भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबङ्গ পশ্চিম বঙ্গাল WEST BENGAL

AG 691866

**CONVEYANCE**

1. **Date:** 25.06.22

2. **Place:** Kolkata

3. **Parties**

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

27 JUN 2022

14155 10 FEB 2022

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

Name:.....

Address:.....

Vendor:.....

Alipur Collectorate, 24 Pgs. (S)

SUBHANKAR DAS

STAMP VENDOR

Alipur Police Court, Kol-27

ALAMGIR REZA
ADVOCATE
ALIPORE JUDGES COURT
KOL-27
WB/1256/2003

4421

ANURAG KUAL

4422

L.T.I of Chhayana bibi

By the Pen of Nizamuddin Molla

4423

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

25 JUN 2022

ETAL DEVELOPERS PRIVATE LIMITED

Amrita Ghosh

Director / Authorised Signatory

Nizamuddin Molla
S/o Abdul Jalil Molla
Village + P.O. Kabiladaya
P.S. Kachipur
24 Pgs (S)
700502

2

3.1 **CHHAYRA BIBI (PAN FVKPB7722Q and Aadhaar No. 989779394844)**, daughter of Late Mohammad Molla alias Mohammad Ali Molla, by faith Muslim, by occupation Housewife, nationality Indian, residing at Chhele Goyalia, Uttar Kashipur, Post Office Uttar Kashipur, Police Station Uttar Kashipur, Kolkata – 700135, District South 24 Parganas (**Vendor**, includes successors-in-interest)

**And**

3.2 **ANURAG KYAL (PAN AGIPK4906H & AADHAAR No. 521727358314)**, son of Umesh Kyal, residing at 30C, South End Park, P.S.- Rabindra Sarobar (formerly Lake) Post Office- Sarat Bose Road, Kolkata- 700 029. (**Purchaser**, includes successors-in-interest)

**And**

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

The 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:** Land classified as sali (agricultural) measuring 2.7778 (two point seven seven seven eight) decimal, more or less, out of 100 (one hundred) decimal, being a portion of C.S. Dag No. 235, corresponding R.S./L.R. Dag No. 239, recorded under R.S. Khatian No. 451, L.R. Khatian No. 3365, 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 and the said R.S. Dag No. 239 is delineated on the **Plan** annexed hereto and bordered in colour **Red** thereon **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendor and Confirming Party in the Said Property and appurtenances and inheritances for access and user thereof.

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## 5. Background, Representations, Warranties and Covenants

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

5.1.1 **Ownership of Mohammad Molla:** At all material time one Mohammad Molla alias Mohammad Ali Molla, son of Bahadur Molla was the sole, absolute and recorded owner in respect of land measuring 25 (twenty five) decimal, more or less, out of 100 (one hundred) decimal, being a portion of C.S. Dag No. 235, corresponding R.S./L.R. Dag No. 239, recorded under R.S. Khatian No. 451, at Mouza Hatisala, J.L. No. 9, Police Station Bhangar (presently Kolkata Leather Complex), within Beonta No. 2 Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas (**Larger Property**), free from all encumbrances.

5.1.2 **Demise of Mohammad Molla:** Said Mohammad Molla alias Mohammad Ali Molla, a Muslim governed by the Mohammedan Law of Inheritance, died intestate leaving behind him surviving his wife, Lekjan Bibi (since deceased), 3 (three) sons, namely, (**1**) Mohammad Habibar Molla, (**2**) Mohammad Abdul Malek Molla and (**3**) Mohammad Abdul Chattar Molla and 3 (three) daughters, namely, (**1**) Ramicha Bibi, (**2**) Begam Bibi and (**3**) Chhaira Bibi, as his only legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Mohammad Molla alias Mohammad Ali Molla in the Larger Property, free from all encumbrances. His wife Lekjan Bibi predeceased him already.

5.1.3 **Absolute Ownership of Vendor:** In the above mentioned events and circumstances said Chhaira Bibi (the Vendor herein) has become the sole and absolute owner in respect of the Said Property, out of the Larger Property and mutated her name in the records of the Block Land and Land Reforms Officer, Bhangar-II, under L.R. Khatian No. 3365, free from all encumbrances and the Said Property is the subject matter of this Conveyance.

5.1.4 **Agreement with Confirming Party:** Said 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.

5.1.5 **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.

5.1.6 **Completion of Sale:** In furtherance of the above, the Vendor and the Confirming Party are completing the sale of the Said Property in

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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 and the Confirming Party jointly and severally represents and warrants to and covenants with the Purchaser regarding encumbrances as follows:

5.2.1 **No Acquisition/Requisition:** The Vendor and/or the Confirming Party 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 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/Confirming Party:** The Vendor and/or the Confirming Party 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 Vendor and the Confirming Party 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 and/or the Confirming Party.

5.2.6 **No Right of Pre-emption:** No person or persons whosoever 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 and/or the Confirming Party 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*, *waqf*, 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/Confirming Party 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/Confirming Party

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or the Vendor's/ Confirming Party's predecessors-in-title/interest and the title of the Vendor and the right of the Confirming Party 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 and/or the Confirming Party from selling, transferring and/or alienating the Said Property or any part thereof.

**6. Basic Understanding**

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

6.2 **Confirmation of Confirming Party:** The Confirming Party hereby confirms the sale of the Said Property in favour of the Purchaser inasmuch as such sale is being made at the request of the Confirming Party and in view of the Confirming Party having nominated the Purchaser to receive conveyance of the Said Property. The Confirming Party confirms that the Confirming Party has no objection to this Conveyance being granted and to record the same, the Confirming Party has joined and executed this Conveyance.

**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 sali (agricultural) measuring 2.7778 (two point seven seven seven eight) decimal, more or less, out of 100 (one hundred) decimal, being a portion of C.S. Dag No. 235, corresponding R.S./L.R. Dag No. 239, recorded under R.S. Khatian No. 451, L.R. Khatian No. 3365, 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 and the said R.S. Dag No. 239 is delineated on the **Plan** annexed hereto and bordered in colour **Red** thereon **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances and the Confirming Party hereby confirms such sale.

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7.2 **Consideration:** The aforesaid conveyance of the Said Property is being made in consideration of a sum of Rs. **6,72,000/-** (Rupees Six Lakh Seventy Two Thousand only) (**Total Consideration**) out of which the Purchaser has paid Rs.4,72,000/- (Rupees Four Lakh Seventy Two Thousand only) directly to the Vendor receipt of which Vendor hereby and by the Vendor's Receipt and Memo of Consideration hereunder written, admits and acknowledges and Rs.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 affected by this Conveyance is:

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

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

8.1.3 **Free from Encumbrances:** free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lis pendens, uses, debutter, wakf, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, bargadars and liabilities whatsoever or howsoever made or suffered by the Vendor and/or the Confirming Party 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 and/or the Confirming Party or the Vendor's predecessors-in-title.

8.1.4 **Together with All Other Appurtenances:** together with all other rights the Vendor and the Confirming Party 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 affected by this Conveyance is subject to:

8.2.1 **Indemnification by Vendor and Confirming Party:** express indemnification by the Vendor and the Confirming Party about the correctness of the Vendor's title, Vendor's authority to sell, Confirming Party's right to nominate and nonexistence of any encumbrances on the Said Property, which if found defective or untrue at any time, the Vendor and/or the Confirming Party shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendor and/or the Confirming Party, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendor and/or the Confirming Party hereby covenant that the Vendor and/or the Confirming Party or any person claiming under the Vendor and/or the Confirming Party in law, trust and equity shall,

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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 and/or the Confirming Party shall at all times hereinafter, at the costs, expenses, risk and responsibility of the Vendor and/or the Confirming Party, 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 and/or the Confirming Party, with regard to which the Vendor and the Confirming Party hereby indemnify and agree to keep the Purchaser fully and comprehensively saved, harmless and indemnified.

8.5 **Holding Possession:** The Vendor and the Confirming Party 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 Vendor and/or the Confirming Party or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendor and/or the Confirming Party and it is further expressly and specifically covenanted, confirmed and declared by the Vendor and the Confirming Party that notwithstanding anything 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 and/or the Confirming Party, the Vendor and/or the Confirming Party 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

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access and the Vendor and the Confirming Party 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 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.

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

8.8 **Further Acts:** The Vendor and the Confirming Party hereby covenant that the Vendor and/or the Confirming Party 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 and the Confirming Party 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 and/or the Confirming Party in any manner. The Vendor and the Confirming Party hereby further covenant to be party to the declaration (if required) without raising any objection and without any further consideration as and when required by the Purchaser.

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9. **Interpretation:**

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

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

Vacant Land classified as sali (agricultural) measuring 2.7778 (two point seven seven seven eight) decimal, more or less, out of 100 (one hundred) decimal, being a portion of C.S. Dag No. 235, corresponding R.S./L.R. Dag No. 239, recorded under R.S. Khatian No. 451, L.R. Khatian No. 3365, 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 and the said R.S. Dag No. 239 is delineated on the **Plan** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

| | | |
|---|---|---|
| **On the North** | : | By R.S./L.R. Dag No. 238 |
| **On the East** | : | Mouza Jirangacha |
| **On the South** | : | By R.S./L.R. Dag No. 240 |
| **On the West** | : | By R.S./L.R. Dag No. 336 |

**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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**10. Execution and Delivery**

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

Witnesses:

1. Witaruddin Molla
C/O Abdul Jalil Molla.
Vill- Kalidanga.

LTI of Chhayna Bibi
By the Pen of Witaruddin Molla

**[Vendor]**

2. MD Samsuddin
Vill+Po- Ghuni
Kol - 700157

Witaruddin Molla

**[Purchaser]**

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.

KOAL DEVELOPERS PRIVATE LIMITED
Amrita Ghosh
Director / Authorised Signatory

**[Confirming Party]**

**Drafted by:**
Alungir Reza WB/1866/03
**Advocate**
Alipur Judge Court
Kol-27

Additional Office of the Dist. Sub-Registrar-IV
Registration Unit 7 (Zone of
Registration) 1908
Alipore, South 24 Parganas

25 JUN 2022

**Vendor's Receipt And Memo of Consideration**

Received from the within named Purchaser the within mentioned sum of **Rs.4,72,000/- (Rupees Four Lakh Seventy-Two 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.) |
|---|---|---|---|
| UTR No. IOBAN22175204735 | 24.06.2022 | Indian Overseas Bank | 4,72,000/- |
| | | **Total:** | **4,72,000/-** |

Witnesses:

1. Nitaruddin Mollah
S/o - Abdul Jolil Molla.
Vill- Kabildanga-

2 MD Samsuzzaman

LTI of Chayna bibi
By the Pen of Nitaruddin Mollah

**[Vendor]**

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25 JUN 2022

**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 **Schedule** above, in the following manner:

| Mode | Date | Bank | Amount (Rs.) |
|---|---|---|---|
| Chq. No. 649705 | 24.06.2022 | Indian Overseas Bank | 2,00,000/- |
| | | **Total:** | **2,00,000/-** |

Witnesses:

1. Witnesses Name

EVAL DEVELOPERS PRIVATE LIMITED
Director / Authorised Signatory

2. MD-Samsuzzaman

**[Confirming Party]**

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Registration Act
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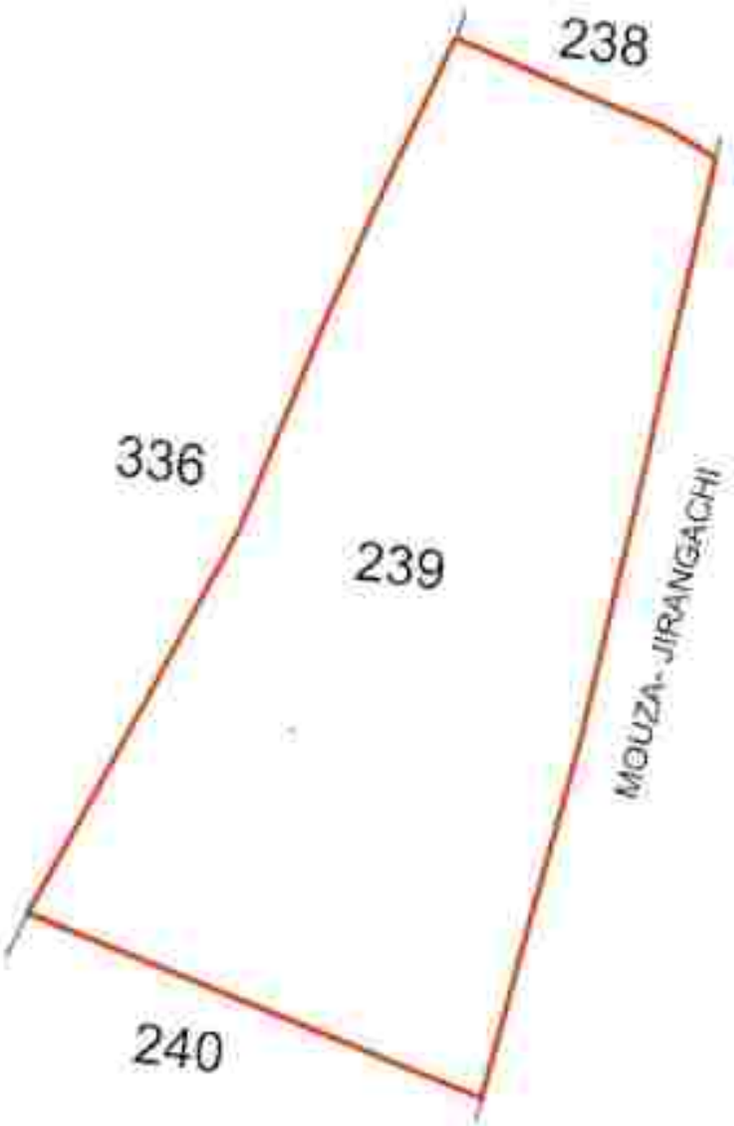
SITE PLAN OF LAND AT MOUZA - HATISALA, J.L.NO.-09 UNDER PART OF R.S. /L.R. DAG NO. - 239, UNDER R.S. KH. NO.- 451,L.R. KH.NO. 3365, P.S. -K.L.C.,DIST- SOUTH 24 PGS., UNDER BEONTA 2 NO GRAM PANCHAYET

NAME OF THE VENDOR :- CHHAYRA BIBI

AREA = UNDIVIDED 2.7778 DEC. OUT OF 100 DEC.

N




KYAL DEVELOPERS PRIVATE LIMITED
Anita Ghosh
Director / Authorised Signatory
CONFIRMING PARTY

PURCHASER

L.T.I of Chhayarabibi
By the Pen of
VENDOR

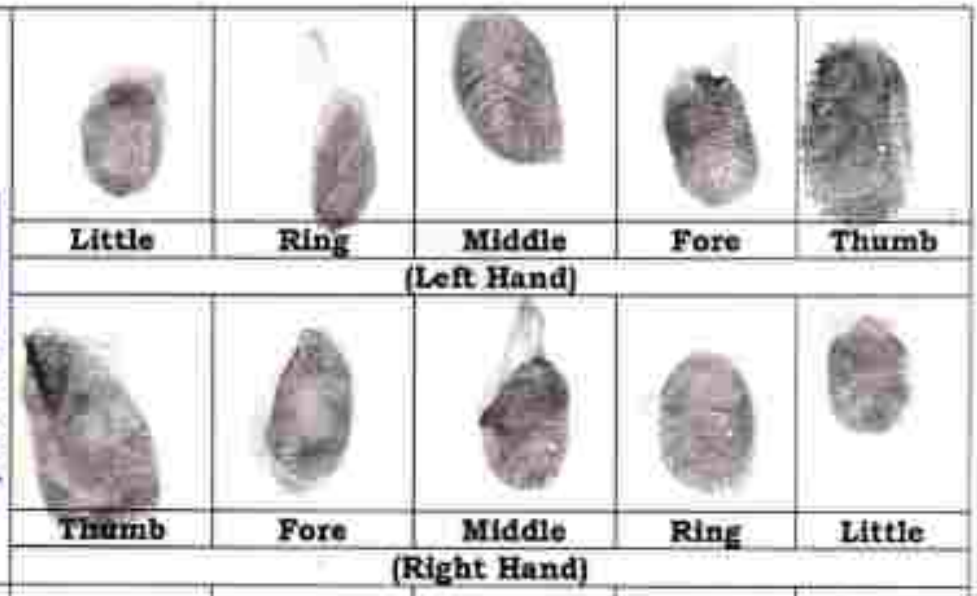
Office of the Dist Sub-Registrar IV
Alipore, South 24-Parganas

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

25 JUN 2022

## SPECIMEN FORM FOR TEN FINGER PRINTS

L.T.I of Chhayanath By the Pen of Vishwajit Biswas/NPNC



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

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

Amrita Ghosh

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

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 1604201902617/2022

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 | CHHAYRA BIBI Chhele Goyala, Uttar Kashipore, City:- , P.O:- Uttar Kashipore, P.S:- Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 | Seller |  |  | L.T.I of Chhayra Bibi By the Pen of Unisha Khatun 25/6/22 |
| Sl No. | Name of the Executant | Category | Photo | Finger Print | Signature with date |
| 2 | ANURAG KYAL 30C, South End Park, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:- South 24-Parganas, West Bengal, India, PIN:- 700029 | Buyer |  |  | 25/6/22 |
| Sl No. | Name of the Executant | Category | Photo | Finger Print | Signature with date |
| 3 | AMRITA GHOSH Bellachandi, Gocharan, City:- , P.O:- Bellachandi, P.S:- Joynagar, District:-South 24-Parganas, West Bengal, India, PIN:- 743391 | Representative of Seller [KYAL DEVELOPERS PRIVATE LIMITED] |  |  | Amrita Ghosh 25/6/22 |

| Sl. No. | Name and Address of identifier | Identifier of | Photo | Finger Print | Signature with Date |
|---|---|---|---|---|---|
| 1 | NIJAM UDDIN MOLLA<br>Son of Abdi Jalil Molla<br>Village:- Kabiddanga, P.O.- Bamunia, P.S.- Kasipur, District:- South 24-Parganas, West Bengal, India, PIN:- 743502 | CHHAYRA BIBI, ANURAG KYAL, AMRITA GHOSH |  | | 25.06.2022 |

(A[illegible] Ham Holder)
D[illegible] ROT SUB-
[illegible] GISTRAR
OFFI[illegible] OF THE D.S.R. -
IV SOU[illegible]H 24-PARGANAS
South [illegible]-Parganas, West
Bengal

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

| | | |
|---|---|---|
| Query No / Year | 2001902617/2022 | Office where deed will be registered |
| Query Date | 23/06/2022 1:53:40 PM | Deed can be registered in any of the offices mentioned on Note: 11 |
| Applicant Name, Address & Other Details | VINAYAK LEGAL<br>122/1R, Satyendra Nath Majumdar Sarani,Thana : Tollygunge, District : South 24-Parganas, WEST BENGAL, PIN - 700026, Mobile No. : 9330394689, Status :Seller/Executant | |
| Transaction | | Additional Transaction |
| [0101] Sale, Sale Document | | [4308] Agreement [No of Agreement : 2], [4311] Receipt [Rs : 2,00,000/-] |
| Set Forth value | | Market Value |
| Rs. 6,72,000/- | | Rs. 6,72,000/- |
| Total Stamp Duty Payable(SD) | | Total Registration Fee Payable |
| Rs. 20,181/- (Article:23) | | Rs. 8,734/- (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: Hatisala, JL No: 9, , Pin Code : 700135

| Sch No | Plot Number | Khatian Number | Land Proposed | UseROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|---|---|---|---|---|---|---|---|---|
| L1 | RS-239 | RS-451 | Bastu | Shali | 2.7778 Dec | 6,72,000/- | 6,72,000/- | |
| | Grand Total : | | | | 2.7778Dec | 6,72,000 /- | 6,72,000 /- | |

**Seller Details :**

| Sl No | Name & address | Status | Execution Admission Details : |
|---|---|---|---|
| 1 | CHHAYRA BIBI<br>Daughter of Late Mohammad Molla,Chhele Goyalia, Uttar Kashipore, City:- , P.O:- Uttar Kashipore, P.S:-Kashipur, District:- South 24-Parganas, West Bengal, India, PIN:- 700135<br>Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, PAN No. FVxxxxxx2Q, Aadhaar No.: 98xxxxxxxx4844,Status :Individual, Executed by: Self<br>To be Admitted by: Self | Individual | Executed by: Self<br>To be Admitted by: Self |

| | | | |
|---|---|---|---|
| 2 | KYAL DEVELOPERS PRIVATE LIMITED<br>,122/1R, Satyendra Nath Majumder Sarani, City:- , P.O:- Kalighat, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026<br>PAN No. AAxxxxxx0E, ,Aadhaar No Not Provided by UIDAIStatus :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 | ANURAG KYAL<br>Son of Umesh Kyal,30C, South End Park, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029<br>Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AGxxxxxx6H, Aadhaar No.: 52xxxxxxxx8314,Status :Individual, Executed by: Self<br>To be Admitted by: Self | Individual | Executed by: Self<br>To be Admitted by: Self |

**Representative Details :**

| Sl No | Name & Address | Representative of |
|---|---|---|
| 1 | AMRITA GHOSH<br>Son of Biplob GhoshBellachandi, Gocharan, City:- , P.O:- Bellachandi, P.S:- Joynagar, District:-South 24-Parganas, West Bengal, India, PIN:- 743391<br>Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. BLxxxxx9F , Aadhaar No.: 27xxxxxxxx2164 | KYAL DEVELOPERS PRIVATE LIMITED |

**Identifier Details :**

| Name & address |
|---|
| NIJAM UDDIN MOLLA<br>Son of Abdil Jalil Molla<br>Village:- Kabildanga, P.O:- Bamunia, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743502, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , Identifier Of CHHAYRA BIBI, ANURAG KYAL, AMRITA GHOSH |

**Transfer of property for L1**

| Sl.No | From | To. with area (Name-Area) |
|---|---|---|
| 1 | CHHAYRA BIBI | ANURAG KYAL-2.7778 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 23-07-2022) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 23-07-2022)
3. Standard User charge of Rs. 240/-(Rupees Two hundred fourty) 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. - II SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. BHANGAR, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA

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

25 JUN 2022

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

## GRN Details

| | | | |
|---|---|---|---|
| **GRN:** | 192022230058233951 | **Payment Mode:** | Online Payment |
| **GRN Date:** | 24/06/2022 12:53:03 | **Bank/Gateway:** | Indian Overseas Bank |
| **BRN :** | 202206240931498 | **BRN Date:** | 24/06/2022 12:53:55 |
| **Payment Status:** | Successful | **Payment Ref. No:** | 2001902617/4/2022 [Query No*/Query Year] |

## Depositor Details

| | |
|---|---|
| **Depositor's Name:** | ANURAG KYAL |
| **Address:** | 30C SOUTH END PARK KOLKATA 700029 |
| **Mobile:** | 9830065307 |
| **Depositor Status:** | Buyer/Claimants |
| **Query No:** | 2001902617 |
| **Applicant's Name:** | Org VINAYAK LEGAL |
| **Address:** | D.S.R. - IV SOUTH 24-PARGANAS |
| **Office Name:** | D.S.R. - IV SOUTH 24-PARGANAS |
| **Identification No:** | 2001902617/4/2022 |
| **Remarks:** | Sale, Sale Document Payment No 4 |

## Payment Details

| Sl. No. | Payment ID | Head of A/C Description | Head of A/C | Amount (₹) |
|---|---|---|---|---|
| 1 | 2001902617/4/2022 | Property Registration- Stamp duty | 0030-02-103-003-02 | 20181 |
| 2 | 2001902617/4/2022 | Property Registration- Registration Fees | 0030-03-104-001-16 | 8766 |
| | | | **Total** | **28947** |

**IN WORDS:** **TWENTY EIGHT THOUSAND NINE HUNDRED FORTY SEVEN ONLY.**

आयकर विभाग

INCOME TAX DEPARTMENT

भारत सरकार

GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड

Permanent Account Number Card

FVKPB7722Q

नाम / Name

CHHAYRA BIBI

पिता का नाम / Father's Name

MOHAMMAD MOLLA

जन्म की तारीख / Date of Birth

11/02/1955

हस्ताक्षर / Signature

108585

আধার

ভারত সরকার

Unique Identification Authority of India

Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 1040/22067/69659

To

ছায়া বিবি

Chhaya Bibi

chhota gopaliya

Uttar Kashipur

Uttar Kashipur

Bhangar, 24 South 24 Parganas

West Bengal 700135

MLF119552431F1

আপনার আধার সংখ্যা / Your Aadhaar No. :

**9897 7939 4844**

আধার – সাধারণ মানুষের অধিকার

[redacted]

ছায়া বিবি

Chhaya Bibi

পিতা : মহম্মদ ইদ্রিস

Father : Mohammad Idris

জন্মতারিখ / DOB : 11/02/1988

মহিলা / Female

9897 7939 4844

আধার – সাধারণ মানুষের অধিকার

AADHAAR

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা যাচাই করুন।

INFORMATION

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

- আধার সারা দেশে বৈধ।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

[redacted]

Unique Identification Authority of India

ঠিকানা:
ছোট গোপালিয়া, উত্তর কাশীপুর,
পরিঃ ২৪ পরগনা, উত্তর
কাশীপুর, পশ্চিম বঙ্গ, 700135

Address:
chhota gopaliya, Uttar Kashipur,
South 24 Parganas, Uttar
Kashipur, West Bengal, 700135

9897 7939 4844

L.T.I of Chhaya Bibi

By the Pen of Mirza Rudin Ahmed


KYAL DEVELOPERS PRIVATE LIMITED

Anita Ghosh

Director / Authorised Signatory

आयकर विभाग
INCOME TAX DEPARTMENT
AMRITA GHOSH
BIPLOB GHOSH
20/06/1991
BLRPG8979F

भारत सरकार
GOVT. OF INDIA

भारत सरकार
Government of India

नाम / Name
Amrita Ghosh
पिता / पिता का नाम
Father : Biplob Ghosh
जन्म तिथि / DOB : 20/06/1991
पुरुष / Male

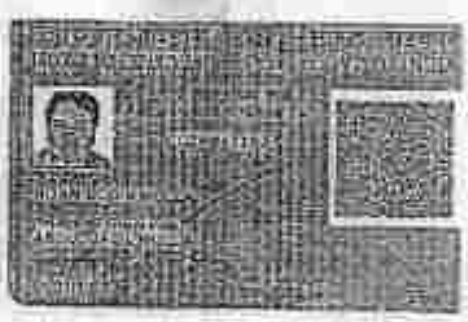
2744 4498 2164

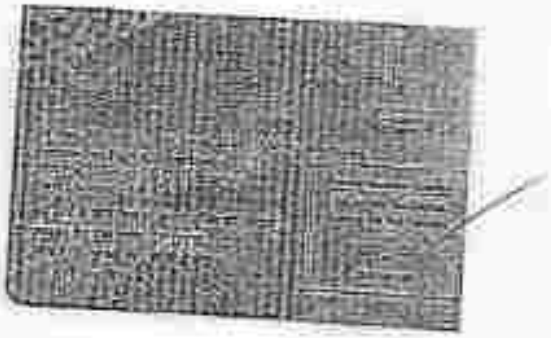
भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

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

2744 4498 2164

Amrita Ghosh





Nizamuddin Mohammed
Nizamuddin Mohammed
Nizamuddin Mohammed
Nizamuddin Mohammed


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
ANURAG KYAL
AGIPK4906H


Amartaj Kyal
5217 2735 8314
मेरा आधार, मेरी पहचान


5217 2735 8314

Government of West Bengal

Directorate of Registration & Stamp Revenue

FORM-1564

Miscellaneous Receipt

| | | | |
|---|---|---|---|
| Visit Commission Case No / Year | 1604001773/2022 | Date of Application | 24/06/2022 |
| Query No / Year | 1604200190261 7/2022 | | |
| Transaction | [0101] Sale, Sale Document | | |
| Applicant Name of QueryNo | Org. VINAYAK LEGAL | | |
| Stamptuty Payable | Rs.20,161/- | | |
| Registration Fees Payable | Rs.8,734/- | | |
| Applicant Name of the Visit Commission | Mr. A REZA | | |
| Applicant Address | A.P.C | | |
| Place of Commission | 30C, South End Park, City:-, P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 | | |
| Expected Date and Time of Commission | 24/06/2022 4:00 PM | | |
| Fee Details | J1: 250/-, J2: 250/-, PTA-J(2): 0/-, Total Fees Paid: 500/- | | |
| Remarks | | | |

## Major Information of the Deed

| | | | |
|---|---|---|---|
| Deed No : | I-1604-06984/2022 | Date of Registration | 27/06/2022 |
| Query No / Year | 1604-2001902617/2022 | Office where deed is registered | |
| Query Date | 23/06/2022 1:53:40 PM | D S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas | |
| Applicant Name, Address & Other Details | VINAYAK LEGAL<br>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. 6,72,000/- | | Rs. 6,72,000/- | |
| Stamp duty Paid(SD) | | Registration Fee Paid | |
| Rs. 20,281/- (Article:23) | | Rs. 8,765/- (Article:A(1), E,) | |
| Remarks | | | |

## Land Details :

District: South 24-Parganas, P.S:- Kolkata Leather Camp, Gram Panchayat: BENTTATA-II, Mouza: Haliesla, JL No: 9, 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-239 | RS-451 | Bastu | Shali | 2.7778 Dec | 6,72,000/- | 6,72,000/- | |
| | Grand Total : | | | | 2.7778Dec | 6,72,000 /- | 6,72,000 /- | |

## Seller Details :

| Sl No | Name,Address,Photo,Finger print and Signature |
|---|---|
| 1 | **CHHAYRA BIBI**<br>Daughter of Late Mohammad Molla Chhele Goyalla, Uttar Kashipore, City:- , P.O:- Uttar Kashipore, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, PAN No.:: FVxxxxxx2Q, Aadhaar No: 98xxxxxxxx4844, Status :Individual, Executed by: Self, Date of Execution: 25/06/2022<br>, Admitted by: Self, Date of Admission: 25/06/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution : 25/06/2022<br>, Admitted by: Self, Date of Admission: 25/06/2022 ,Place : Pvt. Residence |

| | |
|---|---|
| 2 | **KYAL DEVELOPERS PRIVATE LIMITED**<br>122/1R, Satyendra Nath Majumder Sarani, City:- , P.O:- Kalighat, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700025 , PAN No.:: AAxxxxxx0E,Aadhaar No Not Provided by UIDAI, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative |

**Buyer Details :**

| Sl No | Name,Address,Photo,Finger print and Signature |
|---|---|
| 1 | **ANURAG KYAL (Presentant )**<br>Son of Umesh Kyal 30C, South End Park, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AGxxxxxx8H, Aadhaar No: 52xxxxxxxx8314, Status :Individual, Executed by: Self, Date of Execution: 25/06/2022 , Admitted by: Self, Date of Admission: 25/06/2022 ,Place : Pvt. Residence |

**Representative Details :**

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

**Identifier Details :**

| Name | Photo | Finger Print | Signature |
|---|---|---|---|
| **NIJAM UDDIN MOLLA**<br>Son of Abdi Jalil Molla<br>Village:- Kabilbanga, P.O:- Bamunia, P.S:- Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743502 | | | |

Identifier Of CHHAYRA BIBI, ANURAG KYAL, AMRITA GHOSH

**Transfer of property for L1**

| Sl.No | From | To. with area (Name-Area) |
|---|---|---|
| 1 | CHHAYRA BIBI | ANURAG KYAL-2.7778 Dec |

**Endorsement For Deed Number : I - 160406994 / 2022**

**On 24-06-2022**

**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 6,72,000/-

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

**On 25-06-2022**

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

Presented for registration at 01:30 hrs on 25-06-2022, at the Private residence by ANURAG KYAL ,Claimant.

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

Execution is admitted on 25/06/2022 by 1. CHHAYRA BIBI, Daughter of Late Mohammad Molla, Chhele Goyalia, Uttar Kashipore, P.O: Uttar Kashipore, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession House wife, 2. ANURAG KYAL, Son of Umesh Kyal, 30C, South End Park, P.O: Sarat Bose Road, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Business

Indetified by NIJAM UDDIN MOLLA, , , Son of Abdil 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 25-06-2022 by AMRITA GHOSH, Authosized Signatory, KYAL DEVELOPERS PRIVATE LIMITED (Private Limited Company), 122/1R, Satyendra Nath Majumder Sarani, City:- , P.O:- Kalighat, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026

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

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

**On 27-06-2022**

**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 6,766/- ( A(1) = Rs 6,720/- ,B = Rs 2,000/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 6,766/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 24/06/2022 12:53PM with Govt. Ref. No: 192022230058233951 on 24-06-2022, Amount Rs: 6,766/-, Bank: Indian Overseas Bank ( IOBA0000015), Ref. No. 202206240931496 on 24-06-2022, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 20,181/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 20,181/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 14155, 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 24/06/2022 12:53PM with Govt. Ref. No: 192022230058233851 on 24-06-2022, Amount Rs: 20,181/-, Bank: Indian Overseas Bank ( IOBA0000015), Ref. No. 202206240931498 on 24-06-2022, 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 218365 to 218388**

**being No 160406984 for the year 2022.**

Digitally signed by ANUPAM HALDER
Date: 2022.06.27 13:05:09 +05:30
Reason: Digital Signing of Deed.

**(Anupam Halder) 2022/06/27 01:05:09 PM**

**DISTRICT SUB-REGISTRAR**

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

**West Bengal.**

**(This document is digitally signed.)**

07196/24 I-07051/2024

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबंगा पश्चिम बंगाल WEST BENGAL AR 065066

24/06/2024

Q- 20015648 20/2024

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

**DEED OF CONVEYANCE**

1. Date: 24.06.24
2. Place: Kolkata
3. Parties:

240300

Name : A. K. SINGH, Advocate
Address : High Court, Calcutta
Calcutta - 700001

Kolkata Collectorate
1, Netaji Subhas Rd.
Kolkata-1

Amal Kr. Bag
Licensed Stamp
Vendor

2024

Arijit Roy
S/o-Arun Roy
17, Diwan Zone, Kol-14
P.O-Entally
P.S-Muchipara

Registration 1508
Alipore, South 24 Parganas

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3.1 **NEAMUL HAQUE** (**PAN: AJGPH0066G** and **Aadhaar No. 7242-0516-3580**), son of Abdul Ohab Molla, by faith Muslim, by nationality Indian, occupation Business, residing at Jirangacha, Post Office Hatisala, Police Station Kashipur, PIN-700135, District South 24 Parganas (**Vendor**, includes successors-in-interest)

**And**

3.2 **BALKRISHAN KYAL** (**PAN ABDPK2892E** and **Aadhaar No. 2627 7669 6204**), son of Late Govindram Kyal, by faith Hindu, by occupation Business, nationality Indian, residing at 30C, South End Park, Post Office Sarat Bose Road, Kolkata- 700 029, Police Station Lake, District South 24 Parganas (**Purchaser**, includes successors-in-interest)

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

## NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

### 4. Subject Matter of Conveyance

4.1 **Said Property:** (**1**) Land classified as *sali* (agricultural) measuring 0.84 (zero point eight four) decimal, more or less, out of 31 (thirty one) decimal, being a portion of R.S. Dag No. 63, corresponding L.R. Dag No. 57, recorded under R.S. Khanda Khatian No. 615 derived from R.S. Khatian No. 294, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet (**BGP**), Sub-Registration District Bhangar, District South 24 Parganas (**First Property**) and more fully described in **Part-I** of the **First Schedule** below **And** (**2**) land classified as *danga* (highland) measuring 0.035 (zero point zero three five) decimal, more or less, out of 56 (fifty six) decimal, being a portion of R.S. Dag No. 91, corresponding L.R. Dag No. 85, recorded under R.S. Khatian No. 185, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Second Property**) and more fully described in **Part-II** of the **First Schedule** below **And** (**3**) land classified as *danga* (highland) measuring 0.11 (zero point one one) decimal, more or less, out of 3 (three) decimal, being a portion of R.S. Dag No. 106, corresponding L.R. Dag No. 99, recorded under R.S. Khatian No. 189, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Third Property**) and more fully described in **Part-III** of the **First Schedule** below, the First Property, Second Property and Third Property are more fully and collectively described in the **Second Schedule** below (collectively **Said Property**) **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof.

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**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 **Devolution of First Property:**

(i) **Ownership of Larger First Property:** At all material time (**1**) Maula Baksh Molla, (**2**) Abdul Khalek Molla, (**3**) Alam Baksh Molla, (**4**) Abdul Chattar Molla, (**5**) Fuljan Bibi and (**6**) Alek Jan Bibi were the joint and absolute owners in respect of land measuring 31 (thirty one) decimal, more or less, being the entirety of R.S. Dag No. 63, corresponding L.R. Dag No. 57, recorded under R.S. Khanda Khatian No. 615 derived from R.S. Khatian No. 294, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Larger First Property**), free from all encumbrances.

(ii) **Sale to Jiyad Ali Molla & Daud Ali Molla:** By a Deed of Sale dated 14th March, 1962, registered in the Office of the Sub-Registrar, Bhangar, recorded in Book No. I, Volume No. 25, at Pages 186 to 188, being Deed No. 2644 for the year 1962, said (**1**) Maula Baksh Molla, (**2**) Abdul Khalek Molla, (**3**) Alam Baksh Molla, (**4**) Abdul Chattar Molla, (**5**) Fuljan Bibi and (**6**) Alek Jan Bibi have jointly sold, conveyed and transferred the Larger First Property unto and in favour of (**1**) Jiyad Ali Molla and (**2**) Daud Ali Molla, free from all encumbrances.

(iii) **Ownership of Jiyad Ali Molla:** In the above mentioned circumstances said Jiyad Ali Molla has become the sole and absolute owner in respect of land measuring 15.5 (fifteen point five) decimal, more or less, out of the Larger First Property, free from all encumbrances.

(iv) **Demise of Jiyad Ali Molla:** Said Jiyad Ali Molla, a Muslim governed by the *Sunni* School of Mohammedan Law, died intestate leaving behind him surviving his 6 (six) sons, namely, (**1**) Abdul Jabbar Molla, (**2**) Abdul Latif Molla, (**3**) Md. Abdur Rafique alias Abdur Rafique, (**4**) Abdul Hai Molla, (**5**) Abdul Malek Molya and (**6**) Abdul Kader Molla and 6 (six) daughters, namely, (**1**) Chupiya Bibi *alias* Supiya Bibi, (**2**) Rijiya Bibi, (**3**) Chapiya Bibi *alias* Sepiya Bibi, (**4**) Firoja Bibi, (**5**) Mastura Bibi *alias* Masura Bibi Baidya and (**6**) Muslima Bibi, as his only legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Jiyad Ali Molla in Larger First Property, free from all encumbrances.

(v) **Sale to Vendor:** By a Deed of Sale 27th May, 2024, registered in the Office of the District Sub-Registrar-II, South 24 Parganas at Alipore, recorded in Book No. I, Volume No. 1602-

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2024, at Pages 244287 to 244307, being Deed No. 160207527 for the year 2024, said Rijiya Bibi sold, conveyed and transferred the First Property, i.e. land measuring 0.84 (zero point eight four) decimal, more or less, out of the Larger First Property, in favour of Neamul Haque (the Vendor herein), free from all encumbrances.

(vi) **Absolute Ownership of First Property:** In the above mentioned events and circumstances said Neamul Haque (the Vendor herein) has become the sole and absolute owner in respect of the First Property, free from all encumbrances.

3.1.2 **Devolution of Second Property:**

(i) **Ownership of Amir Ali Molla:** At all material time one Amir Ali Molla was the sole, recorded and absolute owner in respect of land measuring 9.3 (nine point three) decimal, more or less, out of 56 (fifty six) decimal, being a portion of R.S. Dag No. 91, corresponding L.R. Dag No. 85, recorded under R.S. Khatian No. 185, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Larger Second Property**), free from all encumbrances.

(ii) **Demise of Amir Ali Molla:** Said Amir Ali Molla, a Muslim governed by the Sunni School of Mohammedan Law, died intestate leaving behind him surviving his 2 (two) sons, namely, (**1**) Jiyad Ali Molla and (**2**) Daud Ali Molla and 2 (two) daughters, namely, (**1**) Sakhejan Bibi *alias* Molla Sakhejan and (**2**) Johara Bibi, as his only legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Amir Ali Molla in Larger Second Property, free from all encumbrances.

(iii) **Ownership of Sakhejan Bibi** *alias* **Molla Sakhejan:** In the above mentioned circumstances said Sakhejan Bibi *alias* Molla Sakhejan has become the sole and absolute owner in respect of land measuring 1.55 (one point five five) decimal, more or less, out of the Larger Second Property, free from all encumbrances.

(iv) **Demise of Sakhejan Bibi** *alias* **Molla Sakhejan:** Said Sakhejan Bibi *alias* Molla Sakhejan, a Muslim governed by the *Sunni* School of Mohammedan Law, died intestate on 27th March, 2020, leaving behind her surviving her 4 (four) sons, namely, (**1**) Din Mohammad Molla, (**2**) Iyar Mohammad Molla, (**3**) Piyar Mohammad Molla and (**4**) Golam Mostafa Molla and 2 (two) daughters, namely, (**1**) Rahima Bibi and (**2**) Amena Bibi, as her only legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Sakhejan Bibi *alias* Molla Sakhejan in Larger Second Property, free from all encumbrances. It is pertinent to mention here that one Nurmohammad Molla alias Molla Nur

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Mohammad being another son of Late Sakhejan Bibi alias Molla Sakhejan predeceased her on 22nd July, 2007 and therefore, the legal heirs of Late Nurmohammad Molla alias Molla Nur Mohammad have been excluded to inherit any share in the property left out by Late Sakhejan Bibi as per the operation of Mahomedan Law.

(v) **Demise of Amena Bibi:** Said Amena Bibi, a Muslim governed by the *Sunni* School of Mohammedan Law, died intestate on 9th January, 2023, leaving behind her surviving her 3 (three) sons, namely, (1) Julfikkar Baddi, (2) Kamaluddin Baddi and (3) Kutubuddin Baddi and 3 (three) daughters, namely, (1) Lalbanu Bibi, (2) Sakheda Bibi and (3) Sahanara Bibi, as her only legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Amena Bibi in the Larger Second Property, free from all encumbrances. It is pertinent to mention here that one Jamaluddin Baddi being another son of Late Amena Bibi predeceased her and therefore, the legal heirs of Late Jamaluddin Baddi have been excluded to inherit any share in the property left out by Late Amena Bibi as per the operation of Mahomedan Law.

(vi) **Ownership of Said Property:** In the above mentioned circumstances said (1) Lalbanu Bibi and (2) Sahanara Bibi have become the joint and absolute owners in respect of the Second Property, i.e. land measuring 0.035 (zero point zero three five) decimal, more or less, out of the Larger Second Property, free from all encumbrances.

(vii) **Sale to Vendor:** By a Deed of Sale dated 22nd May, 2024, registered in the Office of the District Sub-Registrar-II, South 24 Parganas at Alipore, recorded in Book No. I, Volume No. 1602-2024, at Pages 251140 to 251162, being Deed No. 160207369 for the year 2024, said (1) Lalbanu Bibi and (2) Sahanara Bibi have sold, conveyed and transferred the Second Property being their right, title and interest in the Larger Second Property unto and in favour of Neamul Haque (the Vendor herein), free from all encumbrances. It is pertinent to mention here that said (1) Lalbanu Bibi and (2) Sahanara Bibi have sold more than their actual entitlement in said R.S. Dag No. 91 to which the Vendor do not have any right, title and interest whatsoever and howsoever in nature.

(viii) **Absolute Ownership of Second Property:** In the above mentioned events and circumstances said Neamul Haque (the Vendor herein) has become the sole and absolute owner in respect of the Second Property, free from all encumbrances.

5.1.3 **Devolution of Third Property:**

(i) **Ownership of Elem Baksh Molla:** At all material time one Elem Baksh Molla was the sole, recorded and absolute owner in respect of land measuring 0.6 (zero point six) decimal, more or less, out of 3 (three) decimal, being a portion of R.S. Dag

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No. 106, corresponding L.R. Dag No. 99, recorded under R.S. Khatian No. 189, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Larger Third Property**), free from all encumbrances.

(ii) **Demise of Elem Baksh Molla:** Said Elem Baksh Molla, a Muslim governed by the *Sunni* School of Mohammedan Law, died intestate leaving behind him surviving his only wife, Amena Bibi (since deceased), 2 (two) sons, namely, (**1**) Ahad Baksh Molla and (**2**) Latib Molla and 2 (two) daughters, namely, (**1**) Hinguljan Bibi and (**2**) Nurjan Bibi, as his only legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Elem Baksh Molla in the Larger Third Property, free from all encumbrances.

(iii) **Demise of Amena Bibi:** Said Amena Bibi, a Muslim governed by the *Sunni* School of Mohammedan Law, died intestate leaving behind her surviving her 2 (two) sons, namely, (**1**) Ahad Baksh Molla and (**2**) Latib Molla and 2 (two) daughters, namely, (**1**) Hinguljan Bibi and (**2**) Nurjan Bibi, as her only legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Amena Bibi in the Larger Third Property, free from all encumbrances.

(iv) **Ownership of Nurjan Bibi:** In the above mentioned circumstances said Nurjan Bibi has become the sole and absolute owner in respect of the Third Property, i.e. land measuring 0.11 (zero-point one one) decimal, more or less, out of the Larger Third Property, free from all encumbrances.

(v) **Demise of Nurjan Bibi:** Said Nurjan Bibi, a Muslim governed by the *Sunni* School of Mohammedan Law, died intestate leaving behind her surviving her husband, Wajed Ali Sahaji (since deceased), 4 (four) sons, namely, (**1**) Majed Ali Molla, (**2**) Kashem Ali Sahaji, (**3**) Sowkat Ali Sahaji and (**4**) Jabbar Ali Sahaji and 2 (two) daughters, namely, (**1**) Anowara Bibi and (**2**) Jahanara Bibi, as her only legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Nurjan Bibi in the Third Property, free from all encumbrances.

(vi) **Demise of Wajed Ali Sahaji:** Said Wajed Ali Sahaji, a Muslim governed by the *Sunni* School of Mohammedan Law, died intestate leaving behind him surviving his 4 (four) sons, namely, (**1**) Majed Ali Molla, (**2**) Kashem Ali Sahaji, (**3**) Sowkat Ali Sahaji and (**4**) Jabbar Ali Sahaji and 2 (two) daughters, namely, (**1**) Anowara Bibi and (**2**) Jahanara Bibi, as her only legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Wajed Ali Sahaji in the Third Property, free from all encumbrances.

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(vii) **Sale to Vendor:** By a Deed of Sale dated 21st May, 2024, registered in the Office of the Additional District Sub-Registrar, Bhangar, recorded in Book No. 1, Volume No. 1621-2024, at Pages 137468 to 137495, being Deed No. 162105243 for the year 2024, said **(1)** Majed Ali Molla, **(2)** Kashem Ali Sahaji alias Kashem Sahaji, **(3)** Md. Sowkat Ali Sahaji, **(4)** Jabbar Ali Sahaji **(5)** Anowara Bibi and **(6)** Jahanara Bibi have sold, conveyed and transferred the Third Property unto and in favour of Neamul Haque (the Vendor herein), free from all encumbrances.

(viii) **Absolute Ownership of Third Property:** In the above mentioned events and circumstances said Neamul Haque (the Vendor herein) has become the sole and absolute owner in respect of the Third Property, free from all encumbrances.

5.1.4 **Absolute Ownership of Vendor:** In the above mentioned events and circumstances said Neamul Haque (the Vendor herein) has become the sole and absolute owner in respect of the Said Property, comprised in the First Property, Second Property and Third Property, free from all encumbrances.

5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendor represents and warrants to and covenants with the Purchaser regarding encumbrances as follows:

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

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

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

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

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

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5.2.6 **No Right of Pre-emption:** No person or persons whosoever 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*, *waqf*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title and the title of the Vendor to the Said Property is free, clear and marketable.

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

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

## 6. Basic Understanding

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

## 7. Transfer

7.1 **Hereby Made:** The Vendor hereby sells, conveys and transfers to the Purchaser the entirety of the Vendor's right, title and interest of whatsoever or howsoever nature in the Said Property, more fully described in the **Second Schedule** below, being, (**1**) the First Property, i.e., land classified as *sali* (agricultural) measuring 0.84 (zero point eight four) decimal, more or less, out of 31 (thirty one) decimal, being a portion of R.S. Dag No. 63, corresponding L.R. Dag No. 57, recorded under R.S. Khanda Khatian No. 615 derived from R.S. Khatian No. 294, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-I** of the **First Schedule** below **And** (**2**) the Second Property, i.e., land classified as *danga* (highland) measuring

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0.035 (zero point zero three five) decimal, more or less, out of 56 (fifty six) decimal, being a portion of R.S. Dag No. 91, corresponding L.R. Dag No. 85, recorded under R.S. Khatian No. 185, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-II** of the **First Schedule** below **And (3)** the Third Property, i.e., land classified as *danga* (highland) measuring 0.11 (zero point one one) decimal, more or less, out of 3 (three) decimal, being a portion of R.S. Dag No. 106, corresponding L.R. Dag No. 99, recorded under R.S. Khatian No. 189, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-III** of the **First Schedule** below **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the 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.4,00,000/- (Rupees Four Lakhs only)** paid by the Purchaser to the Vendor, receipt of which the Vendor hereby and by the Receipt and Memo of Consideration hereunder written, admits and acknowledges.

**8. Terms of Transfer**

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

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

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

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

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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 Nos. as recited under clause 5.1 and sub-clauses thereunder. However, the Vendor hereby conveys all the Vendor's right, title and interest in the said R.S. Dags (acquired vide the aforesaid recital) under these presents whatsoever and howsoever in nature and the Purchaser shall be entitled to rectify the erroneous record of rights, if any.

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

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

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

8.5 **Holding Possession:** The Vendor hereby covenants that the Purchaser and the Purchaser's successors-in-interest and/or assigns shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof exclusively and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or

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

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

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

8.8 **Further Acts:** The Vendor hereby covenants that the Vendor or any person claiming under him, shall and will from time to time and at all times hereafter, upon every request and at the cost of the Purchaser and/or his/her successors-in-interest and assigns, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Property. 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

Registration Fees
Alipore, South 24 Parganas

24 JUN 2024

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

9. **Interpretation:**

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

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

**First Schedule**
**Part-I**
**(First Property)**

Land classified as *sali* (agricultural) measuring 0.84 (zero point eight four) decimal, more or less, out of 31 (thirty one) decimal, being a portion of R.S. Dag No. 63, corresponding L.R. Dag No. 57, recorded under R.S. Khanda Khatian No. 615 derived from R.S. Khatian No. 294, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and the said R.S. Dag No. 63 is butted and bounded as follows:

| | | |
|---|---|---|
| **On the North** | : | By R.S. Dag No. 62; |
| **On the East** | : | By R.S. Dag Nos. 153 and 148; |
| **On the South** | : | By R.S. Dag No. 64; |
| **On the West** | : | By R.S. Dag No. 69. |

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

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

Land classified as *danga* (highland) measuring 0.035 (zero point zero three five) decimal, more or less, out of 56 (fiftysix) decimal, being a portion of R.S. Dag No. 91, corresponding L.R. Dag No. 85, recorded under R.S. Khatian No. 185, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and the said R.S. Dag No. 91 is butted and bounded as follows:

**On the North** : By R.S. Dag No. 90

District Sub-Registrar-IV
Registrar U/S 7 (2) of
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24 JUN 2024

| | | |
|---|---|---|
| **On the East** | : | By R.S. Dag No. 67 |
| **On the South** | : | By R.S. Dag No. 92 |
| **On the West** | : | By Mouza Hatishala |

**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 classified as *danga* (highland) measuring 0.11 (zero point one one) decimal, more or less, out of 3 (three) decimal, being a portion of R.S. Dag No. 106, corresponding L.R. Dag No. 99, recorded under R.S. Khatian No. 189, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and the said R.S. Dag No. 106 is butted and bounded as follows:

| | | |
|---|---|---|
| **On the North** | : | By R.S. Dag No. 105 |
| **On the East** | : | By R.S. Dag No. 104 |
| **On the South** | : | By R.S. Dag No. 107 |
| **On the West** | : | By Mouza Hatishala |

**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.

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

Land (vacant) classified as *soil* (agricultural) measuring 0.84 (zero point eight four) decimal, more or less, out of 31 (thirty one) decimal, being a portion of R.S. Dag No. 63, corresponding L.R. Dag No. 57, recorded under R.S. Khanda Khatian No. 615 derived from R.S. Khatian No. 294, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-I** of the **First Schedule** above

Land (vacant) classified as *danga* (highland) measuring 0.035 (zero point zero three five) decimal, more or less, out of 56 (fifty six) decimal, being a portion of R.S. Dag No. 91, corresponding L.R. Dag No. 85, recorded under R.S. Khatian No. 185, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration

District Sub-Registrar
Registration U/S 17 (1) of
Registration 1908
Alipore, South 24 Parganas

24 JUN 2024

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

Land (vacant) classified as *danga* (highland) measuring 0.11 (zero point one one) decimal, more or less, out of 3 (three) decimal, being a portion of R.S. Dag No. 106, corresponding L.R. Dag No. 99, recorded under R.S. Khatian No. 189, 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

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

The details of the Said Property are tabulated below:

| **R.S. *Dag* No.** | **L.R. *Dag* No.** | **R.S. Khatian** | **Total Area in *Dag* (in Dec)** | **Area Sold (in Dec)** |
|---|---|---|---|---|
| 53 | 57 | 615 | 31 | 0.84 |
| 91 | 85 | 185 | 56 | 0.035 |
| 106 | 99 | 189 | 3 | 0.11 |
| | | | **Total:** | **0.985** |

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

24 JUN 2024

**10. Execution and Delivery**

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

**Witnesses:**

1 Arijit Roy
17, Dixon Lane
Kol-14

2 Amrita Ghosh
122/1R S.M. Sarani
Kol-26

Neamul Haque

**VENDOR**

**Drafted by:**

Alamgir Roy WB/1266/03

Advocate
Alipore Judges Court
Kol-27

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

24 JUN 2024

**Receipt And Memo of Consideration**

Received from the within named Purchaser the within mentioned sum of **Rs.4,00,000/- (Rupees Four Lakhs only)** towards full and final payment of the consideration for sale of the Said Property described in the **Second Schedule** above, in the following manner:

| Mode | Date | Bank | Amount (Rs.) |
|---|---|---|---|
| UTR No. 106KR520240 - 624006332483 | 24.06.24 | Indian Overseas Bank | 4,00,000.00 |
| | | **Total:** | **4,00,000/-** |

**Witnesses:**

1. Arijit Roy

2. Amrita Ghosh

Nearmal Haque

**VENDOR**

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

24 JUN 2024

# SPECIMEN FORM FOR TEN FINGER PRINTS

Bose Kumar Hd

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

Nizamul Haque

Nizamul Haque

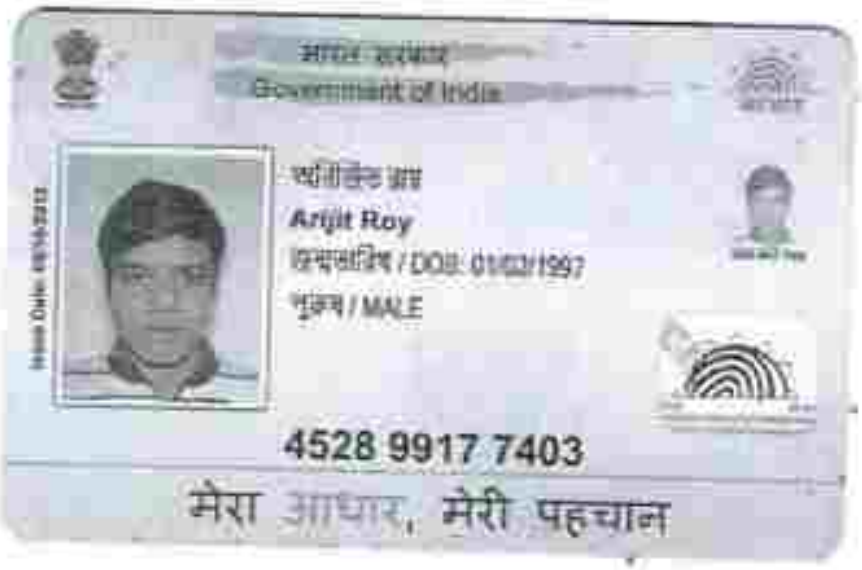
| Little | Ring | Middle | Fore | Thumb |
|---|---|---|---|---|
| (Left Hand) | | | | |
| Thumb | Fore | Middle | Ring | Little |
| (Right Hand) | | | | |

PHOTO

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

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

24 JUN 2024


Government of India
Arijit Roy
/ DOB: 01/02/1997
/ MALE
4528 9917 7403
मेरा आधार, मेरी पहचान


Unique Identification Authority of India
Address: 17, DIXON LANE, Intally S.O.
Kolkata, West Bengal, 700014
4528 9917 7403
1947
www.uidai.gov.in

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

| | | |
|---|---|---|
| **Query No / Year** | **2001564620/2024** | **Office where deed will be registered** |
| **Query Date** | **24/06/2024 12:20:00 PM** | Deed can be registered in any of the offices mentioned on Note: 11 |
| **Applicant Name, Address & Other Details** | VINAYAK LEGAL<br>122/1R, Satyendra Nath Majumdar Sarani,Thana : Tollygunge, District : South 24-Parganas, WEST BENGAL, PIN - 700026, Mobile No. : 9330394689, Status :Seller/Executant | |
| Transaction | | Additional Transaction |
| [0101] Sale, Sale Document | | [4306] Agreement [No of Agreement : 2] |
| Set Forth value | | Market Value |
| Rs. 4,00,000/- | | Rs. 4,00,000/- |
| Total Stamp Duty Payable(SD) | | Total Registration Fee Payable |
| Rs. 12,020/- (Article:23) | | Rs. 4,014/- (Article:A(1), E) |
| Mutation Fee Payable | Expected date of Presentation of Deed | Amount of Stamp Duty to be Paid by Non Judicial Stamp |
| | | Rs. 100/- |
| Remarks | | |

## Land Details :

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

| Sch No | Plot Number | Khatian Number | Land Proposed | UseROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|---|---|---|---|---|---|---|---|---|
| L1 | RS-63 | RS-615 | Bastu | Shali | 0.84 Dec | 3,40,000/- | 3,40,000/- | |
| L2 | RS-91 | RS-185 | Bastu | Danga | 0.035 Dec | 15,000/- | 15,000/- | |
| L3 | RS-106 | RS-189 | Bastu | Shali | 0.11 Dec | 45,000/- | 45,000/- | |
| | | TOTAL : | | | .985Dec | 4,00,000 /- | 4,00,000 /- | |
| | Grand Total : | | | | .985Dec | 4,00,000 /- | 4,00,000 /- | |

**Seller Details :**

| Sl No | Name & address | Status | Execution Admission Details : |
|---|---|---|---|
| 1 | NEAMUL HAQUE<br>Son of Abdul Ohab Molla,Jirangacha, City:- , P.O:- Hatisala, P.S:- Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135<br>Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, Date of Birth:XX-XX-1XX4, PAN No: AJxxxxx6G, Aadhaar No.: 72xxxxxxx3580,Status :Individual, Executed by: Self To be Admitted by: Self | Individual | Executed by: Self<br>To be Admitted by: Self |

**Buyer Details :**

| Sl No | Name & address | Status | Execution Admission Details : |
|---|---|---|---|
| 1 | BALKRISHAN KYAL<br>Son of Late GOVINDRAM KYAL,30C, Southend Park,, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029<br>Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth XX-XX-1XX4, PAN No. ABxxxxx2E, Aadhaar No.: 26xxxxxxxx6204 Status :Individual, Not Executed | Individual | Not Executed |

**Identifier Details :**

| Name & address |
|---|
| ARIJIT ROY<br>Son of ARUN ROY<br>City:- Kolkata, P.O:- MUCHIPARA, P.S:-Muchipara, District:-Kolkata, West Bengal, India, PIN:- 700014, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , Identifier Of NEAMUL HAQUE. |

| Transfer of property for L1 | | |
|---|---|---|
| Sl.No | From | To. with area (Name-Area) |
| 1 | NEAMUL HAQUE | BALKRISHAN KYAL-0.84 Dec |
| **Transfer of property for L2** | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | NEAMUL HAQUE | BALKRISHAN KYAL-0.035 Dec |
| **Transfer of property for L3** | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | NEAMUL HAQUE | BALKRISHAN KYAL-0.11 Dec |

**Note:**

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 24-07-2024) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 24-07-2024)
3. Standard User charge of Rs. 300/-(Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f. 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required.
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.

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

## GRN Details

| | | | |
|---|---|---|---|
| **GRN:** | 19202425009112825 8 | **Payment Mode:** | SBI Epay |
| **GRN Date:** | 24/06/2024 15:39:59 | **Bank/Gateway:** | SBIePay Payment Gateway |
| **BRN :** | 9534457252430 | **BRN Date:** | 24/06/2024 15:40:11 |
| **Gateway Ref ID:** | 20240624710189 | **Method:** | Indian Overseas Bank NB |
| **GRIPS Payment ID:** | 24062024200911282 4 | **Payment Init. Date:** | 24/06/2024 15:39:59 |
| **Payment Status:** | Successful | **Payment Ref. No:** | 2001564820/3/2024 [Query No*/Query Year] |

## Depositor Details

| | |
|---|---|
| **Depositor's Name:** | Mr BALKRISHAN KYAL |
| **Address:** | 30C, SOUTH END PARK, KOLKATA-700029 |
| **Mobile:** | 9330394689 |
| **Period From (dd/mm/yyyy):** | 24/06/2024 |
| **Period To (dd/mm/yyyy):** | 24/06/2024 |
| **Payment Ref ID:** | 2001564820/3/2024 |
| **Dept Ref ID/DRN:** | 2001564820/3/2024 |

## Payment Details

| Sl. No. | Payment Ref No. | Head of A/C Description | Head of A/C | Amount (₹) |
|---|---|---|---|---|
| 1 | 2001564820/3/2024 | Property Registration- Stamp duty | 0030-02-103-003-02 | 11920 |
| 2 | 2001564820/3/2024 | Property Registration- Registration Fees | 0030-03-104-001-16 | 4046 |
| | | | **Total** | **15966** |

**IN WORDS:** **FIFTEEN THOUSAND NINE HUNDRED SIXTY SIX ONLY.**

PAID

## Major Information of the Deed

| | | | |
|---|---|---|---|
| Deed No : | I-1604-07051/2024 | Date of Registration | 24/06/2024 |
| Query No / Year | 1604-2001564820/2024 | Office where deed is registered | |
| Query Date | 24/06/2024 12:23:00 PM | D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas | |
| Applicant Name, Address & Other Details | VINAYAK LEGAL<br>122/1R, Satyendra Nath Majumdar Sarani,Thana : Tollygunge, District : South 24-Parganas, WEST BENGAL, PIN - 700026, Mobile No. : 9330394569, Status :Seller/Executant | | |
| Transaction - | | Additional Transaction | |
| [0101] Sale, Sale Document | | [4308] Other than Immovable Property, Agreement [No of Agreement : 2] | |
| Set Forth value | | Market Value | |
| Rs. 4,00,000/- | | Rs. 4,00,000/- | |
| Stampduty Paid(SD) | | Registration Fee Paid | |
| Rs. 12,020/- (Article:23) | | Rs. 4,046/- (Article:A(1), E) | |
| Remarks | | | |

### Land Details :

District: South 24-Parganas, P.S:- Kasipur, Gram Panchayat: BHAGAWANPUR, Mouza: Jirangacha, JL 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-63 | RS-615 | Bastu | Shali | 0.84 Dec | 3,40,000/- | 3,40,000/- | |
| L2 | RS-91 | RS-165 | Bastu | Danga | 0.035 Dec | 15,000/- | 15,000/- | |
| L3 | RS-106 | RS-189 | Bastu | Shali | 0.11 Dec | 45,000/- | 45,000/- | |
| | | TOTAL : | | | .985Dec | 4,00,000 /- | 4,00,000 /- | |
| | Grand Total : | | | | .985Dec | 4,00,000 /- | 4,00,000 /- | |

### Seller Details :

| Sl No | Name,Address,Photo,Finger print and Signature | | | |
|---|---|---|---|---|
| 1 | Name | Photo | Finger Print | Signature |
| | NEAMUL HAQUE (Presentant )<br>Son of Abdul Ohab Molla<br>Executed by: Self, Date of Execution: 24/06/2024<br>, Admitted by: Self, Date of Admission: 24/06/2024 ,Place : Office |  | Captured | |
| | | 24/06/2024 | LTI 24/06/2024 | 24/06/2024 |

| | |
|---|---|
| | Jirangacha, City:- , P.O:- Hatisala, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: IndiaDate of Birth:XX-XX-1XX4 , PAN No.:: AJxxxxxx6G, Aadhaar No: 72xxxxxxxx3580, Status :Individual, Executed by: Self, Date of Execution: 24/06/2024<br>, Admitted by: Self, Date of Admission: 24/06/2024 ,Place : Office |

**Buyer Details :**

| Sl No | Name,Address,Photo,Finger print and Signature |
|---|---|
| 1 | **BALKRISHAN KYAL**<br>Son of Late GOVINDRAM KYAL 30C, Southend Park,, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX4 , PAN No.:: ABxxxxx2E, Aadhaar No: 26xxxxxxxx6204, Status :Individual, Status : Not Executed |

**Identifier Details :**

| Name | Photo | Finger Print | Signature |
|---|---|---|---|
| **ARIJIT ROY**<br>Son of ARUN ROY<br>City:- Kolkata, P.O:- MUCHIPARA, P.S:- Muchipara, District:-Kolkata, West Bengal, India, PIN:- 700016 |  | Captured | |
| | 24/06/2024 | 24/06/2024 | 24/06/2024 |
| Identifier Of NEAMUL HAQUE | | | |

| Transfer of property for L1 | | |
|---|---|---|
| **Sl.No** | **From** | **To. with area (Name-Area)** |
| 1 | NEAMUL HAQUE | BALKRISHAN KYAL-0.86 Dec |

| Transfer of property for L2 | | |
|---|---|---|
| **Sl.No** | **From** | **To. with area (Name-Area)** |
| 1 | NEAMUL HAQUE | BALKRISHAN KYAL-0.035 Dec |

| Transfer of property for L3 | | |
|---|---|---|
| **Sl.No** | **From** | **To. with area (Name-Area)** |
| 1 | NEAMUL HAQUE | BALKRISHAN KYAL-0.11 Dec |

**Endorsement For Deed Number : I - 160407051 / 2024**

**On 24-06-2024**

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

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

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

Presented for registration at 14:43 hrs on 24-06-2024, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by NEAMUL HAQUE ,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 4,00,000/-

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

Execution is admitted on 24/06/2024 by NEAMUL HAQUE, Son of Abdul Ohab Molla, Jhangacha, P.O: Harisala, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Others

Indetified by ARIJIT ROY, , , Son of ARUN ROY, P.O: MUCHIPARA, Thana: Muchipara, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Others

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 4,046.00/- ( A(1) = Rs 4,000.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 4,046/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 24/06/2024 3:40PM with Govt. Ref. No: 192024250091128258 on 24-06-2024, Amount Rs: 4,046/-, Bank: SBI EPay ( SBIePay), Ref. No. 9534467252430 on 24-06-2024, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 12,020/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 11,920/-
Description of Stamp
1. Stamp, Type: Impressed, Serial no 249360, Amount: Rs.100.00/-, Date of Purchase: 13/01/2024, Vendor name: Amal Kr Sana
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 24/06/2024 3:40PM with Govt. Ref. No: 192024250091128258 on 24-06-2024, Amount Rs: 11,920/-, Bank: SBI EPay ( SBIePay), Ref. No. 9534467252430 on 24-06-2024, Head of Account 0030-02-103-003-02

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

**Certificate of Registration under section 60 and Rule 69.**

**Registered in Book - I**

**Volume number 1604-2024, Page from 205114 to 205139**

**being No 160407051 for the year 2024.**

Seal of the District Sub-Registrar IV, South 24 Parganas, South 24 Parganas

Digitally signed by Anupam Halder
Date: 2024.06.25 12:35:55 +05:30
Reason: Digital Signing of Deed.

**(Anupam Halder) 25/06/2024**

**DISTRICT SUB-REGISTRAR**

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

**West Bengal.**

07197/24 I-07052/2024

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL AR 065067

24/06/2024

Q 20015637/63/2024

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

Sub-Registrar/A.R. Registrar U/S 7 (2) of Registration Act, Jaynagar, South 24 Parganas

24 JUN 2024

DEED OF CONVEYANCE

1. Date: 24.06.24
2. Place: Kolkata
3. Parties:

240301

Anjit Roy
S/o-Arun Roy
17, Dixon Lane, Kol-14
P.O- Entally
P.S- Muchipara

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3.1 **NEAMUL HAQUE (PAN: AJGPH0066G** and **Aadhaar No. 7242-0516-3580)**, son of Abdul Ohab Molla, by faith Muslim, by nationality Indian, occupation Business, residing at Jirangacha, Post Office Hatisala, Police Station Kashipur, PIN-700135, District South 24 Parganas (**Vendor**, includes successors-in-interest)

**And**

3.2 **BALKRISHAN KYAL (PAN ABDPK2892E** and **Aadhaar No. 2627 7669 6204)**, son of Late Govindram Kyal, by faith Hindu, by occupation Business, nationality Indian, residing at 30C, South End Park, Post Office Sarat Bose Road, Kolkata- 700 029, Police Station Lake, District South 24 Parganas (**Purchaser**, includes successors-in-interest)

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

## NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

**4. Subject Matter of Conveyance**

4.1 **Said Property:** (1) Land classified as *sali* (agricultural) measuring 0.0142 (zero point zero one four two) decimal, more or less, out of 46 (forty six) decimal, being a portion of R.S. Dag No. 67, corresponding L.R. Dag No. 61, recorded under R.S. Khatian No. 643, L.R. Khatian No. 1352, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet (**BGP**), Sub-Registration District Bhangar, District South 24 Parganas (**First Property**) and more fully described in **Part-I** of the **First Schedule** below **And** (2) land classified as *danga* (highland) measuring 0.0216 (zero point zero two one six) decimal, more or less, out of 48 (forty eight) decimal, being a portion of R.S. Dag No. 68, corresponding L.R. Dag No. 62, recorded under R.S. Khatian No. 643, L.R. Khatian No. 1352, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Second Property**) and more fully described in **Part-II** of the **First Schedule** below **And** (3) land classified as *danga* (highland) measuring 0.0278 (zero point zero two seven eight) decimal, more or less, out of 45 (forty five) decimal, being a portion of R.S. Dag No. 71, corresponding L.R. Dag No. 65, recorded under R.S. Khatian No. 128, L.R. Khatian No. 1352, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Third Property**) and more fully described in **Part-III** of the **First Schedule** below **And** (4) land classified as *danga* (highland) measuring 0.0194 (zero point zero one nine four) decimal, more or less, out of 63 (sixty three) decimal, being a portion of R.S. Dag No. 89, corresponding L.R. Dag No. 83, recorded under R.S. Khatian No. 184, L.R. Khatian No. 1352, 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 classified as *danga* (highland) measuring 0.026 (zero point zero two six) decimal, more or less, out of 58 (fifty eight) decimal, being a portion of R.S. Dag No. 90, corresponding L.R. Dag No. 84, recorded under R.S. Khatian No. 643, L.R. Khatian No. 1352, 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, the First Property, Second Property, Third Property, Fourth Property and Fifth Property are more fully and collectively described in the **Second Schedule** below (collectively **Said Property**) **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof.

**5. Background, Representations, Warranties and Covenants**

5.1 **Representations, Warranties and Covenants Regarding Title:** The Vendor represents and warrants to and covenants with the Purchaser regarding title as follows:

5.1.1 **Ownership of Amir Ali Molla:** At all material time one Amir Ali Molla was the sole, recorded and absolute owner in respect of (**1**) land measuring 23 (twenty three) decimal, more or less, out of 46 (forty six) decimal, being a portion of R.S. Dag No. 67, corresponding L.R. Dag No. 61, recorded under R.S. Khatian No. 643, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Amir's First Property**), (**2**) land measuring 34.9 (thirty four point nine) decimal, more or less, out of 48 (forty eight) decimal, being a portion of R.S. Dag No. 68, corresponding L.R. Dag No. 62, recorded under R.S. Khatian No. 643, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Amir's Second Property**), (**3**) land measuring 45 (forty five) decimal, more or less, being the entirety of R.S. Dag No. 71, corresponding L.R. Dag No. 65, recorded under R.S. Khatian No. 128, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Amir's Third Property**), (**4**) land measuring 31.5 (thirty one point five) decimal, more or less, out of 63 (sixty three) decimal, being a portion of R.S. Dag No. 89, corresponding L.R. Dag No. 83, recorded under R.S. Khatian No. 184, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Amir's Fourth Property**) and (**5**) land measuring 42.1 (forty two point one) decimal, more or less, out of 58 (fifty eight) decimal, being a portion of R.S. Dag No. 90, corresponding L.R. Dag No. 84, recorded under R.S. Khatian No. 643, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur

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(formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Amir's Fifth Property**), free from all encumbrances. Said Amir's First Property, Amir's Second Property, Amir's Third Property, Amir's Fourth Property and Amir's Fifth Property collectively hereinafter referred to as "**Amir's Property**".

5.1.2 **Demise of Amir Ali Molla:** Said Amir Ali Molla, a Muslim governed by the Sunni School of Mohammedan Law, died intestate leaving behind him surviving his 2 (two) sons, namely, (**1**) Jiyad Ali Molla and (**2**) Daud Ali Molla and 2 (two) daughters, namely, (**1**) Sakhejan Bibi *alias* Molla Sakhejan and (**2**) Johara Bibi, as his only legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Amir Ali Molla in Amir's Property, free from all encumbrances.

5.1.3 **Ownership of Sakhejan Bibi** *alias* **Molla Sakhejan:** In the above mentioned circumstances said Sakhejan Bibi *alias* Molla Sakhejan has become the sole and absolute owner in respect of (**1**) land measuring 3.84 (three point eight four) decimal, more or less, out of Amir's First Property (**Sakhejan's First Property**), (**2**) land measuring 5.82 (five point eight two) decimal, more or less, out of Amir's Second Property (**Sakhejan's Second Property**), (**3**) land measuring 7.5 (seven point five) decimal, more or less, out of Amir's Third Property (**Sakhejan's Third Property**), (**4**) land measuring 5.25 (five point two five) decimal, more or less, out of Amir's Fourth Property (**Sakhejan's Fourth Property**) and (**5**) land measuring 7.02 (seven point zero two) decimal, more or less, out of Amir's Fifth Property (**Sakhejan's Fifth Property**), free from all encumbrances and mutated her name in the records of the Block Land and Land Reforms Officer, Bhangar – II, under L.R. Khatian No. 1352. Said Sakhejan's First Property, Sakhejan's Second Property, Sakhejan's Third Property, Sakhejan's Fourth Property and Sakhejan's Fifth Property collectively hereinafter referred to as "**Sakhejan's Property**".

5.1.4 **Demise of Sakhejan Bibi** *alias* **Molla Sakhejan:** Said Sakhejan Bibi *alias* Molla Sakhejan, a Muslim governed by the *Sunni* School of Mohammedan Law, died intestate on 27th March, 2020, leaving behind her surviving her 4 (four) sons, namely, (**1**) Din Mohammad Molla, (**2**) Iyar Mohammad Molla, (**3**) Piyar Mohammad Molla and (**4**) Golam Mostafa Molla and 2 (two) daughters, namely, (**1**) Rahima Bibi and (**2**) Amena Bibi, as her only legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Sakhejan Bibi *alias* Molla Sakhejan in Sakhejan's Property, free from all encumbrances. It is pertinent to mention here that one Nurmohammad Molla alias Molla Nur Mohammad being another son of Late Sakhejan Bibi alias Molla Sakhejan predeceased her on 22nd July, 2007 and therefore, the legal heirs of Late Nurmohammad Molla alias Molla Nur Mohammad have been excluded to inherit any share in Sakhejan's Property as per the operation of Mahomedan Law.

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5.1.5 **Ownership of Amena Bibi:** In the above mentioned circumstances said Amena Bibi has become the sole and absolute owner in respect of (1) land measuring 0.384 (zero point three eight four) decimal, more or less, out of Sakhejan's First Property (**Amena's First Property**), (2) land measuring 0.582 (zero point five eight two) decimal, more or less, out of Sakhejan's Second Property (**Amena's Second Property**), (3) land measuring 0.75 (zero point seven five) decimal, more or less, out of Sakhejan's Third Property (**Amena's Third Property**), (4) land measuring 0.525 (zero point five two five) decimal, more or less, out of Sakhejan's Fourth Property (**Amena's Fourth Property**) and (5) land measuring 0.702 (zero point seven zero two) decimal, more or less, out of Sakhejan's Fifth Property (**Amena's Fifth Property**), free from all encumbrances.

5.1.6 **Sale by Amena Bibi:** By a Conveyance dated 4th August, 2022, registered in the Office of the District Sub-Registrar-IV, South 24 Parganas at Alipore, recorded in Book No. I, Volume No. 1604-2022, at Pages 270546 to 270584, being Deed No. 160409076 for the year 2022, said Amena Bibi sold, conveyed and transferred (1) land measuring 0.32 (zero point three two) decimal, more or less, out of Amena's First Property, (2) land measuring 0.485 (zero point four eight five) decimal, more or less, out of Amena's Second Property, (3) land measuring 0.625 (zero point six two five) decimal, more or less, out of Amena's Third Property, (4) land measuring 0.4375 (zero point four three seven five) decimal, more or less, out of Amena's Fourth Property and (5) land measuring 0.585 (zero point five eight five) decimal, more or less, out of Amena's Fifth Property in favour of Sweta Kyal, free from all encumbrances.

5.1.7 **Remaining Ownership of Amena Bibi:** In the aforesaid circumstances said Amena Bibi remained the sole and absolute owner in respect of (1) land measuring 0.064 (zero point zero six four) decimal, more or less, out of Amena's First Property (**Larger First Property**), (2) land measuring 0.097 (zero point zero nine seven) decimal, more or less, out of Amena's Second Property (**Larger Second Property**), (3) land measuring 0.125 (zero point one two five) decimal, more or less, out of Amena's Third Property (**Larger Third Property**), (4) land measuring 0.0875 (zero point zero eight seven five) decimal, more or less, out of Amena's Fourth Property (**Larger Fourth Property**) and (5) land measuring 0.117 (zero point one one seven) decimal, more or less, out of Amena's Fifth Property (**Larger Fifth Property**), free from all encumbrances. Said Larger First Property, Larger Second Property, Larger Third Property, Larger Fourth Property and Larger Fifth Property collectively hereinafter referred to as "**Larger Property**".

5.1.8 **Demise of Amena Bibi:** Said Amena Bibi, a Muslim governed by the *Sunni* School of Mohammedan Law, died intestate on 9th January, 2023, leaving behind her surviving her 3 (three) sons, namely, (1) Julfikkar Baddi, (2) Kamaluddin Baddi and (3) Kutubuddin Baddi and 3 (three) daughters, namely, (1) Lalbanu Bibi, (2) Sakheda Bibi and (3) Sahanara Bibi, as her only legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Amena Bibi in the Larger Property, free from all encumbrances.

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It is pertinent to mention here that one Jamaluddin Baddi being another son of Late Amena Bibi predeceased her and therefore, the legal heirs of Late Jamaluddin Baddi have been excluded to inherit any share in the Larger Property as per the operation of Mahomedan Law.

5.1.9 **Ownership of Said Property:** In the above mentioned circumstances said (1) Lalbanu Bibi and (2) Sahanara Bibi have become the joint and absolute owners in respect of the Said Property, comprised in (1) the First Property, being land measuring 0.0142 (zero point zero one four two) decimal, more or less, out of the Larger First Property, (2) the Second Property, being land measuring 0.0216 (zero point zero two one six) decimal, more or less, out of the Larger Second Property, (3) the Third Property, being land measuring 0.0278 (zero point zero two seven eight) decimal, more or less, out of the Larger Third Property, (4) the Fourth Property, being land measuring 0.0194 (zero point zero one nine four) decimal, more or less, out of the Larger Fourth Property and (5) the Fifth Property, being land measuring 0.026 (zero point zero two six) decimal, more or less, out of the Larger Fifth Property, free from all encumbrances.

5.1.10 **Sale to Vendor:** By a Deed of Sale dated 22nd May, 2024, registered in the Office of the District Sub-Registrar-II, South 24 Parganas at Alipore, recorded in Book No. I, Volume No. 1602-2024, at Pages 251140 to 251162, being Deed No. 160207369 for the year 2024, said (1) Lalbanu Bibi and (2) Sahanara Bibi have sold, conveyed and transferred the Said Property being their entire right, title and interest in the Larger Property vis-à-vis Sakhejan's Property unto and in favour of Neamul Haque (the Vendor herein), free from all encumbrances. It is pertinent to mention here that said (1) Lalbanu Bibi and (2) Sahanara Bibi have sold more than their actual entitlement in said R.S. Dag Nos. 67, 68, 71, 89 and 90 to which the Vendor do not have any right, title and interest whatsoever and howsoever in nature.

5.1.11 **Absolute Ownership of Vendor:** In the above mentioned events and circumstances said Neamul Haque (the Vendor herein) has become the sole and absolute owner in respect of the Said Property, comprised in the First Property, Second Property, Third Property, Fourth Property and Fifth Property, free from all encumbrances.

5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendor represents and warrants to and covenants with the Purchaser regarding encumbrances as follows:

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

5.2.2 **No Excess Land:** The Vendor does not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any

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

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

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

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

5.2.6 **No Right of Pre-emption:** No person or persons whosoever 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*, *waqf*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title and the title of the Vendor to the Said Property is free, clear and marketable.

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

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

**6. Basic Understanding**

6.1 **Sale of Said Property:** The basic understanding between the Vendor and the Purchaser is that the Vendor shall sell the Said Property to the Purchaser, free from all encumbrances of any and every nature whatsoever and with good and marketable title and together with *khas*, vacant, peaceful and physical possession and the Purchaser shall purchase the same based on the representations, warranties

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and covenants mentioned in Clauses 5.1 and 5.2 and their respective sub-clauses above.

**7. Transfer**

7.1 **Hereby Made:** The Vendor hereby sells, conveys and transfers to the Purchaser the entirety of the Vendor's right, title and interest of whatsoever or howsoever nature in the Said Property, more fully described in the **Second Schedule** below, being, (**1**) the First Property, i.e., land classified as *sali* (agricultural) measuring 0.0142 (zero point zero one four two) decimal, more or less, out of 46 (forty six) decimal, being a portion of R.S. Dag No. 67, corresponding L.R. Dag No. 61, recorded under R.S. Khatian No. 643, L.R. Khatian No. 1352, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-I** of the **First Schedule** below **And** (**2**) the Second Property, i.e., land classified as *danga* (highland) measuring 0.0216 (zero point zero two one six) decimal, more or less, out of 48 (forty eight) decimal, being a portion of R.S. Dag No. 68, corresponding L.R. Dag No. 62, recorded under R.S. Khatian No. 643, L.R. Khatian No. 1352, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-II** of the **First Schedule** below **And** (**3**) the Third Property, i.e., land classified as *danga* (highland) measuring 0.0278 (zero point zero two seven eight) decimal, more or less, out of 45 (forty five) decimal, being a portion of R.S. Dag No. 71, corresponding L.R. Dag No. 65, recorded under R.S. Khatian No. 128, L.R. Khatian No. 1352, 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 classified as *danga* (highland) measuring 0.0194 (zero point zero one nine four) decimal, more or less, out of 63 (sixty three) decimal, being a portion of R.S. Dag No. 89, corresponding L.R. Dag No. 83, recorded under R.S. Khatian No. 184, L.R. Khatian No. 1352, 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 classified as *danga* (Highland) measuring 0.026 (zero point zero two six) decimal, more or less, out of 58 (fifty eight) decimal, being a portion of R.S. Dag No. 90, corresponding L.R. Dag No. 84, recorded under R.S. Khatian No. 643, L.R. Khatian No. 1352, 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 **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.

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7.2 **Consideration:** The aforesaid transfer is being made in consideration of a sum of Rs. 2,00,000/- (Rupees Two Lakhs only) paid by the Purchaser to the Vendor, receipt of which the Vendor hereby and by the Receipt and Memo of Consideration hereunder written, admits and acknowledges.

**8. Terms of Transfer**

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

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

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

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

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

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

8.2.1 **Indemnification by Vendor:** express indemnification by the Vendor about the correctness of the Vendor's title, Vendor's authority to sell and non existence of any encumbrances on the Said Property, which if found defective or untrue at any time, the Vendor shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendor hereby covenants that the Vendor or any person claiming under the Vendor in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Purchaser and/or the Purchaser's successors-in-interest and assigns, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the Purchaser and/or the Purchaser's successors-in-interest and assigns by reason of any claim made by any third parties with respect to the title of the Said Property. If any difficulty arises in respect of mutation of the Said Property in the name of the Purchaser then the Vendor shall at all times hereinafter, at the costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to mutate the name of the Purchaser in respect of the Said Property. In this regard the Vendor hereby clarifies that the R.S. Record of Rights and L.R. Record of Rights are not in parity with the Vendor's entitlement in said R.S.

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Dag Nos. as recited under clause 5.1 and sub-clauses thereunder. However, the Vendor hereby conveys all the Vendor's right, title and interest in the said R.S. Dags (acquired vide the aforesaid recital) under these presents whatsoever and howsoever in nature and the Purchaser shall be entitled to rectify the erroneous record of rights, if any.

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

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

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

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

8.6 **No Objection to Mutation and Conversion:** The Vendor covenants, confirms and declares that (**1**) the Purchaser shall be fully entitled to mutate the Purchaser's name in all public and statutory records and 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

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

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

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

9. **Interpretation:**

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

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

**First Schedule**
**Part-I**
**(First Property)**

Land classified as *sali* (agricultural) measuring 0.0142 (zero point zero one four two) decimal, more or less, out of 46 (forty six) decimal, being a portion of R.S. Dag No. 67, corresponding L.R. Dag No. 61, recorded under R.S. Khatian No. 643, L.R. Khatian No. 1352, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and the said R.S. Dag No. 67 is butted and bounded as follows:

| | | |
|---|---|---|
| **On the North** | : | By R.S. Dag No. 68 |
| **On the East** | : | By R.S. Dag Nos. 65 and 66 |
| **On the South** | : | By R.S. Dag Nos. 94 and 95 |
| **On the West** | : | By R.S. Dag No. 91 |

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

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

Land classified as *danga* (highland) measuring 0.0216 (zero point zero two one six) decimal, more or less, out of 48 (forty eight) decimal, being a portion of R.S. Dag No. 68, corresponding L.R. Dag No. 62, recorded under R.S. Khatian No. 643, L.R. Khatian No. 1352, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and the said R.S. Dag No. 68 is butted and bounded as follows:

| | | |
|---|---|---|
| **On the North** | : | By R.S. Dag No. 69 |
| **On the East** | : | By R.S. Dag Nos. 64 and 65 |
| **On the South** | : | By R.S. Dag No. 67 |
| **On the West** | : | By R.S. Dag No. 90 |

**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 classified as *danga* (highland) measuring 0.0278 (zero point zero two seven eight) decimal, more or less, out of 45 (forty five) decimal, being a portion of R.S. Dag No. 71, corresponding L.R. Dag No. 65, recorded under R.S. Khatian No. 128, L.R. Khatian No. 1352,

24 JUN

Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and the said R.S. Dag No. 71 is butted and bounded as follows:

| | | |
|---|---|---|
| **On the North** | : | By R.S. Dag Nos. 72 & 73 |
| **On the East** | : | By R.S. Dag Nos. 60 & 61 |
| **On the South** | : | By R.S. Dag No.70 |
| **On the West** | : | By R.S. Dag Nos. 74, 75, 76 & 77 |

**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 classified as *danga* (highland) measuring 0.0194 (zero point zero one nine four) decimal, more or less, out of 63 (sixty three) decimal, being a portion of R.S. Dag No. 89, corresponding L.R. Dag No. 83, recorded under R.S. Khatian No. 184, L.R. Khatian No. 1352, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and the said R.S. Dag No. 89 is butted and bounded as follows:

| | | |
|---|---|---|
| **On the North** | : | By R.S. Dag Nos. 87 and 88 |
| **On the East** | : | By R.S. Dag No. 69 |
| **On the South** | : | By R.S. Dag No. 90 |
| **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 classified as *danga* (highland) measuring 0.026 (zero point zero two six) decimal, more or less, out of 58 (fifty eight) decimal, being a portion of R.S. Dag No. 90, corresponding L.R. Dag No. 84, recorded under R.S. Khatian No. 643, L.R. Khatian No. 1352, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and the said R.S. Dag No. 90 is butted and bounded as follows:

| | | |
|---|---|---|
| **On the North** | : | By R.S. Dag No. 89 |
| **On the East** | : | By R.S. Dag No. 68 |
| **On the South** | : | By R.S. Dag No. 91 |
| **On the West** | : | By Mouza Hatisala |

Sub-Registrar
Registrar U/S 7 (2) of
Registration Act
Noida, District Gautam Buddha Nagar

24 JUN 2024

**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.

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

Land (vacant) classified as *soil* (agricultural) measuring 0.0142 (zero point zero one four two) decimal, more or less, out of 46 (forty six) decimal, being a portion of R.S. Dag No. 67, corresponding L.R. Dag No. 61, recorded under R.S. Khatian No. 643, L.R. Khatian No. 1352, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-I** of the **First Schedule** above

Land (vacant) classified as *danga* (highland) measuring 0.0216 (zero point zero two one six) decimal, more or less, out of 48 (forty eight) decimal, being a portion of R.S. Dag No. 68, corresponding L.R. Dag No. 62, recorded under R.S. Khatian No. 643, L.R. Khatian No. 1352, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-II** of the **First Schedule** above

Land (vacant) classified as *danga* (highland) measuring 0.0278 (zero point zero two seven eight) decimal, more or less, out of 45 (forty five) decimal, being a portion of R.S. Dag No. 71, corresponding L.R. Dag No. 65, recorded under R.S. Khatian No. 128, L.R. Khatian No. 1352, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-III** of the **First Schedule** above

Land (vacant) classified as *danga* (highland) measuring 0.0194 (zero point zero one nine four) decimal, more or less, out of 63 (sixty three) decimal, being a portion of R.S. Dag No. 89, corresponding L.R. Dag No. 83, recorded under R.S. Khatian No. 184, L.R. Khatian No. 1352, 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) classified as *danga* (highland) measuring 0.026 (zero point zero two six) decimal, more or less, out of 58 (fifty eight) decimal, being a portion of R.S. Dag No. 90, corresponding L.R. Dag No. 84, recorded under R.S. Khatian No. 643, L.R. Khatian No. 1352, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet,

24 JUN 2024

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

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

The details of the Said Property are tabulated below:

| R.S. *Dag* No. | L.R. *Dag* No. | R.S. Khatian | L.R. Khatian | Total Area in *Dag* (in Dec) | Area Sold (in Dec) |
|---|---|---|---|---|---|
| 67 | 61 | 643 | 1352 | 46 | 0.0142 |
| 68 | 62 | 643 | 1352 | 48 | 0.0216 |
| 71 | 65 | 128 | 1352 | 45 | 0.0278 |
| 89 | 83 | 184 | 1352 | 63 | 0.0194 |
| 90 | 84 | 643 | 1352 | 58 | 0.026 |
| | | | | **Total:** | **0.1090** |

**10. Execution and Delivery**

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

**Witnesses:**

1. Arijit Roy
17, Diwan Lane
Kol-700014

2. Amalo Ghosh
4370/1B, S.M. Sarani
Kol-26

Nearmed Laque

**VENDOR**

**Drafted by:** Alangir Roy WB/1365/03

Advocate

Alipore Judges Court
Kol-27

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

24 JUN 2024

**Receipt And Memo of Consideration**

Received from the within named Purchaser the within mentioned sum of **Rs.2,00,000/- (Rupees Two Lakhs only)** towards full and final payment of the consideration for sale of the Said Property described in the **Second Schedule** above, in the following manner:

| Mode | Date | Bank | Amount (Rs.) |
|---|---|---|---|
| UTR No. IOBAR52024062400632140 | 24.06.24 | Indian Overseas Bank | 2,00,000.00 |
| | | **Total:** | **2,00,000/-** |

**Witnesses:**

1. Arijit Roy

2. Amrita Ghosh

Nirmal Hure

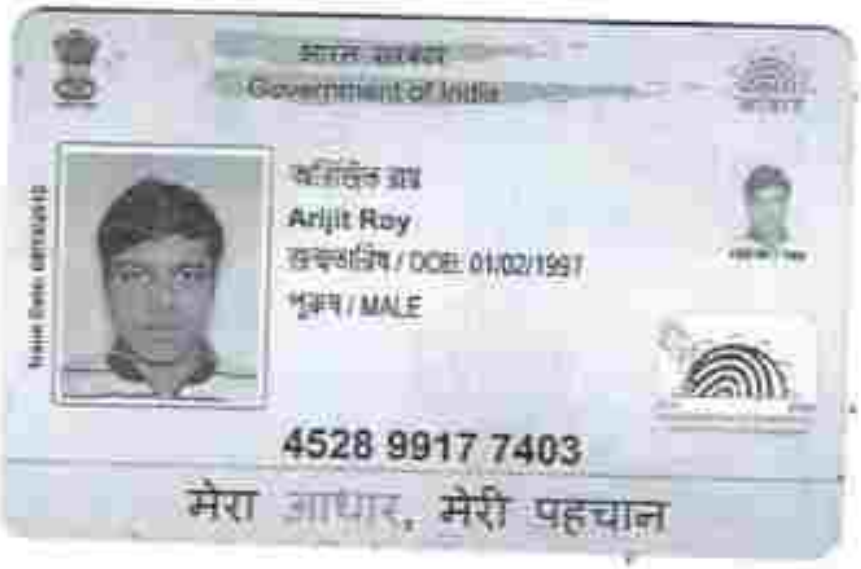
**VENDOR**

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

24 JUN 2024

# SPECIMEN FORM FOR TEN FINGER PRINTS

| | | | | | | |
|---|---|---|---|---|---|---|
|  | | | | | | |
| | | Little | Ring | Middle | Fore | Thumb |
| | | (Left Hand) | | | | |
| | | Thumb | Fore | Middle | Ring | Little |
| | | (Right Hand) | | | | |
|  | | | | | | |
| | | Little | Ring | Middle | Fore | Thumb |
| | | (Left Hand) | | | | |
| | | Thumb | Fore | Middle | Ring | Little |
| | | (Right Hand) | | | | |
| PHOTO | | | | | | |
| | | Little | Ring | Middle | Fore | Thumb |
| | | (Left Hand) | | | | |
| | | Thumb | Fore | Middle | Ring | Little |
| | | (Right Hand) | | | | |


Government of India
Arijit Roy
DOB: 01/02/1997
MALE
4528 9917 7403
मेरा आधार, मेरी पहचान


Unique Identification Authority of India
Address: 17, DIXON LANE, Hailly S.O.
Kolkata, West Bengal, 700014
4528 9917 7403
1947
help@uidai.gov.in
www.uidai.gov.in

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

192024250091100878

## GRN Details

| | | | |
|---|---|---|---|
| **GRN:** | 192024250091100878 | **Payment Mode:** | SBI Epay |
| **GRN Date:** | 24/06/2024 15:29:05 | **Bank/Gateway:** | SBIePay Payment Gateway |
| **BRN :** | 7864891156930 | **BRN Date:** | 24/06/2024 15:29:25 |
| **Gateway Ref ID:** | 20240624709693 | **Method:** | Indian Overseas Bank NB |
| **GRIPS Payment ID:** | 24062024209110086 | **Payment Init. Date:** | 24/06/2024 15:29:05 |
| **Payment Status:** | Successful | **Payment Ref. No:** | 2001563763/7/2024 [Query No*/Query Year] |

## Depositor Details

| | |
|---|---|
| **Depositor's Name:** | Mr BALKRISHAN KYAL |
| **Address:** | 30C, SOUTH END PARK, KOLKATA-700029 |
| **Mobile:** | 9330394689 |
| **Period From (dd/mm/yyyy):** | 24/06/2024 |
| **Period To (dd/mm/yyyy):** | 24/06/2024 |
| **Payment Ref ID:** | 2001563763/7/2024 |
| **Dept Ref ID/DRN:** | 2001563763/7/2024 |

## Payment Details

| Sl. No. | Payment Ref No | Head of A/C Description | Head of A/C | Amount (₹) |
|---|---|---|---|---|
| 1 | 2001563763/7/2024 | Property Registration- Stamp duty | 0030-02-103-003-02 | 5920 |
| 2 | 2001563763/7/2024 | Property Registration- Registration Fees | 0030-03-104-001-16 | 2046 |
| | | | **Total** | **7966** |

**IN WORDS:** **SEVEN THOUSAND NINE HUNDRED SIXTY SIX ONLY.**

PAID

## Major Information of the Deed

| | | | |
|---|---|---|---|
| Deed No : | I-1604-07052/2024 | Date of Registration | 24/06/2024 |
| Query No / Year | 1604-2001563763/2024 | Office where deed is registered | |
| Query Date | 24/06/2024 11:28:19 AM | D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas | |
| Applicant Name, Address & Other Details | VINAYAK LEGAL<br>122/1R, Satyendra Nath Majumdar Sarani,Thana : Tollygunge, District : South 24-Parganas, WEST BENGAL, PIN - 700026, Mobile No. : 9330394689, Status :Seller/Executant | | |
| Transaction | | Additional Transaction | |
| [0101] Sale, Sale Document | | [4308] Other than Immovable Property, Agreement [No of Agreement : 2] | |
| Set Forth value | | Market Value | |
| Rs. 2,00,000/- | | Rs. 2,00,000/- | |
| Stamp duty Paid(SD) | | Registration Fee Paid | |
| Rs. 6,020/- (Article:23) | | Rs. 2,046/- (Article:A(1), E) | |
| Remarks | | | |

### Land Details :

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

| Sch No | Plot Number | Khatian Number | Land Use Proposed | Land Use ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|---|---|---|---|---|---|---|---|---|
| L1 | RS-67 | RS-643 | Bastu | Shali | 0.0142 Dec | 26,000/- | 26,000/- | |
| L2 | RS-68 | RS-643 | Bastu | Danga | 0.0216 Dec | 40,000/- | 40,000/- | |
| L3 | RS-71 | RS-128 | Bastu | Danga | 0.0278 Dec | 52,000/- | 52,000/- | |
| L4 | RS-89 | RS-184 | Bastu | Danga | 0.0194 Dec | 36,000/- | 36,000/- | |
| L5 | RS-90 | RS-643 | Bastu | Danga | 0.026 Dec | 46,000/- | 46,000/- | |
| | | TOTAL : | | | .109Dec | 2,00,000 /- | 2,00,000 /- | |
| | Grand Total : | | | | .109Dec | 2,00,000 /- | 2,00,000 /- | |

### Seller Details :

| Sl No | Name,Address,Photo,Finger print and Signature | | | |
|---|---|---|---|---|
| 1 | Name | Photo | Finger Print | Signature |
| | NEAMUL HAQUE (Presentant )<br>Son of Abdul Ohab Molla<br>Executed by: Self, Date of Execution: 24/06/2024<br>, Admitted by: Self, Date of Admission: 24/06/2024 ,Place : Office |  | Captured | |

| | |
|---|---|
| | Jirangacha, City:- , P.O:- Hatisala, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: IndiaDate of Birth:XX-XX-1XX4 , PAN No.:: AJxxxxxx6G, Aadhaar No: 72xxxxxxxx3580, Status :Individual, Executed by: Self, Date of Execution: 24/06/2024<br>, Admitted by: Self, Date of Admission: 24/06/2024 ,Place : Office |

**Buyer Details :**

| Sl No | Name,Address,Photo,Finger print and Signature |
|---|---|
| 1 | **BALKRISHAN KYAL**<br>Son of Late GOVINDRAM KYAL 30C, Southend Park, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX4 , PAN No.:: ABxxxxxx2E, Aadhaar No: 26xxxxxxxx6204, Status :Individual, Status : Not Executed |

**Identifier Details :**

| Name | Photo | Finger Print | Signature |
|---|---|---|---|
| **ARIJIT ROY**<br>Son of ARUN ROY<br>City:- Kolkata, P.O:- MUCHIPARA, P.S:- Muchipara, District:-Kolkata, West Bengal, India, PIN:- 700014 |  |  | |
| | 24/06/2024 | 24/06/2024 | 24/06/2024 |
| Identifier Of NEAMUL HAQUE | | | |

| Transfer of property for L1 | | |
|---|---|---|
| Sl.No | From | To. with area (Name-Area) |
| 1 | NEAMUL HAQUE | BALKRISHAN KYAL-0.0142 Dec |
| **Transfer of property for L2** | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | NEAMUL HAQUE | BALKRISHAN KYAL-0.0216 Dec |
| **Transfer of property for L3** | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | NEAMUL HAQUE | BALKRISHAN KYAL-0.0276 Dec |
| **Transfer of property for L4** | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | NEAMUL HAQUE | BALKRISHAN KYAL-0.0154 Dec |
| **Transfer of property for L5** | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | NEAMUL HAQUE | BALKRISHAN KYAL-0.026 Dec |

**Endorsement For Deed Number : I - 160407052 / 2024**

**On 24-06-2024**

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

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

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

Presented for registration at 14:40 hrs on 24-06-2024, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by NEAMUL HAQUE ,Executant.

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

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 2,00,000/-

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

Execution is admitted on 24/06/2024 by NEAMUL HAQUE, Son of Abdul Ohab Molla, Jiranigacha, P.O: Hatisala, Thana: Keshipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Others

Identified by ARUIT ROY, , , Son of ARUN ROY, P.O: MUCHIPARA, Thana: Muchipara, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Others

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 2,046.00/- ( A(1) = Rs 2,000.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 2,046/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 24/06/2024 3:29PM with Govt. Ref. No: 192024250091100678 on 24-06-2024, Amount Rs: 2,046/-, Bank: SBI EPay ( SBIePay), Ref. No. 7864891156930 on 24-06-2024, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 6,020/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 5,920/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 249361, Amount: Rs.100.00/-, Date of Purchase: 13/01/2024, Vendor name: Amal Kr Saha
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 24/06/2024 3:29PM with Govt. Ref. No: 192024250091100678 on 24-06-2024, Amount Rs: 5,920/-, Bank: SBI EPay ( SBIePay), Ref. No. 7864891156930 on 24-06-2024, Head of Account 0030-02-103-003-02

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

**Certificate of Registration under section 60 and Rule 69.**

**Registered in Book - I**

**Volume number 1604-2024, Page from 205140 to 205165**

**being No 160407052 for the year 2024.**

Seal of the District Sub-Registrar IV, South 24 Parganas, South 24 Parganas

Digitally signed by Anupam Halder
Date: 2024.06.25 12:39:01 +05:30
Reason: Digital Signing of Deed.

**(Anupam Halder) 25/06/2024**

**DISTRICT SUB-REGISTRAR**

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

**West Bengal.**

C-7258/22 2-7096/22

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL AG 691862

27/06/2022

I-2001935699/2022

2-30 P.M.

**CONVEYANCE**

1. **Date:** 27.06.22
2. **Place:** Kolkata
3. **Parties**

District Sub-Registrar-IV
Registration 1908
Alipore, South 24 Parganas
28 JUN 2022

2-30 P.M.
27/6/22

10 FEB 2022

14159

No.....Rs.-100/- Date.....ALAMGIR REZA
ADVOCATE
Name:.....ALIPORE JUDGES COURT
KOL-27
Address:.....WB/1995/2003
Vendor:.....
Alipur Collectorate, 24 Pgs. (S)
SUBHANKAR DAS
STAMP VENDOR
Alipur Police Court, Kol-27

4435

4436

EVIL DEVELOPERS PRIVATE LIMITED
Amarta Ghosh
Director / Authorised Signatory

4437

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

27 JUN 2022

Sadhan Ghosh
Rajib Roy
Ashok Ch. Roy
Vill - Sabangui Dakshin Para,
Neotia, Kol - 700159

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

**And**

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

**And**

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

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

**NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:**

**4. Subject Matter of Conveyance**

4.1 **Said Property:** (1) Land measuring 0.62 (zero point six two) decimal, more or less, out of 101 (one hundred and one) decimal, being a portion of R.S. Dag No. 100, corresponding L.R. Dag No. 94, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet (**BGP**), Sub-Registration District Bhangar, District South 24 Parganas (**First Property**) and more fully described in **Part-I** of the **First Schedule** below **And** (2) land measuring 0.95 (zero point nine five) decimal, more or less, out of 154 (one hundred and fifty four) decimal, being a portion of R.S. Dag No. 102, corresponding L.R. Dag No. 96, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Second Property**) and more fully described in **Part-II** of the **First Schedule** below **And** (3) land measuring 0.07 (zero point zero seven) decimal, more or less, out of 12 (twelve) decimal, being a portion of R.S. Dag No. 111, corresponding L.R. Dag No. 105, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station

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Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Third Property**) and more fully described in **Part-III** of the **First Schedule** below **And** (**4**) land measuring 0.58 (zero point five eight) decimal, more or less, out of 94 (ninety four) decimal, being a portion of R.S. Dag No. 112, corresponding L.R. Dag No. 106, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Fourth Property**) and more fully described in **Part-IV** of the **First Schedule** below **And** (**5**) land measuring 0.25 (zero point two five) decimal, more or less, out of 40 (forty) decimal, being a portion of R.S. Dag No. 113, corresponding L.R. Dag No. 107, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Fifth Property**) and more fully described in **Part-V** of the **First Schedule** below **And** (**6**) land measuring 0.81 (zero point eight one) decimal, more or less, out of 131 (one hundred and thirty one) decimal, being a portion of R.S. Dag No. 118, corresponding L.R. Dag No. 112, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Sixth Property**) and more fully described in **Part-VI** of the **First Schedule** below **And** (**7**) land measuring 0.69 (zero point six nine) decimal, more or less, out of 112 (one hundred and twelve) decimal, more or less, out of 150 (one hundred and fifty) decimal, being a portion of R.S. Dag No. 92, corresponding L.R. Dag No. 86, recorded under R.S. Khatian No. 181, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Seventh Property**) and more fully described in **Part-VII** of the **First Schedule** below **And** (**8**) land measuring 0.26 (zero point two six) decimal, more or less, out of 42 (forty two) decimal, being a portion of R.S. Dag No. 94, corresponding L.R. Dag No. 88, recorded under R.S. Khatian No. 181, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Eighth Property**) and more fully described in **Part-VIII** of the **First Schedule** below **And** (**9**) land measuring 0.07 (zero point zero 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 Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Ninth Property**) and more fully described in **Part-IX** of the **First Schedule** below **And** (**10**) land measuring 0.08 (zero point zero eight) decimal, more or less, out of 12.375 (twelve point three seven five) decimal, more or less, out of 38 (thirty eight) decimal, being a portion of R.S. Dag No. 497, corresponding L.R. Dag No. 465, recorded under R.S. Khatian No. 582, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Tenth Property**) and more fully

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described in **Part-X** of the **First Schedule** below **And** (**11**) land measuring 0.41 (zero point four one) decimal, more or less, out of 66 (sixty six) decimal, being a portion of R.S. Dag No. 500, corresponding L.R. Dag No. 468, recorded under R.S. Khatian No. 582, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Eleventh Property**) and more fully described in **Part-XI** of the **First Schedule** below **And** (**12**) land measuring 0.24 (zero point two four) decimal, more or less, out of 39.188 (thirty nine point one eight eight) decimal, more or less, out of 99 (ninety nine) decimal, being a portion of R.S. Dag No. 501, corresponding L.R. Dag No. 469, recorded under R.S. Khatian No. 582, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Twelfth Property**) and more fully described in **Part-XII** of the **First Schedule** below **And** (**13**) land measuring 0.13 (zero point one three) decimal, more or less, out of 21.375 (twenty one point three seven five) decimal, more or less, out of 57 (fifty seven) decimal, being a portion of R.S. Dag No. 503, corresponding L.R. Dag No. 471, recorded under R.S. Khatian No. 582, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Thirteenth Property**) and more fully described in **Part-XIII** of the **First Schedule** below and the said R.S. *Dag* No. 503 is delineated on **Plan-M** annexed hereto and bordered in colour **Red** thereon, 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 are more fully and collectively described in the **Second Schedule** below (collectively **Said Property**) **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendor and Confirming Party in the Said Property and appurtenances and inheritances for access and user thereof.

**5. Background, Representations, Warranties and Covenants**

5.1 **Representations, Warranties and Covenants Regarding Title:** The Vendor represents and warrants to and covenants with the Purchaser regarding title as follows:

5.1.1 **Ownership of Mother Property:** At all material time one Uttam Chandra Ghosh was the sole and absolute owner in respect of land measuring 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, 117, 497, 500, 501 and 503, recorded under R.S. Khatian Nos. 629, 181, 187 and 582, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (collectively **Mother Property**). The details of the Mother Property is given in the chart below:

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| R.S. *Dag* No. | R.S. Khatian No. | Total Area in *Dag* (in Dec) | Area in Mother Property (in Dec) |
|---|---|---|---|
| 100 | 629 | 101 | 101 |
| 102 | 629 | 154 | 154 |
| 111 | 629 | 12 | 12 |
| 112 | 629 | 94 | 94 |
| 113 | 629 | 40 | 40 |
| 118 | 629 | 131 | 131 |
| 92 | 181 | 150 | 112 |
| 94 | 181 | 42 | 42 |
| 117 | 187 | 11 | 11 |
| 497 | 582 | 38 | 12.375 |
| 500 | 582 | 66 | 66 |
| 501 | 582 | 99 | 39.188 |
| 503 | 582 | 57 | 21.375 |
| | | **Total:** | **835.938** |

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

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

5.1.4 **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 Siddheshwar Ghosh:** Said Siddheshwar Ghosh, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate leaving behind him surviving his wife, Kanan Bala Ghosh, 1 (one) son, Sadhan

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Ghosh and 4 (four) daughters, namely, (1) Kalpana Ghosh, (2) Alpana Ghosh, (3) Shantana Ghosh and (4) Minati Adhikary nee Ghosh *alias* Minati Ghoshadhikary, as his only legal heir and heiresses, who jointly and in equal share inherited the right, title and interest of Late Siddheshwar Ghosh in the Mother Property, free from all encumbrances.

5.1.6 **Absolute Ownership of Vendor:** In the above mentioned events and circumstances said Sadhan 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:

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

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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 whosoever have/had/has any right of pre-emption over and in respect of the Said Property or any part thereof.

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

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

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

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

**6. Basic Understanding**

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

**7. Transfer**

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7.1 **Hereby Made:** The Vendor hereby sells, conveys and transfers to the Purchaser the entirety of the Vendor's right, title and interest of whatsoever or howsoever nature in the Said Property, more fully described in the **Second Schedule** below, being (**1**) the First Property, i.e., land measuring 0.62 (zero point six two) decimal, more or less, out of 101 (one hundred and one) decimal, being a portion of R.S. Dag No. 100, corresponding L.R. Dag No. 94, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-I** of the **First Schedule** below **And** (**2**) the Second Property, i.e., land measuring 0.95 (zero point nine five) decimal, more or less, out of 154 (one hundred and fifty four) decimal, being a portion of R.S. Dag No. 102, corresponding L.R. Dag No. 96, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-II** of the **First Schedule** below **And** (**3**) the Third Property, i.e., land measuring 0.07 (zero point zero seven) decimal, more or less, out of 12 (twelve) decimal, being a portion of R.S. Dag No. 111, corresponding L.R. Dag No. 105, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-III** of the **First Schedule** below **And** (**4**) the Fourth Property, i.e., land measuring 0.58 (zero point five eight) decimal, more or less, out of 94 (ninety four) decimal, being a portion of R.S. Dag No. 112, corresponding L.R. Dag No. 106, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-IV** of the **First Schedule** below and **And** (**5**) the Fifth Property, i.e., land measuring 0.25 (zero point two five) decimal, more or less, out of 40 (forty) decimal, being a portion of R.S. Dag No. 113, corresponding L.R. Dag No. 107, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-V** of the **First Schedule** below **And** (**6**) the Sixth Property, i.e., land measuring 0.81 (zero point eight one) decimal, more or less, out of 131 (one hundred and thirty one) decimal, being a portion of R.S. Dag No. 118, corresponding L.R. Dag No. 112, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-VI** of the **First Schedule** below **And** (**7**) the Seventh Property, i.e., land measuring 0.69 (zero point six nine) 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

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fully described in **Part-VII** of the **First Schedule** below **And** (**8**) the Eighth Property, i.e., land measuring 0.26 (zero point two six) decimal, more or less, out of 42 (forty two) decimal, being a portion of R.S. Dag No. 94, corresponding L.R. Dag No. 88, recorded under R.S. Khatian No. 181, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-VIII** of the **First Schedule** below **And** (**9**) the Ninth Property, i.e., land measuring 0.07 (zero point zero 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 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 (**10**) the Tenth Property, i.e., land measuring 0.08 (zero point zero eight) decimal, more or less, out of 12.375 (twelve point three seven five) decimal, more or less, out of 38 (thirty eight) decimal, being a portion of R.S. Dag No. 497, corresponding L.R. Dag No. 465, recorded under R.S. Khatian No. 582, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-X** of the **First Schedule** below and the said R.S. *Dag* No. 497 is delineated on **Plan-J** annexed hereto and bordered in colour **Red** thereon **And** (**11**) the Eleventh Property, i.e., land measuring 0.41 (zero point four one) decimal, more or less, out of 66 (sixty six) decimal, being a portion of R.S. Dag No. 500, corresponding L.R. Dag No. 468, recorded under R.S. Khatian No. 582, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-XI** of the **First Schedule** below **And** (**12**) the Twelfth Property, i.e., land measuring 0.24 (zero point two four) decimal, more or less, out of 39.188 (thirty nine point one eight eight) decimal, more or less, out of 99 (ninety nine) decimal, being a portion of R.S. Dag No. 501, corresponding L.R. Dag No. 469, recorded under R.S. Khatian No. 582, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-XII** of the **First Schedule** below **And** (**13**) the Thirteenth Property, i.e., land measuring 0.13 (zero point one three) decimal, more or less, out of 21.375 (twenty one point three seven five) decimal, more or less, out of 57 (fifty seven) decimal, being a portion of R.S. Dag No. 503, corresponding L.R. Dag No. 471, recorded under R.S. Khatian No. 582, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-XIII** 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.

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7.2 **Consideration:** The aforesaid conveyance of the Said Property is being made in consideration of a sum of **Rs.13,14,600/-** (Rupees Thirteen Lakh Fourteen Thousand Six Hundred only) **(Total Consideration)** out of which the Purchaser has paid Rs.11,14,600/- (Rupees Eleven Lakh Fourteen Thousand Six Hundred 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.

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

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by the Purchaser and/or the Purchaser's successors-in-interest and assigns by reason of any claim made by any third parties with respect to the title of the Said Property. If any difficulty arises in respect of mutation of the Said Property in the name of the Purchaser then the Vendor shall at all times hereinafter, at the costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to mutate the name of the Purchaser in respect of the Said Property.

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

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

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

8.5 **Holding Possession:** The Vendor hereby covenants that the Purchaser and the Purchaser's successors-in-interest and/or assigns shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof exclusively and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust 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

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

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

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

9. **Interpretation:**

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

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

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**First Schedule**
**Part-I**
**(First Property)**

Land vacant measuring 0.62 (zero point six two) decimal, more or less, out of 101 (one hundred and one) decimal, being a portion of R.S. Dag No. 100, corresponding L.R. Dag No. 94, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and butted and bounded as follows:

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

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

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

Land vacant measuring 0.95 (zero point nine five) decimal, more or less, out of 154 (one hundred and fifty four) decimal, being a portion of R.S. Dag No. 102, corresponding L.R. Dag No. 96, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and butted and bounded as follows:

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

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

**Part III**
**(Third Property)**

Land vacant measuring 0.07 (zero point zero seven) decimal, more or less, out of 12 (twelve) decimal, being a portion of R.S. Dag No. 111, corresponding L.R. Dag No. 105, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet,

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

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

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

**Part-IV**
**(Fourth Property)**

Land vacant measuring 0.58 (zero point five eight) decimal, more or less, out of 94 (ninety four) decimal, being a portion of R.S. Dag No. 112, corresponding L.R. Dag No. 106, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and butted and bounded as follows:

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

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

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

Land vacant measuring 0.25 (zero point two five) decimal, more or less, out of 40 (forty) decimal, being a portion of R.S. Dag No. 113, corresponding L.R. Dag No. 107, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and butted and bounded as follows:

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

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

**Part-VI**
**(Sixth Property)**

Land vacant measuring 0.81 (zero point eight one) decimal, more or less, out of 131 (one hundred and thirty one) decimal, being a portion of R.S. Dag No. 118, corresponding L.R. Dag No. 112, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and butted and bounded as follows:

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

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

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

Land vacant measuring 0.69 (zero point six nine) 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.

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**Part-VIII**
**(Eighth Property)**

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

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

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

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

Land vacant measuring 0.07 (zero point zero 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 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.

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

Land vacant measuring 0.08 (zero point zero eight) decimal, more or less, out of 12.375 (twelve point three seven five) decimal, more or less, out of 38 (thirty eight) decimal, being a portion of R.S. Dag No. 497, corresponding L.R. Dag No. 465, recorded under R.S. Khatian No. 582, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly

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Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and butted and bounded as follows:

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

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

**Part-XI**
**(Eleventh Property)**

Land vacant measuring 0.41 (zero point four one) decimal, more or less, out of 66 (sixty six) decimal, being a portion of R.S. Dag No. 500, corresponding L.R. Dag No. 468, recorded under R.S. Khatian No. 582, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and butted and bounded as follows:

| | | |
|---|---|---|
| **On the North** | : | BY R.S. Dag No. 497 |
| **On the East** | : | BY R.S. Dag No. 499 |
| **On the South** | : | BY R.S. Dag No. 510 |
| **On the West** | : | BY R.S. Dag No. 501 |

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

**Part-XII**
**(Twelfth Property)**

Land vacant measuring 0.24 (zero point two four) decimal, more or less, out of 39.188 (thirty nine point one eight eight) decimal, more or less, out of 99 (ninety nine) decimal, being a portion of R.S. Dag No. 501, corresponding L.R. Dag No. 469, recorded under R.S. Khatian No. 582, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and butted and bounded as follows:

| | | |
|---|---|---|
| **On the North** | : | BY R.S. Dag No. 497 |
| **On the East** | : | BY R.S. Dag No. 500 |

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| | | |
|---|---|---|
| **On the South** | : | BY R.S. Dag Nos. 502 & 503 |
| **On the West** | : | BY R.S. Dag No. 503 |

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

**Part-XIII**
**(Thirteenth Property)**

Land vacant measuring 0.13 (zero point one three) decimal, more or less, out of 21.375 (twenty one point three seven five) decimal, more or less, out of 57 (fifty seven) decimal, being a portion of R.S. Dag No. 503, corresponding L.R. Dag No. 471, recorded under R.S. Khatian No. 582, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and butted and bounded as follows:

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

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

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

Land vacant measuring 0.62 (zero point six two) decimal, more or less, out of 101 (one hundred and one) decimal, being a portion of R.S. Dag No. 100, corresponding L.R. Dag No. 94, recorded under R.S. Khatian No. 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 0.95 (zero point nine five) decimal, more or less, out of 154 (one hundred and fifty four) decimal, being a portion of R.S. Dag No. 102, corresponding L.R. Dag No. 96, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station

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Land vacant measuring 0.07 (zero point zero seven) decimal, more or less, out of 12 (twelve) decimal, being a portion of R.S. Dag No. 111, corresponding L.R. Dag No. 105, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-III** of the **First Schedule** above

Land vacant measuring 0.58 (zero point five eight) decimal, more or less, out of 94 (ninety four) decimal, being a portion of R.S. Dag No. 112, corresponding L.R. Dag No. 106, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-IV** of the **First Schedule** above

Land vacant measuring 0.25 (zero point two five) decimal, more or less, out of 40 (forty) decimal, being a portion of R.S. Dag No. 113, corresponding L.R. Dag No. 107, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-V** of the **First Schedule** above

Land vacant measuring 0.81 (zero point eight one) decimal, more or less, out of 131 (one hundred and thirty one) decimal, being a portion of R.S. Dag No. 118, corresponding L.R. Dag No. 112, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-VI** of the **First Schedule** above

Land vacant measuring 0.69 (zero point six nine) 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 0.26 (zero point two six) decimal, more or less, out of 42 (forty two) decimal, being a portion of R.S. Dag No. 94, corresponding L.R. Dag No. 88, recorded under R.S. Khatian No. 181, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-VIII** of the **First Schedule** above

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Land vacant measuring 0.07 (zero point zero 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 Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-IX** of the **First Schedule** above

Land vacant measuring 0.08 (zero point zero eight) decimal, more or less, out of 12.375 (twelve point three seven five) decimal, more or less, out of 38 (thirty eight) decimal, being a portion of R.S. Dag No. 497, corresponding L.R. Dag No. 465, recorded under R.S. Khatian No. 582, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-X** of the **First Schedule** above

Land vacant measuring 0.41 (zero point four one) decimal, more or less, out of 66 (sixty six) decimal, being a portion of R.S. Dag No. 500, corresponding L.R. Dag No. 468, recorded under R.S. Khatian No. 582, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-XI** of the **First Schedule** above

Land vacant measuring 0.24 (zero point two four) decimal, more or less, out of 39.188 (thirty nine point one eight eight) decimal, more or less, out of 99 (ninety nine) decimal, being a portion of R.S. Dag No. 501, corresponding L.R. Dag No. 469, recorded under R.S. Khatian No. 582, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-XII** of the **First Schedule** above

Land vacant measuring 0.13 (zero point one three) decimal, more or less, out of 21.375 (twenty one point three seven five) decimal, more or less, out of 57 (fifty seven) decimal, being a portion of R.S. Dag No. 503, corresponding L.R. Dag No. 471, recorded under R.S. Khatian No. 582, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-XIII** of the **First Schedule** above

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

The details of the Said Property are tabulated below:

| **R.S. *Dag* No.** | **L.R. *Dag* No.** | **R.S. Khatian No.** | **Total Area in *Dag* (in Dec)** | **Area Sold (in Dec)** |
|---|---|---|---|---|
| 100 | 94 | 629 | 101 | 0.62 |

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| | | | | |
|---|---|---|---|---|
| 102 | 96 | 629 | 154 | 0.95 |
| 111 | 105 | 629 | 12 | 0.07 |
| 112 | 106 | 629 | 94 | 0.58 |
| 113 | 107 | 629 | 40 | 0.25 |
| 118 | 112 | 629 | 131 | 0.81 |
| 92 | 86 | 181 | 150 | 0.69 |
| 94 | 88 | 181 | 42 | 0.26 |
| 117 | 111 | 187 | 11 | 0.07 |
| 497 | 465 | 582 | 38 | 0.08 |
| 500 | 468 | 582 | 66 | 0.41 |
| 501 | 469 | 582 | 99 | 0.24 |
| 503 | 471 | 582 | 57 | 0.13 |
| | | | **Total** | **5.16** |

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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. Prakash Mondal
   138, Lake Side Road,
   Kol-71.

Sadhan Ghosh

**[Vendor]**

2. Rajib Roy
   Paresh Ch. Roy
   Vill- Sulangui Dakshin Para
   Kol- 700159

**[Purchaser]**

EMC DEVELOPERS PRIVATE LIMITED

Amrita Ghosh

Director / Authorised Signatory

**[Confirming Party]**

**Drafted by:**

Alamgir Raza

Advocate WB/1866/03

Alipore Judge Court
Kol-27

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

27 JUN 2022

**Vendor's Receipt And Memo of Consideration**

Received from the within named Purchaser the within mentioned sum of **Rs.11,14,600/- (Rupees Eleven Lakh Fourteen Thousand Six Hundred 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. IOBAN22178532402 | 27.06.2022 | Indian Overseas Bank | 11,14,600/- |
| | | **Total:** | **11,14,600/-** |

Witnesses:

1. Prakash Mondal

Sadhan Ghosh

**[Vendor]**

2 Rajib Roy

District Sub-Registrar
Registrar u/s
Registration 1908
Alipore, South 24 Parganas

27 JUN 2022

**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.) |
|---|---|---|---|
| Chq. No. 694780 | 27.06.2022 | Indian Overseas Bank | 2,00,000/- |
| | | **Total:** | **2,00,000/-** |

Witnesses:

1. Prabir Mondal

ROYAL DEVELOPERS PRIVATE LIMITED
Amrita Ghosh
Director / Authorised Signatory

2. Rajib Ay

[**Confirming Party**]

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

27 JUN 2022

## SPECIMEN FORM FOR TEN FINGER PRINTS

Amit Vyas

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

Sadhan Ghosh

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

Amrita Ghosh

| 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

27 JUN 2022

Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16042001935699/2022

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 | SADHAN GHOSH Jhilingacha, City:- , P.O:- Hatisala, P.S:-Bhangar, District:-South 24-Parganas, West Bengal, India, PIN - 700135 | Seller |  |  | Sadhan Ghosh 27/06/22 |
| Sl No. | Name of the Executant | Category | Photo | Finger Print | Signature with date |
| 2 | RISHI KYAL 30C, South End Park, City:- P.O:- Sarat Bose Road, P.S:-Lake, District:- South 24-Parganas, West Bengal, India, PIN - 700029 | Buyer |  |  | Rishi Kyal 27/06/22 |
| Sl No. | Name of the Executant | Category | Photo | Finger Print | Signature with date |
| 3 | AMRITA GHOSH Bellachandi, Gocharan, City:- , P.O:- Bellachandi, P.S:- Joynagar, District:-South 24-Parganas, West Bengal, India, PIN - 743391 | Representative of Seller [KYAL DEVELOPERS PRIVATE LIMITED ] |  |  | Amrita Ghosh 27/06/22 |

Office of the Dist Sub. Registrar IV

| Sr. No. | Name and Address of Identifier | Identifier of | Photo | Finger Print | Signature with date |
|---|---|---|---|---|---|
| 1 | RAJIB ROY<br>Son of Paresh Chandra Roy<br>Village - Sulongurl Dakshin Para, P.O:- Gouranga Nagar, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700159 | SADHAN GHOSH, RISHI KYAL, AMRITA GHOSH |  |  | Rajib Roy<br>27.06.22 |

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

Office of the Dist Sub-Registrar IV

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

| | | |
|---|---|---|
| **Query No / Year** | **2001935699/2022** | **Office where deed will be registered** |
| **Query Date** | **27/06/2022 11:59:04 AM** | Deed can be registered in any of the offices mentioned on Note: 11 |
| **Applicant Name, Address & Other Details** | VINAYAK LEGAL<br>122/1R, Satyendra Nath Majumdar Sarani,Thana : Tollygunge, District : South 24-Parganas, WEST BENGAL, PIN - 700026, Mobile No. : 9330394689, Status :Seller/Executant | |
| Transaction | | Additional Transaction |
| [0101] Sale, Sale Document | | [4308] Agreement [No of Agreement : 2], [4311] Receipt [Rs : 2,00,000/-] |
| Set Forth Value | | Market Value |
| Rs. 13,14,600/- | | Rs. 13,14,600/- |
| Total Stamp Duty Payable(SD) | | Total Registration Fee Payable |
| Rs. 39,459/- (Article:23) | | Rs. 15,160/- (Article:A(1), E, B) |
| Mutation Fee Payable | Expected date of Presentation of Deed | Amount of Stamp Duty to be Paid by Non Judicial Stamp |
| Remarks | | |

## Land Details :

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

| Sch No | Plot Number | Khatian Number | Land Proposed | UseROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|---|---|---|---|---|---|---|---|---|
| L1 | RS-100 | RS-629 | Bastu | Shali | 0.62 Dec | 1,57,956/- | 1,57,956/- | |
| L2 | RS-102 | RS-629 | Bastu | Danga | 0.95 Dec | 2,42,029/- | 2,42,029/- | |
| L3 | RS-111 | RS-629 | Bastu | Danga | 0.07 Dec | 17,834/- | 17,834/- | |
| L4 | RS-112 | RS-629 | Bastu | Danga | 0.58 Dec | 1,47,765/- | 1,47,765/- | |
| L5 | RS-113 | RS-629 | Bastu | Danga | 0.25 Dec | 63,692/- | 63,692/- | |
| L6 | RS-118 | RS-629 | Bastu | Danga | 0.81 Dec | 2,06,360/- | 2,06,360/- | |
| L7 | RS-92 | RS-181 | Bastu | Danga | 0.69 Dec | 1,75,790/- | 1,75,790/- | |
| L8 | RS-94 | RS-181 | Bastu | Danga | 0.26 Dec | 66,240/- | 66,240/- | |
| L9 | RS-117 | RS-108 | Bastu | Shali | 0.07 Dec | 17,834/- | 17,834/- | |
| L10 | RS-500 | RS-582 | Bastu | Danga | 0.41 Dec | 1,04,455/- | 1,04,455/- | |
| L11 | RS-501 | RS-582 | Bastu | Danga | 0.24 Dec | 61,144/- | 61,144/- | |
| L12 | RS-497 | RS-582 | Bastu | Danga | 0.08 Dec | 20,381/- | 20,381/- | |
| L13 | RS-503 | RS-582 | Bastu | Danga | 0.13 Dec | 33,120/- | 33,120/- | |
| | | **TOTAL :** | | | **5.16Dec** | **13,14,600 /-** | **13,14,600 /-** | |
| | **Grand Total :** | | | | **5.16Dec** | **13,14,600 /-** | **13,14,600 /-** | |

**Seller Details :**

| Sl No | Name & address | Status | Execution Admission Details : |
|---|---|---|---|
| 1 | SADHAN GHOSH<br>Son of Late Siddheswar Ghosh,Jirangacha, City:- , P.O:- Hatisala, P.S:-Bhangar, District:-South 24-Parganas, West Bengal, India, PIN:- 700135<br>Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. BExxxxxx6F, Aadhaar No.: 96xxxxxxxx7433,Status :Individual, Executed by: Self<br>To be Admitted by: Self | Individual | Executed by: Self<br>To be Admitted by: Self |
| 2 | KYAL DEVELOPERS PRIVATE LIMITED ( Private Limited Company )<br>122/1R, Satyendra Nath Majumder Sarani, 4th Floor, City:- , P.O:- Kalighat, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026<br>PAN No. AAxxxxxx0E, Aadhaar No Not Provided by UIDAI|Status :Organization, Executed by: Representative | Organization | Executed by: Representative |

**Buyer Details :**

| Sl No | Name & address | Status | Execution Admission Details : |
|---|---|---|---|
| 1 | RISHI KYAL<br>Son of Balkrishan Kyal,30C, South End Park, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029<br>Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AFxxxxxx4G, Aadhaar No.: 60xxxxxxxx0434,Status :Individual, Executed by: Self<br>To be Admitted by: Self | Individual | Executed by: Self<br>To be Admitted by: Self |

**Representative Details :**

| Sl No | Name & Address | Representative of |
|---|---|---|
| 1 | AMRITA GHOSH<br>Son of Biplob GhoshBellachandi, Gocharan, City:- , P.O:- Bellachandi, P.S:- Joynagar, District:-South 24-Parganas, West Bengal, India, PIN:- 743391<br>Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. BLxxxxxx8F , Aadhaar No.: 27xxxxxxxx2164 | KYAL DEVELOPERS PRIVATE LIMITED (as Authorized Signatory) |

**Identifier Details :**

| Name & address |
|---|
| RAJIB ROY<br>Son of Paresh Chandra Roy<br>Village:- Sulanguri Dakshin Para, P.O:- Gouranga Nagar, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700159, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , Identifier Of SADHAN GHOSH, RISHI KYAL, AMRITA GHOSH |

**Transfer of property for L1**

| Sl.No | From | To. with area (Name-Area) |
|---|---|---|
| 1 | SADHAN GHOSH | RISHI KYAL-0.31 Dec |
| 2 | KYAL DEVELOPERS PRIVATE LIMITED | RISHI KYAL-0.31 Dec |

| Transfer of property for L10 | | |
|---|---|---|
| Sl.No | From | To. with area (Name-Area) |
| 1 | SADHAN GHOSH | RISHI KYAL-0.205 Dec |
| 2 | KYAL DEVELOPERS PRIVATE LIMITED | RISHI KYAL-0.205 Dec |

| Transfer of property for L11 | | |
|---|---|---|
| Sl.No | From | To. with area (Name-Area) |
| 1 | SADHAN GHOSH | RISHI KYAL-0.12 Dec |
| 2 | KYAL DEVELOPERS PRIVATE LIMITED | RISHI KYAL-0.12 Dec |

| Transfer of property for L12 | | |
|---|---|---|
| Sl.No | From | To. with area (Name-Area) |
| 1 | SADHAN GHOSH | RISHI KYAL-0.04 Dec |
| 2 | KYAL DEVELOPERS PRIVATE LIMITED | RISHI KYAL-0.04 Dec |

| Transfer of property for L13 | | |
|---|---|---|
| Sl.No | From | To. with area (Name-Area) |
| 1 | SADHAN GHOSH | RISHI KYAL-0.065 Dec |
| 2 | KYAL DEVELOPERS PRIVATE LIMITED | RISHI KYAL-0.065 Dec |

| Transfer of property for L2 | | |
|---|---|---|
| Sl.No | From | To. with area (Name-Area) |
| 1 | SADHAN GHOSH | RISHI KYAL-0.475 Dec |
| 2 | KYAL DEVELOPERS PRIVATE LIMITED | RISHI KYAL-0.475 Dec |

| Transfer of property for L3 | | |
|---|---|---|
| Sl.No | From | To. with area (Name-Area) |
| 1 | SADHAN GHOSH | RISHI KYAL-0.035 Dec |
| 2 | KYAL DEVELOPERS PRIVATE LIMITED | RISHI KYAL-0.035 Dec |

| Transfer of property for L4 | | |
|---|---|---|
| Sl.No | From | To. with area (Name-Area) |
| 1 | SADHAN GHOSH | RISHI KYAL-0.29 Dec |
| 2 | KYAL DEVELOPERS PRIVATE LIMITED | RISHI KYAL-0.29 Dec |

| Transfer of property for L5 | | |
|---|---|---|
| Sl.No | From | To. with area (Name-Area) |
| 1 | SADHAN GHOSH | RISHI KYAL-0.125 Dec |
| 2 | KYAL DEVELOPERS PRIVATE LIMITED | RISHI KYAL-0.125 Dec |

| Transfer of property for L6 | | |
|---|---|---|
| Sl.No | From | To. with area (Name-Area) |
| 1 | SADHAN GHOSH | RISHI KYAL-0.405 Dec |
| 2 | KYAL DEVELOPERS PRIVATE LIMITED | RISHI KYAL-0.405 Dec |

| Transfer of property for L7 | | |
|---|---|---|
| Sl.No | From | To. with area (Name-Area) |
| 1 | SADHAN GHOSH | RISHI KYAL-0.345 Dec |

| | | |
|---|---|---|
| 2 | KYAL DEVELOPERS PRIVATE LIMITED | RISHI KYAL-0.345 Dec |
| **Tranafer of property for L8** | | |
| **Sl.No** | **From** | **To. with area (Name-Area)** |
| 1 | SADHAN GHOSH | RISHI KYAL-0.13 Dec |
| 2 | KYAL DEVELOPERS PRIVATE LIMITED | RISHI KYAL-0.13 Dec |
| **Tranafer of property for L9** | | |
| **Sl.No** | **From** | **To. with area (Name-Area)** |
| 1 | SADHAN GHOSH | RISHI KYAL-0.035 Dec |
| 2 | KYAL DEVELOPERS PRIVATE LIMITED | RISHI KYAL-0.035 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 27-07-2022) for e-Payment . Assessed market value & Query is valid for 30 days (i.e. upto 27-07-2022)
3. Standard User charge of Rs. 240/-(Rupees Two hundred fourty) 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 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:** | 192022230059693471 | **Payment Mode:** | Online Payment |
| **GRN Date:** | 27/06/2022 12:02:35 | **Bank/Gateway:** | Indian Overseas Bank |
| **BRN :** | 202206270511616 | **BRN Date:** | 27/06/2022 12:03:29 |
| **Payment Status:** | Successful | **Payment Ref. No:** | 2001935699/1/2022 [Query No/*/Query Year] |

## Depositor Details

| | |
|---|---|
| **Depositor's Name:** | RISHI KYAL |
| **Address:** | 30C SOUTH END PARK KOLKATA 700029 |
| **Mobile:** | 9830065307 |
| **Depositor Status:** | Buyer/Claimants |
| **Query No:** | 2001935699 |
| **Applicant's Name:** | Org VINAYAK LEGAL |
| **Identification No:** | 2001935699/1/2022 |
| **Remarks:** | Sale, Sale Document |

## Payment Details

| Sl. No. | Payment ID | Head of A/C Description | Head of A/C | Amount (₹) |
|---|---|---|---|---|
| 1 | 2001935699/1/2022 | Property Registration- Stamp duty | 0030-02-103-003-02 | 39459 |
| 2 | 2001935699/1/2022 | Property Registration- Registration Fees | 0030-03-104-001-16 | 15160 |
| | | | **Total** | **54619** |

**IN WORDS:** **FIFTY FOUR THOUSAND SIX HUNDRED NINETEEN ONLY.**


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA


6009 1283 0434
मेरा आधार, मेरी पहचान


6009 1283 0434


KYAL DEVELOPERS PRIVATE LIMITED

Amrita Ghosh

Director / Authorised Signatory

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

AMRITA GHOSH
DIPLOB GHOSH
20/06/1991

BLRPG8979F

भारत सरकार
Government of India

Amrita Ghosh
Father : Biplob Ghosh

DOB: 20/06/1991
Male

2744 4498 2164

Unique Identification Authority of India

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

2744 4498 2164

Amrita Ghosh

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

Permanent Account Number Card

BEBPG1716F

SADHAN GHOSH

SIDDHESHWAR GHOSH

01/08/1978

Sadhan Ghosh

Sadhan Ghosh

आधार

भारत सरकार

Unique Identification Authority of India

Enrollment No.: 9620081970/03131

To

Sadhan Ghosh

Jhanjirhat

Iman Gachhi

Hatiara

South 24 Parganas, West Bengal - 700128

Signature not verified

Your Aadhaar No.:

9637 0809 7433

मेरा आधार, मेरी पहचान

Sadhan Ghosh

Date of Birth: 03/08/1970

Male MALE

9637 0809 7433

मेरा आधार, मेरी पहचान

AADHAAR

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

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

Address:

Jhanjirhat, Iman Gachhi, South 24 Parganas,

West Bengal - 700128

9637 0809 7433

Sadhan Ghosh

Sadhan Ghosh

भारत सरकार
GOVERNMENT OF INDIA

Rajib Roy
Year of Birth : 1992
Male

8196 3674 8777

आधार — आम आदमी का अधिकार

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

RAJIB ROY
PARESH CHANDRA ROY
26/05/1992

Permanent Account Number
AVSPR8594H

Rajib Roy
Signature

Rajib Roy

## Major Information of the Deed

| | | | |
|---|---|---|---|
| **Deed No :** | **I-1604-07096/2022** | **Date of Registration** | **28/06/2022** |
| **Query No / Year** | **1604-2001935699/2022** | **Office where deed is registered** | |
| **Query Date** | **27/06/2022 11:59:04 AM** | D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas | |
| **Applicant Name, Address & Other Details** | VINAYAK LEGAL<br>122/1R, Satyendra Nath Majumder Sarani,Thana : Tollygunge, District : South 24-Parganas, WEST BENGAL, PIN - 700026, 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 : 2,00,000/-] | |
| Set Forth value | | Market Value | |
| Rs. 13,14,600/- | | Rs. 13,14,600/- | |
| Stampduty Paid(SD) | | Registration Fee Paid | |
| Rs. 39,559/- (Article:23) | | Rs. 15,192/- (Article A(1), E.) | |
| Remarks | | | |

## Land Details :

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

| Sch No | Plot Number | Khatian Number | Land Proposed | Use ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|---|---|---|---|---|---|---|---|---|
| L1 | RS-100 | RS-629 | Bastu | Shali | 0.62 Dec | 1,57,956/- | 1,57,956/- | |
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| L4 | RS-112 | RS-629 | Bastu | Danga | 0.58 Dec | 1,47,765/- | 1,47,765/- | |
| L5 | RS-113 | RS-629 | Bastu | Danga | 0.25 Dec | 63,692/- | 63,692/- | |
| L6 | RS-116 | RS-629 | Bastu | Danga | 0.81 Dec | 2,06,360/- | 2,06,360/- | |
| L7 | RS-92 | RS-181 | Bastu | Danga | 0.69 Dec | 1,75,790/- | 1,75,790/- | |
| L8 | RS-94 | RS-181 | Bastu | Danga | 0.26 Dec | 66,240/- | 66,240/- | |
| L9 | RS-117 | RS-108 | Bastu | Shali | 0.07 Dec | 17,834/- | 17,834/- | |
| L10 | RS-500 | RS-582 | Bastu | Danga | 0.41 Dec | 1,04,455/- | 1,04,455/- | |
| L11 | RS-501 | RS-582 | Bastu | Danga | 0.24 Dec | 61,144/- | 61,144/- | |
| L12 | RS-497 | RS-582 | Bastu | Danga | 0.08 Dec | 20,381/- | 20,381/- | |
| L13 | RS-503 | RS-582 | Bastu | Danga | 0.13 Dec | 33,120/- | 33,120/- | |
| | | **TOTAL :** | | | **5.16Dec** | **13,14,600 /-** | **13,14,600 /-** | |
| | **Grand Total :** | | | | **5.16Dec** | **13,14,600 /-** | **13,14,600 /-** | |

**Seller Details :**

| Sl No | Name,Address,Photo,Finger print and Signature |
|---|---|
| 1 | **SADHAN GHOSH**<br>Son of Late Siddheswar Ghosh Jirangacha, City:- , P.O:- Hatisala, P.S:-Bhangar, District:-South24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: BExxxxxx6F, Aadhaar No: 96xxxxxxxx7433, Status :Individual, Executed by: Self, Date of Execution: 27/06/2022<br>, Admitted by: Self, Date of Admission: 27/06/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 27/06/2022<br>, Admitted by: Self, Date of Admission: 27/06/2022 ,Place : Pvt. Residence |
| 2 | **KYAL DEVELOPERS PRIVATE LIMITED**<br>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, Executed by: Representative, Executed by: Representative |

**Buyer Details :**

| Sl No | Name,Address,Photo,Finger print and Signature |
|---|---|
| 1 | **RISHI KYAL (Presentant )**<br>Son of Balkrishan Kyal 30C, South End Park, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx4G, Aadhaar No: 60xxxxxxxx0434, Status :Individual, Executed by: Self, Date of Execution: 27/06/2022<br>, Admitted by: Self, Date of Admission: 27/06/2022 ,Place : Pvt. Residence |

**Representative Details :**

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

**Identifier Details :**

| Name | Photo | Finger Print | Signature |
|---|---|---|---|
| **RAJIB ROY**<br>Son of Paresh Chandra Roy<br>Village:- Sulonguri Dakshin Para, P.O:- Gouranga Nagar, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700159 | | | |
| Identifier Of SADHAN GHOSH, RISHI KYAL, AMRITA GHOSH | | | |

**Transfer of property for L1**

| Sl.No | From | To. with area (Name-Area) |
|---|---|---|
| 1 | SADHAN GHOSH | RISHI KYAL-0.31 Dec |
| 2 | KYAL DEVELOPERS PRIVATE LIMITED | RISHI KYAL-0.31 Dec |

| Transfer of property for L10 | | |
|---|---|---|
| Sl.No | From | To. with area (Name-Area) |
| 1 | SADHAN GHOSH | RISHI KYAL-0.205 Dec |
| 2 | KYAL DEVELOPERS PRIVATE LIMITED | RISHI KYAL-0.205 Dec |

| Transfer of property for L11 | | |
|---|---|---|
| Sl.No | From | To. with area (Name-Area) |
| 1 | SADHAN GHOSH | RISHI KYAL-0.12 Dec |
| 2 | KYAL DEVELOPERS PRIVATE LIMITED | RISHI KYAL-0.12 Dec |

| Transfer of property for L12 | | |
|---|---|---|
| Sl.No | From | To. with area (Name-Area) |
| 1 | SADHAN GHOSH | RISHI KYAL-0.04 Dec |
| 2 | KYAL DEVELOPERS PRIVATE LIMITED | RISHI KYAL-0.04 Dec |

| Transfer of property for L13 | | |
|---|---|---|
| Sl.No | From | To. with area (Name-Area) |
| 1 | SADHAN GHOSH | RISHI KYAL-0.065 Dec |
| 2 | KYAL DEVELOPERS PRIVATE LIMITED | RISHI KYAL-0.065 Dec |

| Transfer of property for L2 | | |
|---|---|---|
| Sl.No | From | To. with area (Name-Area) |
| 1 | SADHAN GHOSH | RISHI KYAL-0.475 Dec |
| 2 | KYAL DEVELOPERS PRIVATE LIMITED | RISHI KYAL-0.475 Dec |

| Transfer of property for L3 | | |
|---|---|---|
| Sl.No | From | To. with area (Name-Area) |
| 1 | SADHAN GHOSH | RISHI KYAL-0.035 Dec |
| 2 | KYAL DEVELOPERS PRIVATE LIMITED | RISHI KYAL-0.035 Dec |

| Transfer of property for L4 | | |
|---|---|---|
| Sl.No | From | To. with area (Name-Area) |
| 1 | SADHAN GHOSH | RISHI KYAL-0.29 Dec |
| 2 | KYAL DEVELOPERS PRIVATE LIMITED | RISHI KYAL-0.29 Dec |

| Transfer of property for L5 | | |
|---|---|---|
| Sl.No | From | To. with area (Name-Area) |
| 1 | SADHAN GHOSH | RISHI KYAL-0.125 Dec |
| 2 | KYAL DEVELOPERS PRIVATE LIMITED | RISHI KYAL-0.125 Dec |

| Transfer of property for L6 | | |
|---|---|---|
| Sl.No | From | To. with area (Name-Area) |
| 1 | SADHAN GHOSH | RISHI KYAL-0.405 Dec |
| 2 | KYAL DEVELOPERS PRIVATE LIMITED | RISHI KYAL-0.405 Dec |

| Transfer of property for L7 | | |
|---|---|---|
| Sl.No | From | To. with area (Name-Area) |
| 1 | SADHAN GHOSH | RISHI KYAL-0.345 Dec |
| 2 | KYAL DEVELOPERS PRIVATE LIMITED | RISHI KYAL-0.345 Dec |

| Transfer of property for L8 | | |
|---|---|---|
| Sl.No | From | To. with area (Name-Area) |
| 1 | SADHAN GHOSH | RISHI KYAL-0.13 Dec |
| 2 | KYAL DEVELOPERS PRIVATE LIMITED | RISHI KYAL-0.13 Dec |

| Transfer of property for L9 | | |
|---|---|---|
| Sl.No | From | To. with area (Name-Area) |
| 1 | SADHAN GHOSH | RISHI KYAL-0.035 Dec |
| 2 | KYAL DEVELOPERS PRIVATE LIMITED | RISHI KYAL-0.035 Dec |

## Endorsement For Deed Number : I - 160407096 / 2022

**On 27-06-2022**

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

Presented for registration at 14:30 hrs on 27-06-2022, at the Private residence by RISHI KYAL ,Claimant.

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

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 13,14,600/-

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

Execution is admitted on 27/06/2022 by 1. SADHAN GHOSH, Son of Late Siddheswar Ghosh, Jirangacha, P.O: Hatisala, Thana: Bhangar, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Others, 2. RISHI KYAL, Son of Balkrishan Kyal, 30C, South End Park, P.O: Sarat Bose Road, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Business

Indetified by RAJIB ROY, , , Son of Paresh Chandra Roy, P.O: Gouranga Nagar, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700159, by caste Hindu, by profession Others

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

Execution is admitted on 27-06-2022 by AMRITA GHOSH, Authorized Signatory, KYAL DEVELOPERS PRIVATE LIMITED (Private Limited Company), 122/1R, Satyendra Nath Majumder Sarani, 4th Floor, City:- , P.O:- Kalighat, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026

Indetified by RAJIB ROY, , , Son of Paresh Chandra Roy, P.O: Gouranga Nagar, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700159, 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 28-06-2022**

**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 15,192/- ( A(1) = Rs 13,146/- ,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 15,160/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 27/06/2022 12:03PM with Govt. Ref. No: 192022230059693471 on 27-06-2022, Amount Rs: 15,160/-, Bank: Indian Overseas Bank ( IOBA0000015), Ref. No. 20220627011616 on 27-06-2022, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 39,459/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 39,459/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 14159, 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 27/06/2022 12:03PM with Govt. Ref. No: 192022230059693471 on 27-06-2022, Amount Rs: 39,459/-, Bank: Indian Overseas Bank ( IOBA0000015), Ref. No. 202206270511616 on 27-06-2022, 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 220432 to 220469**

**being No 160407096 for the year 2022.**

Seal of the District Sub-Registrar IV, South 24 Parganas, South 24 Parganas

Digitally signed by ANUPAM HALDER
Date: 2022.06.28 16:49:11 +05:30
Reason: Digital Signing of Deed.

**(Anupam Halder) 2022/06/28 04:49:11 PM**

**DISTRICT SUB-REGISTRAR**

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

**West Bengal.**

**(This document is digitally signed.)**

C/259/22 E 7097/22

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL AG 691661

27/06/2022
I-200192340 1/2022
2:35 PM

District Sub-Registrar-IV
Registration Act, 1908 Section 7 (2) of
Alipore, South 24 Parganas
28 JUN 2022
27/6/22
28/6/22

**CONVEYANCE**

1. **Date:** 27.06.22
2. **Place:** Kolkata
3. **Parties**

2-35 PM
27/6/22

14160

10 FEB 2022

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

Name:..... ALAMGIR REZA ADVOCATE

Address:..... ALIPORE JUDGES COURT KOL-27

Vendor:.....WB/1366/2003

Alipur Collectorate, 24 Pgs. (S)

SUBHANKAR DAS
STAMP VENDOR
Alipur Police Court, Kol-27

Rinki Kyal

4485

Rinki Kyal

4486

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KYAL DEVELOPERS PRIVATE LIMITED
Amrita Ghosh
Director / Authorised Signatory

4437

Sadhan Ghosh
Rhiin Raj
Paresh Ch. Raj
vill – Sulungi Dakshin Para
Mathura, Kol-700159

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

**And**

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

**And**

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

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

**NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:**

**4. Subject Matter of Conveyance**

4.1 **Said Property:** (**1**) Land measuring 0.62 (zero point six two) decimal, more or less, out of 101 (one hundred and one) decimal, being a portion of R.S. Dag No. 100, corresponding L.R. Dag No. 94, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet (**BGP**), Sub-Registration District Bhangar, District South 24 Parganas (**First Property**) and more fully described in **Part-I** of the **First Schedule** below **And** (**2**) land measuring 0.95 (zero point nine five) decimal, more or less, out of 154 (one hundred and fifty four) decimal, being a portion of R.S. Dag No. 102, corresponding L.R. Dag No. 96, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Second Property**) and more fully described in **Part-II** of the **First Schedule** below **And** (**3**) land measuring 0.07 (zero point zero seven) decimal, more or less, out of 12 (twelve) decimal, being a portion of R.S. Dag No. 111, corresponding L.R. Dag No. 105, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-

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Registration District Bhangar, District South 24 Parganas (**Third Property**) and more fully described in **Part-III** of the **First Schedule** below **And** (**4**) land measuring 0.58 (zero point five eight) decimal, more or less, out of 94 (ninety four) decimal, being a portion of R.S. Dag No. 112, corresponding L.R. Dag No. 106, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Fourth Property**) and more fully described in **Part-IV** of the **First Schedule** below **And** (**5**) land measuring 0.25 (zero point two five) decimal, more or less, out of 40 (forty) decimal, being a portion of R.S. Dag No. 113, corresponding L.R. Dag No. 107, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Fifth Property**) and more fully described in **Part-V** of the **First Schedule** below **And** (**6**) land measuring 0.81 (zero point eight one) decimal, more or less, out of 131 (one hundred and thirty one) decimal, being a portion of R.S. Dag No. 118, corresponding L.R. Dag No. 112, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Sixth Property**) and more fully described in **Part-VI** of the **First Schedule** below **And** (**7**) land measuring 0.75 (zero point seven five) decimal, more or less, out of 112 (one hundred and twelve) decimal, more or less, out of 150 (one hundred and fifty) decimal, being a portion of R.S. Dag No. 92, corresponding L.R. Dag No. 86, recorded under R.S. Khatian No. 181, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Seventh Property**) and more fully described in **Part-VII** of the **First Schedule** below **And** (**8**) land measuring 0.26 (zero point two six) decimal, more or less, out of 42 (forty two) decimal, being a portion of R.S. Dag No. 94, corresponding L.R. Dag No. 88, recorded under R.S. Khatian No. 181, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Eighth Property**) and more fully described in **Part-VIII** of the **First Schedule** below **And** (**9**) land measuring 0.09 (zero point zero nine) decimal, more or less, out of 12.375 (twelve point three seven five) decimal, more or less, out of 38 (thirty eight) decimal, being a portion of R.S. Dag No. 497, corresponding L.R. Dag No. 465, recorded under R.S. Khatian No. 582, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Ninth Property**) and more fully described in **Part-IX** of the **First Schedule** below **And** (**10**) land measuring 0.41 (zero point four one) decimal, more or less, out of 66 (sixty six) decimal, being a portion of R.S. Dag No. 500, corresponding L.R. Dag No. 468, recorded under R.S. Khatian No. 582, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Tenth Property**) and more fully described in **Part-X** of the **First Schedule** below **And** (**11**) land measuring 0.25

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(zero point two five) decimal, more or less, out of 39.188 (thirty nine point one eight eight) decimal, more or less, out of 99 (ninety nine) decimal, being a portion of R.S. Dag No. 501, corresponding L.R. Dag No. 469, recorded under R.S. Khatian No. 582, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Eleventh Property**) and more fully described in **Part-XI** of the **First Schedule** below **And** (**12**) land measuring 0.16 (zero point one six) decimal, more or less, out of 21.375 (twenty one point three seven five) decimal, more or less, out of 57 (fifty seven) decimal, being a portion of R.S. Dag No. 503, corresponding L.R. Dag No. 471, recorded under R.S. Khatian No. 582, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Twelfth Property**) and more fully described in **Part-XII** of the **First Schedule** below, the First Property, Second Property, Third Property, Fourth Property, Fifth Property, Sixth Property, Seventh Property, Eighth Property, Ninth Property, Tenth Property, Eleventh Property and Twelfth Property are more fully and collectively described in the **Second Schedule** below (collectively **Said Property**) **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendor and Confirming Party in the Said Property and appurtenances and inheritances for access and user thereof.

**5. Background, Representations, Warranties and Covenants**

5.1 **Representations, Warranties and Covenants Regarding Title:** The Vendor represents and warrants to and covenants with the Purchaser regarding title as follows:

5.1.1 **Ownership of Mother Property:** At all material time one Uttam Chandra Ghosh was the sole and absolute owner in respect of land measuring 824.938 (eight hundred and twenty four point nine three eight) decimal, comprised in R.S. Dag Nos. 100, 102, 111, 112, 113, 118, 92, 94, 497, 500, 501 and 503, recorded under R.S. Khatian Nos. 629, 181 and 582, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (collectively **Mother Property**). The details of the Mother Property is given in the chart below:

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| R.S. *Dag* No. | R.S. Khatian No. | Total Area in *Dag* (in Dec) | Area in Mother Property (in Dec) |
|---|---|---|---|
| 100 | 629 | 101 | 101 |
| 102 | 629 | 154 | 154 |
| 111 | 629 | 12 | 12 |
| 112 | 629 | 94 | 94 |
| 113 | 629 | 40 | 40 |
| 118 | 629 | 131 | 131 |
| 92 | 181 | 150 | 112 |
| 94 | 181 | 42 | 42 |
| 497 | 582 | 38 | 12.375 |
| 500 | 582 | 66 | 66 |
| 501 | 582 | 99 | 39.188 |
| 503 | 582 | 57 | 21.375 |
| | | **Total:** | **824.938** |

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

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

5.1.4 **Sale by Radharani Ghosh:** By a Deed of Sale dated 12th August, 2008, registered in the Office of the Additional District Sub-Registrar, Bhangar, recorded in Book No. 1, CD Volume No. 10, at Pages 3449 to 3464, being Deed No. 04303 for the year 2008, said Radharani Ghosh sold, conveyed and transferred her right, title and interest in the Mother Property (**Larger Property**) unto and in favour of Sadhan Kumar Ghosh, son of Late Khitish Chandra Ghosh, free from all encumbrances. The details of the Larger Property is given in the chart below:

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

5.1.5 **Sale by Sadhan Kumar Ghosh:** By a Deed of Sale dated 8th September, 2008, registered in the Office of the Additional District Sub-Registrar, Bhangar, recorded in Book No. I, CD Volume No. 12, at Pages 57 to 70, being Deed No. 04746 for the year 2008, said Sadhan Kumar Ghosh sold, conveyed and transferred the Said Property, i.e. land measuring 15.55 (fifteen point five five) decimal, more or less, out of the Larger Property unto and in favour of Biman Ghosh, Bidyut Ghosh both son of Late Bhadreshwar Ghosh & Sadhan Ghosh, son of Late Siddheshwar Ghosh, free from all encumbrances.

5.1.6 **Sadhan Ghosh entitlement through deed:**-In the above mentioned events, the said Sadhan Ghosh (the Vendor herein) became the absolute owner by purchase of 5.2 decimals **(the said property)** land (being the 1/3rd share) of the aforesaid deed..

5.1.7 **Absolute Ownership of Vendor:** In the above mentioned events and circumstances said Sadhan Ghosh (the Vendor herein) has become the sole and absolute owner in respect of the Said Property out of the Larger Property vis-à-vis the Mother Property, comprised in the First Property, Second Property, Third Property, Fourth Property, Fifth Property, Sixth Property, Seventh Property, Eighth Property, Ninth Property, Tenth Property, Eleventh Property and Twelfth Property, free from all encumbrances and the Said Property is the subject matter of this Conveyance.

5.1.8 **Agreement with Confirming Party:** M/s. Kyal Developers Private Limited (the Confirming Party herein) approached the Vendor herein with a proposal to purchase the Said Property and the Vendor accepted the said proposal and entered into an Agreement for Sale with the Confirming Party in this regard and further the Vendor has received the advance/earnest money as agreed between them.

5.1.9 **Nomination:** Thereafter, the Purchaser herein approached the Vendor and the Confirming Party herein with a proposal to purchase the Said Property and the Confirming Party accepted the proposal of the Purchaser and nominated the Purchaser to take Conveyance of the Said

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Property directly from the Vendor herein with the confirmation of the Confirming Party herein.

5.1.10 **Completion of Sale:** In furtherance of the above, the Vendor and the Confirming Party are completing the sale of the Said Property in favour of the Purchaser, by these presents, on the terms and conditions contained herein, free from all encumbrances.

5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendor represents and warrants to and covenants with the Purchaser regarding encumbrances as follows:

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

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

5.2.3 **No Encumbrance by Act of Vendor:** The Vendor has not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby 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 whosoever 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*, *waqf*, 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

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Vendor or the Vendor's predecessors-in-title and the title of the Vendor to the Said Property is free, clear and marketable.

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

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

**6. Basic Understanding**

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

**7. Transfer**

7.1 **Hereby Made:** The Vendor hereby sells, conveys and transfers to the Purchaser the entirety of the Vendor's right, title and interest of whatsoever or howsoever nature in the Said Property, more fully described in the **Second Schedule** below, being (**1**) the First Property, i.e., land measuring 0.62 (zero point six two) decimal, more or less, out of 101 (one hundred and one) decimal, being a portion of R.S. Dag No. 100, corresponding L.R. Dag No. 94, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-I** of the **First Schedule** below **And** (**2**) the Second Property, i.e., land measuring 0.95 (zero point nine five) decimal, more or less, out of 154 (one hundred and fifty four) decimal, being a portion of R.S. Dag No. 102, corresponding L.R. Dag No. 96, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-II** of the **First Schedule** below **And** (**3**) the Third Property, i.e., land measuring 0.07 (zero point zero seven) decimal, more or less, out of 12 (twelve) decimal, being a portion of R.S. Dag No. 111, corresponding L.R. Dag No. 105, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-III** of the **First Schedule** below **And** (**4**) the Fourth Property, i.e., land measuring 0.58 (zero point five eight) decimal, more or less, out of 94 (ninety four) decimal, being a portion of R.S. Dag No. 112, corresponding L.R. Dag No. 106, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L.

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No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-IV** of the **First Schedule** below **And (5)** the Fifth Property, i.e., land measuring 0.25 (zero point two five) decimal, more or less, out of 40 (forty) decimal, being a portion of R.S. Dag No. 113, corresponding L.R. Dag No. 107, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-V** of the **First Schedule** below **And (6)** the Sixth Property, i.e., land measuring 0.81 (zero point eight one) decimal, more or less, out of 131 (one hundred and thirty one) decimal, being a portion of R.S. Dag No. 118, corresponding L.R. Dag No. 112, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-VI** of the **First Schedule** below **And (7)** the Seventh Property, i.e., land measuring 0.75 (zero point seven five) decimal, more or less, out of 112 (one hundred and twelve) decimal, more or less, out of 150 (one hundred and fifty) decimal, being a portion of R.S. Dag No. 92, corresponding L.R. Dag No. 86, recorded under R.S. Khatian No. 181, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-VII** of the **First Schedule** below **And (8)** the Eighth Property, i.e., land measuring 0.26 (zero point two six) decimal, more or less, out of 42 (forty two) decimal, being a portion of R.S. Dag No. 94, corresponding L.R. Dag No. 88, recorded under R.S. Khatian No. 181, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-VIII** of the **First Schedule** below and the said R.S. *Dag* No. 94 is delineated on **Plan-H** annexed hereto and bordered in colour **Red** thereon **And (9)** the Ninth Property, i.e., land measuring 0.09 (zero point zero nine) decimal, more or less, out of 12.375 (twelve point three seven five) decimal, more or less, out of 38 (thirty eight) decimal, being a portion of R.S. Dag No. 497, corresponding L.R. Dag No. 465, recorded under R.S. Khatian No. 582, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-IX** of the **First Schedule** below **And (10)** the Tenth Property, i.e., land measuring 0.41 (zero point four one) decimal, more or less, out of 66 (sixty six) decimal, being a portion of R.S. Dag No. 500, corresponding L.R. Dag No. 468, recorded under R.S. Khatian No. 582, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas **And (11)** the Eleventh Property, i.e., land measuring 0.25 (zero point two five) decimal, more or less, out of 39.188 (thirty nine point one eight eight) decimal, more or less, out of 99 (ninety nine) decimal, being a portion of R.S. Dag No. 501, corresponding L.R. Dag No. 469, recorded under R.S. Khatian No. 582, Mouza Jirangacha, J.L. No. 25, Police Station

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Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-XI** of the **First Schedule** below **And** (**12**) the Twelfth Property, i.e., land measuring 0.16 (zero point one six) decimal, more or less, out of 21.375 (twenty one point three seven five) decimal, more or less, out of 57 (fifty seven) decimal, being a portion of R.S. Dag No. 503, corresponding L.R. Dag No. 471, recorded under R.S. Khatian No. 582, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-XII** of the **First Schedule** below and the said R.S. *Dag* No. 503 is delineated on **Plan-L** annexed hereto and bordered in colour **Red** thereon **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances with the confirmation of the Confirming Party herein.

7.2 **Consideration:** The aforesaid conveyance of the Said Property is being made in consideration of a sum of **Rs.14,49,000/- (Rupees Fourteen Lakh Fourty Nine Thousand only)** (**Total Consideration**) out of which the Purchaser has paid Rs.12,49,000/- (Rupees Twelve Lakh Fourty Nine Thousand only) directly to the Vendor receipt of which Vendor hereby and by the Vendor's Receipt and Memo of Consideration hereunder written, admits and acknowledges and Rs.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.

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

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

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

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

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

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

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

8.5 **Holding Possession:** The Vendor hereby covenants that the Purchaser and the Purchaser's successors-in-interest and/or assigns shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof exclusively and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendor and it is further expressly and specifically covenanted, confirmed and declared by the Vendor that notwithstanding contained in any law for the time being in force or enacted later or any custom or practice or other form of equitable right or remedy available to the Vendor, the Vendor shall not at any time in future claim any right of

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

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

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

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

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9. **Interpretation:**

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

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

**First Schedule**
**Part-I**
**(First Property)**

Land vacant measuring 0.62 (zero point six two) decimal, more or less, out of 101 (one hundred and one) decimal, being a portion of R.S. Dag No. 100, corresponding L.R. Dag No. 94, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and butted and bounded as follows:

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

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

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

Land vacant measuring 0.95 (zero point nine five) decimal, more or less, out of 154 (one hundred and fifty four) decimal, being a portion of R.S. Dag No. 102, corresponding L.R. Dag No. 96, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and butted and bounded as follows:

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

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

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

**Part III**
**(Third Property)**

Land vacant measuring 0.07 (zero point zero seven) decimal, more or less, out of 12 (twelve) decimal, being a portion of R.S. Dag No. 111, corresponding L.R. Dag No. 105, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and butted and bounded as follows:

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

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

**Part-IV**
**(Fourth Property)**

Land vacant measuring 0.58 (zero point five eight) decimal, more or less, out of 94 (ninety four) decimal, being a portion of R.S. Dag No. 112, corresponding L.R. Dag No. 106, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 and butted and bounded as follows:

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

**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.

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

Land vacant measuring 0.25 (zero point two five) decimal, more or less, out of 40 (forty) decimal, being a portion of R.S. Dag No. 113, corresponding L.R. Dag No. 107, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and butted and bounded as follows:

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

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

**Part-VI**
**(Sixth Property)**

Land vacant measuring 0.81 (zero point eight one) decimal, more or less, out of 131 (one hundred and thirty one) decimal, being a portion of R.S. Dag No. 118, corresponding L.R. Dag No. 112, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and butted and bounded as follows:

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

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

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

Land vacant measuring 0.75 (zero point seven five) decimal, more or less, out of 112 (one hundred and twelve) decimal, more or less, out of 150 (one hundred and fifty) decimal, being a portion of R.S. Dag No. 92, corresponding L.R. Dag No. 86, recorded under R.S. Khatian No. 181, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet,

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

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

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

**Part-VIII**
**(Eighth Property)**

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

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

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

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

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

| | | |
|---|---|---|
| **On the North** | : | BY R.S. Dag Nos. 111, 112, 113, 118, 121, |
| **On the East** | : | BY R.S. Dag No.479 |
| **On the South** | : | BY R.S. Dag Nos.501, 500, 499, 498, 496, 503 |
| **On the West** | : | Mouza- Hatisala |

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

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

Land vacant measuring 0.41 (zero point four one) decimal, more or less, out of 66 (sixty six) decimal, being a portion of R.S. Dag No. 500, corresponding L.R. Dag No. 468, recorded under R.S. Khatian No. 582, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 and butted and bounded as follows:

| | | |
|---|---|---|
| **On the North** | : | BY R.S. Dag No. 497 |
| **On the East** | : | BY R.S. Dag No. 499 |
| **On the South** | : | BY R.S. Dag No. 510 |
| **On the West** | : | BY R.S. Dag No. 501 |

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

**Part-XI**
**(Eleventh Property)**

Land vacant measuring 0.25 (zero point two five) decimal, more or less, out of 39.188 (thirty nine point one eight eight) decimal, more or less, out of 99 (ninety nine) decimal, being a portion of R.S. Dag No. 501, corresponding L.R. Dag No. 469, recorded under R.S. Khatian No. 582, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and butted and bounded as follows:

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

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

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**Part-XII**
**(Twelfth Property)**

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

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

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

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

Land vacant measuring 0.62 (zero point six two) decimal, more or less, out of 101 (one hundred and one) decimal, being a portion of R.S. Dag No. 100, corresponding L.R. Dag No. 94, recorded under R.S. Khatian No. 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 0.95 (zero point nine five) decimal, more or less, out of 154 (one hundred and fifty four) decimal, being a portion of R.S. Dag No. 102, corresponding L.R. Dag No. 96, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-II** of the **First Schedule** above

Land vacant measuring 0.07 (zero point zero seven) decimal, more or less, out of 12 (twelve) decimal, being a portion of R.S. Dag No. 111, corresponding L.R. Dag No. 105, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-III** of the **First Schedule** above

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Land vacant measuring 0.58 (zero point five eight) decimal, more or less, out of 94 (ninety four) decimal, being a portion of R.S. Dag No. 112, corresponding L.R. Dag No. 106, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-IV** of the **First Schedule** above

Land vacant measuring 0.25 (zero point two five) decimal, more or less, out of 40 (forty) decimal, being a portion of R.S. Dag No. 113, corresponding L.R. Dag No. 107, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-V** of the **First Schedule** above

Land vacant measuring 0.81 (zero point eight one) decimal, more or less, out of 131 (one hundred and thirty one) decimal, being a portion of R.S. Dag No. 118, corresponding L.R. Dag No. 112, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-VI** of the **First Schedule** above

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

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

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

Land vacant measuring 0.41 (zero point four one) decimal, more or less, out of 66 (sixty six) decimal, being a portion of R.S. Dag No. 500,

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corresponding L.R. Dag No. 468, recorded under R.S. Khatian No. 582, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-X** of the **First Schedule** above

Land vacant measuring 0.25 (zero point two five) decimal, more or less, out of 39.188 (thirty nine point one eight eight) decimal, more or less, out of 99 (ninety nine) decimal, being a portion of R.S. Dag No. 501, corresponding L.R. Dag No. 469, recorded under R.S. Khatian No. 582, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-XI** of the **First Schedule** above

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

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

The details of the Said Property are tabulated below:

| **R.S. *Dag* No.** | **L.R. *Dag* No.** | **R.S. Khatian No.** | **Total Area in *Dag* (in Dec)** | **Area Sold (in Dec)** |
|---|---|---|---|---|
| 100 | 94 | 629 | 101 | 0.62 |
| 102 | 96 | 629 | 154 | 0.95 |
| 111 | 105 | 629 | 12 | 0.07 |
| 112 | 106 | 629 | 94 | 0.58 |
| 113 | 107 | 629 | 40 | 0.25 |
| 118 | 112 | 629 | 131 | 0.81 |
| 92 | 86 | 181 | 150 | 0.75 |
| 94 | 88 | 181 | 42 | 0.26 |
| 497 | 465 | 582 | 38 | 0.09 |
| 500 | 468 | 582 | 66 | 0.41 |
| 501 | 469 | 582 | 99 | 0.25 |
| 503 | 471 | 582 | 57 | 0.16 |
| | | **Total** | | **5.20** |

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27 JUN 2022

## 10. Execution and Delivery

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

Witnesses:

1. Rajib Roy
   Vill – Gobargin Paschimpara
   New Town

2. Prakash Hembrom
   12B, Lake Side Rd.

Subhash Ghosh

**[Vendor]**

**[Purchaser]**

KYAL DEVELOPERS PRIVATE LIMITED
Director / Authorised Signatory

**[Confirming Party]**

**Drafted by:**
Alamgir Reza WB/1866/03
Advocate
Alipore Judges Court
Kol-27

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## Vendor's Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs.12,49,000/- (Rupees Twelve Lakh Fourty Nine Thousand only)** towards final payment of the consideration for sale of the Said Property described in the **Second Schedule** above, in the following manner:

| Mode | Date | Bank | Amount (Rs.) |
|---|---|---|---|
| UTR NO. IOBAN 22178533515 | 27.06.2022 | INDIAN OVERSEAS BANK | 12,49,000/- |
| | | **Total:** | **12,49,000/-** |

Witnesses:

1. Rajib Roy

Sadhan Ghosh

[Vendor]

2. Prakash Tiwari

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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.) |
|---|---|---|---|
| Chq. No. 694781 | 27.06.2022 | Indian Overseas Bank | 2,00,000/- |
| | | **Total:** | **2,00,000/-** |

Witnesses:

1.

KIRL DEVELOPERS PRIVATE LIMITED

Director / Authorised Signatory

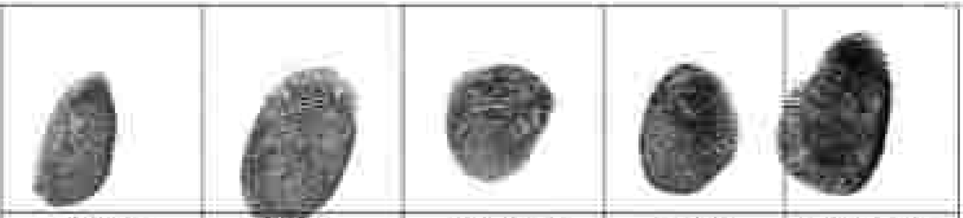
**[Confirming Party]**

2.

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

27 JUN 2022

# SPECIMEN FORM FOR TEN FINGER PRINTS

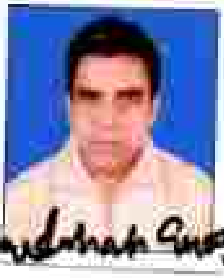


| | | | | |
|---|---|---|---|---|
| Little | Ring | Middle | Fore | Thumb |

(Left Hand)

| | | | | |
|---|---|---|---|---|
| Thumb | Fore | Middle | Ring | Little |

(Right Hand)

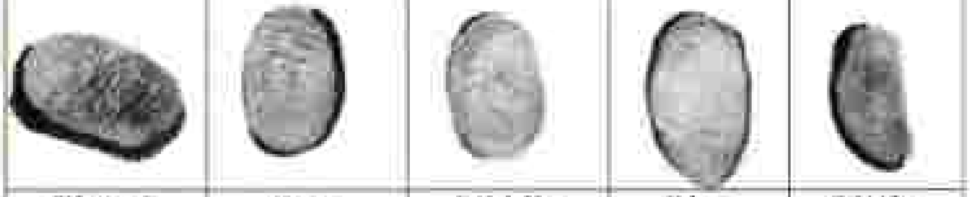


Subhash Ghosh

Subhash Ghosh

| | | | | |
|---|---|---|---|---|
| Little | Ring | Middle | Fore | Thumb |

(Left Hand)



| | | | | |
|---|---|---|---|---|
| Thumb | Fore | Middle | Ring | Little |

(Right Hand)

Amita Ghosh

| | | | | |
|---|---|---|---|---|
| Little | Ring | Middle | Fore | Thumb |

(Left Hand)

| | | | | |
|---|---|---|---|---|
| Thumb | Fore | Middle | Ring | Little |

(Right Hand)

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

27 JUN 2022

Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16042001923401/2022

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 | SADHAN GHOSH Jirangacha, City:- , P.O:- Hatisala, P.S:-Bhangar, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 | Seller |  |  | Sadhan Ghosh 27/06/22 |
| Sl No. | Name of the Executant | Category | Photo | Finger Print | Signature with date |
| 2 | RISHI KYAL 30C, South End Park, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:- South 24-Parganas, West Bengal, India, PIN:- 700029 | Buyer |  |  | Rishi Kyal 27/06/22 |
| Sl No. | Name of the Executant | Category | Photo | Finger Print | Signature with date |
| 3 | AMRITA GHOSH Bellachandi, Goohanan, City:- , P.O:- Bellachandi, P.S:- Joynagar, District:-South 24-Parganas, West Bengal, India, PIN:- 743391 | Representative of Seller [KYAL DEVELOPERS PRIVATE LIMITED ] |  |  | Amrita Ghosh 27/06/22 |

Office of the Dist Sub-Registrar IV
South 24 Parganas

| Sl No. | Name and Address of identifier | Identifier of | Photo | Finger Print | Signature with date |
|---|---|---|---|---|---|
| 1 | RAJIB ROY<br>Son of Paresh Chandra Roy<br>Village:- Sulongun Dakshin Para, P.O:- Gouranga Nagar, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700159 | SADHAN GHOSH, RISHI KYAL, AMRITA GHOSH |  | | 27.06.22 |

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

Dist Sub-Registrar
Registrar U/S 7 (1) of
Registration Act
Alipore, South 24 Parganas

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

| | | |
|---|---|---|
| **Query No / Year** | **2001923401/2022** | **Office where deed will be registered** |
| **Query Date** | **25/06/2022 5:02:36 PM** | Deed can be registered in any of the offices mentioned on Note 11 |
| **Applicant Name, Address & Other Details** | VINAYAK LEGAL<br>122/1R, Satyendra Nath Majumdar Sarani,Thana : Tollygunge, District : South 24-Parganas, WEST BENGAL, PIN - 700026, Mobile No. : 9330394689, Status :Seller/Executant | |
| Transaction | | Additional Transaction |
| [0101] Sale, Sale Document | | [4308] Agreement [No of Agreement : 2], [4311] Receipt [Rs : 2,00,000/-] |
| Set Forth Value | | Market Value |
| Rs. 14,49,000/- | | Rs. 14,49,000/- |
| Total Stamp Duty Payable(SD) | | Total Registration Fee Payable |
| Rs. 43,491/- (Article:23) | | Rs. 15,504/- (Article:A(1), E, B) |
| Mutation Fee Payable | Expected date of Presentation of Deed | Amount of Stamp Duty to be Paid by Non Judicial Stamp |
| Remarks | | |

## Land Details :

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

| Sch No | Plot Number | Khatian Number | Land Proposed | UseROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|---|---|---|---|---|---|---|---|---|
| L1 | RS-100 | RS-629 | Bastu | Shali | 0.62 Dec | 1,72,755/- | 1,72,755/- | |
| L2 | RS-102 | RS-629 | Bastu | Danga | 0.95 Dec | 2,64,722/- | 2,64,722/- | |
| L3 | RS-111 | RS-629 | Bastu | Danga | 0.07 Dec | 19,506/- | 19,506/- | |
| L4 | RS-112 | RS-629 | Bastu | Danga | 0.58 Dec | 1,61,619/- | 1,61,619/- | |
| L5 | RS-113 | RS-629 | Bastu | Danga | 0.25 Dec | 69,663/- | 69,663/- | |
| L6 | RS-118 | RS-629 | Bastu | Danga | 0.81 Dec | 2,25,710/- | 2,25,710/- | |
| L7 | RS-92 | RS-181 | Bastu | Danga | 0.75 Dec | 2,08,990/- | 2,08,990/- | |
| L8 | RS-94 | RS-181 | Bastu | Danga | 0.26 Dec | 72,450/- | 72,450/- | |
| L9 | RS-117 | RS-108 | Bastu | Shali | 0.41 Dec | 1,14,246/- | 1,14,246/- | |
| L10 | RS-500 | RS-582 | Bastu | Danga | 0.25 Dec | 69,663/- | 69,663/- | |
| L11 | RS-501 | RS-582 | Bastu | Danga | 0.09 Dec | 25,079/- | 25,079/- | |
| L12 | RS-497 | RS-582 | Bastu | Danga | 0.16 Dec | 44,585/- | 44,585/- | |
| | | **TOTAL :** | | | **5.2Dec** | **14,49,000 /-** | **14,49,000 /-** | |
| | **Grand Total :** | | | | **5.2Dec** | **14,49,000 /-** | **14,49,000 /-** | |

**Seller Details :**

| Sl No | Name & address | Status | Execution Admission Details : |
|---|---|---|---|
| 1 | SADHAN GHOSH<br>Son of Late Siddheswar Ghosh,Jirangacha, City:- , P.O:- Hatisala, P.S:-Bhangar, District:-South 24-Parganas, West Bengal, India, PIN:- 700135<br>Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. BExxxxxx9F, Aadhaar No.: 96xxxxxxxx7433,Status :Individual, Executed by: Self<br>To be Admitted by: Self | Individual | Executed by: Self<br>To be Admitted by: Self |
| 2 | KYAL DEVELOPERS PRIVATE LIMITED ( Private Limited Company )<br>,122/1R, Satyendra Nath Majumder Sarani, 4th Floor, City:- , P.O.- Kalighat, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026<br>PAN No. AAxxxxxx0E, ,Aadhaar No Not Provided by UIDAIStatus :Organization, Executed by: Representative | Organization | Executed by: Representative |

**Buyer Details :**

| Sl No | Name & address | Status | Execution Admission Details : |
|---|---|---|---|
| 1 | RISHI KYAL<br>Son of Balkrishan Kyal,30C, South End Park, City:- , P.O.- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029<br>Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AFxxxxxx4G, Aadhaar No.: 50xxxxxxxx0434,Status :Individual, Executed by: Self<br>To be Admitted by: Self | Individual | Executed by: Self<br>To be Admitted by: Self |

**Representative Details :**

| Sl No | Name & Address | Representative of |
|---|---|---|
| 1 | AMRITA GHOSH<br>Son of Bipiob GhoshBellacharidi, Gocharan, City:- , P.O.- Bellacharidi, P.S:- Joynagar, District:-South 24-Parganas, West Bengal, India, PIN:- 743391<br>Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. BLxxxxxx9F , Aadhaar No.: 27xxxxxxxx2154 | KYAL DEVELOPERS PRIVATE LIMITED (as Authorized Signatory) |

**Identifier Details :**

| Name & address |
|---|
| RAJIB ROY<br>Son of Paresh Chandra Roy<br>Village:- Sulonguri Dakshin Para, P.O.- Gourenga Nagar, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700159, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , Identifier Of SADHAN GHOSH, RISHI KYAL, AMRITA GHOSH |

| Transfer of property for L1 | | |
|---|---|---|
| Sl.No | From | To. with area (Name-Area) |
| 1 | SADHAN GHOSH | RISHI KYAL-0.31 Dec |
| 2 | KYAL DEVELOPERS PRIVATE LIMITED | RISHI KYAL-0.31 Dec |

| Transfer of property for L10 | | |
|---|---|---|
| Sl.No | From | To. with area (Name-Area) |
| 1 | SADHAN GHOSH | RISHI KYAL-0.125 Dec |
| 2 | KYAL DEVELOPERS PRIVATE LIMITED | RISHI KYAL-0.125 Dec |

| Transfer of property for L11 | | |
|---|---|---|
| Sl.No | From | To. with area (Name-Area) |
| 1 | SADHAN GHOSH | RISHI KYAL-0.045 Dec |
| 2 | KYAL DEVELOPERS PRIVATE LIMITED | RISHI KYAL-0.045 Dec |

| Transfer of property for L12 | | |
|---|---|---|
| Sl.No | From | To. with area (Name-Area) |
| 1 | SADHAN GHOSH | RISHI KYAL-0.08 Dec |
| 2 | KYAL DEVELOPERS PRIVATE LIMITED | RISHI KYAL-0.08 Dec |

| Transfer of property for L2 | | |
|---|---|---|
| Sl.No | From | To. with area (Name-Area) |
| 1 | SADHAN GHOSH | RISHI KYAL-0.475 Dec |
| 2 | KYAL DEVELOPERS PRIVATE LIMITED | RISHI KYAL-0.475 Dec |

| Transfer of property for L3 | | |
|---|---|---|
| Sl.No | From | To. with area (Name-Area) |
| 1 | SADHAN GHOSH | RISHI KYAL-0.035 Dec |
| 2 | KYAL DEVELOPERS PRIVATE LIMITED | RISHI KYAL-0.035 Dec |

| Transfer of property for L4 | | |
|---|---|---|
| Sl.No | From | To. with area (Name-Area) |
| 1 | SADHAN GHOSH | RISHI KYAL-0.29 Dec |
| 2 | KYAL DEVELOPERS PRIVATE LIMITED | RISHI KYAL-0.29 Dec |

| Transfer of property for L5 | | |
|---|---|---|
| Sl.No | From | To. with area (Name-Area) |
| 1 | SADHAN GHOSH | RISHI KYAL-0.125 Dec |
| 2 | KYAL DEVELOPERS PRIVATE LIMITED | RISHI KYAL-0.125 Dec |

| Transfer of property for L6 | | |
|---|---|---|
| Sl.No | From | To. with area (Name-Area) |
| 1 | SADHAN GHOSH | RISHI KYAL-0.405 Dec |
| 2 | KYAL DEVELOPERS PRIVATE LIMITED | RISHI KYAL-0.405 Dec |

| Transfer of property for L7 | | |
|---|---|---|
| Sl.No | From | To. with area (Name-Area) |
| 1 | SADHAN GHOSH | RISHI KYAL-0.375 Dec |
| 2 | KYAL DEVELOPERS PRIVATE LIMITED | RISHI KYAL-0.375 Dec |

| Transfer of property for L8 | | |
|---|---|---|
| Sl.No | From | To. with area (Name-Area) |
| 1 | SADHAN GHOSH | RISHI KYAL-0.13 Dec |

| | | |
|---|---|---|
| 2 | KYAL DEVELOPERS PRIVATE LIMITED | RISHI KYAL-0.13 Dec |
| **Transfer of property for L9** | | |
| **Sl.No** | **From** | **To. with area (Name-Area)** |
| 1 | SADHAN GHOSH | RISHI KYAL-0.205 Dec |
| 2 | KYAL DEVELOPERS PRIVATE LIMITED | RISHI KYAL-0.205 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 25-07-2022) for e-Payment . Assessed market value & Query is valid for 30 days (i.e. upto 25-07-2022)
3. Standard User charge of Rs. 240/-(Rupees Two hundred fourty) 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 BL.LRO office.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices: D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - I I SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. BHANGAR, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA

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

## GRN Details

| | | | |
|---|---|---|---|
| **GRN:** | 192022230059604461 | **Payment Mode:** | Online Payment |
| **GRN Date:** | 27/06/2022 11:16:55 | **Bank/Gateway:** | Indian Overseas Bank |
| **BRN :** | 202206270508012 | **BRN Date:** | 27/06/2022 11:17:32 |
| **Payment Status:** | Successful | **Payment Ref. No:** | 2001923401/1/2022 |
| | | | (Query No*Query Year) |

## Depositor Details

| | |
|---|---|
| **Depositor's Name:** | RISHI KYAL |
| **Address:** | 30C SOUTH END PARK KOLKATA 700029 |
| **Mobile:** | 9830065307 |
| **Depositor Status:** | Buyer/Claimants |
| **Query No:** | 2001923401 |
| **Applicant's Name:** | Org VINAYAK LEGAL |
| **Identification No:** | 2001923401/1/2022 |
| **Remarks:** | Sale, Sale Document |

## Payment Details

| Sl. No. | Payment ID | Head of A/C Description | Head of A/C | Amount (₹) |
|---|---|---|---|---|
| 1 | 2001923401/1/2022 | Property Registration- Stamp duty | 0030-02-103-003-02 | 43491 |
| 2 | 2001923401/1/2022 | Property Registration- Registration Fees | 0030-03-104-001-16 | 16504 |
| | | | **Total** | **59995** |

**IN WORDS:** **FIFTY NINE THOUSAND NINE HUNDRED NINETY FIVE ONLY.**

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

BESPG1716F

नाम / Name
SADHAN GHOSH

पिता का नाम / Father's Name
MOHESHWAR GHOSH

जन्म की तारीख / Date of Birth
01/08/1978

हस्ताक्षर / Signature

Sadhan Ghosh

Sadhan Ghosh

आधार

भारत सरकार

Unique Identification Authority of India

Enrolment no. 6520/01870/03131

To

Your Aadhaar No. :

9637 0809 7433

मेरा आधार, मेरी पहचान

9637 0809 7433

मेरा आधार, मेरी पहचान

AADHAAR

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

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

Address:

9637 0809 7433

Sadhan Ghosh

Sadhan Ghosh


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
AFTPK7444D


6009 1283 0434
मेरा आधार, मेरी पहचान


6009 1283 0434


KYAL DEVELOPERS PRIVATE LIMITED

Amrita Ghosh

Director / Authorised Signatory




Amrita Ghosh

भारत सरकार
GOVERNMENT OF INDIA

Rajib Roy
Year of Birth : 1992
Male

8196 3674 8777

आधार — आम आदमी का अधिकार

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

RAJIB ROY
PARESH CHANDRA ROY
26/05/1992
Permanent Account Number
AVSPR8594H
Rajib Roy
Signature

## Major Information of the Deed

| | | | |
|---|---|---|---|
| Deed No : | I-1604-07097/2022 | Date of Registration | 28/06/2022 |
| Query No / Year | 1604-2001923401/2022 | Office where deed is registered | |
| Query Date | 25/06/2022 5:02:35 PM | D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas | |
| Applicant Name, Address & Other Details | VINAYAK LEGAL<br>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. 14,49,000/- | | Rs. 14,49,000/- | |
| Stampduty Paid(SD) | | Registration Fee Paid | |
| Rs. 43,591/- (Article:23) | | Rs. 16,536/- (Article:A(1), E,) | |
| Remarks | | | |

## Land Details :

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

| Sch No | Plot Number | Khatian Number | Land Proposed | Use ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|---|---|---|---|---|---|---|---|---|
| L1 | RS-100 | RS-629 | Bastu | Shali | 0.62 Dec | 1,72,765/- | 1,72,765/- | |
| L2 | RS-102 | RS-629 | Bastu | Danga | 0.95 Dec | 2,64,722/- | 2,64,722/- | |
| L3 | RS-111 | RS-629 | Bastu | Danga | 0.07 Dec | 19,506/- | 19,506/- | |
| L4 | RS-112 | RS-629 | Bastu | Danga | 0.58 Dec | 1,61,619/- | 1,61,619/- | |
| L5 | RS-113 | RS-629 | Bastu | Danga | 0.25 Dec | 69,663/- | 69,663/- | |
| L6 | RS-118 | RS-629 | Bastu | Danga | 0.81 Dec | 2,25,710/- | 2,25,710/- | |
| L7 | RS-92 | RS-181 | Bastu | Danga | 0.75 Dec | 2,08,990/- | 2,08,990/- | |
| L8 | RS-94 | RS-181 | Bastu | Danga | 0.26 Dec | 72,450/- | 72,450/- | |
| L9 | RS-117 | RS-108 | Bastu | Shali | 0.41 Dec | 1,14,248/- | 1,14,248/- | |
| L10 | RS-500 | RS-582 | Bastu | Danga | 0.25 Dec | 69,663/- | 69,663/- | |
| L11 | RS-501 | RS-582 | Bastu | Danga | 0.09 Dec | 25,079/- | 25,079/- | |
| L12 | RS-497 | RS-582 | Bastu | Danga | 0.16 Dec | 44,585/- | 44,585/- | |
| | | TOTAL : | | | 5.2Dec | 14,49,000 /- | 14,49,000 /- | |
| | Grand Total : | | | | 5.2Dec | 14,49,000 /- | 14,49,000 /- | |

**Seller Details :**

| Sl No | Name,Address,Photo,Finger print and Signature |
|---|---|
| 1 | **SADHAN GHOSH**<br>Son of Late Siddheswar Ghosh Jirangacha, City:- , P.O:- Hatisala, P.S:-Bhangar, District:-South24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: BExxxxxx8F, Aadhaar No: 96xxxxxxxx7433, Status :Individual, Executed by: Self, Date of Execution: 27/06/2022<br>, Admitted by: Self, Date of Admission: 27/06/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 27/06/2022<br>, Admitted by: Self, Date of Admission: 27/06/2022 ,Place : Pvt. Residence |
| 2 | **KYAL DEVELOPERS PRIVATE LIMITED**<br>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, Executed by: Representative, Executed by: Representative |

**Buyer Details :**

| Sl No | Name,Address,Photo,Finger print and Signature |
|---|---|
| 1 | **RISHI KYAL (Presentant )**<br>Son of Balkrishan Kyal 30C, South End Park, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx4G, Aadhaar No: 60xxxxxxxx0434, Status :Individual, Executed by: Self, Date of Execution: 27/06/2022<br>, Admitted by: Self, Date of Admission: 27/06/2022 ,Place : Pvt. Residence |

**Representative Details :**

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

**Identifier Details :**

| Name | Photo | Finger Print | Signature |
|---|---|---|---|
| **RAJIB ROY**<br>Son of Paresh Chandra Roy<br>Village:- Sulonguri Dakshin Para, P.O:- Gouranga Nagar, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700159 | | | |
| Identifier Of SADHAN GHOSH, RISHI KYAL, AMRITA GHOSH | | | |

**Transfer of property for L1**

| Sl.No | From | To. with area (Name-Area) |
|---|---|---|
| 1 | SADHAN GHOSH | RISHI KYAL-0.31 Dec |
| 2 | KYAL DEVELOPERS PRIVATE LIMITED | RISHI KYAL-0.31 Dec |

| Transfer of property for L10 | | |
|---|---|---|
| Sl.No | From | To. with area (Name-Area) |
| 1 | SADHAN GHOSH | RISHI KYAL-0.125 Dec |
| 2 | KYAL DEVELOPERS PRIVATE LIMITED | RISHI KYAL-0.125 Dec |

| Transfer of property for L11 | | |
|---|---|---|
| Sl.No | From | To. with area (Name-Area) |
| 1 | SADHAN GHOSH | RISHI KYAL-0.045 Dec |
| 2 | KYAL DEVELOPERS PRIVATE LIMITED | RISHI KYAL-0.045 Dec |

| Transfer of property for L12 | | |
|---|---|---|
| Sl.No | From | To. with area (Name-Area) |
| 1 | SADHAN GHOSH | RISHI KYAL-0.08 Dec |
| 2 | KYAL DEVELOPERS PRIVATE LIMITED | RISHI KYAL-0.08 Dec |

| Transfer of property for L2 | | |
|---|---|---|
| Sl.No | From | To. with area (Name-Area) |
| 1 | SADHAN GHOSH | RISHI KYAL-0.475 Dec |
| 2 | KYAL DEVELOPERS PRIVATE LIMITED | RISHI KYAL-0.475 Dec |

| Transfer of property for L3 | | |
|---|---|---|
| Sl.No | From | To. with area (Name-Area) |
| 1 | SADHAN GHOSH | RISHI KYAL-0.035 Dec |
| 2 | KYAL DEVELOPERS PRIVATE LIMITED | RISHI KYAL-0.035 Dec |

| Transfer of property for L4 | | |
|---|---|---|
| Sl.No | From | To. with area (Name-Area) |
| 1 | SADHAN GHOSH | RISHI KYAL-0.29 Dec |
| 2 | KYAL DEVELOPERS PRIVATE LIMITED | RISHI KYAL-0.29 Dec |

| Transfer of property for L5 | | |
|---|---|---|
| Sl.No | From | To. with area (Name-Area) |
| 1 | SADHAN GHOSH | RISHI KYAL-0.125 Dec |
| 2 | KYAL DEVELOPERS PRIVATE LIMITED | RISHI KYAL-0.125 Dec |

| Transfer of property for L6 | | |
|---|---|---|
| Sl.No | From | To. with area (Name-Area) |
| 1 | SADHAN GHOSH | RISHI KYAL-0.405 Dec |
| 2 | KYAL DEVELOPERS PRIVATE LIMITED | RISHI KYAL-0.405 Dec |

| Transfer of property for L7 | | |
|---|---|---|
| Sl.No | From | To. with area (Name-Area) |
| 1 | SADHAN GHOSH | RISHI KYAL-0.375 Dec |
| 2 | KYAL DEVELOPERS PRIVATE LIMITED | RISHI KYAL-0.375 Dec |

| Transfer of property for L8 | | |
|---|---|---|
| Sl.No | From | To. with area (Name-Area) |
| 1 | SADHAN GHOSH | RISHI KYAL-0.13 Dec |
| 2 | KYAL DEVELOPERS PRIVATE LIMITED | RISHI KYAL-0.13 Dec |

| Transfer of property for L9 | | |
|---|---|---|
| Sl.No | From | To. with area (Name-Area) |
| 1 | SADHAN GHOSH | RISHI KYAL-0.205 Dec |
| 2 | KYAL DEVELOPERS PRIVATE LIMITED | RISHI KYAL-0.205 Dec |

**On 27-06-2022**

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

Presented for registration at 14:35 hrs on 27-06-2022, at the Private residence by RISHI KYAL ,Claimant.

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

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 14,49,000/-

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

Execution is admitted on 27/06/2022 by 1. SADHAN GHOSH, Son of Late Siddheswar Ghosh, Jirangacha, P.O: Hatisala, Thana: Bhangar, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Others, 2. RISHI KYAL, Son of Balkrishan Kyal, 30C, South End Park, P.O: Sarat Bose Road, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Business

Indetified by RAJIB ROY, , , Son of Paresh Chandra Roy, P.O: Gouranga Nagar, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700159, by caste Hindu, by profession Others

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

Execution is admitted on 27-06-2022 by AMRITA GHOSH, Authorized Signatory, KYAL DEVELOPERS PRIVATE LIMITED (Private Limited Company), 122/1R, Satyendra Nath Majumder Sarani, 4th Floor, City:- , P.O:- Kalighat, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026

Indetified by RAJIB ROY, , , Son of Paresh Chandra Roy, P.O: Gouranga Nagar, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700159, by caste Hindu, by profession Others

**Anupam Haider**

**DISTRICT SUB-REGISTRAR**

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

**South 24-Parganas, West Bengal**

**On 28-06-2022**

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

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

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 16,536/- ( A(1) = Rs 14,490/- ,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 16,504/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 27/06/2022 11:17AM with Govt. Ref. No: 192022230059604461 on 27-06-2022, Amount Rs: 16,504/-, Bank: Indian Overseas Bank ( IOBA0000015), Ref. No. 202206270508012 on 27-06-2022, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 43,491/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 43,491/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 14160, 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 27/06/2022 11:17AM with Govt. Ref. No: 192022230059604461 on 27-06-2022, Amount Rs: 43,491/-, Bank: Indian Overseas Bank ( IOBA0000015), Ref. No. 20220627050801 2 on 27-06-2022, 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 220579 to 220615**

**being No 160407097 for the year 2022.**

Seal of the District Sub-Registrar IV, South 24 Parganas, South 24 Parganas

Digitally signed by ANUPAM HALDER
Date: 2022.06.28 16:54:42 +05:30
Reason: Digital Signing of Deed.

**(Anupam Halder) 2022/06/28 04:54:42 PM**

**DISTRICT SUB-REGISTRAR**

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

**West Bengal.**

**(This document is digitally signed.)**

07918/2025

D-7163/2025

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL

AX 106686

2-2019028/25
Rs 300, only

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

Sub-Registrar
Alipore, South 24 Parganas
02 SEP 2025

CONVEYANCE

1. Date: 02/09/25

2. Place: Kolkata

3. Parties

42392

Amitabha Ray
Advocate
ALIPORE POLICE COURT
Kolkata-700 027

DATE 21 JUL 2025

SOLD TO.....
OF.....
RS.....
JAYDEEP CHATTERJEE
16, INDIA EXCHANGE PLACE, KOL-1
GOVT. LICENSED STAMP VENDOR
L. NO. 351/52018

21 JUL 2025

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

02 SEP 2025

Amrita Ghosh
c/o- Biplab Ghosh
vill- Beliachandi
P.O- Gocharan
P.S- Joynagar
Dist- 24 Pgs (S)
743331

3.1 **PRASANTA GHOSH (PAN BPNPG3783B** and **Aadhaar No. 9830 4220 7924)**, son of Late Madan Mohan Ghosh, by faith Hindu, by Occupation Others, by nationality Indian, residing at Jirangacha, Post Office Hatisala, Police Station Kashipur, Pin - 700135, District South 24 Parganas; (**Vendor**, include successors-in-interest)

**And**

3.2 **RAHUL KYAL**, having **PAN AGHPK1359F** and **Aadhaar No. 7487 0793 4912**, son of Balkrishan Kyal, by faith Hindu, by occupation Business, nationality Indian, 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)

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

**NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:**

**4. Subject Matter of Conveyance**

4.1 **Said Property:** (1) Land classified as *sali* (agricultural) measuring 1.06 (one point zero six) decimal, more or less, out of 82 (eighty two) decimal, being a portion of R.S. Dag No. 60, corresponding L.R. Dag No. 54, recorded under R.S. Khanda Khatian No. 654 derived from R.S. Khatian No. 366 and R.S. Khatian No. 367, L.R. Khatian No. 5010, 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 And (2)** land classified as *sali* (agricultural) measuring 0.56 (zero point five six) decimal, more or less, out of 26 (twenty six) decimal, being a portion of R.S. Dag No. 64, corresponding L.R. Dag No. 58, recorded under R.S. Khanda Khatian No. 654 derived from R.S. Khatian No. 366 and R.S. Khatian No. 367, L.R. Khatian No. 5010, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Second Property**) and more fully described in **Part-II** of the **First Schedule** below, the First Property and the Second Property are more fully and collectively described in the **Second Schedule** below (collectively **Said Property**) **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof.

**5. Background, Representations, Warranties and Covenants**

5.1 **Representations, Warranties and Covenants Regarding Title:** The Vendor represents and warrants to and covenants with the Purchaser regarding title as follows:

5.1.1 **Ownership Of Chakila Bibi alias Shakila Bibi:** At all material time one Chakila Bibi alias Shakila Bibi was the sole and absolute owner

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

2 OCT 2005

of *inter alia* the Said Property, comprised in the First Property and Second Property and mutated her name in the records of the Block Land and Land Reforms Officer, Bhangar-II, under L.R. Khatian No. 4007, free from all encumbrances.

5.1.2 **Sale to Arup Sardar:** By a Deed of Sale dated 25th August, 2023, registered in the Office of the Additional District Sub-Registrar Bhangar, South 24 Parganas, recorded in Book No. 1, Volume No. 1621-2023, at Pages 179387 to 179408, Being Deed No.162107211 for the year 2023, Chakila Bibi alias Shakila Bibi sold conveyed and transferred the Said Property, comprised in the First Property and Second Property unto and favour of Arup Sardar free from all encumbrances.

5.1.3 **Mutation:** In the above mentioned circumstances said Arup Sardar became the sole and absolute owner in respect of the Said Property, and mutated his name in the records of the Block Land and Land Reforms Officer, Bhangar-II, under L.R. Khatian No. 4692, free from all encumbrances.

5.1.4 **Sale to the Vendor:** By a Deed of Sale dated 29th February, 2024, registered in the Office of the Additional District Sub-Registrar Bhangar, South 24 Parganas, recorded in Book No. 1, Volume No. 1621-2024, at Pages 56546 to 56563, Being Deed No.162102286 for the year 2024, Arup Sardar sold conveyed and transferred the Said Property, comprised in the First Property and Second Property, unto and favour of Prasanta Ghosh, the Vendor herein free from all encumbrances.

5.1.5 **Absolute Ownership of Vendor:** In the above mentioned events and circumstances said Prasanta Ghosh (the Vendor herein) became the absolute owners in respect of the Said Property, comprised in the First Property and Second Property, free from all encumbrances and mutated his name in the records of the Block Land and Land Reforms Officer, Bhangar-II, under L.R. Khatian No. 5010 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 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 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,

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

2 SEP 2025

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 whosoever 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*, *waqf*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title and the title of the Vendor to the Said Property is free, clear and marketable.

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

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

## 6. Basic Understanding

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

## 7. Transfer

7.1 **Hereby Made:** The Vendor hereby sell, convey and transfer to the Purchaser the entirety of the Vendor's right, title and interest of

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whatsoever or howsoever nature in the Said Property, more fully described in the **Second Schedule** below, being (1) the First Property, i.e., land classified as *sali* (agricultural) measuring 1.06 (one point zero six) decimal, more or less, out of 82 (eighty two) decimal, being a portion of R.S. Dag No. 60, corresponding L.R. Dag No. 54, recorded under R.S. Khanda Khatian No. 654 derived from R.S. Khatian No. 366 and R.S. Khatian No. 367, L.R. Khatian No. 5010, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-I** of the **First Schedule** below **And** (2) the Second Property, i.e., land classified as *sali* (agricultural) measuring 0.56 (zero point five six) decimal, more or less, out of 26 (twenty six) decimal, being a portion of R.S. Dag No. 64, corresponding L.R. Dag No. 58, recorded under R.S. Khanda Khatian No. 654 derived from R.S. Khatian No. 366 and R.S. Khatian No. 367, L.R. Khatian No. 5010, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-II** of the **First Schedule** below **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

7.2 **Consideration:** The aforesaid transfer is being made in consideration of a sum of Rs.3,00,000/- (Rupees Three Lakhs only) paid by the Purchaser to the Vendor, receipt of which the Vendor hereby and by the Receipt and Memo of Consideration hereunder written, admits and acknowledges.

**8. Terms of Transfer**

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

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

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

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

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

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

8.2.1 **Indemnification by Vendor:** express indemnification by the Vendor about the correctness of the Vendor's title, Vendor's authority to sell and non existence of any encumbrances on the Said Property, which if found defective or untrue at any time, the Vendor shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendor hereby covenant 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. The Vendor hereby conveys all the Vendor's right, title and interest in the said R.S. Dag Nos. 60 and 64, corresponding to L.R. Dag Nos. 54 and 58 (acquired vide the aforesaid recital under clause 5.1 and sub-clauses thereunder) under these presents whatsoever and howsoever in nature and the Purchaser shall be entitled to rectify the erroneous record of rights, if any.

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

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

8.4 **Outgoings:** All statutory revenue, cess, taxes, surcharge, outgoings and levies of or on the Said Property, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the 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 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 Vendor or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust

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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) consent to the same and (b) appoint the Purchaser as the constituted attorney of the Vendor 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 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) 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 Vendor 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 Vendor 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 Vendor has handed over all title papers and documents in respect of the Said Property to the Purchaser.

8.8 **Further Acts:** The Vendor hereby covenants that the Vendor or any person claiming under 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 covenants, 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

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party to the declaration (if required) without raising any objection and without any further consideration as and when required by the Purchaser.

9. **Interpretation:**

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

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

**First Schedule**
**Part-I**
**(First Property)**

Land classified as *sali* (agricultural) measuring 1.06 (one point zero six) decimal, more or less, out of 82 (eighty two) decimal, being a portion of R.S. Dag No. 60, corresponding L.R. Dag No. 54, recorded under R.S. Khanda Khatian No. 654 derived from R.S. Khatian No. 366 and R.S. Khatian No. 367, L.R. Khatian No. 5010, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and the said R.S. Dag No. 60 is butted and bounded as follows:

| | | |
|---|---|---|
| **On the North** | : | By R.S. Dag Nos. 56 & 59; |
| **On the East** | : | By R.S. Dag Nos. 154, 159, 57, 58 & 59; |
| **On the South** | : | By R.S. Dag No. 61; |
| **On the West** | : | By R.S. Dag Nos. 71, 72, & 44; |

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

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

Land classified as *sali* (agricultural) measuring 0.56 (zero point five six) decimal, more or less, out of 26 (twenty six) decimal, being a portion of R.S. Dag No. 64, corresponding L.R. Dag No. 58, recorded under R.S. Khanda Khatian No. 654 derived from R.S. Khatian No. 366 and R.S. Khatian No. 367, L.R. Khatian No. 5010, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and the said R.S. Dag No. 64 is butted and bounded as follows:

| | | |
|---|---|---|
| **On the North** | : | By R.S. Dag No. 63 |
| **On the East** | : | By R.S. Dag No. 148 |
| **On the South** | : | By R.S. Dag No. 65 |

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**On the West** : By R.S. Dag Nos. 68 & 69.

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

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

Land (vacant) classified as *sali* (agricultural) measuring 1.06 (one point zero six) decimal, more or less, out of 82 (eighty two) decimal, being a portion of R.S. Dag No. 60, corresponding L.R. Dag No. 54, recorded under R.S. Khanda Khatian No. 654 derived from R.S. Khatian No. 366 and R.S. Khatian No. 367, L.R. Khatian No. 5010, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-I** of the **First Schedule** above

Land (vacant) classified as *sali* (agricultural) measuring 0.56 (zero point five six) decimal, more or less, out of 26 (twenty-six) decimal, being a portion of R.S. Dag No. 64, corresponding L.R. Dag No. 58, recorded under R.S. Khanda Khatian No. 654 derived from R.S. Khatian No. 366 and R.S. Khatian No. 367, L.R. Khatian No. 5010, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-II** of the **First Schedule** above

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

The details of the Said Property are tabulated below:

| **R.S. *Dag* No.** | **L.R. *Dag* No.** | **R.S. Khatian No.** | **L.R. Khatian No.** | **Total Area in *Dag* (in Dec)** | **Area Sold (in Dec)** |
|---|---|---|---|---|---|
| 60 | 54 | 654 derived from 366 & 367 | 5010 | 82 | 1.06 |
| 64 | 58 | 654 derived from 366 & 367 | 5010 | 26 | 0.56 |
| | | | | **Total:** | **1.62** |

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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. Amrita Ghosh
Vill - Belachandi
P.O - Gochatan
P.S - Jokhoga
Dist - 24 Pgs (S)
743291

2. Alamgir Raza Adv
28/1 Independent Road
Kol-27

Prasanta Ghosh

[Vendor]

**Drafted by:**

Alamgir Raza WB/1366/03

Advocate

Alipore Judges Court
Kol-27

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**Receipt And Memo of Consideration**

Received from the within named Purchaser the within mentioned sum of **Rs.3,00,000/- (Rupees Three Lakhs only)** towards full and final payment of the consideration for sale of the Said Property described in the **Second Schedule** above, in the following manner:

| UTR No. | Date | Bank | Amount (Rs.) |
|---|---|---|---|
| IOBAN25244572224 | 01.09.25 | Indian Overseas Bank | 2,00,000.00 |
| IOBAN25245685195 | 02.09.25 | -do- | 1,00,000.00 |
| | | **Total:** | **3,00,000/-** |

Witnesses:

1. Amrita Ghosh

2. Alamgir Reza Adv

Prabanta Ghosh

**[Vendor]**

## SPECIMEN FORM FOR TEN FINGER PRINTS

| | | | | | | |
|---|---|---|---|---|---|---|
|  | Debajyoti | Little | Ring | Middle | Fore | Thumb |
| | | (Left Hand) | | | | |
| | | Thumb | Fore | Middle | Ring | Little |
| | | (Right Hand) | | | | |
|  | Prasanta Ghosh | Little | Ring | Middle | Fore | Thumb |
| | | (Left Hand) | | | | |
| | | Thumb | Fore | Middle | Ring | Little |
| | | (Right Hand) | | | | |
| PHOTO | | Little | Ring | Middle | Fore | Thumb |
| | | (Left Hand) | | | | |
| | | Thumb | Fore | Middle | Ring | Little |
| | | (Right Hand) | | | | |

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Alipore, South 24 Parganas

02 SEP 2025

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

| | | |
|---|---|---|
| Query No / Year | 2002490298/2025 | Office where deed will be registered |
| Query Date | 01/09/2025 4:00:43 PM | Deed can be registered in any of the offices mentioned on Note: 11 |
| **Applicant Name, Address & Other Details** | DIPANKAR SARDAR<br>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] Agreement (No of Agreement : 2) |
| Set Forth Value | | Market Value |
| Rs. 3,00,000/- | | Rs. 3,00,000/- |
| Total Stamp Duty Payable(SD) | | Total Registration Fee Payable |
| Rs. 15,020/- (Article:23) | | Rs. 3,400/- (Article:A(1), E) |
| Mutation Fee Payable | Expected date of Presentation of Deed | Amount of Stamp Duty to be Paid by Non Judicial Stamp |
| | | Rs. 100/- |
| Remarks | | |

## Land Details :

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

| Sch No | Plot Number | Khatian Number | Land Proposed | UseROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|---|---|---|---|---|---|---|---|---|
| L1 | RS-60 | RS-654 | Bastu | Shali | 1.06 Dec | 2,00,000/- | 2,00,000/- | |
| L2 | RS-64 | RS-654 | Bastu | Shali | 0.56 Dec | 1,00,000/- | 1,00,000/- | |
| | | TOTAL : | | | 1.62Dec | 3,00,000 /- | 3,00,000 /- | |
| | Grand Total : | | | | 1.62Dec | 3,00,000 /- | 3,00,000 /- | |

## Seller Details :

| Sl No | Name & address | Status | Execution Admission Details : |
|---|---|---|---|
| 1 | PRASANTA GHOSH<br>Son of Late MADAN MOHAN GHOSH,City:- , P.O:- HATISALA, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135<br>Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Date of Birth:XX-XX-1XX7, PAN No. BPxxxxxx3B, Aadhaar No.: 98xxxxxxxx7924,Status :Individual, Executed by: Self<br>To be Admitted by: Self | Individual | Executed by: Self<br>To be Admitted by: Self |

**Buyer Details :**

| Sl No | Name & address | Status | Execution Admission Details : |
|---|---|---|---|
| 1 | RAHUL KYAL<br>Son of BALKRISHAN KYAL,City:- , P.O:- SARAT BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029<br>Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX4, PAN No. AGxxxxxx9F, Aadhaar No.: 74xxxxxxxx4912,Status :Individual, Not Executed | Individual | Not Executed |

**Identifier Details :**

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

| Transfer of property for L1 | | |
|---|---|---|
| Sl.No | From | To. with area (Name-Area) |
| 1 | PRASANTA GHOSH | RAHUL KYAL-1.06 Dec |
| **Transfer of property for L2** | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | PRASANTA GHOSH | RAHUL KYAL-0.56 Dec |

**Note:**

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 01-10-2025) for e-Payment , Assessed market value & Query is valid for 30 days.(i.e. upto 01-10-2025)
3. Standard User charge of Rs. 300/-(Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required.
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.

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

192025260246775048

## GRN Details

| | | | |
|---|---|---|---|
| **GRN:** | 192025260246775048 | **Payment Mode:** | SBI Epay |
| **GRN Date:** | 02/09/2025 13:04:59 | **Bank/Gateway:** | SBIePay Payment Gateway |
| **BRN :** | 6426342746056 | **BRN Date:** | 02/09/2025 13:05:25 |
| **Gateway Ref ID:** | 20250902607012 | **Method:** | Indian Overseas Bank - Retail And Corporate NB |
| **GRIPS Payment ID:** | 020920252024677503 | **Payment Init. Date:** | 02/09/2025 13:04:59 |
| **Payment Status:** | Successful | **Payment Ref. No:** | 2002490298/3/2025 [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):** | 02/09/2025 |
| **Period To (dd/mm/yyyy):** | 02/09/2025 |
| **Payment Ref ID:** | 2002490298/3/2025 |
| **Dept Ref ID/DRN:** | 2002490298/3/2025 |

## Payment Details

| Sl. No. | Payment Ref No | Head of A/C Description | Head of A/C | Amount (₹) |
|---|---|---|---|---|
| 1 | 2002490298/3/2025 | Property Registration- Stamp Duty | 0030-02-103-003-02 | 14920 |
| 2 | 2002490298/3/2025 | Property Registration- Registration Fees | 0030-03-104-001-16 | 3400 |
| | | | **Total** | **18320** |

**IN WORDS:** **EIGHTEEN THOUSAND THREE HUNDRED TWENTY ONLY.**

PAID

## Major Information of the Deed

| | | | |
|---|---|---|---|
| Deed No : | I-1604-07163/2025 | Date of Registration | 02/09/2025 |
| Query No / Year | 1604-2002490298/2025 | Office where deed is registered | |
| Query Date | 01/09/2025 4:00:43 PM | D.S.R. - IV SOUTH 24-PARGANAS, District South 24-Parganas | |
| Applicant Name, Address & Other Details | DIPANKAR SARDAR<br>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. 3,00,000/- | | Rs. 3,00,000/- | |
| Stamp duty Paid(SD) | | Registration Fee Paid | |
| Rs. 15,020/- (Article:23) | | Rs. 3,432/- (Article:A(1), E) | |
| Remarks | | | |

### Land Details :

District: South 24-Parganas, P.S.- Kankinara, Gram Panchayat: BHAGAWANPUR, Mouza: Jibangacha , J.L 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 | Bastu | Shali | 1.06 Dec | 2,00,000/- | 2,00,000/- | |
| L2 | RS-64 | RS-654 | Bastu | Shali | 0.56 Dec | 1,00,000/- | 1,00,000/- | |
| | | TOTAL : | | | 1.62Dec | 3,00,000 /- | 3,00,000 /- | |
| | Grand Total : | | | | 1.62Dec | 3,00,000 /- | 3,00,000 /- | |

### Seller Details :

| Sl No | Name,Address,Photo,Finger print and Signature | | | |
|---|---|---|---|---|
| | Name | Photo | Finger Print | Signature |
| 1 | PRASANTA GHOSH (Presentant )<br>Son of Late MADAN MOHAN GHOSH<br>Executed by: Self, Date of Execution: 02/09/2025<br>, Admitted by: Self, Date of Admission: 02/09/2025 ,Place : Office |  |  | Prasanta Ghosh |

City:- , P.O:- HATISALA, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: IndiaDate of Birth:XX-XX-1XXX , PAN No.:: BPxxxxxx3B, Aadhaar No:: 9Bxxxxxxxx7924, Status :Individual, Executed by: Self, Date of Execution: 02/09/2025
, Admitted by: Self, Date of Admission: 02/09/2025 ,Place : Office

**Buyer Details :**

| Sl No | Name,Address,Photo,Finger print and Signature |
|---|---|
| 1 | **RAHUL KYAL**<br>Son of BALKRISHAN KYAL City:- , P.O.- SARAT BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN.- 700029 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX4 , PAN No.:: AGxxxxxxlF, Aadhaar No: 7Axxxxxxxx4912, Status :Individual, Status : Not Executed |

**Identifier Details :**

| Name | Photo | Finger Print | Signature |
|---|---|---|---|
| **AMRITA GHOSH**<br>Son of BIPLOB GHOSH<br>City:- , P.O.- GOCHARAN, P.S.-Jaynagar<br>District:-South 24-Parganas, West Bengal, India, PIN:- 743391 |  | Captured | |
| | 02/09/2025 | 02/09/2025 | 02/09/2025 |

Identifier Of PRASANTA GHOSH

| Transfer of property for L1 | | |
|---|---|---|
| Sl.No | From | To. with area (Name-Area) |
| 1 | PRASANTA GHOSH | RAHUL KYAL-1.06 Dec |

| Transfer of property for L2 | | |
|---|---|---|
| Sl.No | From | To. with area (Name-Area) |
| 1 | PRASANTA GHOSH | RAHUL KYAL-0.56 Dec |

## Endorsement For Deed Number : I - 160407163 / 2025

**On 02-09-2025**

**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 13:09 hrs on 02-09-2025, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by PRASANTA 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 3,00,000/-

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

Execution is admitted on 02/09/2025 by PRASANTA GHOSH, Son of Late MADAN MOHAN GHOSH, P.O: HATISALA, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Others

Identified by AMRITA GHOSH , , Son of BIPLOB GHOSH, P.O: GOCHARAN, Thana: Joynagar, , South 24-Parganas, WEST BENGAL, India, PIN - 743391 , by caste Hindu, by profession Others

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 3,432.00/- ( A(1) = Rs 3,000.00/- ,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 3,400/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 02/09/2025 1:05PM with Govt. Ref. No: 192025260246775048 on 02-09-2025, Amount Rs: 3,400/-, Bank: SBI EPay ( SBIePay), Ref. No. 6426342746056 on 02-09-2025, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 15,020/- and Stamp Duty paid by , by Stamp Rs 100.00/-, by online = Rs 14,920/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 42392, Amount: Rs.100.00/-, Date of Purchase: 21/07/2025, Vendor name: JAYDEEP CHATTERJEE
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 02/09/2025 1:05PM with Govt. Ref. No: 192025260246775048 on 02-09-2025, Amount Rs: 14,920/-, Bank: SBI EPay ( SBIePay), Ref. No. 6426342746056 on 02-09-2025, Head of Account 0030-02-103-003-02

Baishali Dasgupta

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2025, Page from 192789 to 192807

being No 160407163 for the year 2025.

Seal of the District Sub-Registrar IV, South 24 Parganas, South 24 Parganas

Digitally signed by Baishali Dasgupta
Date: 2025.09.02 17:16:16 +05:30
Reason: Digital Signing of Deed.

(Baishali Dasgupta) 02/09/2025

DISTRICT SUB-REGISTRAR

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

West Bengal.