

01/07/22

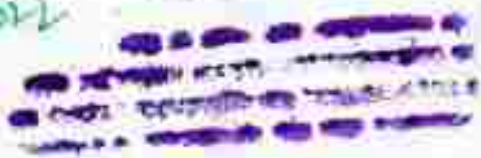
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पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL

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01.7.22
01/07/22

CONVEYANCE

1. Date: 01.07.2022
2. Place: Kolkata
3. Parties

we
1837
3-20 PM
1-7-22



10 FEB 2022

14157

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

Name: **ALAMGIR REZA**
ADVOCATE
ALIPUR P.O. JUDICIAL COURT
MUL-27
Village: **30002003**

Vendor: **SUBHANKAR DAS**
STAMP VENDOR
Alipur Police Court, Mul-27

Ananta Ghosh

 4600

INTERFACE BUILDCON PVT. LTD
Ananta Ghosh
Director / Authorised Signatory

 4602

Kalyani Ghosh.

 4603

Mitra Ghosh



S/o - Suman Ghosh
Biman Ghosh
Vill/P.O. - Kartakela
P.S. - M.L.C.
Dist - (S) 24 Parganas
Pin - 743502

District Sub-Registrar-IV
Registrar LRS (R) of
Registration 1906
Alipura, South 24 Parganas
- 10 FEB 2022

- 3.1 **ARATEE GHOSH (PAN BMGPG2533R and Aadhaar No. 9931 7427 3422)**, wife of Neelpada Ghosh, residing at Part No. 29, Shalipur, P.S. Haroa, Post Office Chowhata, North 24 Parganas, Pin- 741425 District North 24 Parganas
- 3.2 **SANDHYA RANI GHOSH ALIAS SANDHYA PAUL (PAN CDBPP6182J and Aadhaar No. 4618 0690 5484)**, wife of Mahadeb Paul residing at Near Pratik Flat No. 26/5, B.M. Banerjee Road, Belgharia, Post Office Belgharia, Kolkata-700056, Police Station Belgharia, District North 24 Parganas
- 3.3 **MIRA GHOSH (PAN BDCPG1427R and Aadhaar No. 7742 9506 0612)**, daughter of Rajendra Nath Ghosh, residing at Rajarhat Biahnupur, Post Office Rajarhat, Kolkata-700135, Police Station Rajarhat, District North 24 Parganas
- 3.4 **KALYANI GHOSH (PAN ALJPGS100E and Aadhaar No. 6658 1720 6269)**, wife of Uday Ghosh, residing at Dearsa Pachimpara, Rajarhat, Post Office Thera, Kolkata-700135, Police Station Madhyanugram, District North 24 Parganas.

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

And

- 3.5 **UMA KYAL**, having **PAN ABDPK2889B and Aadhaar No. 7198 7662 5923**, wife of Umesh 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

- 3.6 **INTERFACE BUILDCON PRIVATE LIMITED (PAN AACCI7760A)**, having CIN U45400WB2100PTC170339, a company duly incorporated under the Companies Act, 1956, having its registered office at Premises No. 30C, South End Park, P.S.- Rabindra Sarovar (formerly Lake) Post Office- Sarat Bose Road, Kolkata- 700 029, 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)

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



4604

Sardhaya Paul



4605

আবতি কোষ



District Sub-Registrar-IV
 Registrar (S/S 7 (2) of
 Patna, Bihar, India

• 1 JUN 2022

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject Matter of Conveyance

- 4.1 **Said Property:** Land classified as soil (agricultural) measuring 18.18 (eighteen point one eight) decimal, more or less, out of 50 (fifty) decimal, more or less, out of 119 (one hundred and nineteen) decimal, being a portion of R.S./L.R. Dag No. 240, recorded under R.S. Khatian No. 380, L.R. Khatian No. 193, 194, 198 and 199, Mouza Hatisala, J.L. No. 9, Police Station Kolkata Leather Complex (formerly Bhangar), within Beonta No. 2 Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas (**Said Property**) and more fully described in the **Schedule** below **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendors 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 Vendors represent and warrant to and covenant with the Purchaser regarding title as follows:

5.1.1 **Ownership of Madar Box Molla:** At all material time one Madar Box Molla was the sole, recorded and absolute owner in respect of land measuring 20 (twenty) decimal, more or less, out of 119 (one hundred and nineteen) decimal, being a portion of R.S./L.R. Dag No. 240, recorded under R.S. Khatian No. 380, Mouza Hatisala, J.L. No. 9, Police Station Kolkata Leather Complex (formerly Bhangar), within Beonta No. 2 Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas (**Property Of Madar Box**), free from all encumbrances.

5.1.2 **Ownership of Kasem Ali Molla:** At all material time one Kasem Ali Molla was the sole, recorded and absolute owner in respect of land measuring 20 (twenty) decimal, more or less, out of 119 (one hundred and nineteen) decimal, being a portion of R.S./L.R. Dag No. 240, recorded under R.S. Khatian No. 380, Mouza Hatisala, J.L. No. 9, Police Station Kolkata Leather Complex (formerly Bhangar), within Beonta No. 2 Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas (**Property Of Kasem Ali**), free from all encumbrances.

5.1.3 **Sale to Rajendra Kumar Ghosh:** By a Deed of Sale dated 21st May, 1969, registered in the Office of the Sub-Registrar, Bhangar, recorded in Book No. 1, being Deed No. 6263 for the year 1969, said (1) Madar Box Molla and (2) Kasem Ali Molla sold, conveyed and transferred the Property Of Madar Box and Property Of Kasem Ali unto and in favour of Rajendra Kumar Ghosh, free from all encumbrances.



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- 5.1.4 **Ownership of Talebali Molla:** At all material time the Talebali Molla was the sole, recorded and absolute owner in respect of land measuring 10 (ten) decimal, more or less, out of 119 (one hundred and nineteen) decimal, being a portion of R.S./L.R. Dag No. 240, recorded under R.S. Khatian No. 380, Mouza Hatisala, J.L. No. 9, Police Station Kolkata Leather Complex (formerly Bhangar), within Beonta No. 2 Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas (**Property Of Talebali**), free from all encumbrances.
- 5.1.5 **Sale to Rajendra Kumar Ghosh:** By a Deed of Sale dated 2nd June, 1971, registered in the Office of the Sub-Registrar, Bhangar, recorded in Book No. 1, Volume No. 56, at Pages 197 to 198, being Deed No. 5395 for the year 1971, said Talebali Molla sold, conveyed and transferred the Property Of Talebali unto and in favour of Rajendra Kumar Ghosh, free from all encumbrances.
- 5.1.6 **Ownership of Property Of Rajendra:** In the above mentioned circumstances said Rajendra Kumar Ghosh became the sole and absolute owner in respect of the Property Of Madar Box, Property Of Kasem Ali and Property Of Talebali, collectively land measuring 50 (fifty) decimal, more or less, in R.S./L.R. Dag No. 240 (**Property Of Rajendra**), free from all encumbrances.
- 5.1.7 **Demise of Rajendra Kumar Ghosh:** Said Rajendra Kumar Ghosh, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate leaving behind him surviving his wife, Sarojini Bala Ghosh, 3 (three) sons, namely, (1) Probhat Kumar Ghosh, (2) Sushil Kumar Ghosh and (3) Subhas Chandra Ghosh and 7 (seven) daughters, namely, (1) Aratee Ghosh, (2) Sandhyarani Ghosh, (3) Purnima Ghosh, (4) Mira Ghosh, (5) Kalyani Ghosh, (6) Indrani Ghosh and (7) Pratima Ghosh, as his only legal heirs and heiresses, who jointly and in equal share inherited the right, title and interest of Late Rajendra Kumar Ghosh in the Property Of Rajendra, free from all encumbrances.
- 5.1.8 **Mutation:** Said (1) Arateebala Ghosh (Vendor No. 3.1 herein), (2) Sandhyarani Ghosh (Vendor No. 3.2 herein), (3) Mira Ghosh (Vendor No. 3.3 herein) and (5) Kalyani Ghosh (Vendor No. 3.4 herein) mutated their name in the records of the Block Land and Land Reforms Officer, Bhangar-II, under L.R. Khatian Nos. 193, 194, 198 and 199, respectively, free from all encumbrances.
- 5.1.9 **Absolute Ownership of Vendors:** In the above mentioned events and circumstances said Vendors have become the joint and absolute owners in respect of the Said Property out of the Property Of Rajendra, free from all encumbrances and the Said Property is the subject matter of this Conveyance.
- 5.1.10 **Agreement with Confirming Party:** M/s. Kyal Developers Private Limited (the *Confirming Party herein) approached the Vendors herein with a proposal to purchase the Said Property and the Vendors accepted the said proposal and entered into an Agreement for Sale with the Confirming Party in this regard and further the



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Registresi 1908
Aurora, North 24 Perguruan

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Vendors have received the advance/earnest money as agreed between them.

5.1.11 Nomination: Thereafter, the Purchaser herein approached the Vendors 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 Vendors herein with the confirmation of the Confirming Party herein.

5.1.12 Completion of Sale: In furtherance of the above, the Vendors 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 Vendors represent and warrant to and covenant with the Purchaser regarding encumbrances as follows:

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

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

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

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

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

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

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



District Sub-Registrar IV
Registration 1004 of
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- 1 July 2022

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

6. Basic Understanding

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

7. Transfer-

- 7.1 **Hereby Made:** The Vendors hereby sell, convey and transfer to the Purchaser the entirety of the Vendors' right, title and interest of whatsoever or howsoever nature in the Said Property, more fully described in the **Schedule** below, being land classified as *sali* (agricultural) measuring 18.18 (eighteen point one eight) decimal, more or less, out of 50 (fifty) decimal, more or less, out of 119 (one hundred and nineteen) decimal, being a portion of R.S./L.R. Dag No. 240 recorded under R.S. Khatian No. 380, L.R. Khatian Nos. 193, 194, 198 and 199, Mouza Hatiasala, J.L. No. 9, Police Station Kolkata Leather Complex (formerly Bhangar), within Beonta No. 2 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 with the confirmation of the Confirming Party herein.



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Registrar U/S of
Registration 1908
Alipore, South 24 Parganas

- 7.11.2022

7.2 **Consideration:** The aforesaid conveyance of the Said Property is being made in consideration of a sum of Rs. 38,40,000/- (**Rupees Thirty Eight Lakh Forty Thousand only**) (**Total Consideration**) out of which the Purchaser has paid Rs.26,40,000/- (Rupees Twenty Six Lakh Forty Thousand only) directly to the Vendors receipt of which Vendors hereby and by the Vendors' Receipt and Memo of Consideration hereunder written, admits and acknowledges and Rs.12,00,000/- (Rupees Twelve 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, irrevocable and perpetual.

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

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

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

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

Said Property. If any difficulty arises in respect of mutation of the Said Property in the name of the Purchaser then the Vendors shall at all times hereinafter, at the costs, expenses, risk and responsibility of the Vendors, forthwith take all necessary steps to mutate the name of the Purchaser in respect of the Said Property.

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



Office of the District Superintendent of Prisons
District of Columbia
Registration 1888
Albany, South 24th Street

- 1 JUN 1877

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) appoints the Purchaser as the constituted attorney of the Vendors and empower and authorize the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendors undertake to cooperate with the Purchaser in all respect to cause mutation of the Said Property in the name of the Purchaser and conversion of the nature of use and classification thereof and in this regard shall sign all documents and papers as required by the Purchaser.

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

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

9. **Interpretation:**

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

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



District Sub-Registrar IV
Registrar (D/S 7 (2) of
Registration 1808
Alibon, South 24 Parganas

- 1 Jul 2022

**Schedule
(Said Property)**

Vacant land classified as *sali* (agricultural) measuring 18.18 (eighteen point one eight) decimal, more or less, out of 50 (fifty) decimal, more or less, out of 119 (one hundred and nineteen) decimal, being a portion of R.S./L.R. Dag No. 240, recorded under R.S. Khatian No. 380, L.R. Khatian Nos. 193, 194, 198 and 199, Mouza Hatisala, J.L. No. 9, Police Station Kolkata Leather Complex (formerly Bhangar), within Beonta No. 2 Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas

On the North : By R.S. Dag No. 239
On the East : Mouza Jirangagha
On the South : By R.S. Dag No. 336
On the West : By R.S. Dag No. 337

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-Registry
Registrar (B) of
Registration 1908
Almere, South 24 Parganas

- 1, III, 2007

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

আরতে গোস্বামী

ARATEE GHOSH

Sandhya Paul

SANDHYA RANI GHOSH
ALIAS SANDHYA PAUL

Mita Ghosh

MIRA GHOSH

Kalyani Ghosh

KALYANI GHOSH

[Vendors]

INTERFACE BUILDCON PVT. LTD

Anurita Ghosh

Director / Authorized Signatory

[Confirming Party]

Drafted by

Atanjan Dasgupta N.B/1366/03

Advocate

Atanjan Dasgupta

Witnesses:

101-27

Suman Ghosh
Read over and explained in Bengali the true meaning and substance of this Deed of Conveyance and the Receipt and Memo of Consideration hereabove to the Vendors who have witnessed their respective hands and seals and acknowledged to have understood the same in the presence of the witnesses above named.

Signature Suman Ghosh

Name Suman Ghosh

Father's Name Biman Ghosh

Address Vill + P.O - Koutatela

P.S. - K.L.C. (B) B.H.P.O.

Signature Ujjal Ghosh

Name Ujjal Ghosh

Father's Name Uday Ghosh

Address Acara, Madhyanganj

Kol - 700135



• Jici Sub-Registrar-IV
Registrar, IFS 7 (2) of
Registration 1908
Alwar, South 24 Parganas

- 9 JUL 2025

Vendors' Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs.26,40,000/- (Rupees Twenty Six Lakh Forty Thousand only)** towards final payment of the consideration for sale of the Said Property described in the **Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)	In favour of
UTR No. IOBAN22178657187	27.6.2022	Indian Overseas Bank	5,00,000/-	ARATEE GHOSH
UTR No. IOBAN22178658277	-do-	-do-	5,00,000/-	SANDHYA PAUL
UTR No. IOBAN22178659260	-do-	-do-	5,00,000/-	MIRA GHOSH
UTR No. IOBAN22178657408	-do-	-do-	5,00,000/-	KALYANI GHOSH
UTR No. IOBAN22182559313	01.7.2022	-do-	1,60,000/-	ARATEE GHOSH
UTR No. IOBAN22182565237	-do-	-do-	1,60,000/-	SANDHYA PAUL
UTR No. IOBAN22182553144	-do-	-do-	1,60,000/-	MIRA GHOSH
UTR No. IOBAN22182566979	-do-	-do-	1,60,000/-	KALYANI GHOSH
Total:			26,40,000/-	

আরতে গোস্ব

ARATEE GHOSH

Sandhya Paul

SANDHYA RANI GHOSH ALIAS
SANDHYA PAUL

Mira Ghosh

MIRA GHOSH

Kalyani Ghosh

KALYANI GHOSH

Witness:

Signature Suman Ghosh

Name _____

Signature Ujjal Ghosh

Name _____



Hunter Sub-Registrar IV
Magazine List 7 (2) of
Registration 1908
Alapaha, South 24th Regiment

- 9 11 77

Confirming Party's Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs.12,00,000 /- (Rupees Twelve Lakh only)** towards full and final payment of reimbursement of earnest money for nominating the Said Property described in the **Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
Cheque No, 256345	29.06.2022	Indian Overseas Bank	12,00,000/-
Total:			12,00,000/-

Witnesses:

1. *Suman Ghosh*

2. *Abhishek Ujjal Ghosh*

INTERFACE BUILDCON PVT. LTD

Ananta Ghosh

Director / Authorized Signatory


































[Confirming Party]



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

• 9 IIII 2017

SPECIMEN FORM FOR TEN FINGER PRINTS

 <p><i>Uma Kyal</i></p>	<p><i>Uma Kyal</i></p>					
		Little Ring Middle Fore Thumb				
		(Left Hand)				
						
		Thumb Fore Middle Ring Little				
		(Right Hand)				
	<p><i>Ananta Chosh</i></p>					
		Little Ring Middle Fore Thumb				
		(Left Hand)				
						
		Thumb Fore Middle Ring Little				
		(Right Hand)				
 <p><i>Kalyani Chosh</i></p>	<p><i>Kalyani Chosh</i></p>					
		Little Ring Middle Fore Thumb				
		(Left Hand)				
						
		Thumb Fore Middle Ring Little				
		(Right Hand)				



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District Sub-Registrar IV
Registrar UPS 7 (2) of
Registration 1908
Alipore South 24 Parganas

= 7.1111.2777

SPECIMEN FORM FOR TEN FINGER PRINTS

 ১৭৮৩/১০১৭	Rishi Kanti Biswas	 Little	 Ring	 Middle	 Fore	 Thumb	
		(Left Hand)					
		 Thumb	 Fore	 Middle	 Ring	 Little	
		(Right Hand)					
 Mrika Ghosh	Mrika Ghosh	 Little	 Ring	 Middle	 Fore	 Thumb	
		(Left Hand)					
		 Thumb	 Fore	 Middle	 Ring	 Little	
		(Right Hand)					
 Sandhya Paul	Sandhya Paul	 Little	 Ring	 Middle	 Fore	 Thumb	
		(Left Hand)					
		 Thumb	 Fore	 Middle	 Ring	 Little	
		(Right Hand)					



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

- 1 JUL 2007

100-100000

भारतीय विदेश OFFICE ATTACHED आउटफिस भारतीय विदेश OFFICE भारतीय विदेश OFFICE	भारतीय विदेश OFFICE OF INTEL  
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भारतीय विदेश

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ভারত সরকার

Government of India

9931 7427 3422

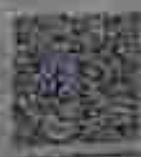


9931 7427 3422

আমার আবেদন, আমার পরিচয়



আমার নাম: [Name]
আমার জন্ম তারিখ: [Date]
আমার পিতার নাম: [Father's Name]
আমার পরিচয় নম্বর: [ID Number]



9931 7427 3422

আমার আবেদন, আমার পরিচয়

Handwritten signature and text in Bengali



- আমার আবেদন সফল করেছি।
- আমার আবেদন সফল হয়েছে।

INFORMATION

- আমার আবেদন সফল হয়েছে।
- আমার আবেদন সফল হয়েছে।

- আমার আবেদন সফল হয়েছে।
- আমার আবেদন সফল হয়েছে।

9931 7427 3422

9931 7427 3422





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आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SANDHYA PAUL

RAJANDRA KUMAR GHOSH

09/07/1959

Partnership Account Number

CDBPP6182J

Signature
Sandhya Paul

Sandhya Paul



29122012



ভারত সরকার

Unique Identification Authority of India
ভারত সরকার

সেবার্ভিস আই নিঃস্বত্বের নং: (11/0/2011) 101845

নাম
সান্দ্যো পল
সান্দ্যো পল
W/O Mahabul Paul
NEAR FRANKFLAT 22A, B M SAHUKAR ROAD
Bengaluru H O
Bengaluru Kolkata
West Bengal 700008
5030022230



আপনার আধার নম্বর/Your Aadhaar No. :

4618 0690 5484

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



নাম
সান্দ্যো পল
সান্দ্যো পল, বসার নং: 22A, B M SAHUKAR ROAD
বঙ্গালুরু H O



Samsung Quad Camera 5484

Shot with my Galaxy

A21s click by (rupa)

আপনার আধার নম্বর/Your Aadhaar No. : 4618 0690 5484

Sandhya Paul

Samsung Quad Camera Shot with my Galaxy A2 is click by (type)



Address: W/O KANDAS PAUL NEAR
FRATRI PLAT 205, B.M
SALLEBER ROAD
KANDAS PAUL NEAR
KANDAS PAUL NEAR

SALEABLES (type) (type) (type) (type)
KANDAS PAUL NEAR



- and Non-Government services in future.
- Aadhaar will be helpful in availing Government
- Aadhaar is valid throughout the country.
- State (type)
- State (type) (type) (type) (type)
- State (type)

- To establish identity, authenticate online.
- Aadhaar is proof of identity, not of citizenship.

INFORMATION

- State (type) (type) (type) (type)
- State (type) (type) (type) (type)



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MIRA GHOSH
RAJENDRA NATH GHOSH
01/03/1970

Permanent Account Number

BDCPG1427R

Mira Ghosh

Signature



Mira Ghosh



ভারত সরকার

GOVERNMENT OF INDIA



মীরা ঘোষ

Mira Ghosh

জন্মতারিখ/ DOB: 05/01/1970

মহিলা / FEMALE



Mira Ghosh

7742 9506 0612

আখার-সাধারণ মানুষের অধিকার



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ठिकाना:

राजारहाट बिस्नुपुर,
कलाबर्जिया, उत्तर २४
प्रदेश,
पिनकोड - ७००१३५

Address:

RAJARHAT BISNUPUR, Kalabaria,
North Twenty Four Parganas,
West Bengal - 700135

7742 9506 0612

adhaar - Aam Admi ka Adhikar

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

KALYANI GHOSH
RAJENDRA NATH GHOSH

01/11/1969
Permanent Account Number
AIJPG5100E

Kalyani Ghosh
Signature



Kalyani Ghosh

संलग्नक-२



আসনার স্মারক নম্বর / Your Aadhaar No.:

6658 1720 6269

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



প্রদীপক
Pradyumn Ghosh
সংসদীয় নির্বাচনী এলাকা
Ward - 10



6658 1720 6269

আধার - সাধারণ মানুষের অধিকার

Kalyani Ghosh

Valid throughout the country
Aadhaar will be helpful in availing Government
and Non-Government services in future



ভাৰতীয় একমুঠক সনিকৰণ অধিদপ্তৰ
Unique Identification Authority of India

উদ্ভাৱক: W/O: উদয় ঘোষ
দেৱাৰ পশ্চিমপাড়া, রাজারহাট, উত্তর
পূর্ব বঙ্গাল, রাজারহাট জিলা, দক্ষিণ
৭০০১৩৫

Address: W/O: Uday Ghosh
DEARA PASGHIMPARA
Rajarhat, North 24 Parganas
Rajarhat Deara, West Bengal
700135

6658 1720 6269



1947
02 300 1947



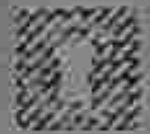
help@uidai.gov.in



www.uidai.gov.in

INCOME TAX DEPARTMENT
INTERFACE BUILDCON PRIVATE
LIMITED

GOVT. OF INDIA



07/12/2011

Financial Document Number

AACCI760A

07/12/2011

INTERFACE BUILDCON PVT. LTD

Anurita Chakraborty

Director / Authorized Signatory

आयकर विभाग
 INCOME TAX DEPARTMENT
 AMRITA GHOSH
 BIPLOB GHOSH
 20/06/1991
 Permanent Account Number
 BLRP68979F
 भारत सरकार
 GOVT. OF INDIA



भारत सरकार
 Government of India



नाम / Name
 Amrita Ghosh
 पिता / Father
 Father: Biplob Ghosh
 जन्मदिन/DOB: 20/06/1991
 लिंग / Male



2744 4498 2164

भारत सरकार
 Unique Identification Authority of India



श्रेणी: A रिज/रज
 पहचानकर्ता, लिंग, जन्मदिन
 लिंग 24 पारगना, गोजारन,

Address: SID: Biplob Ghosh,
 BELIACHANDI, Gocharin,
 South 24 Parganas,
 Gocharin, West Bengal,
 743301

2744 4498 2164

Amrita Ghosh



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
 ভারত সরকার
 Unique Identification Authority of India
 Government of India

প্রতিষ্ঠান/সংস্থ আই.ডি. / Enrollment No 1040/211141/25197

To
 সুনম গুহ
 Suman Ghosh
 BEGYTA KANTATALA
 Ganda
 Kamata's Bhawan - II South 24 Parganas
 West Bengal 743502

UID: 451726012576401258E381P



SE496028400FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

2842 2993 9203

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
 Government of India



সুনম গুহ
 Suman Ghosh
 পিতা - সুনম গুহ
 Father - Suman Ghosh
 জন্ম তারিখ / DOB : 28/04/1965
 সুনম / Suman



2842 2993 9203

আধার - সাধারণ মানুষের অধিকার

Suman Ghosh



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

Query No / Year	2001977871/2022	Office where deed will be registered
Query Date	29/06/2022 4:02:23 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 : Tollygunga, District : South 24-Parganas, WEST BENGAL, PIN - 700028, Mobile No. : 9330394689, Status : Seller/Executant	
Transaction	Additional Transaction	
[Q101] Sale, Sale Document	[4308] Agreement [No of Agreement : 2], [A311] Receipt [Rs : 12,00,000/-]	
Sell Forth value	Market Value	
Rs. 38,40,000/-	Rs. 42,54,120/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 1,27,845/- (Article-23)	Rs. 94,555/- (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: Kolkata Leather Camp, Gram Panchayat: BENTTATA-II, Mouza: Halisala, JI No: 9, P.n Code : 700135

Sch No	Plot Number	Khatian Number	Land Use/ROR Proposed	Area of Land	SellForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-240	RS-300	Bastu	Shafi	18.18 Dec	38,40,000/-	42,54,120/-
Grand Total :-					18.18Dec	38,40,000 /-	42,54,120 /-

Seller Details :

Sl No	Name & address	Status	Execution Admission Details :
1	ARATEE GHOSH Wife of Neelpada Ghosh, 29, Shalipur, City:- , P.O:- Chowhata, P.S:- Haroa, District:-North 24-Parganas, West Bengal, India, PIN:- 741425 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of India, PAN No. BMxxxxxx3R, Aadhaar No : 99xxxxxxx3422, Status : Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self



Query No: 2001977871 of 2022, Printed On: Jun-30 2022 11:23AM, Generated from: e-registration.gov.in

2	SANDHYA PAUL, (Alias: SANDHYA RANI GHOSH) Wife of MAHADEB PAUL, 26/5, B. M. Banerjee Road, Belgharia, City:- , P.O:- Belgharia, P.S:-Belgharia, District-North 24-Parganas, West Bengal, India, PIN:- 700058 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of India, PAN No. CDxxxxx2J, Aadhaar No.: 48xxxxxxxx5484, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
3	MIRA GHOSH Daughter of Rajendra Nath Ghosh, Rajarhat, Bishrupur, City:- , P.O:- Rajarhat, P.S:-Rajarhat, District-North 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of India, PAN No. BDxxxxx7R, Aadhaar No.: 77xxxxxxxx0612, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
4	KALYANI GHOSH Wife of Uday Ghosh, Deera Paschimpara, Rajarhat, City:- , P.O:- Thera, P.S:-Madhyamgram, District-North 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of India, PAN No. ABxxxxx0E, Aadhaar No.: 65xxxxxxxx6269, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
5	INTERFACE BUILDCON PRIVATE LIMITED ,30C, South End Park, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District-South 24-Parganas, West Bengal, India, PIN:- 700029 PAN No. AAxxxxx0A, 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	UMA KYAL Wife 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: Female, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No. ABxxxxx9B, Aadhaar No.: 71xxxxxxxx5923, Status :Individual, Not Executed	Individual	Not Executed

Representative Details :

Sl No	Name & Address	Representative of
1	AMRITA GHOSH Son of Biplob Ghosh, Bellachandi, Gocharan, City:- , P.O:- Bellachandi, P.S:- Joy nagar, District -South 24-Parganas, West Bengal, India, PIN:- 743391 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of India, PAN No. BLxxxxx0F, Aadhaar No.: 27xxxxxxxx2164	INTERFACE BUILDCON PRIVATE LIMITED

Identifier Details :

Name & address
SUMAN GHOSH Son of Biman Ghosh Beonta, Kantatala, Beonta, 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 ARATEE GHOSH, SANDHYA PAUL, MIRA GHOSH, KALYANI GHOSH, AMRITA GHOSH



Query No: 200197781 of 2022, Printed On : Jul 30 2022 11:23AM, Generated from wingstraffin.gov.in





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

GRN Details

GRN: 192022230063058871 Payment Mode: Online Payment
GRN Date: 30/06/2022 14:50:02 Bank/Gateway: Indian Overseas Bank
BRN: 202206300644697 BRN Date: 30/06/2022 14:53:27
Payment Status: Successful Payment Ref. No: 2001977871/3/2022
(Query No/Query Year)

Depositor Details

Depositor's Name: UMA KYAL
Address: 30C, SOUTH END PARK KOLKATA-700029
Mobile: 9830065307
Depositor Status: Buyer/Claimants
Query No: 2001977871
Applicant's Name: Org VINAYAK LEGAL
Identification No: 2001977871/3/2022
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001977871/3/2022	Property Registration- Stamp duty	0030-02-103-003-02	127645
2	2001977871/3/2022	Property Registration- Registration Fee	0030-03-104-001-16	54555
			Total	182200

IN WORDS: ONE LAKH EIGHTY TWO THOUSAND TWO HUNDRED ONLY.





Government of West Bengal

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

Signature / LTI Sheet of Query No/Year 16042001977871/2022

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	ARATEE GHOSH 200, Shalipur, City- , P.O., Chowhata, P.S.-Haripur, District-North 24- Parganas, West Bengal, India, PIN-> 741425	Seller			<i>Aratee Ghosh</i> 2.9.22
2	SANDHYA PAUL 200 SANDHYA RANI GHOSH 205, B. M Banerjee Road, Belgharia, City- , P.O., Belgharia, P.S.- Belgharia, District-North 24-Parganas, West Bengal, India, PIN- 700058	Seller			<i>Sandhya Paul</i> 1.7.22
3	MIRA GHOSH Rajarhat, Bistnagar City- , P.O.-Rajarhat, P.S.-Rajarhat, District- North 24-Parganas, West Bengal, India, PIN- 700135	Seller			<i>Mira Ghosh</i> 1.7.22



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

Sl No.	Name of the Execution	Category	Photo	Finger Print	Signature with date
4	KALYANI GHOSH Deera Paschimpara Rajarhat, City- , P.O.- Thera, P.S.- Madhyamgram, District- North 24-Parganas West Bengal, India, PIN- 700135	Owner			<i>Kalyani Ghosh</i>
5	AMRITA GHOSH Bellachandi, Gochachan, City- , P.O.- Bellachandi, P.S.- Jyoti Nagar, District-South 24-Parganas, West Bengal, India, PIN- 743991	Member of Joint Family (HUF)			<i>Amrita Ghosh 01/07/22</i>
Sl No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	SUMAN GHOSH Son of Binay Ghosh Beonta, Kantatala, Beonta, Bhangar, City- , P.O.- Kantatala, P.S.- Kolkata Leasing Camp, District South 24-Parganas, West Bengal, India, PIN- 743502	SON OF BINAY GHOSH, SANDHYA GHOSH, KALYANI GHOSH, AMRITA GHOSH			<i>Suman Ghosh 01/07/22</i>

1. 07. 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-1604-07321/2022	Date of Registration	04/07/2022
Query No / Year	1604-2001977871/2022	Office where deed is registered	
Query Date	29/06/2022 4:02:23 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 - 700025, Mobile No. : 9330394669, 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 : 12,00,000/-]		
Set Forth value	Market Value		
Rs. 38,40,000/-	Rs. 42,54,120/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,27,745/- (Article:23)	Rs. 54,587/- (Article:A(1), E.)		
Remarks			

Land Details :

District: South 24-Parganas, P.S:- Kolkata Leather Camp, Gram Panchayat: BENTTATA-II, Mouza: Hatisata, JI No: 9, 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-240	RS-380	Bastu	Shali	18.18 Dec	38,40,000/-	42,54,120/-	
Grand Total :					18.18Dec	38,40,000 /-	42,54,120 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	ARATEE GHOSH Wife of Neelipada Ghosh 29, Sinalpur, City:- , P.O:- Chowhata, P.S:-Harca, District:-North 24-Parganas, West Bengal, India, PIN:- 741425 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. : BMxxxxx3R, Aadhaar No: 99xxxxxxxx3422, Status :Individual, Executed by: Self, Date of Execution: 01/07/2022 , Admitted by: Self, Date of Admission: 01/07/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 01/07/2022 , Admitted by: Self, Date of Admission: 01/07/2022 ,Place : Pvt. Residence

2	SANDHYA PAUL, (Alias: SANDHYA RANI GHOSH) Wife of MAHADEB PAUL 26/5, B, M, Banerjee Road, Belgharia, City:- , P.O:- Belgharia, P.S:-Belgharia, District:- North 24-Parganas, West Bengal, India, PIN:- 700056 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:- CDxxxxxx2J, Aadhaar No: 46xxxxxxxx5484, Status: Individual, Executed by: Self, Date of Execution: 01/07/2022 Admitted by: Self, Date of Admission: 01/07/2022, Place: Pvt. Residence, Executed by: Self, Date of Execution: 01/07/2022 Admitted by: Self, Date of Admission: 01/07/2022, Place: Pvt. Residence
3	MIRA GHOSH Daughter of Rajendra Nath Ghosh Rajarhat, Bishnupur, City:- , P.O:- Rajarhat, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:- BDxxxxxx7R, Aadhaar No: 77xxxxxxxx0612, Status: Individual, Executed by: Self, Date of Execution: 01/07/2022 Admitted by: Self, Date of Admission: 01/07/2022, Place: Pvt. Residence, Executed by: Self, Date of Execution: 01/07/2022 Admitted by: Self, Date of Admission: 01/07/2022, Place: Pvt. Residence
4	KALYANI GHOSH Wife of Uday Ghosh Deara Paschimpara, Rajarhat, City:- , P.O:- Thera, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:- ABxxxxxx0E, Aadhaar No: 66xxxxxxxx6269, Status: Individual, Executed by: Self, Date of Execution: 01/07/2022 Admitted by: Self, Date of Admission: 01/07/2022, Place: Pvt. Residence, Executed by: Self, Date of Execution: 01/07/2022 Admitted by: Self, Date of Admission: 01/07/2022, Place: Pvt. Residence
5	INTERFACE BUILDCON PRIVATE LIMITED 30C, South End Park, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029, PAN No.:- AAxxxxxx0A, 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	UMA KYAL Wife 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: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:- ABxxxxxx9B, Aadhaar No: 71xxxxxxxx5923, Status: Individual, Status: Not Executed

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	AMRITA GHOSH (Presentant) Son of Eptob 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 Status: Representative, Representative of: INTERFACE BUILDCON PRIVATE LIMITED

Identifier Details :

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

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	ARATEE GHOSH	UMA KYAL-4.545 Dec
2	SANDHYA PAUL	UMA KYAL-4.545 Dec
3	MIRA GHOSH	UMA KYAL-4.545 Dec
4	KALYANI GHOSH	UMA KYAL-4.545 Dec

1997

1998

1999

On 30-06-2022

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 42.54,120/-



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

On 01-07-2022

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

Presented for registration at 15:20 hrs on 01-07-2022, at the Private residence by AMRITA GHOSH.

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

Execution is admitted on 01/07/2022 by 1. ARATEE GHOSH, Wife of Neelpada Ghosh, 2B, Shalipur, P.O: Chowhata, Thana: Haroa, North 24-Parganas, WEST BENGAL, India, PIN - 741425, by caste Hindu, by Profession Others, 2. SANDHYA PAUL, Alias SANDHYA RANI GHOSH, Wife of MAHADEB PAUL, 26/5, B. M. Banerjee Road, Belgharia, P.O: Belgharia, Thana: Belgharia, North 24-Parganas, WEST BENGAL, India, PIN - 700056, by caste Hindu, by Profession Others, 3. MIRA GHOSH, Daughter of Rajendra Nath Ghosh, Rajarhat, Bishnupur, P.O: Rajarhat, Thana: Rajarhat, North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Others, 4. KALYANI GHOSH, Wife of Uday Ghosh, Deera Paschimpara, Rajarhat, P.O: Thera, Thana: Madhyamgram, North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Others

Identified by SUMAN GHOSH, Son of Biman Ghosh, Beonta, Kantatala, Benota, 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 01-07-2022 by AMRITA GHOSH.

Identified by SUMAN GHOSH, Son of Biman Ghosh, Beonta, Kantatala, Benota, 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 04-07-2022

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 - 73 of Indian Stamp Act 1899.



Payment of Fees

Certified that required Registration Fees payable for this document is Rs 54,557/- (A(1) = Rs 42,541/- ;B = Rs 12,000/-
E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 54,555/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 30/06/2022 2:53PM with Govt. Ref. No: 192022230063058871 on 30-06-2022, Amount Rs: 54,555/-, Bank
Indian Overseas Bank (IOBA000015), Ref. No. 202206300644697 on 30-06-2022, Head of Account 0030-03-104-001
-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,27,645/- and Stamp Duty paid by Stamp Rs 100/-
by online = Rs 1,27,645/-

Description of Stamp

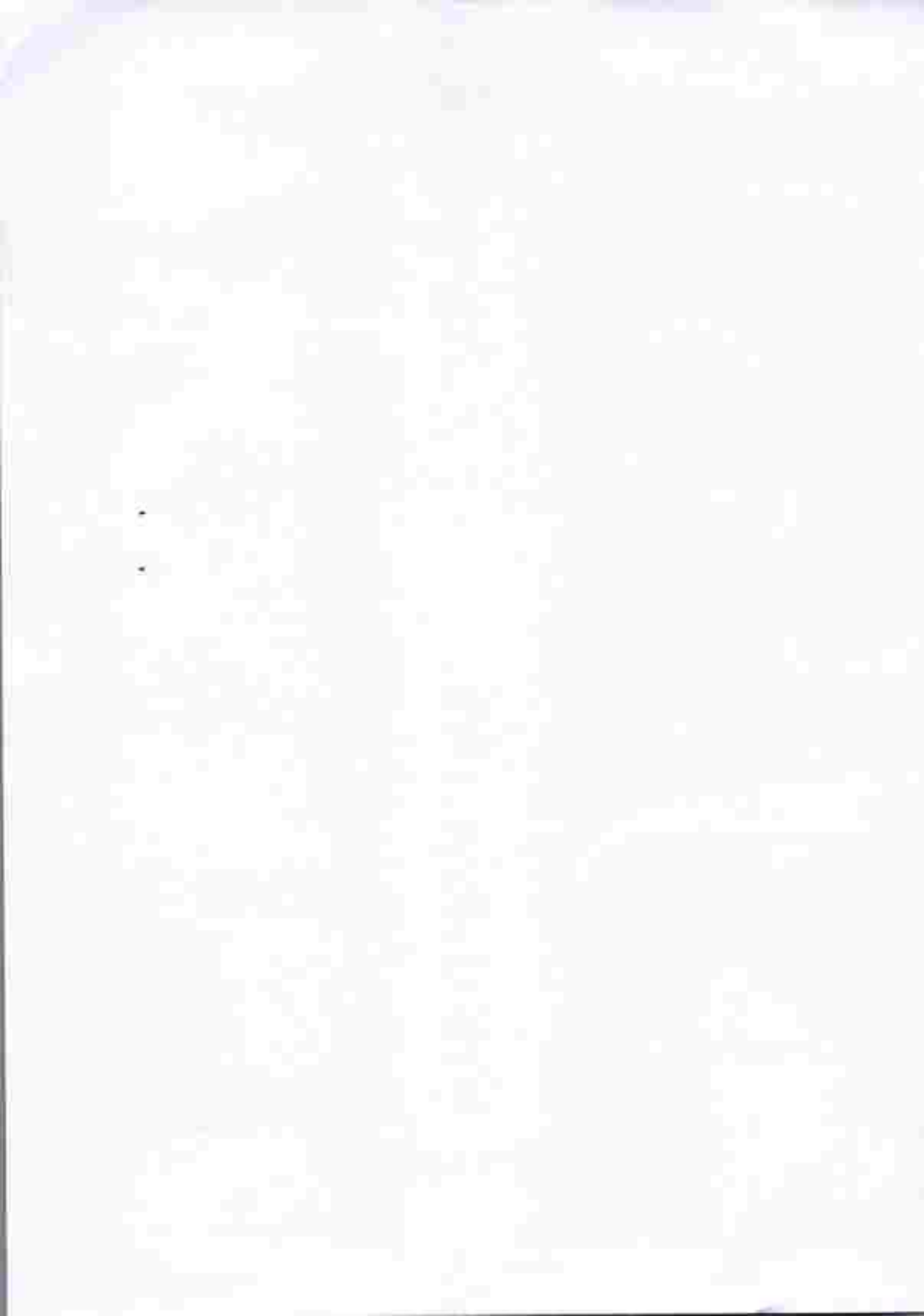
1. Stamp: Type: Impressed, Serial no 14157, Amount: Rs. 100/-, Date of Purchase: 10/02/2022, Vendor name: S Das

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

Online on 30/06/2022 2:53PM with Govt. Ref. No: 192022230063058871 on 30-06-2022, Amount Rs: 1,27,645/-,

Bank: Indian Overseas Bank (IOBA000015), Ref. No. 202206300644697 on 30-06-2022, Head of Account 0030-02-
103-003-02

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



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2022, Page from 225710 to 225737
being No 160407321 for the year 2022.



Digitally signed by ANUPAM HALDER
Date: 2022.07.05 10:12:27 +05:30
Reason: Digital Signing of Deed.

(Signature)
(Anupam Halder) 2022/07/05 10:12:27 AM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)

Handwritten signature

I-7320/22



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

AG 691859

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157
50/08/2022
3-2001976017/2022
2-40 PM.



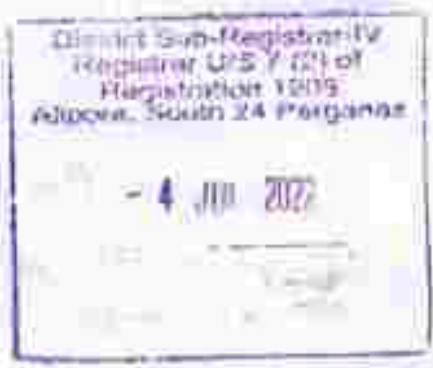
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Handwritten dates:
30/6/22
04/7/22

CONVEYANCE

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30/6/22

1. Date: 30/06/2022
2. Place: Kolkata
3. Parties



10 FEB 2022

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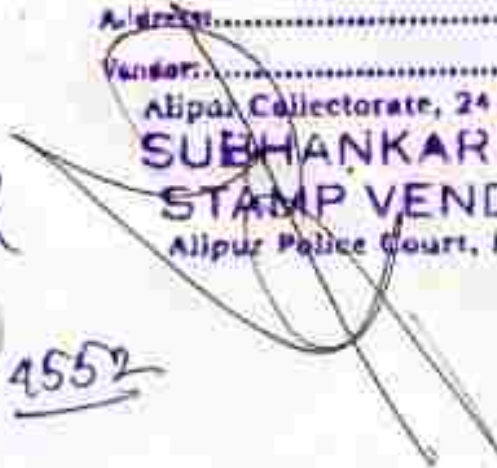
No.....Rs. **100/-** Date.....
Name:..... **ALAMGIR REZA**
..... **ADVOCATE**
Address:..... **ALIPUR JUDGES COURT**
..... **KOL-27**
Vendor:..... **VEN/166/2009**

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

Ananta Ghosh



4552



Director / Authorized Signatory

KYAL DEVELOPERS PRIVATE LIMITED

Ananta Ghosh
Director / Authorized Signatory



4553

Rekha Ghosh



KYAL DEVELOPERS PRIVATE LIMITED

Ananta Ghosh
Director / Authorized Signatory

Nisamuddin Molla
P/O Abdul Jolil Molla.
Vill. Kaulhanga.
P.O. Samuria.
P.S. - Kasripur.
pin - 745502

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- 3.1 **BANALATA GHOSH** alias **REKHA GHOSH** (PAN BPYPG2257K and Aadhaar No. 6905 3277 8590), wife of Rabindra Nath Ghosh and daughter of Late Bhadrashwar Ghosh, residing at Panapukur, Post Office Bhangar, PIN-743502, Police Station Kashipur (formerly Bhangar), District South 24 Parganas (**Vendor**, includes successors-in-interest)

And

- 3.2 **SEEMA KYAL**, having PAN ADPPD3013J and Aadhaar No. 6735 3975 9286, wife of Balkrishan Kyal, by faith Hindu, by occupation Business, nationality Indian, residing at 30C, South End Park, P.S.- Rabindra Sarovar (formerly Lake) Post Office- Sarat Bose Road, Kolkata- 700 029 (**Purchaser**, includes successors-in-interest)

And

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

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

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject Matter of Conveyance

- 4.1 **Said Property:** (1) Land measuring 0.9350 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 1.4259 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 0.1018 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



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Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Third Property**) and more fully described in **Part-III** of the **First Schedule** below **And (4)** land measuring 0.87 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 0.3703 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 1.2129 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 1.0370 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 0.3889 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 0.1019 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** the **First Property**, **Second Property**, **Third Property**, **Fourth Property**, **Fifth Property**, **Sixth Property**, **Seventh Property**, **Eighth Property**, **Ninth 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.



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[Signature]

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 835.938 (eight hundred and thirty five point nine three eight) decimal, comprised in R.S. Dag Nos. 100, 102, 111, 112, 113, 118, 92, 94 and 117, recorded under R.S. Khatian Nos. 629, 181, and 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 (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
Total:			697

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

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



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- 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) 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, free from all encumbrances.
- 5.1.5 **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 (Since deceased) 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, free from all encumbrances.
- 5.1.6 **Absolute Ownership of Vendor:** In the above mentioned events and circumstances said Banalata Ghosh alias Rekha Ghosh (the Vendor herein) has become the sole and absolute owner in respect of the Said Property out of 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, Twelfth Property and Thirteenth 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:



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- 5.2.1 **No Acquisition/Requisition:** The Vendor has not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declares that the Said Property is not affected by any scheme of any Local Authority or Government or Statutory Body.
- 5.2.2 **No Excess Land:** The Vendor does not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955 and the West Bengal Estates Acquisition Act, 1953.
- 5.2.3 **No Encumbrance by Act of Vendor:** The Vendor has not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.
- 5.2.4 **Right, Power and Authority to Sell:** The Vendor has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchaser.
- 5.2.5 **No Dues:** No tax in respect of the Said Property is due to the local authority and/or any other authority or authorities and no Certificate Case is pending for realization of any dues from the Vendor.
- 5.2.6 **No Right of Pre-emption:** No person or persons whatsoever have/had/has any right of pre-emption over and in respect of the Said Property or any part thereof.
- 5.2.7 **No Mortgage:** No mortgage or charge has been created by the Vendor by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.
- 5.2.8 **Free From All Encumbrances:** The Said Property is free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debutters*, *wakf*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably 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.



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6. Basic Understanding

- 6.1 **Sale of Said Property:** The basic understanding between the Vendor and the Purchaser is that the Vendor shall sell the Said Property to the Purchaser, free from all encumbrances of any and every nature whatsoever and with good, bankable and marketable title and together with *khuz*, 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 0.9350 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 1.4259 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 0.1016 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 0.87 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 0.3703 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 1.2129 decimal, more or less, out of 131 (one hundred and thirty one) decimal, being a portion of R.S.



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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 1.0370 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 0.3889, 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 0.1019 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 **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.10,00,000/- (Rupees Ten Lakh only) (**Total Consideration**) out of which the Purchaser has paid Rs.8,00,000/- (Rupees Eight 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.2,00,000/- (Rupees Two 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.



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- 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.



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- 8.5 **Holding Possession:** The Vendor hereby covenants that the Purchaser and the Purchaser's successors-in-interest and/or assigns shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof exclusively and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendor and it is further expressly and specifically covenanted, confirmed and declared by the Vendor that notwithstanding contained in any law for the time being in force or enacted later or any custom or practice or other form of equitable right or remedy available to the Vendor, the Vendor shall not at any time in future claim any right of pre-emption, right of passage (whether of men, materials, water and other utilities), right of way, means of access, easement of use or any other right of any nature whatsoever or howsoever over and above the Said Property, even if the balance portion of the Dag (from which the Said Property has been carved out) is land-locked and does not have any public or private means of access and the Vendor hereby expressly 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.



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

First Schedule
Part-I
(First Property)

Land vacant measuring 0.9350 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 buffered and bounded as follows:

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

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



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Part-II
(Second Property)

Land vacant measuring 1.4259 decimal, more or less, out of 154 (one hundred and fifty four) decimal, being a portion of R.S. Dag No. 102, corresponding L.R. Dag No. 96, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and butted and bounded as follows:

- On the North** : By R.S. Dag Nos. 92
On the East : By R.S. Dag Nos. 100 & 101
On the South : By R.S. Dag Nos. 103 & 105
On the West : By Mouza Hatisala

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

Part III
(Third Property)

Land vacant measuring 0.1018 decimal, more or less, out of 12 (twelve) decimal, being a portion of R.S. Dag No. 111, corresponding L.R. Dag No. 105, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and butted and bounded as follows:

- On the North** : By R.S. Dag Nos. 110
On the East : By R.S. Dag Nos. 112
On the South : By R.S. Dag Nos. 497
On the West : By Mouza Hatisala

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

Part-IV
(Fourth Property)

Land vacant measuring 0.87 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



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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 0.3703 decimal, more or less, out of 40 (forty) decimal, being a portion of R.S. Dag No. 113, corresponding L.R. Dag No. 107, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and butted and bounded as follows:

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

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

Part-VI
(Sixth Property)

Land vacant measuring 1.2129 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 1.0370 decimal, more or less, out of 112 (one hundred and twelve) decimal, more or less, out of 150 (one hundred and fifty) decimal, being a portion of R.S. Dag No. 92, corresponding L.R. Dag No. 86, recorded under R.S. Khatian No. 181, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and butted and bounded as follows:

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

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

Part-VIII
(Eighth Property)

Land vacant measuring 0.3889 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.



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Part-IX
(Ninth Property)

Land vacant measuring 0.1019 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. 101
On the East : By R.S. Dag No. 118
On the South : By R.S. Dag No. 116
On the West : By R.S. Dag No. 104

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

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

Land vacant measuring 0.9350 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 1.4259 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 0.1018 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



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Land vacant measuring 0.87 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 0.3703 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 1.2129 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 1.0370 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 0.3889 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 0.1019 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

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.



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The details of the Said Property are tabulated below:

R.S. Dag No.	L.R. Dag No.	R.S. Khatian No.	Total Area in Dag (in Dec)	Area Sold (in Dec)	Classification
100	94	629	101	0.9350	Shali
102	96	629	154	1.4259	Danga
111	105	629	12	0.1018	Danga
112	106	629	94	0.87	Danga
113	107	629	40	0.3703	Shali
118	112	629	131	1.2129	Danga
92	86	181	150	1.0370	Danga
94	88	181	42	0.3889	Shali
117	111	187	11	0.1019	Danga
Total:				6.4437	



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30 JUN 2017

10. Execution and Delivery

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

Witnesses:

1. Nitendra Chandra Moha

Vill- Kabilanga.
P.O- Bamunia.
P.S- Kashi pur
PIN- 743502

Rekha Ghosh

[Vendor]

2. Rabinor Nath Ghosh

Vill- Panafukem P.O- Blayer
P.S- Kashi pur.
Dist- 24 Parganas. (South)
P.in- 743502

KML DEVELOPERS PRIVATE LIMITED

Ananta Ghosh

Director / Joint vent Director

[Confirming Party]

Drafted by:

Atanjan Dasg 48/1366/03

Advocate

Alipora Judges Court
Kolkata



Office of the District Registrar,
Registration, U.S. 7 (2) of
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Vendor's Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs.8,00,000/- (Rupees Eight PLakh 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.)
UTR No. IOBAR52022063000517712	30.06.2022	Indian Overseas Bank	8,00,000/-
Total:			8,00,000/-

Witnesses:

1. *Witandeline Molla*

2. *Dalindya Nath Ghosh*

Rekha Ghosh

[Vendor]



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Confirming Party's Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs.2,00,000/- (Rupees Two 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. 000154	29.06.2022	Indian Overseas Bank	2,00,000/-
Total:			2,00,000/-

Witnesses:

1. *Nijam Jali u Mare*

RYAL DEVELOPERS PRIVATE LIMITED


























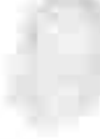





Ananta Ghosh

Director / Authorized Signatory

2. *Rabindranath Ghosh*

[Confirming Party]

SPECIMEN FORM FOR TEN FINGER PRINTS

 <i>Rekha Ghosh</i>	<i>Rekha Ghosh</i>					
		Little Ring Middle Fore Thumb (Left Hand)				
						
		Thumb Fore Middle Ring Little (Right Hand)				
 <i>S. K. Ghosh</i>	<i>S. K. Ghosh</i>					
		Little Ring Middle Fore Thumb (Left Hand)				
						
		Thumb Fore Middle Ring Little (Right Hand)				
 <i>Ananta Ghosh</i>	<i>Ananta Ghosh</i>					
		Little Ring Middle Fore Thumb (Left Hand)				
						
		Thumb Fore Middle Ring Little (Right Hand)				



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30 JUN 2011



Rekha Ghosh
Rekha Ghosh



भारत सरकार
 Unique Identification Authority of India

স্বাক্ষরিত আই টি / Enrollment No 10402207008160

TA
 ১৯০ ১৩৪
 REKHA GHOSH
 Parapara
 Bhajpur ১৫ Bhajpur - II Scum ২৪ Pargana
 West Bengal 743322

PM: ৪৩১ / ২৩২ - ৪৩২০১ / ৯০৪৩৯ / F



আপনার আধার সংখ্যা / Your Aadhaar No. :

6905 3277 8590

আধার - সাধারণ মানুষের অধিকার

ভারত সরকার
 Unique Identification Authority of India

১৯০ ১৩৪
 REKHA GHOSH
 পিতা - অক্ষয় গোস্বামী
 Father - Akshay Ghosh
 জন্ম তারিখ / DOB : 19851222
 লিঙ্গ / Gender




6905 3277 8590

আধার - সাধারণ মানুষের অধিকার

Rekha Ghosh
 Rekha ghosh

आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT OF INDIA

BEEMA KYAL
 TULSI DAS DROLIA
 20/01/1967
 ADPPD3013J
S. Kyal




भारत सरकार
 Government of India

श्रीमती
 Beema Kyal
 जन्मदिन / DOB 20/01/1967
 पते / Postal




6735 3975 9286
मेरा भारत, मेरी पहचान

भारतीय रिजर्व बैंक
 Reserve Bank of India

(Bank for Financial Inclusion)
 (बैंक for Financial Inclusion)

6735 3975 9286



1447 1447@resbank.gov.in www.rbi.gov.in

S. Kyal

INCOME TAX DEPARTMENT

GOVT. OF INDIA

KYAL DEVELOPERS PRIVATE LIMITED



22/12/1995

Assessment / Assessment Order No.

AABCK3070E

KYAL DEVELOPERS PRIVATE LIMITED

Anurag Ghosh

Director / Authorized Signatory

आयकर विभाग
 INCOME TAX DEPARTMENT
 AMRITA GHOSH
 BIPLAB GHOSH
 25/06/1991
 BLRPG8879F
 भारत सरकार
 GOVT. OF INDIA



भारत सरकार
 Government of India



नाम / Name
 Amrita Ghosh
 पिता : पिता नाम
 Father : Biplob Ghosh
 अंतर्राष्ट्रीय ID नं. : 2506/1991
 लिंग / Male



2744 4498 2164

Unique Identification Authority of India



नाम / पिता नाम
 अंतर्राष्ट्रीय ID नं. : 2506/1991
 लिंग / Male

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

2744 4498 2164

Amrita Ghosh



Wisamuelin Molla





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

Query No / Year	2001976017/2022	Office where deed will be registered
Query Date	29/06/2022 2:31:27 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 - 700029, Mobile No : 9330394089, Status -Seller/Executant	
Transaction	Additional Transaction	
[0101] Sale, Sale Document	[4306] Agreement [No of Agreement : 2], [4311] Receipt [Rs : 2,00,000/-]	
Set Forth Value	Market Value	
Rs: 10,00,000/-	Rs. 10,00,000/-	
Total Stamp Duty Payable(ED)	Total Registration Fee Payable	
Rs. 30,021/- (Article:23)	Rs. 12,014/- (Article:A(1), E, B)	
Mutation Fee Payable:	Expected amt of Portentance of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
Remarks		

Land Details :

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

Sch No	Plot Number	Khatian Number	Land Use/Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-100	RS-629	Bastu	Shali	0.935 Dec	1,45,103/-	1,45,103/-	
L2	RS-102	RS-629	Bastu	Danga	1.4259 Dec	2,21,266/-	2,21,266/-	
L3	RS-111	RS-629	Bastu	Danga	0.1018 Dec	15,798/-	15,798/-	
L4	RS-112	RS-629	Bastu	Danga	0.87 Dec	1,35,016/-	1,35,016/-	
L5	RS-113	RS-629	Bastu	Shali	0.3703 Dec	57,467/-	57,467/-	
L6	RS-118	RS-629	Bastu	Danga	1.2126 Dec	1,88,230/-	1,88,230/-	
L7	RS-92	RS-181	Bastu	Danga	1.037 Dec	1,60,932/-	1,60,932/-	
L8	RS-94	RS-181	Bastu	Shali	0.3889 Dec	60,354/-	60,354/-	
L9	RS-117	RS-187	Bastu	Danga	0.1019 Dec	15,814/-	15,814/-	
		TOTAL :			6.4437Dec	10,00,000 /-	10,00,000 /-	
	Grand Total :				6.4437Dec	10,00,000 /-	10,00,000 /-	



Query No: 2001976017 of 2022, Printed On: Jun-29 2022 2:38PM, Generated from: weregistration.gov.in

Seller Details :

Sl No	Name & address	Status	Execution Admission Details
1	REKHA GHOSH, (Alias: BANALATA GHOSH) Wife of Rabindra Nath Ghosh, Pahapukur, City:- , P.O:- Bhangar, P.S.-Kashipur, District-South 24-Parganas, West Bengal, India, PIN- 743502 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. BFxxxxxx7K, Aadhaar No: 85xxxxxxxx8590, 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 Majumdar 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	SEEMA KYAL Wife of BALKRISHAN Kyal, 30C, South End Park, City:- , P.O:- Sarat Bose Road, P.S.-Lake, District-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No. ADxxxxxx3J, Aadhaar No: 67xxxxxxxx9286, Status: Individual, Not Executed	Individual	Not Executed

Representative Details :

Sl No	Name & Address	Representative of
1	AMRITA GHOSH Son of Biplob Ghosh, Bellachandi, Gocharan, City:- , P.O:- Bellachandi, P.S.- Joynagar, District-South 24-Parganas, West Bengal, India, PIN:- 743291 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. BLxxxxxx9F, Aadhaar No: 27xxxxxxxx2164	KYAL DEVELOPERS PRIVATE LIMITED

Identifier Details :

Name & address
NIJAM UDDIN MOLLA Son of Abdul Jafil Molla Village:- Kabilidanga, P.O:- Barmunia, P.S.-Kashipur, District-South 24-Parganas, West Bengal, India, PIN:- 743502, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, Identifier Of REKHA GHOSH, AMRITA GHOSH



Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	REKHA GHOSH	SEEMA KYAL-0.935 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	REKHA GHOSH	SEEMA KYAL-1.4259 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	REKHA GHOSH	SEEMA KYAL-0.1018 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	REKHA GHOSH	SEEMA KYAL-0.57 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	REKHA GHOSH	SEEMA KYAL-0.3703 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	REKHA GHOSH	SEEMA KYAL-1.2129 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	REKHA GHOSH	SEEMA KYAL-1.037 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	REKHA GHOSH	SEEMA KYAL-0.3689 Dec
Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	REKHA GHOSH	SEEMA KYAL-0.1019 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 29-07-2022) for e-Payment. Assessed market value & Query is valid for 30 days (i.e. upto 29-07-2022)
3. Standard User charge of Rs. 240/- (Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-
5. e-Payment is compulsory if Stamp Duty payable is more than Rs. 10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required



8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices:
D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. BHANGAR, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA





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

GRN Details

GRN: 192022230062160031
GRN Date: 29/06/2022 16:28:45
BRN: 202206290608030
Payment Status: Successful
Payment Mode: Online Payment
Bank/Gateway: Indian Overseas Bank
BRN Date: 29/06/2022 16:30:26
Payment Ref. No: 2001976017/3/2022
(Q425 No 13, New Year)

Depositor Details

Depositor's Name: SEEMA KYAL
Address: 30C, SOUTH END PARK KOLKATA-700029
Mobile: 9830065307
Depositor Status: Buyer/Claimant
Query No: 2001976017
Applicant's Name: Org VINAYAK LEGAL
Identification No: 2001976017/3/2022
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001976017/3/2022	Property Registration- Stamp duty	0030-03-103-001-02	30021
2	2001976017/3/2022	Property Registration- Registration Fees	0030-03-104-001-16	12914
			Total	42935

IN WORDS: FORTY TWO THOUSAND THIRTY FIVE ONLY.



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 16042001976017/2022

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	REKHA GHOSH Alias BANALATA GHOSH Parapukur, City- , P.O- Bheger, P.S-Kashipur, District-South 24- Parganas, West Bengal, India. PIN- 743502	Seller			Rekha Ghosh 30/06/22
2	AMRITA GHOSH Belachandi, Gocharan, City- , P.O- Belachandi, P.S- Joynagar, District-South 24-Parganas, West Bengal, India. PIN- 743301	Represent ative of Seller JKYAL DEVELOP ERS PRIVATE LIMITED			Amrita Ghosh 30/06/22
Sl No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	NIJAM UDDIN MOLLA Son of Abdul Jali Molla Village:- Kabildanga, P.O- Bamania, P.S- Kashipur, District- South 24-Parganas, West Bengal, India. PIN- 743502	REKHA GHOSH, AMRITA GHOSH			Nizamuddin Molla 30/06/22

(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-1604-07322/2022	Date of Registration	04/07/2022
Query No / Year	1604-2001976017/2022	Office where deed is registered	
Query Date	29/06/2022 2:31:27 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 : 2,00,000/-]		
Set Forth value	Market Value		
Rs. 10,00,000/-	Rs. 10,00,000/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 30,121/- (Article:23)	Rs. 12,046/- (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	0.935 Dec	1,45,103/-	1,45,103/-	
L2	RS-102	RS-629	Bastu	Danga	1.4250 Dec	2,21,286/-	2,21,286/-	
L3	RS-111	RS-629	Bastu	Danga	0.1018 Dec	15,798/-	15,798/-	
L4	RS-112	RS-629	Bastu	Danga	0.87 Dec	1,35,016/-	1,35,016/-	
L5	RS-113	RS-629	Bastu	Shali	0.3703 Dec	57,467/-	57,467/-	
L6	RS-116	RS-629	Bastu	Danga	1.2129 Dec	1,88,230/-	1,88,230/-	
L7	RS-92	RS-181	Bastu	Danga	1.937 Dec	1,60,932/-	1,60,932/-	
L8	RS-94	RS-181	Bastu	Shali	0.3889 Dec	60,354/-	60,354/-	
L9	RS-117	RS-187	Bastu	Danga	0.1019 Dec	15,814/-	15,814/-	
		TOTAL :			6.4437 Dec	10,00,000 /-	10,00,000 /-	
		Grand Total :			6.4437 Dec	10,00,000 /-	10,00,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	REKHA GHOSH, (Alias: BANALATA GHOSH) Wife of Rabindra Nath Ghosh Panapukur, City:- , P.O:- Bhangar, P.S:-Kashipur, District-South 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of India, PAN No.:: BPxxxxx7K, Aadhaar No: 69xxxxxxxx8590, Status : Individual, Executed by: Self, Date of Execution: 30/06/2022 , Admitted by: Self, Date of Admission: 30/06/2022 Place : Pvt. Residence, Executed by: Self, Date of Execution: 30/06/2022 , Admitted by: Self, Date of Admission: 30/06/2022 ,Place : Pvt. Residence
2	KYAL DEVELOPERS PRIVATE LIMITED 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	SEEMA KYAL Wife of BALKRISHAN Kyal 30C, South End Park, City:- , P.O:- Serat Bose Road, P.S:-Laka, District-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No - ADxxxxxx3J, Aadhaar No: 67xxxxxxxx9285, Status : Individual, Status : Not Executed

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	AMRITA GHOSH (Presentant) Son of Biplob Ghosh Baliachandi, Gocharan, City:- , P.O:- Baliachandi, P.S:-Joyntagar, 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
NIJAM UDDIN MOLLA Son of Abdaji Jall Moia Village - Kabilidanga, P.O:- Bamunia, P.S:-Kashipur, District-South 24-Parganas, West Bengal, India, PIN:- 743502			
Identifier Of REKHA GHOSH, AMRITA GHOSH			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	REKHA GHOSH	SEEMA KYAL-0.935 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	REKHA GHOSH	SEEMA KYAL-1.4259 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	REKHA GHOSH	SEEMA KYAL-0.1015 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	REKHA GHOSH	SEEMA KYAL-0.87 Dec

Transfer of property for L5

Sl.No	From	To. with area (Name-Area)
1	REKHA GHOSH	SEEMA KYAL-0.3703 Dec

Transfer of property for L6

Sl.No	From	To. with area (Name-Area)
1	REKHA GHOSH	SEEMA KYAL-1.2129 Dec

Transfer of property for L7

Sl.No	From	To. with area (Name-Area)
1	REKHA GHOSH	SEEMA KYAL-1.037 Dec

Transfer of property for L8

Sl.No	From	To. with area (Name-Area)
1	REKHA GHOSH	SEEMA KYAL-0.3889 Dec

Transfer of property for L9

Sl.No	From	To. with area (Name-Area)
1	REKHA GHOSH	SEEMA KYAL-0.1019 Dec



On 30-06-2022

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

Presented for registration at 14:40 hrs on 30-06-2022, at the Private residence by AMRITA GHOSH .

Certificate of Market Value(WB PU(V) rules of 2001)

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

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

Execution is admitted on 30/06/2022 by REKHA GHOSH, Alias BANALATA GHOSH, Wife of Rabindra Nath Ghosh, Panapukur, P.O. Bhangar, Thana: Kashipur, . South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Hindu, by Profession Others

Indetified by NIJAM UDDIN MOLLA, . . Son of Abdul Jalil Molla, P.O: Bamunia, Thana: Kashipur, . South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Muslim, by profession Business

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

Execution is admitted on 30-06-2022 by AMRITA GHOSH,

Indetified by NIJAM UDDIN MOLLA, . . Son of Abdul Jalil Molla, P.O: Bamunia, Thana: Kashipur, . South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Muslim, by profession Business

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

On 04-07-2022

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 12,046/- (A(1) = Rs 10,000/- ,B = Rs 2,000/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 12,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/06/2022 4:30PM with Govt. Ref. No: 192022230082160031 on 29-06-2022, Amount Rs: 12,014/-, Bank Indian Overseas Bank (IOBA0000015), Ref. No. 202206290608030 on 29-06-2022, Head of Account 0030-03-104-001 -1E



Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 30,021/- and Stamp Duty paid by Stamp Rs. 100/- by online = Rs. 30,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 14162, Amount: Rs. 100/-, Date of Purchase: 10/02/2022, Vendor name: S Des
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 29/06/2022 4:30PM with Govt. Ref. No. 192022230062160031 on 29-06-2022, Amount Rs: 30,021/-, Bank:
Indian Overseas Bank (IDBA0000015), Ref. No. 202206290608030 on 29-06-2022, Head of Account 0030-02-103-003
-02

(Signature)

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 225677 to 225709
being No 160407322 for the year 2022.



Digitally signed by ANUPAM HALDER
Date: 2022.07.05 10:12:19 +05:30
Reason: Digital Signing of Deed.

(Handwritten signature)

(Anupam Halder) 2022/07/05 10:12:19 AM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)

07707/2025

D-133/2025



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AU 948981

2- 2583643/ur
my stamp

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

1368
major

dyar

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

12 SEP 2025

CONVEYANCE

1. Date: 12/09/25
2. Place: Kolkata
3. Parties

37316

30 MAY 2025

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

Name :

Address :

Vendor :

Alipore Collectorate, 24 Pgs. (South)

SUBHANKAR DAS

STAMP VENDOR

Alipore Police Court, Kol-27

B. C. LAHIRI
Advocate
ALIPUR JUDGE COURT
KOL-27



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

12 SEP 2025

Identified by me
Alangir Raja Adv
S/o, Jahangir Raja
28/1, Judge Court Road
P.O. F.P.S. Alipore
Kol-27

- 3.1 **KANANBALA GHOSH (PAN CDGPG0072B and Aadhaar No. 3064 3655 4330)**, wife of Late Siddheshwar Ghosh, by faith Hindu, by occupation Housewife, nationality Indian, residing at Jirangacha, Post Office Hatiasala, Kolkata-700135, Police Station Kolkata Leather Complex, District South 24 Parganas;
- 3.2 **KALPANA GHOSH (PAN BEHPG6572H and Aadhaar No. 8836 3965 0767)**, daughter of Late Siddheshwar Ghosh, by faith Hindu, by occupation Housewife, nationality Indian, residing at Hatiasala, Post Office Hatiasala, Kolkata-700135, Police Station Kolkata Leather Complex, District South 24 Parganas;
- 3.3 **ALPANA GHOSH (PAN CBRPG9046E and Aadhaar No. 2274 5254 5506)**, wife of Tapashi Ghosh and daughter of Late Siddheshwar Ghosh, by faith Hindu, by occupation Housewife, nationality Indian, residing at Krishnapur, Ghosh Para, Milan Bazar, Post Office Krishnapur, Kolkata-700102, Police Station Rajarhat, District North 24 Parganas;
- 3.4 **SHANTANA GHOSH (PAN CDIPG7941K and Aadhaar No. 209892889131)**, wife of Kishore Ghosh and daughter of Late Siddheshwar Ghosh, by faith Hindu, by occupation Housewife, nationality Indian, residing at Muldia, Gobindabati (M), Chaitanyapur, Post Office Mandirbazar, PIN-743395, Police Station Mandirbazar, District South 24 Parganas;
- 3.5 **MINATI ADHIKARY nee GHOSH alias MINATI GHOSHADHIKARY (PAN BPPPG5831G and Aadhaar No. 3347 7483 6689)**, wife of Samar Adhikary and daughter of Late Siddheshwar Ghosh, by faith Hindu, by occupation Housewife, nationality Indian, residing at Jirangacha, Post Office Hatiasala, Kolkata-700135, Police Station Kolkata Leather Complex, District South 24 Parganas;

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

And

- 3.6 **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, of 30C South End Park, Post Office Sarat Bose Road, Kolkata- 700 029, Police Station Lake, District South 24 Parganas (**Purchaser**, includes successors-in-interest)

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



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NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject Matter of Conveyance

4.1 **Said Property:** Land measuring 0.0485 [zero point zero four eight five] decimal, more or less, comprised in 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 (BGP), Sub-Registration District Bhangar, District South 24 Parganas (**Said Property**) and more fully described in the **Schedule** below together with all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Said Property and appurtenances and inheritances for access and user thereof.

5. Background, Representations, Warranties and Covenants

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

5.1.1 **Ownership of Mother Property:** At all material time one Uttam Chandra Ghosh was the sole and absolute owner in respect of land admeasuring 11 (eleven) decimal, comprised in R.S. Dag No. 117, recorded under R.S. Khatian No. 187, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Mother Property**), free from all encumbrances.

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

5.1.3 **Demise of Sashibala Das:** Said Sashibala Das, 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



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Late Sashibala Dasi in the Mother Property, free from all encumbrances.

- 5.1.4 **Ownership of Radharani Ghosh:** In the above mentioned circumstances said Radharani Ghosh has become the sole and absolute owner in respect of land measuring 1.2223 (one point two two two three) decimal, more or less, out of the Mother Property (**Larger Property**), free from all encumbrances.
- 5.1.5 **Demise of Radha Rani Ghosh:** Said Radha Rani Ghosh, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate issueless leaving behind her surviving the surviving legal heirs and heiresses of her 6 (six) predeceased brothers, namely, (1) Bipin Bihari Ghosh, (2) Jatish Chandra Ghosh, (3) Nagendra Nath Ghosh, (4) Khatish Chandra Ghosh, (5) Rajendra Nath Ghosh alias Rajendra Kumar Ghosh and (6) Lali Mohan Ghosh and 1 (one) predeceased sister, Subodh Bala Ghosh, as her only legal heirs and heiresses, who inherited the right, title and interest of Late Radharani Ghosh in the Larger Property, free from all encumbrances as per the Hindu Succession Act, 1956 and the rules framed thereunder.
- 5.1.6 **Descendants of Bipin Bihari Ghosh:** Said Bipin Bihari Ghosh, died intestate leaving behind him surviving his 2 (two) sons, namely, (1) Bhadreswar Ghosh and (2) Siddheswar Ghosh and 1 (one) daughter, Neharbala Ghosh (collectively **Legal Heirs Of Bipin**). It is pertinent to mention here that all the Legal Heirs Of Bipin collectively entitled to $1/7^{\text{th}}$ share out of the Larger Property left behind Late Radha Rani Ghosh, free from all encumbrances as per the Hindu Succession Act, 1956 and the rules framed thereunder.
- 5.1.7 **Descendants of Siddheswar Ghosh:** Said Siddheswar Ghosh, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate leaving behind him surviving his wife, Kanarbala Ghosh, 1 (one) son, Sadhan Ghosh and 4 (four) daughters, namely, (1) Kalpana Ghosh, (2) Alpana Ghosh, (3) Santana Ghosh and (4) Minati Ghosh, as his only legal heir and heiresses, who jointly and in equal share acquired $1/21^{\text{st}}$ share out of the Larger Property, free from all encumbrances.
- 5.1.8 **Absolute Ownership of Vendors:** In the above mentioned events and circumstances said (1) Kanarbala Ghosh, (2) Kalpana Ghosh, (3) Alpana Ghosh, (4) Santana Ghosh and (5) Minati Ghosh (collectively the Vendors herein) became the joint and absolute owners in respect of the Said Property, being land measuring 0.0485 (zero point zero four eight five) decimal, more or less, out of the Larger Property, free from all encumbrances and the Said Property is the subject matter of this Conveyance.
- 5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendors represent and warrant to and covenant with the Purchaser regarding encumbrances as follows:
- 5.2.1 **No Acquisition/Requisition:** The Vendors have not received any notice from any authority for acquisition, requisition or vesting of the

Said Property and declares that the Said Property is not affected by any scheme of any Local Authority or Government or Statutory Body.

- 5.2.2 **No Excess Land:** The Vendors do not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955 and the West Bengal Estates Acquisition Act, 1953.
- 5.2.3 **No Encumbrance by Act of Vendors:** The Vendors have not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.
- 5.2.4 **Right, Power and Authority to Sell:** The Vendors have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchaser.
- 5.2.5 **No Dues:** No tax in respect of the Said Property is due to the local authority and/or any other authority or authorities and no Certificate Case is pending for realization of any dues from the Vendors.
- 5.2.6 **No Right of Pre-emption:** No person or persons whatsoever have/had/has any right of pre-emption over and in respect of the Said Property or any part thereof.
- 5.2.7 **No Mortgage:** No mortgage or charge has been created by the Vendors by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.
- 5.2.8 **Free From All Encumbrances:** The Said Property is free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debuffers*, *wakf*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *baryadars* 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.



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6. Basic Understanding

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

7. Transfer

- 7.1 Hereby Made:** The Vendors hereby sell, convey and transfer to the Purchaser the entirety of the Vendors' right, title and interest of whatsoever or howsoever nature in the Said Property, more fully described in the **Schedule** below, being land measuring 0.0485 (zero point zero four eight five) decimal, more or less, comprised in 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 **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.75,000/- (Rupees Seventy-Five Thousand only) paid by the Purchaser to the Vendors, receipt of which the Vendors hereby and by the Receipt and Memo of Consideration hereunder written, admit and acknowledge.

8. Terms of Transfer

- 8.1 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*, *uzes*, *debutter*, *wakf*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendors or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendors or the Vendors' predecessors-in-title.
- 8.1.4 Together with All Other Appurtenances:** together with all other rights the Vendors have in the Said Property and all other



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appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property.

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

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

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

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

8.4 Outgoings: All statutory revenue, cess, taxes, surcharge, outgoings and levies of or on the Said Property, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Vendors, with regard to which the Vendors hereby indemnify and agree to keep the Purchaser fully and comprehensively saved, harmless and indemnified.

8.5 Holding Possession: The Vendors hereby covenant that the Purchaser and the Purchaser's successors-in-interest and/or assigns shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof exclusively and receive rents,



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

- 8.6 **No Objection to Mutation and Conversion:** The Vendors covenant, confirm and declare that (1) the Purchaser shall be fully entitled to mutate the Purchaser's name in all public and statutory records and the Vendors hereby expressly (a) consent to the same and (b) appoint the Purchaser as the constituted attorney of the Vendors and empower and authorize the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard and (2) the Vendors are fully aware that the Purchaser shall convert the nature of use and classification of the Said Property to non-agricultural/any other classification at the sole discretion of the Purchaser and the Purchaser shall be fully entitled to do the same in all public and statutory records and the Vendors hereby expressly (a) consent to the same, notwithstanding the nature of use and 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



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

9. Interpretation:

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

**Schedule
(Said Property)**

Land (vacant) classified as Sali (agricultural) measuring 0.0485 (zero point zero four eight five) decimal, more or less, comprised in R.S. Dag No. 117, corresponding L.R. Dag No. 111, recorded under R.S. Khatian No. 187, Mouza Jirangachia, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and the said R.S. Dag No. 117 is butted and bounded as follows:

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

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



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10. Execution and Delivery

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

Witnesses:

1. Ananta Chakrabarti
2/11-22/1/2003
P.O - Gochardola
P.S - Jorhat
Dist - 781001
745301
2. Alangir Karmakar
28/1, Judge Court Road
KOL-27

T.I. of Kanakbala Chakrabarti
By The Pen of Alangir Karmakar

Kalpana Ghosh

T.I. of Kalpana Ghosh
The Pen of Alangir Karmakar

Drafted by:

Advocate

Alangir Karmakar
NB/1366/03

2017 12 21 15:00

Minanti Ghosh Adhikary

Kolkata Judge Court
KOL-27

[Vendors]

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




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Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs.75,000/- (Rupees Seventy-Five Thousand only)** towards full and final payment of the consideration for sale of the Said Property described in the **Schedule** above, in the following manner:


UTR No./Cheque No.	Date	Bank	Amount (Rs.)
IOBAN25254419387	11.09.25	Indian Overseas Bank	15,000.00
IOBAN25254421090	11.09.25	Indian Overseas Bank	15,000.00
IOBAN25254421630	11.09.25	Indian Overseas Bank	15,000.00
600097	11.09.25	Indian Overseas Bank	15,000.00
600098	11.09.25	Indian Overseas Bank	15,000.00
Total:			75,000/-

 T.I. of Kalpana Ghosh
By The Pen of Alangji Sengupta

Witnesses:

1. Awantika Ghosh

Kalpana Ghosh

 T.I. of Kalpana Ghosh
The Pen of Alangji Sengupta

2. Alangji Sengupta

মিনাক্ত গোস্বামী

Minakht Ghosh Adhikari

[Vendors]



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SPECIMEN FORM FOR TEN FINGER PRINTS

	<p>L.H. of Kanakbalaghi By The Pen of ...</p>	 Little	 Ring	 Middle	 Fore	 Thumb
		(Left Hand)				
		 Thumb	 Fore	 Middle	 Ring	 Little
		(Right Hand)				
	<p>Kalpana Ghosh</p>	 Little	 Ring	 Middle	 Fore	 Thumb
		(Left Hand)				
		 Thumb	 Fore	 Middle	 Ring	 Little
		(Right Hand)				
	<p>Alpana Chakrabarty By The Pen of ...</p>	 Little	 Ring	 Middle	 Fore	 Thumb
		(Left Hand)				
		 Thumb	 Fore	 Middle	 Ring	 Little
		(Right Hand)				



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SPECIMEN FORM FOR TEN FINGER PRINTS

	<p>Wafiqur Rahman</p>							
		<p>Little Ring Middle Fore Thumb</p>	<p>(Left Hand)</p>					
								
		<p>Thumb Fore Middle Ring Little</p>	<p>(Right Hand)</p>					
	<p>HOSSAIN MUSHTAQ</p>							
		<p>Little Ring Middle Fore Thumb</p>	<p>(Left Hand)</p>					
								
		<p>Thumb Fore Middle Ring Little</p>	<p>(Right Hand)</p>					
	<p>Minati Ghosh Anikanti</p>							
		<p>Little Ring Middle Fore Thumb</p>	<p>(Left Hand)</p>					
								
		<p>Thumb Fore Middle Ring Little</p>	<p>(Right Hand)</p>					



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Aloure, South 24 Parganas

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



192025260266297778

GRN Details

GRN:	192025260266297778	Payment Mode:	SBI Epay
GRN Date:	12/09/2025 15:38:49	Bank/Gateway:	SBIePay Payment Gateway
BRN :	6271274377233	BRN Date:	12/09/2025 15:39:20
Gateway Ref ID:	20250912882080	Method:	Indian Overseas Bank - Retail And Corporate NB
GRIPS Payment ID:	120920252026629776	Payment Init. Date:	12/09/2025 15:38:49
Payment Status:	Successful	Payment Ref. No:	2002583643/6/2025 (Query Not Query Year)

Depositor Details

Depositor's Name:	Mr UMESH KYAL
Address:	30C, SOUTH END PARK, KOLKATA-700029
Mobile:	9330394689
Period From (dd/mm/yyyy):	12/09/2025
Period To (dd/mm/yyyy):	12/09/2025
Payment Ref ID:	2002583643/6/2025
Dept Ref ID/DRN:	2002583643/6/2025

Payment Details

Sl. No.	Payment Ref No.	Head of A/C Description	Head of A/C	Amount (₹)
1	2002583643/6/2025	Property Registration- Stamp duty	0030-02-103-003-02	3670
2	2002583643/6/2025	Property Registration- Registration Fees	0030-03-104-001-16	32
3	2002583643/6/2025	Receipts on account of Standard User Charge-Other fees	0030-02-102-008-16	100
			Total	4002

IN WORDS: FOUR THOUSAND TWO ONLY.

PAID



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



192025260265422468

GRN Details

GRN:	192025260265422468	Payment Mode:	SBI Epay
GRN Date:	12/09/2025 11:46:54	Bank/Gateway:	SBiPay Payment Gateway
BRN :	1627755842235	BRN Date:	12/09/2025 11:47:20
Gateway Ref ID:	20250912871060	Method:	Indian Overseas Bank - Retail And Corporate NB
GRIPS Payment ID:	120920252026542245	Payment Init. Date:	12/09/2025 11:46:54
Payment Status:	Successful	Payment Ref. No:	2002583643/3/2025

(Query No*Query Year)

Depositor Details

Depositor's Name:	Mr UMESH KYAL
Address:	30C, SOUTH END PARK, KOLKATA-700029
Mobile:	9330394689
Period From (dd/mm/yyyy):	12/09/2025
Period To (dd/mm/yyyy):	12/09/2025
Payment Ref ID:	2002583643/3/2025
Dept Ref ID/DRN:	2002583643/3/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002583643/3/2025	Property Registration-Registration Fees	0030-03-104-001-16	1150
Total				1150

IN WORDS: ONE THOUSAND ONE HUNDRED FIFTY ONLY.



Major Information of the Deed




Deed No :	I-1604-07433/2025	Date of Registration	12/09/2025
Query No / Year	1604-2002583643/2025	Office where deed is registered	
Query Date	11/09/2025 2:52:33 PM	D.S.R. - IV SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	DIPANKAR SARDAR Village And Post Office Gokurnee, Thana : Magrahat, District : South 24-Parganas, WEST BENGAL, PIN - 743601, Mobile No. : 9330394888, Status :Deed Writer		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than immovable Property, Agreement (No of Agreement : 2)		
Set Forth value	Market Value		
Rs. 75,000/-	Rs. 75,000/-		
Stamps/Paid(SD)	Registration Fee Paid		
Rs. 3,770/- (Article 23)	Rs. 1,182/- (Article A(1), E)		
Remarks			

Land Details :









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

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-117	RS-187	Bastu	Shal	0.0485 Dec	75,000/-	75,000/-	
Grand Total :					.0485Dec	75,000 /-	75,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	KANAN BALA GHOSH Wife of Late Siddheshwar Ghosh Executed by: Self, Date of Execution: 12/09/2025 , Admitted by: Self, Date of Admission: 12/09/2025 ,Place : Office			
Jirangacha, City:- , P.O:- Hatisala, P.S:-Kolkata Leather Camp, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India,Date of Birth:XX-XX-1XX3 , PAN No.:- CDxxxxxx2B, Aadhaar No: 30xxxxxxxx4330, Status :Individual, Executed by: Self, Date of Execution: 12/09/2025 , Admitted by: Self, Date of Admission: 12/09/2025 ,Place : Office				



2	Name	Photo	Finger Print	Signature
	KALPANA GHOSH Daughter of Late Siddheshwar Ghosh Executed by: Self, Date of Execution: 12/09/2025 , Admitted by: Self, Date of Admission: 12/09/2025 ,Place : Office		 Captured	<i>Kalpana Ghosh</i>
	Hatisala, City:-, P.O:- Hatisala, P.S:-Kolkata Leather Camp, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX0 , PAN No.:: BExxxxxx2H, Aadhaar No: 88xxxxxxx0767, Status :Individual, Executed by: Self, Date of Execution: 12/09/2025 , Admitted by: Self, Date of Admission: 12/09/2025 ,Place : Office			
3	Name	Photo	Finger Print	Signature
	ALPANA GHOSH Wife of Tapash Ghosh Executed by: Self, Date of Execution: 12/09/2025 , Admitted by: Self, Date of Admission: 12/09/2025 ,Place : Office		 Captured	<i>Alpina Ghosh</i>
	Krishnapur, Ghosh Para, Milan Bazar, City:- , P.O:- Krishnapur, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700102 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX0 , PAN No.:: CBxxxxxx6E, Aadhaar No: 22xxxxxxx5506, Status :Individual, Executed by: Self, Date of Execution: 12/09/2025 , Admitted by: Self, Date of Admission: 12/09/2025 ,Place : Office			
4	Name	Photo	Finger Print	Signature
	SHANTANA GHOSH Wife of Tapan Ghosh Executed by: Self, Date of Execution: 12/09/2025 , Admitted by: Self, Date of Admission: 12/09/2025 ,Place : Office		 Captured	<i>Shantana Ghosh</i>
	Moidia, Gobindabati, Chaitanyapur, City:- , P.O:- Mandirbazar, P.S:-Mandirbazar, District:-South 24-Parganas, West Bengal, India, PIN:- 743395 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX0 , PAN No.:: CDxxxxxx1K, Aadhaar No: 20xxxxxxx9131, Status :Individual, Executed by: Self, Date of Execution: 12/09/2025 , Admitted by: Self, Date of Admission: 12/09/2025 ,Place : Office			
5	Name	Photo	Finger Print	Signature
	MINATI GHOSH ADHIKARY, (Alias: MINATI ADHIKARY GHOSH) (Presentant) Wife of Samar Adhikary Executed by: Self, Date of Execution: 12/09/2025 , Admitted by: Self, Date of Admission: 12/09/2025 ,Place : Office		 Captured	<i>Minati Ghosh Adhikary</i>

1875

1876

1877

1878

1879

1880

1881

1882

1883

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1876

1877

1878

Jirangacha, City:- , P.O:- Hatisala, P.S:-Kolkata Leather Camp, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Date of Birth: XX-XX-1XX7, PAN No.: 5Pxxxxx1G, Aadhaar No: 32xxxxxxxx6689, Status: Individual, Executed by: Self, Date of Execution: 12/09/2025, Admitted by: Self, Date of Admission: 12/09/2025, Place: Office

Buyer Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	<p>UMESH KYAL Son of Late GOVINDRAM KYAL City:- , P.O:- SARAT BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth: XX-XX-1XX8, PAN No.: AGxxxxx7R, Aadhaar No: 32xxxxxxxx6519, Status: Individual, Status: Not Executed</p>

Identifier Details :

Name	Photo	Finger Print	Signature
<p>ALAMGIR REZA Son of Jahangir Reza Judges Court Road, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027</p>			
	12/09/2025	12/09/2025	12/09/2025
Identifier Of KANAN BALA GHOSH, KALPANA GHOSH, ALPANA GHOSH, SHANTANA GHOSH, MINATI GHOSH ADHIKARY			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	KANAN BALA GHOSH	UMESH KYAL-0.0097 Dec
2	KALPANA GHOSH	UMESH KYAL-0.0097 Dec
3	ALPANA GHOSH	UMESH KYAL-0.0097 Dec
4	SHANTANA GHOSH	UMESH KYAL-0.0097 Dec
5	MINATI GHOSH ADHIKARY	UMESH KYAL-0.0097 Dec

...the first of these is the fact that the ...

...the second of these is the fact that the ...

...the third of these is the fact that the ...

...the fourth of these is the fact that the ...

...the fifth of these is the fact that the ...

...the sixth of these is the fact that the ...

...the seventh of these is the fact that the ...

...the eighth of these is the fact that the ...

...the ninth of these is the fact that the ...

Endorsement For Deed Number : I - 160407433 / 2025

On 12-09-2025

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.

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

Presented for registration at 13:40 hrs on 12-09-2025, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by MINATI GHOSH ADHIKARY Alias MINATI ADHIKARY GHOSH, one of the Executors.

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 75,000/-

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

Execution is admitted on 12/09/2025 by 1. KANAN BALA GHOSH, Wife of Late Siddheshwar Ghosh, Jirangachia, P.O. Hatisala, Thana: Kolkata Leather Camp, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession House wife, 2. KALPANA GHOSH, Daughter of Late Siddheshwar Ghosh, Hatisala, P.O. Hatisala, Thana: Kolkata Leather Camp, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession House wife, 3. ALPANA GHOSH, Wife of Tapash Ghosh, Khatnapur, Ghosh Para, Milan Bazar, P.O. Khatnapur, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700102, by caste Hindu, by Profession House wife, 4. SHANTANA GHOSH, Wife of Tapash Ghosh, Muldia, Gobindabati, Chaitanyapur, P.O. Mandirbazar, Thana: Mandirbazar, , South 24-Parganas, WEST BENGAL, India, PIN - 743395, by caste Hindu, by Profession House wife, 5. MINATI GHOSH ADHIKARY, Alias MINATI ADHIKARY GHOSH, Wife of Samar Achikary, Jirangachia, P.O. Hatisala, Thana: Kolkata Leather Camp, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession House wife

Identified by ALAMGIR REZA, , Son of Jahangir Reza, Road: Judges Court Road, , P.O: Ailpore, Thana: Ailpore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Muslim, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,182.00/- (A(1) = Rs 750.00/- E = Rs 400.00/- H = Rs 28.00/- M(b) = Rs 4.00/-) and Registration Fees paid by , by Cash Rs 0.00/-, by online = Rs 1,182/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/09/2025 11:47AM with Govt. Ref. No: 192025260265422468 on 12-09-2025, Amount Rs: 1.150/-, Bank: SBI EPay (SBIPay), Ref. No. 1627755842235 on 12-09-2025, Head of Account 0030-03-104-001-16 Online on 12/09/2025 3:39PM with Govt. Ref. No: 192025260266257778 on 12-09-2025, Amount Rs: 30/-, Bank: SBI EPay (SBIPay), Ref. No. 6271274377233 on 12-09-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

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

Description of Stamp

1. Stamp Type: Impressed, Serial no 37316, Amount: Rs.100.00/-, Date of Purchase: 30/05/2025, Vendor name: Subhanker Das

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

Online on 12/09/2025 11:47AM with Govt. Ref. No: 192025260265422468 on 12-09-2025, Amount Rs: 0/-, Bank: SBI EPay (SBIPay), Ref. No. 1627755842235 on 12-09-2025, Head of Account

Online on 12/09/2025 3:39PM with Govt. Ref. No: 192025260266257778 on 12-09-2025, Amount Rs: 3,670/-, Bank: SBI EPay (SBIPay), Ref. No. 6271274377233 on 12-09-2025, Head of Account 0030-02-103-003-02

Balshahi Dasgupta

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



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2025, Page from 201840 to 201859

being No 160407433 for the year 2025.



Baishali Dasgupta

Digitally signed by Baishali Dasgupta
Date: 2025.09.12 16:58:27 +05:30
Reason: Digital Signing of Deed.

(Baishali Dasgupta) 12/09/2025

DISTRICT SUB-REGISTRAR

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

West Bengal.

07#19/2025

D-FL36/2025



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AU 948982

2-17P
12/9/25

...ritual that the document is admitted the registration. The signature sheet and the endorsement sheet attached with the document are the part of this document

2- 2585182/25
ms 6, 00, 000/-

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

12 SEP 2025

CONVEYANCE

1. Date: 12/09/25
2. Place: Kolkata
3. Parties

37315

30 MAY 2025

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

Name :

Address :

Vendor :

Alipore Collectorate, 24 Pgs. (South)

SUBHANKAR DAS

SENIOR VENDOR
Alipore Police Court, Kol-27



B. C. DAHIRI
Advocate
ALIPUR JUDGE COURT
KOL-27



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas
12 SEP 2025

Identified by me
Alamgir Das
s/o, Jahangir Das
28/11, Judge Court Road
P.O. S.P.S. Alipore
Kol-27

- 3.1 **KHADIJA MALLICK** *alias KHADIJA BIBI* (PAN GVSPB1621M and Aadhaar No. 7861-1780-5051), daughter of Late Joynal Molla, by faith Muslim, by occupation Housewife, nationality Indian, residing at Jirangacha, Post Office Hatisala, Police Station Kashipur (formerly Bhangar), PIN-700135, District South 24 Parganas;
- 3.2 **HAMIDA BIBI** (PAN GTRPB7544E and Aadhaar No. 9208-7088-8920), daughter of Late Joynal Molla *alias Joynal Abedin*, by faith Muslim, by nationality Indian, occupation Housewife, residing at Krishnamati, Bamunia, Bhangar-II, Post Office Krishnamati, Police Station Bhangar, Pin-743502, District South 24 Parganas;

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

And

- 3.3 **RAHUL KYAL**, having PAN AGHPK1359F and Aadhaar No. 7487 0793 4912, son of Balkrishan Kyul, by faith Hindu, by occupation Business, nationality Indian, residing at 30C, South End Park, Post Office Sures 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 *soil* (agricultural) measuring 0.7956 (zero point seven nine five six) decimal, more or less, out of 82 (eighty two) decimal, being a portion of C.S./R.S. Dag No. 60, corresponding L.R. Dag No. 54, recorded under C.S. Khatian No. 179, R.S. Khanda Khalian No. 654 derived from R.S. Khatian No. 366, L.R. Khatian No. 4453, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas (**Said Property**) and more fully described in the **Schedule** below **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the 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:



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

12 SEP 2025

- 5.1.1 Ownership of Sukur Ali Molla:** At all material time one Sukur Ali Molla was the sole, recorded and absolute owner in respect of *inter alia* land measuring 5 (five) decimal, more or less, out of 82 (eighty two) decimal, more or less, being a portion of R.S. Dag No. 60, recorded under R.S. Khanda Khatian No. 654 derived from R.S. Khatian No. 366, at Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within Bhugabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas (**Larger Property**), free from all encumbrances.
- 5.1.2 Sale to Joynal Molla:** By a Deed of Sale dated 24th December, 1976, registered in the Office of the Sub-Registrar, Bhangar, recorded in Book No. 1, Volume No. 89 for 77, at Pages 146 to 147, being Deed No. 14991 for the year 1976, said Sukur Ali Molla sold, conveyed and transferred the Larger Property in favour of Joynal Molla, free from all encumbrances.
- 5.1.3 Mutation:** In the above mentioned circumstances said Joynal Molla became the sole and absolute owner in respect of the Larger Property and mutated his name in the records of the Block Land and Land Reforms Officer, Bhangar-II, under L.R. Khutian No. 4453, free from all encumbrances.
- 5.1.4 Demise of Joynal Molla:** Said Joynal Molla, a Muslim governed by the *Sunni* School of Mohammedan Law died intestate leaving behind him surviving his only wife, Fajila Bibi, 4 (four) sons, namely, (1) Alauddin Molla, (2) Golam Mahiuddin, (3) Md. Nasiruddin Molla and (4) Jakir Molla and 3 (three) daughters, namely, (1) Khadija Bibi, (2) Fatema Bibi and (3) Hamida Bibi, as his only legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Joynal Molla in the Larger Property, free from all encumbrances.
- 5.1.5 Absolute Ownership of Vendors:** In the above mentioned events and circumstances said (1) Khadija Bibi and (2) 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 declare that the Said Property is not affected by any scheme of any Local Authority or Government or Statutory Body.
- 5.2.2 No Excess Land:** The Vendors do not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955 and the West Bengal Estates Acquisition Act, 1953.



District Sub-Registrar-IV
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Alipore, South 24 Parganas

12 SEP 2016

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

6. Basic Understanding

- 6.1 **Sale of Said Property:** The basic understanding between the Vendors and the Purchaser is that the Vendors shall sell the Said Property to the Purchaser, free from all encumbrances of any and every nature whatsoever and with good and marketable title and together with *khuz*, 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-Registrar-IV
Registrar WS 7 (2) of
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12 SEP 2025

[Handwritten signature]

7. Transfer

- 7.1 **Hereby Made:** The Vendors hereby sell, convey and transfer to the Purchaser the entirety of the Vendors' right, title and interest of whatsoever or howsoever nature in the Said Property, more fully described in the **Schedule** below, being land classified as *sali* (agricultural) measuring 0.7956 (zero point seven nine five five) decimal, more or less, out of 82 (eighty two) decimal, being a portion of C.S./R.S. Dag No. 60, corresponding L.R. Dag No. 54, recorded under C.S. Khatian No. 179, R.S. Khande Khatian No. 654 derived from R.S. Khatian No. 366, L.R. Khatian No. 4453, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.
- 7.2 **Consideration:** The abovesaid transfer is being made in consideration of a sum of Rs.6,00,000/- (Rupees Six 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, admit and acknowledge.

8. Terms of Transfer

- 8.1 **Salient Terms:** The transfer being effected by this Conveyance is:
- 8.1.1 **Sale:** a sale within the meaning of the Transfer of Property Act, 1882.
- 8.1.2 **Absolute:** absolute, irreversible and perpetual.
- 8.1.3 **Free from Encumbrances:** free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lis pendens, uses, debutter, wakf, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, bargadars and liabilities whatsoever or howsoever made or suffered by the Vendors or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendors or the Vendors' predecessors-in-title.
- 8.1.4 **Together with All Other Appurtenances:** together with all other rights the Vendors have in the Said Property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property.
- 8.2 **Subject to:** The transfer being effected by this Conveyance is subject to:



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12 SEP 1975

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



District Registrar-IV
Registrar (S 7 (2)) of
Registration 1908
Alipora, South 24 Parganas

12 SEP 2025

[Signature]

other right of any nature whatsoever or howsoever over and above the Said Property, even if the balance portion of the Dag (from which the Said Property has been carved out) is land-locked and does not have any public or private means of access and the Vendors hereby expressly waive, surrender and give up each and every one of the aforesaid rights.

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



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

12 SEP 2023

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)

Land (vacant) classified as soil (agricultural) measuring 0.7956 (zero point seven nine five six) decimal, more or less, out of 82 (eighty two) decimal, being a portion of C.S./R.S. Dag No. 60, corresponding L.R. Dag No. 54, recorded under C.S. Khatian No. 179, R.S. Khanda Khatian No. 654 derived from R.S. Khatian No. 366, L.R. Khatian No. 4453, 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 Property is delineated on the **Plan** annexed herewith and bordered in color **Red** thereon and the Said Property is butted and bounded as follows:

- On the North** : By R.S. Dag No. 60 (Part);
On the East : By R.S. Dag No. 59;
On the South : By Land of Kyal Group in R.S. Dag No. 60;
On the West : By R.S. Dag No. 72.

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
Registration 1908
Alipore, South 24 Parganas

12 SEP 2025

10. Execution and Delivery

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

Witnesses:

1. Ananta Chandra
c/o-BPLab Ghata
Nju-Beligchaud.
P.O-Sachonou
P.S-Jaynagar
Dist-24Peston. 747301

2. Alangir Roza Adv
28/1, Judges Cove Road
K01-27

যোদ্ধা জয় বি বি
২৭ জুলাই ১৩

[Vendors]

Drafted by:

Alangir Roza
WB/1366/03

Advocate

Alipore Judges Cove
K01-27

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

Alangir Roza Adv



District Sub-Registrar IV
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Alipore, South 24 Parganas

12 SEP 2025

Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs.6,00,000/- (Rupees Six 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:

UTR No.	Date	Bank	Amount (Rs.)
IOBAR52025091100646897	11.09.25	Indian Overseas Bank	3,00,000.00
IOBAR52025091100646478	11.09.25	Indian Overseas Bank	3,00,000.00
Total:			6,00,000/-

Witnesses:

1. Ananta Chak

১। অ্যান্টা চক
২। অ্যান্টা চক

2. Ananta Chak

[Vendor]

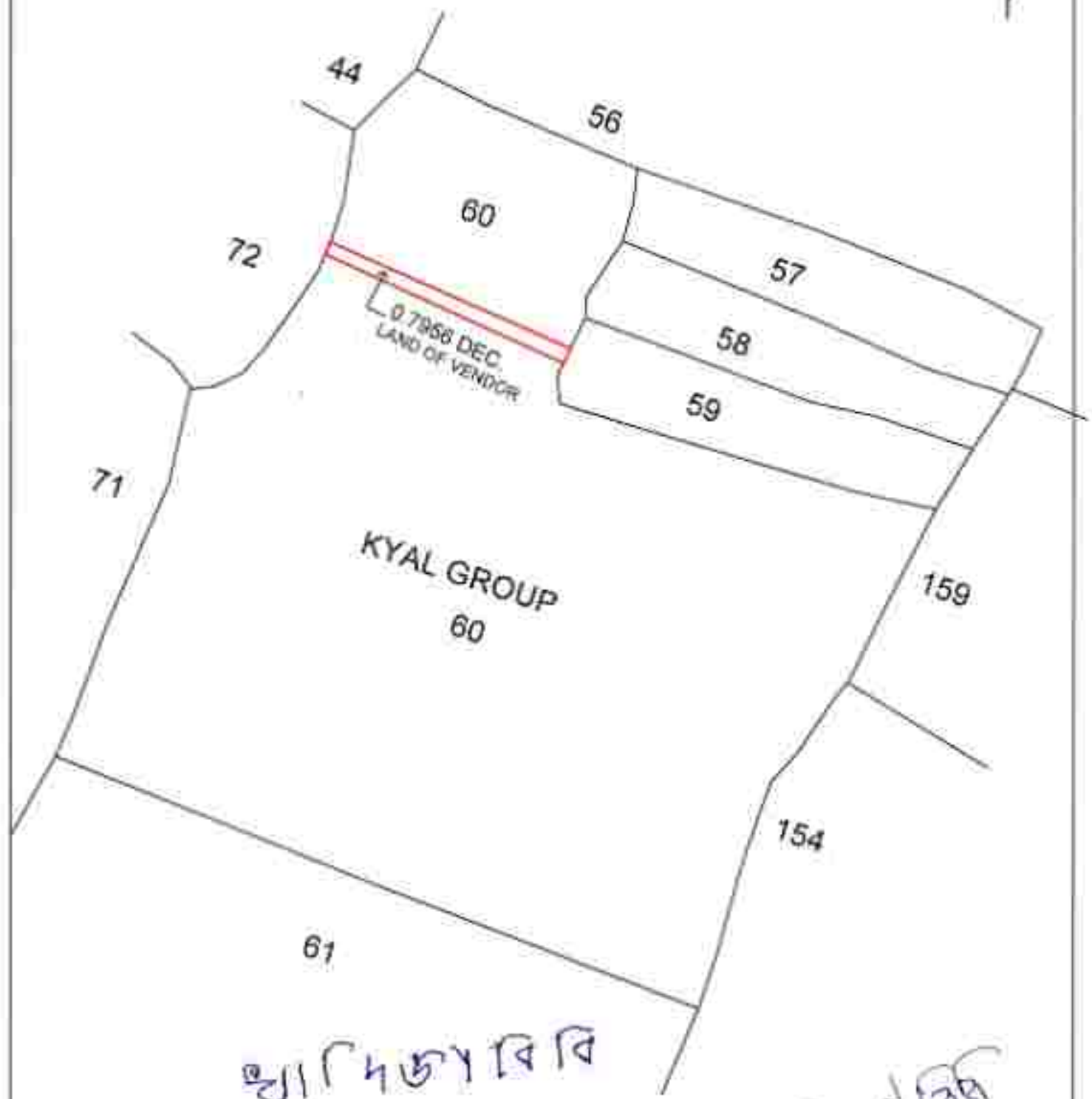


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District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

12 SEP 2015

SITE PLAN OF R.S. DAG NO. 60, L.R. DAG NO. 54 AT MOUZA -
JIRANGACHA, J.L. NO.-25, P.S. -KASHIPUR (FORMERLY BHANGAR),
DIST- SOUTH 24 PGS., UNDER BHAGABANPUR GRAM PANCHAYET



শ্রীদিগ্‌জা বি বি

শ্রীক্ষিত্তা বি বি



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

12 SEP 2025

SPECIMEN FORM FOR TEN FINGER PRINTS

	<i>Rahmatullah</i>					
		Little Ring Middle Fore Thumb (Left Hand)				
						
	Thumb Fore Middle Ring Little (Right Hand)					
	<i>DIKIRI</i>					
		Little Ring Middle Fore Thumb (Left Hand)				
						
	Thumb Fore Middle Ring Little (Right Hand)					
	<i>DIKIRI</i>					
		Little Ring Middle Fore Thumb (Left Hand)				
						
	Thumb Fore Middle Ring Little (Right Hand)					



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

12 SEP 2025



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



1#00000000000000000000000000000000

GRN Details

GRN:	192025260265392088	Payment Mode:	SBI Epay
GRN Date:	12/09/2025 11:40:08	Bank/Gateway:	SBIePay Payment Gateway
BRN :	6409228455035	BRN Date:	12/09/2025 11:40:23
Gateway Ref ID:	20250912870639	Method:	Indian Overseas Bank - Retail And Corporate NB
GRIPS Payment ID:	120920252026539207	Payment Init. Date:	12/09/2025 11:40:08
Payment Status:	Successful	Payment Ref. No:	2002585182/2/2025

(Query No*Query Year)

Depositor Details

Depositor's Name:	Mr RAHUL KYAL
Address:	30C, SOUTH END PARK, KOLKATA-700029
Mobile:	9330394689
Period From (dd/mm/yyyy):	12/09/2025
Period To (dd/mm/yyyy):	12/09/2025
Payment Ref ID:	2002585182/2/2025
Dept Ref ID/DRN:	2002585182/2/2025

Payment Details

Sl. No	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002585182/2/2025	Property Registration- Stamp duty	0030-02-103-003-02	29920
2	2002585182/2/2025	Property Registration- Registration Fees	0030-03-104-001-16	6400
3	2002585182/2/2025	Receipts on account of Standard. User Charge-Other fees	0030-02-102-008-16	300
			Total	36620

IN WORDS: THIRTY SIX THOUSAND SIX HUNDRED TWENTY ONLY.

PAID



Major Information of the Deed

Deed No :	I-1804-07434/2025	Date of Registration	12/09/2025
Query No / Year	1804-2002585182/2025	Office where deed is registered	
Query Date	11/09/2025 4:56:59 PM	D.R. - IV SOUTH 24-PARGANAS, District	South 24-Parganas
Applicant Name, Address & Other Details	DIPANKAR BARDAR Village And Post Office Gokarnee, Thana : Magrahat, District : South 24-Parganas, WEST BENGAL, Pin - 743601, Mobile No. : 9330394689, Status :Deed Writer		
Transaction	Additional Transaction:		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 8,00,000/-	Rs. 6,00,000/-		
Stampduty Paid(5D)	Registration Fee Paid		
Rs. 30,020/- (Article:23)	Rs. 6,452/- (Article A(1), E)		
Remarks			

Land Details :

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

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-60	RS-654	Blastu	Shal	0.7956 Dec	8,00,000/-	8,00,000/-	
Grand Total :					.7956Dec	6,00,000 /-	6,00,000 /-	

Seller Details :

Sl No	Name, Address Photo, Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	KHADJA BIBI Daughter of JOYNAL MOLLA Executed by: Self, Date of Execution: 12/09/2025 , Admitted by: Self, Date of Admission: 12/09/2025 ,Place : Office			
Jirangacha, City:- , P.O:- Hatisala, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-19XX , PAN No.:: GVxxxxxx1M, Aadhaar No: 78xxxxxxx5051, Status :Individual, Executed by: Self, Date of Execution: 12/09/2025 , Admitted by: Self, Date of Admission: 12/09/2025 ,Place : Office				

2	Name	Photo	Finger Print	Signature
	HAMIDA BIBI (Presentant) Daughter of JOYNAI, Molta Executed by: Self, Date of Execution: 12/09/2025 Admitted by: Self, Date of Admission: 12/09/2025, Place : Office		 Captured	
	Hatisala, City:- , P.O:- BAMUNJA, P.S:-Bhanger, District:-South 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX0 , PAN No.:: GTxxxxxx4E, Aadhaar No: 92xxxxxxxx8920, Status :Individual, Executed by: Self, Date of Execution: 12/09/2025 Admitted by: Self, Date of Admission: 12/09/2025, Place : Office			

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	RAHUL KYAL Son of BALKRISHAN KYAL City:- , P.O:- SARAT BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:-700020 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX4 , PAN No.:: AQxxxxxx8F, Aadhaar No: 74xxxxxxxx4912, Status :Individual, Status - Not Executed

Identifier Details :

Name	Photo	Finger Print	Signature
ALAMGIR REZA Son of Jahangir Reza Judges Court Road, City:- , P.O:- Alipore, P.S.-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027		 Captured	
	12/09/2025	12/09/2025	12/09/2025
Identifier Of: KHADIJA BIBI, HAMIDA BIBI, . .			

Transfer of property for L1

Sl.No	From	To, with area (Name-Area)
1	KHADIJA BIBI	RAHUL KYAL-0.3976 Dec
2	HAMIDA BIBI	RAHUL KYAL-0.3976 Dec

The first part of the document discusses the general situation of the country and the progress of the revolution. It mentions the achievements of the revolution and the challenges it faces. The second part discusses the economic situation and the measures taken to improve it. The third part discusses the social situation and the measures taken to improve it. The fourth part discusses the political situation and the measures taken to improve it. The fifth part discusses the cultural situation and the measures taken to improve it. The sixth part discusses the international situation and the measures taken to improve it. The seventh part discusses the future of the country and the measures taken to improve it.

Endorsement For Deed Number : I - 180407434 / 2025

On 12-09-2025

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

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

Presentation(Under Section 52 & Rule 22A(3) (6(1),W.B. Registration Rules,1962)

Presented for registration at 14:39 hrs. on 12-09-2025, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by HANIDA 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 6,00,000/-.

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

Execution is admitted on 12/09/2025 by 1. KHADIJA BIBI, Daughter of JOYNAL MOLLA, Jhangacha, P.O: Hatisala, Thana: Kashiur, . South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession House wife, 2. HAMIDA BIBI, Daughter of JOYNAL Molla, Hatisala, P.O: BAMBUNIA, Thana: Bhagar, . South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Muslim, by Profession House wife

Indebted by ALAMGIR REZA, . Son of Jahangir Reza, Road: Judges Court Road, , P.O: Ailpore, Thana: Ailpore, . South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Muslim, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 6,432.00/- (A(1) = Rs 6,000.00/- ,E = Rs 400.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by , by Cash Rs 32.00/-, by online = Rs 6,400/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/09/2025 11:40AM with Govt. Ref. No: 182025260285392088 on 12-09-2025, Amount Rs: 6,400/-, Bank: SBI EPay (SBIPay), Ref. No. 6405228456035 on 12-09-2025, Head of Account 0030-03-104-001-18

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 29,820/- and Stamp Duty paid by , by Stamp Rs 100.00/-, by online = Rs 29,820/-

Description of Stamp

1. Stamp Type: Impressed, Serial no 37215, Amount: Rs. 100.00/-, Date of Purchase: 30/05/2025, Vendor name: Subhanker Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/09/2025 11:40AM with Govt. Ref. No: 182025260285392088 on 12-09-2025, Amount Rs: 29,820/-, Bank: SBI EPay (SBIPay), Ref. No. 6409228456035 on 12-09-2025, Head of Account 0030-03-103-003-02

Balshali Dasgupta

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





Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1604-2025, Page from 201702 to 201719
being No 160407434 for the year 2025.



Baishali Dasgupta

Digitally signed by Baishali Dasgupta
Date: 2025.09.12 16:29:52 +05:30
Reason: Digital Signing of Deed.

(Baishali Dasgupta) 12/09/2025
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.

22733

20 JUN 2025

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

Name :

Address :

Vendor :

Alipore Collectorate, 24 Pgs. (South)

SUBHANKAR DAS

STAM VENDOR

Alipore Police Court

AMITABHA RAY
Advocate
ALIPORE POLICE COURT
KOL - 27



উপস্থিত ডায়েরী
কলকাতা পুলিশ কোর্ট
আলিপুর, দক্ষিণ ২৪ পরগণা
15 SEP 2025

- 3.1 **SADHAN GHOSH (PAN BEBPG1716F and Aadhaar No. 9637 0809 7433)**, son of Late Siddheshwar Ghosh, by faith Hindu, by occupation Others, nationality Indian, residing at Jirangacha, Post Office Hatisala, Police Station Kashipur, Kolkata-700135, District South 24 Parganas (**Vendor**, includes successors-in-interest)

And

- 3.2 **UMESH KYAL**, having **PAN AGCPK9667R and Aadhaar No. 3221 6780 6519**, son of Late Govind Ram Kyal, by faith Hindu, by occupation Business, nationality Indian, of 30C South End Park, Post Office Sarat Bose Road, Kolkata-700 029, Police Station Lake, District South 24 Parganas (**Purchaser**, includes successors-in-interest)

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

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject Matter of Conveyance

- 4.1 **Said Property:** Land measuring 0.0097 (zero point zero zero nine seven) decimal, more or less, comprised in 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 Bhagabarpur Gram Panchayet (BGP), Sub-Registration District Bhangar, District South 24 Parganas (**Said Property**) and more fully described in the **Schedule** below **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof.

5. Background, Representations, Warranties and Covenants

- 5.1 **Representations, Warranties and Covenants Regarding Title:** The Vendor represents and warrants to and covenants with the Purchaser regarding title as follows:
- 5.1.1 **Ownership of Mother Property:** At all material time one Uttam Chandra Ghosh was the sole and absolute owner in respect of land admeasuring 11 (eleven) decimal, comprised in R.S. Dag No. 117, recorded under R.S. Khatian No. 187, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Mother Property**), free from all encumbrances.
- 5.1.2 **Demise of Uttam Chandra Ghosh:** Said Uttam Chandra Ghosh, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate leaving behind his surviving his wife, Sashibala Das, 7 (seven) sons, namely, (1) Bipin Bihar Ghosh, (2) Satish Chandra Ghosh, (3) Jatish Chandra Ghosh, (4) Nagendra Nath Ghosh, (5) Khatish Chandra



>

15 SEP 2025

Ghosh, (6) Rajendra Nath Ghosh alias Rajendra Kumar Ghosh and (7) Lalit Mohan Ghosh and 2 (two) daughters, namely, (1) Subodh Bala Ghosh and (2) Radharani Ghosh, as his only legal heirs and heiresses, who jointly and in equal share inherited the right, title and interest of Late Uttam Chandra Ghosh in the Mother Property, free from all encumbrances.

- 5.1.3 **Demise of Sashibala Dasi:** Said Sashibala Dasi, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate leaving behind her surviving her 7 (seven) sons, namely, (1) Bipin Bihari Ghosh, (2) Satish Chandra Ghosh, (3) Jatish Chandra Ghosh, (4) Nagendra Nath Ghosh, (5) Khitish Chandra Ghosh, (6) Rajendra Nath Ghosh alias Rajendra Kumar Ghosh and (7) Lalit Mohan Ghosh and 2 (two) daughters, namely, (1) Subodh Bala Ghosh and (2) Radharani Ghosh, as her only legal heirs and heiresses, who jointly and in equal share inherited the right, title and interest of Late Sashibala Dasi in the Mother Property, free from all encumbrances.
- 5.1.4 **Ownership of Radharani Ghosh:** In the above mentioned circumstances said Radharani Ghosh has become the sole and absolute owner in respect of land measuring 1.2223 (one point two two two three) decimal, more or less, out of the Mother Property (**Larger Property**), free from all encumbrances.
- 5.1.5 **Demise of Radha Rani Ghosh:** Said Radha Rani Ghosh, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate issueless leaving behind her surviving the surviving legal heirs and heiresses of her 6 (six) predeceased brothers, namely, (1) Bipin Bihari Ghosh, (2) Jatish Chandra Ghosh, (3) Nagendra Nath Ghosh, (4) Khitish Chandra Ghosh, (5) Rajendra Nath Ghosh alias Rajendra Kumar Ghosh and (6) Lalit Mohan Ghosh and 1 (one) predeceased sister, Subodh Bala Ghosh, as her only legal heirs and heiresses, who inherited the right, title and interest of Late Radharani Ghosh in the Larger Property, free from all encumbrances as per the Hindu Succession Act, 1956 and the rules framed thereunder.
- 5.1.6 **Descendants of Bipin Bihari Ghosh:** Said Bipin Bihari Ghosh, died intestate leaving behind him surviving his 2 (two) sons, namely, (1) Bhadreswar Ghosh and (2) Siddheswar Ghosh and 1 (one) daughter, Neharbala Ghosh (collectively **Legal Heirs Of Bipin**). It is pertinent to mention here that all the Legal Heirs Of Bipin collectively entitled to 1/7th share out of the Larger Property left behind Late Radha Rani Ghosh, free from all encumbrances as per the Hindu Succession Act, 1956 and the rules framed thereunder.
- 5.1.7 **Descendants of Siddheswar Ghosh:** Said Siddheswar Ghosh, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate leaving behind him surviving his wife, Kananbala Ghosh, 1 (one) son, Sadhan Ghosh and 4 (four) daughters, namely, (1) Kalpana Ghosh, (2) Alpana Ghosh, (3) Santana Ghosh and (4) Minati Ghosh, as his only legal heir and heiresses, who jointly and in equal share acquired 1/21st share out of the Larger Property, free from all encumbrances.



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ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ಆಲಪುರ, ದಕ್ಷಿಣ ಕನ್ನಡ ಜಿಲ್ಲೆ
15 SEP 2025

- 5.1.8 **Absolute Ownership of Vendor:** In the above mentioned events and circumstances said Sadhan Ghosh (the Vendor herein) became the absolute owner in respect of the Said Property, being, land measuring 0.0097 (zero point zero zero nine seven) decimal, more or less, out of the Larger Property, free from all encumbrances and the Said Property is the subject matter of this Conveyance.
- 5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendor represents and warrants to and covenants with the Purchaser regarding encumbrances as follows:
- 5.2.1 **No Acquisition/Requisition:** The Vendor has not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declares that the Said Property is not affected by any scheme of any Local Authority or Government or Statutory Body.
- 5.2.2 **No Excess Land:** The Vendor does not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955 and the West Bengal Estates Acquisition Act, 1953.
- 5.2.3 **No Encumbrance by Act of Vendor:** The Vendor has not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.
- 5.2.4 **Right, Power and Authority to Sell:** The Vendor has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchaser.
- 5.2.5 **No Dues:** No tax in respect of the Said Property is due to the local authority and/or any other authority or authorities and no Certificate Case is pending for realization of any dues from the Vendor.
- 5.2.6 **No Right of Pre-emption:** No person or persons whatsoever have/had/has any right of pre-emption over and in respect of the Said Property or any part thereof.
- 5.2.7 **No Mortgage:** No mortgage or charge has been created by the Vendor by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.
- 5.2.8 **Free From All Encumbrances:** The Said Property is free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debuffers*, *wakf*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title and the title of the Vendor to the Said Property is free, clear and marketable.



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District Sub-Registrar
Registration S/S 7 132
Registration 14
Algora, Boudh 24 Patna

15 SEP 2025

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

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

6. Basic Understanding

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

7. Transfer

7.1 Hereby Made: The Vendor hereby sells, conveys and transfers to the Purchaser the entirety of the Vendor's right, title and interest of whatsoever or howsoever nature in the Said Property, more fully described in the **Schedule** below, being, land classified as *soil* (agricultural) measuring 0.0097 (zero point zero zero nine seven) decimal, more or less, comprised in R.S. Dag No. 117, corresponding L.R. Dag No. 111, recorded under R.S. Khatlan No. 187, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayat, Sub-Registration District Bhangar, District South 24 Parganas **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

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

8. Terms of Transfer

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

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

8.1.2 Absolute: absolute, irreversible and perpetual.

8.1.3 Free from Encumbrances: free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*,



7

Registrar of Companies
Registration 1824
Alipore, South 24 Parganas
15 SEP 2015

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

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

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

8.2.1 **Indemnification by Vendor:** express indemnification by the Vendor about the correctness of the Vendor's title, Vendor's authority to sell and non existence of any encumbrances on the Said Property, which if found defective or untrue at any time, the Vendor shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendor hereby covenants that the Vendor or any person claiming under the Vendor in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Purchaser and/or the Purchaser's successors-in-interest and assigns, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the Purchaser and/or the Purchaser's successors-in-interest and assigns by reason of any claim made by any third parties with respect to the title of the Said Property. If any difficulty arises in respect of mutation of the Said Property in the name of the Purchaser then the Vendor shall at all times hereinafter, at the costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to mutate the name of the Purchaser in respect of the Said Property. In this regard the Vendor hereby clarifies that the R.S. Record of Rights and L.R. Record of Rights are not in parity with the Vendor's entitlement in said R.S. Dag No. 117 corresponding to L.R. Dag No. 111 as recited under clause 5.1 and sub-clauses thereunder. However, the Vendor hereby convey all the Vendor's right, title and interest in the said R.S. Dag (acquired vide the aforesaid recital) under these presents whatsoever and howsoever in nature and the Purchaser shall be entitled to rectify the erroneous record of rights, if any.

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

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

8.4 **Outgoings:** All statutory revenue, cess, taxes, surcharge, outgoings and levies of or on the Said Property, relating to the period till the date



1

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ಆರೋಗ್ಯ ಮತ್ತು ಕುಟುಂಬ ಕಲ್ಯಾಣ ಇಲಾಖೆ
15 SEP 2025

of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Vendor, with regard to which the Vendor hereby indemnify and agree to keep the Purchaser fully and comprehensively saved, harmless and indemnified.

8.5 Holding Possession: The Vendor hereby covenants that the Purchaser and the Purchaser's successors-in-interest and/or assigns shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof exclusively and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendor and it is further expressly and specifically covenanted, confirmed and declared by the Vendor that notwithstanding contained in any law for the time being in force or enacted later or any custom or practice or other form of equitable right or remedy available to the Vendor, the Vendor shall not at any time in future claim any right of pre-emption, right of passage (whether of men, materials, water and other utilities), right of way, means of access, easement of use or any other right of any nature whatsoever or howsoever over and above the Said Property, even if the balance portion of the Dag (from which the Said Property has been carved out) is land-locked and does not have any public or private means of access and the Vendor hereby expressly waives, surrenders and gives up each and every one of the aforesaid rights.

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



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District Sub-Registrar (W-1)
Registrar (W-7) (2) of
Registration 1908
Alipore, South 24 Parganas

15 SEP 2025

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

**Schedule
(Said Property)**

Land [vacant] classified as danga (highland) measuring 0.0097 (zero point zero zero nine seven) 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 Jifangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and the said R.S. Dag No. 117 is butted and bounded as follows:

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

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



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District Sub-Registry Office
Register LIS 7 (2) of
Registration 1908
Alpora, South 24 Parganas

15 SEP 2015

10. Execution and Delivery

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

Witnesses:

1. Alamgir Reza Adv
29/1, Judges Court Road
Kolkata-700027

Sadashank Chosh

[Vendor]

2. Ananta Chosh
122/1R S. Mt. Saha
Kolkata-700026

Drafted by:

Alamgir Reza Adv
HB/1366/03

Alipore Judges Ave
Kolkata-700027



District Sub-Registrar
Registrar LRS 7 541 of
Registration 1909
Alipore, South 24 Parganas

15 SEP 2019

Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs.15,000/- (Rupees Fifteen Thousand only)** towards full and final payment of the consideration for sale of the Said Property described in the **Schedule** above, in the following manner:

UTR No.	Date	Bank	Amount (Rs.)
I08LN25258023823	15.09.25	Indian Overseas Bank	15,000.00
Total:			15,000/-

Witnesses:

1. *Atanjan Roy* Adv

2. *Ananta Chak*

Sadman Chak

[Vendor]



✓

District Sub-Registrar,
Registrar (I/B) 7 (2) 57
Registration 1008
Alpara, South 24 Parganas

15 SEP 2016

SPECIMEN FORM FOR TEN FINGER PRINTS

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



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

15 SEP 2015



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



GRN Details

GRN:	192025260269354878	Payment Mode:	SBI Epay
GRN Date:	15/09/2025 11:47:45	Bank/Gateway:	SBIEpay Payment Gateway
BRN:	5243368558517	BRN Date:	15/09/2025 11:47:56
Gateway Ref ID:	20250915937034	Method:	Indian Overseas Bank - Retail And Corporate NB
GRIPS Payment ID:	150920252026935485	Payment Init. Date:	15/09/2025 11:47:45
Payment Status:	Successful	Payment Ref. No:	2002598212/2/2025

[Query Nil*/Query Year]

Depositor Details

Depositor's Name:	Mr UMESH KYAL
Address:	30C, SOUTH END PARK, KOLKATA-700029
Mobile:	9330394689
Period From (dd/mm/yyyy):	15/09/2025
Period To (dd/mm/yyyy):	15/09/2025
Payment Ref ID:	2002598212/2/2025
Dept Ref ID/DRN:	2002598212/2/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002598212/2/2025	Property Registration- Registration Fees	0030-03-104-001-16	550
Total				550

IN WORDS: FIVE HUNDRED FIFTY ONLY.

PAID





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



1509202520269966538

GRN Details

GRN:	192025260269966538	Payment Mode:	SBI Epsy
GRN Date:	15/09/2025 13:50:36	Bank/Gateway:	SBIePay Payment Gateway
BRN :	8895582962325	BRN Date:	15/09/2025 13:50:49
Gateway Ref ID:	20250915944811	Method:	Indian Overseas Bank - Retail And Corporate NB
GRIPS Payment ID:	150920252026996652	Payment Init. Date:	15/09/2025 13:50:36
Payment Status:	Successful	Payment Ref. No:	2002598212/6/2025

[Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr UMESH KYAL
Address:	30C, SOUTH END PARK, KOLKATA-700029
Mobile:	9330394689
Period From (dd/mm/yyyy):	15/09/2025
Period To (dd/mm/yyyy):	15/09/2025
Payment Ref ID:	2002598212/6/2025
Dept Ref ID/DRN:	2002598212/6/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002598212/6/2025	Property Registration- Stamp duty	0030-02-103-003-02	670
2	2002598212/6/2025	Property Registration- Registration Fees	0030-03-104-001-16	32
3	2002598212/6/2025	Receipts on account of Standard User Charge-Other fees	0030-02-102-008-16	300
			Total	1002

IN WORDS: ONE THOUSAND TWO ONLY.





Major Information of the Deed




Deed No :	I-1604-07451/2025	Date of Registration	15/09/2025
Query No / Year	1604-2002598212/2025	Office where deed is registered	
Query Date:	13/09/2025 1:20:24 PM	D.S.R. - IV SOUTH 24-PARGANAS, District, South 24-Parganas	
Applicant Name, Address & Other Details	DIPANKAR BARDAR Village And Post Office Gokarnes, Thana : Magrahat, District : South 24-Parganas, WEST BENGAL, PIN - 743601, Mobile No. : 9330394689, Status : Deed Writer		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	(4306) Other than immovable Property, Agreement (No of Agreement : 2)		
Sell Forth value	Market Value		
Rs. 15,000/-	Rs. 15,000/-		
Stemp duty Pwd/SD)	Registration Fee Paid		
Rs. 770/- (Article 23)	Rs. 582/- (Article A(1), E)		
Remarks			

Land Details :

District: South 24-Parganas, P.B - Kashipur, Gram Panchayat: BHAGAWANPUR, Mouza: Jirangacha, A No: 25, Pin Code : 700105

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	Sellforth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-117	RS-18F	Bastu	Shal	0.0087 Dec	15,000/-	15,000/-	
Grand Total :					.0087Dec	15,000 /-	15,000 /-	

Seller Details :

Sl No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	SADHAN GHOSH (Presentant) Son of Siddheshwar Ghosh Executed by: Self, Date of Execution: 15/09/2025 , Admitted by: Self, Date of Admission: 15/09/2025 ,Place : Office			
Jirangacha, City:- , P.O:- Hatisala, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India Date of Birth: XX-XX-1XX8 , PAN No.:: BExxxxxx6F, Aadhaar No: 96xxxxxxx7433, Status :Individual, Executed by: Self, Date of Execution: 15/09/2025 , Admitted by: Self, Date of Admission: 15/09/2025 ,Place : Office				



Buyer Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	<p>UMESH KYAL Son of Late GOVINDRAM KYAL City:- , P.O:- SARAT BOSE ROAD, P.6:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India Date of Birth: XX-XX-1XX8 , PAN No.: AGxxxxxx79R, Aadhaar No: 32xxxxxxxx6519, Status : Individual, Status : Not Executed</p>

Identifier Details :

Name	Photo	Finger Print	Signature
<p>ALAMGIR REZA Son of Jahangir Reza Judges Court Road, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027</p>			
	15/09/2025	15/09/2025	15/09/2025
Identifier Of SADHAN GHOSH, ...			

Transfer of property for E1

Sl.No	From	To, with area (Name-Area)
1	SADHAN GHOSH	UMESH KYAL-0.0097 Dec

THE UNIVERSITY OF CHICAGO

PHYSICS DEPARTMENT

PHYSICS 350

LECTURE 10

STATISTICAL MECHANICS

LECTURER: [Name]

DATE: [Date]

TOPIC: [Topic]

OBJECTIVES: [Objectives]

REFERENCES: [References]

NOTES: [Notes]

EXERCISES: [Exercises]

PROBLEMS: [Problems]

ASSIGNMENTS: [Assignments]

EXAMINATIONS: [Examinations]

CONTACT: [Contact]

APPENDIX: [Appendix]

INDEX: [Index]

Endorsement For Deed Number : I - 180407451 / 2025

On 15-09-2025

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

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

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

Presented for registration at 10:30 hrs on 15-09-2025, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by SADHAN GHOSH ,Executant.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 15,000/-.

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

Execution is admitted on 15/09/2025 by SADHAN GHOSH, Son of Siddheshwar Ghosh, Jirangacha, P.O. Hatibala, Thana: Kankipur, South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Others

Identified by ALAMGIR REZA, , Son of Jahangir Reza, Road: Judges Court Road, P.O: Alipore, Thana: Alipore, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Muslim, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 582.00/- (A(1) + Rs 180.00/- E + Rs 400.00/- H + Rs 28.00/- Mb) + Rs 4.00/-) and Registration Fees paid by , by Cash Rs 0.00/-, by online = Rs 582/-

Description of Online Payment using Government Receipt Portal System (GRPS), Finance Department, Govt. of WB Online on 15/09/2025 11:47AM with Govt. Ref. No: 192025260269354878 on 15-09-2025, Amount Rs: 550/-, Bank: SBI EPay (SBIPay), Ref. No. 5243368558517 on 15-09-2025, Head of Account 0030-03-104-001-18

Online on 15/09/2025 1:58PM with Govt. Ref. No: 192025260269966538 on 15-09-2025, Amount Rs: 32/-, Bank: SBI EPay (SBIPay), Ref. No. 8895582962325 on 15-09-2025, Head of Account 0030-03-104-001-18

Payment of Stamp Duty

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

Description of Stamp

1. Stamp; Type: Impressed, Serial no 22733, Amount: Rs.100.00/-, Date of Purchase: 20/06/2025, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRPS), Finance Department, Govt. of WB Online on 15/09/2025 11:47AM with Govt. Ref. No: 192025260269354878 on 15-09-2025, Amount Rs: 0/-, Bank: SBI EPay (SBIPay), Ref. No. 5243368558517 on 15-09-2025, Head of Account

Online on 15/09/2025 1:50PM with Govt. Ref. No: 192025260269966538 on 15-09-2025, Amount Rs: 670/-, Bank: SBI EPay (SBIPay), Ref. No. 8895582962325 on 15-09-2025, Head of Account 0030-02-103-003-02



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





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2025, Page from 203406 to 203423
being No 160407451 for the year 2025.



Baishali Dasgupta

Digitally signed by Baishali Dasgupta
Date: 2025.09.16 11:07:25 +05:30
Reason: Digital Signing of Deed.

(Baishali Dasgupta) 16/09/2025
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.