6232/21 I 6337/21

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

V. CRNO: 866/21

पश्चिमबंगा पश्चिम बंगाल WEST BENGAL AE 467654

01.10.21

D: 19527958/21

The document is admitted for registration the signature sheet and endorsement sheet attached with the document are to be treated as parts of the document.

A.D.S.R. Bhangore
S/24 Parganas

22 OCT 2021

18.00

CONVEYANCE

1. Date: 01.10.2021
2. Place: Kolkata
3. Parties

ग1-250.00
ग2-300.00
ग3-550.00

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ALAMGIR REZI
ADVOCATE
ALIPORE JUDGES COURT
KOLKATA - 700 027

26 JUN 2021

Date

Name

KYAL DEVELOPERS PVT. LTD.

Director / Authorised Signatory

I. CHAKRABORTY
88, Dr. Rajendra Prasad Sarani
Kolkata - 700 001

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INTERFACE BUILDCON PVT. LTD.

Director / Authorised Signatory

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Nizamuddin Molla

MD-Samsur Ali.
S/o MD Nazar Ali
vill+po- Ghuru ps- New Town
(N) 24-P-G-S.

3.1 **RUKAYA NASRIN also known as RUKAYA NASRIN BIBI (PAN CECPB2479G** and **Aadhaar No. 620700242948)**, wife of Abdullahil Maruf Khan, by faith Muslim, by occupation Housewife, nationality Indian, residing at Uttar Gazipur, Post Office Machibhanga, Kolkata-700135, Police Station Kashipur, District South 24 Parganas;

3.2 **ABDAR RAHAMAN MANDAL (PAN ALVPM7920K** and **Aadhaar No. 746390575895)**,son of Wajed Ali Mandal, by faith Muslim, by occupation Business, nationality Indian, residing at Village Kornpar, Post Office ShikraKulni, PIN-743428, Police Station Matia, District North 24 Parganas;

(Party Nos. 3.1 and 3.2 collectively **Vendors**, include 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 & AadhaarNo. 274444982164)**, son of Biplob Ghosh, residing at Bellachandi Gocharan, Post Office Bellachandi, Police Station Joynagar, South 24 Parganas, West Bengal- 743391 (**Purchaser**, includes successors-in-interest)

And

3.4 **NIJAM UDDIN MOLLA (PAN CQZPM5223Q** and **Aadhaar No. 401623755842)**, son of Abdul Jalil Molla, by faith Muslim, by occupation Business, nationality Indian, residing at Village Kabildanga, Post Office Bamunia, PIN-743502, Police Station Bamunia, District South 24 Parganas (**First Confirming Party**, includes successors-in-interest)

And

3.5 **INTERFACE BUILDCON PRIVATE LIMITED (PAN AACCI7760A)**, having CIN U45400WB2100PTC170339,a company incorporated under the Companies Act, 1956, having its registered office at 30C, South End Park, Post Office Sarat Bose Road, Police Station Rabindra Sarobar (formerly Lake), Kolkata-700029, represented by its Authorized Signatory, **Swapan Saha**, having **PAN DOSPS8167D** and **Aadhaar No.979385592444**, son of Late Gouranga Saha,, by faith Hindu, by occupation Service, nationality Indian, of 41, Simla Road, Maniktala, Post Office Beadon Street, Kolkata- 700006, Police Station Maniktala (**Second Confirming Party**, includes successors-in-interest)

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Rukaya Nassin

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Abdar Rahaman Mandal

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Jakir Hossain Molla

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And

3.6 **JAKIR HOSSAIN MOLLA (PAN CLLPM4395Q** and **Aadhaar No. 739086369263)**, son of Abdul Ohab Molla, by faith Muslim, by occupation Business, nationality Indian, residing at Village and Post Office Krishnamati, Kolkata- 743502, Police Station Kashipur, District South 24 Parganas (**Third Confirming Party**, includes successors-in-interest)

Vendors, Purchaser, First Confirming Party, Second Confirming Party and Third 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 (two) decimal, more or less, equivalent to 1.21 (one point two one) cottah, more or less, out of 338 (three hundred and thirty eight) decimal, being a portion of C.S. Dag No. 237, corresponding R.S./L.R. Dag No. 241, recorded under R.S. Khatian No. 448, L.R. Khatian Nos. 492 and 496, 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 Property is delineated on **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 Vendors, First Confirming Party, Second Confirming Party and Third Confirming Party in the Said Property and appurtenances and inheritances for access and user thereof.

5. Background, Representations, Warranties and Covenants

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

5.1.1 **Ownership of Harikamal Naskar:** At all material time one Harikamal Naskar was the sole, recorded and absolute owner in respect of land measuring 338 (three hundred and thirty eight)decimal, more or less, being the entirety of C.S. Dag No. 237, corresponding R.S./L.R. Dag No. 241, recorded under R.S. Khatian No. 448, 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 (**Mother Property**), free from all encumbrances.

5.1.2 **Demise of Harikamal:** Said Harikamal Naskar, a Hindu governed by the Dayabhaga School of Hindu Law died intestate leaving behind him surviving his only son, Rajani Kanta Naskar and only daughter,

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Sarala Bala (Naskar) Roy Sardar, as his only legal heir and heiress, who jointly and in equal share inherited the right, title and interest of Late Harikamal Naskar in the Mother Property, free from all encumbrances.

5.1.3 **Settlement of Mother Property:** By a Deed of Settlement (*Nirupan Patra*) dated 2nd May, 1988, registered in the Office of the Sub-Registrar, Bhangar, recorded in Book No. 1, Volume No. 57, at Pages 24 to 30, being Deed No. 3056 for the year 1988, said (**1**) Rajani Kanta Naskar and (**2**) Sarala Bala (Naskar) Roy Sardar being the settlors therein settled the Mother Property in favour of (**1**) Ram Prasad Naskar, (**2**) Shyam Prasad Naskar, (**3**) Sankar Prasad Naskar and (**4**) Sandip Kumar Naskar, free from all encumbrances subject to the life interest of the said settlors.

5.1.4 **Ownership of Ram Prasad Naskar & Ors.:** Thereafter, said Rajani Kanta Naskar died and pursuant to the above mentioned Deed of Settlement said (**1**) Ram Prasad Naskar, (**2**) Shyam Prasad Naskar, (**3**) Sankar Prasad Naskar and (**4**) Sandip Kumar Naskar became the joint and absolute owners in respect of the Mother Property, free from all encumbrances subject to the life interest of said Sarala Bala (Naskar) Roy Sardar.

5.1.5 **First Sale by Ram Prasad Naskar & Ors.:** By a Deed of Sale dated 28th April, 1995, registered in the Office of the Sub-Registrar, Bhangar, recorded in Book No. I, Volume No. 37, at Pages 331 to 340, being Deed No. 1934 for the year 1995, said (**1**) Ram Prasad Naskar, (**2**) Shyam Prasad Naskar, (**3**) Sankar Prasad Naskar, (**4**) Sandip Kumar Naskar and (**5**) Sarala Bala (Naskar) Roy Sardar sold, conveyed and transferred land measuring 250 (two hundred and fifty) decimal, more or less, out of the Mother Property unto and in favour of Md. Abdul Ohab Molla, free from all encumbrances.

5.1.6 **Second Sale by Ram Prasad Naskar & Ors.:** By a Deed of Sale registered in the Office of the Sub-Registrar, Bhangar, recorded in Book No. I, Volume No. 65, at Pages 33 to 44, being Deed No. 3710 for the year 1996, said (**1**) Ram Prasad Naskar, (**2**) Shyam Prasad Naskar, (**3**) Sankar Prasad Naskar, (**4**) Sandip Kumar Naskar and (**5**) Sarala Bala (Naskar) Roy Sardar sold, conveyed and transferred land measuring 88 (eighty eight) decimal, more or less, out of the Mother Property unto and in favour of (**1**) Md. Manirutijaman, (**2**) Jahangir Hossain Molla *alias* Jahangir Alam Molla, (**3**) Jakir Hossain Molla and (**4**) Md. Abdul Wadut Molla, free from all encumbrances.

5.1.7 **Ownership of Abdul Ohab Molla:** By virtue of the aforesaid Deed No. 1934 for the year 1995, said Abdul Ohab Molla became the sole and absolute owner in respect of land measuring 250 (two hundred and fifty) decimal, more or less, out of 338 (three hundred and thirty eight) decimal, being a portion of C.S. Dag No. 237, corresponding to R.S./L.R. *Dag* No. 241, recorded under R.S. Khatian No. 448, *Mouza* Hatisala, J.L. No. 9, Police Station Kolkata Leather Complex (formerly Bhangar), within Beonta No. 2 Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas (**Property Of Abdul Ohab**) and mutated his name in the records of the Block

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Land and Land Reforms Officer, Bhangar under L.R. *Khatian* No. 492, free from all encumbrances.

5.1.8 **Ownership of First Property Of Jakir:** By virtue of the aforesaid Deed No. 3710 for the year 1996, said Jakir Hossain Molla became the sole and absolute owner in respect of land measuring 22 (twenty two) decimal, more or less, out of 338 (three hundred and thirty eight) decimal, being a portion of C.S. Dag No. 237, corresponding to R.S./L.R. *Dag* No. 241, recorded under R.S. Khatian No. 448, *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 (**First Property Of Jakir**) and mutated his name in the records of the Block Land and Land Reforms Officer, Bhangar under L.R. *Khatian* No. 496, free from all encumbrances.

5.1.9 **Gift by Abdul Ohab Molla:** By a Deed of Gift dated 28th December, 2011, registered in the Office of the Additional District Sub-Registrar, Bhangore, recorded in Book No. I, CD Volume No. 15, at Pages 3155 to 3166, being Deed No. 04940 for the year 2011, said Abdul Ohab Molla gifted, granted and transferred land measuring 100 (one hundred) decimal, more or less, out of the Property Of Abdul Ohab unto and in favour of (**1**) Jahangir Alam Molla and (**2**) Jakir Hossain Molla, free from all encumbrances.

5.1.10 **Ownership of Second Property Of Jakir:** By virtue of the aforesaid Deed No. 04940 for the year 2011, said Jakir Hossain Molla became the sole and absolute owner in respect of land measuring 50 (fifty) decimal, more or less, out of 338 (three hundred and thirty eight) decimal, being a portion of C.S. Dag No. 237, corresponding to R.S./L.R. *Dag* No. 241, recorded under R.S. Khatian No. 448, L.R. Khatian No. 492, *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 (**Second Property Of Jakir**), free from all encumbrances.

5.1.11 **Ownership of Jakir's Property:** In the above mentioned circumstances said Jakir Hossain Molla (the Third Confirming Party herein) became the sole and absolute owner in respect of the First Property Of Jakir and Second Property Of Jakir (collectively **Jakir's Property**), being land measuring 72 (seventy two) decimal, more or less, being a portion of said C.S. Dag No. 237, corresponding R.S./L.R. Dag No. 241, recorded in L.R. Khatian Nos. 492 and 496, free from all encumbrances.

5.1.12 **Land Acquisition:** Land measuring 92 (ninety two) decimal, more or less, out of the Mother Property has been acquired by the Land Acquisition Department, South 24 Parganas vide LA Case No. LA II/49 of 76-77.

5.1.13 **Ownership of Larger Property:** In the aforesaid premises said Jakir Hossain Molla (the Third Confirming Party herein) remained the sole and absolute owner in respect of land measuring 52.4 (fifty two point four) decimal, more or less, out of the Jakir's Property

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(**Larger Property**) after deducting proportionate land area of the aforesaid acquisition.

5.1.14 **Sale to Rukaya Nasrin Bibi:** By a Deed of Conveyance dated 9th September, 2020, registered in the Office of the Additional District Sub-Registrar, Bhangar, recorded in Book No. I, Volume No. 1621-2020, at Pages 118678 to 118707, being Deed No. 162103399 for the year 2020, said Jakir Hossain Molla (the Third Confirming Party herein) sold, conveyed and transferred to Rukaya Nasrin Bibi (Vendor No. 3.1 herein), divided and demarcated plot of land measuring 1 (one) decimal, more or less, out of the Larger Property (**First Property**), free from all encumbrances. It is pertinent to mention here that said Jakir Hossain Molla (the Third Confirming Party herein) was in absolute and unhindered possession of First Property being a divided and demarcated portion of land out of the said R.S./L.R. Dag No. 241 for a long period of time by virtue of settlement agreement amongst(**1**) Jakir Hossain Molla (the Third Confirming Party herein), (**2**) Jahangir Hossain Molla *alias* Jahangir Alam Molla, (**3**)Md. Manirujjaman, (**4**) Md. Abdul Wadut Molla and (**5**) Alamgir Molla(collectively **Jakir & Bros.**) being the then only co-sharers of the First Property to which the Third Confirming Party hereby declare and confirm.

5.1.15 **Sale to Abdar Rahaman Mandal:** By a Deed of Conveyance dated 9th September, 2020, registered in the Office of the Additional District Sub-Registrar, Bhangar, recorded in Book No. I, Volume No. 1621-2020, at Pages 118743 to 118772, being Deed No. 162103400 for the year 2020, said Jakir Hossain Molla (the Third Confirming Party herein) sold, conveyed and transferred to Abdar Rahaman Mandal (Vendor No. 3.2 herein), divided and demarcated plot of land measuring 1 (one) decimal, more or less, out of the Larger Property (**Second Property**), free from all encumbrances. It is pertinent to mention here that said Jakir Hossain Molla (the Third Confirming Party herein) was in absolute and unhindered possession of Second Property being a divided and demarcated portion of land out of the said R.S./L.R. Dag No. 241 for a long period of time by virtue of settlement agreement amongst said Jakir & Bros. being the then only co-sharers of the Second Property to which the Third Confirming Party hereby declare and confirm.

5.1.16 **Absolute Ownership of Vendors:** In the above mentioned events and circumstances the Vendors have become the joint and absolute owners in respect of the Said Property, comprised in the First Property and Second Property, free from all encumbrances and the Said Property is the subject matter of this Conveyance.

5.1.17 **MOU with First Confirming Party:** Said Nijam Uddin Molla (the First Confirming Party herein) approached the Vendors herein with a proposal to purchase the Said Property and the Vendors have accepted the said proposal and entered into a Memorandum of Understanding in this regard.

5.1.18 **Agreement with Second Confirming Party:** Thereafter, the First Confirming Party herein approached the Second Confirming Party

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hereinwith a proposal to nominate and cause sale of the Said Property by the Vendors directly to the Second Confirming Party or its nominees and in this regard the Second Confirming Party has entered into an Agreement for Sale with the Vendors with the concurrence of the First Confirming Party.

5.1.19 **Nomination to Purchaser:** Not being desirous of completing the purchase, the Second Confirming Party has nominated the Purchaser to take conveyance of the Said Property directly from the Vendors herein.

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

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

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

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

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

5.2.4 **Right, Power and Authority to Sell:** The Vendors have good right, full power, absolute authority and indefeasible title to grant, sell, convey, tranafer, assign and assure the Said Property to the Purchaser with the confirmation of the First Confirming Party and Second Confirming Party herein.

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

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

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

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

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

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

5.3 **Ratification by Third Confirming Party:** The Third Confirming Party hereby ratifies and covenants with the Purchaser herein that the Third Confirming Party including his successors-in-interest hereby declare that Third Confirming Party was in absolute and unhindered possession of Said Property, comprised in the First Property and Second Property being divided and demarcated portion of land out of the said R.S./L.R. Dag No. 241 for a long period of time and the Third Confirming Party hereby further covenants with the Purchasers that said Jakir& Bros. including their successors-in-interest shall not raise any objection and/or hindrance whatsoever or howsoever in this regard. The Third Confirming Party has joined in this Conveyance for avoiding any future dispute and to keep the Purchaser saved, harmless and indemnified in this regard.

5.4 **Further Declaration by Vendors, First Confirming Party and Third Confirming Party:** The Vendors,First Confirming Party and Third Confirming Party hereby further declare and confirm that said R.S. Dag No.241 has been wrongfully mentioned as Hal Dag 249 in the aforesaid Deed of Settlement being Deed No. 3056 for the year 1988, Deed of Sale being Deed No. 1934 for the year 1995 and Deed of Sale being Deed No. 3710 for the year 1996. The Vendors,First Confirming Party and Third Confirming Party herein declare and place on record that the said error was a bona-fide mistake and rectify the said error which shall have corresponding effect to modify all the representation made therein and thereafter for all intents and purposes.

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6. Basic Understanding

6.1 **Sale of Said Property:** The basic understanding between the Vendors and the Purchaser is that the Vendors shall sell the Said Property to the Purchaser, free from all encumbrances of any and every nature whatsoever and with good, bankable and marketable title and together with *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 First Confirming Party, Second Confirming Party and Third Confirming Party:** The First Confirming Party, Second Confirming Party and Third Confirming Partyhereby confirm the sale of the Said Property in favour of the Purchaser inasmuch as such sale is being made at the request of the First Confirming Partyand in view of the First Confirming Party and Second Confirming Party having nominated the Purchaser to receive conveyance of the Said Property and upon expressed indemnification of the First Confirming Party and Third Confirming Party about the correctness of the right, title, interest and demarcated unhindered possession of the Vendors to the Said Property. The First Confirming Party and Second Confirming Party confirm that they have no objection to this Conveyance being granted and to record the same, the First Confirming Party, Second Confirming Party and Third Confirming Partyhave joined and executed this Conveyance.

7. Transfer

7.1 **Hereby Made:** The Vendors hereby sell, convey and transfer to the Purchaser the entirety of the Vendors' right, title and interest of whatsoever or howsoever nature in the Said Property, more fully described in the **Schedule** below, being land classified as *Sali* (agricultural) measuring 2 (two) decimal, more or less, equivalent to 1.21 (one point two one) cottah, more or less, out of 338 (three hundred and thirty eight) decimal, being a portion of C.S. Dag No. 237, corresponding R.S./L.R. Dag No. 241, recorded under R.S. Khatian No. 448, L.R. Khatian Nos. 492 and 496, 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 Property is delineated on **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 Vendors in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances with the confirmation of the First Confirming Party, Second Confirming Party and Third Confirming Party.

7.2 **Consideration:** The aforesaid conveyance of the Said Property is being made in consideration of a sum of **Rs.14,25,000/- (Rupees fourteen lakh twenty five thousand only) (Total Consideration)** out of which the Purchaser has paid Rs.8,75,000/- (Rupees Eight

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Lac Seventy Five Thousand only) directly to the Vendors and Rs.1,00,000/- (Rupees One Lac only) to the Vendors through the Second Confirming Party and reimbursed the said amount already paid by the Second Confirming Party to the Vendors receipt of which Vendors hereby and by the Vendors' Receipt and Memo of Consideration hereunder written, admits and acknowledges and further paid a sum of Rs.4,50,000/- (Rupees Four Lac Fifty Thousand only) to the First Confirming Party towards his nomination profit receipt of which the First Confirming Party hereby and by the First 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, lispendens, uses, debutter, wakf, trusts, prohibitions, income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, bargadars and liabilities whatsoever or howsoever made or suffered by the Vendors or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendors or the Vendors' predecessors-in-title.

8.1.4 **Together with All Other Appurtenances:**together with all other rights the Vendorshave 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 **Indemnifications:** express indemnification by the Vendors, First Confirming Party and Third Confirming Partyabout the correctness of the Vendors' title and divided and demarcated possession of the Said Property, Vendors' authority to sell and non existence of any encumbrances on the Said Property, which if found defective or untrue at any time, the Vendors and/or the First Confirming Party and/or the Third Confirming Party shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendors and/or the First Confirming Party and/or the Third Confirming Party, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendors, First Confirming Party and Third Confirming Partyhereby covenant that the Vendors and/or the First Confirming Party and/or the Third Confirming Party or any person claiming under the Vendors and/orthe First Confirming Party and/or the Third Confirming Partyin law, trust and equity shall, at all times

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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 and/or divided and demarcated possession of the Said Property. If any difficulty arises in respect of mutation of the Said Property in the name of the Purchaser then the Vendors and/or the First Confirming Party and/or the Third Confirming Partyshall at all times hereinafter, at the costs, expenses, risk and responsibility of the Vendors and/or the First Confirming Party and/or the Third 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 Vendors, with regard to which the Vendors hereby indemnify and agree to keep the Purchaser fully and comprehensively saved, harmless and indemnified.

8.5 **Holding Possession:** The Vendors, First Confirming Party and Third Confirming Partyhereby covenant that the Purchaser and the Purchaser's successors-in-interest and/or assigns shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof exclusively and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendors and/or the First Confirming Party and/or the Third Confirming Partyor any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendors and/orthe First Confirming Party and/or the Third Confirming Partyand it is further expressly and specifically covenanted, confirmed and declared by the Vendors, First Confirming Party and Third Confirming Partythat notwithstanding contained in any law for the time being in force or enacted later or any custom or practice or other form of equitable right or remedy available to the Vendors, First Confirming Party and Third Confirming Party, the Vendors and/or the First Confirming Party and/or the Third Confirming Partyshall 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

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Addl. District Sub-Registrar
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01/10/21

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

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

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

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

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Addl. District Sub-Registrar
Bhangar 24 Pgs.(S)

01/10/21

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

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
(SaidProperty)
[Subject Matter of Conveyance]

Land classified as *Sali* (agricultural) measuring 2 (two) decimal, more or less, equivalent to 1.21 (one point two one) cottah, more or less, out of 338 (three hundred and thirty eight) decimal, being a portion of C.S. Dag No. 237, corresponding R.S./L.R. Dag No. 241, recorded under R.S. Khatian No. 448, L.R. Khatian Nos. 492 and 496, 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 Property is delineated on **Plan** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

On the North	:	By part of R.S./L.R. Dag No. 241
On the East	:	By part of R.S./L.R. Dag No. 241
On the South	:	By part of R.S./L.R. Dag No. 241
On the West	:	By Metal Road

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

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Bhangar, 24 Pgs.(S)

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Bhangar 24 Pgs.(S)

01/10/21

10. Execution and Delivery

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

1. Rukaya Nasrin

(RUKAYA NASRIN)

2. Dipon Kanti Sardar

Abdar Rahaman Mandal

(ABDAR RAHAMAN MANDAL)

[Vendors]

KYAL DEVELOPERS PVT. LTD.

Amal Ghosh

Director / Authorised Signatory

(KYAL DEVELOPERS PRIVATE LIMITED)

[Purchaser]

Nijam Uddin Molla

(NIJAM UDDIN MOLLA)

[First Confirming Party]

INTERFACE BUILDCON PVT. LTD.

Director / Authorised Signatory

(INTERFACE BUILDCON PRIVATE LIMITED)

[Second Confirming Party]

Jakir Hossain Molla

(JAKIR HOSSAIN MOLLA)

[Third Confirming Party]

Drafted by:

Alangi Garg

Advocate

Enrolment no- WB/1366/03

Alipore Judge Court

Kolkata - 700027

Addl. District Sub-Registrar
Bhangar 24 Pgs.(S)

01/10/21

VENDORS' RECEIPT AND MEMO OF CONSIDERATION

Received the within mentioned sum of **Rs.9,75,000/- (Rupees Nine Lac Seventy Five Thousand only)**towards full and final payment of the consideration for sale of the Said Property described in the **Schedule** above, in the following manner:

Cheque/RTGS/NEFT No.	Date	Bank	Favour of	Amount (Rs.)
838949	26.08.2021	Indian Overseas Bank	Rukaya Nasrin	50,000/-
IOBAR52021093000183849	30.09.2021	-Do-	Rukaya Nasrin	5,00,000/-
938947	26.08.2021	-Do-	Abdar Rahaman Mandal	50,000/-
IOBAR52021093000184850	30.09.2021	-Do-	Abdar Rahaman Mandal	3,75,000/-
		Total:		**9,75,000/-**

Rukaya Nasrin

(RUKAYA NASRIN)

Abdar Rahaman Mandal.

(ABDAR RAHAMAN MANDAL)

[Vendors]

Witnesses:

Signature

Name Tapesankar Mukherjee
122/1R, S.N.M Sarani
Kol- 700026

Signature

Name Dipankar Sarkar
122/1R, S.N.M. Sarani
Kol- 700026

Addl. District Sub-Registrar
Bhangar 24 Pgs.(S)

01/10/21

FIRST CONFIRMING PARTY'S RECEIPT AND MEMO OF CONSIDERATION

Received from the within named Purchaser the within mentioned sum of **Rs.4,50,000/- (Rupees Four Lac Fifty Thousand only)**towards full and final payment of nomination profit for nominating the Said Property described in the **Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
RTGS No. IOBAR52021093000698416	30.09.2021	Indian Overseas Bank	4,50,000/-
		Total:	**4,50,000/-**

Nijamuddin Molla

(NIJAM UDDIN MOLLA)

[First Confirming Party]

Witnesses:

Signature _____ Signature _____

Name Tarasankar Mukherjee Name Dipankar Sandar

122/R.S.N.M. Sarani 122/R.S.N.M. Sarani

Kol- 700026 KOL- 700026

Addl. District Sub-Registrar
Bhangar 24 Pgs.(S)

01/10/21

SITE PLAN OF LAND AT MOUZA - HATISALA, J.L. NO.-09 UNDER PART OF R.S. DAG NO. - 241, UNDER R.S. KH. NO.-448, L.R. KH.NO. 492, 496, P.S. -K.L.C., DIST- SOUTH 24 PGS., UNDER BEONTA 2 NO GRAM PANCHAYET, AS PER PHYSICAL POSITION AREA IN RED BORDER.

AREA OF LAND = 2 DEC. (MORE OR LESS)

INTERFACE BUILDCON PVT. LTD.
Director / Authorised Signatory

KYAL DEVELOPERS PVT. LTD.
Director / Authorised Signatory

Nijamuddin Molla

Abdar Rahaman Mandal.

Rukaya Nasrin

Jakir Hossain Molla

Addl. District Sub-Registrar
Bhangar 24 Pgs.(S)

01/10/21

SPECIMEN FORM FOR TEN FINGER PRINTS

Nizamuddin Molla

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

Anand Lahiri

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

Sudipta Saha

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

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Addl. District Sub-Registrar
Bhangar 24 Pgs.(S)

01/10/21

SPECIMEN FORM FOR TEN FINGER PRINTS

 Abdur Rahman Mandal.	Abdur Rahman Mandal.	Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
 Rukaya Nasrin	Rukaya Nasrin	Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
PHOTO	Jakir Hossain Molla	Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				

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Additional District Sub-Registrar
Bhangar 24 Pgs.(S)

01/10/21

Government of West Bengal

Directorate of Registration & Stamp Revenue

FORM-1594

Miscellaneous Receipt

Visit Commission Case No / Year	1621000868/2021	Date of Application	01/10/2021
Query No / Year	1621200195795 8/2021		
Transaction	[0101] Sale, Sale Document		
Applicant Name of QueryNo	Mr Tarasankar Mukherjee		
Stamp duty Payable	Rs.47,405/-		
Registration Fees Payable	Rs.20,309/-		
Applicant Name of the Visit Commission	Mr S Islam		
Applicant Address	bhanger		
Place of Commission	bolettal		
Expected Date and Time of Commission	01/10/2021 1:00 AM		
Fee Details	J1: 250/-, J2: 300/-, FTA-J(2): 0/-, Total Fees Paid: 550/-		
Remarks			

Government of West Bengal

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

OFFICE OF THE A.D.S.R. BHANGAR, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16212001957958/2021

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	RUKAYA NASRIN Uttar Gazipur, City:- , P.O:- Machhibhanga, P.S:- Keshpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135	Seller			Rukaya Nasrin 1.10.21
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	ABDAR RAHAMAN MANDAL Village:- Kosper, P.O:- Shakrakuln, P.S:- Basirhat, District:-North 24-Parganas, West Bengal, India, PIN:- 743428	Seller			Abdar Rahaman Mandal 1/10/21
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	NIJAM UDDIN MOLLA Village:- Kabildanga, P.O:- Baminia, P.S:- Keshpur, District:-South 24-Parganas, West Bengal, India, PIN:- 743502	Seller			Nijam Uddin Molla 01/10/21

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mr AMRITA GHOSH Godharan, City:- , P.O:- Bellechandi, P.S:- Joynagar, District:-South 24-Parganas, West Bengal, India, PIN:- 743391	Representative of Buyer [Kyal Developers Private Limited]			Amrita Ghosh 01/10/21

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
5	Swapan Saha 41, Simla Road, Maniktala, City :- Kolkata, , P.O:- Beadon Street, P.S:- Maniktala, District:- Kolkata, West Bengal, India, PIN:- 700006	Representative of Seller [Interface Buildcon Private Limited]			01/10/21

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
6	Jakir Hossen Molla Krishnamati, City:- , P.O:- Krishnamati, P.S:- Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743502	Seller			Jakir Hossen Molla 1/10/21

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	SAMSUR ALI Son of NUR ALI Ghuni(CT), Village:- Ghuni, P.O:- Ghuni, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157	RUKAYA NASRIN, ABDAR RAHAMAN MANDAL, NIJAM UDDIN MOLLA, Mr AMRITA GHOSH, Swapan Saha, Jakir Hossen Molla			MD Samsur Ali 1/10/21

(Hiriansu Biswas)
ADDITIONAL DISTRICT
SUB-REGISTRAR

OFFICE OF THE A.D.S.R.
BHANGAR
South 24-Parganas, West
Bengal

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

CECPB2479G

RUKAYA NASRIN

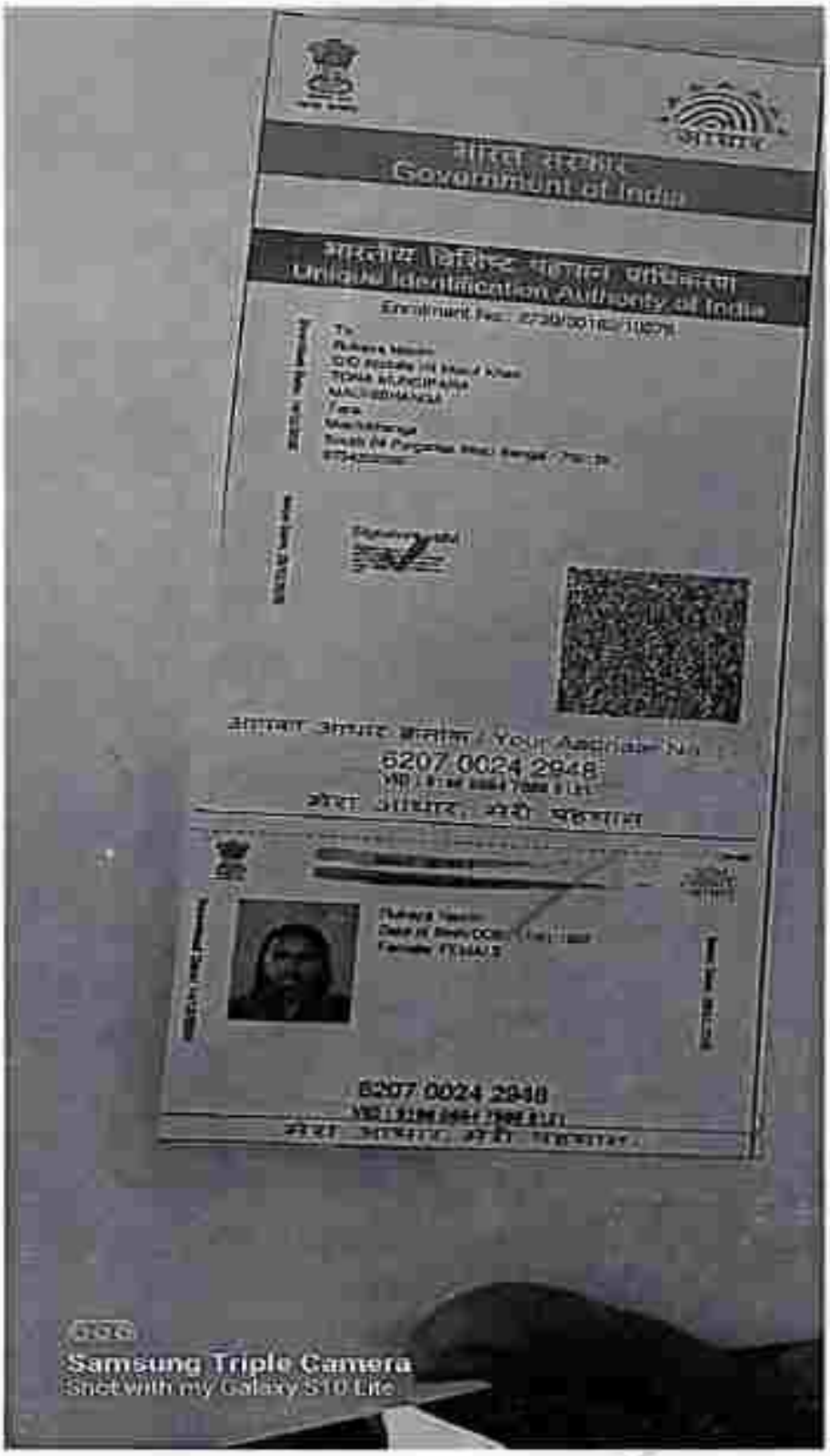
WAHED BAKSH MOLLA

17/01/1992

हस्ताक्षर / Signature

Rukaya Nasrin

Shot on OnePlus



Rukaya Nasrin

भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Enrolment No.: 0647/00005/75360

To
Abdar Rahaman Mandal

KORAPARA
Baidhai - II
Sonarpur
North 24 Parganas West Bengal - 743428
7001701924

Signature valid

आपका आधार क्रमांक / Your Aadhaar No.:
7463 9057 5895
VID : 9172 5742 0007 1027

मेरा आधार, मेरी पहचान

भारत सरकार
Government of India

Abdar Rahaman Mandal
Date of Birth/DOB: 10/01/1987
Male MALE

7463 9057 5895
VID : 9172 5742 0007 1027

मेरा आधार, मेरी पहचान

AADHAAR

सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- सुरक्षित QR कोड / ऑफलाइन XML / ऑनलाइन ऑथेंटिकेशन से पहचान प्रमाणित करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

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- आधार में मोबाइल नंबर और ईमेल id अपडेट करें।
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Address:
KORAPARA, Baidhai - II, North 24 Parganas,
West Bengal - 743428

7463 9057 5895
VID : 9172 5742 0007 1027

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Abdar Rahaman Mandal.

Abdar Rahaman Mandal.

Abdar Rahaman Mandal.

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

KYAL DEVELOPERS PRIVATE LIMITED

22/12/1995

Permanent Account Number

AABCK3070E

[illegible]

[illegible]

[illegible] PVT. LTD.

Authorised Signatory

Amrita Ghosh

Amrita Ghosh

আধার

ভারত সরকার

Unique Identification Authority of India

Government of India

Enrollment No. 1199/30105/00092

To

Amrita Ghosh

Rishi Bijoy Ghosh

BELIAGHANDI

Godhanan

Godhanan,South 24 Parganas

West Bengal - 743391

2744 4498 2164

আপনার আধার সংখ্যা / Your Aadhaar No. :

2744 4498 2164

আধার – সাধারণ মানুষের অধিকার

Amrita Ghosh

Father: Rishi Ghosh

Male

2744 4498 2164

Amrita Ghosh

Amrita Ghosh

Nizamu Islam Mollah

आधार

भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

Enrollment No. : 2169/72469/07857

To

Nijara Udan Molla

S/O Abdul Jalil Molla

Kadamtala

Barasat

Barasat Charges, N.South 24 Parganas

West Bengal - 743710

9733261164

KA8089221BFH

आपका आधार क्रमांक / Your Aadhaar No. :

4016 2375 5842

मेरा आधार, मेरी पहचान

भारत सरकार

Nijara Udan Molla

Male

4016 2375 5842

मेरा आधार, मेरी पहचान

Nijara Udan Molla

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

INTERFACE BUILDCON PRIVATE LIMITED

07/12/2011

AACCI7602A

INTERFACE BUILDCON PVT. LTD.

Director / Authorised Signatory

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SWAPAN SAHA

GOURANGA SAHA

10/09/1965

Permanent Account Number

DOSPS8167D

Signature

Swapan Saha

If none this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

कृपया कार्ड के खोने/पाने पर सूचना सूचित करें/लौटाएं :
आयकर पैन सेवा यूनिट, UTITSL
प्लाट नं. 3, सेक्टर 11, सीबीडी बेलापुर,
नवी मुंबई-400 614.

আধার

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

তালিকাভুক্তির নম্বর/ Enrolment No.: 0635/10174/70898

To
Swapan Saha
41
SIMLA ROAD
MANIKTALA
Beadon Street S.O
Kolkata West Bengal - 700006
9331660092

আপনার আধার সংখ্যা / Your Aadhaar No. :

9793 8559 2444

VID : 9126 8914 8795 3352

আমার আধার, আমার পরিচয়

ভারত সরকার
Government of India

Swapan Saha
DOB: 10/02/1965
MALE

9793 8559 2444

VID : 9126 8914 8795 3352

আমার আধার, আমার পরিচয়

AADHAAR

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা লাভ করুন
- এটি এক ইলেকট্রনিক প্রক্রিয়ায় তৈরী পত্র

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- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
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Address:
41, SIMLA ROAD, MANIKTALA, Beadon Street S.O, Kolkata, West Bengal - 700006

9793 8559 2444

VID : 9126 8914 8795 3352

Swapan Saha

आयकर विभाग
INCOME TAX DEPARTMENT
JAKIR HOSSAIN MOLLA

भारत सरकार
GOVT. OF INDIA

ABDUL CHAO MOLLA

Permanent Account Number
CLEPM6105C

Signature

Jakir Hossain Molla

Jakir Hossain Molla

ভারত সরকার

Government of India

Your Mobile Number

7390 8636 9263

সাধারণ মানুষের অধিকার

Government of India

7390 8636 9263

সাধারণ মানুষের অধিকার

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7390 8636 9263

Jakir Hossain Molla

Jakir Hossain Molla

MD - SamSur Ali

Major Information of the Deed

Deed No :	**I-1621-06337/2021**	**Date of Registration**	**22/10/2021**
Query No / Year	**1621-2001957958/2021**	**Office where deed is registered**	
Query Date	**28/09/2021 5:41:07 PM**	1621-2001957958/2021	
Applicant Name, Address & Other Details	Tarasankar Mukherjee 122/1R, Satyedra Nath Majumder Sarani,Thana : Tollygunge, District : South 24-Parganas, WEST BENGAL, PIN - 700026, Mobile No. : 6295351004, 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 : 4,50,000/-]
Set Forth value	Market Value
Rs. 14,25,000/-	Rs. 15,79,500/-
Stampduty Paid(SD)	Registration Fee Paid
Rs. 47,406/- (Article:23)	Rs. 20,309/- (Article:A(1), E, B)
Remarks	

Land Details :

District: South 24-Parganas, P.S:- Kolkata Leather Camp, Gram Panchayat: BENTTATA-II, Mouza: Hatisala, JI 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-241	RS-448	Bastu	Shali	2 Dec	14,25,000/-	15,79,500/-	Property is on Road Adjacent to Metal Road,
	Grand Total :				**2Dec**	**14,25,000 /-**	**15,79,500 /-**	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**RUKAYA NASRIN** Wife of Abdullahil Maruf Khan Uttar Gazipur, City:- , P.O:- Machibhanga, 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.:: CExxxxxx9G, Aadhaar No: 62xxxxxxxx2948, Status :Individual, Executed by: Self, Date of Execution: 01/10/2021 , Admitted by: Self, Date of Admission: 01/10/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 01/10/2021 , Admitted by: Self, Date of Admission: 01/10/2021 ,Place : Pvt. Residence
2	**ABDAR RAHAMAN MANDAL** Son of Wajed Ali Mandal Village:- Korapar, P.O:- ShikraKuini, P.S:-Basirhat, District:-North 24-Parganas, West Bengal, India, PIN:- 743428 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: ALxxxxxx0K, Aadhaar No: 74xxxxxxxx5895, Status :Individual, Executed by: Self, Date of Execution: 01/10/2021 , Admitted by: Self, Date of Admission: 01/10/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 01/10/2021 , Admitted by: Self, Date of Admission: 01/10/2021 ,Place : Pvt. Residence

3	**NIJAM UDDIN MOLLA** Son of Abdul Jalil Molla Village:- Kabikanga, 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, PAN No.:: CQxxxxxx3Q, Aadhaar No: 40xxxxxxxx5842, Status :Confirming Party, Executed by: Self, Date of Execution: 01/10/2021 , Admitted by: Self, Date of Admission: 01/10/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 01/10/2021 , Admitted by: Self, Date of Admission: 01/10/2021 ,Place : Pvt. Residence
4	**Interface Buildcon Private Limited** 30C, South End Park, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 , PAN No.:: AAxxxxxx0A,Aadhaar No Not Provided by UIDAI, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative
5	**Jakir Hossen Molla** Son of Abdul Ahab Molla Krishnamati, City:- Not Specified, P.O:- Krishnamati, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: CLxxxxxx5Q, Aadhaar No: 73xxxxxxxx9263, Status :Confirming Party, Executed by: Self, Date of Execution: 01/10/2021 , Admitted by: Self, Date of Admission: 01/10/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 01/10/2021 , Admitted by: Self, Date of Admission: 01/10/2021 ,Place : Pvt. Residence

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**Kyal Developers Private Limited** 122/1R, Satyendra Nath Majumder Sarani, 4th Floor, City:- , P.O:- Kalighat, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 , PAN No.:: AAxxxxxx0E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**Mr AMRITA GHOSH (Presentant)** Son of Mr. Biplob Ghosh 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 Authorised Signatory)
2	**Swapan Saha** Son of Late Gouranga Saha 41, Simla Road, Maniktala, City:- Kolkata, P.O:- Beadon Street, P.S:-Manicktola, District:-Kolkata, West Bengal, India, PIN:- 700006, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Aadhaar No: 97xxxxxxxx2444 Status : Representative, Representative of : Interface Buildcon Private Limited

Identifier Details :

Name	Photo	Finger Print	Signature
SAMSUR ALI Son of NUR ALI Ghuni(CT), Village:- Ghuni, P.O:- Ghuni, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157			
Identifier Of RUKAYA NASRIN, ABDAR RAHAMAN MANDAL, NIJAM UDDIN MOLLA, Mr AMRITA GHOSH, Swapan Saha, Jakir Hossen Molla			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	RUKAYA NASRIN	Kyal Developers Private Limited-1 Dec
2	ABDAR RAHAMAN MANDAL	Kyal Developers Private Limited-1 Dec

On 29-09-2021

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 15,79,500/-

Himansu Biswas
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHANGAR
South 24-Parganas, West Bengal

On 01-10-2021

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

Presented for registration at 18:00 hrs on 01-10-2021, at the Private residence by Mr. AMRITA GHOSH ,.

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

Execution is admitted on 01/10/2021 by 1. RUKAYA NASRIN, Wife of Abdullahil Maruf Khan, Uttar Gazipur, P.O: Machibhanga, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession House wife, 2. ABDAR RAHAMAN MANDAL, Son of Wajed Ali Mandal, P.O: ShikraKulni, Thana: Basirhat, , North 24-Parganas, WEST BENGAL, India, PIN - 743428, by caste Muslim, by Profession Business, 3. NIJAM UDDIN MOLLA, Son of Abdul Jalil Molla, P.O: Bamunia, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Muslim, by Profession Business, 4. Jakir Hossen Molla, Son of Abdul Ahab Molla, Krishnamati, P.O: Krishnamati, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Muslim, by Profession Business

Indetified by SAMSUR ALI, , , Son of NUR ALI, Ghuni(CT), P.O: Ghuni, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Muslim, by profession Business

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

Execution is admitted on 01-10-2021 by Mr AMRITA GHOSH, Authorised Signatory, Kysil 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 SAMSUR ALI, , , Son of NUR ALI, Ghuni(CT), P.O: Ghuni, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Muslim, by profession Business

Execution is admitted on 01-10-2021 by Swapan Saha, Authorized Signatory, Interface Buildcon Private Limited (Private Limited Company), 30C, South End Park, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029

Indetified by SAMSUR ALI, , , Son of NUR ALI, Ghuni(CT), P.O: Ghuni, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Muslim, by profession Business

Himansu Biswas
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHANGAR
South 24-Parganas, West Bengal

On 22-10-2021

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 20,309/- (A(1) = Rs 15,795/- ,B = Rs 4,500/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 20,309/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 30/09/2021 1:57PM with Govt. Ref. No: 192021220089366471 on 30-09-2021, Amount Rs: 20,309/-, Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 202109300599905 on 30-09-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 47,406/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 47,306/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-
2. Stamp: Type: Impressed, Serial no 0089706, Amount: Rs.100/-, Date of Purchase: 26/06/2021, Vendor name: I Chakraborty

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 30/09/2021 1:57PM with Govt. Ref. No: 192021220089366471 on 30-09-2021, Amount Rs: 47,306/-, Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 202109300599905 on 30-09-2021, Head of Account 0030-02-103-003-02

Himansu Biswas
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHANGAR
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1621-2021, Page from 220674 to 220723

being No 162106337 for the year 2021.

Seal of the Additional District Sub-Registrar, Bhangar, South 24 Parganas

Digitally signed by HIMANSU BISWAS
Date: 2021.11.09 17:21:23 +05:30
Reason: Digital Signing of Deed.

(Himansu Biswas) 2021/11/09 05:21:23 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. BHANGAR

West Bengal.

(This document is digitally signed.)

06380/25

I-6383/25

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबंगाल पश्चिम बंगाल WEST BENGAL

AU 979043

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.

District Sub-Registrar-V
Alipore, South 24 Parganas

- 6 AUG 2025

CONVEYANCE

1. **Date:** 06/08/25
2. **Place:** Kolkata
3. **Parties**

20 JUN 2025

22728

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

Name : .....

Address : .....

Vendor : .....

Alipore Collectorate, 24Pgs. (South)

SUBHANKAR DAS

STAMP VENDOR

Alipore Police Court, Kol-27

AMITABHA RAY

Advocate

ALIPORE POLICE COURT

KOL-27

Amrita Ghosh

c/o- Biplab Ghosh

vill- Beliachondi

P.O- Gocharan

P.S- Joynagar

Dist- 24 PGS(S)

743391

DISTRICT SUB-REGISTRAR-V

ALIPORE, SOUTH 24 PGS.

06 AUG 2025

3.1 **MD ANARUL ISLAM** alias **ANARUL ISLAM** (**PAN ABKPI7310N** and **Aadhaar No. 9040 8497 5503**), son of Noor Islam Molla, by faith Muslim, by occupation Others, nationality Indian, residing at Jirangacchi, Post Office Hatisala, Kolkata-700135, Police Station Kashipur, District South 24 Parganas (**Vendor**, includes successors-in-interest)

And

3.2 **ANURAG KYAL**, having **PAN AGIPK4906H** and **Aadhaar No. 5217 2735 8314**, son of Umesh 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:** Land classified as *sali* (agricultural) measuring 0.01 (zero point zero one) decimal, more or less, out of 36 (thirty six) decimal, being a portion of R.S. Dag No. 65, corresponding L.R. Dag No. 59, recorded under R.S. Khanda Khatian No. 661 derived from R.S. Khatian No. 323, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet (**BGP**), Sub-Registration District Bhangar, District South 24 Parganas (**Said Property**) more fully described the **Schedule** below **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof.

5. Background, Representations, Warranties and Covenants

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

5.1.1 **Ownership of Jabed Ali Molla:** At all material time one Jabed Ali Molla was the sole, recorded and absolute owner in respect of *inter alia* land measuring 6.84 (six point eight four) decimal, more or less, out of 36 (thirty six) decimal, being a portion of R.S. Dag No. 65, corresponding L.R. Dag No. 59, recorded under R.S. Khanda Khatian No. 661 derived from R.S. Khatian No. 323, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Larger Property**), free from all encumbrances.

5.1.2 **Sale to Kalu Molla:** By a Deed of Sale dated 20th June, 1972, registered in the Office of the Sub-Registrar, Bhangar, recorded in Book No. I, Volume No. 79, at Pages 173 to 177, being Deed No. 8554

DISTRICT SUB-REGISTRAR-V
ALIPORE, SOUTH 24 PGS.

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for the year 1972, said Jabed Ali Molla sold, conveyed and transferred the Larger Property unto and in favour of Kalu Molla, free from all encumbrances.

5.1.3 **Gift by Kalu Molla:** By a Deed of Gift dated 27th July, 1998, registered in the Office of the Sub-Registrar, Bhangar, recorded in Book No. I, Volume No. 9, at Pages 233 to 240, being Deed No. 558 for the year 1999, said Kalu Molla gifted, granted and transferred land measuring 6.2 (six point two) decimal, more or less, out of the Larger Property unto and in favour of (1) Abdul Ajij Molla alias Abdul Ajit Molla, (2) Nur Islam Molla, (3) Abdur Rahim Molla alias Abdul Rahim Molla, (4) Nur Ali Molla and (5) Nur Hossain Molla, free from all encumbrances.

5.1.4 **Remaining Ownership of Kalu Molla:** In the above mentioned circumstances said Kalu Molla remained the sole and absolute owner in respect of land measuring 0.64 (zero point six four) decimal, more or less, out of the Larger Property (**Remaining Larger Property**), free from all encumbrances.

5.1.5 **Demise of Kalu Molla:** Said Kalu Molla, a Muslim governed by the *Sunni* School of Mohammedan Law, died intestate leaving behind him surviving his 5 (five) sons, namely, (1) Abdul Ajij Molla alias Abdul Ajit Molla, (2) Nur Islam Molla, (3) Abdur Rahim Molla alias Abdul Rahim Molla, (4) Nur Ali Molla and (5) Nur Hossain Molla and 8 (eight) daughters, namely, (1) Sarbanu Bibi alias Saharbanu Bibi, (2) Fajila Bibi alias Fajila Molla, (3) Ayatan Bibi, (4) Ajiran Bibi, (5) Khodejan Bibi, (6) Kachiman Bibi, (7) Shakila Bibi and (8) Ayesa Bibi, as his only legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Kalu Molla in the Remaining Larger Property, free from all encumbrances.

5.1.6 **Demise of Sarbanu Bibi** *alias* **Saharbanu Bibi:** Said Sarbanu Bibi alias Saharbanu Bibi, a Muslim governed by the *Sunni* School of Mohammedan Law, died intestate leaving behind her surviving her 5 (five) sons, namely, (1) Abdul Chattar Molla, (2) Abdul Hai Molla, (3) Abdul Barik Molla, (4) Abumucha Molla and (5) Julfikar Molla and 4 (four) daughters, namely, (1) Khadejan Bibi, (2) Ayesha Tarafdar, (3) Ashida Bibi and (4) Sajida Khatun Bibi, as her only legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Sarbanu Bibi alias Saharbanu Bibi in the Remaining Larger Property, free from all encumbrances.

5.1.7 **Sale to the Vendor:** By a Deed of Sale dated 30th July, 2025, registered in the Office of the Additional District Sub-Registrar, Bhangar, recorded in Book No. I, Volume No. 1621-2025, at Pages 186244 to 186263, being Deed No. 162107400 for the year 2025, said Sajida Khatun Bibi sold, conveyed and transferred land measuring 0.01 (zero point zero one) decimal, more or less, being her right, title and interest in the Remaining Larger Property unto and in favour of Md Anarul Islam alias Anarul Islam (the Vendor herein), free from all encumbrances.

5.1.8 **Absolute Ownership of Vendor:** In the above mentioned events and circumstances said Md Anarul Islam alias Anarul Islam (the Vendor

DISTRICT SUB-REGISTRAR-V
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herein) became the sole and absolute owner in respect of the Said Property, out of the Remaining Larger Property, free from all encumbrances and the Said Property is the subject matter of this Conveyance.

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

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

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

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

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

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

DISTRICT SUB-REGISTRAR
ALWARE, AGUTIN DE PORA

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

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

6. Basic Understanding

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

7. Transfer

7.1 **Hereby Made:** The Vendor hereby sells, conveys and transfers to the Purchaser the entirety of the Vendor's right, title and interest of whatsoever or howsoever nature in the Said Property, more fully described in the **Schedule** below, i.e., land classified as *sali* (agricultural) measuring 0.01 (zero point zero one) decimal, more or less, out of 36 (thirty six) decimal, being a portion of R.S. Dag No. 65, corresponding L.R. Dag No. 59, recorded under R.S. Khanda Khatian No. 661 derived from R.S. Khatian No. 323, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

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

8. Terms of Transfer

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

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

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

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

DISTRICT SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.

06 AUG 2025

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

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

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

8.2.1 **Indemnification by Vendor:** express indemnification by the Vendor about the correctness of the Vendor's title, Vendor's authority to sell and non existence of any encumbrances on the Said Property, which if found defective or untrue at any time, the Vendor shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendor hereby covenants that the Vendor or any person claiming under the Vendor in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Purchaser and/or the Purchaser's successors-in-interest and assigns, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the Purchaser and/or the Purchaser's successors-in-interest and assigns by reason of any claim made by any third parties with respect to the title of the Said Property. If any difficulty arises in respect of mutation of the Said Property in the name of the Purchaser then the Vendor shall at all times hereinafter, at the costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to mutate the name of the Purchaser in respect of the Said Property. In this regard the Vendor hereby clarifies that the R.S. Record of Rights and L.R. Record of Rights are not in parity with the Vendor's entitlement in said R.S. Dag No. 65, corresponding to L.R. Dag No. 59 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. Dag (acquired vide the aforesaid recital) under these presents whatsoever and howsoever in nature and the Purchaser shall be entitled to rectify the erroneous record of rights, if any.

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

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

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

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ALIPORE, SOUTH 24 PGS.

06 AUG 2015

paid and discharged by the Vendor, with regard to which the Vendor hereby indemnifies and agrees to keep the Purchaser fully and comprehensively saved, harmless and indemnified.

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

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

DISTRICT SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.

8 AUG 2025

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

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

9. **Interpretation:**

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

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

Schedule
(Said Property)

Land vacant classified as *sali* (agricultural) measuring 0.01 (zero point zero one) decimal, more or less, out of 36 (thirty six) decimal, being a portion of R.S. Dag No. 65, corresponding L.R. Dag No. 59, recorded under R.S. Khanda Khatian No. 661 derived from R.S. Khatian No. 323, 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. 65 is butted and bounded as follows:

On the North	:	By R.S. Dag No. 64
On the East	:	By R.S. Dag No. 148
On the South	:	By R.S. Dag No. 66
On the West	:	By R.S. Dag Nos. 67 & 68

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

DISTRICT SUB-REGISTRAR-V
ALIPORE, SOUTH 24 PGS.

05 AUG 2025

10. Execution and Delivery

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

Witnesses:

1. Awadhesh
Vill- Beliachowk
P.O - Sochaon
P.S - Jaynagar
Dist - 24 Pgs (S)
743331

2. Alamgir Reza Adv
28/1, Judges Court Road
Kol-27

SMT. [illegible]

[Vendor]

Read over and explained by me in Bengali
Alamgir Reza Adv

Drafted by:
Alamgir Reza WB/1366/03

Advocate

Alipore Judges Court
Kol-27

DISTRICT SUB-REGISTRAR-V
ALIPORE, SOUTH 24 PGS.

05 AUG 2005

Receipt And Memo of Consideration

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

Mode	Date	Bank	Amount (Rs.)
IOBAN 252/8147065	06.08.25	Indian Overseas Bank	10,000.00
		Total:	**10,000/-**

Witnesses:

1. Awantodash

2. Mangir Reza Adv

[illegible]

[Vendor]

DISTRICT SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.

05 AUG 2025

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)				

DISTRICT SUB-REGISTRAR-V
ALIPORE, SOUTH 24 PGS.

0 5 AUG 2024

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

192025260197259928

GRN Details

GRN:	192025260197259928	**Payment Mode:**	SBI Epay
GRN Date:	05/08/2025 18:51:42	**Bank/Gateway:**	SBIePay Payment Gateway
BRN :	1109586797737	**BRN Date:**	05/08/2025 18:51:56
Gateway Ref ID:	1057457167	**Method:**	ICICI Bank - Corporate NB
GRIPS Payment ID:	050820252019725989	**Payment Init. Date:**	05/08/2025 18:51:42
Payment Status:	Successful	**Payment Ref. No:**	2002247906/2/2025 [Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr ANURAG KYAL
Address:	30C, SOUTH END PARK, KOLKATA-700029
Mobile:	9330394689
Period From (dd/mm/yyyy):	05/08/2025
Period To (dd/mm/yyyy):	05/08/2025
Payment Ref ID:	2002247906/2/2025
Dept Ref ID/DRN:	2002247906/2/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002247906/2/2025	Property Registration- Registration Fees	0030-03-104-001-16	500
			Total	**500**

IN WORDS: **FIVE HUNDRED ONLY.**

PAID

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

GRN Details

GRN:	192025260198214918	**Payment Mode:**	SBI Epay
GRN Date:	06/08/2025 12:03:58	**Bank/Gateway:**	SBIePay Payment Gateway
BRN :	4048055839127	**BRN Date:**	06/08/2025 12:04:17
Gateway Ref ID:	1057749770	**Method:**	ICICI Bank - Corporate NB
GRIPS Payment ID:	060820252019821490	**Payment Init. Date:**	06/08/2025 12:03:58
Payment Status:	Successful	**Payment Ref. No:**	2002247906/8/2025 [Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr ANURAG KYAL
Address:	30C, SOUTH END PARK, KOLKATA-700029
Mobile:	9330394689
Period From (dd/mm/yyyy):	06/08/2025
Period To (dd/mm/yyyy):	06/08/2025
Payment Ref ID:	2002247906/8/2025
Dept Ref ID/DRN:	2002247906/8/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002247906/8/2025	Property Registration- Stamp duty	0030-02-103-003-02	420
2	2002247906/8/2025	Property Registration- Registration Fees	0030-03-104-001-16	32
			Total	**452**

IN WORDS: **FOUR HUNDRED FIFTY TWO ONLY.**

PAID

Major Information of the Deed

Deed No :	**I-1630-06383/2025**	**Date of Registration**	**06/08/2025**
Query No / Year	**1630-2002247906/2025**	**Office where deed is registered**	
Query Date	**05/08/2025 4:45:01 PM**	D.S.R. - V SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	DIPANKAR SARDAR 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. 10,000/-	Rs. 10,000/-
Stampduty Paid(SD)	Registration Fee Paid
Rs. 520/- (Article:23)	Rs. 532/- (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-65	RS-881	Commercial	Danga	0.01 Dec	10,000/-	10,000/-	
	Grand Total :				**.01Dec**	**10,000 /-**	**10,000 /-**	

Seller Details :

Sl No.	Name,Address,Photo,Finger print and Signature			
1	**Name**	**Photo**	**Finger Print**	**Signature**
	MD ANARUL ISLAM (Presentant) Son of NOOR ISLAM MOLLA Executed by: Self, Date of Execution: 06/08/2025 , Admitted by: Self, Date of Admission: 06/08/2025 ,Place : Office		 Captured	
	JIRANGACHA, City:- , P.O:- HATISHALA, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: IndiaDate of Birth:XX-XX-1XX7 , PAN No.:: ABxxxxxx0N, Aadhaar No: 90xxxxxxxx5503, Status :Individual, Executed by: Self, Date of Execution: 06/08/2025 , Admitted by: Self, Date of Admission: 06/08/2025 ,Place : Office			

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**ANURAG KYAL** Son of UMESH KYAL 30C, Southend Park, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: IndiaDate of Birth:XX-XX-1XX1 , PAN No.:: AGxxxxxx8H, Aadhaar No: 52xxxxxxxx8314, Status :Individual, Status : Not Executed

Identifier Details :

Name	Photo	Finger Print	Signature
AMRITA GHOSH Son of Biplob Ghosh Bellachandi, City:- , P.O:- Gocharan, P.S:-Jaynagar, District:-South 24-Parganas, West Bengal, India, PIN:- 743391		Captured	
	06/08/2025	06/08/2025	06/08/2025
Identifier Of MD ANARUL ISLAM			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	MD ANARUL ISLAM	ANURAG KYAL-0.01 Dec

Endorsement For Deed Number : I - 163006383 / 2025

On 06-08-2025

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 11:31 hrs on 06-08-2025, at the Office of the D.S.R. - V SOUTH 24-PARGANAS by MD ANARUL ISLAM ,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 10,000/-

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

Execution is admitted on 06/08/2025 by MD ANARUL ISLAM, Son of NOOR ISLAM MOLLA, JIRANGACHA, P.O: HATISHALA, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Others

Indetified by AMRITA GHOSH, , , Son of Biplob Ghosh, Bellechandi, 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 532.00/- (A(1) = Rs 100.00/- ,E = Rs 400.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by , by Cash Rs 0.00/-, by online = Rs 532/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 06/08/2025 6:51PM with Govt. Ref. No: 192025260197259926 on 05-08-2025, Amount Rs: 500/-, Bank: SBI EPay (SBIePay), Ref. No. 1109586797737 on 05-08-2025, Head of Account 0030-03-104-001-16
Online on 06/08/2025 12:04PM with Govt. Ref. No: 192025260198214918 on 06-08-2025, Amount Rs: 32/-, Bank: SBI EPay (SBIePay), Ref. No. 4048055859127 on 06-08-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 520/- and Stamp Duty paid by , by Stamp Rs 100.00/-, by online = Rs 420/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 22728, Amount: Rs.100.00/-, Date of Purchase: 20/06/2025, Vendor name: SUBHANKAR DAS
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 06/08/2025 6:51PM with Govt. Ref. No: 192025260197259926 on 05-08-2025, Amount Rs: 0/-, Bank: SBI EPay (SBIePay), Ref. No. 1109586797737 on 05-08-2025, Head of Account
Online on 06/08/2025 12:04PM with Govt. Ref. No: 192025260198214918 on 06-08-2025, Amount Rs: 420/-, Bank: SBI EPay (SBIePay), Ref. No. 4048055859127 on 06-08-2025, Head of Account 0030-02-103-003-02

Dilip Kumar Mondal
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1630-2025, Page from 155108 to 155124

being No 163006383 for the year 2025.

Seal of the District Sub-Registrar-V,Alipore, District South 24 -Parganas

Digitally signed by DILIP KUMAR MONDAL
Date: 2025.08.06 18:16:44 +05:30
Reason: Digital Signing of Deed.

(Dilip Kumar Mondal) 06/08/2025

DISTRICT SUB-REGISTRAR

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

West Bengal.

6807/22 2-6446/22

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबङ्গ পশ্চিম বঙ্গাল WEST BENGAL AG 691852

17/06/2022 20018189061 2022 3-25 PM.

CONVEYANCE

1. **Date:** 17th June, 2022

2. **Place:** Kolkata

3. **Parties**

17/6/22 20.6.22

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

3-25 Pm
17/6/22

10 FEB 2022

14169

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

Name: ALAMGIR REZA ADVOCATE

Address: ALIPORE JUDGES COURT KOL-27

Vendor: XXX/1355/2003

Alipur Collectorate, 24 Pgs. (S)

SUBHANKAR DAS
STAMP VENDOR
Alipur Police Court, Kol-27

Anuta Ghosh

4189

KIAL DEVELOPERS PRIVATE LIMITED
Anuta Ghosh
Director / Authorised Signatory

4190

Nandi Mallick

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

17 JUN 2022

Mizanuddin Mollah
Vill- Kabiddanga.
P.O. Samurla. P.S- Kasipur

3.1 **NUR ALI MOLLA alias NUR ALI MOLYA (PAN DIBPM9411F** and **Aadhaar No. 836582870102)**, son of Late Kalu Molla, residing at Jirangacchi, Post Office Hatisala, Kolkata-700135, Police Station Kashipur, District South 24 Parganas (**Vendor**, includes successors-in-interest)

And

3.2 **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 Authorised 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 (**Purchaser**, includes successors-in-interest)

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

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject Matter of Conveyance

4.1 **Said Property:** Land classified as *danga* (highland) measuring 7 (seven) decimal, more or less, out of 38 (thirty eight) decimal, being a portion of R.S. Dag No. 70, corresponding L.R. Dag No. 64, recorded under R.S. Khatian No. 132, L.R. Khatian No. 1372, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas (**Said Property**) and more fully described in the **Schedule** below and the said R.S. Dag No. 70 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.

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 Kalu Molla:** At all material time one Kalu Molla, son of Aminaddin Molla was the sole, recorded and absolute owner in respect of land measuring 38 (thirty eight) decimal, more or less, being the entirety of R.S. Dag No. 70, corresponding L.R. Dag No. 64, recorded under R.S. Khatian No. 132, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of

District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration1908
Alipore, South 24 Parganas

17 JUN 2022

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

5.1.2 **Sale to Jaynal Molla:** By a Deed of Sale dated 27th May, 1960, registered in the Office of the Sub-Registrar, Bhangar, recorded in Book No. I, being Deed No. 6358 for the year 1960, said Kalu Molla sold conveyed and transferred land measuring 19 (nineteen) decimal, more or less, out of the Larger Property, unto and in favour of Jaynal Molla, son of Tafijuddin Molla, free from all encumbrances.

5.1.3 **Gift to Nur Ali Molla & Ors.:** By a Deed of Gift dated 27th July, 1998, registered in the Office of the Sub-Registrar, Bhangar, recorded in Book No. I, Volume No. 9, at Pages 233 to 240, being Deed No. 558 for the year 1999, said Kalu Molla gifted, granted and transferred land measuring 38 (thirty eight) decimal, being the entirety of the Larger Property in favour of (**1**) Abdul Ajit Molla, (**2**) Nur Islam Molla, (**3**) Abdur Rahim Molla, (**4**) Nur Ali Molla (the Vendor herein) and (**5**) Nur Hossain Molla. It is pertinent to mention here that although the subject matter of land transferred vide the said Deed No. 558 for the year 1999 was in respect of 38 (thirty eight) decimal, more or less, comprised in R.S. Dag No. 70, being the entirety of the Larger Property. However, in fact said Kalu Molla had sold land measuring 19 (nineteen) decimal, more or less, out of the Larger Property in favour of said Jaynal Molla vide Deed No. 6358 for the year 1960 as mentioned in clause no. 5.1.2 herein and therefore, said Kalu Molla was entitled to the remaining land measuring 19 (nineteen) decimal, more or less, out of the Larger Property. Therefore, it can be concluded that the actual sale that took effect vide the said Deed No. 558 for the year 1999 was in respect of land measuring 19 (nineteen) decimal, more or less, out of the Larger Property, comprised in R.S. Dag No. 70, free from all encumbrances.

5.1.4 **Sale by Jaynal Molla:** By a Deed of Sale dated 31st March, 1999, registered in the Office of the Sub-Registrar, Bhangar, recorded in Book No. I, Volume No. 27, at Pages 133 to 140, being Deed No. 1712 for the year 2001, said Jaynal Molla sold conveyed and transferred land measuring 19 (nineteen) decimal, more or less, out of the Larger Property, unto and in favour of (**1**) Abdul Ajit Molla, (**2**) Nur Islam Molla, (**3**) Abdur Rahim Molla, (**4**) Nur Ali Molla (the Vendor herein), (**5**) Nur Hossain Molla and (**6**) Abdul Rauf Molla, free from all encumbrances.

5.1.5 **Absolute Ownership of Vendor:** In the above mentioned events and circumstances said Nur Ali Molla (the Vendor herein) has become one of the owner in respect of the Said Property out of the Larger Property, free from all encumbrances and mutated his name in the records of the Block Land and Land Reforms Officer, Bhangar-II, under L.R. Khatian No. 1372, free from all encumbrances and the Said Property is the subject matter of this Conveyance.

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

(Seal) Office of the Dist Sub-Registrar IV
South 24-Parganas, Alipore, KN-27

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

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5.2.1 **No Acquisition/Requisition:** The Vendor has not received any notice from any authority for acquisition, requisition or vesting of the Said Property and 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 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, 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.

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

17 JUN 2022

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 **Schedule** below, being, land classified as *danga* (highland) measuring 7 (seven) decimal, more or less, out of 38 (thirty eight) decimal, being a portion of R.S. Dag No. 70, corresponding L.R. Dag No. 64, recorded under R.S. Khatian No. 132, L.R. Khatian No. 1372, 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. 70 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.

7.2 **Consideration:** The aforesaid transfer is being made in consideration of a sum of Rs.13,50,000/- (Rupees Thirteen Lakh Fifty Thousand only) paid by the Purchaser to the Vendor, receipt of which the Vendor hereby and by the Receipt and Memo of Consideration hereunder written, admit and acknowledge.

8. Terms of Transfer

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

8.8 **Further Acts:** The Vendor hereby covenants that the Vendor or any person claiming under him, shall and will from time to time and at all times hereafter, upon every request and at the cost of the Purchaser and/or its successors-in-interest and assigns, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Property. Notwithstanding the aforesaid covenant, the Vendor further covenants with the Purchaser that the Purchaser shall be entitled to rectify and/or modify any material defect of this Deed of Conveyance through a declaration

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

9. **Interpretation:**

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

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

Schedule
(Said Property)

Vacant Land classified as *danga* (highland) measuring 7 (seven) decimal, more or less, out of 38 (thirty eight) decimal, being a portion of R.S. Dag No. 70, corresponding L.R. Dag No. 64, recorded under R.S. Khatian No. 132, L.R. Khatian No. 1372, Mouza Jirangacha, J.L. No. 25, Police Station Rashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and the said R.S. Dag No. 70 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. Dag Nos. 71 & 77
On the East	:	By R.S. Dag Nos. 61 & 62
On the South	:	By R.S. Dag No. 69
On the West	:	By R.S. Dag Nos. 85 & 88

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.

Nur Ali Molla

[Vendor]

KYAL DEVELOPERS PRIVATE LIMITED
Amarta Ghosh
Director / Authorised Signatory

[Purchaser]

Drafted by:

Alangir Hetz WB/1266/03

Advocate
Alipore Judges Court
Kol-27

Witnesses:

Signature Nizamuddin Molla
Name Nizamuddin Molla
Father's Name Abdul Sabel Mola
Address vill- Kabiltanga
P.O. Bamunia Dist Kaniapur

Signature Noor Islam molla
Name Noor Islam molla
Father's Name late - Kalu molla
Address vill- Gizan gacha po- Hati-
shala - 24 parganas (south)

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Registrar U/S 7 (2) of
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17 JUN 2022

Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs.13,50,000/- (Rupees Thirteen Lakh Fifty thousand only)** towards full and final payment of the consideration for sale of the Said Property described in the **Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
Chq. No. 930644	01.12.2021	Indian Overseas Bank	2,00,000/-
UTR No. IOBAN22125187643	05.05.2022	Indian Overseas Bank	2,00,000/-
UTR No. IOBAR52022051700141150	17.05.2022	Indian Overseas Bank	5,00,000/-
UTR No. IOBAR52022061600432711	16.06.2022	Indian Overseas Bank	4,50,000/-
		Total:	**13,50,000/-**

Nur Ali Molla

[Vendor]

Witnesses:

Signature Nitaruddin Molla

Name Nitaruddin Molla

Signature Noor Islam molla

Name Noor Islam molla

District Sub-Registrar-IV
Registrar U/S 7 (2) of
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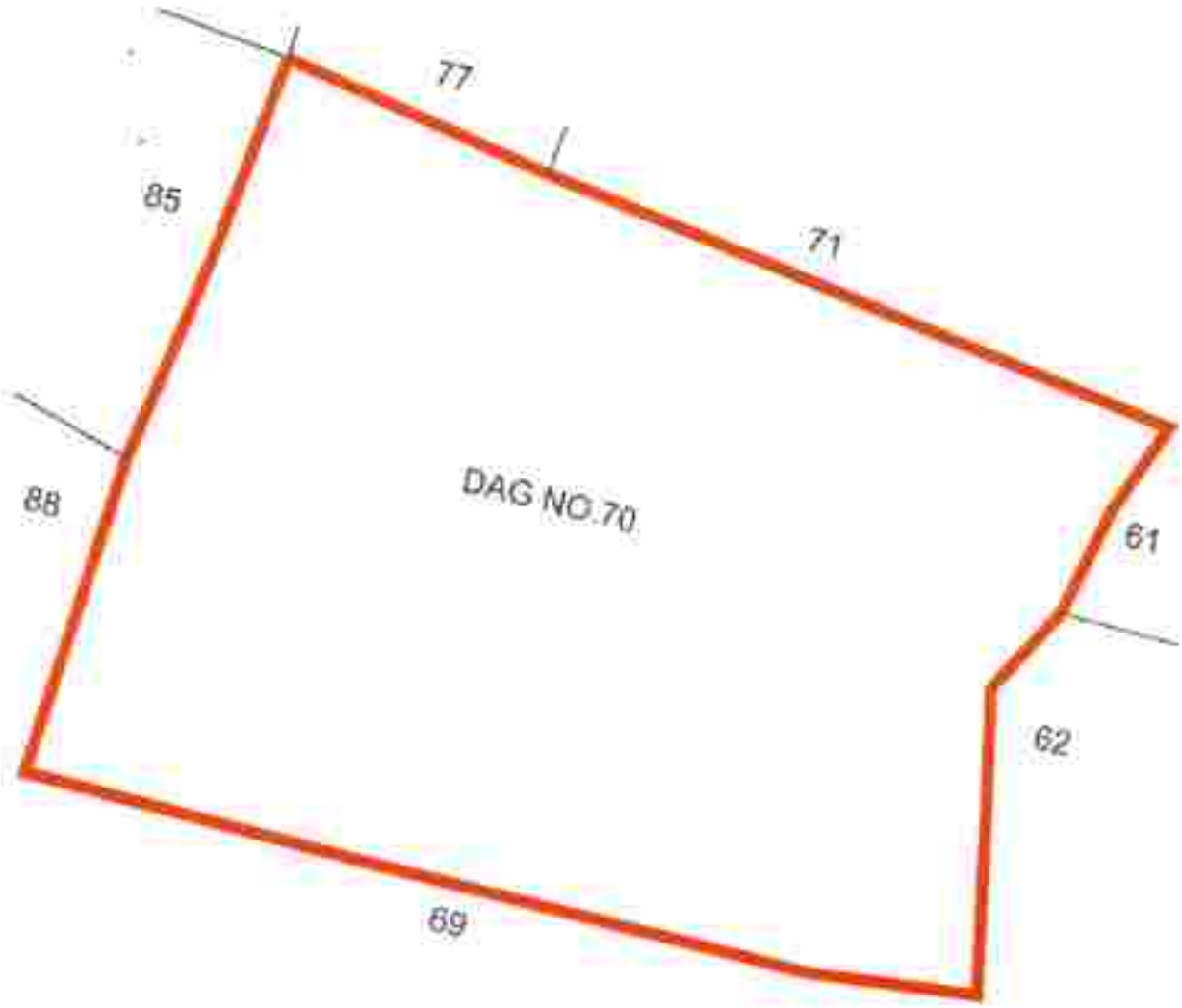
17 JUN 2021

SITE PLAN OF LAND AT MOUZA - JIRANGACHA, J.L. NO.-25 UNDER PART OF R.S. DAG NO. - 70, L.R. DAG NO.64,R.S.KHATIAN NO. 132, L.R. KHATIAN NO.1372,P.S. - KASHIPUR (FORMERLY BHANGAR),DIST- SOUTH 24 PGS., UNDER BHAGABANPUR GRAM PANCHAYET

AREA = UNDIVIDED 7 DEC OUT OF 38 DEC



KOEL DEVELOPERS PRIVATE LIMITED

Director / Authorised Signatory

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

17 JUN 2022

SPECIMEN FORM FOR TEN FINGER PRINTS

PHOTO						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
	Amit Ghosh					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
	Nasir Ali Molla					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				

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

17 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 16042001818906/2022

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	NUR ALI MOLYA Alias Nur Ali Molla Jirangachal, City:- , P.O:- Hatiala, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135	Seller			17.6.22

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	AMRITA GHOSH Bellachandi, Gocharan, City:- , P.O:- Bellachandi, P.S:- Joynagar, District:-South 24-Parganas, West Bengal, India, PIN:- 743391	Representative of Buyer [KYAL DEVELOPERS PRIVATE LIMITED]			17.06.22

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	NIJAM UDDIN MOLLA Son of Abdul Jalil Molla Village - Kabilddanga, P.O:- Barrunia, P.S:- Kashipur, District:- South 24-Parganas, West Bengal, India, PIN:- 743502	NUR ALI MOLYA, AMRITA GHOSH			17.06.22

(Anupam Halder)

Seal Office of the Dist Sub-Registrar IV
Alipore, Kol-27

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

GRN Details

GRN:	192022230051834821	**Payment Mode:**	Online Payment
GRN Date:	16/06/2022 16:13:20	**Bank/Gateway:**	Indian Overseas Bank
BRN :	202206160628112	**BRN Date:**	16/06/2022 16:14:08
Payment Status:	Successful	**Payment Ref. No:**	2001818906/5/2022 (Query No*/Query Year)

Depositor Details

Depositor's Name:	KYAL DEVELOPERS PVT LTD
Address:	122/1R SATYENDRA NATH MAJUMDER SARANI KOLKATA - 700026
Mobile:	9830065307
Depositor Status:	Buyer/Claimants
Query No:	2001818906
Applicant's Name:	Mr VINAYAK LEGAL
Address:	D.S.R. - IV SOUTH 24-PARGANAS
Office Name:	D.S.R. - IV SOUTH 24-PARGANAS
Identification No:	2001818906/5/2022
Remarks:	Sale, Sale Document Payment No 5

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001818906/5/2022	Property Registration- Stamp duty	0030-02-103-003-02	40520
2	2001818906/5/2022	Property Registration- Registration Fees	0030-03-104-001-16	13546
			Total	**54066**

IN WORDS: **FIFTY FOUR THOUSAND SIXTY SIX ONLY.**

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

Seal) Office of the Dist Sub-Registrar IV

INCOME TAX DEPARTMENT GOVT. OF INDIA

KYAL DEVELOPERS PRIVATE LIMITED

22/12/1995

AABCK3073E

KYAL DEVELOPERS PRIVATE LIMITED

Director / Authorised Signatory

Amrita Ghosh

आधार

[redacted]

Enrollment No.: 2730/00117/00212

To
Nur Ali Mole
D/O Late Kalu Mole,
VILL- JIRANGACHA, P O HATISALA, P S KASHIPUR,
VTC: Hatisala,
HO: Hatisala,
Sub District: Bhangar, District: South 24 Parganas,
State: West Bengal,
Pin Code: 700135,
Mobile: 8836961204

MF1447782781

आपका आधार क्रमांक / Your Aadhaar No. :

8365 8287 0102

मेरा आधार, मेरी पहचान

भारत सरकार
Government of India

Nur Ali Mole
DOB : 01/01/1969
Male

8365 8287 0102

मेरा आधार, मेरी पहचान

AADHAAR

INFORMATION
- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code / Offline XML / Online Authentication

- आधार देश भर में मान्य है।
- आधार कई सरकारी और गैर सरकारी सेवाओं को पाना आसान बनाता है।
- आधार में मोबाइल नंबर और ईमेल ID अपडेट करें।
- आधार को अपने स्मार्ट फोन पर रखें mAadhaar App के द्वारा।

- Aadhaar is valid theoughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Address: C/O Late Kalu Mole, VILL- JIRANGACHA, P O HATISALA, P S KASHIPUR, Hatisala, South 24 Parganas, West Bengal, 700135

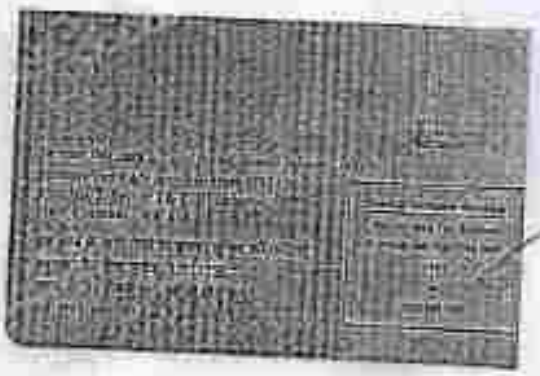
8365 8287 0102

1947 | help@uidai.gov.in | www.uidai.gov.in

Nur Ali Mole
Nur Ali Mole

Nurcahi Malabar

Nurcahi Malabar



Nizamuddin Mola
Nizamuddin Mola
Nizamuddin Mola

Major Information of the Deed

Deed No :	I-1604-06646/2022	Date of Registration	20/06/2022
Query No / Year	1604-2001818906/2022	Office where deed is registered	
Query Date	16/06/2022 2:56:22 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	VINAYAK LEGAL 122/1R, Satyendra Nath Majumdar Sarani,Thana : Tollygunge, District : South 24-Parganas, WEST BENGAL, PIN - 700026, Mobile No. : 9330394669, 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. 13,50,000/-	Rs. 13,50,000/-
Stamp duty Paid(SD)	Registration Fee Paid
Rs. 40,620/- (Article:23)	Rs. 13,546/- (Article A(1), E, M)
Remarks	

Land Details :

District: South 24-Parganas, P.S:- Kashipur, Gram Panchayat: BHAGAWANPUR, Mouza: Jirangacha, JL No: 25, Pin Code : 743502

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-70	RS-1372	Bastu	Danga	7 Dec	13,50,000/-	13,50,000/-	
	Grand Total :				7Dec	13,50,000 /-	13,50,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**NUR ALI MOLYA, (Alias: Nur Ali Molla)** Son of Late Kaluyar Molya Jirangacha, City:- , P.O.:- Hatisala, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No.: Dxxxxxx1F, Aadhaar No: 83xxxxxxxx0102, Status :Individual, Executed by: Self, Date of Execution: 17/06/2022 , Admitted by: Self, Date of Admission: 17/06/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/06/2022 , Admitted by: Self, Date of Admission: 17/06/2022 ,Place : Pvt. Residence

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**KYAL DEVELOPERS PRIVATE LIMITED** 122/1R, Satyendra Nath Majumder Sarani, 4th Floor, City:- , P.O:- Kalighat, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 , PAN No.:: AAxxxxxx0E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**AMRITA GHOSH (Presentant)** 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
NIJAM UDDIN MOLLA Son of Abdul Jalil Molla Village:-Kabiltanga, P.O:- Bamunia, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743502			

Identifier Of NUR ALI MOLYA, AMRITA GHOSH

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	NUR ALI MOLYA	KYAL DEVELOPERS PRIVATE LIMITED-7 Dec

On 16-06-2022

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. 13,50,000/-

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

On 17-06-2022

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

Presented for registration at 12:16 hrs on 17-06-2022, at the Private residence by AMRITA GHOSH .

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

Execution is admitted on 17/06/2022 by NUR ALI MOLYA, Alias Nur Ali Molla, Son of Late Kauyar Molya , P.O: Hatisala, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Others

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

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

Execution is admitted on 17-06-2022 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 NIJAM UDDIN MOLLA, , , Son of Abdul Jalil Molla, P.O: Bamunia, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Muslim, by profession Business

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

On 20-06-2022

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 13,546/- (A(1) = Rs 13,500/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 13,546/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 16/06/2022 4:14PM with Govt. Ref. No: 192022230051834821 on 16-06-2022, Amount Rs: 13,546/-, Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 20220616062811 2 on 16-06-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,520/- and Stamp Duty paid by Stamp Rs 100/- by online = Rs 40,520/-

Description of Stamp

Stamp: Type: Impressed, Serial no 14169, 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 16/06/2022 4:14PM with Govt. Ref. No: 192022230051834821 on 16-06-2022, Amount Rs: 40,520/-, Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 20220616062811Z on 16-06-2022, 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 208570 to 208590

being No 160406646 for the year 2022.

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

Digitally signed by ANUPAM HALDER
Date: 2022.06.20 14:05:58 +05:30
Reason: Digital Signing of Deed

(Anupam Halder) 2022/06/20 02:05:58 PM

DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)

Directorate of Registration and Stamp Revenue

e-নথিকরণ

Finance(Revenue) Department, Government of West Bengal

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Receiving of Stamp Duty and Fees

Query Details

Query No / Year	1604200181890 6/2022	Query Date	20-06-2022
Serial No / Year	1604006007/2022	Deed No / Year	Not Generated
Transaction	[0101] Sale, Sale Document		
Name of Presentant	ANKITA GHOSH	Registration At	Private Residence
Date of Execution	17-06-2022	Date of Presentation	17-06-2022
Remarks	Receiving of Fees and Stamp Duties will Generate Deed No for this Query no AND Query year.		

Transaction Id: 0000008788 — Market Value: 13,50,000 /-

Details	Payable (Rs.)	Paid(Rs.)	Payment By GRIPS(Rs.)	Remission (Rs.)	Due(Rs.)	Articles
Stamp Duty	40,520	100	40,520	0	0	23
Registration Fees	13,546	0	13,546	0	0	A(1), E, MDL, H
Mutation Fee	0	0	0	0	0	MFee
Other Fees	240	240	0	0	0	SUC

Total Stamp Duty Payable 0/-
Receiving of Stamp Duty By *
☑Stamp ☐Draft ☐Cash ☐Treasury Challan

Total Registration & Other Fees Payable 0/-
Receiving of Registration & Other Fees By *
☐Draft ☑Cash ☐Cash ☐Treasury Challan

Details of Cash
Total Cash Receive: Bill

Details of Stamp

Type of Stamp	Treasury /Vendor	Treasury /Vendor Name	Serial No	Stamp Purchase Date	Stamp Amount	
Impressed	Vendor	N Das	84149	20-06-2022	100	Add

Save | Back

Permanent Deed number 1-160400546/2022 alloted.
Data Inserted Successfully, Permanent Deed number 1-160400546/2022 Alloted. Do you Want to Print Receipt?

Version: 2.9 (22-05-2022) D.S.R. - IV SOUTH 24-PARGANAS Time: 20-06-2022

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

Government of West Bengal

Office of the D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas

W.B. FORM NO. 1504

Query No / Year	1604200181890 6/2022	Serial No/Year	1604006807/2022
Transaction Id	0002009788	Date of Receipt	20/06/2022 12:20PM
Deed No / Year	I - 160406046 / 2022		
Presentant Name	AMRITA GHOSH		
Seller	NUR ALI MOLYA		
Buyer	KYAL DEVELOPERS PRIVATE LIMITED		
Transaction	[0101] Sale, Sale Document		
Additional Transaction	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Total Setforth Value	Rs. 13,50,000/-	Market Value	Rs. 13,50,000/-
Stamp Duty Paid	Rs. 100/-	Stamp Duty Articles	23
Registration Fees Paid	Rs. 0/-	Fees Articles	
Standard User Charge	240/-	Requisition Form Fee	0/-
Remarks			

Stamp Duty Paid (Break up as below)

By Stamp					
Stamp Type	Treasury or Vendor	Treasury or Vendor Name	Stamp Serial No	Purchase Date	Amount in Rs.
Impressed	Vendor	S Das	14169	10/02/2022	100/-

Other Fees Paid (Break up as below)

By Cash	Amount in Rs.
Standard User Charge	240/-

*Total Amount Received by Cash Rs. 240/-

(Anupam Halder)
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS

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

0687/22 2-6729/22

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL AG 691871

20/06/2022
Q - 200197 2409/2022
3:00 P.M.

20/6/22
21.6.22

CONVEYANCE

1. **Date:** 20th June, 2022
2. **Place:** Kolkata
3. **Parties**

District Sub-Registrar-IV
Registrar u/s 7 (2) of
Registration 1908
Alipore, South 24 Parganas
21 JUN 2022

V.C
17/151
3-00 Pm
20/6/22

10 FEB 2022

14150

No.....Rs. 100/- Date.....
Name:.....
Address:.....
Vender:.....
Alipur Collectorate, 24 Pgs. (S)

ALAMGIR REZA
ADVOCATE
ALIPORE JUDGES COURT
KOL-27
WB/1266/2003

SUBHANKAR DAS
STAMP VENDOR
Alipur Police Court, Kol-27

Biti kyal

4257

Biti kyal

4258

Smt Bulu Ghosh

4259

BOKA INFRA PVT. LTD.
Amrita Ghosh
Director / Authorised Signatory

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

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Subhajit ghosh
S/o- Gouranga ghosh
Vill- Jirangacha
P.O- Hatisala
P.S Kashipur
Dist- South 24 (PGS)
Pin- 700135

3.1 **BULU GHOSH** alias **BULURANI GHOSH** (**PAN AUKPG2746H** and **AADHAAR No. 767944549253**), wife of Gour Chandra Ghosh, by faith Hindu, by occupation Housewife, nationality Indian, residing at Jirangachi, Post Office Jirangachi, Police Station Kashipur, Kolkata - 700135, District South 24 Parganas (**Vendor**, includes successors-in-interest)

And

3.2 **PRITI KYAL** (**PAN AJKPK7575P** & **AADHAAR No. 8175 1883 0898**), wife of Rishi Kyal, 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 **IKKA INFRA PRIVATE LIMITED** (**PAN AADCI1899K**), having CIN U45400WB2013PTC191425, a company duly incorporated under the Companies Act, 1956, having its registered office at Premises No. 161/1, Mahatma Gandhi Road, 2nd Floor Room No. 41, Post Office Burrobazar, Police Station Jorasako, Kolkata – 700007, 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:** (**1**) Land classified as *danga* (highland) measuring 9 (nine) decimal, more or less, out of 27 (twenty seven) decimal, being a portion of R.S. Dag No. 103, corresponding L.R. Dag No. 97, recorded under R.S. Khatian No. 188, L.R. Khatian No. 3185, 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 the said R.S. *Dag* No. 103 is delineated on **Plan-A** annexed hereto and bordered in colour **Red** thereon **And** (**2**)land classified as *danga* (highland) measuring 1 (one) decimal, more or less [as per share calculation ofL.R. ROR, land measuring 1.5 (one point five) decimal, more or less], out of 3(three) decimal, being a portion of R.S. Dag No. 105, corresponding L.R. Dag No. 98, recorded under R.S. Khatian No. 188, L.R. Khatian No. 3185, 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

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No. 105 is delineated on **Plan-B** annexed hereto and bordered in colour **Red** thereon **And** (**3**) land classified as *danga* (highland) measuring 11 (eleven) decimal, more or less, out of 33 (thirty three) decimal, more or less, out of53 (fifty three) decimal, being a portion of R.S. Dag No. 109, corresponding L.R. Dag No. 104, recorded under R.S. Khatian No. 521, L.R. Khatian No. 3763, 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 the said R.S. *Dag* No. 109 is delineated on **Plan-C** annexed hereto and bordered in colour **Red** thereon, 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 and the 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 and the Confirming Party represent and warrant to and covenant with the Purchaser regarding title as follows:

5.1.1 **Ownership of Amjel Ali Molla:** At all material time one Amjel Ali Molla was the sole, absolute and recorded owner in respect of(**1**)land measuring 6.75 (six point seven five) decimal, more or less, out of 27 (twenty seven) decimal, being a portion of R.S. Dag No. 103, recorded under R.S. Khatian No. 188, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganasand (**2**)land measuring 0.75 (zero point seven five) decimal, more or less, out of 3 (three) decimal, being a portion of R.S. Dag No. 105, recorded under R.S. Khatian No. 188, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas, free from all encumbrances.

5.1.2 **Sale to Aklima:** By a Deed of Sale dated 23rd June, 1967, registered in the Office of the Sub-Registrar, Bhangar, recorded in Book No. I, Volume No. 106, at Pages 237 to 239, being Deed No. 8860 for the year 1967, said Amjel Ali Molla sold, conveyed and transferred land measuring 0.6 (zero point six) decimal, more or less, out of 3 (three) decimal, being a portion of R.S. Dag No. 105, recorded under R.S. Khatian No. 188, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas in favour of Mosammat Aklima Khatun, free from all encumbrances.

5.1.3 **Sale to Sambhu Ghosh:** By a Deed of Sale dated 5th August, 1987, registered in the Office of the Sub-Registrar of Bhangar, recorded in Book No. I, Volume No. 122, at Pages 109 to 112, being Deed No. 6409

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for the year 1987, said Mosammat Aklima Khatun and Amjel Ali Molla amongst others sold, conveyed and transferred in favour of Sambhu Charan Ghosh alias Sambhu Nath Ghosh (**Sambhu Ghosh**) (**1**)land measuring 2(two) decimal, more or less, out of 27 (twenty seven) decimal, being a portion of R.S. Dag No. 103, recorded under R.S. Khatian No. 188, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**First Property Of Sambhu**) and (**2**)land measuring 0.2(zero point two) decimal, more or less, out of 3 (three) decimal, being a portion of R.S. Dag No. 105, recorded under R.S. Khatian No. 188, 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 Of Sambhu**), free from all encumbrances.

5.1.4 **Ownership of Khosdel Molla:** At all material time one Khosdel Molla was the sole and absolute owner in respect of (**1**)land measuring 6.75 (six point seven five) decimal, more or less, out of 27 (twenty seven) decimal, being a portion of R.S. Dag No. 103, recorded under R.S. Khatian No. 188, 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 (**2**)land measuring 16.5 (sixteen point five) decimal, more or less, out of 33 (thirty three) decimal, more or less, out of 53 (fifty three) decimal, being a portion of R.S. Dag No. 109, recorded under R.S. Khatian No. 521, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas, free from all encumbrances.

5.1.5 **Sale to Ajijal Haque Molla & Anr.:** By a Deed of Sale registered in the Office of the Sub-Registrar, Bhangar, recorded in Book No. 1, Volume No. 34, at Pages 295 to 297, being Deed No. 3832 for the year 1972, said Khosdel Molla sold, conveyed and transferred in favour of Ajijal Haque Molla and Ali Mohammad Molla (**1**)land measuring 4 (four) decimal, more or less, out of 6.75 (six point seven five) decimal, more or less, out of 27 (twenty seven) decimal, being a portion of R.S. Dag No. 103, recorded under R.S. Khatian No. 188, 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 (**2**)land measuring 12.5 (twelve point five) decimal, more or less, out of 16.5 (sixteen point five) decimal, more or less, out of 33 (thirty three) decimal, more or less, out of 53 (fifty three) decimal, being a portion of R.S. Dag No. 109, recorded under R.S. Khatian No. 521, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas, free from all encumbrances.

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5.1.6 **Sale to Sambhu Ghosh:** By a Deed of Sale dated 9th November, 1987, registered in the Office of the Sub-Registrar of Bhangar, recorded in Book No. I, being Deed No. 7952 for the year 1987, said Ajijal Haque Molla and Ali Mohammad Molla sold, conveyed and transferred in favour of said Sambhu Ghosh (**1**)land measuring 4 (four) decimal, more or less, out of 6.75 (six point seven five) decimal, more or less, out of 27 (twenty seven) decimal, being a portion of R.S. Dag No. 103, recorded under R.S. Khatian No. 188, 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 Of Sambhu**) and (**2**)land measuring 12.5 (twelve point five) decimal, more or less, out of 16.5 (sixteen point five) decimal, more or less, out of 33 (thirty three) decimal, more or less, out of 53 (fifty three) decimal, being a portion of R.S. Dag No. 109, recorded under R.S. Khatian No. 521, 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 Of Sambhu**), free from all encumbrances.

5.1.7 **Ownership Of Sambhu Ghosh:** In the above mentioned circumstances said Sambhu Ghosh has become the sole and absolute owner in respect of the First Property Of Sambhu, Second Property Of Sambhu, Third Property Of Sambhu and Fourth Property Of Sambhu (collectively **Property Of Sambhu**). The details whereof are given in the chart below:

R.S. Dag	L.R. Dag	R.S. Khatian	Total Area (in dec.)	Ownership (in dec.)
103	97	188	27	6
105	98	188	3	0.2
109	104	521	53	12.5
			Total:	**18.7**

5.1.8 **Ownership of Sabdel Molla:** At all material time one Sabdel Molla was the sole and absolute owner in respect of (**1**)land measuring 6.75 (six point seven five) decimal, more or less, out of 27 (twenty seven) decimal, being a portion of R.S. Dag No. 103, recorded under R.S. Khatian No. 188, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas, (**2**) land measuring 0.75 (zero point seven five) decimal, more or less, out of 3 (three) decimal, being a portion of R.S. Dag No. 105, recorded under R.S. Khatian No. 188, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganasand (**3**)land measuring 16.5 (sixteen point five) decimal, more or less, out of 33 (thirty three) decimal, more or less, out of 53 (fifty three) decimal, being a portion of R.S. Dag No. 109, recorded under R.S. Khatian No. 521, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas, free from all encumbrances.

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5.1.9 **Sale to Brinda Rani Ghosh:** By a Deed of Sale dated 5th August, 1987, registered in the Office of the Sub-Registrar of Bhangar, recorded in Book No. I, Volume No. 122, at Pages 105 to 108, being Deed No. 6408 for the year 1987, said Subdel Molla sold, conveyed and transferred in favour of said Brinda Rani Ghosh(**1**)land measuring 6.75 (six point seven five) decimal, more or less, out of 27 (twenty seven) decimal, being a portion of R.S. Dag No. 103, recorded under R.S. Khatian No. 188, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**First Property Of Brinda**), (**2**) land measuring 0.75 (zero point seven five) decimal, more or less, out of 3 (three) decimal, being a portion of R.S. Dag No. 105, recorded under R.S. Khatian No. 188, 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 Of Brinda**)and (**3**)land measuring 1.5 (one point five) decimal, more or less, out of 16.5 (sixteen point five) decimal, more or less, out of 33 (thirty three) decimal, more or less, out of 53 (fifty three) decimal, being a portion of R.S. Dag No. 109, recorded under R.S. Khatian No. 521, 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 Of Brinda**), free from all encumbrances.

5.1.10 **Ownership Of Brinda Rani Ghosh:** In the above mentioned circumstances said Brinda Rani Ghosh has become the sole and absolute owner in respect of the First Property Of Brinda, Second Property Of Brinda and Third Property Of Brinda (collectively **Property Of Brinda**). The details whereof are given in the chart below:

R.S. Dag	L.R. Dag	R.S. Khatian	Total Area (in dec.)	Ownership (in dec.)
103	97	188	27	6.75
105	98	188	3	0.75
109	104	521	53	1.5
			Total:	**9**

5.1.11 **Sale To Bulurani Ghosh:** By a Deed of Sale dated 11th February, 2004, registered in, the Office of the Additional District Sub-Registrar of Bhangar, recorded in Book No. I, Volume No. 4, at Pages 53 to 62, being Deed No. 189 for the year 2006, said Sambhu Nath Ghosh and Brinda Rani Ghosh, jointly sold, conveyed and transferred the Said Property, out of Property Of Sambhu and Property Of Brinda, i.e. (**1**)land measuring 9 (nine) decimal, more or less, out of 27 (twenty seven) decimal, being a portion of said R.S. Dag No. 103, recorded under R.S. Khatian No. 188, (**2**) land measuring 1 (one) decimal, more or less, out of 3 (three) decimal, being a portion of said R.S. Dag No. 105, recorded under R.S. Khatian No. 188 and (**3**) land measuring 11 (eleven) decimal, more or less, out of 33 (thirty three) decimal, being a portion of said R.S. Dag No. 109, recorded under R.S. Khatian No. 521, in favour of Bulu Ghosh alias Bulurani Ghosh (the Vendor herein), free from all encumbrances.

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24-Parganas, Alipore, Kol-27

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5.1.12 **Absolute Ownership of Vendor:** In the above mentioned events and circumstances the Vendor has become the absolute owner in respect of the Said Property, comprised in the First Property, Second Property and Third 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 Nos. 3185 and 3763 and the Said Property is the subject matter of this Conveyance.

5.1.13 **Agreement with Confirming Party:** Said Ikka Infra 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 dated 12th May, 2022 with the Confirming Party in this regard for a consideration of Rs.44,00,000/- (Rupees Forty Four Lakh) only and out of which a sum of Rs.15,00,000/- has been paid by the Confirming Party to the Vendor vide Chq. No. 986527 dated 02.05.2022 drawn on Indian Overseas Bank for Rs.10,00,000/- and Chq. No. 986528 dated 04.05.2022 drawn on Indian Overseas Bank for Rs.5,00,000/- .

5.1.14 **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.

5.1.15 **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 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 Partyhave 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

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Alipore, Kol-27

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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 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.

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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 **Second Schedule** below, being (**1**)the First Property, i.e.,land classified as *danga* (highland) measuring 9 (nine) decimal, more or less, out of 27 (twenty seven) decimal, being a portion of R.S. Dag No. 103, corresponding L.R. Dag No. 97, recorded under R.S. Khatian No. 188, L.R. Khatian No. 3185, 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 the said R.S. *Dag* No. 103 is delineated on **Plan-A** annexed hereto and bordered in colour **Red** thereon **And** (**2**)the Second Property, i.e., land classified as *danga* (highland) measuring 1 (one) decimal, more or less [as per share calculation ofL.R. ROR, land measuring 1.5 (one point five) decimal, more or less], out of 3 (three) decimal, being a portion of R.S. Dag No. 105, corresponding L.R. Dag No. 98, recorded under R.S. Khatian No. 188, L.R. Khatian No. 3185, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-II** of the **First Schedule** below and the said R.S. *Dag* No. 105 is delineated on **Plan-B** annexed hereto and bordered in colour **Red** thereon **And** (**3**) the Third Property, i.e., land classified as *danga* (highland) measuring 11 (eleven) decimal, more or less, out of 33 (thirty three) decimal, more or less, out of 53 (fifty three) decimal, being a portion of R.S. Dag No. 109, corresponding L.R. Dag No. 104, recorded under R.S. Khatian No. 521, L.R. Khatian No. 3763, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-III** of the **First Schedule** below and the said R.S. *Dag* No. 109 is delineated on **Plan-C** 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 in favour of the Purchaser.

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7.2 **Consideration:** The aforesaid conveyance of the Said Property is being made in consideration of a sum of Rs. 44,00,000/- (Rupees Forty-Four Lakh only) (**Total Consideration**) out of which the Purchaser has paid Rs. 29,00,000/- (Rupees Twenty Nine Lakh only) directly to the Vendor receipt of which Vendor hereby and by the Vendor's Receipt and Memo of Consideration hereunder written, admits and acknowledges and Rs. 15,00,000/- (Rupees Fifteen 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 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 Partyhave 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 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 non existence 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, at all times hereafter, indemnify and keep indemnified the Purchaser and/or the Purchaser's successors-in-interest and

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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 access and the Vendor and the Confirming Party hereby

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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.

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.

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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.

First Schedule
Part I
(First Property)

Vacant Land classified as *danga* (highland) measuring 9 (nine) decimal, more or less, out of 27 (twenty seven) decimal, being a portion of R.S. Dag No. 103, corresponding L.R. Dag No. 97, recorded under R.S. Khatian No. 188, L.R. Khatian No. 3185, 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. 103 is delineated on **Plan-A** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

On the North	:	By R.S. Dag No. 102
On the East	:	By R.S. Dag No. 101
On the South	:	By R.S. Dag No. 104
On the West	:	By R.S. Dag No. 105

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

Part II
(Second Property)

Vacant Land classified as *danga* (highland) measuring 1 (one) decimal, more or less [as per share calculation of L.R. ROR, land measuring 1.5 (one point five) decimal, more or less], out of 3 (three) decimal, being a portion of R.S. Dag No. 105, corresponding L.R. Dag No. 98, recorded under R.S. Khatian No. 188, L.R. Khatian No. 3185, 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. 105 is delineated on **Plan-B** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

On the North	:	By R.S. Dag No. 102
On the East	:	By R.S. Dag No. 103
On the South	:	By R.S. Dag No. 106
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 and the Confirming Party in the Second

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Property and appurtenances and inheritances for access and user thereof.

Part III
(Third Property)

Vacant Land classified as *danga* (highland) measuring 11 (eleven) decimal, more or less, out of 33 (thirty three) decimal, more or less, out of 53 (fifty three) decimal, being a portion of R.S. Dag No. 109, corresponding L.R. Dag No. 104, recorded under R.S. Khatian No. 521, L.R. Khatian No. 3763, 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. 109 is delineated on **Plan-C** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

On the North	:	By R.S. Dag No. 108
On the East	:	By R.S. Dag Nos. 114 & 115
On the South	:	By R.S. Dag No. 112
On the West	:	By R.S. Dag No. 110

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

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

Vacant Land classified as *danga* (highland) measuring 9 (nine) decimal, more or less, out of 27 (twenty seven) decimal, being a portion of R.S. Dag No. 103, corresponding L.R. Dag No. 97, recorded under R.S. Khatian No. 188, L.R. Khatian No. 3185, 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

Vacant Land classified as *danga* (highland) measuring 1 (one) decimal, more or less [as per share calculation of L.R. ROR, land measuring 1.5 (one point five) decimal, more or less], out of 3 (three) decimal, being a portion of R.S. Dag No. 105, corresponding L.R. Dag No. 98, recorded under R.S. Khatian No. 188, L.R. Khatian No. 3185, 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

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Vacant Land classified as *danga* (highland) measuring 11 (eleven) decimal, more or less, out of 33 (thirty three) decimal, more or less, out of 53 (fifty three) decimal, being a portion of R.S. Dag No. 109, corresponding L.R. Dag No. 104, recorded under R.S. Khatian No. 521, L.R. Khatian No. 3763, 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** above

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

The details of the Said Property are tabulated below:

Mouza	R.S. *Dag*	L.R. Dag	R.S. Khatian	L.R. Khatian	Total Area in *Dag* (in Dec)	Area Sold (in Dec)
Jirangacha	103	97	188	3185	27	9
Jirangacha	105	98	188	3185	3	1.5
Jirangacha	109	104	521	3763	53	11
					Total:	**21.5**

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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. Subhodit ghosh
S/o - Gour ch ghosh
Vill - Dirangacha
P.O - Hatisala
P.S - Kashipur
Dist - South 24 (Pgns)
Pin - 700135

2. Rajit Roy
Pranab ch. Roy
Vill - Sabuj Dutta pam,
Mouton, Kol - 700149

Smt Bulu Ghosh

[Vendor]

Baiti Kyal

[Purchaser]

IKKA INFRA PVT. LTD.
Amrita Ghosh
Director / Authorised Signatory

[Confirming Party]

Drafted by:
Alamgir Reza WB/1966/03

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. 29,00,000/- (Rupees Twenty Nine Lakh only)** towards final payment of the consideration for sale of the Said Property described in the **Second Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
UTR No. IOBAR52022062000409628	20.06.2022	Indian Overseas Bank	29,00,000.00
		Total:	**29,00,000/-**

Witnesses:

1. Subhajit ghosh

Smt Bubu Ghosh

[Vendor]

2. Rajib Ray

Office of the Bar Sub-Registry IV
South 24 Parganas, Alipur, Kol-27

Bar Sub-Registrar-IV
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Confirming Party's Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs. 15,00,000/- (Rupees Fifteen Lakh only)** towards full and final payment of reimbursement of earnest money for nominating the Said Property described in the **Second Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
Cheque No. 246168	18.06.2022	Indian Overseas Bank	15,00,000/-
		Total:	**15,00,000/-**

Witnesses:

1. Subhojit Ghosh

IKKA INFRA PVT. LTD.
Director / Authorised Signatory

(Confirming Party)

2. Rima Roy

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

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SPECIMEN FORM FOR TEN FINGER PRINTS

Smt Babu Ghosh

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

Priti Kyal

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)				

Office of the Dist Sub-Registrar IV
South 24 Parganas

District Sub-Registrar-IV
Registered U/S 7 (2) of
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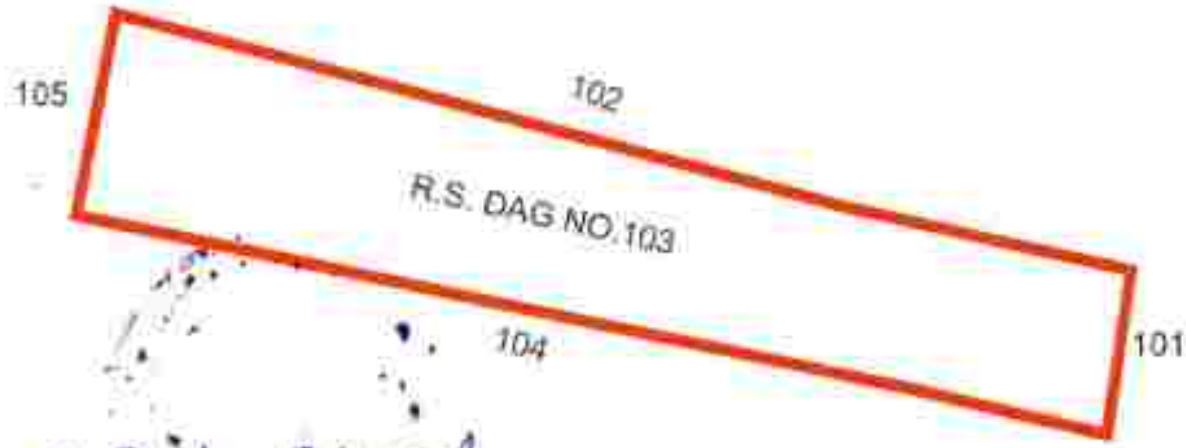
Plan – A.

SITE PLAN OF LAND AT MOUZA - JIRANGACHA, J.L. NO.-25 UNDER PART OF R.S. DAG NO. - 103, L.R. DAG NO.97,R.S.KHATIAN NO. 188, L.R. KHATIAN NO.3185,P.S. - KASHIPUR (FORMERLY BHANGAR) DIST- SOUTH 24 PGS., UNDER BHAGABANPUR GRAM PANCHAYET

AREA = UNDIVIDED 9 DEC.OUT OF 27 DEC.

N



Smt Bilu Ghosh

Priti Kyal

IKKA INFRA PVT. LTD.

Director / Authorised Signatory

Office of the Dist Sub-Registrar IV

Alipore, South 24 Parganas

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

20 JUN 2019

PLAN - B

SITE PLAN OF LAND AT MOUZA - JIRANGACHA, J.L. NO.-25 UNDER PART OF R.S. DAG NO. - 105, L.R. DAG NO.98,R.S.KHATIAN NO. 188, L.R. KHATIAN NO.3185,P.S. - KASHIPUR (FORMERLY BHANGAR),DIST- SOUTH 24 PGS., UNDER BHAGABANPUR GRAM PANCHAYET

AREA = UNDIVIDED 1.5 DEC OUT OF 3 DEC.

N

Smt Buka Ghosh

Biti Kgal

IKKA INFRA PVT. LTD.

Director / Authorised Signatory

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

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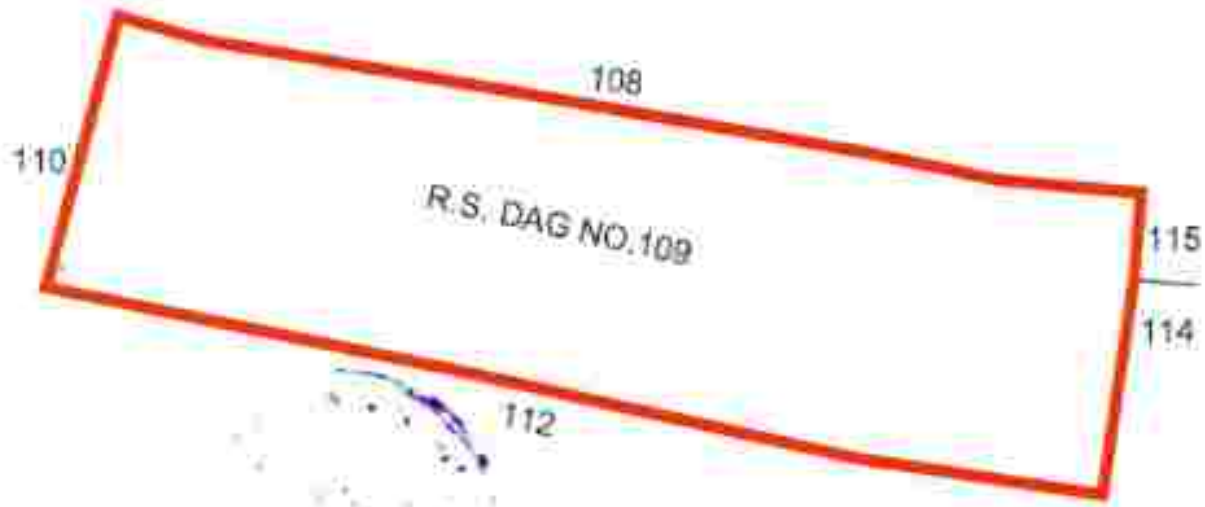
PLAN - C

SITE PLAN OF LAND AT MOUZA - JIRANGACHA, J.L. NO.-25 UNDER PART OF R.S. DAG NO. - 109, L.R. DAG NO.104,R.S.KHATIAN NO. 521, L.R. KHATIAN NO.3185,P.S. - KASHIPUR (FORMERLY BHANGAR),DIST- SOUTH 24 PGS., UNDER BHAGABANPUR GRAM PANCHAYET

AREA = UNDIVIDED 11 DEC.OUT OF 53 DEC.

N



Smt Bula Ghosh

Biti Kal

IKKA INFRA PVT. LTD.

Amrita Ghosh

Director / Authorised Signatory

Office of the Dist. Sub-Registrar-IV
Alipore, Kol-27

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

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

BULURANI GHOSH
SWAPAN GHOSH
01/01/1966

AUKPG2746H

Smt Bulu Ghosh

ভারত সরকার

Your Aadhaar No.:

7679 4454 9253

আধার – সাধারণ মানুষের অধিকার

7679 4454 9253

আধার – সাধারণ মানুষের অধিকার

AADHAAR

INFORMATION

- Aadhaar is proof of identity, not of citizenship
- To establish identity, authenticate online
- Aadhaar is valid throughout the country
- Aadhaar will be helpful in availing Government and Non-Government services in future

7679 4454 9253

Smt Bulu Ghosh

Smt Bulu Ghosh

Priti Kyal

Priti Kyal

Amrita Ghosh

Amrita Ghosh

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

Query No / Year	**2001772404/2022**	**Office where deed will be registered**
Query Date	**13/06/2022 2:25:42 PM**	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	VINAYAK LEGAL 122/1R, Satyendra Nath Majumdar Sarani,Thana : Tollygunge, District : South 24-Parganas, WEST BENGAL, PIN - 700026, Mobile No. : 9330394689, Status :Seller/Executant	
Transaction		Additional Transaction
[0101] Sale, Sale Document		[4308] Agreement [No of Agreement : 2], [4311] Receipt [Rs : 15,00,000/-]
Set Forth value		Market Value
Rs. 44,00,000/-		Rs. 44,00,000/-
Total Stamp Duty Payable(SD)		Total Registration Fee Payable
Rs. 1,32,021/- (Article:23)		Rs. 59,014/- (Article:A(1), E, B)
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
Remarks		

Land Details :

District: South 24-Parganas, Thana: Kashipur, Gram Panchayat: BHAGAWANPUR, Mouza: Jirangachia, 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-103	RS-188	Bastu	Danga	9 Dec	18,50,000/-	18,50,000/-	
L2	RS-105	RS-188	Bastu	Danga	1.5 Dec	3,00,000/-	3,00,000/-	
L3	RS-109	RS-521	Bastu	Danga	11 Dec	22,50,000/-	22,50,000/-	
		TOTAL :			**21.5Dec**	**44,00,000 /-**	**44,00,000 /-**	
	Grand Total :				**21.5Dec**	**44,00,000 /-**	**44,00,000 /-**	

Seller Details :

Sl No	Name & address	Status	Execution Admission Details :
1	SULURANI GHOSH, (Alias: BULU GHOSH) Wife of Gour Chandra Ghosh,Jirangachi, City:- , P.O.- Jirangachi, P.S.-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. AUxxxxxx6H, Aadhaar No.: 76xxxxxxxx9263,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

2	IKKA INFRA PRIVATE LIMITED (Private Limited Company) ,161/1, Mahatma Gandhi Road, 2nd Floor, Room No.41, City:- Kolkata, P.O:- Burrobazar, P.S:-Jorasanko, District:-Kolkata, West Bengal, India, PIN:- 700007 PAN No. AAxxxxxx9K, ,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	PRITI KYAL Wife of Rishi Kyal,30C, South End Park, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AJxxxxxxSP, Aadhaar No.: 81xxxxxxxx0898,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Representative Details :

Sl No	Name & Address	Representative of
1	AMRITA GHOSH Son of Biplob GhoshBellachandi, 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	IKKA INFRA PRIVATE LIMITED (as Authorized Signatory)

Identifier Details :

Name & address
SUBHOJIT GHOSH Son of Gour Chandra Ghosh City:- , P.O:- Jirangacha, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , Identifier Of BULURANI GHOSH, PRITI KYAL, AMRITA GHOSH

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	BULURANI GHOSH	PRITI KYAL-4.5 Dec
2	IKKA INFRA PRIVATE LIMITED	PRITI KYAL-4.5 Dec

Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	BULURANI GHOSH	PRITI KYAL-0.75 Dec
2	IKKA INFRA PRIVATE LIMITED	PRITI KYAL-0.75 Dec

Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	BULURANI GHOSH	PRITI KYAL-5.5 Dec
2	IKKA INFRA PRIVATE LIMITED	PRITI KYAL-5.5 Dec

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

GRN Details

GRN:	192022230053880511	**Payment Mode:**	Online Payment
GRN Date:	20/06/2022 11:07:44	**Bank/Gateway:**	Indian Overseas Bank
BRN :	202206200742205	**BRN Date:**	20/06/2022 11:08:41
Payment Status:	Successful	**Payment Ref. No:**	2001772404/3/2022
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	PRITI KYAL
Address:	30C SOUTH END PARK KOLKATA 700029
Mobile:	9830065307
Depositor Status:	Buyer/Claimants
Query No:	2001772404
Applicant's Name:	Org VINAYAK LEGAL
Identification No:	2001772404/3/2022
Remarks:	Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001772404/3/2022	Property Registration- Stamp duty	0030-02-103-003-02	132021
2	2001772404/3/2022	Property Registration- Registration Fees	0030-03-104-001-16	59014
			Total	**191035**

IN WORDS: **ONE LAKH NINETY ONE THOUSAND THIRTY FIVE ONLY.**

Government of West Bengal

Directorate of Registration & Stamp Revenue

FORM-1564

Miscellaneous Receipt

Visit Commission Case No / Year	1604001715/2022	Date of Application	20/06/2022
Query No / Year	16041200177240 4/2022		
Transaction	[0101] Sale, Sale Document		
Applicant Name of QueryNo	Org VINAYAK LEGAL		
Stampduty Payable	Rs.1,32,021/-		
Registration Fees Payable	Rs.59,014/-		
Applicant Name of the Visit Commission	Mr A Reza		
Applicant Address	s p c		
Place of Commission	newtown		
Expected Date and Time of Commission	20/06/2022 5:00 PM		
Fee Details	J1: 250/-, J2: 500/-, PTA-J(2): 0/-, Total Fees Paid: 750/-		
Remarks			

Office of the Dist Sub-Registrar (V) Cachar

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 16042001772404/2022

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	BULURANI GHOSH Alias BULU GHOSH Jirangachi, City:- , P.O:- Jirangachi, P.S:- Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700155	Seller			Smt Bulu Ghosh 20/6/2022
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	PRITI KYAL 30C, South End Park, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:- South 24-Parganas, West Bengal, India, PIN:- 700029	Buyer			Priti Kyal 20/06/22
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 [IKKA INFRA PRIVATE LIMITED]			Amrita Ghosh 20.06.22

Office of the Dist Sub-Registrar

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	SUBHOJIT GHOSH Son of Gour Chandra Ghosh City:- , P.O:- Jirangacha, P.S:- Kashipur, District:- South 24-Parganas, West Bengal, India, PIN:- 700135	BULURANI GHOSH, PRITI KYAL, AMRITA GHOSH			Subhojit Ghosh 20/6/22

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

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 13-07-2022) for e-Payment . Assessed market value & Query is valid for 30 days (i.e. upto 13-07-2022)
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. - 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

Major Information of the Deed

Deed No :	**I-1604-06729/2022**	**Date of Registration**	**21/06/2022**
Query No / Year	**1604-2001772404/2022**	**Office where deed is registered**	
Query Date	**13/06/2022 2:25:42 PM**	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	VINAYAK LEGAL 122/1R, Satyendra Nath Majumdar Sarani,Thana : Tollygunge, District : South 24-Parganas, WEST BENGAL, PIN - 700026, Mobile No. : 9330394689, Status :Seller/Executant		
Transaction		Additional Transaction	
[0101] Sale, Sale Document		[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 15,00,000/-]	
Set Forth value		Market Value	
Rs. 44,00,000/-		Rs. 44,00,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 1,32,121/- (Article:23)		Rs. 59,046/- (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 Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-103	RS-188	Bastu	Danga	9 Dec	16,50,000/-	16,50,000/-	
L2	RS-105	RS-188	Bastu	Danga	1.5 Dec	3,00,000/-	3,00,000/-	
L3	RS-109	RS-521	Bastu	Danga	11 Dec	22,50,000/-	22,50,000/-	
		TOTAL :			**21.5Dec**	**44,00,000 /-**	**44,00,000 /-**	
	Grand	**Total :**			**21.5Dec**	**44,00,000 /-**	**44,00,000 /-**	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**BULURANI GHOSH, (Alias: BULU GHOSH)** Wife of Gour Chandra Ghosh Jirangachi, City:- , P.O:- Jirangachi, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No :: AUxxxxxx9H, Aadhaar No: 76xxxxxxxx9253, Status :Individual, Executed by: Self, Date of Execution: 20/06/2022 , Admitted by: Self, Date of Admission: 20/06/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 20/06/2022 , Admitted by: Self, Date of Admission: 20/06/2022 ,Place : Pvt. Residence
2	**IKKA INFRA PRIVATE LIMITED** 161/1, Mahatma Gandhi Road, 2nd Floor, Room No 41, City:- Kolkata, P.O:- Burrobazar, P.S:-Jorasanko, District:-Kolkata, West Bengal, India, PIN:- 700007 , PAN No.:: AAxxxxxx9K,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	**PRITI KYAL (Presentant)** Wife of Rishi Kyal 30C, South End Park, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AJxxxxxx5P, Aadhaar No: 81xxxxxxxx0998, Status :Individual, Executed by: Self, Date of Execution: 20/06/2022 , Admitted by: Self, Date of Admission: 20/06/2022 ,Place : Pvt. Residence

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**AMRITA GHOSH** 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: 27xxxxxxxx2184 Status : Representative, Representative of : IKKA INFRA PRIVATE LIMITED (as Authorized Signatory)

Identifier Details :

Name	Photo	Finger Print	Signature
SUBHOJIT GHOSH Son of Gour Chandra Ghosh City:- , P.O:- Jirangacha, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135			

Identifier Of BULURANI GHOSH, PRITI KYAL, AMRITA GHOSH

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	BULURANI GHOSH	PRITI KYAL-4.5 Dec
2	IKKA INFRA PRIVATE LIMITED	PRITI KYAL-4.5 Dec

Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	BULURANI GHOSH	PRITI KYAL-0.75 Dec
2	IKKA INFRA PRIVATE LIMITED	PRITI KYAL-0.75 Dec

Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	BULURANI GHOSH	PRITI KYAL-5.5 Dec
2	IKKA INFRA PRIVATE LIMITED	PRITI KYAL-5.5 Dec

Endorsement For Deed Number : I - 160406729 / 2022

On 20-06-2022

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

Presented for registration at 15:00 hrs on 20-06-2022, at the Private residence by PRITI 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 44,00,000/-

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

Execution is admitted on 20/06/2022 by 1. BULURANI GHOSH, Alias BULU GHOSH, Wife of Gour Chandra Ghosh, Jirangachi, P.O: Jirangachi, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession House wife, 2. PRITI KYAL, Wife of Rishi Kyal, 90C, 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 SUBHOJIT GHOSH, , , Son of Gour Chandra Ghosh, P.O: Jirangacha, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by profession Others

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

Execution is admitted on 20-06-2022 by AMRITA GHOSH, Authorized Signatory, IKKA INFRA PRIVATE LIMITED (Private Limited Company), 161/1, Mahatma Gandhi Road, 2nd Floor, Room No.41, City:- Kolkata, P.O:- Burrobazar, P.S.-Jorasanko, District:-Kolkata, West Bengal, India, PIN :- 700007

Indetified by SUBHOJIT GHOSH, , , Son of Gour Chandra Ghosh, P.O: Jirangacha, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, 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 21-06-2022

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 59,046/- (A(1) = Rs 44,000/- ,B = Rs 15,000/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 59,014/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 20/06/2022 11:08AM with Govt. Ref. No: 192022230053880511 on 20-06-2022, Amount Rs: 59,014/-, Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 202206200742205 on 20-06-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,32,021/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 1,32,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 14150, 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 20/06/2022 11:08AM with Govt. Ref. No: 192022230053880511 on 20-06-2022, Amount Rs: 1,32,021/-, Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 202206200742205 on 20-06-2022, 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 212339 to 212371

being No 160406729 for the year 2022.

Digitally signed by ANUPAM HALDER
Date: 2022.06.22 12:01:18 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 2022/06/22 12:01:18 PM

DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)

07146/22 I-6982/22

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL AG 691867

25/06/2022
Q- 200190006/2022
1-35 PM.

CONVEYANCE

1. **Date:** 25.06.22

2. **Place:** Kolkata

3. **Parties**

District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration Act, 1908
Alipore, South 24 Parganas
27 JUN 2022
25/6/22

VE
17/1
1-35 PM
25/6/22

14154 10 FEB 2022

No.....Rs.-100/- Date.....
Name:.....
Address:.....
Vendor:.....
Alipur Collectorate, 24 Pgs. (S)
SUBHANKAR DAS
STAMP VENDOR
Alipur Police Court, Kol-27

ALIMGIR REZA
ADVOCATE
ALIPORE JUDGES COURT
KOL-27
WB/1036/2003

4421

4424

ANURAG KYAL

L.T.I of Rankoka Bibi
By the Pon of Nitaruddin Molla

4423

KMG DEVELOPERS PRIVATE LIMITED
Anorita Ghosh
Director / Authorised Signatory

Nitaruddin Molla
S/o Abdul Jalil Molla.
Vill- Kabildanga.
P.O Bamunia.
P.S Kasipur,
PIN- 743502

Additional Sub-Registrar-IV
Registration Fee Rs 7,520.00
Registration 1408
Alipore, South 24 Parganas

25 JUN 2022

3.1 **RAMICHA BIBI (PAN DIRPB0655L** and **Aadhaar No. 273952855884)**, daughter of Late Mohammad Molla alias Mohammad Ali Molla, by faith Muslim, by occupation Housewife, nationality Indian, residing at Ghuni, Post Office Ghuni, Police Station Rajarhat, Kolkata – 700157, District North 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 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 Authorised 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. 3363, 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.

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

25 JUN 2022

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) Chayra 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 Ramicha 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. 3363, 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

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

25 JUN 2022

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. 3363, 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.5,22,000/- (Rupees Five Lakh Twenty 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. 1,50,000/- (Rupees One Lakh Fifty Thousand 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 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 effected 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 non existence 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. 3363, 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. Nizamuddin Mollah
c/o Abdul Jalil Mollah
Vill- Kabildanga

L.T.I of Ramichabi
By the Pen of Nizamuddin Mollah

[Vendor]

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

Nizamuddin Mollah

[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.

KYAL DEVELOPERS PRIVATE LIMITED
Amrita Ghosh
Director / Authorised Signatory

[Confirming Party]

Drafted by:

Alamgir Roza WB/1366/03

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.5,22,000/- [Rupees Five Lakh Twenty 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. IOBAR52022062400715615	24.06.2022	Indian Overseas Bank	5,22,000/-
		Total:	**5,22,000/-**

Witnesses:

1. Mitaruddin Molla

L.T.I of Ramisha bibi
By the Pen of Mitaruddin Molla

[Vendor]

2. MD Samsul Ali

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Confirming Party's Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs.1,50,000/- (Rupees One Lakh Fifty Thousand 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. 649703	24.06.2022	Indian Overseas Bank	1,50,000/-
		Total:	**1,50,000/-**

Witnesses:

1. Nitai Mallick

RIVAL DEVELOPERS PRIVATE LIMITED
Anoita Ghosh
Director / Authorised Signatory

2. Md Sam Suzali

[Confirming Party]

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SPECIMEN FORM FOR TEN FINGER PRINTS

L.T.I of Ramdhan Bibi

By the Pen of [illegible]

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)				

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

District Sub-Registrar-IV
Registrar Of Assurances
Registration Office
Alipore, South 24 Parganas

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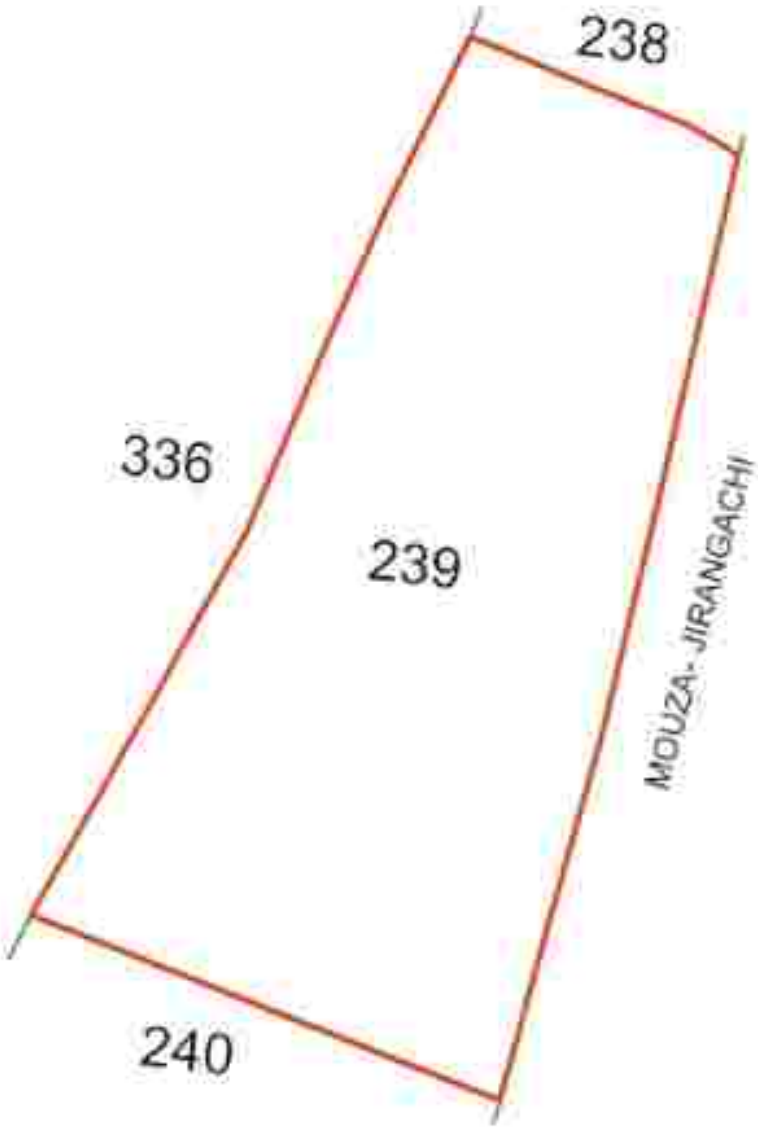
SITE PLAN OF LAND AT MOUZA - HATISALA, J.L.NO.-09 UNDER PART OF R.S. /L.R. DAG NO. - 239, UNDER R.S. KH. NO.- 451,L.R. KH.NO. 3363, P.S. -K.L.C.,DIST- SOUTH 24 PGS., UNDER BEONTA 2 NO GRAM PANCHAYET

NAME OF THE VENDOR :- RAMICHA BIBI

AREA = UNDIVIDED 2.7778 DEC. OUT OF 100 DEC.

N



KNL DEVELOPERS PRIVATE LIMITED
Director / Authorised Signatory

CONFIRMING PARTY

PURCHASER

L.T.I of Ramicha bibi
By the Pen of Md Samuddin Molla

VENDOR

District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
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25 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 16042001903006/2022

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	RAMICHA BIBI Ghuni, City:- , P.O:- Ghuni, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700157	Seller			 L.T.I of Ramicha Bibi By the Pen of 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 Son of Abdul Jalil Molla Kabildanga, City:- , P.O:- Bamania, P.S:- Kashipur, District:- South 24-Parganas, West Bengal, India, PIN:- 743502	RAMICHA BIBI, ANURAG KYAL, AMRITA GHOSH			Nijam Uddin Molla 25.06.2022

(Soham 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	2001903006/2022	Office where deed will be registered
Query Date	23/06/2022 2:09:14 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	VINAYAK LEGAL 122/1R, Satyendra Nath Majumdar Sarani,Thana : Tollygunge, District : South 24-Parganas, WEST BENGAL, PIN - 700026, Mobile No. : 9330394689, Status : Seller/Executant	
Transaction		Additional Transaction
[0101] Sale, Sale Document		[4308] Agreement [No of Agreement : 2], [4311] Receipt [Rs : 1,50,000/-]
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. 8,234/- (Article:A(1), E, B)
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks		

Land Details :

District: South 24-Parganas, Thana: 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	RAMICHA BIBI Daughter of Late Mohammad Molla,Ghuni, City,- , P.O.- Ghuni, P.S -Rajarhat, District-North 24-Parganas, West Bengal, India, PIN - 700157 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, PAN No. Dixxxxxx5L, Aadhaar No.: 27xxxxxxxx5884,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Query No: 2001903006 of 2022, Printed On : Jun 24 2022 11:36AM, Generated from wbregistration.gov.in

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

Representative Details :

Sl No	Name & Address	Representative of
1	AMRITA GHOSH Son of Biplob GHoshBellachandi, Gocharan,, City:- , P.O:- Bellachandi, P.S:- Joynagar, District:-South 24-Parganas, West Bengal, India, PIN:- 743391 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. BLxxxxxx9F , Aadhaar No.: 27xxxxxxxx2164	KYAL DEVELOPERS PRIVATE LIMITED

Identifier Details :

Name & address
NIJAM UDDIN MOLLA Son of Abdul Jalil Molla Kabilbanga, City:- , 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 RAMICHA BIBI, ANURAG KYAL, AMRITA GHOSH

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	RAMICHA BIBI	ANURAG KYAL-2.7776 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 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. - 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

Alipore, South 24 Parganas
25 JUN 2021

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

GRN Details

GRN:	192022230058224471	**Payment Mode:**	Online Payment
GRN Date:	24/06/2022 12:45:52	**Bank/Gateway:**	Indian Overseas Bank
BRN :	202206240930983	**BRN Date:**	24/06/2022 12:46:35
Payment Status:	Successful	**Payment Ref. No:**	2001903006/4/2022 [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:	2001903006
Applicant's Name:	Org VINAYAK LEGAL
Identification No:	2001903006/4/2022
Remarks:	Sale, Sale Document Payment No 4

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001903006/4/2022	Property Registration- Stamp duty	0030-02-103-003-02	20081
2	2001903006/4/2022	Property Registration- Registration Fees	0030-03-104-001-16	8234
			Total	**28315**

IN WORDS: TWENTY EIGHT THOUSAND THREE HUNDRED FIFTEEN ONLY.

আধার

ভারত সরকার

Government of India

To

Ramesha Bibi

Ghuni(CT)

Ghuni

North Twenty Four Parganas

West Bengal 700157

আপনার আধার সংখ্যা / Your Aadhaar No. :

2739 5285 5884

আধার – সাধারণ মানুষের অধিকার

ভারত সরকার

Government of India

Ramesha Bibi

Year of Birth : 1987

Female

2739 5285 5884

আধার – সাধারণ মানুষের অধিকার

AADHAAR

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয় প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা পাওয়া যায়।

INFORMATION

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

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

ভারতীয় বিশিষ্ট পরিচয় কর্তৃপক্ষ

Unique Identification Authority of India

ঠিকানা:
ঘুনি, ঘুনি (সিটি), ঘুনি, উত্তর ২৪ পরগনা, পশ্চিমবঙ্গ, 700157

Address:
Ghuni, Ghuni(CT), Ghuni, North Twenty Four Parganas, West Bengal, 700157

2739 5285 5884

L.T.I of Ramesha Bibi

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L.T.I of

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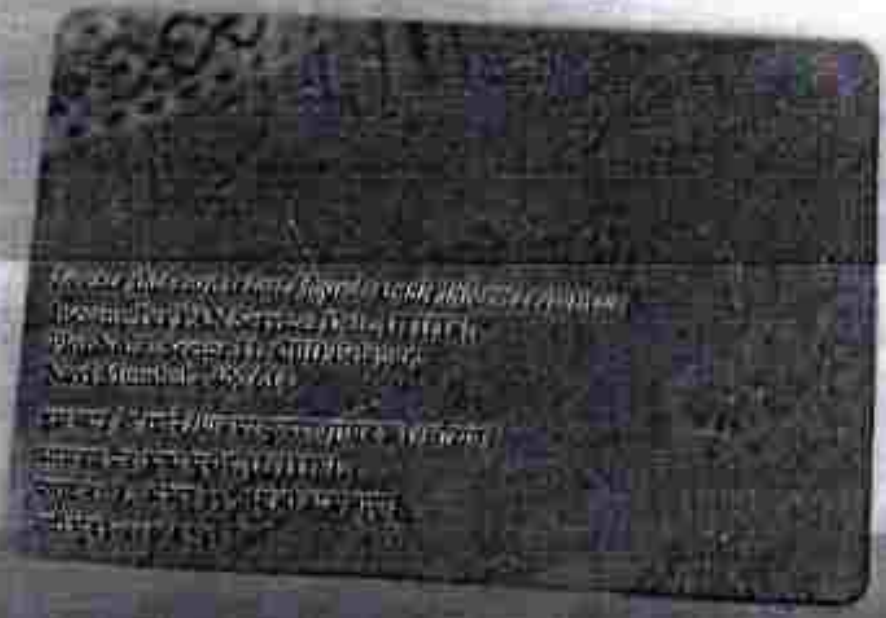


KYAL DEVELOPERS PRIVATE LIMITED

Director / Authorised Signatory

आयकर विभाग
INCOME TAX DEPARTMENT
AMRITA GHOSH
BIPLOB GHOSH
23/06/1991
BLRPG8979F

भारत सरकार
GOVT. OF INDIA

भारत सरकार
Government of India

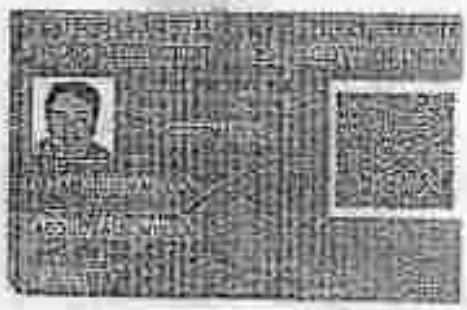
Amrita Ghosh
Father : Biplob Ghosh
DOB: 23/06/1991
Male
2744 4498 2164

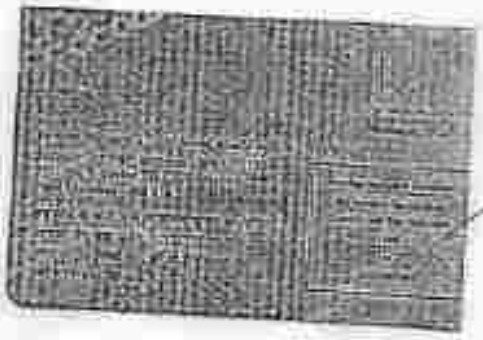
Unique Identification Authority of India

Address: S/O: Biplob Ghosh
BELIACHANDI, Gocharan,
South 24 Parganas,
Gocharan, West Bengal,
743361

2744 4498 2164

Amrita Ghosh





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आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
ANURAG KYAL
UMESH KYAL
AGIPK8906H


Anurag Kyal
5217 2735 8314
मेरा आधार, मेरी पहचान


5217 2735 8314

Major Information of the Deed

Deed No :	I-1604-06982/2022	Date of Registration	27/06/2022
Query No / Year	1604-2001903006/2022	Office where deed is registered	
Query Date	23/06/2022 2:09:14 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	VINAYAK LEGAL 122/1R, Satyendra Nath Majumdar Sarani,Thana : Tollygunge, District : South 24-Parganas, WEST BENGAL, PIN - 700026, Mobile No. : 9330394689, Status :Seller/Executant		
Transaction		Additional Transaction	
[0101] Sale, Sale Document		[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 1,50,000/-]	
Set Forth value		Market Value	
Rs. 6,72,000/-		Rs. 6,72,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 20,181/- (Article:23)		Rs. 8,266/- (Article:A(1), E)	
Remarks			

Land Details :

District: South 24-Parganas, P.S:- Kolkata Leather Camp, Gram Panchayat: BENTTATA-II, Mouza: Hatisala, 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	Shall	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	**RAMICHA BIBI** Daughter of Late Mohammad Molla Ghuni, City:- , P.O:- Ghuni, P.S:-Rajarhat, District:-North24-Parganas, West Bengal, India, PIN:- 700157 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, PAN No.:: DIxxxxxx6L, Aadhaar No: 27xxxxxxxx5884, Status :Individual, Executed by: Self, Date of Execution: 25/06/2022 , Admitted by: Self, Date of Admission: 25/06/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 25/06/2022 , Admitted by: Self, Date of Admission: 25/06/2022 ,Place : Pvt. Residence
2	**KYAL DEVELOPERS PRIVATE LIMITED** 122/1R,, Block/Sector: Satyendra Nath Majumdar Sarani,, City:- , P.O:- Kalighat, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 , PAN No.:: AAxxxxxx0E,Aadhaar No Not Provided by UIDAI, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**ANURAG KYAL (Presentant)** 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.:: AGxxxxxx6H, 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** 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 Son of Abdul Jalil Molla Kabilsanga, City:- , P.O:- Bamunia, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743502			

Identifier Of RAMICHA BIBI, ANURAG KYAL, AMRITA GHOSH

Transfer of property for L1

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

Endorsement For Deed Number : I - 160406962 / 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 01:35 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. RAMICHA BIBI, Daughter of Late Mohammad Molla, Ghuni, P.O: Ghuni, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700157, 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 Abdul Jalil Molla, Kabildanga, 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, Authorized Signatory, KYAL DEVELOPERS PRIVATE LIMITED (Private Limited Company), 122/1R,, Block/Sector: 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 Abdul Jalil Molla, Kabildanga, 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 8,266/- (A(1) = Rs 6,720/- ,B = Rs 1,500/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 8,234/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 24/06/2022 12:46PM with Govt. Ref. No: 192022230058224471 on 24-06-2022, Amount Rs: 8,234/-, Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 202206240930983 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 20,081/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 14154, 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 12:46PM with Govt. Ref. No: 192022230058224471 on 24-06-2022, Amount Rs: 20,081/-, Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 202206240930983 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 218292 to 218315

being No 160406982 for the year 2022.

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

Digitally signed by ANUPAM HALDER
Date: 2022.06.27 13:02:51 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 2022/06/27 01:02:51 PM

DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL AG 691868

CONVEYANCE

1. **Date:** 25th June, 2022
2. **Place:** Kolkata
3. **Parties**

14153

10 FEB 2022

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

Name:..... ALAMGIR REZA ADVOCATE

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

Vendor:..... WB/1504/2003

Alipur Collectorate, 24 Pgs. (S)

SUBHANKAR DAS
STAMP VENDOR
Alipur Police Court, Kol-27

4421

ANURAG KYAL

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

25 JUN 2022

3.1 **ICHA MOLYA (PAN DSRPM8154D** and **Aadhaar No. 9896 1691 8876)**, son of Late Rahim Molla, residing at Village Goalptota, Chowhata, Post Office Haroa, Police Station Haroa, PIN-743425, District North 24 Parganas, West Bengal;

3.2 **ESARAT MOLLA (PAN EKYPM5585G** and **Aadhaar No. 9420 5812 6698)**, son of Icha Molya, residing at Village Goaptota, Chowhatam Post Office Chowhati, Police Station Haroa, PIN-743425, District-North 24 Parganas, West Bengal;

3.3 **REHANA BIBI (PAN CMBPB7550D** and **Aadhaar No. 4793 4835 8839)**, daughter of Icha Molya, residing at Village Bagu, Nawabad, Post Office Hatisala, Police Station Kashipur, PIN-700135, District North 24 Parganas, West Bengal;

3.4 **AKLIMA BIBI ALIAS AKLIMA KHATUN (PAN DZQPB1950N** and **Aadhaar No. 7180 5968 1841)**, wife of Md. Bazlur Rahaman Molya and daughter of Icha Molla, residing at Village Shyam Nagar, Mollapara, Post Office Hatisala, Police Station Kashipur, PIN-700135, District North 24 Parganas, West Bengal;

3.5 **TAJMIRA KHATUN (PAN KWUPK5856G** and **Aadhaar No. 5549 6714 8942)**, daughter of Icha Molya, residing at Village Khas Balandar, Post Office Haroa, Police Station Haroa, PIN-743425, District North 24 Parganas, West Bengal;

3.6 **TACHLIMA BIBI (PAN FUGPB6927L** and **Aadhaar No. 7853 6600 6826)**, daughter of Icha Molya, residing at Village Ramnagar, Khalisadi, Post Office Kalisathi, Police Station Haroa, PIN-743425, District North 24 Parganas, West Bengal

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

And

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

3.8 (**Purchaser**, includes successors-in-interest)

And

3.9 **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)

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তর্জনীর ছাপ

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তর্জনীর ছাপ

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তর্জনীর ছাপ

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EYAL DEVELOPERS PRIVATE LIMITED
Anita Ghosh
Director / Authorised Signatory

S/o. Abdul Salil Molla.
Vill- Kabildanga
P.O. Bamunia.
P.S. Kasipur
Pin- 743502

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

25 JUN 2022

The Vendors, 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. 3364, 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 Vendors and Confirming Party in the Said Property and appurtenances and inheritances for access and user thereof.

5. Background, Representations, Warranties and Covenants

5.1 **Representations, Warranties and Covenants Regarding Title:** The Vendors 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.

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Alipore, South 24 Parganas

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5.1.3 **Mutation of Begam Bibi:** In the above mentioned events and circumstances said Begam Bibi became 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. 3364, free from all encumbrances.

5.1.4 **Demise of Begam Bibi:** Said Begam Bibi, a Muslim governed by the Mohammedan Law of Inheritance, died intestate leaving behind her surviving her husband, Icha Molya, 1 (one) son, Esarat Molla and 4 (four) daughters, namely, (1) Rehana Bibi, (2) Aklima Bibi, (3) Tajmira Khatun and (4) Tachlima Bibi, as her only legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Begam Bibi in the Said Property, free from all encumbrances.

5.1.5 **Absolute Ownership of Vendors:** In the above mentioned events and circumstances said (1) Icha Molya, (2) Esarat Molla, (3) Rehana Bibi, (4) Aklima Bibi, (5) Tajmira Khatun and (6) Tachlima Bibi (collectively the Vendors herein) have become the joint and absolute owners in respect of the Said Property, free from all encumbrances and the Said Property is the subject matter of this Conveyance.

5.1.6 **Agreement with Confirming Party: KYAL DEVELOPERS PRIVATE LIMITED** (the Confirming Party herein) approached the Vendors herein with a proposal to purchase the Said Property and the Vendors accepted the said proposal and entered into an Agreement for Sale with the Confirming Party in this regard and further the Vendors have received the advance/earnest money as agreed between them.

5.1.7 **Nomination:** Thereafter, the Purchaser herein approached the Vendors and the Confirming Party herein with a proposal to purchase the Said Property and the Confirming Party accepted the proposal of the Purchaser and nominated the Purchaser to take Conveyance of the Said Property directly from the Vendors herein with the confirmation of the Confirming Party herein.

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

5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendors 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 Vendors 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.

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Alipore, South 24 Parganas

25 JUN 2022

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

5.2.3 **No Encumbrance by Act of Vendors/Confirming Party:** The Vendors 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 Vendors and the Confirming Party have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchaser.

5.2.5 **No Dues:** No tax in respect of the Said Property is due to the local authority and/or any other authority or authorities and no Certificate Case is pending for realization of any dues from the Vendors 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 Vendors 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*, *wakf*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendors/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 Vendors/Confirming Party or the Vendors'/ Confirming Party's predecessors-in-title/interest and the title of the Vendors 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 Vendors and/or the Confirming Party from selling, transferring and/or alienating the Said Property or any part thereof.

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

25 JUN 2022

6. Basic Understanding

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

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 Vendors hereby sell, convey and transfer to the Purchaser the entirety of the Vendors' right, title and interest of whatsoever or howsoever nature in the Said Property, more fully described in the **Schedule** below, being, land classified as sali (agricultural) measuring 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. 3364, 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 Vendors 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.

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.3,72,000/- (Rupees Three Lakh Seventy-Two Thousand only) directly to the Vendors receipt of which Vendors hereby and by the Vendors' Receipt and Memo of Consideration hereunder written, admit and acknowledge and Rs. 3,00,000/- (Rupees Three 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.

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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 Vendors 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 Vendors and/or the Confirming Party or the Vendors' predecessors-in-title.

8.1.4 **Together with All Other Appurtenances:** together with all other rights the Vendors 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 Vendors and Confirming Party:** express indemnification by the Vendors and the Confirming Party about the correctness of the Vendors' title, Vendors' 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 Vendors and/or the Confirming Party shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendors and/or the Confirming Party, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendors and/or the Confirming Party hereby covenant that the Vendors and/or the Confirming Party or any person claiming under the Vendors and/or the Confirming Party in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Purchaser and/or the Purchaser's successors-in-interest and assigns, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the Purchaser and/or the Purchaser's successors-in-interest and assigns by reason of any claim made by any third parties with respect to the title of the Said Property. If any difficulty arises in respect of mutation of the Said Property in the name of the Purchaser then the Vendors and/or the Confirming Party shall at all times hereinafter, at the costs, expenses, risk and responsibility of the Vendors and/or the Confirming Party, forthwith take all necessary steps to mutate the name of the Purchaser in respect of the Said Property.

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

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

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

8.5 **Holding Possession:** The Vendors 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 Vendors 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 Vendors and/or the Confirming Party and it is further expressly and specifically covenanted, confirmed and declared by the Vendors 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 Vendors and/or the Confirming Party, the Vendors 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 access and the Vendors 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 Vendors covenant, confirm and declare that (**1**) the Purchaser shall be fully entitled to mutate the Purchaser's name in all public and statutory records and the Vendors hereby expressly (**a**) consent to the same and (**b**) appoint the Purchaser as the constituted attorney of the Vendors and empower and authorize the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard and (**2**) the Vendors are fully aware that the Purchaser shall convert the nature of use and classification of the Said Property to non-

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

8.7 **Title Documents:** Simultaneously herewith, the Vendors 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 Vendors and the Confirming Party hereby covenant that the Vendors 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 Vendors 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 Vendors and/or the Confirming Party in any manner. The Vendors 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.

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.

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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. 3364, 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 Vendors in the Said Property and appurtenances and inheritances for access and user thereof.

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10. Execution and Delivery

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

Witnesses:

1. Nizamuddin Molla

Vill. Kalldanga
PO. Bamunia
PIN. 743502

2. MD-Samsuzzaman
Vill+Po- Ghuni
Kol- 700 157

ICHA MOLLA

ERAHAT MOLLA

REHANA BIBI

AKLIMA BIBI ALIAS AKLIMA KHATUN

TAJMIRA KHATUN

TACHLIMA BIBI

[Vendors]

Nizamuddin Molla

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.

[Purchaser]

Drafted by:
18/1364/03
Advocate
Alipore Judges Court
Kol-27

KOEL DEVELOPERS PRIVATE LIMITED
Director / Authorised Signatory

[Confirming Party]

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Vendors' Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs.3,72,000/- (Rupees Three 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. IOBAN22175198319	24.06.2022	Indian Overseas Bank	35,000.00
UTR NO. IOBAN22175207945	-do-	-do-	35,000.00
UTR NO. IOBAN22175206829	-do-	-do-	35,000.00
UTR NO. IOBAN22175188002	-do-	-do-	35,000.00
UTR NO. IOBAN22175199037	-do-	-do-	1,15,000.00
UTR NO. IOBAN22175187519	-do-	-do-	1,15,000.00
		Total:	**3,72,000/-**

Witnesses:

1. Nitaai Mollya

2. MD. Samsul Ali

ICHA MOLYA

ESARAT MOLLA

REHANA BIBI

AKLIMA BIBI ALIAS AKLIMA KHATUN

TAJMIRA KHATUN

TACHLIMA BIBI

[Vendors]

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Confirming Party's Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs.3,00,000/- (Rupees Three 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. 649714	24.06.2022	Indian Overseas Bank	3,00,000/-
		Total:	**3,00,000/-**

Witnesses:

1. Mohiuddin Mollu

KIAL DEVELOPERS PRIVATE LIMITED
Anorita Ghosh
Director / Authorised Signatory

2. MD Sarwar Ali

[Confirming Party]

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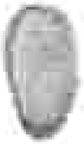
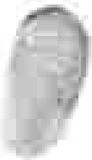
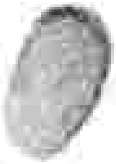
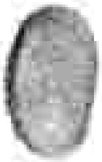
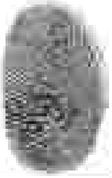
SPECIMEN FORM FOR TEN FINGER PRINTS

 আলফিনা মিমি	আলফিনা মিমি					
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			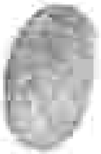	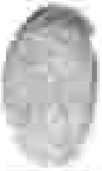	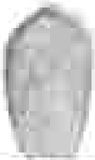	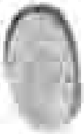
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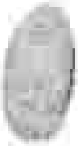
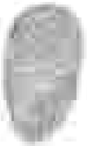
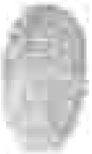
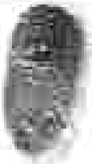
 ওয়াহিদা খাতুন	ওয়াহিদা খাতুন					
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		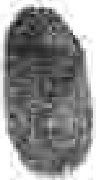	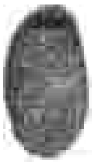	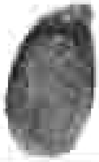	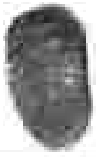	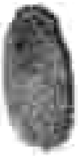
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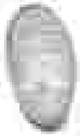
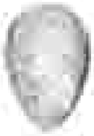
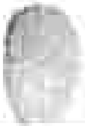
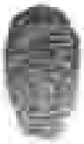
 তাহমিনা মিমি	তাহমিনা মিমি					
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		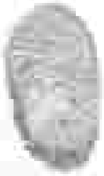	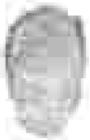	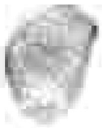	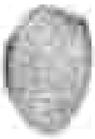	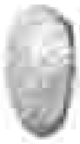
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Additional Sub-Registrar IV
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			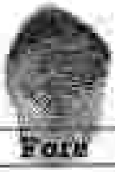	
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	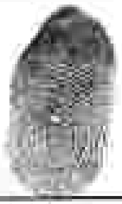			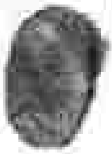
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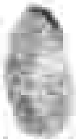
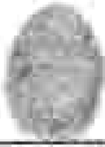
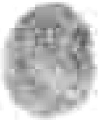
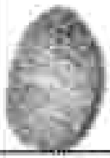
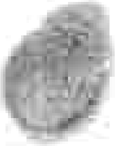
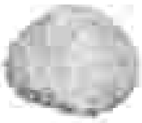
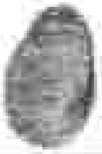
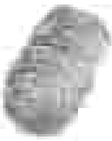
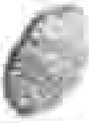
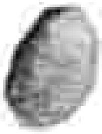
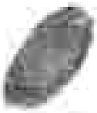
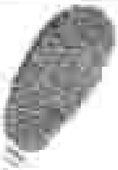
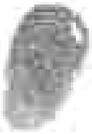
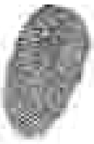
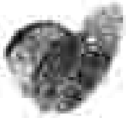
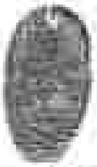
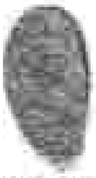
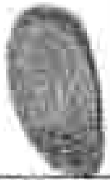
				
Little	**Ring**	**Middle**	**Fore**	**Thumb**
(Left Hand)				
				
Thumb	**Fore**	**Middle**	**Ring**	**Little**
(Right Hand)				

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

District Sub-Registrar-II
Alipore, South 24 Parganas

25 JUN

SPECIMEN FORM FOR TEN FINGER PRINTS

PHOTO						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
	Anwesha Ghosh					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
	Anupam					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				

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

25 JUN 2022

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. 3364, P.S. -K.L.C.,DIST- SOUTH 24 PGS., UNDER BEONTA 2 NO GRAM PANCHAYET

NAME OF THE VENDOR :- REHANA BIBI & OTHERS

AREA = UNDIVIDED 2.7778 DEC. OUT OF 100 DEC.

রেহানা বেগম
স্বা: [illegible]
বেগম বিবি
তাহেরা বিবি
তাজিমা খাতুন
তাহিরা বিবি

KKL DEVELOPERS PRIVATE LIMITED
Amrita Ghosh
Director / Authorised Signatory

CONFIRMING PARTY | PURCHASER | VENDORS

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

25 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 16042001901530/2022

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	ICHA MOLYA Goaptota, Chowhatam,, City:- , P.O:- Haroa, P.S:-Haroa, District:- North 24-Parganas, West Bengal, India, PIN - 743425	Seller			24/6/2022
Sl. No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	ESARAT MOLLA Goaptota, Chowhatam,, City:- , P.O:- Haroa, P.S:-Haroa, District:- North 24-Parganas, West Bengal, India, PIN - 743425	Seller			24/6/22
Sl. No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Rehana Bibi Bagu, Nawabad, City:- , P.O:- Hatisala, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN - 700155	Seller			24/6/22

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

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	AKLIMA BIBI Shyam Nagar, Mallapara, City:- , P.O:- Habsala, P.S:- Keshpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135	Seller			25/6/2022

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
5	TAJMIRA KHATUN Khas Balandar, City:- , P.O:- Haroa, P.S:-Haroa, District:-North 24-Parganas, West Bengal, India, PIN:- 743425	Seller			25/6/2022

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
6	TACHLIMA BIBI Ramsagar, Khalisadi, City:- , P.O:- Haroa, P.S:-Haroa, District:-North 24-Parganas, West Bengal, India, PIN:- 743425	Seller			25/6/2022

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
7	ANURAG KYAL 30C, Block/Sector: 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

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
6	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 25/06/2022

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	NIJAM UDDIN MOLLA Son of Abdul Jalil Molla Kabildanga, City:- , P.O:- Bamanna, P.S:- Kashipur, District:- South 24-Parganas, West Bengal, India, PIN:- 743502	ICHA MOLYA, ESARAT MOLLA, Rehana Bibi, AKLIMA BIBI, TAJMIRA KHATUN, TACHLIMA BIBI, ANURAG KYAL, AMRITA GHOSH			নিজামউদ্দিন মোল্লা 25.06.2022

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

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

Query No / Year	**2001901530/2022**	**Office where deed will be registered**
Query Date	**23/06/2022 1:08:52 PM**	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	VINAYAK LEGAL 122/1R, Satyendra Nath Majumdar Sarani,Thana : Tollygunge, District : South 24-Parganas, WEST BENGAL, PIN - 700026, Mobile No. : 9330354589, Status :Seller/Executant	
Transaction		Additional Transaction
[0101] Sale, Sale Document		[4308] Agreement [No of Agreement : 2], [4311] Receipt [Rs : 3,00,000/-]
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. 9,734/- (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: Halisala, 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	Basti	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	ICHA MOLYA Daughter of Late Rahim Molla,Goaptola, Chowhatam,, City:- , P.O:- Haroa, P.S:-Haroa, District:-North 24-Parganas, West Bengal, India, PIN - 743425 Sex: Female, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No. DSxxxxxx4D, Aadhaar No.: 98xxxxxxxx8876,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

2	ESARAT MOLLA Son of Icha Molla,Goaptota, Chowhatam,, City:- , P.O:- Haroa, P.S:-Haroa, District:-North 24-Parganas, West Bengal, India, PIN:- 743425 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No. EKxxxxxx5G, Aadhaar No.: 94xxxxxxxx6698,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
3	Rehana Bibi Daughter of Icha Molla,Bagu, Nawabad,, City:- , P.O:- Hatisala, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No. CMxxxxxx0D, Aadhaar No.: 47xxxxxxxx8839,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
4	AKUMA BIBI Daughter of Icha Molla,Shyam Nagar, Mallapara,, City:- , P.O:- Hatisala, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No. DZxxxxxx0N, Aadhaar No.: 71xxxxxxxx1841,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
5	TAJMIRA KHATUN Daughter of Icha Molla,Khas Balandar, City:- , P.O:- Haroa, P.S:-Haroa, District:-North 24-Parganas, West Bengal, India, PIN:- 743425 Sex: Female, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No. KWxxxxxx6G, Aadhaar No.: 55xxxxxxxx8942,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
6	TACHUMA BIBI Daughter of Icha Molla,Ramnagar, Khelisadi, City:- , P.O:- Haroa, P.S:-Haroa, District:-North 24-Parganas, West Bengal, India, PIN:- 743425 Sex: Female, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No. FUxxxxxx7L, Aadhaar No.: 78xxxxxxxx8826,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
7	KYAL DEVELOPERS PRIVATE LIMITED ,122/1R,, Block/Sector: Satyendra Nath Majumder Sarani, City:- , P.O:- Kalighat, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 PAN No. AAxxxxxx0E, ,Aadhaar No Not Provided by 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 Son of Umesh Kyal,30C,, Block/Sector: South End Park, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AGxxxxxx6H, Aadhaar No.: 52xxxxxxxx8314,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Representative Details :

Sl No	Name & Address	Representative of
1	AMRITA GHOSH Son of Biplob GhoshBellachandi, 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. BLxxxxxxfF , Aadhaar No.: 27xxxxxxxx2164	KYAL DEVELOPERS PRIVATE LIMITED

Identifier Details :

Name & address
NIJAM UDDIN MOLLA Son of Abdul Jalil Molla Kabiladanga, City:- , 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 ICHA MOLYA, ESARAT MOLLA, Rehana Bibi, AKLIMA BIBI, TAJMIRA KHATUN, TACHLIMA BIBI, ANURAG KYAL, AMRITA GHOSH

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	ICHA MOLYA	ANURAG KYAL-0.462967 Dec
2	ESARAT MOLLA	ANURAG KYAL-0.462967 Dec
3	Rehana Bibi	ANURAG KYAL-0.462967 Dec
4	AKLIMA BIBI	ANURAG KYAL-0.462967 Dec
5	TAJMIRA KHATUN	ANURAG KYAL-0.462967 Dec
6	TACHLIMA BIBI	ANURAG KYAL-0.462967 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. - 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:	192022230058255981	**Payment Mode:**	Online Payment
GRN Date:	24/06/2022 13:05:58	**Bank/Gateway:**	Indian Overseas Bank
BRN :	202206240932410	**BRN Date:**	24/06/2022 13:06:54
Payment Status:	Successful	**Payment Ref. No:**	2001901530/6/2022 [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:	2001901530
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:	2001901530/6/2022
Remarks:	Sale, Sale Document Payment No 6

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001901530/6/2022	Property Registration- Stamp duty	0030-02-103-003-02	20181
2	2001901530/6/2022	Property Registration- Registration Fees	0030-03-104-001-16	9766
			Total	**29947**

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

আধার

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India

Government of India

Enrollment No. 1111/87726024330

To,
Uma Maya
GOALPOTA
Goalpota
Chowkaka North 24 Parganas
West Bengal 743423

9896 1691 8876

আপনার আধার সংখ্যা / Your Aadhaar No. :

9896 1691 8876

আধার – সাধারণ মানুষের অধিকার

Government of India

Uma Maya

Father : Rabin Maya

9896 1691 8876

আধার – সাধারণ মানুষের অধিকার

২৫/৫৭১%

AADHAAR

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

INFORMATION

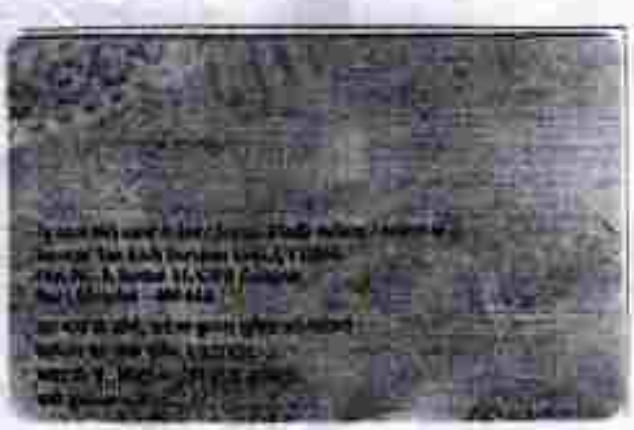
- Aadhaar is proof of identity, not of citizenship
- To establish identity, authenticate online

- আধার দেশ জুড়ে 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

Unique Identification Authority of India

Address: GOALPOTA, Goalpota North 24 Parganas, Chowkaka, West Bengal, 743423

9896 1691 8876



रमेश कुमार

আধার

ভারত সরকার
Unique Identification Authority of India
Government of India

তালিকাভুক্তি আই ডি / Enrollment No.: 1111/18234/02067

To
রেহানা বিবি
Rehana Bibi
Bibi
Hakandhi L
Raja
North Twenty Four Parganas
West Bengal 700136

আপনার আধার সংখ্যা / Your Aadhaar No. :

4793 4835 8839

আধার – সাধারণ মানুষের অধিকার

Government of India

রেহানা বিবি
Rehana Bibi
Year : 1990
Father: ESAHOK MULLA
DOB : 12/05/1988
Female

4793 4835 8839

আধার – সাধারণ মানুষের অধিকার

রেহানা বিবি

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

REHANA BIBI

ESAHOK MOLLA

12/03/1986

Permanent Account Number
CMBPR7550D

রেহানা বিবি
Signature

রেহানা বিবি

আধার

ভারত সরকার

Unique Identification Authority of India

Government of India

আপনার আধার সংখ্যা / Your Aadhaar No. :

7180 5968 1841

আমার আধার, আমার পরিচয়

7180 5968 1841

আমার আধার, আমার পরিচয়

AADHAAR

INFORMATION

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

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

Unique Identification Authority of India

Address:
W/O Md Bazar Rahaman Mola, Shyamnagar Mollapara, Shyamnagar Shyamnagar South 24 Parganas, Bhangar - I, West Bengal, 700128

7180 5968 1841

আলিমা বিবি

আইডিয়া কিট

আধার

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India

Government of India

Enrolment No: 1111/87703/22701

To,
Shiba Jana
Esana Mula
Chakmile
Chakmile
Chakmile Hatia North 24 Parganas
West Bengal, 743425

Ref: 4710 / CHW / 400002 / 401325 / P

9420 5812 6698

আপনার আধার সংখ্যা / Your Aadhaar No.:

9420 5812 6698

আধার – সাধারণ মানুষের অধিকার

ভারত সরকার
Government of India

Shiba Jana
Esana Mula
Father: Isha Mula
DOB: 26/01/1975
Male

9420 5812 6698

আধার – সাধারণ মানুষের অধিকার

মো: [illegible]

AADHAAR

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ 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.

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

Address: Duaripa, Duaripa
Chakmile, North 24 Parganas,
West Bengal, 743425

9420 5812 6698

মো: এসাদুল মোল্লা

আধার

ভারত সরকার

Unique Identification Authority of India

Government of India

নথিভুক্তির আই.ডি. / Enrollment No. 1111/87767/02811

To

Tajnina Khatun

Khas Balandar

Khasbalanda North 24 Parganas

West Bangal - 743425

আপনার আধার সংখ্যা / Your Aadhaar No. :

5549 6714 8942

আধার – সাধারণ মানুষের অধিকার

ভারত সরকার

Government of India

Tajnina Khatun

Female

5549 6714 8942

আধার – সাধারণ মানুষের অধিকার

তথ্য মিয়া খাতুন

AADHAAR

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা সাব্যস্ত 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.

Unique Identification Authority of India

Address: Khas Balandar, North 24 Parganas, Khasbalanda, West Bengal, 743425

5549 6714 8942

একটি ফিরিয়া পাইব

আধার

[redacted]

ভারত সরকার

Unique Identification Authority of India

Government of India

নথিভুক্তির আই.ডি. / Enrollment No.: 1111/82780/21240

To
Tashima Bibi
(Father Bibi)

Jamalpur
Khakasi
Khakasi,North 24 Parganas
West Bengal, 743428

[redacted]

আপনার আধার সংখ্যা / Your Aadhaar No. :

7853 6600 6826

আধার – সাধারণ মানুষের অধিকার

তাহমিনা বিবি

[redacted]

7853 6600 6826

আমার আধার, আমার পরিচয়

[redacted]

AADHAAR

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা পাত্র 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]

Date of Birth: [redacted]

Address: Jamalpur, Khakasi, Khakasi, North 24 Parganas, West Bengal, 743428

7853 6600 6826

KYAL DEVELOPERS PRIVATE LIMITED

Amrita Ghosh

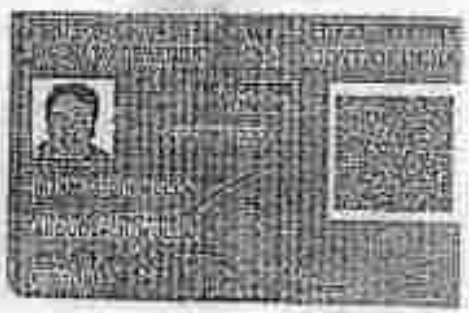
Director / Authorised Signatory

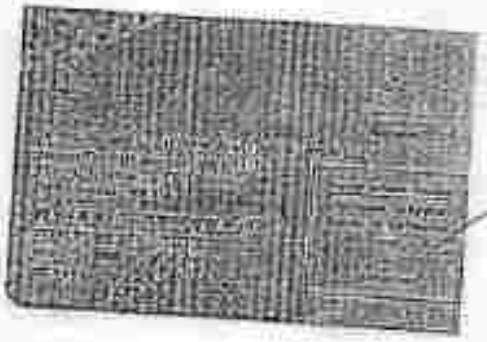
आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
AMRITA GHOSH
BIPLOB GHOSH
20/06/1991
BLRPG8979F

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 Bengal, 743391
2744 4498 2164

Amrita Ghosh





Nitamu dehi Mola
Nitumudehi Mola
Nitumudehi Mola
Nitumu dehi Mola


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
UMESH KYAL
25/02/1961
AGIPK6086H

Nagamachi


5217 2735 8314
मेरा आधार, मेरी पहचान


5217 2735 8314

Major Information of the Deed

Deed No :	I-1604-06983/2022	Date of Registration	27/06/2022
Query No / Year	1604-2001901530/2022	Office where deed is registered	
Query Date	23/06/2022 1:08:52 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	VINAYAK LEGAL 122/1R, Satyendra Nath Majumdar Sarani,Thana : Tollygunge, District : South 24-Parganas, WEST BENGAL, PIN - 700026, Mobile No. : 9330394689, Status :Seller/Executant		
Transaction		Additional Transaction	
[0101] Sale, Sale Document		[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 3,00,000/-]	
Set Forth value		Market Value	
Rs. 6,72,000/-		Rs. 6,72,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 20,251/- (Article:23)		Rs. 9,766/- (Article:A(1), E,)	
Remarks			

Land Details :

District: South 24-Parganas, P.S:- Kolkata Leather Camp, Gram Panchayat: BENTTATA-II, Mouza: Hatisala, 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	**ICHA MOLYA** Daughter of Late Rahim Molla Gosptola, Chowhatam,, City:- , P.O:- Harda, P.S:-Harda, District:-North24-Parganas, West Bengal, India, PIN:- 743425 Sex: Female, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No.:: DSxxxxxx4D, Aadhaar No: 98xxxxxxxx8876, Status :Individual, Executed by: Self, Date of Execution: 25/06/2022 , Admitted by: Self, Date of Admission: 25/06/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 25/06/2022 , Admitted by: Self, Date of Admission: 25/06/2022 ,Place : Pvt. Residence

2	**ESARAT MOLLA** Son of Icha Molla Goaptola, Chowhatam,, City:- , P.O:- Haroa, P.S:-Haroa, District:-North24-Parganas, West Bengal, India, PIN:- 743425 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No.:: EKxxxxxx5G, Aadhaar No: 94xxxxxxxx6698, Status :Individual, Executed by: Self, Date of Execution: 25/06/2022 , Admitted by: Self, Date of Admission: 25/06/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 25/06/2022 , Admitted by: Self, Date of Admission: 25/06/2022 ,Place : Pvt. Residence
3	**Rehana Bibi** Daughter of Icha Molla Bagu, Nawabad,, City:- , P.O:- Hatisala, P.S:-Kashipur, District:-South24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No.:: CMxxxxxx0D, Aadhaar No: 47xxxxxxxx8839, Status :Individual, Executed by: Self, Date of Execution: 25/06/2022 , Admitted by: Self, Date of Admission: 25/06/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 25/06/2022 , Admitted by: Self, Date of Admission: 25/06/2022 ,Place : Pvt. Residence
4	**AKLIMA BIBI** Daughter of Icha Molla Shyam Nagar, Mallapara,, City:- , P.O:- Hatisala, P.S:-Kashipur, District:-South24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No.:: DZxxxxxx0N, Aadhaar No: 71xxxxxxxx1841, Status :Individual, Executed by: Self, Date of Execution: 25/06/2022 , Admitted by: Self, Date of Admission: 25/06/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 25/06/2022 , Admitted by: Self, Date of Admission: 25/06/2022 ,Place : Pvt. Residence
5	**TAJMIRA KHATUN** Daughter of Icha Molla Khas Balander, City:- , P.O:- Haroa, P.S:-Haroa, District:-North24-Parganas, West Bengal, India, PIN:- 743425 Sex: Female, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No.:: KWxxxxxx6G, Aadhaar No: 55xxxxxxxx5942, Status :Individual, Executed by: Self, Date of Execution: 25/06/2022 , Admitted by: Self, Date of Admission: 25/06/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 25/06/2022 , Admitted by: Self, Date of Admission: 25/06/2022 ,Place : Pvt. Residence
6	**TACHLIMA BIBI** Daughter of Icha Molla Ramnagar, Khalisadi, City:- , P.O:- Haroa, P.S:-Haroa, District:-North24-Parganas, West Bengal, India, PIN:- 743425 Sex: Female, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No.:: FUxxxxxx7L, Aadhaar No: 78xxxxxxxx6928, Status :Individual, Executed by: Self, Date of Execution: 25/06/2022 , Admitted by: Self, Date of Admission: 25/06/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 25/06/2022 , Admitted by: Self, Date of Admission: 25/06/2022 ,Place : Pvt. Residence
7	**KYAL DEVELOPERS PRIVATE LIMITED** 122/1R,, Block/Sector: Satyendra Nath Majumder Sarani, City:- , P.O:- Kalighat, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 , PAN No.:: AAxxxxxx0E,Aadhaar No Not Provided by UIDAI, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**ANURAG KYAL (Presentant)** Son of Umesh Kyal 30C,, Block/Sector: South End Park, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AGxxxxxx6H, 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** 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 Son of Abdul Jalil Molla Kabirdanga, City:- , P.O:- Bamunia, P.S:- Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743502			

Identifier Of ICHA MOLYA, ESARAT MOLLA, Rehana Bibi, AKLIMA BIBI, TAJMIRA KHATUN, TACHLIMA BIBI, ANURAG KYAL, AMRITA GHOSH

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	ICHA MOLYA	ANURAG KYAL-0.462967 Dec
2	ESARAT MOLLA	ANURAG KYAL-0.462967 Dec
3	Rehana Bibi	ANURAG KYAL-0.462967 Dec
4	AKLIMA BIBI	ANURAG KYAL-0.462967 Dec
5	TAJMIRA KHATUN	ANURAG KYAL-0.462967 Dec
6	TACHLIMA BIBI	ANURAG KYAL-0.462967 Dec

Endorsement For Deed Number : I - 100406983 / 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 01:40 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. ICHA MOLYA, Daughter of Late Rahim Molla, Goaptota, Chowhatam,, P.O: Haroa, Thana: Haroa, , North 24-Parganas, WEST BENGAL, India, PIN - 743425, by caste Muslim, by Profession Others, 2. ESARAT MOLLA, Son of Icha Molla, Goaptota, Chowhatam,, P.O: Haroa, Thana: Haroa, , North 24-Parganas, WEST BENGAL, India, PIN - 743425, by caste Muslim, by Profession Others, 3. Rehana Bibi, Daughter of Icha Molla, Bagu, Nawabad,, P.O: Hatisala, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Others, 4. AKLIMA BIBI, Daughter of Icha Molla, Shyam Nagar, Mallapore,, P.O: Hatisala, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Others, 5. TAJMIRA KHATUN, Daughter of Icha Molla, Khas Balandar, P.O: Haroa, Thana: Haroa, , North 24-Parganas, WEST BENGAL, India, PIN - 743425, by caste Muslim, by Profession Others, 6. TACHLIMA BIBI, Daughter of Icha Molla, Ramnagar, Khalisadi, P.O: Haroa, Thana: Haroa, , North 24-Parganas, WEST BENGAL, India, PIN - 743425, by caste Muslim, by Profession Others, 7. ANURAG KYAL, Son of Umesh Kyal, 30C,, Sector: 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 Abdul Jalil Molla, Kabildanga, 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, Authorized Signatory, KYAL DEVELOPERS PRIVATE LIMITED (Private Limited Company), 122/1R,, Block/Sector: 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 Abdul Jalil Molla, Kabildanga, 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 9,766/- (A(1) = Rs 6,720/- ,B = Rs 3,000/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 9,766/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 24/06/2022 1:06PM with Govt. Ref. No: 192022230058255981 on 24-06-2022, Amount Rs: 9,766/-, Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 202206240932410 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 14153, 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 1:06PM with Govt. Ref. No: 192022230058255981 on 24-06-2022, Amount Rs: 20,181/-, Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 202206240932410 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 218316 to 218345

being No 160406983 for the year 2022.

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

Digitally signed by ANUPAM HALDER
Date: 2022.06.27 13:02:58 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 2022/06/27 01:02:58 PM

DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)