Representative of
1	<b>AMRITA GHOSH</b> Son of 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: Service, Citizen of: India, PAN No. BLxxxxxx9F, Aadhaar No: 27xxxxxxxx2164	KYAL DEVELOPERS PRIVATE LIMITED

**Identifier Details :**

Name & address
<b>SUMAN GHOSH</b> Son of Biman Ghosh Beonta, Kantatala, Bhangar, 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 BIMAN GHOSH, AMRITA GHOSH





Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	BIMAN GHOSH	UMESH KYAL-0.62 Dec
Transfer of property for L10		
Sl.No	From	To. with area (Name-Area)
1	BIMAN GHOSH	UMESH KYAL-0.18 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	BIMAN GHOSH	UMESH KYAL-0.95 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	BIMAN GHOSH	UMESH KYAL-0.07 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	BIMAN GHOSH	UMESH KYAL-0.58 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	BIMAN GHOSH	UMESH KYAL-0.25 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	BIMAN GHOSH	UMESH KYAL-0.81 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	BIMAN GHOSH	UMESH KYAL-0.75 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	BIMAN GHOSH	UMESH KYAL-0.28 Dec
Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	BIMAN GHOSH	UMESH 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 03-08-2022) for e-Payment. Assessed market value & Query is valid for 30 days (i.e. upto 03-08-2022)
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.



Query No: 202019850 of 2022. Printed On: Jul 4 2022 2:05PM, Generated from vtreregistration.gov.in



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




7



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 16042002016630/2022

L 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	BIMAN GHOSH Beonta, Kantatala, Bhangar, City.-, P.O.- Kantatala, P.S.-Kolkata Leather Camp, District- South 24-Parganas, West Bengal, India, PIN- 700135	Seller			<i>Biman Ghosh</i> 6/7/22
2	AMRITA GHOSH Bellachandi, Gocharan, City.-, P.O.- Bellachandi, P.S.- Jybnagar, District-South 24-Parganas, West Bengal, India, PIN- 742391	Represent ative of Seller JKYAL DEVELOP ERS 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	SUMAN GHOSH Son of Biman Ghosh Beonta, Kantatala, Bhangar, City.-, P.O.- Kantatala, P.S.- Kolkata Leather Camp, District-South 24-Parganas, West Bengal, India, PIN- 743602	BIMAN GHOSH, 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-1604-07519/2022	Date of Registration	07/07/2022
Query No / Year	1604-2002015630/2022	Office where deed is registered	
Query Date	04/07/2022 2:05:37 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. 11,00,000/-	Rs. 11,00,000/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 33,121/- (Article:23)	Rs. 16,046/- (Article:A(1), E.)		
Remarks			

### Land Details :

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

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-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	Danga	0.07 Dec	18,960/-	18,960/-	
L4	RS-112	RS-629	Bastu	Danga	0.58 Dec	1,40,529/-	1,40,529/-	
L5	RS-113	RS-629	Bastu	Shali	0.25 Dec	60,573/-	60,573/-	
L6	RS-118	RS-629	Bastu	Danga	0.61 Dec	1,96,255/-	1,96,255/-	
L7	RS-02	RS-181	Bastu	Danga	0.75 Dec	1,61,718/-	1,61,718/-	
L8	RS-94	RS-181	Bastu	Shali	0.26 Dec	62,996/-	62,996/-	
L9	RS-497	RS-582	Bastu	Shali	0.09 Dec	21,806/-	21,806/-	
L10	RS-503	RS-582	Bastu	Danga	0.16 Dec	38,767/-	38,767/-	
		<b>TOTAL :</b>			<b>4.54Dec</b>	<b>11,00,000 /-</b>	<b>11,00,000 /-</b>	
		<b>Grand Total :</b>			<b>4.54Dec</b>	<b>11,00,000 /-</b>	<b>11,00,000 /-</b>	



**Seller Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>BIMAN GHOSH</b> Son of Late Bhadrashwar Ghosh Beonta, Kantatala, Bhangar, City:- , P.O:- Kantatala, P.S:-Kolkata Leather Camp District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: AHxxxxxGH, Aadhaar No: 47xxxxxxx1982, 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	<b>KYAL DEVELOPERS PRIVATE LIMITED</b> 122/1R, Satyendra Nath Majumder Sarani, 4th Floor, City:- , P.O:- Kallighat, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 , PAN No.: AAxxxxx0E, 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	<b>UMESH KYAL</b> Son of Late Govind Ram Kyal 30C, South End Park, City:- , P.O:- Saret Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AGxxxxx7R, Aadhaar No: 32xxxxxxx6519, Status :Individual, Status : Not Executed

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>AMRITA GHOSH (Presentant )</b> Son of 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: Service, Citizen of: India, , PAN No.: BLxxxxx9F, Aadhaar No: 27xxxxxxx2164 Status : Representative, Representative of : KYAL DEVELOPERS PRIVATE LIMITED

**Identifier Details :**

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



**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	BIMAN GHOSH	UMESH KYAL-0.62 Dec

**Transfer of property for L10**

Sl.No	From	To. with area (Name-Area)
1	BIMAN GHOSH	UMESH KYAL-0.16 Dec

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	BIMAN GHOSH	UMESH KYAL-0.95 Dec

**Transfer of property for L3**

Sl.No	From	To. with area (Name-Area)
1	BIMAN GHOSH	UMESH KYAL-0.07 Dec

**Transfer of property for L4**

Sl.No	From	To. with area (Name-Area)
1	BIMAN GHOSH	UMESH KYAL-0.58 Dec

**Transfer of property for L5**

Sl.No	From	To. with area (Name-Area)
1	BIMAN GHOSH	UMESH KYAL-0.25 Dec

**Transfer of property for L6**

Sl.No	From	To. with area (Name-Area)
1	BIMAN GHOSH	UMESH KYAL-0.81 Dec

**Transfer of property for L7**

Sl.No	From	To. with area (Name-Area)
1	BIMAN GHOSH	UMESH KYAL-0.75 Dec

**Transfer of property for L8**

Sl.No	From	To. with area (Name-Area)
1	BIMAN GHOSH	UMESH KYAL-0.26 Dec

**Transfer of property for L9**

Sl.No	From	To. with area (Name-Area)
1	BIMAN GHOSH	UMESH 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 15:20 hrs on 06-07-2022, at the Private residence by 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 BIMAN GHOSH, Son of Late Bhadrashwar Ghosh, Beonta, Kantatala, Bhangar, P.O: Kantatala, Thana: Kolkata Leather Camp, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Others

Identified by SUMAN GHOSH, . . Son of Biman Ghosh, Beonta, Kantatala, Bhangar, 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 AMRITA GHOSH,

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

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

On 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 5:14PM with Govt. Ref. No: 192022230066302421 on 05-07-2022, Amount Rs: 16,014/-, Bank  
Indian Overseas Bank ( IOBA0000015), Ref. No, 202207050835512 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. 33,021/- and Stamp Duty paid by Stamp Rs 100/- by online = Rs 33,021/-

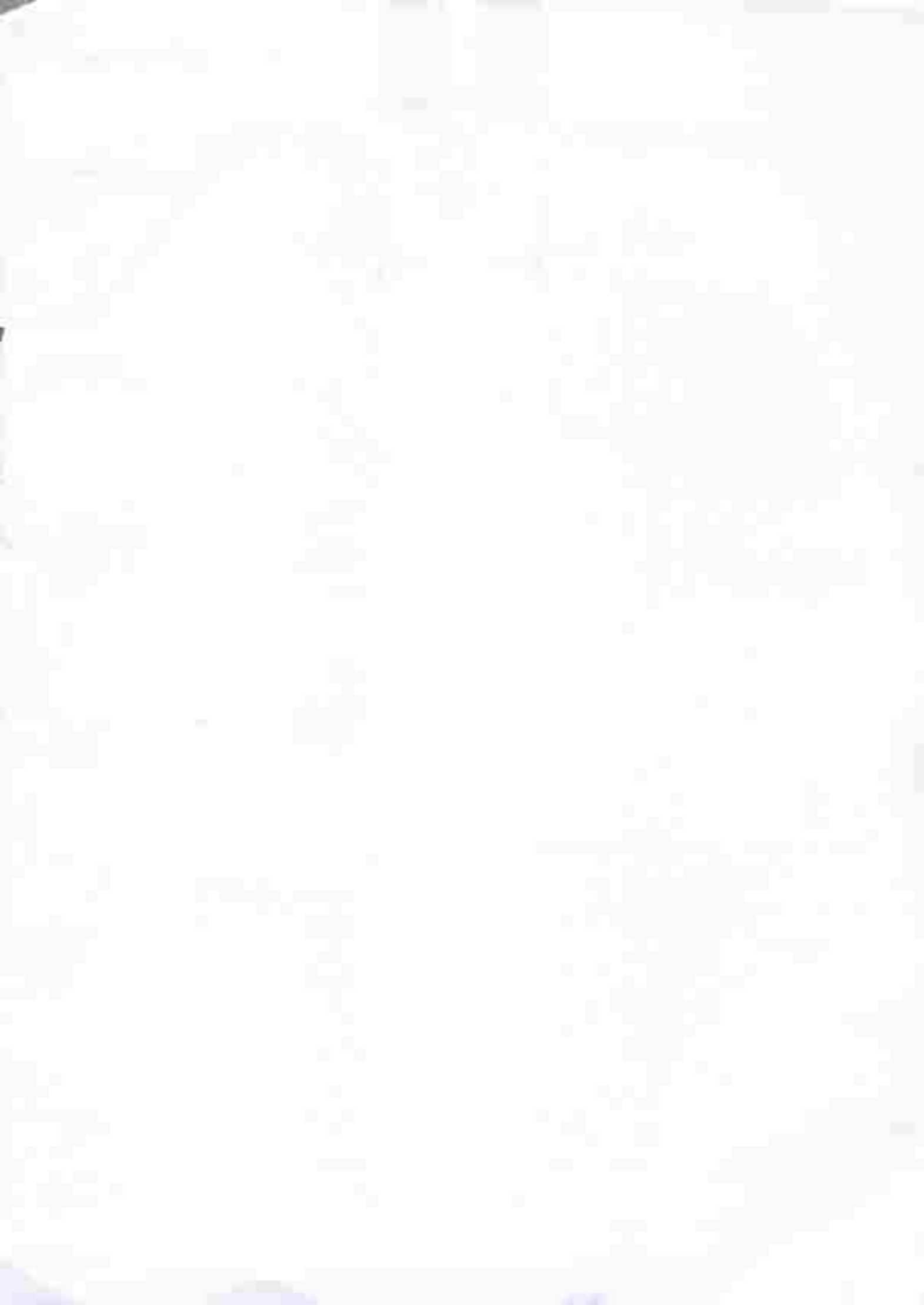
**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 14158, 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 5:14PM with Govt. Ref. No: 192022230066302421 on 05-07-2022, Amount Rs: 33,021/-, Bank:  
Indian Overseas Bank ( IOBA0000015), Ref. No. 202207050835512 on 05-07-2022, Head of Account 0030-02-103-003  
-02

*(Signature)*

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





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2022, Page from 229220 to 229255  
being No 160407519 for the year 2022.



Digitally signed by ANUPAM HALDER  
Date: 2022.07.07 17:49:06 +05:30  
Reason: Digital Signing of Deed

(Anupam Halder)  
(Anupam Halder) 2022/07/07 05:49:06 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)

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07/07/22

2-7520/22



पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL

AG 691873

06/07/2022  
 Q-2002016500/2022  
 3:30 P.M.



CONVEYANCE

vc  
 1579  
 3-30 P.M.  
 6/7/22

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



10 FEB 2022

14148

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

Name: ..... ALAMGIR REZA

Address: ..... ALIPORE JUDGES COURT

Vendor: ..... WE11353/2003

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

Anwita Ghosh

4710

KYAL DEVELOPERS PRIVATE LIMITED  
Anwita Ghosh  
Director / Authorized Signatory

4712



Ajoo an Ghosh

Suman Ghosh  
Sp. Biman Ghosh  
Kantatala  
K.L.C.  
(S) 24 Pgs  
7435/02



- 3.1 **BIMAN GHOSH (PAN AHKPG1432H and Aadhaar No. 4752 1146 1062)**, son of Late Bhadreswar Ghosh, residing at Jirangachi, Post Office Hatisala, Kolkata-700135, Police Station Kashipur (formerly Bhangar), District South 24 Parganas (**Vendor**, includes successors-in-interest)

**And**

- 3.2 **UMESH KYAL**, having **PAN AGCPK9667R and Aadhaar No. 3221 6780 6519**, son of Late Govind Ram Kyal, by faith Hindu, by occupation Business, nationality Indian, residing at 30C, South End Park, 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, 4<sup>th</sup> 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 Joyrugar, 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 2 (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 3 (three) 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 0.25 (zero point two five) 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



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

- 6 JUL 2022

616-4885

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 2 (two) 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 0.8 (zero point eight) 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 2.55 (two point five five) 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 1.5 (one point 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 0.55 (zero point five five) 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 0.1 (zero point one) 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 0.2 (zero point 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 (**Tenth Property**) and



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

- 6 JUL 2007

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 and Tenth 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 719.75 decimal, comprised in R.S. Dag Nos. 100, 102, 111, 112, 113, 118, 92, 94, 497, 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
500	582	66	66
501	582	99	39.188
503	582	57	21.375
<b>Total:</b>			<b>719.75</b>

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



District Sub-Registry  
Office, Patna, Bihar  
Registration 1908

- 6, July, 2022

Uttam Chandra Ghosh in the Mother Property, free from all encumbrances.

- 5.1.3 **Demise of Sashibala Dasi:** Said Sashibala Dasi, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate leaving behind her surviving her 7 (seven) sons, namely, (1) Bipin Bihari Ghosh, (2) Satish Chandra Ghosh, (3) Jatish Chandra Ghosh, (4) Nagendra Nath Ghosh, (5) Kshitish Chandra Ghosh, (6) Rajendra Nath Ghosh alias Rajendra Kumar Ghosh and (7) Lalit Mohan Ghosh and 2 (two) daughters, namely, (1) Subodh Bala Ghosh and (2) Radharani Ghosh, as her only legal heirs and heiresses, who jointly and in equal share inherited the right, title and interest of Late Sashibala Dasi in the Mother Property, free from all encumbrances.
- 5.1.4 **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) Bhadrashwar 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, free from all encumbrances.
- 5.1.5 **Sale by Niharbala Ghosh:** By 2 (two) Deeds of Sale, being, (1) Deed of Sale dated 11<sup>th</sup> March, 1996, registered in the Office of the Sub-Registrar, Bhangar, recorded in Book No. 1, Volume No. 36, at Pages 381 to 390, being Deed No. 2315 for the year 1997 and (2) Deed of Sale dated 11<sup>th</sup> March, 1996, registered in the Office of the Sub-Registrar, Bhangar, recorded in Book No. 1, Volume No. 36, at Pages 391 to 400, being Deed No. 2316 for the year 1997, said Niharbala Ghosh sold, conveyed and transferred land measuring 27 (twenty seven) out of her entitlement in the Mother Property (**Larger Property**) unto and in favour of (1) Bidyut Ghosh and (2) Eiman Ghosh, both are son of Late Bhadrashwar 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	4
102	629	154	6
111	629	12	0.5
112	629	94	4
113	629	40	1.6
118	629	131	5.1
92	181	150	3
94	181	42	1.1
497	582	38	0.2
500	582	66	0.4
501	582	90	0.7
503	582	57	0.4
<b>Total:</b>			<b>27</b>



District Sub-Registrar IV  
Registration 198a (2) at  
Airpore, South 24 Parganas

- 6 JUL 2017

- 5.1.6 **Absolute Ownership of Vendor:** In the above mentioned events and circumstances said Biman Ghosh (the Vendor herein) has become the sole and 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.
- 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.



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

- 6 JUL 2022



- 5.2.4 **Right, Power and Authority to Sell:** The Vendor has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchaser.
- 5.2.5 **No Dues:** No tax in respect of the Said Property is due to the local authority and/or any other authority or authorities and no Certificate Case is pending for realization of any dues from the Vendor.
- 5.2.6 **No Right of Pre-emption:** No person or persons whatsoever have/had/has any right of pre-emption over and in respect of the Said Property or any part thereof.
- 5.2.7 **No Mortgage:** No mortgage or charge has been created by the Vendor by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.
- 5.2.8 **Free From All Encumbrances:** The Said Property is free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debutters*, *wakf*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *baryadars* 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



District Sub-Registrar-IV  
Registrar (S/5 7 (2) of  
Registration 1908  
Bangalore, South 24 Pergana

- 6 JUL 2022

described in the **Second Schedule** below, being (1) the First Property, i.e., land measuring 2 (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 3 (three) 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 0.25 (zero point two five) 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 2 (two) 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 0.8 (zero point eight) 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 2.55 (two point five five) 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 1.5 (one point 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 0.55 (zero point five five) 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.

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

- 6 JUL 2022

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 0.1 (zero point one) 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 the said R.S. Dag No. 497 is delineated on **Plan-I** annexed hereto and bordered in colour **Red** thereon **And (10)** the Tenth Property, i.e., land measuring 0.2 (zero point 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-X** 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.31,40,000/- (Rupees Thirty One Lakh Forty Thousand only) (**Total Consideration**) out of which the Purchaser has paid Rs.21,40,000/- (Rupees Twenty One Lakh Forty 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.10,00,000/- (Rupees Ten 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, bargadara and liabilities whatsoever or howsoever



District Sub-Registrar IV  
Registrar U/S 7 (2) of  
Registration 1998  
Almere, South 24 Parganas

- 6 JUL 2022

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

- 8.1.4 **Together with All Other Appurtenances:** together with all other rights the Vendor has in the Said Property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property.
- 8.2 **Subject to:** The transfer being effected by this Conveyance is subject to:
- 8.2.1 **Indemnification by Vendor:** express indemnification by the Vendor about the correctness of the Vendor's title, Vendor's authority to sell and non existence of any encumbrances on the Said Property, which if found defective or untrue at any time, the Vendor shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendor hereby covenants that the Vendor or any person claiming under the Vendor in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Purchaser and/or the Purchaser's successors-in-interest and assigns, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the Purchaser and/or the Purchaser's successors-in-interest and assigns by reason of any claim made by any third parties with respect to the title of the Said Property. If any difficulty arises in respect of mutation of the Said Property in the name of the Purchaser then the Vendor shall at all times hereinafter, at the costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to mutate the name of the Purchaser in respect of the Said Property.
- 8.2.2 **Transfer of Property Act:** all obligations and duties of vendor and vendee as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.
- 8.3 **Delivery of Possession:** Khas, vacant, peaceful and physical possession of the Said Property has been handed over to the Purchaser.
- 8.4 **Outgoings:** All statutory revenue, cesa, 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



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- 5. 11. 2022

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 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



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

- 6 JUL 2022

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 2 (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 the said R.S. Dag No. 100 is ~~delimited on Plan A annexed hereto and bordered in colour Red thereon 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.

**Part-II**  
**(Second Property)**

Land vacant measuring 3 (three) 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 the

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

- 6 JUL 2022

said R.S. Dag No. 102 is ~~delineated on Plan-B annexed hereto and bordered in colour Red thereon 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 0.25 (zero point two five) 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 the said R.S. Dag No. 111 is ~~delineated on Plan-C annexed hereto and bordered in colour Red thereon 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 2 (two) 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 the said R.S. Dag No. 112 is ~~delineated on Plan-D annexed hereto and bordered in colour Red thereon 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



Sub-Registrar-IV  
Registrar U/S 7 (2) of  
Registration 1968  
Alipore, South 74 Patitosh

- 6 JUL 2022

**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 0.8 (zero point eight) 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 the said R.S. Dag No. 113 is ~~delineated on Plan-E annexed hereto and bordered in colour Red thereon~~ 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 2.55 (two point five five) 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 the said R.S. Dag No. 118 is ~~delineated on Plan-F annexed hereto and bordered in colour Red thereon~~ 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



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Registrar, O/S 7 (2) of  
Registration, 1988  
Alibori, South 24 Bargarh

- 6 JUL 2022

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

**Part-VII**  
**(Seventh Property)**

Land vacant measuring 1.5 (one point 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 the said R.S. Dag No. 92 is delineated on ~~Plan-G annexed hereto and bordered in colour Red thereon 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 0.55 (zero point five five) 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 the said R.S. Dag No. 94 is delineated on ~~Plan-H annexed hereto and bordered in colour Red thereon 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.



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

- 6 JUL 2022

**Part-IX**  
**(Ninth Property)**

Land vacant measuring 0.1 (zero point one) 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 Bhugabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and the said R.S. Dag No. 497 is delineated on ~~Plan-I annexed hereto and bordered in colour Red thereon 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 0.2 (zero point 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 Bhugabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and the said R.S. Dag No. 503 is delineated on ~~Plan-I annexed hereto and bordered in colour Red thereon 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 R.S. Dag No. 502 & 497

**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.



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Mysore District 560001  
Mysore, South 24 Bangalore

- 6 JUN 2022

**2<sup>nd</sup> Schedule**  
**(Said Property)**  
**[Subject Matter of Conveyance]**

Land vacant measuring 2 (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 more fully described in **Part-I** of the **First Schedule** above

Land vacant measuring 3 (three) 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 0.25 (zero point two five) 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 2 (two) 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 0.8 (zero point eight) 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 2.55 (two point five five) 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



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Registration 1206  
Allamra, Sector 24, Hiranagar

- 6 JUN 2022

9.19

Parganas and more fully described in **Part-VI** of the **First Schedule** above

Land vacant measuring 1.5 (one point 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

Land vacant measuring 0.55 (zero point five five) 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 0.1 (zero point one) 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 0.2 (zero point 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 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	2	Shali



District Sub-Registry Office  
Registrar U/S 7 (2) of  
Registration 1988  
Almere, Saudi Arabia

- 6. III. 2022

102	96	629	154	3	Shali
111	105	629	12	0.25	Danga
112	106	629	94	2	Danga
113	107	629	40	0.8	Shali
118	112	629	131	2.55	Danga
92	86	181	150	1.5	Danga
94	88	181	42	0.55	Shali
497	465	582	38	0.1	Shali
503	471	582	57	0.2	Danga
<b>Total:</b>				<b>12.95</b>	

## 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  
K.L.C  
(S) 24 PDS  
743502

Suman Ghosh  
[Vendor]

2. Saurav Ghosh  
39, Ruby Park  
Kasba, Kol-78.

ANAL DEVELOPERS PRIVATE LIMITED  
Anwita Ghosh  
Director / Authorized Signatory  
[Confirming Party]

Drafted by:

Manoj P. P. P.  
Advocate  
HB/1366/03  
Alipore Judges Court  
KOL-27



Office of the District Registrar,  
Bangalore, South 24 Bangalore  
- 6 JUN 2022 -

### Vendor's Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs.21,40,000 /- (Rupees Twenty One Lakh Forty 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. IOBAR52022070500431093	05.07.2022	Indian Overseas Bank	11,40,000/-
RTGS No. IOBAN22178658025	27.06.2022	-Do-	10,00,000/-
<b>Total:</b>			<b>21,40,000/-</b>

Witnesses:

1. *Suman Ghosh*

*Bimona Ghosh*

[Vendor]

2. *Suman Ghosh*



District Sub-Registrar-IV  
Registrar MS T (R) of  
Registration 1908  
Alibora, South 24 Parganas

- 6, IIII 2022

### Confirming Party's Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs.10,00,000/- (Rupees Ten Lakh only)** towards full and final payment of 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. 599500	05.07.2022	Indian Overseas Bank	10,00,000/-
<b>Total:</b>			<b>10,00,000/-</b>

Witnesses:

1. *Suman Ghosh*

ORU DEVELOPERS PRIVATE LIMITED  
*Anu-to Ghosh*  
Director / Authorized Signatory

2. *Saurav Ghosh*


































**[Confirming Party]**



... and Sub-Registrar-IV  
Registrar URS T (2) of  
Registration 1988  
Alipore, South 24 Parganas

- 6 JUN 2022

**SPECIMEN FORM FOR TEN FINGER PRINTS**

 <p><i>B. D. Ghosh</i></p>	<p><i>B. D. Ghosh</i></p>					
		<p>Little</p>	<p>Ring</p>	<p>Middle</p>	<p>Fore</p>	<p>Thumb</p>
		<p>(Left Hand)</p>				
						
		<p>Thumb</p>	<p>Fore</p>	<p>Middle</p>	<p>Ring</p>	<p>Little</p>
		<p>(Right Hand)</p>				
	<p><i>J. Ghosh</i></p>					
		<p>Little</p>	<p>Ring</p>	<p>Middle</p>	<p>Fore</p>	<p>Thumb</p>
		<p>(Left Hand)</p>				
						
		<p>Thumb</p>	<p>Fore</p>	<p>Middle</p>	<p>Ring</p>	<p>Little</p>
		<p>(Right Hand)</p>				
	<p><i>Ananta Ghosh</i></p>					
		<p>Little</p>	<p>Ring</p>	<p>Middle</p>	<p>Fore</p>	<p>Thumb</p>
		<p>(Left Hand)</p>				
						
		<p>Thumb</p>	<p>Fore</p>	<p>Middle</p>	<p>Ring</p>	<p>Little</p>
		<p>(Right Hand)</p>				



District Sub-Registrar-IV  
Alipore, South 24 Parganas  
Registration 100a

- 6 JUN 2022






 ভারত সরকার  
 Government of India



নাম / Name  
Binay Ghosh

পিতা / Father Name  
Father : Bhadrachar Ghosh

মহানগর / District : 017011360

সুন্দর / Male



4752 1146 1062

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আধার - সাধারণ মানুষের অধিকার


 ভারত  
 Unique Identification Authority of India

ওফিস : পল্লীসেবা, বর্ডার, কলকাতা  
 পল্লীসেবা ভবন, বর্ডার, কলকাতা  
 PIN: 743302

Address: BORDA, KANTATAJA,  
 BORDA, South 24 Parganas,  
 Kolkata, West Bengal, 743302

4752 1146 1062

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www.mha.gov.in



www.mipr.gov.in



www.uidai.gov.in

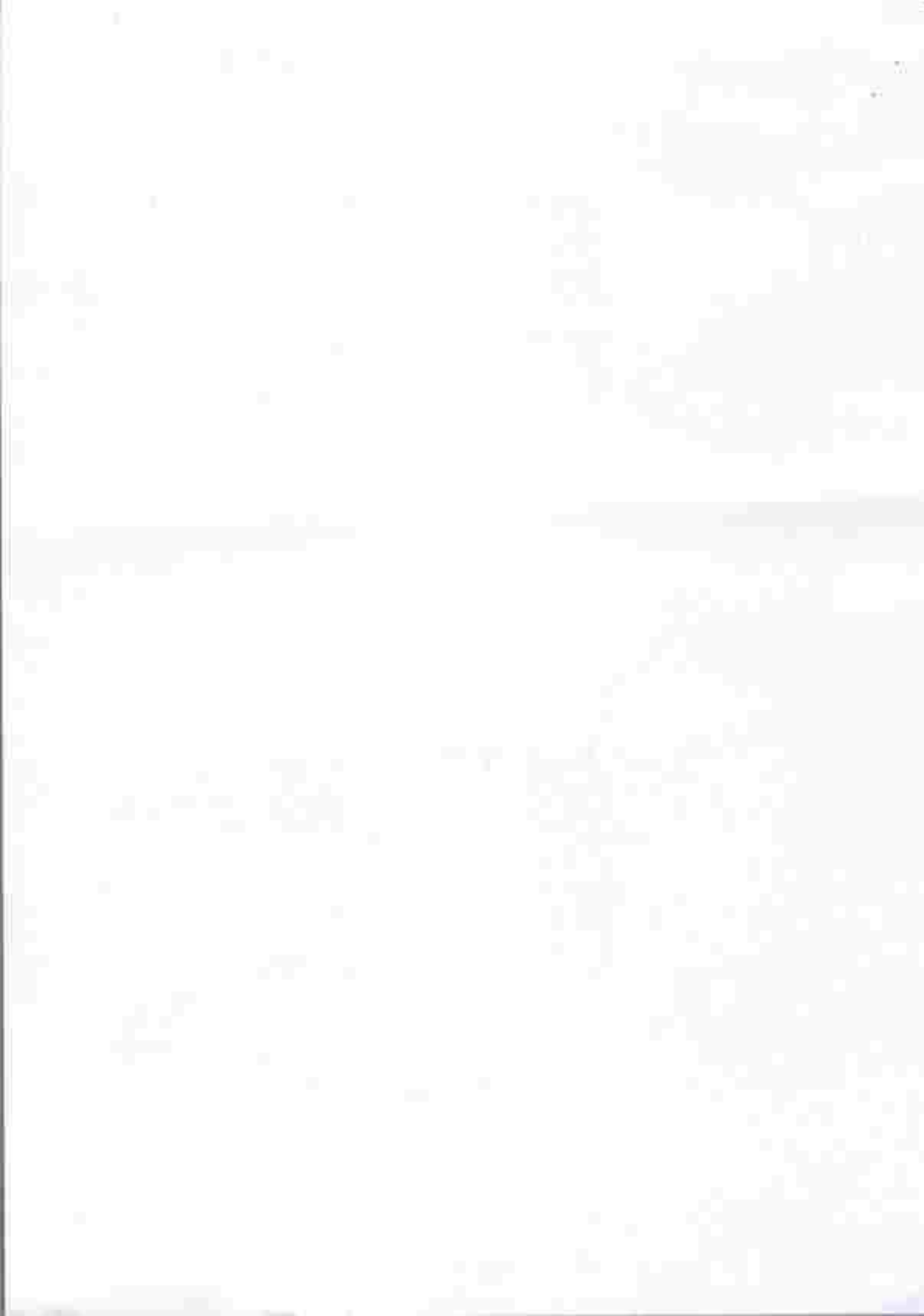
Binay Ghosh



8



*अभिषेक कुमार*





Umesh Kyal





KVAL DEVELOPERS PRIVATE LIMITED  
*Anand Chell*  
Director / Authorized Signatory

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FOX NEWS  
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आयकर विभाग  
 INCOME TAX DEPARTMENT

भारत सरकार  
 GOVT. OF INDIA

AMRITA GHOSH  
 BIPLOB GHOSH  
 2606/1891

BELPG18979F




भारत सरकार  
 Government of India



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

आयकर ITCN: 2606/1891  
 लिंग / Male



2744 4498 2164

आयकर विभाग  
 Income Tax Department

आयकर पहचान प्राधिकरण  
 Income Tax Identification Authority of India

पता: A. बिप्लव घोष  
 बेलिचण्डी, गोचरान, पश्चिम बंगाल  
 South 24 Parganas, Gocharan, West Bengal, 743301

Address: S/O: Biplob Ghosh,  
 BELIACHANDI, Gocharan,  
 South 24 Parganas,  
 Gocharan, West Bengal,  
 743301

2744 4498 2164

*Amrita Ghosh*





ভারতীয় বিদ্যুৎ পরিচয় প্রকল্প

ভারত সরকার

Unique Identification Authority of India  
Government of India

স্বীকৃতি নং: বি। এন. এন. No. 10402104105197

To  
Mr. R  
Sector 10  
RENTAKHATAKA  
Ramesh  
Karnataka State, D. S. Road, 24 Bangalore  
500001

19020010

Ref: 10410201051971000010



10410201051971000010



আপনার আদার সংখ্যা / Your Aadhaar No. :

2842 2993 9203

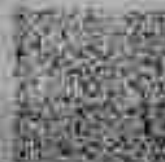
আদার - সাধারণ মানুষের অধিকার



Government of India



RENTAKHATAKA  
Ramesh  
Karnataka State, D. S. Road, 24 Bangalore  
500001



2842 2993 9203

আদার - সাধারণ মানুষের অধিকার

Suman Ghosh  
৬/১০২





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

GRN Details

GRN: 192022230066307531 Payment Mode: Online Payment  
GRN Date: 05/07/2022 17:25:53 Bank/Gateway: Indian Overseas Bank  
BRN: 202207050836035 BRN Date: 05/07/2022 17:28:12  
Payment Status: Successful Payment Ref. No: 2002016500/2/2022  
(Query No\*Query Year)

Depositor Details

Depositor's Name: UMESH KYAL  
Address: 30C, SOUTH END PARK KOLKATA-700029  
Mobile: 9830065307  
Depositor Status: Buyer/Claimants  
Query No: 2002016500  
Applicant's Name: Org VINAYAK LEGAL  
Identification No: 2002016500/2/2022  
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002016500/2/2022	Property Registration- Stamp duty	0030-02-103-003-02	94221
2	2002016500/2/2022	Property Registration- Registration Fees	0030-03-104-001-10	41414
			<b>Total</b>	<b>135635</b>

IN WORDS: ONE LAKH THIRTY FIVE THOUSAND SIX HUNDRED THIRTY FIVE ONLY.





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

Query No / Year	2002016500/2022	Office where deed will be registered
Query Date	04/07/2022 2:36:33 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	VINAYAK LEGAL, 122/1R, Satyendra Nath Majumdar Sarani, Thana : Tollygunge, District : South 24-Parganas, WEST BENGAL, PIN - 700026, Mobile No. : 9330394689, Status :Seller/Executant	
Transaction	Additional Transactions:	
[0101] Sale, Sale Document	[4308] Agreement [No of Agreement : 2], [4311] Receipt [Rs : 10,00,000/-]	
Set Forth value	Market Value	
Rs. 31,40,000/-	Rs. 31,40,000/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 94,221/- (Article 23)	Rs. 41,414/- (Article A(1), E, B)	
Mutation Fee Payable	Expected state of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
Remarks:		

**Land Details :**

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

Sch No	Plot Number	Khatian Number	Land Use/ROR Proposed	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-100	RS-629	Basu Shali	2 Dec	4,84,942/-	4,84,942/-	
L2	RS-102	RS-629	Basu Shali	3 Dec	7,27,413/-	7,27,413/-	
L3	RS-111	RS-629	Basu Danga	0.25 Dec	60,618/-	60,618/-	
L4	RS-112	RS-629	Basu Danga	2 Dec	4,84,942/-	4,84,942/-	
L5	RS-113	RS-629	Basu Shali	0.8 Dec	1,93,977/-	1,93,977/-	
L6	RS-118	RS-629	Basu Danga	2.55 Dec	8,18,301/-	8,18,301/-	
L7	RS-52	RS-181	Basu Danga	1.5 Dec	3,63,707/-	3,63,707/-	
L8	RS-94	RS-181	Basu Shali	0.55 Dec	1,33,359/-	1,33,359/-	
L9	RS-497	RS-582	Basu Shali	0.1 Dec	24,247/-	24,247/-	
L10	RS-503	RS-582	Basu Danga	0.2 Dec	48,494/-	48,494/-	
		<b>TOTAL :</b>		<b>12.95Dec</b>	<b>31,40,000 /-</b>	<b>31,40,000 /-</b>	
		<b>Grand Total :</b>		<b>12.95Dec</b>	<b>31,40,000 /-</b>	<b>31,40,000 /-</b>	



Query No: 2002016500 of 2022, Printed On: Jul 4 2022, 2:36PM, Generated from: WsRegistration.aspx



**Seller Details :**

Sl No	Name & address	Status	Execution Admission Details :
1	<b>BIMAN GHOSH</b> Son of Late Bhadreswar Ghosh,Jerangachi, 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. AHxxxxxx2H, Aadhaar No.: 47xxxxxxxx1062,Status : Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	<b>KYAL DEVELOPERS PRIVATE LIMITED</b> , 122/1R, Satyendra Nath Majumder Sarani, 4th Floor, City:- , P.O.- Kalighat, P.S.-Tollygunge, District-South 24-Parganas, West Bengal, India, PIN:- 700025 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	<b>UMESH KYAL</b> Son of Late Govind Ram Kyal,3DC, South End Park, City-> , P.O-> Sarat Bose Road, P.S.-Lake, District-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No. AGxxxxxx7R, Aadhaar No : 32xxxxxxxx6519,Status :Individual, Not Executed	Individual	Not Executed

**Representative Details :**

Sl No	Name & Address	Representative of
1	<b>AMRITA GHOSH</b> Son of Biplob Ghosh,Bellachandi, Gocharan, City - , P.O.- Bellachandi, P.S.- Joyalagar, District-South 24-Parganas, West Bengal, India, PIN - 743301 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of India, PAN No. BLxxxxxx0F, Aadhaar No.: 27xxxxxxxx2164	KYAL DEVELOPERS PRIVATE LIMITED

**Identifier Details :**

Name & address
<b>SUMAN GHOSH</b> Son of Biman Ghosh Beonta, Kantatala, Bhangar, 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 BIMAN GHOSH, AMRITA GHOSH



Query No: 2562016505 of 2022, Printed On: Jul 4 2022 2:58PM, Generated from utregistration.gov.in



Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	BIMAN GHOSH	UMESH KYAL-2 Dec
Transfer of property for L10		
Sl.No	From	To. with area (Name-Area)
1	BIMAN GHOSH	UMESH KYAL-0.2 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	BIMAN GHOSH	UMESH KYAL-3 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	BIMAN GHOSH	UMESH KYAL-0.25 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	BIMAN GHOSH	UMESH KYAL-2 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	BIMAN GHOSH	UMESH KYAL-0.5 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	BIMAN GHOSH	UMESH KYAL-2.55 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	BIMAN GHOSH	UMESH KYAL-1.5 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	BIMAN GHOSH	UMESH KYAL-0.55 Dec
Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	BIMAN GHOSH	UMESH KYAL-0.1 Dec

**Note:**

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 03-08-2022) for e-Payment, Assessed market value & Query is valid for 30 days (i.e. upto 03-08-2022)
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 lacs (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 BLLRD 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 16042002016500/2022

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	BIMAN GHOSH Jerangachi, City:- , P.O:- Hatsala, P.S.-Kashipur, District-South 24- Parganas, West Bengal, India. PIN:- 700135	Seller			<i>Biman Ghosh</i> 01/7/22
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	AMRITA GHOSH Bellachandi, Gocheran, City:- , P.O:- Bellachandi, P.S:- Joynegar, District -South 24-Parganas, West Bengal, India, PIN:- 743391	Represent ative of Seller (KYA DEVELOP ERS 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	SUMAN GHOSH Son of Biman Ghosh Beonta, Kantatata, Blangar, City:- , P.O:- Kantatata, P.S:- Kolkata Leather Camp, District-South 24-Parganas, West Bengal, India, Pin:- 743502	BIMAN GHOSH, AMRITA GHOSH			<i>Suman Ghosh</i> <del>Amrita Ghosh</del> 01/7/22

(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-1604-07520/2022	Date of Registration :	07/07/2022
Query No / Year	1604-2002016500/2022	Office where deed is registered	
Query Date :	04/07/2022 2:36:33 PM	D.S.R. - IV SOUTH 24-PARGANAS, District:	South 24-Parganas
<b>Applicant Name, Address &amp; Other Details</b>	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 : 10,00,000/-]	
Set Forth value		Market Value	
Rs. 31,40,000/-		Rs. 31,40,000/-	
Stamp Duty Paid(SD)		Registration Fee Paid	
Rs. 94,321/- (Article:23)		Rs. 41,446/- (Article:A(1), E.)	
Remarks			

### Land Details :

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

Sch No	Plot Number	Khatian Number	Land Proposed	Use RCIR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-100	RS-626	Bastu	Shali	2 Dec	4,84,942/-	4,84,942/-	
L2	RS-101	RS-626	Bastu	Shali	3 Dec	7,27,413/-	7,27,413/-	
L3	RS-111	RS-626	Bastu	Danga	0.25 Dec	60,618/-	60,618/-	
L4	RS-112	RS-626	Bastu	Danga	2 Dec	4,84,942/-	4,84,942/-	
L5	RS-113	RS-626	Bastu	Shali	0.5 Dec	1,93,977/-	1,93,977/-	
L6	RS-118	RS-626	Bastu	Danga	2.65 Dec	6,18,301/-	6,18,301/-	
L7	RS-92	RS-181	Bastu	Danga	1.5 Dec	3,83,707/-	3,83,707/-	
L8	RS-94	RS-181	Bastu	Shali	0.55 Dec	1,33,350/-	1,33,350/-	
L9	RS-497	RS-582	Bastu	Shali	0.1 Dec	24,247/-	24,247/-	
L10	RS-503	RS-582	Bastu	Danga	0.2 Dec	49,494/-	49,494/-	
<b>TOTAL :</b>					<b>12.95Dec</b>	<b>31,40,000/-</b>	<b>31,40,000/-</b>	
<b>Grand Total :</b>					<b>12.95Dec</b>	<b>31,40,000/-</b>	<b>31,40,000/-</b>	



Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	BIMAN GHOSH	UMESH KYAL-2 Dec
Transfer of property for L10		
Sl.No	From	To. with area (Name-Area)
1	BIMAN GHOSH	UMESH KYAL-0.2 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	BIMAN GHOSH	UMESH KYAL-3 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	BIMAN GHOSH	UMESH KYAL-0.25 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	BIMAN GHOSH	UMESH KYAL-2 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	BIMAN GHOSH	UMESH KYAL-0.8 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	BIMAN GHOSH	UMESH KYAL-2.55 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	BIMAN GHOSH	UMESH KYAL-1.5 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	BIMAN GHOSH	UMESH KYAL-0.55 Dec
Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	BIMAN GHOSH	UMESH KYAL-0.1 Dec



On 06-07-2022

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

Presented for registration at 15:30 hrs on 06-07-2022, at the Private residence by 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 31,40,000/-

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

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

Identified by SUMAN GHOSH, . . Son of Biman Ghosh, Beonta, Kantatala, Bhangar, 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 56, W.B. Registration Rules, 1962 ) (Confirming Party)**

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

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

Anupam Haider

DISTRICT SUB-REGISTRAR

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

South 24-Parganas, West Bengal

On 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 1898.

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 41,446/- ( A(1) = Rs 31,400/- ,B = Rs 10,000/- , E = Rs 14/- , H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 32/-, by online = Rs 41,414/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05/07/2022 5:28PM with Govt. Ref. No: 192022230066307531 on 05-07-2022, Amount Rs: 41,414/-, Bank: Indian Overseas Bank ( IOBA0000015), Ref. No. 202207050836035 on 05-07-2022, Head of Account 0030-03-104-001 -16



**Payment of Stamp Duty**

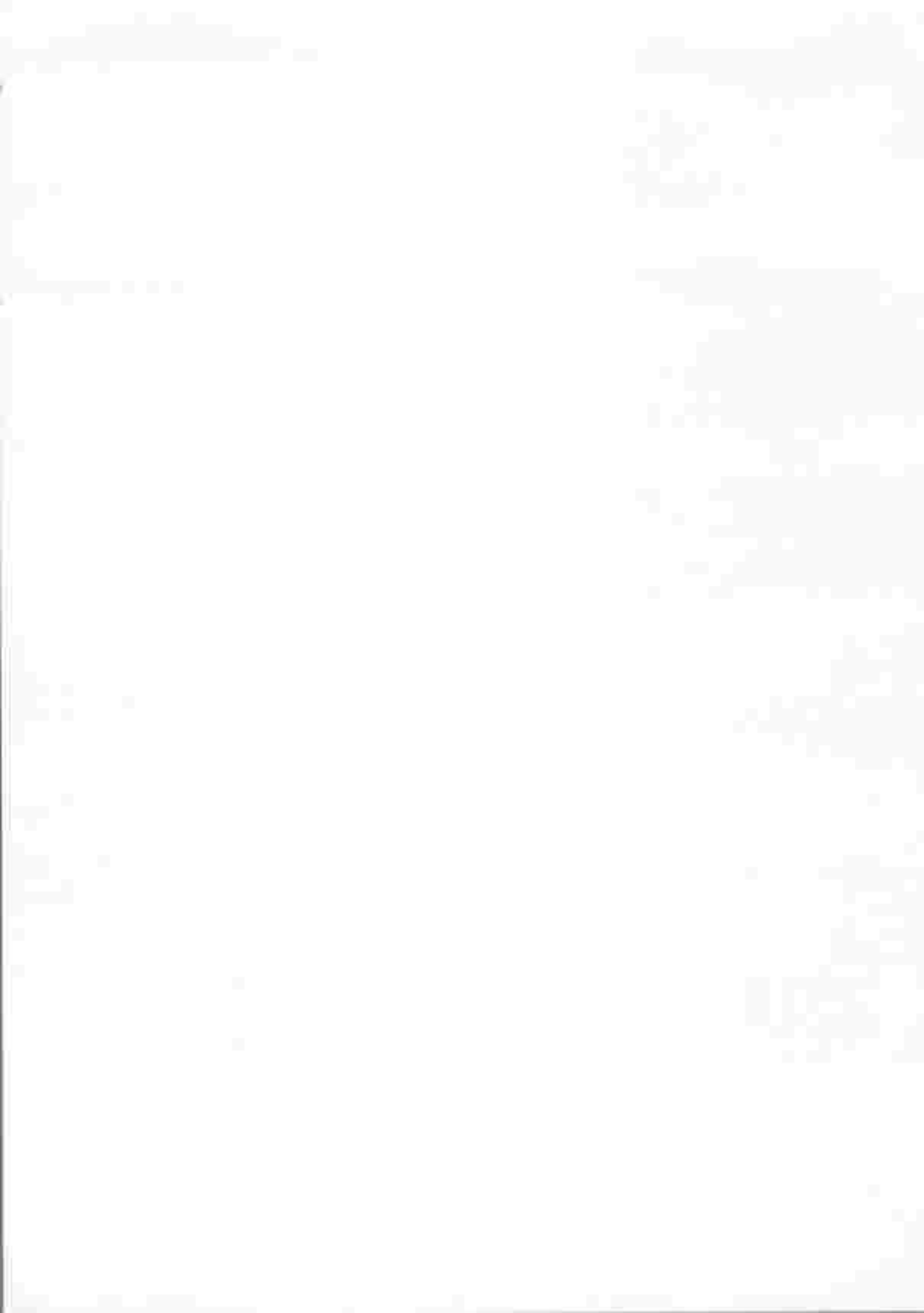
Certified that required Stamp Duty payable for this document is Rs. 94,221/- and Stamp Duty paid by Stamp Rs 100/- by online = Rs 94,221/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 14148, Amount: Rs 100/-, Date of Purchase: 10/02/2022, Vendor name: S Datta  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 05/07/2022 5:28PM with Govt. Ref. No: 192022230066307531 on 06-07-2022, Amount Rs: 94,221/-, Bank:  
Indian Overseas Bank ( IOBA0000015), Ref. No. 202207050836035 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**



## Major Information of the Deed

Deed No :	I-1604-07520/2022	Date of Registration	07/07/2022
Query No / Year	1604-2002016500/2022	Office where deed is registered	
Query Date	04/07/2022 2:36:33 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-Parganes, 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 : 10,00,000/-]		
Set Forth value:	Market Value		
Rs. 31,40,000/-	Rs. 31,40,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 94,321/- (Article:23)	Rs. 41,440/- (Article:A(1), E.)		
Remarks			

### Land Details :

District: South 24-Parganas, P.S.- Kashipur, Gram Panchayat: BHAGAWANPUR, Mouze: 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	2 Dec	4,84,942/-	4,84,942/-	
L2	RS-102	RS-629	Bastu	Shali	3 Dec	7,27,413/-	7,27,413/-	
L3	RS-111	RS-629	Bastu	Danga	0.25 Dec	60,618/-	60,618/-	
L4	RS-112	RS-629	Bastu	Danga	2 Dec	4,84,942/-	4,84,942/-	
L5	RS-113	RS-629	Bastu	Shali	0.8 Dec	1,93,977/-	1,93,977/-	
L6	RS-118	RS-629	Bastu	Danga	2.55 Dec	6,18,301/-	6,18,301/-	
L7	RS-92	RS-181	Bastu	Danga	1.5 Dec	3,63,707/-	3,63,707/-	
L8	RS-94	RS-181	Bastu	Shali	0.55 Dec	1,33,359/-	1,33,359/-	
L9	RS-497	RS-582	Bastu	Shali	0.1 Dec	24,247/-	24,247/-	
L10	RS-503	RS-582	Bastu	Danga	0.2 Dec	48,494/-	48,494/-	
		<b>TOTAL :</b>			<b>12.95Dec</b>	<b>31,40,000 /-</b>	<b>31,40,000 /-</b>	
		<b>Grand Total :</b>			<b>12.95Dec</b>	<b>31,40,000 /-</b>	<b>31,40,000 /-</b>	



**Seller Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>BIMAN GHOSH</b> Son of Late Bhadrashwar Ghosh Jerangachi, 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.:- AHxxxxxx2H, Aadhaar No: 47xxxxxxxx1062, 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	<b>KYAL DEVELOPERS PRIVATE LIMITED</b> 122/1R, Satyendra Nath Majumder Sarani, 4th Floor, 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	<b>UMESH KYAL</b> Son of Late Govind Ram Kyal 50C, South End 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, PAN No. : AGxxxxxx7R, Aadhaar No: 32xxxxxxxx6519, Status :Individual, Status : Not Executed

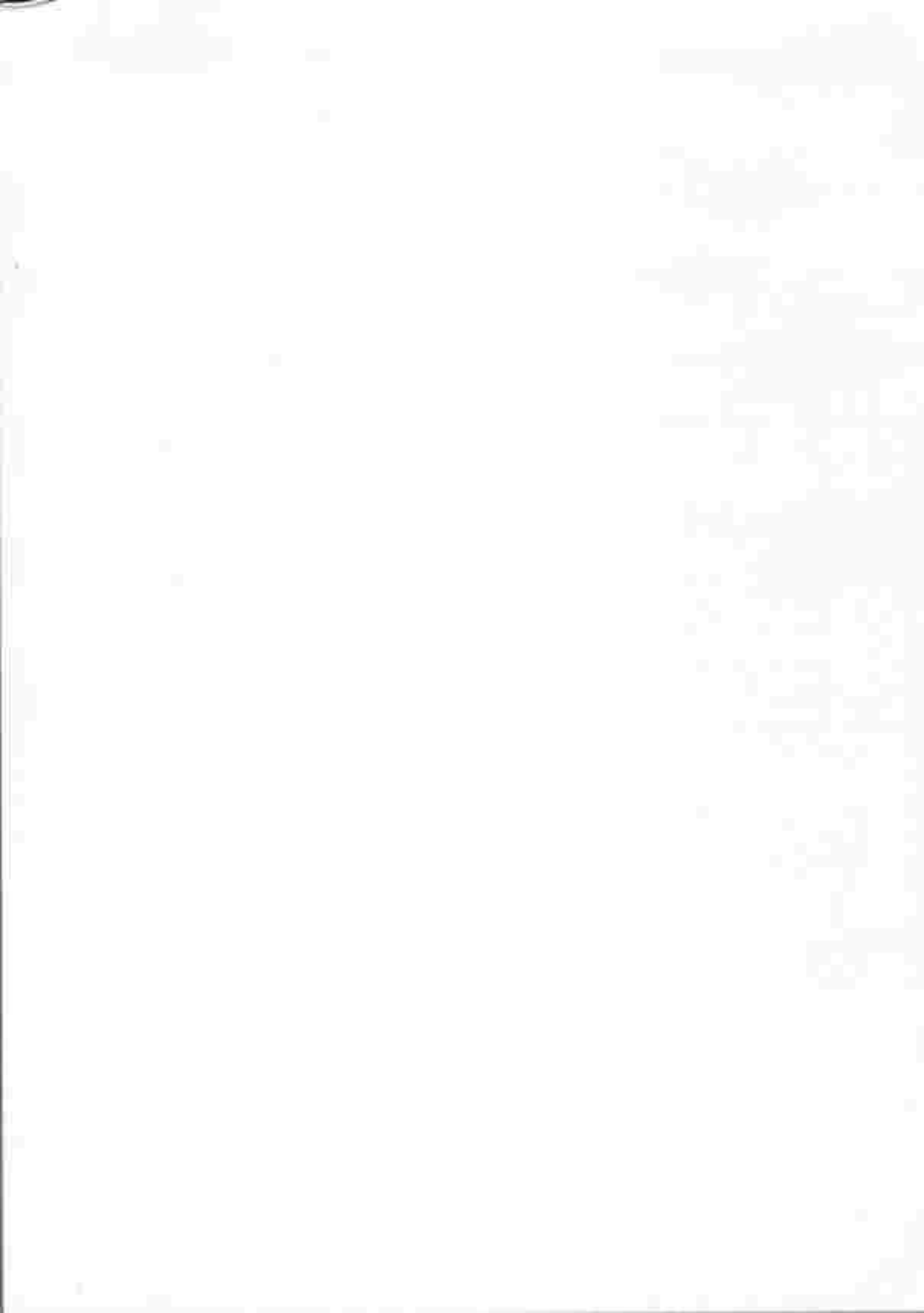
**Representative Details :**

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

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>SUMAN GHOSH</b> Son of Biman Ghosh Beonta, Kantatala, Bhangar, City:- , P.O:- Kantatala, P.S:-Kolkata Leather Camp, District:-South 24-Parganas, West Bengal, India, PIN:- 743502			

Identifier Of BIMAN GHOSH, AMRITA GHOSH



Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	BIMAN GHOSH	UMESH KYAL-2 Dec
Transfer of property for L10		
Sl.No	From	To. with area (Name-Area)
1	BIMAN GHOSH	UMESH KYAL-0.2 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	BIMAN GHOSH	UMESH KYAL-3 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	BIMAN GHOSH	UMESH KYAL-0.25 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	BIMAN GHOSH	UMESH KYAL-2 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	BIMAN GHOSH	UMESH KYAL-0.8 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	BIMAN GHOSH	UMESH KYAL-2.55 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	BIMAN GHOSH	UMESH KYAL-1.5 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	BIMAN GHOSH	UMESH KYAL-0.55 Dec
Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	BIMAN GHOSH	UMESH KYAL-0.1 Dec



**On 06-07-2022**

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

Presented for registration at 15:30 hrs on 06-07-2022, at the Private residence by 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 31,40,000/-

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

Execution is admitted on 06/07/2022 by BIMAN GHOSH, Son of Late Bhadrashwar Ghosh, Jerangachi, P.O: Hafisala, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Others identified by SUMAN GHOSH, ., Son of Biman Ghosh, Beonta, Kantatala, Bhangar, 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 AMRITA GHOSH,

identified by SUMAN GHOSH, ., Son of Biman Ghosh, Beonta, Kantatala, Bhangar, 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**

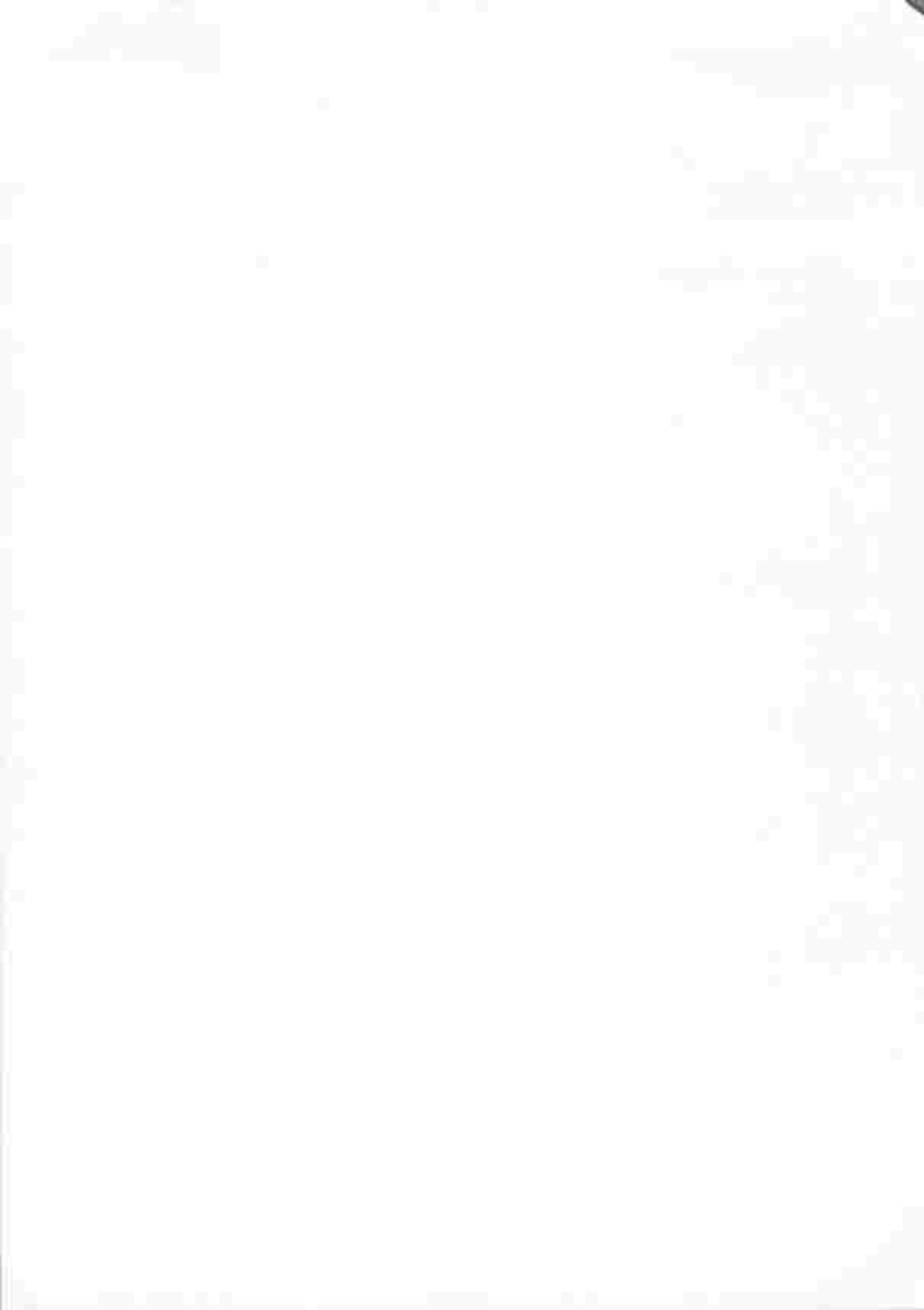
**On 07-07-2022**

**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 1889.

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 41,448/- ( A(1) = Rs 31,400/- ,B = Rs 10,000/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 32/-, by online = Rs 41,414/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05/07/2022 : 5:28PM with Govt. Ref. No: 192022230066307531 on 05-07-2022, Amount Rs: 41,414/-, Bank: Indian Overseas Bank ( IQBA0000015), Ref. No. 202207050836035 on 05-07-2022, Head of Account 0030-03-104-001 -16



**Payment of Stamp Duty**

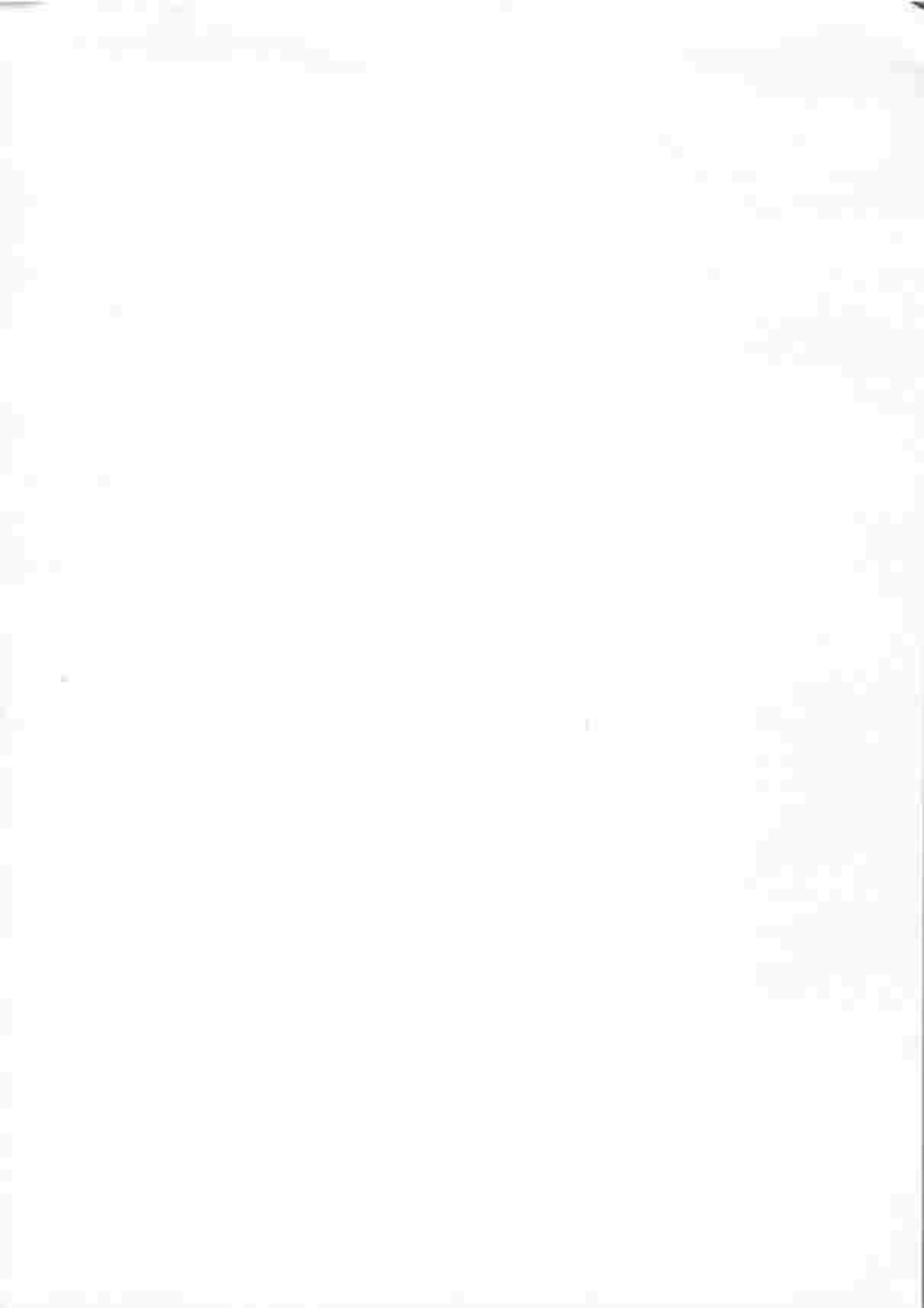
Certified that required Stamp Duty payable for this document is Rs. 94,221/- and Stamp Duty paid by Stamp Rs 100/- by online = Rs 94,221/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 14148, 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 5:28PM with Govt. Ref. No: 192022230066307531 on 05-07-2022, Amount Rs: 94,221/-, Bank:  
Indian Overseas Bank ( IOBA0000015), Ref. No. 202207050838035 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 229256 to 229290

being No 160407520 for the year 2022.



Digitally signed by ANUPAM HALDER  
Date: 2022.07.07 18:16:45 +05:30  
Reason: Digital Signing of Deed.

*Anupam*

(Anupam Halder) 2022/07/07 06:16:45 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)

---



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2022, Page from 229256 to 229290  
being No 160407520 for the year 2022.



Digitally signed by ANUPAM HALDER  
Date: 2022.07.07 18:16:45 +05:30  
Reason: Digital Signing of Deed.

*(Anupam Halder)*  
(Anupam Halder) 2022/07/07 06:16:45 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)

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*[Handwritten signature]*

*E-7521/22*



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AG 691872

*06/07/2022*  
*Q-2002016182/2022*  
*3-45 P.M.*

*[Faint, illegible text]*



CONVEYANCE

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

District Sub-Registrar  
Kolkata City of  
Municipal Corporation  
Muzara, Gouda's Parganas

*06/07/22*

*[Signature]*

*06/07/22*

*[Signature]*

*vire*  
*1876*  
*3-45 P.M.*  
*6/7/22*

14149

10 FEB 2022

No.....Rs- **100/-** Date.....  
 Name.....**KLAMGIR REZA**  
 Address.....**ADVOCATE**  
**ALIPUR JUDGES COURT**  
**KOL-27**  
**WB-7366/2003**

Vendor.....  
**Alipur Collectorate, 24 Pgs. (S)**  
**SUBHANKAR DAS**  
**STAMP VENDOR**  
**Alipur Police Court / Kol-27**

*Ananta Ghosh*



4710

REAL DEVELOPMENT PRIVACY LIMITED

*Ananta Ghosh*

Director



4712

*Biman Ghosh*  
*(BIMAN GHOSH)*



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

- 6 JUL 2022

*[Signature]*

*Suman Ghosh*

*S/o Biman Ghosh*  
*Villa P.O. - Kantatala*  
*P.S. - K.L.C*  
*Dist - (S) 24 Pgs*  
*Pin - 743502*

- 3.1 **BIMAN GHOSH (PAN AHKPG1432H and Aadhaar No. 4752 1146 1062)**, son of Late Bhadrashwar Ghosh, residing at Jirangachi, Post Office Hatisala, Kolkata-700135, Police Station Kashipur (formerly Bhangar), District South 24 Parganas (**Vendor**, includes successors-in-interest)

**And**

- 3.2 **UMESH KYAL**, having **PAN AGCPK9667R and Aadhaar No. 3221 6780 6519**), son of Late Govind Ram Kyal, by faith Hindu, by occupation Business, nationality Indian, residing at 30C, South End Park, 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, 4<sup>th</sup> 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 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 0.94 (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



Justice Sub-Registrar-IV  
Registrar 1195 of  
Registration 11908  
Mysore, South 24 Parpanasa

- 6 JUL 2022

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



Under Sub-Regd. no. IV  
Highway LRS (2) of  
Kolkata 1906  
with 24 pages

- 6 JUL 1972

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-XIII** 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
500	582	66	66
501	582	99	39.188
503	582	57	21.375
		<b>Total:</b>	<b>730.75</b>



— 6 JUN 2022

- 5.1.2 **Demise of Uttam Chandra Ghosh:** Said Uttam Chandra Ghosh, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate leaving behind him surviving his wife, Sashibala Dasi, 7 (seven) sons, namely, (1) Bipin Bihari Ghosh, (2) Satish Chandra Ghosh, (3) Jatish Chandra Ghosh, (4) Nagendra Nath Ghosh, (5) Kshitish Chandra Ghosh, (6) Rajendra Nath Ghosh alias Rajendra Kumar Ghosh and (7) Lalit Mohan Ghosh and 2 (two) daughters, namely, (1) Subodh Bala Ghosh and (2) Radharani Ghosh, as his only legal heirs and heiresses, who jointly and in equal share inherited the right, title and interest of Late Uttam Chandra Ghosh in the Mother Property, free from all encumbrances.
- 5.1.3 **Demise of Sashibala Dasi:** Said Sashibala Dasi, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate leaving behind her surviving her 7 (seven) sons, namely, (1) Bipin Bihari Ghosh, (2) Satish Chandra Ghosh, (3) Jatish Chandra Ghosh, (4) Nagendra Nath Ghosh, (5) Kshitish Chandra Ghosh, (6) Rajendra Nath Ghosh alias Rajendra Kumar Ghosh and (7) Lalit Mohan Ghosh and 2 (two) daughters, namely, (1) Subodh Bala Ghosh and (2) Radharani Ghosh, as her only legal heirs and heiresses, who jointly and in equal share inherited the right, title and interest of Late Sashibala Dasi in the Mother Property, free from all encumbrances.
- 5.1.4 **Sale by Satish Chandra Ghosh:** By a Deed of Sale dated 20<sup>th</sup> 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 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
<b>Total:</b>			<b>65.54</b>

- 5.1.5 **Demise of Satish Chandra Ghosh:** Said Satish Chandra Ghosh, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate issueless leaving behind him surviving his wife, Satya Bala Ghosh, as his only legal heiress, who solely inherited the right, title and interest of



District Sub-Registrar's  
Kushbari LRS (2) at  
Koushbari 1808  
Alipore, South 24 Parganas

6 JUL 2027



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



District Sub-Registrar  
Registrar IV of  
Pergana 1908  
Bangalore, South 24 Pergana

6 JUL 2022

- 5.1.11 **Agreement with Confirming Party:** M/a. 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/his/has any right of pre-emption over and in respect of the Said Property or any part thereof.



District Sub-Registrar  
Registration W.D. (P) of  
Registration 1801  
Alipore, South 24 Parganas

- 6 JUL 2017

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

## 6. Basic Understanding

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

## 7. Transfer

- 7.1 **Hereby Made:** The Vendor hereby sells, conveys and transfers to the Purchaser the entirety of the Vendor's right, title and interest of whatsoever or howsoever nature in the Said Property, more fully described in the **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 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 Sub-Registrar IV  
Registration Office (2) of  
Alipore, South 24 Parganas  
- 6. July 2017

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 the said R.S. Dag No. 111 is delineated on **Plan-C** annexed hereto **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 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



District Sub-Registrar IV  
Alibore (25) (2) of  
Registration 1908  
Alibore, South 24 Parganas

- 6. III 77

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 Eleventh 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. 08,08,000/- (Rupees Eight 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.10,00,000/- (Rupees Ten 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 **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, lia pendens, uses, debutter, waki, 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.



Office of the District Sub-Registrar,  
Mysore, South 24 Pergannas

- 6 Jun 2005

- 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 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



Journal Submission of  
Registration 1180  
Alameda, South 24 Marginalia  
• 6 JUL 2022

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 without affecting the right of the Vendor in any manner. The Vendor hereby further covenants to be party to the declaration (if required)



Office of the Elat Sub-Registrar  
Eilat, South 24, P.O. Box 4000, 8680201  
- 6 JUL 2022

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 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 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.

**Part-II**

**(Second Property)**

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 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



Adult Self-Registration  
Register UFS 1 (2) of  
Registration 1916  
Supers, Scout 24 Parganas

- 6 JUL 2022

**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 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 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 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. 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 Fourth Property and appurtenances and inheritances for access and user thereof.

**Part-V**  
**(Fifth Property)**



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ANN ARBOR, MI 48106

1 06 JUL 2022

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 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 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 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.

#### **Part-VII (Seventh Property)**

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



District Registrar (S) of  
Registration 1004  
Bangalore, South 24 Marginalia

• 6 JUN 2022

- 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 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 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 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



District Sub-Registry  
Registrar, SRS 7 (2) of  
Registration Act,  
South 24 Parganas  
- 6 JUL 2022

howsoever nature of the Vendor in the Ninth Property and appurtenances and inheritances for access and user thereof.

**Part-X**  
**(Tenth Property)**

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 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**  
**(Eleventh Property)**

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 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 Thirteenth Property and appurtenances and inheritances for access and user thereof.



1  
Dewan Perwakilan Rakyat  
Rendang  
Kantor Perwakilan  
Negeri, Jalan 24 Februari

08 JUL 2022  
08 JUL 2022

**2<sup>nd</sup> 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, 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



District Sub-Registrar-IV  
Registrar, West Bengal,  
Kolkata, South 24 Parganas

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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 Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet,



District Sub-Registrar's  
Registration (N.S.) (2) at  
Alooch, South 24 Parganas

- 6 JUN 2021

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:

<b>R.S. Dag No.</b>	<b>L.R. Dag No.</b>	<b>R.S. Khatian No.</b>	<b>Total Area in Dag (in Dec)</b>	<b>Area Sold (in Dec)</b>	<b>Classification</b>
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
<b>Total:</b>				<b>7.45</b>	



District Sub-Registrar  
Registrar, 125 / 121 of  
Registration, 1904  
Alappur, South Malappuram

• 6 JIII 2077

**10. Execution and Delivery**

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

Witnesses:

1. Souman Ghosh  
Kantatala  
K.L.C  
(S) 24/03/03  
TH3502
2. Souman Ghosh  
39, Ruby Park  
Kasba, Kol-700073.

Souman Ghosh  
(SOUMAN GHOSH)  
\_\_\_\_\_  
[Vendor]

KVA DEVELOPERS PRIVATE LIMITED  
Ananta Ghosh  
Director / Authorized Signatory

\_\_\_\_\_  
[Confirming Party]

Drafted by:

Atangir Reza WB/1966/03

Advocate

Alipora Judges Court  
Kol-27



### Vendor's Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs.8,08,000/- (Rupees Eight 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 N O, IOBAR52022070500430445	05.07.2022	Indian Overseas Bank	8,08,000/-
<b>Total:</b>			<b>8,08,000/-</b>

Witnesses:

1. *Suman Ghosh*

*BIMAN GHOSH*  
(BIMAN GHOSH)  
[Vendor]

2. *Sourav Ghosh*



District Sub-Registrar  
Mysore, South 24  
Registration 1908  
- 6 JUL 2022

### Confirming Party's Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs. 10,00,000 /- (Rupees Ten Lakh only)** towards full and final payment of 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. 599498	05.07.2022	Indian Overseas Bank	10,00,000/-
<b>Total:</b>			<b>10,00,000/-</b>

Witnesses:

1. *Suman Ghosh*

KMAL DEVELOPERS PRIVATE LIMITED  
*Anita Ghosh*  
Director / Authorized Signatory

2. *Sourav Ghosh*

[Confirming Party]


































OFFICE OF THE DISTRICT REGISTRAR  
ALBANY, OREGON  
REGISTRATION 1908  
ALBANY, SOUTH 24 PERGENIA

- 6 JUL 2022



**SPECIMEN FORM FOR TEN FINGER PRINTS**

	<i>10/10/2019 9:00 AM</i> <i>(BIMAN GHOSH)</i>					
<p>Little      Ring      Middle      Fore      Thumb</p>						
<p>(Left Hand)</p>						
<p>Thumb      Fore      Middle      Ring      Little</p>						
<p>(Right Hand)</p>						
<p>Little      Ring      Middle      Fore      Thumb</p>						
<p>(Left Hand)</p>						
<p>Thumb      Fore      Middle      Ring      Little</p>						
<p>(Right Hand)</p>						
<p>Little      Ring      Middle      Fore      Thumb</p>						
<p>(Left Hand)</p>						
<p>Thumb      Fore      Middle      Ring      Little</p>						
<p>(Right Hand)</p>						

*10/10/2019 9:00 AM*

*(BIMAN GHOSH)*



*Anwida Ghosh*





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

- 6 JUL 2022






 भारत सरकार  
 Government of India



नाम / Name  
 Siman Ghosh  
 पिता - ब्रजेश घोष  
 Father / Bhageshwar Ghosh  
 मोबाइल - 988 01011989  
 पुरुष / Male



4752 1146 1062

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आधार - साधारण मानुषेन अधिकार


 एकलवर्णन विधि विधिक प्राधिकरण  
 Unique Identification Authority of India

ठेका: (पता), बेंगलूर, (पिन),  
 पिन-14 बेंगलूर, बेंगलूर, (पिन)  
 ५६, 741002

Address: BEGNTK, KANTAYALA,  
 BENGAL, South 24 Parganas,  
 Kolkata, West Bengal, 743002

4752 1146 1062

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1800 303 1007



help@uaid.gov.in



www.uai.gov.in

Ajman Ghosh









*Umesh Krishna*





KYAL DEVELOPERS PRIVATE LIMITED  
*Anurag Choudhary*  
Director / Accounts Officer

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Amrita Ghosh





ভারত সরকার

ভারত সরকার

Unique Identification Authority of India  
Government of India

आधार संख्या: 2842 2993 9203

To  
Suman Ghosh  
BECHTA KASHTAKAR  
Hillside  
Kamalganj, Panchsahi, South 4th Floor  
West Bengal, India

16/03/2019

16/03/2019 16:48:17



284229939203



আপনার আধার সংখ্যা / Your Aadhaar No.

**2842 2993 9203**

আধার - সাধারণ মানুষের অধিকার



সুমন গোস্বামী  
Government of India  
2842 2993 9203  
সুমন গোস্বামী  
BECHTA KASHTAKAR  
Hillside  
Kamalganj, Panchsahi, South 4th Floor  
West Bengal, India



2842 2993 9203

আধার - সাধারণ মানুষের অধিকার

Suman Ghosh  
6/3/2019





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

GRN Details

GRN: 192022230066296621 Payment Mode: Online Payment  
GRN Date: 05/07/2022 17:00:42 Bank/Gateway: Indian Overseas Bank  
BRN : 202207050835033 BRN Date: 05/07/2022 17:02:13  
Payment Status: Successful Payment Ref. No: 2002016182/2/2022  
(Query No\*/Query Year)

Depositor Details

Depositor's Name: UMESH KYAL  
Address: 30C, SOUTH END PARK KOLKATA-700029  
Mobile: 9830065307  
Depositor Status: Buyer/Claimants  
Query No: 2002016182  
Applicant's Name: Org VINAYAK LEGAL  
Identification No: 2002016182/2/2022  
Remarks: Sale, Sale Document

Payment Details

Sl.No.	Payment ID	Head of A/C Description	Head of A.C	Amount (₹)
1	2002016182/2/2022	Property Registration- Stamp duty	0030-03-103-003-02	54251
2	2002016182/2/2022	Property Registration- Registration Fees	0030-03-104-001-16	28094
			<b>Total</b>	<b>82355</b>

IN WORDS: EIGHTY TWO THOUSAND THREE HUNDRED FIFTY FIVE ONLY.





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

Query No / Year	2002016182/2022	Office where deed will be registered
Query Date	04/07/2022 2:24:03 PM	Deed can be registered in any of the offices mentioned on Note- 11
Applicant Name, Address & Other Details	VINAYAK LEGAL 122/1R, Satyendra Nath Majumdar Sarani, Thana : Tollygunge, District : South 24-Parganas, WEST BENGAL, PIN - 700026, Mobile No. : 9330394889, Status : Seller/Executant	
Transaction	Additional Transaction	
(0101) Sale, Sale Document	[4308] Agreement [No of Agreement : 2], [4311] Receipt [Rs : 10,00,000/-]	
Set Forth value	Market Value	
Rs. 18,08,000/-	Rs. 18,08,000/-	
Total Stamp Duty Payable(EO)	Total Registration Fee Payable	
Rs. 54,281/- (Article 23)	Rs. 28,094/- (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
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-829	Bastu	Shali	0.94 Dec	2,28,123/-	2,28,123/-	
L2	RS-102	RS-829	Bastu	Shali	1.6 Dec	3,88,295/-	3,88,295/-	
L3	RS-111	RS-829	Bastu	Danga	0.13 Dec	31,549/-	31,549/-	
L4	RS-112	RS-829	Bastu	Danga	0.98 Dec	2,37,831/-	2,37,831/-	
L5	RS-113	RS-829	Bastu	Shali	0.37 Dec	89,793/-	89,793/-	
L6	RS-118	RS-829	Bastu	Danga	1.36 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	Shali	0.44 Dec	1,06,781/-	1,06,781/-	
L9	RS-117	RS-187	Bastu	Danga	0.11 Dec	26,696/-	26,696/-	
L10	RS-497	RS-582	Bastu	Shali	0.13 Dec	31,549/-	31,549/-	
L11	RS-503	RS-582	Bastu	Danga	0.22 Dec	53,391/-	53,391/-	
		<b>TOTAL :</b>			<b>7.45Dec</b>	<b>18,08,000 /-</b>	<b>18,08,000 /-</b>	
		<b>Grand Total :</b>			<b>7.45Dec</b>	<b>18,08,000 /-</b>	<b>18,08,000 /-</b>	



Query No: 2002016182 of 2022, Printed On: Jul 4 2022 2:24PM, Generated From: wtregportal.gov.in



**Seller Details :**

Sl No	Name & address	Status	Execution Admission Details :
1	<b>BIMAN GHOSH</b> Son of Late Bhadreswar Ghosh, Jerangachi, City:- , P.O:- Hatisala, P.S.-Kashipur, District-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. AHxxxxxx2H, Aadhaar No.: 47xxxxxxxx1062, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	<b>KYAL DEVELOPERS PRIVATE LIMITED</b> .122/1R, Satyendra Nath Majumder Sarani, 4th Floor, 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	<b>UMESH KYAL</b> Son of Late Govind Ram Kyal, 30C, South End Park, City:- , P.O:- Sarat Bose Road, P.S.-Lake, District-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AGxxxxxx7R, Aadhaar No.: 32xxxxxxxx6519, Status :Individual, Not Executed	Individual	Not Executed

**Representative Details :**

Sl No	Name & Address	Representative of
1	<b>AMRITA GHOSH</b> Son of 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: Service, Citizen of: India, PAN No. BLxxxxxx9F, Aadhaar No.: 27xxxxxxxx2164	KYAL DEVELOPERS PRIVATE LIMITED

**Identifier Details :**

Name & address
<b>SUMAN GHOSH</b> Son of Biman Ghosh Beonta, Kantatala, Bhanganr, 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 BIMAN GHOSH, AMRITA GHOSH



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Transfer of property for L1		
Sl.No	From	To, with area (Name-Area)
1	BIMAN GHOSH	UMESH KYAL-0.04 Dec
Transfer of property for L10		
Sl.No	From	To, with area (Name-Area)
1	BIMAN GHOSH	UMESH KYAL-0.13 Dec
Transfer of property for L11		
Sl.No	From	To, with area (Name-Area)
1	BIMAN GHOSH	UMESH KYAL-0.22 Dec
Transfer of property for L2		
Sl.No	From	To, with area (Name-Area)
1	BIMAN GHOSH	UMESH KYAL-1.6 Dec
Transfer of property for L3		
Sl.No	From	To, with area (Name-Area)
1	BIMAN GHOSH	UMESH KYAL-0.13 Dec
Transfer of property for L4		
Sl.No	From	To, with area (Name-Area)
1	BIMAN GHOSH	UMESH KYAL-0.96 Dec
Transfer of property for L5		
Sl.No	From	To, with area (Name-Area)
1	BIMAN GHOSH	UMESH KYAL-0.37 Dec
Transfer of property for L6		
Sl.No	From	To, with area (Name-Area)
1	BIMAN GHOSH	UMESH KYAL-1.35 Dec
Transfer of property for L7		
Sl.No	From	To, with area (Name-Area)
1	BIMAN GHOSH	UMESH KYAL-1.17 Dec
Transfer of property for L8		
Sl.No	From	To, with area (Name-Area)
1	BIMAN GHOSH	UMESH KYAL-0.44 Dec
Transfer of property for L9		
Sl.No	From	To, with area (Name-Area)
1	BIMAN GHOSH	UMESH 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 03-08-2022) for e-Payment. Assessed market value & Query is valid for 30 days (i.e. upto 03-08-2022).
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 situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices:  
D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - II SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. BHANGAR, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA







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 16042002016182/2022

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	BIMAN GHOSH Jerangochi, City> , P.O.- Hansala, P.S.-Kaathipur, District-South 24- Parganas, West Bengal, India, PIN:- 700135	Seller			BIMAN GHOSH 26/07/22
2	AMRITA GHOSH Bellachandi, Gocharan, City> , P.O.- Bellachandi, P.S.- Joynagar, District-South 24-Parganae, West Bengal, India, PIN:- 743391	Represent ative of Seller JKYAL DEVELOP ERS PRIVATE LIMITED			Amrita Ghosh 06/07/22
Sl No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	SUMAN GHOSH Son of Biman Ghosh Beonta, Kantatala, Bhangar, City> , P.O.- Kantatala, P.S.- Kolkata Leather Camp, District-South 24-Parganas, West Bengal, India, PIN:- 743502	BIMAN GHOSH, AMRITA GHOSH			Suman Ghosh 6/7/22

(Anupam Halder)  
DISTRICT SUB-  
REGISTRAR







## Major Information of the Deed

Deed No. :	I-1604-07521/2022	Date of Registration	07/07/2022
Query No. / Year	1604-2002016182/2022	Office where deed is registered	
Query Date	04/07/2022 2:24:03 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 : Toilygunge, District : South 24-Parganas, WEST BENGAL, PIN - 700026, Mobile No. : 9330394889, 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 - 10,00,000/-]		
Set Forth value	Market Value		
Rs. 18,08,000/-	Rs. 18,08,000/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 54,361/- (Article:23)	Rs. 28,126/- (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 Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-100	RS-629	Bestu	Shali	0.94 Dec	2,28,123/-	2,28,123/-	
L2	RS-102	RS-629	Bestu	Shali	1.6 Dec	3,88,295/-	3,88,295/-	
L3	RS-111	RS-629	Bestu	Danga	0.13 Dec	31,549/-	31,549/-	
L4	RS-112	RS-629	Bestu	Danga	0.98 Dec	2,37,831/-	2,37,831/-	
L5	RS-113	RS-629	Bestu	Shali	0.37 Dec	89,793/-	89,793/-	
L6	RS-118	RS-629	Bestu	Danga	1.36 Dec	3,30,051/-	3,30,051/-	
L7	RS-92	RS-181	Bestu	Danga	1.17 Dec	2,83,941/-	2,83,941/-	
L8	RS-94	RS-181	Bestu	Shali	0.44 Dec	1,06,781/-	1,06,781/-	
L9	RS-117	RS-187	Bestu	Danga	0.11 Dec	26,696/-	26,696/-	
L10	RS-497	RS-582	Bestu	Shali	0.13 Dec	31,549/-	31,549/-	
L11	RS-503	RS-582	Bestu	Danga	0.22 Dec	53,391/-	53,391/-	
		<b>TOTAL :</b>			<b>7.45Dec</b>	<b>18,08,000 /-</b>	<b>18,08,000 /-</b>	
		<b>Grand Total :</b>			<b>7.45Dec</b>	<b>18,08,000 /-</b>	<b>18,08,000 /-</b>	



**Seller Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>BIMAN GHOSH</b> Son of Late Bhadrashwar Ghosh Jerangachi, 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.:- AHxxxxxx2H, Aadhaar No: 47xxxxxxxx1062, 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	<b>KYAL DEVELOPERS PRIVATE LIMITED</b> 122/1R, Satyendra Nath Majumder Sarani, 4th Floor, 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	<b>UMESH KYAL</b> Son of Late Govind Ram Kyal 30C, South End Park, City:- , P.O:- Sarat Bose Road, P.S:-Laka, District:-South 24-Parganas, West Bengal, India, PIN:- 700028 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:- AGxxxxxx7R, Aadhaar No: 32xxxxxxxx6519, Status :Individual, Status : Not Executed

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>AMRITA GHOSH (Presentant )</b> Son of 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: Service, Citizen of: India, , PAN No.:- BLxxxxxx9F, Aadhaar No: 27xxxxxxxx2164 Status : Representative, Representative of : KYAL DEVELOPERS PRIVATE LIMITED

**Identifier Details :**

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



Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	BIMAN GHOSH	UMESH KYAL-0.94 Dec
Transfer of property for L10		
Sl.No	From	To. with area (Name-Area)
1	BIMAN GHOSH	UMESH KYAL-0.13 Dec
Transfer of property for L11		
Sl.No	From	To. with area (Name-Area)
1	BIMAN GHOSH	UMESH KYAL-0.22 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	BIMAN GHOSH	UMESH KYAL-1.6 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	BIMAN GHOSH	UMESH KYAL-0.13 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	BIMAN GHOSH	UMESH KYAL-0.98 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	BIMAN GHOSH	UMESH KYAL-0.37 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	BIMAN GHOSH	UMESH KYAL-1.36 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	BIMAN GHOSH	UMESH KYAL-1.17 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	BIMAN GHOSH	UMESH KYAL-0.44 Dec
Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	BIMAN GHOSH	UMESH 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 15:45 hrs on 06-07-2022, at the Private residence by AMRITA GHOSH ,

**Certificate of Market Value(WB PLVI rules of 2001)**

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

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

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

Indetified by SUMAN GHOSH, . . Son of Biran Ghosh, Beonta, Kantatala, Bhangar, 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 AMRITA GHOSH,

Indetified by SUMAN GHOSH, . . Son of Biran Ghosh, Beonta, Kantatala, Bhangar, 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 28,126/- ( A(1) = Rs 18,080/- ,B = Rs 10,000/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 32/-, by online = Rs 28,094/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05/07/2022 : 5:02PM with Govt. Ref. No: 192022230066296621 on 05-07-2022, Amount Rs: 28,094/-, Bank: Indian Overseas Bank ( IOBA0000015), Ref. No. 202207050835033 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 54,261/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 14149, 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 5:02PM with Govt. Ref. No: 192022230066296621 on 05-07-2022, Amount Rs: 54,261/-, Bank:  
Indian Overseas Bank ( IOBA0000015), Ref. No. 202207050835033 on 05-07-2022, Head of Account 0030-02-103-003  
02

(S)

**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 229049 to 229084  
being No 160407521 for the year 2022.



Digitally signed by ANUPAM HALDER  
Date: 2022.07.07 17:18:05 +05.30  
Reason: Digital Signing of Deed.

*(Handwritten signature)*

(Anupam Halder) 2022/07/07 05:18:05 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)

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07/07/22

2-7522/22



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

AG 691853

06/07/2022  
2001994753/2022  
3:25 PM



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06/7/22  
07/7/22

CONVEYANCE

- 1. Date: 06.07.22
- 2. Place: Kolkata
- 3. Parties: \_\_\_\_\_



v.c.  
1877  
3-25 PM  
6/7/22

10 FEB 2022

14168

No.....RS-100/- Date.....

Name:.....ALAMOIR REZA  
.....ADVOCATE  
Address:.....ALIPORE JUDGES COURT  
.....KOL-27  
Vendor:.....V/1386/2008

Alipur Collectorate, 24 Paa. (S)  
**SUBHANKAR DAS**  
**STAMP VENDOR**  
Alipur Police Court, Kal-27

Ananta Ghosh



4710

*(Handwritten signature)*

ANANTA DEVELOPERS PRIVATE LIMITED  
Ananta Ghosh  
Director / Authorized Signatory



4711

*(Handwritten signature)*



Suman Ghosh  
SC - Biman Ghosh  
Kabitatala  
K.L.C.  
3724 Paa  
743502

District Sub-Registrar-IV  
Registrar W/S (1) of  
Registration 1408  
Alipore, South 24 Parganas  
- 6 JUL 2022 -  
*(Handwritten signature)*

- 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 U70109WB1995PTC076181, a company duly incorporated under the Companies Act, 1956, having its registered office at Premises No. 122/1R, Satyendra Nath Majumder Sarani, 4<sup>th</sup> Floor, Post Office Kalighat, Police Station Tollygunge, Kolkata - 700026, represented by its Authorized Signatory, **Amrita Ghosh (PAN BLRPG8979F & Aadhaar No. 274444982164)**, son of Hpiob 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 2 (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 3 (three) 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 0.25 (zero point two five) 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



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

6 JUL 2022

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 2 (two) 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 0.8 (zero point eight) 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 2.55 (two point five five) 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 1.5 (one point 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 0.55 (zero point five five) 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 0.1 (zero point one) 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 0.2 (zero point 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 (**Tenth Property**) and



District Sub-Registrar IV  
Registrar URS 7 (2) of  
Registration 1908  
Alipore, Durgam 24 Changanassery

- 6 JUL 2022

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**, 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 719.75 decimal, comprised in R.S. Dag Nos. 100, 102, 111, 112, 113, 118, 92, 94, 497, 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
<b>Total:</b>			<b>719.75</b>

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



- 5.1.3 **Demise of Sashibala Dasi:** Said Sashibala Dasi, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate leaving behind her surviving her 7 (seven) sons, namely, (1) Bipin Bihari Ghosh, (2) Satish Chandra Ghosh, (3) Jatish Chandra Ghosh, (4) Nagendra Nath Ghosh, (5) Kshitish Chandra Ghosh, (6) Rajendra Nath Ghosh alias Rajendra Kumar Ghosh and (7) Lalit Mohan Ghosh and 2 (two) daughters, namely, (1) Subodh Bala Ghosh and (2) Radharani Ghosh, as her only legal heirs and heiresses, who jointly and in equal share inherited the right, title and interest of Late Sashibala Dasi in the Mother Property, free from all encumbrances.
- 5.1.4 **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) Bhadrashwar 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, free from all encumbrances.
- 5.1.5 **Sale by Niharbala Ghosh:** By 2 (two) Deeds of Sale, being, (1) Deed of Sale dated 11<sup>th</sup> March, 1996, registered in the Office of the Sub-Registrar, Bhangar, recorded in Book No. I, Volume No. 36, at Pages 381 to 390, being Deed No. 2315 for the year 1997 and (2) Deed of Sale dated 11<sup>th</sup> March, 1996, registered in the Office of the Sub-Registrar, Bhangar, recorded in Book No. I, Volume No. 36, at Pages 391 to 400, being Deed No. 2316 for the year 1997, said Niharbala Ghosh sold, conveyed and transferred land measuring 27 (twenty seven) out of her entitlement in the Mother Property (**Larger Property**) unto and in favour of (1) Bidyut Ghosh and (2) Biman Ghosh, both are son of Late Bhadrashwar 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	4
102	629	154	6
111	629	12	0.5
112	629	94	4
113	629	40	1.6
118	629	131	5.1
92	181	150	3
94	181	42	1.1
497	582	38	0.2
500	582	66	0.4
501	582	99	0.7
503	582	57	0.4
<b>Total:</b>			<b>27</b>

- 5.1.6 **Absolute Ownership of Vendor:** In the above mentioned events and circumstances said Bidyut Ghosh (the Vendor herein) has become the sole and absolute owner by virtue of purchase out of the Larger Property vis-à-vis the Mother Property, comprised in the First Property,



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

- 6 JUL 2022

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.
- 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.



District Sub-Registrar IV  
Magister 175 7 (2) of  
Registration 1908  
Alibori, South 24 Parganas

- 6 JUL 2022

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

## 6. Basic Understanding

- 6.1 **Sale of Said Property:** The basic understanding between the Vendor and the Purchaser is that the Vendor shall sell the Said Property to the Purchaser, free from all encumbrances of any and every nature whatsoever and with good, bankable and marketable title and together with *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 2 (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 Kaashipur (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



170 Sub-Registrar-IV  
Registrar LVS (2) of  
Registration 1988  
Avenue, South 24 Parganas

- 6 JUN 2022

measuring 3 (three) 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 0.25 (zero point two five) 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 2 (two) 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 0.8 (zero point eight) 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 2.55 (two point five five) 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 1.5 (one point 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 0.55 (zero point five five) 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 0.1 (zero point one) 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.



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

- 6 JUL 2022

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, i.e., land measuring 0.2 (zero point 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-X** 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.31,40,000/- (Rupees Thirty One Lakh Forty Thousand only) (**Total Consideration**) out of which the Purchaser has paid Rs.21,40,000/- (Twenty One Lakh Forty 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.10,00,000/- (Rupees Ten 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.



District Sub-Registrar IV  
Registrar U/S T (2) of  
Registration 1000  
Albany, South 2A Maryland

6 JUL 2022

- 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, outgoing and levies of or on the Said Property, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Vendor, with regard to which the Vendor hereby 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



Sub-Registrar-IV  
Registrar UPS 7 (2) of  
Registration 1986  
Agartala, South 24 Parganas

- 6 JUL 2022

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

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



For your attention please  
Aligarh, District 24. For personal

- 6 JUL 2022

[Signature]

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 2 (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.

**Part-II  
(Second Property)**

Land vacant measuring 3 (three) 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.



District Sub-Registrar,  
Alibore, U.P.S. 7 (2) of  
Registration 1908  
Alibore, South 24 Parganas

6 JUL 2022

**Part III  
(Third Property)**

Land vacant measuring 0.25 (zero point two five) 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 2 (two) 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

**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 0.8 (zero point eight) 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-



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

- 6 JUL 2022

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 2.55 (two point five five) 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 of the Vendor in the Sixth Property and appurtenances and inheritances for access and user thereof.

#### **Part-VII (Seventh Property)**

Land vacant measuring 1.5 (one point 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



WEST BENGAL DISTRICT SUB-REGISTRY-IV  
REGISTER VIA 7 (2) of  
REGISTRATION 1988  
ALIBORA, SOUTH 24 PARGANAS

- 6 JUL 2022

**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 0.55 (zero point five five) 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 0.1 (zero point one) 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 Ninth Property and appurtenances and inheritances for access and user thereof.



District Sub-Registrar  
Registrar (V. 12) of  
Registration 1108  
Alibon, South 24 Parganas

• 6 JUL 2017

**Part-X**  
**(Tenth Property)**

Land vacant measuring 0.2 (zero point 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:

- 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 R.S. Dag No. 502 & 497

**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.

**2<sup>nd</sup> Schedule**  
**(Said Property)**  
**[Subject Matter of Conveyance]**

Land vacant measuring 2 (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 more fully described in **Part-I** of the **First Schedule** above

Land vacant measuring 3 (three) 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 0.25 (zero point two five) 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



1st Sub-Registrar-IV  
Magistrate US 7 (2) of  
Registration 1988  
Algiers, South 24 Bergenia

- 6 JUL 2022

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 2 (two) 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 0.8 (zero point eight) 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 2.55 (two point five five) 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 measuring 1.5 (one point 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.

Land vacant measuring 0.55 (zero point five five) 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 0.1 (zero point one) 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.



Office of the Dist. Sub-Registrar (V)  
Alameda, South 24 Parganas, West Bengal

6 JUN 2022

Land vacant measuring 0.2 (zero point 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 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	2	Shali
102	96	629	154	3	Shali
111	105	629	12	0.25	Danga
112	106	629	94	2	Danga
113	107	629	40	0.8	Shali
118	112	629	131	2.55	Danga
92	86	181	150	1.5	Danga
94	88	181	42	0.55	Shali
497	465	582	38	0.1	Shali
503	471	582	57	0.2	Danga
<b>Total:</b>				<b>12.95</b>	



Handwritten text: 7/12/22  
District Sub-Registrar, Alibori, Odisha

6 JUL 2022

**10. Execution and Delivery**

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

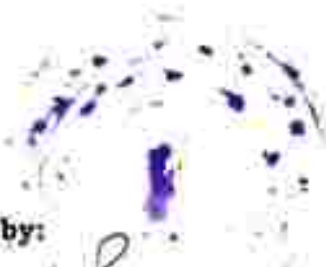
Witnesses:

1. Suman Ghosh  
Kantatola  
K.L.C.  
(S) 24th Feb  
743502

  
[Vendor]

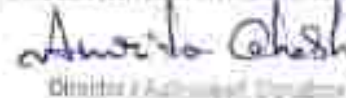
2. Soumen Ghosh  
39, Ruby Park  
Kaoba, Kol-78.

**Drafted by:**

  
Alangir Raza HB/1366/03  
Advocate

Alipore Judge Court  
Kol-27

REAL DEVELOPERS PRIVATE LIMITED

  
Director & Authorized Signatory

[Confirming Party]



ಇದು ಸರ್ಕಾರದ  
ಅಧಿಕಾರಿಗಳ ಕಛೇರಿ  
ಅಧಿಕಾರಿಗಳ ಕಛೇರಿ  
ಅಧಿಕಾರಿಗಳ ಕಛೇರಿ

05 JUL 2022

### Vendor's Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs.21,40,000/- (Rupees Twenty One lakh Forty Thousand only)** towards final payment of the consideration for sale of the Said Property described in the **Second Schedule** above, in the following manner:

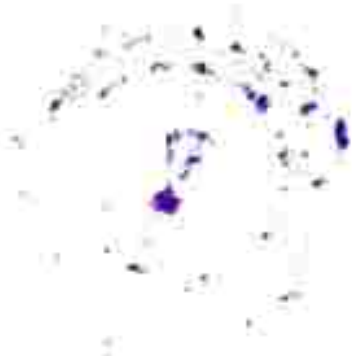
Mode	Date	Bank	Amount (Rs.)
RTGS NO. IOBAR52022070500439698	05.07.2022	Indian Overseas Bank	11,40,000/-
RTGS NO. IOBAN22178658849	27.06.2022	-Do-	10,00,000/-
			<b>21,40,000/-</b>

Witnesses:

1. *Suman Ghosh*

*Rishabh Ghosh*  
[Vendor]

2. *Sourav Ghosh*





সি. ডি. অফিসার  
রেজিস্ট্রার ডিস 7 (১) এ  
রেজিস্ট্রেশন 1986  
আলিপুর, দক্ষিণ 24 পরগণা

- 6 JUL 2022

### Confirming Party's Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs.10,00,000 /- (Rupees Ten Lakh only)** towards full and final payment of 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. 645797	05.07.2022	Indian Overseas Bank	10,00,000/-
<b>Total:</b>			<b>10,00,000/-</b>

Witnesses:

1. *Suman Ghosh*

KYAL DEVELOPERS PRIVATE LIMITED  
*Anita Ghosh*  
Director / Authorised Signatory

2. *Souren Ghosh*




**(Confirming Party)**



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

- 6 JUL 2022

SPECIMEN FORM FOR TEN FINGER PRINTS

<p><i>Gidyat</i></p>  <p><i>Ridyat - 0155</i></p>	<p><i>Ridyat - 0155</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>Rahar</i></p>	<p><i>Rahar</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>Anwar-Us-Sahash</i></p>					
		<p>Little      Ring      Middle      Fore      Thumb</p> <p>(Left Hand)</p>				
		<p>Thumb      Fore      Middle      Ring      Little</p> <p>(Right Hand)</p>				



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

- 6 JUL 2022



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 16042001994793/2022

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, City:- P.O:- Bhangar, P.S:-Kashipur, District-South 24- Parganas, West Bengal, India, PIN:- 700135	Seller			 6/9/22
2	Mr AMRITA GHOSH Beliacharan, Gocharan,, City:- , P.O:- Beliachandi, 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 Biman Ghosh Beonia, Kantatata,, City:- , P.O:- Kantatata, P.S:- Kolkata Leather Camp, District-South 24-Parganas, West Bengal, India, PIN:- 743502	Mr BIDYUT GHOSH, Mr AMRITA GHOSH			 6/9/22

(Anupam Halder)



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





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

GRN Details

GRN: 192022230066290281  
GRN Date: 05/07/2022 16:46:56  
BRN : 202207050834480  
Payment Status: Successful  
Payment Mode: Online Payment  
Bank/Gateway: Indian Overseas Bank  
BRN Date: 05/07/2022 16:48:49  
Payment Ref. No: 2001994793/2/2022  
(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: 2001994793  
Applicant's Name: Org VINAYAK LEGAL  
Identification No: 2001994793/2/2022  
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001994793/2/2022	Property Registration- Stamp duty	0000-02-103-003-02	94121
2	2001994793/2/2022	Property Registration- Registration Fee	0000-03-104-001-16	41414
			<b>Total</b>	<b>135535</b>

IN WORDS: ONE LAKH THIRTY FIVE THOUSAND FIVE HUNDRED THIRTY FIVE ONLY.





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

Query No / Year	2001994793/2022	Office where deed will be registered
Query Date	01/07/2022 6:05:17 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	VINAYAK LEGAL 122/1R, Sabyendra Nath Majumdar Sarani, Thana - Tollygunge, District - South 24-Parganas, WEST BENGAL, PIN - 700026, Mobile No. : 9330394689, Status -Seller/Executant	
Transaction	Additional Transaction	
(0101) Sale: Sale Document	[4308] Agreement [No of Agreement : 2], [4311] Receipt [Rs - 10,00,000/-]	
Set Forth value	Market Value	
Rs. 31,40,000/-	Rs. 31,40,000/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 94,221/- (Article:23)	Rs. 41,414/- (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, J No: 25, Pin Code : 700135

Sch No.	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-100	RS-629	Bastu	Shali	2 Dec	4,84,942/-	4,84,942/-	
L2	RS-102	RS-629	Bastu	Shali	3 Dec	7,27,413/-	7,27,413/-	
L3	RS-111	RS-629	Bastu	Danga	0.25 Dec	60,618/-	60,618/-	
L4	RS-112	RS-629	Bastu	Danga	2 Dec	4,64,942/-	4,64,942/-	
L5	RS-113	RS-629	Bastu	Shali	0.8 Dec	1,93,977/-	1,93,977/-	
L6	RS-118	RS-629	Bastu	Danga	2.55 Dec	6,18,301/-	6,18,301/-	
L7	RS-92	RS-181	Bastu	Danga	1.5 Dec	3,63,706/-	3,63,706/-	
L8	RS-64	RS-181	Bastu	Shali	0.55 Dec	1,33,359/-	1,33,359/-	
L9	RS-497	RS-582	Bastu	Shali	0.1 Dec	24,247/-	24,247/-	
L10	RS-503	RS-582	Bastu	Danga	0.2 Dec	48,495/-	48,495/-	
		<b>TOTAL :</b>			<b>12.95Dec</b>	<b>31,40,000 /-</b>	<b>31,40,000 /-</b>	
		<b>Grand Total :</b>			<b>12.95Dec</b>	<b>31,40,000 /-</b>	<b>31,40,000 /-</b>	



Query No: 2001994793 of 2022, Printed On: Jul 2 2022, 2:08PM, Generated from: eRegistration portal



**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: AExxxxx1A, Aadhaar No.: 46xxxxxxxx7793, 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:- Kairhat, P.S.-Tollygunge, District-South 24-Parganas, West Bengal, India, PIN:- 700026 PAN No: AAxxxxx0E, 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, 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: AGxxxxx9F, Aadhaar No.: 74xxxxxxxx4912, Status :Individual, Not Executed	Individual	Not Executed

**Representative Details :**

Sl No	Name & Address	Representative of
1	Mr AMRITA GHOSH Son of Mr Biplob Ghosh, Bellacharan, Gocharan, City:- , P.O:- Bellachandi, P.S.- Joytagar, District-South 24-Parganas, West Bengal, India, PIN:- 743361 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. BLxxxxx9F, Aadhaar No.: 27xxxxxxxx2164	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-2 Dec
Transfer of property for L10		
Sl.No	From	To, with area (Name-Area)
1	Mr BIDYUT GHOSH	Mr RAHUL KYAL-0.2 Dec
Transfer of property for L2		
Sl.No	From	To, with area (Name-Area)
1	Mr BIDYUT GHOSH	Mr RAHUL KYAL-3 Dec
Transfer of property for L3		
Sl.No	From	To, with area (Name-Area)
1	Mr BIDYUT GHOSH	Mr RAHUL KYAL-0.25 Dec
Transfer of property for L4		
Sl.No	From	To, with area (Name-Area)
1	Mr BIDYUT GHOSH	Mr RAHUL KYAL-2 Dec
Transfer of property for L5		
Sl.No	From	To, with area (Name-Area)
1	Mr BIDYUT GHOSH	Mr RAHUL KYAL-0.8 Dec
Transfer of property for L6		
Sl.No	From	To, with area (Name-Area)
1	Mr BIDYUT GHOSH	Mr RAHUL KYAL-2.55 Dec
Transfer of property for L7		
Sl.No	From	To, with area (Name-Area)
1	Mr BIDYUT GHOSH	Mr RAHUL KYAL-1.5 Dec
Transfer of property for L8		
Sl.No	From	To, with area (Name-Area)
1	Mr BIDYUT GHOSH	Mr RAHUL KYAL-0.55 Dec
Transfer of property for L9		
Sl.No	From	To, with area (Name-Area)
1	Mr BIDYUT GHOSH	Mr RAHUL KYAL-0.1 Dec

**Note:**

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 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.



Query No: 2021004700 of 2022, Printed On: Jul 2 2022, 2:08PM, Generated from: ideregistration.gov.in

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





PERMANENT ACCOUNT NUMBER  
**AEIPG8371A**

NAME  
**BIDYUT GHOSH**

NAME OF THE FATHER/SWAMI  
**BHADRASWAR GHOSH**

DATE OF BIRTH  
**05-04-1960**

SIGNATURE  


  
 COMMISSIONER OF INCOME-TAX, W.B. - 1

*Bidyut Ghosh*

This card is valid / This card is valid only when used  
 subject to the / subject to the  
 provisions of the / provisions of the  
 Income Tax Act, 1961  
 in accordance with the  
 provisions of Section 110(5)

In case this card is lost/damaged, the cardholder should  
 report the same to the  
 Joint Commissioner of Income-tax/Taxation & Technical  
 Services,  
 Chowdhury Square,  
 Calcutta-700 005.





ভারতীয় বিশিষ্ট পরিচয় প্রমাণকরণ  
**ভারত সরকার**  
 Unique Identification Authority of India  
 (ভারতীয় সরকারের অধীন)

স্বীকৃতিস্বরূপ আই.ডি. / Enrolment No. 1040/2065M12030

পিতা / নাম  
 Bihari Ghosh  
 Jangraicha  
 Jais Gachin  
 Hatula Benger - 3 South 24 Parganas  
 West Bengal-700150

Ref: 210-1270 / 82206 / 63682 / P



SE800805458FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

**4601 0812 7793**

আধার - সাধারণ মানুষের অধিকার

*Asifur Rahman*



ভারত সরকার  
 Unique Identification Authority of India



পিতা / নাম  
 Bihari Ghosh  
 পিতা / নাম  
 Father: Bihari Ghosh  
 জন্ম তারিখ / DOB: 05/04/1980  
 পুরা / Name



**4601 0812 7793**

আধার - সাধারণ মানুষের অধিকার



आयकर विभाग  
 INCOME TAX DEPARTMENT  
 RAHUL KYAL  
 BALKRISHAN KYAL  
 19/03/1984  
 AADHAAR 1305F  
 Signature

भारत सरकार  
 GOVT. OF INDIA




भारत सरकार  
 GOVERNMENT OF INDIA

राहुल कयाल  
 Rahul Kyal  
 जन्मदिन DOB: 19/03/1984  
 लिंग / GENDER: पुरुष / MALE

7487 0793 4912




NERA AADHAAR, MERI PEHCHAN

आयकर विभाग  
 INCOME TAX DEPARTMENT

आयकर विभाग  
 INCOME TAX DEPARTMENT

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

पता:  
 S/O बालकृष्ण कयाल, 30 सी, साउथ  
 एंड पार्क, नज़र गोल पार्क, कोलकाता,  
 कोलकाता, कोलकाता,  
 पश्चिम बंगाल - 700029



1667 1667 1667  
 helpline@itd.gov.in www.itd.gov.in  
 P.O. Box No. 1667  
 Bangalore-560 075

Rahul Kyal





KYAL DEVELOPERS PRIVATE LIMITED  
*Anurag Chak*  
Director / Authorized Signatory

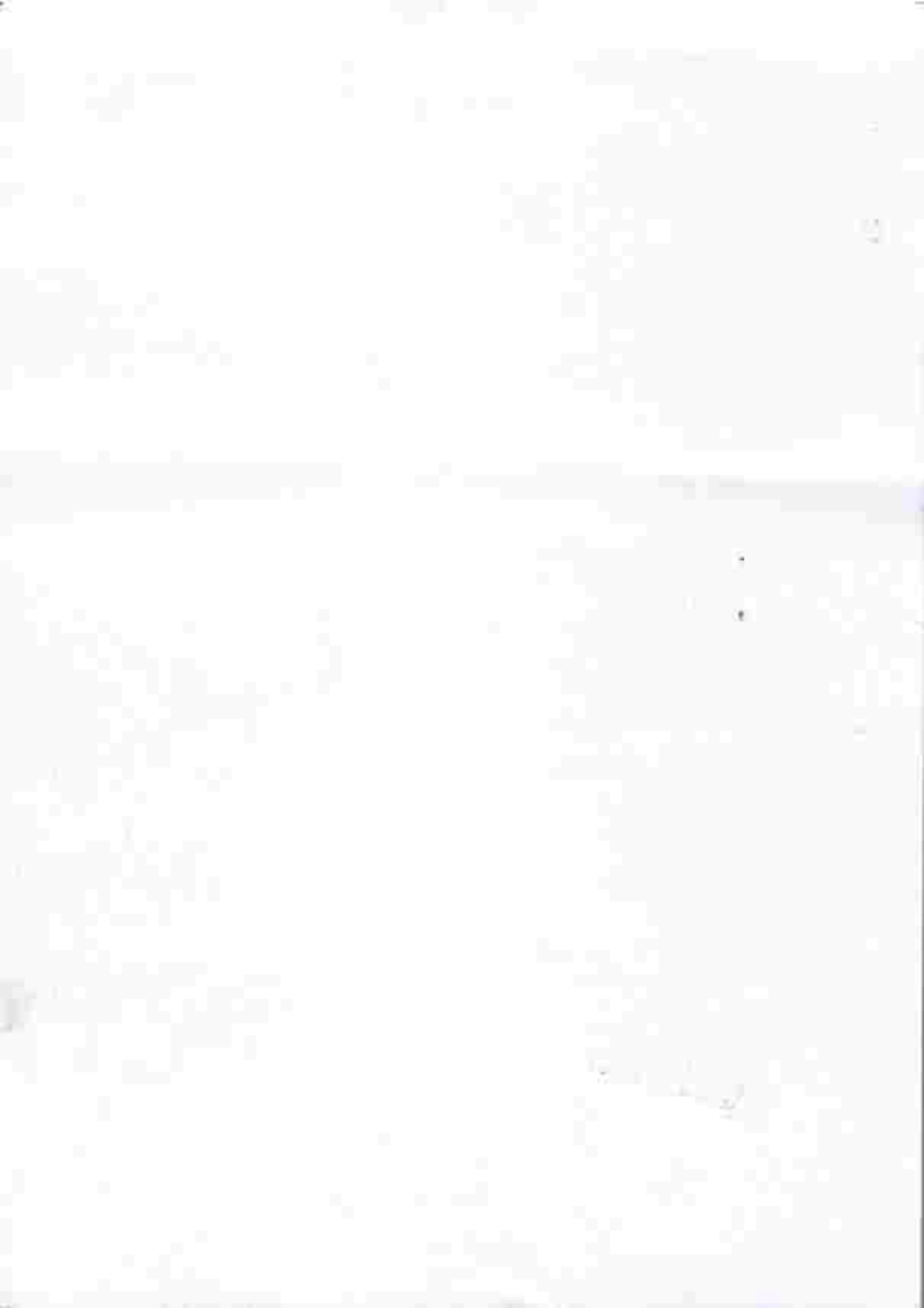
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Address: *unintelligible*  
City: *unintelligible*  
State: *unintelligible*

Card No: *unintelligible*  
Name: *unintelligible*  
Address: *unintelligible*  
City: *unintelligible*  
State: *unintelligible*

Phone: *unintelligible*  
Fax: *unintelligible*



Amrita Ghosh





ভারত সরকার

ভারত সরকার

Unique Identification Authority of India  
Government of India

অনন্যনামের আইডি নং / Enrollment No: 104021F41/05287

নাম:   
বসু সুনীল  
Suman Chakraborty  
BUDANTA KUPITAXALA  
BANGALORE  
Karnataka Government of India - 560001  
Your Aadhaar Number

নাম: 2842 2993 9203



IE 4362204/0001



আধার নম্বর / Your Aadhaar No.:

2842 2993 9203

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
Government of India



নাম:   
Suman Ghosh  
বসু সুনীল  
Bosun Suman Ghosh  
সংস্কৃতি স্টেশন / Jyotibagh  
Kolkata



2842 2993 9203

আধার - সাধারণ মানুষের অধিকার

Suman Ghosh  
৬/৭/১২



## Major Information of the Deed

Deed No :	I-1604-07522/2022	Date of Registration	07/07/2022
Query No / Year	1604-2001994793/2022	Office where deed is registered	
Query Date	01/07/2022 6:05:17 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 : 10,00,000/-)		
Set Form value	Market Value		
Rs. 31,40,000/-	Rs. 31,40,000/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 94,221/- (Article:23)	Rs. 41,446/- (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-100	RS-829	Bastu	Shall	2 Dec	4,84,942/-	4,84,942/-	
L2	RS-102	RS-829	Bastu	Shall	3 Dec	7,27,413/-	7,27,413/-	
L3	RS-111	RS-829	Bastu	Danga	0.25 Dec	60,618/-	60,618/-	
L4	RS-112	RS-829	Bastu	Danga	2 Dec	4,84,942/-	4,84,942/-	
L5	RS-113	RS-829	Bastu	Shall	0.8 Dec	1,93,977/-	1,93,977/-	
L6	RS-118	RS-829	Bastu	Danga	2.55 Dec	6,18,301/-	6,18,301/-	
L7	RS-92	RS-181	Bastu	Danga	1.5 Dec	3,63,706/-	3,63,706/-	
L8	RS-94	RS-181	Bastu	Shall	0.55 Dec	1,33,359/-	1,33,359/-	
L9	RS-497	RS-582	Bastu	Shall	0.1 Dec	24,247/-	24,247/-	
L10	RS-503	RS-582	Bastu	Danga	0.2 Dec	48,495/-	48,495/-	
		<b>TOTAL :</b>			<b>12.95Dec</b>	<b>31,40,000 /-</b>	<b>31,40,000 /-</b>	
		<b>Grand Total :</b>			<b>12.95Dec</b>	<b>31,40,000 /-</b>	<b>31,40,000 /-</b>	



**Seller Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr BIDYUT GHOSH</b> Son of Late Bhadrashwar Ghosh Jirangachi, City:- , P.O:- Bhangar, 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	<b>KYAL DEVELOPERS PRIVATE LIMITED</b> 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	<b>Mr RAHUL KYAL</b> 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	<b>Mr AMRITA GHOSH (Presentant )</b> Son of Mr Biplob Ghosh Bellacharan, 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.: BLxxxxxx9F, Aadhaar No: 27xxxxxxxx2164 Status : Representative, Representative of : KYAL DEVELOPERS PRIVATE LIMITED

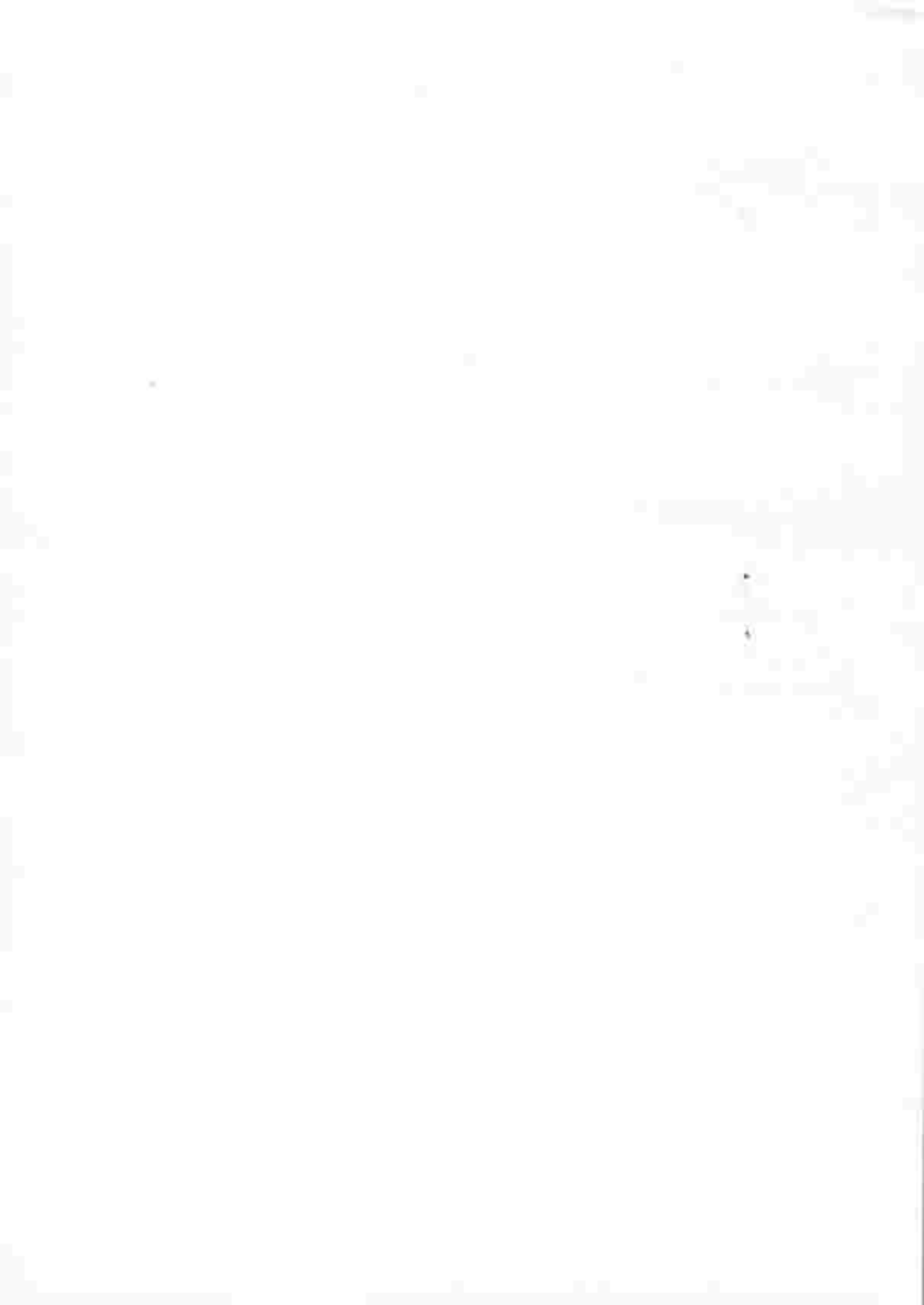
**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr SUMAN GHOSH</b> 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-2 Dec
Transfer of property for L10		
Sl.No	From	To. with area (Name-Area)
1	Mr BIDYUT GHOSH	Mr RAHUL KYAL-0.2 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr BIDYUT GHOSH	Mr RAHUL KYAL-3 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr BIDYUT GHOSH	Mr RAHUL KYAL-0.25 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mr BIDYUT GHOSH	Mr RAHUL KYAL-2 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Mr BIDYUT GHOSH	Mr RAHUL KYAL-0.8 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Mr BIDYUT GHOSH	Mr RAHUL KYAL-2.55 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	Mr BIDYUT GHOSH	Mr RAHUL KYAL-1.5 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	Mr BIDYUT GHOSH	Mr RAHUL KYAL-0.55 Dec
Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	Mr BIDYUT GHOSH	Mr RAHUL KYAL-0.1 Dec



On 06-07-2022

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

Presented for registration at 15:25 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 31,40,000/-

**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 Bhadrachwar 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 Birman 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 Birman 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 Rules, 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 41,446/- ( A(1) = Rs 31,400/- ,B = Rs 10,000/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 32/-, by online = Rs 41,414/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 05/07/2022 4:48PM with Govt. Ref. No: 192022230066290281 on 05-07-2022, Amount Rs: 41,414/-, Bank: Indian Overseas Bank ( IOBA0000015), Ref. No. 202207050834480 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. 94,221/- and Stamp Duty paid by Stamp Rs 100/- by online = Rs 94,121/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 14168, 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 4.48PM with Govt. Ref. No. 192022230066290281 on 05-07-2022, Amount Rs: 94,121/-, Bank:  
Indian Overseas Bank ( IOBA0000015), Ref. No. 202207050834480 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 230250 to 230284

being No 160407522 for the year 2022.



Digitally signed by ANUPAM HALDER  
Date: 2022.07.08 12:42:12 +05:30  
Reason: Digital Signing of Deed.

*(Handwritten signature)*

(Anupam Halder) 2022/07/08 12:42:12 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)

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02/10/40