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Adel

04/08/22
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CONVEYANCE

1. Date: 04.08.22
2. Place: Kolkata
3. Parties: _____



v.c.
 22291
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पश्चिमबङ्ग
 04,08,2022

14147

10 FEB 2022

No.....Rs. **100/-** Date..... **ALAMGIR REZA**
ADVOCATE
Name:..... **ALIPUR JUDGES COURT**
KOL-27
Address:..... **WB/1366/2003**

Vendor:.....
Alipur Collectorate, 24 Pgs. (S)
SUBHANKAR DAS
STAMP VENDOR

E.T.I of Din Mahammad Alipur Police Court, Kol-27

By the Pen of Rajib Roy



5677

E.T.I of Din Mahammad Molla

By the Pen of Rajib Roy



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5679



5680



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Rajib Roy

Vill - Sulajpur, Newtown,

Kol - 700189

- 3.1 **DIN MAHAMMAD MOLLA (PAN HMXPM0357Q, Aadhar No. 960375488339)**, son of Asraf Molla, by faith Muslim, by occupation Business, residing at Village and Post Office Krishnamati, Bamunia, Police Station Kashipur, PIN - 743502, District South 24 Parganas;
- 3.2 **IYAR MAHAMMAD ALIAS IYAR MOHHAMAD (PAN DTVPM0732G, Aadhar No. 938983118261)**, son of Asraf Molla, by faith Muslim, by occupation Business, residing at Village and Post Office Krishnamati, Bamunia, Police Station Kashipur, PIN - 743502, District South 24 Parganas;
- 3.3 **PIYAR MOHAMMAD MOLLA (PAN DGUPM1549H, Aadhar No. 739654655518)**, son of Asraf Molla, by faith Muslim, by occupation Business, residing at Village and Post Office Krishnamati, Bamunia, Police Station Kashipur, PIN - 743502, District South 24 Parganas;
- 3.4 **GOLAM MOSTAFA MOLLA (PAN DGUPM1547K, Aadhar No. 631169026830)**, son of Asraf Molla, by faith Muslim, by occupation Business, residing at Village and Post Office Krishnamati, Bamunia, Police Station Kashipur, PIN - 743502, District South 24 Parganas;
- 3.5 **ROHIMA BIBI (PAN GLMPB2618N, Aadhar No. 769711483171)**, wife of Rahamat Ali Molla and daughter of Asraf Molla, by faith Muslim, by occupation Housewife, residing at Village Kachua, Post Office Bamunia, Police Station Kashipur, PIN - 743502, District South 24 Parganas;
- 3.6 **AMENA BIBI (PAN GHLPB0108J, Aadhar No. 589026281956)**, daughter of Asraf Molla, by faith Muslim, by occupation Housewife, residing at Village and Post Office Krishnamati, Bamunia, Police Station Kashipur, PIN - 743502, District South 24 Parganas;
- 3.7 **RIZIA BIBI ALAIS RIJIYA MOLLA (PAN EIGPB0796A, Aadhar No. 286438147256)**, wife of Nur Mohammad Molla, by faith Muslim, by occupation Housewife, residing at Village and Post Office Krishnamati, Bamunia, Police Station Kashipur, PIN - 743502, District South 24 Parganas;
- 3.8 **ABUL KALAM MOLLA (PAN DQGPM1285N, Aadhar No. 885459557696)**, son of Nur Mohammad Molla, by faith Muslim, by occupation Business, residing at Village and Post Office Krishnamati, Bamunia, Police Station Kashipur, PIN - 743502, District South 24 Parganas;
- 3.9 **ABUL KAHAR MOLLA (PAN HOSPM7294M, Aadhaar No. 200233015200)**, son of Nur Mohammed Molla, residing at Village and Post Office Krishnamati, Bamunia, Police Station Kashipur, PIN -743502, District North 24 Parganas;
- 3.10 **MANUYARA BIBI (PAN FNUPB4004B, Aadhar No. 468246308554)**, daughter of Nur Mohammad Molla, by faith Muslim, by occupation Housewife, residing at Village and Post Office Kashipur, Police Station Kashipur, Kolkata - 700135, District South 24 Parganas;



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L.T.I of Rohima Bibi
By the Pen of Rajib Roy



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L.T.I of Amena Bibi
By the Pen of Rajib Roy



5683

L.T.I of Bizia Bibi
By the Pen of Rajib Roy



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মানুভূলা জাহান্নাভ(স্বাক্ষর)



5685

মানুভূলা জাহান্নাভ(স্বাক্ষর)



5686

L.T.I of Manuvara Bibi
By the Pen of Rajib Roy



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মানুভূলা জাহান্নাভ(স্বাক্ষর)



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- 3.11 **MAMTAJ BIBI MOLLA (PAN HPBPM3427Q, Aadhar No.418897184378)**, daughter of Nur Mohammad Molla, by faith Muslim, by occupation Housewife, residing at Village Satuliya, Post Office Pithapukur, Police Station Kashipur, Kolkata- 700135, District South 24 Parganas;
- 3.12 **SIRINTAJ BIBI (PAN GLNPB2657C, Aadhar No. 220001621974)**, daughter of Nur Mohammad Molla, by faith Muslim, by occupation Housewife, residing at Village and Post Office Chandpur, Police Station Rajarhat, Kolkata- 700135, District North 24 Parganas

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

And

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

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

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject Matter of Conveyance

- 4.1 **Said Property: ALL THOSE** pieces and Parcels of (1) land classified as *sali* (agricultural) measuring 3.83 (three point eight three) decimal, more or less, out of 46 (forty six) decimal, being a portion of R.S. Dag No. 67, corresponding L.R. Dag No. 61, recorded under R.S. Khatian No. 643, L.R. Khatian No. 1352, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet (**BGP**), Sub-Registration District Bhangar, District South 24 Parganas (**First Property**) and more fully described in **Part-I** of the **First Schedule** below **And** (2) land classified as *danga* (highland) measuring 5.82 (five point eight two) decimal, more or less out of 48 (forty eight) decimal, more or less, being a portion of R.S. Dag No. 68, corresponding L.R. Dag No. 62, recorded under R.S. Khatian No. 643, L.R. Khatian No. 1352, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Second Property**) and more fully described in **Part-II** of the **First Schedule** below **And** (3) land classified as *danga* (highland) measuring 7 (seven) decimal, more or less, out of 58 (fifty eight) decimal, being a portion of R.S. Dag No. 90, corresponding L.R. Dag No. 84, recorded under R.S. Khatian No. 643, L.R. Khatian No. 1352, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District



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Bhangar, District South 24 Parganas (**Third Property**) and more fully described in **Part-III** of the **First Schedule** below, the First Property, Second Property and Third Property are more fully and collectively described in the **Second Schedule** below (collectively **Said Property**) together with all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Said Property and appurtenances and inheritances for access and user thereof.

5. Background, Representations, Warranties and Covenants

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

- 5.1.1 Ownership of Amir Ali Molla:** At all material time one Amir Ali Molla, son of Banamali Molla was the sole, recorded and absolute owner in respect of (1) land measuring 23 (twenty three) decimal, more or less, out of 46 (forty six) decimal, being a portion of R.S. Dag No. 67, corresponding L.R. Dag No. 61, recorded under R.S. Khatian No. 643, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**First Property Of Amir**), (2) land measuring 34.9 (thirty four point nine) decimal, more or less, out of 48 (forty eight) decimal, more or less, being a portion of R.S. Dag No. 68, corresponding L.R. Dag No. 62, recorded under R.S. Khatian No. 643, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Second Property Of Amir**), (3) land measuring 42.1 (forty two point one) decimal, more or less, out of 58 (fifty eight) decimal, being a portion of R.S. Dag No. 90, corresponding L.R. Dag No. 84, recorded under R.S. Khatian No. 643, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Third Property Of Amir**), free from all encumbrances.
- 5.1.2 Demise of Amir Ali Molla:** Said Amir Ali Molla, a Muslim governed by the Sunni School of Mohammedan Law died intestate leaving behind him surviving his 2 (two) sons, namely, (1) Jiyad Ali Molla and (2) Daud Ali Molla and 2 (two) daughters, namely, (1) Sakherjan Bibi and (2) Jahara Bibi, as his only legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Amir Ali Molla in the First Property Of Amir, Second Property Of Amir and Third Property Of Amir, free from all encumbrances.
- 5.1.3 Ownership of Sakherjan Bibi:** In the above mentioned circumstances said Sakherjan Bibi became the sole and absolute owner in respect of the Said Property, comprised in the First Property, out of the First Property Of Amir, Second Property, out of the Second Property Of Amir and Third Property, out of the Third Property Of Amir and mutated her name in the records of the Block



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Land and Land Reforms Officer, Bhangar-II, under L.R. Khatian No. 1352, free from all encumbrances.

- 5.1.4 **Demise of Sakherjan Bibi:** Said Sakherjan Bibi, a Muslim governed by the Sunni School of Mohammedan Law died intestate leaving behind her surviving her 5 (five) sons, namely, (1) Din Mohammad Molla, (2) Nur Mohammad Molla alias Molla Nur Mohammad (since deceased), (3) Iyar Mahammad, (4) Piyar Mohammad Molla and (5) Golam Moastafa Molla and 2 (two) daughters, namely, (1) Rohima Bibi and (2) Amena Bibi, as her only legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Sakherjan Bibi, free from all encumbrances.
- 5.1.5 **Demise of Nur Mohammad Molla alias Molla Nur Mohammad:** Said Molla Nur Mohammad alias Nur Mohammad Molla, a Muslim Governed by the Sunni School Of Mohammedan Law died intestate leaving behind him surviving his wife, Riziya Bibi, 2 (two) sons, namely, (1) Abul Kalam Molla and (2) Abul Kahar Molla and 3 (three) daughters, namely, (1) Manuyara Bibi, (2) Mamtaj Bibi and (3) Sirintaj Bibi, as his only legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Nur Mohammad Molla alias Molla Nur Mohammad, free from all encumbrances.
- 5.1.6 **Absolute Ownership of Vendors:** In the above mentioned events and circumstances said (1) Din Mahammad Molla, (2) Iyar Mahammad, (3) Piyar Mohammad, (4) Golam Moastafa Molla, (5) Rohima Bibi, (6) Amena Bibi, (7) Riziya Bibi, (8) Abul Kalam Molla, (9) Abul Kahar Molla, (10) Manuyara Bibi, (11) Mamtaj Bibi and (12) Sirintaj Bibi have become the joint and absolute owners in respect of the Said Property comprised in the First Property, Second Property and Third Property, free from all encumbrances and the Said Property is the subject matter of this Conveyance.
- 5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendors represent and warrant to and covenant with the Purchaser regarding encumbrances as follows:
- 5.2.1 **No Acquisition/Requisition:** The Vendors have not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declares that the Said Property is not affected by any scheme of any Local Authority or Government or Statutory Body.
- 5.2.2 **No Excess Land:** The Vendors do not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955 and the West Bengal Estates Acquisition Act, 1953.
- 5.2.3 **No Encumbrance by Act of Vendors:** The Vendors have not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.



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

6. Basic Understanding

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



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- 7.1 **Hereby Made:** The Vendor hereby sells, conveys and transfers to the Purchasers 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 *salt* (agricultural) measuring 3.83 (three point eight three) decimal, more or less, out of 46 (forty six) decimal, being a portion of R.S. Dag No. 67, corresponding L.R. Dag No. 61, recorded under R.S. Khatian No. 643, L.R. Khatian No. 1352, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-I** of the **First Schedule** below **And** (2) the Second Property, i.e., land classified as *danga* (highland) measuring 5.82 (five point eight two) decimal, more or less out of 48 (forty eight) decimal, more or less, being a portion of R.S. Dag No. 68, corresponding L.R. Dag No. 62, recorded under R.S. Khatian No. 643, L.R. Khatian No. 1352, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-II** of the **First Schedule** below **And** (3) the Third Property, i.e., land classified as *danga* (highland) measuring 7 (seven) decimal, more or less, out of 58 (fifty eight) decimal, being a portion of R.S. Dag No. 90, corresponding L.R. Dag No. 84, recorded under R.S. Khatian No. 643, L.R. Khatian No. 1352, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-III** of the **First Schedule** below **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.
- 7.2 **Consideration:** The aforesaid transfer is being made in consideration of a sum of **Rs. 34,80,000/-** (Rupees Thirty Four Lakh Eighty Thousand only) paid by the Purchaser to the Vendors, receipt of which the Vendors hereby and by the Receipt and Memo of Consideration hereunder written, admit and acknowledge.
8. **Terms of Transfer**
- 8.1 **Salient Terms:** The transfer being effected by this Conveyance is:
- 8.1.1 **Sale:** a sale within the meaning of the Transfer of Property Act, 1882.
- 8.1.2 **Absolute:** absolute, irreversible and perpetual.
- 8.1.3 **Free from Encumbrances:** free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lis pendens, uses, debutter, wakf, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, bargadars and liabilities whatsoever or



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

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

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

8.2.1 **Indemnification by Vendors:** express indemnification by the Vendors about the correctness of the Vendors' title, Vendors' authority to sell and non existence of any encumbrances on the Said Property, which if found defective or untrue at any time, the Vendors shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendors, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendors hereby covenant that the Vendors or any person claiming under the Vendors in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Purchaser and/or the Purchaser's successors-in-interest and assigns, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the Purchaser and/or the Purchaser's successors-in-interest and assigns by reason of any claim made by any third parties with respect to the title of the Said Property. If any difficulty arises in respect of mutation of the Said Property in the name of the Purchaser then the Vendors shall at all times hereinafter, at the costs, expenses, risk and responsibility of the Vendors, forthwith take all necessary steps to mutate the name of the Purchaser in respect of the Said Property. In this regard the Vendors hereby clarify that the L.R. Record of Rights is not in parity with the Vendors' entitlement in said R.S. Dag Nos. 67, 68 and 90 as recited under clause 5.1 and sub-clauses thereunder. However, the Vendors hereby convey all the Vendors' right, title and interest in the said R.S. Dags under these presents whatsoever and howsoever in nature.

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.



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

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

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



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

First Schedule
Part I
(First Property)

Land vacant classified as *sali* (agricultural) measuring 3.83 (three point eight three) decimal, more or less, out of 46 (forty six) decimal, being a portion of R.S. Dag No. 67, corresponding L.R. Dag No. 61, recorded under R.S. Khatian No. 643, L.R. Khatian No. 1352, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and the said Dag is butted and bounded as follows:

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

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

Part II
(Second Property)



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Land vacant classified as *danga* (highland) measuring 5.82 (five point eight two) decimal, more or less out of 48 (forty eight) decimal, more or less, being a portion of R.S. Dag No. 68, corresponding L.R. Dag No. 62, recorded under R.S. Khatian No. 643, L.R. Khatian No. 1352, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and the said Dag is butted and bounded as follows:

On the North : By R.S. Dag No. 69
On the East : By R.S. Dag Nos. 64 & 65
On the South : By R.S. Dag No. 67
On the West : By R.S. Dag No. 90

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

Part III (Third Property)

Land vacant classified as *danga* (highland) measuring 7 (seven) decimal, more or less, out of 58 (fifty eight) decimal, being a portion of R.S. Dag No. 90, corresponding L.R. Dag No. 84, recorded under R.S. Khatian No. 643, L.R. Khatian No. 1352, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and the said Dag is butted and bounded as follows:

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

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

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

Land vacant classified as *sali* (agricultural) measuring 3.83 (three point eight three) decimal, more or less, out of 46 (forty six) decimal, being a portion of R.S. Dag No. 67, corresponding L.R. Dag No. 61, recorded under R.S. Khatian No. 643, L.R. Khatian No. 1352, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-



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

Land vacant classified as *danga* (highland) measuring 5.82 (five point eight two) decimal, more or out of 48 (forty eight) decimal, more or less, being a portion of R.S. Dag No. 68, corresponding L.R. Dag No. 62, recorded under R.S. Khatian No. 643, L.R. Khatian No. 1352, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-II** of the **First Schedule** above

Land vacant classified as *danga* (highland) measuring 7 (seven) decimal, more or less, out of 58 (fifty eight) decimal, being a portion of R.S. Dag No. 90, corresponding L.R. Dag No. 84, recorded under R.S. Khatian No. 643, L.R. Khatian No. 1352, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-III** of the **First Schedule** above

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

The details of the Said Property are tabulated below:

R.S. Dag No.	L.R. Dag No.	R.S. Khatian No.	L.R. Khatian No.	Total Area in Dag (in Dec)	Area Sold (in Dec)
67	61	643	1352	46	3.83
68	62	643	1352	48	5.82
90	84	643	1352	58	7
				Total:	16.65



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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.



L.T.I of Din Mahammad Molla
By the Pen of Rajib Roy

DIN MAHAMMAD MOLLA

ইয়ার মোহাম্মদ

IYAR MAHAMMAD ALIAS IYAR MOHAMMAD

পিয়র মোহাম্মদ মল্লা
PIYAR MOHAMMAD MOLLA

গোলাম মোস্তাফা মল্লা

GOLAM MOSTAFA MOLLA



L.T.I of Rohima Bibi
By the Pen of Rajib Roy

ROHIMA BIBI

Rajib Roy

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



L.T.I of Amena Bibi
By the Pen of Rajib Roy

AMENA BIBI



Rizia Bibi Alais
L.T.I of Riziya Molla
By the Pen of Rajib Roy

RIZIA BIBI ALAIS RIJIYA MOLLA

আবুল কলাম মল্লা

ABUL KALAM MOLLA



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अबुल काहार मल्ला

ABUL KAHAR MOLLA

L. Title of Manuyara Bibi

By the Pen of Raik Raj
MANUYARA BIBI

ममताज बिबी मल्ला

MAMTAJ BIBI MOLLA

सिरिन्ताज बिबी

SIRINTAJ BIBI

[Vendors]

Drafted by:

Atangir Regg NB/1366/03

Advocate

Alipore Judge Court
Kol-27

Witnesses:

- 1. अबुल फारुक मल्ला
- 2. सेरल काली

सुभाषचन्द्र बोस रोड
KASHIPUR

SO- KASHIPUR

SO- KASHIPUR
SO- KASHIPUR

Vill - Jisra Jacha

P.O - Hatishala

P.S - Kashipur

Dist (S.) 24 PGS



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Vendors' Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs. 34,80,000/-** (Rupees Thirty Four Lakh Eighty Thousand only) towards full and final payment of the consideration for sale of the Said Property described in the **Second Schedule** above, in the following manner:


Mode	Date	Bank	Amount (Rs.)
Chq. No. 000170	27.06.22	Indian Overseas Bank	30,000.00
Chq. No. 000171	-do-	-do-	30,000.00
Chq. No. 000172	-do-	-do-	30,000.00
Chq. No. 000173	-do-	-do-	30,000.00
Chq. No. 000174	-do-	-do-	30,000.00
Chq. No. 000175	-do-	-do-	30,000.00
Chq. No. 000177	-do-	-do-	1,00,000.00
Chq. No. 000179	-do-	-do-	1,00,000.00
Chq. No. 000180	-do-	-do-	1,00,000.00
Chq. No. 256462	01.07.22	-do-	1,00,000.00
Chq. No. 256461	01.07.22	-do-	1,00,000.00
Chq. No. 256463	02.07.22	-do-	1,00,000.00
UTR No. IOBAR52022080400233698	04.08.22	-do-	9,00,000.00
UTR No. IOBAR52022080400233368	-do-	-do-	4,00,000.00
UTR No. IOBAR52022080400233190	-do-	-do-	4,00,000.00
UTR No. IOBAN52022080400249329	-do-	-do-	4,00,000.00
UTR No. IOBAN22216547811	-do-	-do-	1,50,000.00
UTR No. IOBAN22216549080	-do-	-do-	1,50,000.00
UTR No. IOBAN22216563957	-do-	-do-	90,000.00
UTR No. IOBAN22216564498	-do-	-do-	90,000.00
UTR No. IOBAN22216565162	-do-	-do-	30,000.00
UTR No. IOBAN22216565735	-do-	-do-	30,000.00
UTR No. IOBAN22216567590	-do-	-do-	30,000.00






Registration Office
Registration Office (2) of
Registration 1000
Alipore, South 24 Parganas

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UTR NO. JOBAN22216568266	-do-	-do-	30,000.00
Total			34,80,000.00

 L.T.I of Din Mahammad Molla
By the Pen of Rajib Roy
DIN MAHAMMAD MOLLA
দীন মাহাম্মদ মোল্লা
PIYAR MOHAMMAD MOLLA
পিয়র মোহাম্মদ মোল্লা

IYAR MAHAMMAD ALIAS IYAR MOHAMMAD
 L.T.I of Rohima Bibi
By the Pen of Rajib Roy
ROHIMA BIBI
ইয়ার মাহাম্মদ আলিয়ার মোহাম্মদ
GOLAM MOSTAFA MOLLA
গোলাম মোস্তাফা মোল্লা

 L.T.I of RIZIA BIBI ALAIS RIJIYA MOLLA
By the Pen of Rajib Roy
RIZIA BIBI ALAIS RIJIYA MOLLA
রিজিয়া বিবি আলাইস রিজিয়া মোল্লা
 L.T.I of AMENA BIBI
By the Pen of Rajib Roy
AMENA BIBI
আমেনা বিবি

আবুল কাহার মোল্লা
ABUL KAHAR MOLLA
আবুল কলাম মোল্লা
ABUL KALAM MOLLA


































 L.T.I of Manuyara Bibi
By the Pen of Rajib Roy
MANUYARA BIBI
মানুয়ারা বিবি
SIRINTAJ BIBI
সিরিন্তাজ বিবি

[Vendors]

Witnesses:

1. *Abdul Faruk Molla*
2. *Sabbir Kabir*

SPECIMEN FORM FOR TEN FINGER PRINTS























	<i>shmetakyal</i> <i>shmetakyal</i>					
		Little Ring Middle Fore Thumb				
		(Left Hand)				
						
Thumb Fore Middle Ring Little						
(Right Hand)						
	<i>L.T. of Din Mahammad Mulla</i> <i>By the Pen of Raisa Begum</i>					
		Little Ring Middle Fore Thumb				
		(Left Hand)				
						
Thumb Fore Middle Ring Little						
(Right Hand)						
	<i>RAJESH K P R</i>					
		Little Ring Middle Fore Thumb				
		(Left Hand)				
						
Thumb Fore Middle Ring Little						
(Right Hand)						



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SPECIMEN FORM FOR TEN FINGER PRINTS





































 <p>ਸਿਕੰਦਰ ਸਿੰਘ (ਸ਼੍ਰੀ ਮੁਕਤਸਰ)</p>	<p>ਸਿਕੰਦਰ ਸਿੰਘ (ਸ਼੍ਰੀ ਮੁਕਤਸਰ)</p>							
		<p>Little Ring Middle Fore Thumb</p>	<p>(Left Hand)</p>					
								
		<p>Thumb Fore Middle Ring Little</p>	<p>(Right Hand)</p>					
 <p>ਸਿਕੰਦਰ ਸਿੰਘ (ਸ਼੍ਰੀ ਮੁਕਤਸਰ)</p>	<p>ਸਿਕੰਦਰ ਸਿੰਘ (ਸ਼੍ਰੀ ਮੁਕਤਸਰ)</p>							
		<p>Little Ring Middle Fore Thumb</p>	<p>(Left Hand)</p>					
								
		<p>Thumb Fore Middle Ring Little</p>	<p>(Right Hand)</p>					
<p>PHOTO</p>								
	<p>Little Ring Middle Fore Thumb</p>	<p>(Left Hand)</p>						
	<p>Thumb Fore Middle Ring Little</p>	<p>(Right Hand)</p>						



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SPECIMEN FORM FOR TEN FINGER PRINTS


































 	L.I.I of <u>Rahima Bibi</u> By the Pen of <u>Rajib Rafi</u>	 Little	 Ring	 Middle	 Fore	 Thumb
		(Left Hand)				
		 Thumb	 Fore	 Middle	 Ring	 Little
(Right Hand)						
 	L.I.I of <u>Ameena Bibi</u> By the Pen of <u>Rajib Rafi</u>	 Little	 Ring	 Middle	 Fore	 Thumb
		(Left Hand)				
		 Thumb	 Fore	 Middle	 Ring	 Little
(Right Hand)						
 	L.I.I of <u>Rizia Bibi</u> By the Pen of <u>Rajib Rafi</u>	 Little	 Ring	 Middle	 Fore	 Thumb
		(Left Hand)				
		 Thumb	 Fore	 Middle	 Ring	 Little
(Right Hand)						



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SPECIMEN FORM FOR TEN FINGER PRINTS























 <p>আব্দুল হক</p>	<p>আব্দুল হক (১৫) মনসুজা রবি</p>					
		<p>Little Ring Middle Fore Thumb</p>				
		<p>(Left Hand)</p>				
						
		<p>Thumb Fore Middle Ring Little</p>				
<p>(Right Hand)</p>						
 <p>আব্দুল কাশিম</p>	<p>আব্দুল কাশিম (১৫) এন.সি.ক.সি.সি.</p>					
		<p>Little Ring Middle Fore Thumb</p>				
		<p>(Left Hand)</p>				
						
		<p>Thumb Fore Middle Ring Little</p>				
<p>(Right Hand)</p>						
	<p>L.T.I of Manusjha Rabi By the Pen of Rabi Rf</p>					
		<p>Little Ring Middle Fore Thumb</p>				
		<p>(Left Hand)</p>				
						
		<p>Thumb Fore Middle Ring Little</p>				
<p>(Right Hand)</p>						



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SPECIMEN FORM FOR TEN FINGER PRINTS

 <p>ମନମୋହରୀ ଦାସ</p>	<p>ମନମୋହରୀ ଦାସ</p>					
		<p>Little Ring Middle Fore Thumb</p>				
		<p>(Left Hand)</p>				
						
		<p>Thumb Fore Middle Ring Little</p>				
<p>(Right Hand)</p>						
 <p>ମନମୋହରୀ ଦାସ</p>	<p>ମନମୋହରୀ ଦାସ</p>					
		<p>Little Ring Middle Fore Thumb</p>				
		<p>(Left Hand)</p>				
						
		<p>Thumb Fore Middle Ring Little</p>				
<p>(Right Hand)</p>						
<p>PHOTO</p>						
		<p>Little Ring Middle Fore Thumb</p>				
		<p>(Left Hand)</p>				
		<p>Thumb Fore Middle Ring Little</p>				
<p>(Right Hand)</p>						



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7



ভারত সরকার

Government of India

তালিকাভুক্তির আই ডি / Enrollment No 1049/22222/43184

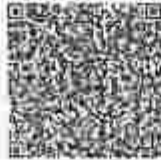
To
শ্রী মহম্মদ মোল্লা
Din Mohammad Molla
KRISHNAMATI
Bamunia
Kishanmohi Bhabar - 24 Parganas
West Bengal 743502

0481102110

Ref: 2209 / 142 / 581314 / 891422 #



SE395062708FT



আপনার সংখ্যা / Your No. :

9603 7548 8339

- সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



শ্রী মহম্মদ মোল্লা
Din Mohammad Molla
পিতা : অসর মোল্লা
Father : Asar Molla
জন্মদিন / DOB : 18/03/1940
বৃত্তন / Note



9603 7548 8339

- সাধারণ মানুষের অধিকার



- আখার 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.

- আখার সারা দেশে মান্য।
- আখার 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.

142/581314



ভারত সরকার
Government of India

ঠিকানা: কৃষ্ণামাটি, বামুনিয়া, দক্ষিণ
২৪ পরগনা, কুমারভি, পশ্চিম বঙ্গ,
743502

Address: KRISHNAMATI,
Bamunia, South 24 Parganas,
Kishnamohi, West Bengal,
743502

9603 7548 8339



1800 300 1947



help@uidai.gov.in



www.uidai.gov.in

L.T.I of Din Mohammad Molla
By the Pen of Ajib Molla Rajib Roy





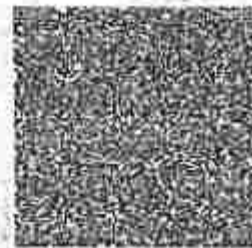
ई- स्थायी लेखा संख्या कार्ड
e- Permanent Account Number (e-PAN) Card
HMXP0357Q

नाम / Name: DIN MAHAMMAD MOLLA
पिता का नाम / Father's name: ASRAF MOLLA
जन्म की तारीख / Date of Birth: 16/03/1940
लिंग / Gender: Male



(Signature)

हस्ताक्षर / Signature



Signature valid

Digitally Signed by Income Tax Department

Date: 31/03/2024
Reason: Document Signer
Location: India

- ✓ Permanent Account Number (PAN) facilitates Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand tax arrears, matching of information and easy maintenance & retrieval of electronic information etc. relating to a taxpayer. स्थायी लेखा संख्या (पैन) एक फरदाला से संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग को सहायक होता है, जिसमें करों के भुगतान, आकलन, कर मांग, टैक्स बकाया, सूचना के पिलान और इलेक्ट्रॉनिक जानकारी का आसाम रखरखाव व बदली जगह भी शामिल है।
- ✓ Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962) आयकर अधिनियम, 1961 के तहत निर्दिष्ट कई लेनदेन के लिए स्थायी लेखा संख्या (पैन) का उल्लेख अब अनिवार्य है (आयकर नियम, 1962 के नियम 114B, का संदर्भ लें)
- ✓ Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000. एक से अधिक स्थायी लेखा संख्या (पैन) को रखना या उपयोग करना, कानून के विरुद्ध है और इसके लिए 10,000 रुपये तक का दंड लगाया जा सकता है।
- ✓ This e-PAN Card contains Enhanced QR Code which is readable by a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is "PAN QR Code Reader". इस ई-स्थायी लेखा संख्या (e-PAN) कार्ड में एंशुडिड क्वार कोड शामिल है जो एक विशिष्ट एंड्रॉइड मोबाइल ऐप द्वारा पठनीय है। Google Play Store पर इस विशिष्ट मोबाइल ऐप को खोजने के लिए कीवर्ड "PAN QR Code Reader" है।

L.T.I of Din Mahammad Molla
By the Pen of Rajiv Raj
Cut

L.T.I of Din Mahammad Molla
By the Pan of Rajiv Raj
Ajit Mandot



ई-स्थायी लेखा संख्या कार्ड
e- Permanent Account Number Card
HMXP0357Q

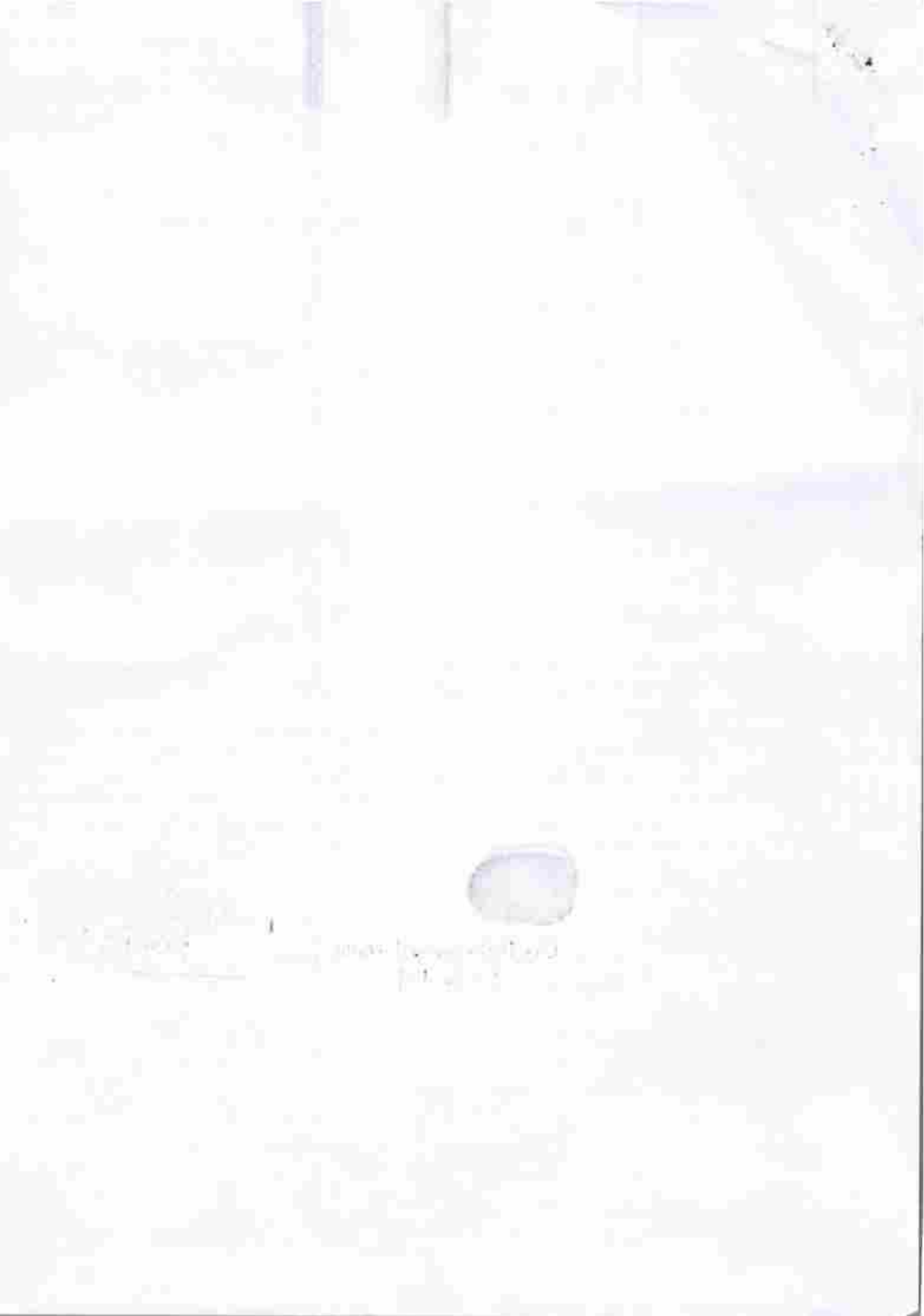
नाम / Name: DIN MAHAMMAD MOLLA
पिता का नाम / Father's Name: ASRAF MOLLA
जन्म की तारीख / Date of Birth: 16/03/1940



Fold

In case this card is lost / found, kindly inform & return to
Income Tax PAN Services Unit, ITHISE
Plot No. 3, Sector 11, CBD Indraprastha
New Mumbai - 400 674
आयकर विभाग / आयकर सेवाएँ / पैन कार्ड / सेक्टर
आयकर सेवाएँ / पैन कार्ड / सेक्टर
नया मुंबई, गुजरात - 400 674
पैन कार्ड / सेक्टर







आधार

ভারত সরকার

Unique Identification Authority of India
Government of India

ভূমিকাভুক্তির আই ডি / Enrollment No 1040/21104/83232

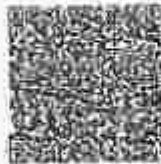
140000015

ইয়ার মোহাম্মদ
Iyer Mohammad
Krishnamall
Samunla
Krishnamol Bhangar - 1 South 24 Parganas
West Bengal 743502

Ref: 443 / ZFB / 252584 / 25412 / P



SE502344672FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

9389 8311 8261

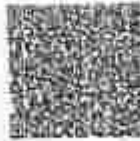
আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



ইয়ার মোহাম্মদ
Iyer Mohammad
পিতা : আসরাফ মোদা
Father: Asraf Mola
জন্ম তারিখ / DOB : 15/10/1961
পুরুষ / Male



9389 8311 8261

আধার - সাধারণ মানুষের অধিকার

ইয়ার মোহাম্মদ



Government of India



AADHAAR

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

INFORMATION

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

- আধার মারা দেশে মান্য।
- 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.

27B / 252584



ভারত সরকার
Unique Identification Authority of India

ঠিকানা: কৃষ্ণমল্ল, সামুল্লা, পশ্চিম বঙ্গ, ১৪ পর্গানা, কৃষ্ণমল্ল, পশ্চিম বঙ্গ, ৭৪৩৫০২
Address: Krishnamall, Samunla, South 24 Parganas, Krishnamol, West Bengal, 743502

9389 8311 8261



1800 307 347



ap@uidai.gov.in



www.uidai.gov.in



8



श्री अशुभ मोल्ला



आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

PIYAR MOHAMMAD MOLLA

ASRAF MOLLA

01/01/1960

Permanent Account Number

DGUPM1549H

पियार मुहम्मद मोल्ला

Signature



पियार मुहम्मद मोल्ला

PAN

(a)



ভারত সরকার

ভারত সরকার

Government of India

ভারতীয় পরিচয় সংখ্যা / Enrollment No. 1040/20851/10652

To: Piyer Mohammad Molla KRISHNAMATI, Bamunia, Krishnamol Bhangar - II South 24 Parganas, West Bengal 743502

31032015

UID: 1766 / 04D / 897674 / 68775 / 1 / F



SE817362 811



আপনার ভারত সংখ্যা / Your Aadhaar NO. :

7396 5465 5518

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার Government of India



পিয়র মোহাম্মদ মোল্লা Piyer Mohammad Molla, পিতা : অসরাফ মোল্লা Father: ASRAF MOLLA, জন্ম তারিখ / DOB: 11/01/1980 পুরুষ / Male



7396 5465 5518

আধার - সাধারণ মানুষের অধিকার



- 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.

১. সারা দেশে মান্য।

২. 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 পরিচয় সংখ্যা / Unique Identification Authority of India

ঠিকানা: কৃষ্ণামাটি, বামুনিয়া, বর্ধমান Address: KRISHNAMATI, Bamunia, South 24 Parganas, Krishnamolli, West Bengal, 743502

7396 5465 5518



পিয়র মোহাম্মদ



10



Asraf Al Molea



PAN

10



তথ্য

- 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 মান্য।
- 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.



ক্রিয়াকারী, কৃষ্ণনগরী, বামুনিয়া
কৃষ্ণনগরী, পশ্চিম ২৪ পরগণা
পশ্চিম বঙ্গ

Address: Krishnamati,
Bamunia, South 24
Parganas, Krishnamati, West
Bengal, 743502

6311 6902 6830

1047
1000 300 1047

Help@uidai.gov.in

www.uidai.gov.in



ভারত সরকার

Unique Identification Authority of India

ভারত সরকার

অনুকরণকারী আইডি / Enrolment No. : 1040/21104/83227

10/02/2016

To
Golam Mostafa Molla
পোলাম মোস্তাফা মোল্লা
Krishnamati
Bamunia
Krishnamati, South 24 Parganas
West Bengal - 743502



KR194513548FT
15451354



আপনার আধার সংখ্যা / Your Aadhaar No.

6311 6902 6830

আধার - সাধারণ মানুষের অধিকার



ক্রিয়াকারী
Golam Mostafa Molla
পোলাম মোস্তাফা মোল্লা
Father : Asraf Ali Molla

বয়স / DOB: 01/01/1985
পুত্র / Male

6311 6902 6830



আধার - সাধারণ মানুষের অধিকার

গোলাম মোস্তাফা মোল্লা



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ई-पत्राई खाता नंबर कार्ड
e - Permanent Account Number Card

GLMPB2618N



नाम / Name
ROHIMA BIBI

पिता का नाम / Father's Name
ASHAF ALI MOLLA

जन्म तिथि / Date of Birth
05/01/1984



In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services (ITPS), UTITDS,
Plot No. 3, Sector 11, CBD Belapur,
New Mumbai - 400 654.

यदि कार्ड खोया / पाया जाय तो कृपया सूचित करें/ वापस करें :
आयकर सेवा केंद्र (ITPS), UTITDS,
प्लॉट नं. 3, सेक्टर 11, नए मुंबई,
महाराष्ट्र - 400 654.



✓ L.T.I of Rohima Bibi
By the Pen of Rajib Ref

1998



1999



2000



1998



1999

PAN



ভারত সরকার
Government of India

ভারতীয় অনির্ভর পরিচয় পরিচয়
Unique Identification Authority of India

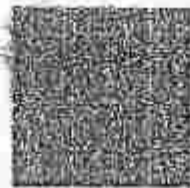
ডালিফাইলিড নম্বর / Enrollment No.: 2730/00935/00741

To
মহিমা বিবি
Rohima Bibi
CO: Rahamat Ali Molla,
dakhin Rajshahi,
VTC, Kachua,
PO: Bamunia,
Sub District: Bhanganar - II, District: South 24 Parganas,
State: West Bengal,
PIN Code: 743502,
Mobile: 9926348771

57801579



MF578219727F1



আমনার আধার সংখ্যা / Your Aadhaar No. :

7697 1148 3171

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



Issue Date: 27/01/2021



মহিমা বিবি
Rohima Bibi
অনুলিপি / DOB: 01/07/1949
মহিলা / Female

7697 1148 3171

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



উপ
এই আধার পরিচয় প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
এই আধার কেবলমাত্র ভোটার / অনলাইন গভর্নেন্স / অনলাইন প্রসারীকরণ
কাজে ব্যবহার করতে হবে।

INFORMATION

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

- এই আধার সারা দেশে বৈধ।
- এই আধার আপনাকে বিভিন্ন সরকারি ও বেসরকারি পরিষেবা গ্রহণে সহায়তা করে।
- আপনার মোবাইল নাম্বার ও ইমেইল আইডি আপডেইট রাখুন।
- আধার পরিচয় প্রমাণ কেবলমাত্র ভোটার, Aadhaar App-মাধ্যমে।
- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated.
- Verify Aadhaar in your smart phone - use Aadhaar App.



ভারতীয় অনির্ভর পরিচয় পরিচয়
Unique Identification Authority of India



Issue Date: 27/01/2021

মহিমা বিবি
Rohima Bibi
অনুলিপি / DOB: 01/07/1949
মহিলা / Female



7697 1148 3171

10- help@uidai.gov.in www.uidai.gov.in

L.T.I of Rahima Bibi
By the Pen of Ajit Manda Rishi Ret.



p

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
GHLP80108J



नाम / Name
AMENA BIBI

पिता का नाम / Father's Name
ASRAF MOLLA

जन्म की तिथि
Date of Birth
24/12/1988

हस्ताक्षर / Signature



L.T.I of Amena Bibi
By the son of Rafiq Rafiq



for 1/2 p

12



ভারত সরকার

Unique Identification Authority of India



ভারতীয় পরিচয় আইডি / Enrollment No 1040/22087/61971

To:
অমেনা বিবি
Amena Bibi
Baramula
Baramula Bhanganj - II South 24 Parganas
West Bengal 743502

১০৪০/২২০৮৭/৬১৯৭১

Ref: 5945 / 24Z / 1535204 / 1538369 / P



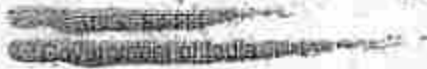
SE419057113FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

5890 2628 1956

আধার - সাধারণ মানুষের অধিকার



অমেনা বিবি
Amena Bibi
বিত - অমেনা বিবি
Father: Araf Mola
জন্ম তারিখ / DOB : 24/12/1955
সঙ্গী / Female



5890 2628 1956

আধার - সাধারণ মানুষের অধিকার



- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনন্যত্ব প্রমাণের মাধ্যমে যাচাই করা হবে।

INFORMATION

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

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



ভারতীয় পরিচয় আইডি
Unique Identification Authority of India

ঠিকানা: বামুলা, দক্ষিণ ২৪
পার্শ্বাঞ্চল, বামুলা, পশ্চিম বঙ্গ,
৭৪৩৫০২

Address: Baramula, South 24
Parganas, Baramula, West Bengal,
743502

5890 2628 1956



L.T.I of Amena Bibi
By the Pen of Ajit Mandal
Rajit Roy



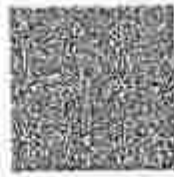
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



भारतीय नैतिकता का
Purnanaga Seal/Number Card
E.G. 00000000



(2)

भारतीय नैतिकता का
Purnanaga Seal/Number Card

भारतीय नैतिकता का
Purnanaga Seal/Number Card

भारतीय नैतिकता का
Purnanaga Seal/Number Card



L.T.I of Riziya Bibi
By the Pen of ~~Asst. Accountant~~
Raziya Bibi





ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India

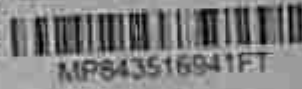
Government of India

তালিকাভুক্তি আই ডি / Enrollment No. 1040/21040/51558

To
রিয়া মোল
Riya Molla
W/O Nurmahammad Molla
Kashnamati
Bamuna
Bamuna
Bhangar - II South 24 Parganas
West Bengal 743502

23/08/2015

204351604



MP843516941FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

2864 3814 7256

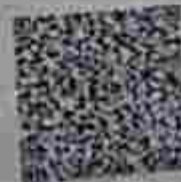
আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



রিয়া মোল
Riya Molla
স্বাক্ষরিত / DOB : 01/01/1950
মহিলা / Female



2864 3814 7256

আধার - সাধারণ মানুষের অধিকার

2



L.T.I of Rizita Bibi
By the Pen of Ajit Mondal

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी खाते नम्बर कार्ड
 Permanent Account Number Card
DOGPM1285N

नाम / Name
ABUL KALAM MOLLA

पिता का नाम / Father's Name
NUR MAHAMMAD MOLLA

जन्म तिथि / Date of Birth
18/10/1972

हस्ताक्षर / Signature



In case this card is lost / found, kindly inform / return to:
 Income Tax PAN Services Unit, UTTTSM,
 Plot No. 5, Sector 11, CBD Belapur,
 Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/सेवाएं :
 आयकर सेवा (पान) यूनिट, UTTTSM,
 प्लॉट नं. 5, सेक्टर 11, नवी मुंबई बेलपुर,
 नवी मुंबई-400 614.

आबुल कलाम मल्ला (समूह)





ভারতীয় বিশিষ্ট পরিচয় প্রাধিকার

ভারত সরকার

Unique Identification Authority of India
Government of India

অধিকাঙ্কিত আই ডি / Enrollment No 1040/22222/43190

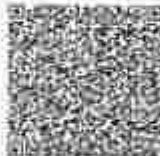
To
অবুল কালম মোজা
Abul Kalam Molla
KRISHNAMATI
Bamunia
Krishnamati Beangar - II South 24 Parganas
West Bengal 743502

0302/0010

Ref: 8010 / 002 / 706898 / 706896 / P



SE386246372FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

8854 5955 7696

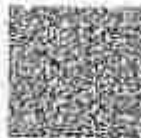
আধার - সাধারণ মানুষের অধিকার



ভারতীয় সরকার
Unique Identification Authority of India



অবুল কালম মোজা
Abul Kalam Molla
পিতা : নূর মাহমুদ মোজা
Father : Nur Mahammad Molla
জন্ম তারিখ / DOB : 5/10/1972
পুলক / Male



8854 5955 7696

আধার - সাধারণ মানুষের অধিকার



3

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

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

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

0302 / 706898



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকার
Unique Identification Authority of India

ঠিকানা: কৃষ্ণামাটি, বনুনিয়া, পশ্চিম
বঙ্গ, পূর্ববঙ্গ, কৃষ্ণামাটি, পশ্চিম বঙ্গ,
743502

Address: KRISHNAMATI,
Bamunia, South 24 Parganas,
Krishnamati, West Bengal,
743502

8854 5955 7696



অবুল কালম মোজা





ई- स्थायी लेखा संख्या कार्ड
e - Permanent Account Number (e-PAN) Card
HOSPM7294M

नाम / Name	ABUL KAHAR MOLLA
पिता का नाम / Father's Name	NUR MOHAMMAD MOLLA
जन्म की तारीख / Date of Birth	01/01/1982
लिंग / Gender	Male
	<p>Signature valid</p> <p>Digitally Signed by Income Tax Department</p> <p>Date : 02/07/2015 Reason : Document Signer Location : India</p>

- Permanent Account Number (PAN) facilitates Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand, tax arrears, matching of information and easy maintenance & retrieval of electronic information etc. relating to taxpayer. स्थायी लेखा संख्या (पैन) एक खाता से संबंधित विभिन्न दस्तावेजों को जोड़ने में आसानी प्रदान करता है, जिसमें करों के भुगतान, आकलन, कर मांग, देयता संकलन, सूचना के मिलान और इलेक्ट्रॉनिक दस्तावेजों का आसान संचालन व पहचान आदि भी शामिल हैं।
- Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962) आकलन अधिनियम, 1961 के तहत निर्दिष्ट कई लेनदेन के लिए स्थायी लेखा संख्या (पैन) का उल्लेख अब अनिवार्य है। (आकलन नियम, 1962 के नियम 114B का संदर्भ लें)
- Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000. एक से अधिक स्थायी लेखा संख्या (पैन) का रखना या उनका प्रयोग, कानून के विरुद्ध है और इसके लिए 10,000 रुपये तक का दंड लगाया जा सकता है।
- This PAN Card contains Enhanced QR Code which is readable by a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is "PAN QR Code Reader". इस ई- स्थायी लेखा संख्या (e-PAN) कार्ड में बढ़िया QR कोड शामिल है जो एक विशिष्ट एंड्रॉइड मोबाइल ऐप द्वारा पठनीय है। Google Play Store पर इस विशिष्ट मोबाइल ऐप को खोजने के लिए कीवर्ड "PAN QR Code Reader" है।



✓ अबुल काशर मल्ला (माली)





ভারতীয় বিশিষ্ট পরিচয় প্রমাণ

ভারত সরকার

Unique Identification Authority of India
Government of India

ভারতীয় পরিচয় আইডি / Enrollment No 1040/20851/10877

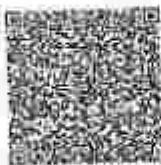
To:
আবুল কাহর মোল্লা
Abul Kahar Molla
KRISHNAMATI
Bamania
Krishnamati Bhangar - II South 24 Parganas
West Bengal 743502

27/02/2015

Ref: 10611/07C/2248216/3249012/P



SE537220459FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

2002 3301 5200

স্বাধীনতা - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India

আবুল কাহর মোল্লা
Abul Kahar Molla
পিতা - নূর মোহাম্মদ মোল্লা
Father - Nur Mohammad Molla
জন্ম তারিখ / DOB : 01/01/1982
লিঙ্গ / Male



2002 3301 5200

স্বাধীনতা - সাধারণ মানুষের অধিকার

আবুল কাহর মোল্লা



Government of India

ভারত সরকার
Government of India



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 মান্য।

আধার তথ্যের সাহায্যে 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.

07C/2248216



ভারতীয় বিশিষ্ট পরিচয় প্রমাণ
Unique Identification Authority of India

ঠিকানা: কৃষ্ণমতি, বামুন্দিয়া, বর্ডিন
II বর্ডিনা, কৃষ্ণমতি, পশ্চিম বঙ্গ,
743502

Address: KRISHNAMATI,
Bamania, South 24 Parganas,
Krishnamati, West Bengal,
743502

2002 3301 5200

1947
1900 220 1947

help@uidai.gov.in

www.uidai.gov.in



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
FNUPB4004B

नाम / Name
MANUSHA BISHI

पिता का नाम / Father's Name
NURWAHANAMAD WOLLYA

जन्म की तारीख
Date of Birth
14/10/1972

संकेत
Signature



L.T.I of  Manusha Bishi
By the Pen of Rishi Raj





ভারত সরকার
 Unique Identification Authority of India
 Government of India

Enrollment No: 404022071002870

To
 Manuyasa Ribi
 Manuyasa Ribi
 UTTAR KASIPUR
 Uttar Kasipur
 Uttar Kasipur
 Bhungar - U.Sou. 24 Pargana
 West Bengal 700135



46822028342FT

আপনার আধার সংখ্যা / Your Aadhaar No.
4682 4630 8554

আধার - সাধারণ মানুষের অধিকার



Government of India



Manuyasa Ribi
 Manuyasa Ribi
 U.Sou. 24 Pargana
 West Bengal / DGB - 74101372
 Bhungar/Bhungar

4682 4630 8554

আধার - সাধারণ মানুষের অধিকার



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ জনস্বার্থে অস্বীকরণ করা যাবে না।

INFORMATION

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

- আধার সারা দেশে মান্য।
- আধার পরিচয়ে সরকারী ও বেসরকারী পরিষেবা গ্রহণের 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:
 UTTAR KASIPUR, Uttar Kasipur
 U.Sou. 24 Pargana, West Bengal
 Bhungar, West Bengal, 700135

4682 4630 8554

L.T.I of Manuyasa Ribi
 By the Pen of *Ajit Mandal*
Rajiv Roy



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
HPBPM3427Q



नाम / Name

MAMTAJ BIBI MOLLA

पिता का नाम / Father's Name

NOOR MOHAMMAD MOLLA

जन्म की तारीख / Date of Birth

01/01/1985

Mamta Bibi Molla
हस्ताक्षर / Signature

13780

Mamta Bibi Molla



(6)



ভারত সরকার
Unique Identification Authority of India
Government of India

স্বাক্ষরিত নথি / Enrolled No. - 1040/20042/20769

To
Mamta Bibi Molla
মমতা বিবি মল্লা
20/09/2019
Setilga
Bishnupur
Nangalok
Pitrapokuria South 24 Pargana
West Bengal - 700135



KH250188076FT
25018807



আপনার আধার সংখ্যা / Your Aadhaar No.
4188 9718 4378

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



মমতা বিবি মল্লা
Mamta Bibi Molla
মমতা বিবি মল্লা
Father: Akar Mohammad Molla

স্বাক্ষরিত নথি / Enrolled No. - 1040/20042/20769

4188 9718 4378

আধার - সাধারণ মানুষের অধিকার

মমতা বিবি মল্লা



তথ্য

- আধার পরিষদের প্রদত্ত, নাগরিকদের প্রমাণ নথি।
- পরিষদের প্রদত্ত অনলাইন প্রমাণিকরণ দ্বারা প্রমাণিত।

INFORMATION

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

- আধার দ্বারা প্রমাণিত নয়।
- আধার শুধুমাত্র সরকারী ও বেসরকারী পরিষেবাগুলির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



ভারত সরকার
Unique Identification Authority of India

স্বাক্ষরিত নথি / Enrolled No. - 1040/20042/20769

Address: Setilga,
Bishnupur, Nangalok,
Pitrapokuria, South 24 Pargana,
West Bengal - 700135

4188 9718 4378




आयकर विभाग
INCOME TAX DEPARTMENT




भारत सरकार
GOVT. OF INDIA

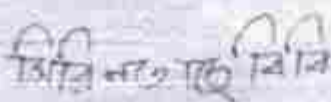
ई- स्थायी लेखा संख्या कार्ड
e - Permanent Account Number (e-PAN) Card
GLNPB2657C


नाम / Name	SIRINTAJ BIBI
पिता का नाम / Father's name	NOOR MD MOLLA
जन्म की तारीख / Date of Birth	01/01/1992
लिंग / Gender	Female






नाम / Signature





Signature valid

Digitally signed by
Income Tax Department
Date: 2022.07.07 10:00:00 +05'30' IST



- ✓ Permanent Account Number (PAN) facilitate Income Tax Department linking of various documents, including payment of taxes, assessments, tax demand, tax arrears, matching of information and easy maintenance & retrieval of electronic information etc. relating to a taxpayer.
स्थायी लेखा संख्या (पैन) एक कच्चाप से संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग को सहायक होता है, जिसमें करों के जुमान, आकलन, कर पान, टैक्स कलामा, सूचना के मिश्रण और इलेक्ट्रॉनिक जानकारी का आसान संचालन व बहाली आदि भी शामिल है।
- ✓ Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962).
आयकर अधिनियम, 1961 के तहत विहित की गई लेनदेन के लिए स्थायी लेखा संख्या (पैन) का उल्लेख अब अनिवार्य है। (आयकर नियम, 1962 के नियम 114B. का संदर्भ लें)
- ✓ Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000.
एक से अधिक स्थायी लेखा संख्या (पैन) का रखना या उपयोग करना, करनु के विरुद्ध है और इसके लिए 10,000 रुपये तक का दंड लगाया जा सकता है।
- ✓ The PAN Card enclosed contains Enhanced QR Code which is readable by a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is "Enhanced QR Code Reader for PAN Card".
संलग्न पैन कार्ड में एनहांस क्यूआर कोड शामिल है जो एक विशिष्ट एंड्रॉयड मोबाइल ऐप द्वारा पठनीय है। Google Play Store पर इस विशिष्ट कोडपठन ऐप को खोजने के लिए कीवर्ड "Enhanced QR Code Reader for PAN Card" है।

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
GLNPB2657C

नाम / Name
SIRINTAJ BIBI

पिता का नाम / Father's name
NOOR MD MOLLA

जन्म की तारीख / Date of Birth
01/01/1992

नाम / Signature

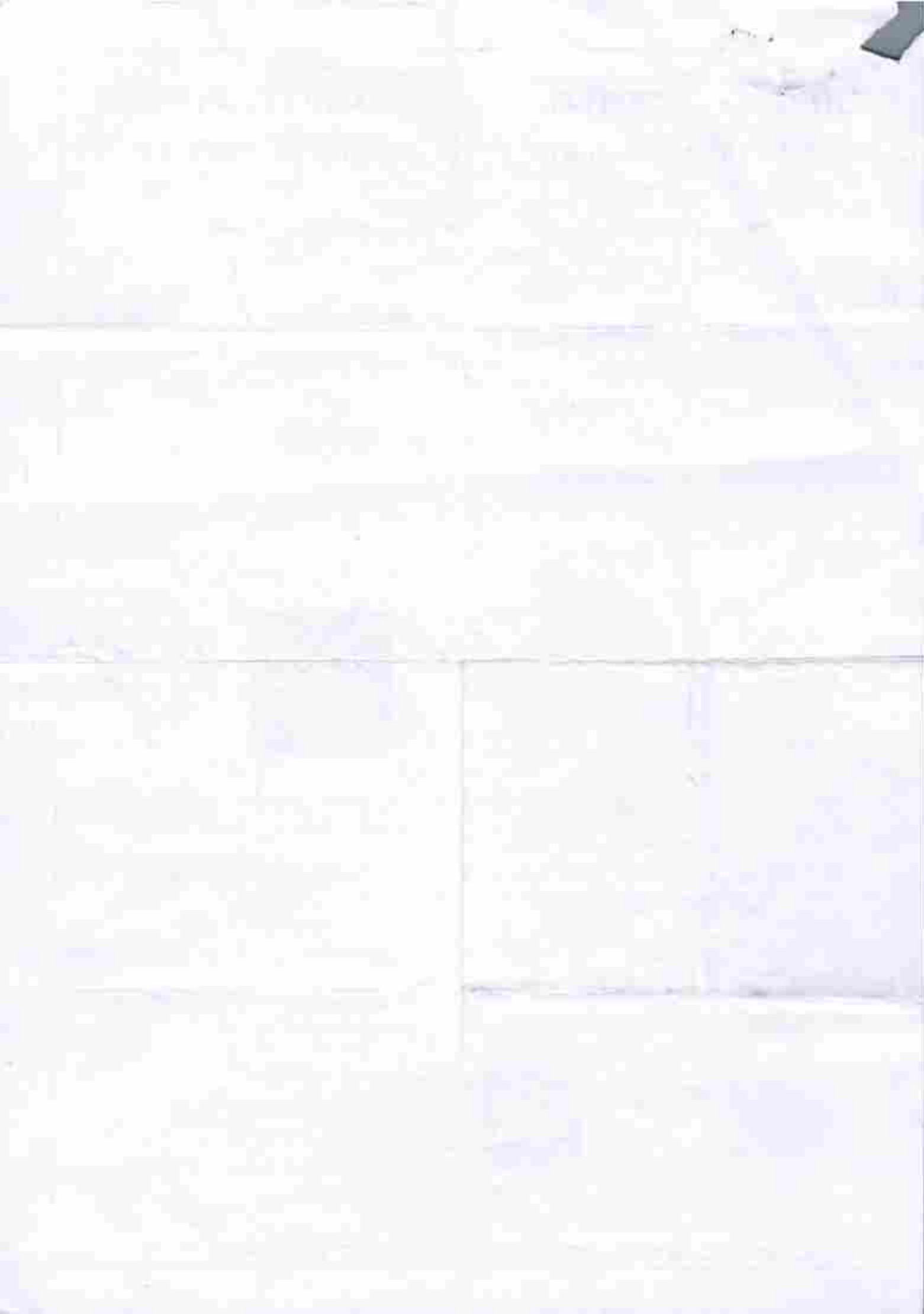
इस कार्ड के साथ लेन-देन के लिए क्यूआर कोड/QR Code
जोड़ना है। इस क्यूआर कोड को पढ़ने के लिए विशिष्ट एंड्रॉयड मोबाइल ऐप का उपयोग करें।
कीवर्ड: "Enhanced QR Code Reader for PAN Card"
कीवर्ड: सिरिन्ताज बिबि
कीवर्ड: नूर मदन मल्ला
कीवर्ड: 01/01/1992

If this card is lost / damaged / lost card is found, please inform / return to:

Income Tax Field Officer, NSDL,
20, Fl-2, Market Street,
Plot No. 241, Survey No. 925,
Mumbai Customs, Near Durg Bungalow Chowk,
Pune - 411 016

Call: 91-20-2721 8880; Fax: 91-20-2721 3061
Website: www.incometax.gov.in

Digitally signed and Digitally signed with its a valid code of issue of Permanent Account Number (PAN) post amendments to clause (c) of the Explanation occurring after sub-section (2) of Section 135A of Income Tax Act, 1961 and sub-rule (2) of Rule 114 of the Income Tax Rules, 1962.





ভারত সরকার
Unique Identification Authority of India
Government of India

ভাঙ্গিকাকৃতির আই ডি / Enrollment No.: 1111/80924/02371

To
সিরিনতা বিবি
SIRINTAJ BIBI
CHANDPUR
Chandpur Champagachhi(CT)
Chandpur
North Twenty Four Parganas
West Bengal 700135

24770049



MN247200495FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

2200 0162 1974

আধার - সাধারণ মানুষের অধিকার



সিরিনতা বিবি
SIRINTAJ BIBI
পিতা : শুর নর খোলা
Father: SHUR NAR KHOLA
জন্ম তারিখ / Year of Birth: 1992
মহিলা / Female

2200 0162 1974

আধার - সাধারণ মানুষের অধিকার

কির্দিনতা জুটি



তথ্য

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

INFORMATION

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

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



সংসদীয় প্রমাণীকরণ
Unique Identification Authority of India

ঠিকানা:
চাঁদপুর, চাঁদপুর চম্পাগাচি
(সিটি), চাঁদপুর, উত্তর ২৪
পরগানা, গুজরাট, ৭০০১৩৫

Address:
CHANDPUR, Chandpur
Champagachhi(CT), Chandpur,
North Twenty Four Parganas,
West Bengal, 700135

2200 0162 1974





आयकर विभाग
INCOME TAX DEPARTMENT
SWETA KYAL
BALBIR PRASAD GUPTA
16/02/1983
 Permanent Account Number
AFXPG8803P

 Signature

भारत सरकार
GOVT. OF INDIA





भारत सरकार
Government of India





स्वेता कयाल
Sweta Kyal
जन्मदिनांक / DOB: 16/02/1983
लिंग / Female



2440 3320 0783
मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India




पता: W/O अजय कुमार, सॉलि, एड्रेस 300, साउथ, एम पार्क, गुप्ता, कोल्हा, कोल्हा, वेस्ट, बंगलूर, 700029
Address: W/O Anuraj Kyal, 300, South, Em Park, Gupta, Kholas, Kholas, West, Bengal, 700029



2440 3320 0783

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

Sweta Kyal



भारत सरकार
GOVERNMENT OF INDIA



Rajib Roy
Year of Birth : 1992
Male



8196 3674 8777

आधार – आम आदमी का अधिकार

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

RAJIB ROY
PARESH CHANDRA ROY
26/05/1992

Permanent Account Number

AVSPR8594H

Rajib Roy

Signature



Rajib Roy





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

Query No / Year	2002374286/2022	Office where deed will be registered
Query Date	03/08/2022 6:33:12 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]	
Set Forth value	Market Value	
Rs. 34,80,000/-	Rs. 34,80,000/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 1,04,420/- (Article:23)	Rs. 34,814/- (Article:A(1), E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
Remarks:		

Land Details :

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

Sch No	Plot Number	Khatian Number	Land UserOR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-67	RS-643	Bastu	Shali	3.83 Dec	8,00,505/-	8,00,505/-
L2	RS-68	RS-643	Bastu	Danga	5.82 Dec	12,16,432/-	12,16,432/-
L3	RS-90	RS-643	Bastu	Danga	7 Dec	14,63,063/-	14,63,063/-
		TOTAL :		16.65Dec	34,80,000 /-	34,80,000 /-	
	Grand Total :			16.65Dec	34,80,000 /-	34,80,000 /-	

Seller Details :

Sl No	Name & address	Status	Execution Admission Details :
1	DIN MAHAMMAD MOLLA Son of Asraf Molla, Village - Krishamati, P.O:- Krishnamati, P.S:- Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No. HMxxxxxx7Q, Aadhaar No: 96xxxxxxxx8339, Status : Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self



Query No: 2002374286 of 2022, Printed On : Aug 3 2022, 6:33PM, Generated from wregistration.gov.in



2	<p>IYAR MAHAMMAD Son of Asraf Molla, Village:- Krishnamati, Bamunia, P.O:- Krishnamati, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No. DTxxxxxx2G, Aadhaar No.: 93xxxxxxxx8261, Status : Individual, Executed by: Self To be Admitted by: Self</p>	Individual	Executed by: Self To be Admitted by: Self
3	<p>PIYAR MOHAMMAD MOLLA Son of Asraf Molla, Village:- Krishnamati, Bamunia, P.O:- Krishnamati, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No. dgxxxxxx9h, Aadhaar No.: 73xxxxxxxx5518, Status : Individual, Executed by: Self To be Admitted by: Self</p>	Individual	Executed by: Self To be Admitted by: Self
4	<p>GOLAM MOSTAFA MOLLA Son of Asraf Molla, Village:- Krishnamati, Bamunia, P.O:- Krishnamati, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No. dgxxxxxx7k, Aadhaar No.: 63xxxxxxxx6930, Status : Individual, Executed by: Self To be Admitted by: Self</p>	Individual	Executed by: Self To be Admitted by: Self
5	<p>ROHIMA BIBI Wife of Rahamat Ali Molla, Village:- Kachua, P.O:- Bamunia, P.S:- Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Female, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No. GLxxxxxx8N, Aadhaar No.: 76xxxxxxxx3171, Status : Individual, Executed by: Self To be Admitted by: Self</p>	Individual	Executed by: Self To be Admitted by: Self
6	<p>AMENA BIBI Wife of Rahamat Ali Molla, Village:- Krishnamati, Bamunia, P.O:- Krishnamati, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Female, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No. ghxxxxxx8j, Aadhaar No.: 58xxxxxxxx1956, Status : Individual, Executed by: Self To be Admitted by: Self</p>	Individual	Executed by: Self To be Admitted by: Self
7	<p>RIZIA BIBI Wife of Nur Mohammad Molla, Village:- Krishnamati, Bamunia, P.O:- Krishnamati, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, PAN No. Eixxxxxx6A, Aadhaar No.: 26xxxxxxxx7256, Status : Individual, Executed by: Self To be Admitted by: Self</p>	Individual	Executed by: Self To be Admitted by: Self
8	<p>ABUL KALAM MOLLA Son of Nur Mohammad Molla, Village:- Krishnamati, Bamunia, 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. dqxxxxxx5n, Aadhaar No.: 88xxxxxxxx7696, Status : Individual, Executed by: Self To be Admitted by: Self</p>	Individual	Executed by: Self To be Admitted by: Self





9	ABUL KAHAR MOLLA Son of Nur Mohammad Molla,Village:- Krishnamati, Barnuria, P.O:- Krishnamati, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No. hxxxxxxx4m, Aadhaar No.: 20xxxxxxx5200,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
10	MANUYARA BIBI Daughter of Nur Mohammad Molla,Village:- Kashipur, P.O:- Kashipur, 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. frxxxxx4b, Aadhaar No.: 46xxxxxxx8554,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
11	MAMTAJ BIBI MOLLA Daughter of Nur Mohammad Molla,Village:- Satulya, P.O:- Pithapukur, 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. HPxxxxx7Q, Aadhaar No.: 41xxxxxxx4378,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
12	SIRINTAJ BIBI Daughter of Nur Mohammad Molla,Village:- Chandpur, P.O:- Chandpur, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, PAN No. gxxxxxx7c, Aadhaar No.: 22xxxxxxx1974,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Buyer Details :

Sl No	Name & address	Status	Execution Admission Details :
1	SWETA KYAL Daughter of Anurag 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. AFxxxxx3P, Aadhaar No.: 24xxxxxxx0783,Status :Individual, Not Executed	Individual	Not Executed

Identifier Details :

Name & address
RAJIB ROY Son of Paresh Chandra Roy City:- , P.O:- New Town, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700159, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , Identifier Of DIN MAHAMMAD MOLLA, IYAR MAHAMMAD, PIYAR MOHAMMAD MOLLA, GOLAM MOSTAFA MOLLA, ROHIMA BIBI, AMENA BIBI, RIZIA BIBI, ABUL KALAM MOLLA, ABUL KAHAR MOLLA, MANUYARA BIBI, MAMTAJ BIBI MOLLA, SIRINTAJ BIBI

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	DIN MAHAMMAD MOLLA	SWETA KYAL-0.319167 Dec





2	IYAR MAHAMMAD	SWETA KYAL-0.319167 Dec
3	PIYAR MOHAMMAD MOLLA	SWETA KYAL-0.319167 Dec
4	GOLAM MOSTAFA MOLLA	SWETA KYAL-0.319167 Dec
5	ROHIMA BIBI	SWETA KYAL-0.319167 Dec
6	AMENA BIBI	SWETA KYAL-0.319167 Dec
7	RIZIA BIBI	SWETA KYAL-0.319167 Dec
8	ABUL KALAM MOLLA	SWETA KYAL-0.319167 Dec
9	ABUL KAHAR MOLLA	SWETA KYAL-0.319167 Dec
10	MANUYARA BIBI	SWETA KYAL-0.319167 Dec
11	MAMTAJ BIBI MOLLA	SWETA KYAL-0.319167 Dec
12	SIRINTAJ BIBI	SWETA KYAL-0.319167 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	DIN MAHAMMAD MOLLA	SWETA KYAL-0.485 Dec
2	IYAR MAHAMMAD	SWETA KYAL-0.485 Dec
3	PIYAR MOHAMMAD MOLLA	SWETA KYAL-0.485 Dec
4	GOLAM MOSTAFA MOLLA	SWETA KYAL-0.485 Dec
5	ROHIMA BIBI	SWETA KYAL-0.485 Dec
6	AMENA BIBI	SWETA KYAL-0.485 Dec
7	RIZIA BIBI	SWETA KYAL-0.485 Dec
8	ABUL KALAM MOLLA	SWETA KYAL-0.485 Dec
9	ABUL KAHAR MOLLA	SWETA KYAL-0.485 Dec
10	MANUYARA BIBI	SWETA KYAL-0.485 Dec
11	MAMTAJ BIBI MOLLA	SWETA KYAL-0.485 Dec
12	SIRINTAJ BIBI	SWETA KYAL-0.485 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	DIN MAHAMMAD MOLLA	SWETA KYAL-0.583333 Dec
2	IYAR MAHAMMAD	SWETA KYAL-0.583333 Dec
3	PIYAR MOHAMMAD MOLLA	SWETA KYAL-0.583333 Dec
4	GOLAM MOSTAFA MOLLA	SWETA KYAL-0.583333 Dec
5	ROHIMA BIBI	SWETA KYAL-0.583333 Dec
6	AMENA BIBI	SWETA KYAL-0.583333 Dec
7	RIZIA BIBI	SWETA KYAL-0.583333 Dec
8	ABUL KALAM MOLLA	SWETA KYAL-0.583333 Dec
9	ABUL KAHAR MOLLA	SWETA KYAL-0.583333 Dec
10	MANUYARA BIBI	SWETA KYAL-0.583333 Dec
11	MAMTAJ BIBI MOLLA	SWETA KYAL-0.583333 Dec
12	SIRINTAJ BIBI	SWETA KYAL-0.583333 Dec





Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 02-09-2022) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 02-09-2022)
3. Standard User charge of Rs. 300/- (Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f. 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices:
D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - II SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. BHANGAR, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA















Government of West Bengal

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

Signature / LTI Sheet of Query No/Year 16042002374286/2022

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	DIN MAHAMMAD MOLLA Village- Krishamati, P.O.- Krishnamati, P.S.- Kashipur, District-South 24-Parganas, West Bengal, India, PIN:- 743502	Seller			L.T. of Din Mahammad Molla by the per of Raisi kg 04/08/2022
2	IYAR MAHAMMAD Village:- Krishnamati, Bamunia, P.O.- Krishnamati, P.S.- Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743502	Seller			Raisi kg 08/06/2022
3	PIYAR MOHAMMAD MOLLA Village:- Krishnamati, Bamunia, P.O.- Krishnamati, P.S.- Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743502	Seller			Raisi kg 08/06/2022



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
4	GOLAM MOSTAFA MOLLA Village:- Krishnamati, Bamunia, P.O:- Krishnamati, P.S:- Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743502	Seller			<i>GOLAM MOSTAFA</i> <i>GOLAM MOSTAFA</i> 08/08/2022
5	ROHIMA BIBI Village:- Kachua, P.O:- Bamunia, P.S:-Kashipur, District:- South 24-Parganas, West Bengal, India, PIN:- 743502	Seller			<i>Rohima Bibi</i> T.I. of Rohima Bibi By the Pen of <i>Rohima Bibi</i>
6	AMENA BIBI Village:- Krishnamati, Bamunia, P.O:- Krishnamati, P.S:- Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743502	Seller			<i>Amena Bibi</i> T.I. of Amena Bibi By the Pen of <i>Amena Bibi</i>
7	RIZIA BIBI Village:- Krishnamati, Bamunia, P.O:- Krishnamati, P.S:- Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743502	Seller			<i>Rizia Bibi</i> T.I. of Rizia Bibi By the Pen of <i>Rizia Bibi</i>



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
8	ABUL KALAM MOLLA Village:- Krishnamati, Bamunia, P.O:- Krishnamati, P.S:- Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743502	Seller			 08/06/2022
9	ABUL KAHAR MOLLA Village:- Krishnamati, Bamunia, P.O:- Krishnamati, P.S:- Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743502	Seller			 08/06/2022
10	MANUYARA BIBI Village:- Kashipur, P.O:- Kashipur, P.S.-Kashipur, District:-South 24- Parganas, West Bengal, India, PIN:- 700135	Seller			 04.08/22
11	MAMTAJ BIBI MOLLA Village:- Satuliya, P.O:- Pithapukur, P.S:- Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135	Seller			 08/06/2022

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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
12	SIRINTAJ BIBI Village:- Chandpur, P.O:- Chandpur, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135	Seller			 08/08/2022
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	RAJIB ROY Son of Paresh Chandra Roy City:- , P.O:- New Town, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700159	DIN MAHAMMAD MOLLA, IYAR MAHAMMAD, PIYAR MOHAMMAD MOLLA, GOLAM MOSTAFA MOLLA, ROI BIBI, AMENA BIBI, RIZI ABUL KALAM MOLLA, , KAHAR MOLLA, MANU BIBI, MAMTAJ BIBI MO SIRINTAJ BIBI			 04.08.22

(Anupam Haider)

DISTRICT SUB-
REGISTRAR

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



Major Information of the Deed

Deed No :	I-1604-09076/2022	Date of Registration	08/08/2022
Query No / Year	1604-2002374286/2022	Office where deed is registered	
Query Date	03/08/2022 6:33:12 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]		
Set Forth value	Market Value		
Rs. 34,80,000/-	Rs. 34,80,000/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 1,04,520/- (Article:23)	Rs. 34,846/- (Article:A(1), E)		
Remarks			

Land Details :

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

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-67	RS-643	Bastu	Shali	3.83 Dec	8,00,505/-	8,00,505/-	
L2	RS-68	RS-643	Bastu	Danga	5.82 Dec	12,16,432/-	12,16,432/-	
L3	RS-90	RS-643	Bastu	Danga	7 Dec	14,63,063/-	14,63,063/-	
		TOTAL :			16.65Dec	34,80,000 /-	34,80,000 /-	
		Grand Total :			16.65Dec	34,80,000 /-	34,80,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	DIN MAHAMMAD MOLLA (Presentant) Son of Asraf Molla Village:- Krishamati, P.O:- Krishnamati, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No.: HMxxxxxx7Q, Aadhaar No: 96xxxxxxx8339, Status :Individual, Executed by: Self, Date of Execution: 04/08/2022, Admitted by: Self, Date of Admission: 04/08/2022,Place : Pvt. Residence, Executed by: Self, Date of Execution: 04/08/2022, Admitted by: Self, Date of Admission: 04/08/2022,Place : Pvt. Residence

2	<p>IYAR MAHAMMAD Son of Asraf Molla Village:- Krishnamati, Bamunia, P.O:- Krishnamati, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No.: DTxxxxx2G, Aadhaar No: 93xxxxxxxx8261, Status :Individual, Executed by: Self, Date of Execution: 04/08/2022 , Admitted by: Self, Date of Admission: 04/08/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 04/08/2022 , Admitted by: Self, Date of Admission: 04/08/2022 ,Place : Pvt. Residence</p>
3	<p>PIYAR MOHAMMAD MOLLA Son of Asraf Molla Village:- Krishnamati, Bamunia, P.O:- Krishnamati, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No.: dgxxxxx9h, Aadhaar No: 73xxxxxxxx5518, Status :Individual, Executed by: Self, Date of Execution: 04/08/2022 , Admitted by: Self, Date of Admission: 04/08/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 04/08/2022 , Admitted by: Self, Date of Admission: 04/08/2022 ,Place : Pvt. Residence</p>
4	<p>GOLAM MOSTAFA MOLLA Son of Asraf Molla Village:- Krishnamati, Bamunia, P.O:- Krishnamati, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No.: dgxxxxx7k, Aadhaar No: 63xxxxxxxx6830, Status :Individual, Executed by: Self, Date of Execution: 04/08/2022 , Admitted by: Self, Date of Admission: 04/08/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 04/08/2022 , Admitted by: Self, Date of Admission: 04/08/2022 ,Place : Pvt. Residence</p>
5	<p>ROHIMA BIBI Wife of Rahamat Ali Molla Village:- Kachua, P.O:- Bamunia, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Female, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No.: GLxxxxx8N, Aadhaar No: 76xxxxxxxx3171, Status :Individual, Executed by: Self, Date of Execution: 04/08/2022 , Admitted by: Self, Date of Admission: 04/08/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 04/08/2022 , Admitted by: Self, Date of Admission: 04/08/2022 ,Place : Pvt. Residence</p>
6	<p>AMENA BIBI Wife of Rahamat Ali Molla Village:- Krishnamati, Bamunia, P.O:- Krishnamati, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Female, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No.: ghxxxxx8j, Aadhaar No: 58xxxxxxxx1956, Status :Individual, Executed by: Self, Date of Execution: 04/08/2022 , Admitted by: Self, Date of Admission: 04/08/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 04/08/2022 , Admitted by: Self, Date of Admission: 04/08/2022 ,Place : Pvt. Residence</p>
7	<p>RIZIA BIBI Wife of Nur Mahammad Molla Village:- Krishnamati, Bamunia, P.O:- Krishnamati, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, PAN No.: Elxxxxx6A, Aadhaar No: 28xxxxxxxx7256, Status :Individual, Executed by: Self, Date of Execution: 04/08/2022 , Admitted by: Self, Date of Admission: 04/08/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 04/08/2022 , Admitted by: Self, Date of Admission: 04/08/2022 ,Place : Pvt. Residence</p>
8	<p>ABUL KALAM MOLLA Son of Nur Mohammad Molla Village:- Krishnamati, Bamunia, 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.: dqxxxxx5n, Aadhaar No: 88xxxxxxxx7696, Status :Individual, Executed by: Self, Date of Execution: 04/08/2022 , Admitted by: Self, Date of Admission: 04/08/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 04/08/2022 , Admitted by: Self, Date of Admission: 04/08/2022 ,Place : Pvt. Residence</p>
9	<p>ABUL KAHAR MOLLA Son of Nur Mahammad Molla Village:- Krishnamati, Bamunia, P.O:- Krishnamati, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No.: hoxxxxx4m, Aadhaar No: 20xxxxxxxx5200, Status :Individual, Executed by: Self, Date of Execution: 04/08/2022 , Admitted by: Self, Date of Admission: 04/08/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 04/08/2022 , Admitted by: Self, Date of Admission: 04/08/2022 ,Place : Pvt. Residence</p>

10	MANUYARA BIBI Daughter of Nur Mohammad Molla Village:- Kashipur, P.O:- Kashipur, 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.:: fnxxxxx4b, Aadhaar No: 46xxxxxxx8554, Status :Individual, Executed by: Self, Date of Execution: 04/08/2022 , Admitted by: Self, Date of Admission: 04/08/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 04/08/2022 , Admitted by: Self, Date of Admission: 04/08/2022 ,Place : Pvt. Residence
11	MAMTAJ BIBI MOLLA Daughter of Nur Mohammad Molla Village:- Satuliya, P.O:- Pithapukur, 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.:: HPxxxxx7Q, Aadhaar No: 41xxxxxxx4378, Status :Individual, Executed by: Self, Date of Execution: 04/08/2022 , Admitted by: Self, Date of Admission: 04/08/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 04/08/2022 , Admitted by: Self, Date of Admission: 04/08/2022 ,Place : Pvt. Residence
12	SIRINTAJ BIBI Daughter of Nur Mohammad Molla Village:- Chandpur, P.O:- Chandpur, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, PAN No.:: glxxxxx7c, Aadhaar No: 22xxxxxxx1974, Status :Individual, Executed by: Self, Date of Execution: 04/08/2022 , Admitted by: Self, Date of Admission: 04/08/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 04/08/2022 , Admitted by: Self, Date of Admission: 04/08/2022 ,Place : Pvt. Residence

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SWETA KYAL Daughter of Anurag 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.:: AFxxxxx3P, Aadhaar No: 24xxxxxxx0783, Status :Individual, Status : Not Executed

Identifier Details :

Name	Photo	Finger Print	Signature
RAJIB ROY Son of Parash Chandra Roy City:- , P.O:- New Town, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700159			

Identifier Of DIN MAHAMMAD MOLLA, IYAR MAHAMMAD, PIYAR MOHAMMAD MOLLA, GOLAM MOSTAFA MOLLA, ROHIMA BIBI, AMENA BIBI, RIZIA BIBI, ABUL KALAM MOLLA, ABUL KAHAR MOLLA, MANUYARA BIBI, MAMTAJ BIBI MOLLA, SIRINTAJ BIBI

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	DIN MAHAMMAD MOLLA	SWETA KYAL-0.319167 Dec
2	IYAR MAHAMMAD	SWETA KYAL-0.319167 Dec
3	PIYAR MOHAMMAD MOLLA	SWETA KYAL-0.319167 Dec

4	GOLAM MOSTAFA MOLLA	SWETA KYAL-0.319167 Dec
5	ROHIMA BIBI	SWETA KYAL-0.319167 Dec
6	AMENA BIBI	SWETA KYAL-0.319167 Dec
7	RIZIA BIBI	SWETA KYAL-0.319167 Dec
8	ABUL KALAM MOLLA	SWETA KYAL-0.319167 Dec
9	ABUL KAHAR MOLLA	SWETA KYAL-0.319167 Dec
10	MANUYARA BIBI	SWETA KYAL-0.319167 Dec
11	MAMTAJ BIBI MOLLA	SWETA KYAL-0.319167 Dec
12	SIRINTAJ BIBI	SWETA KYAL-0.319167 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	DIN MAHAMMAD MOLLA	SWETA KYAL-0.485 Dec
2	IYAR MAHAMMAD	SWETA KYAL-0.485 Dec
3	PIYAR MOHAMMAD MOLLA	SWETA KYAL-0.485 Dec
4	GOLAM MOSTAFA MOLLA	SWETA KYAL-0.485 Dec
5	ROHIMA BIBI	SWETA KYAL-0.485 Dec
6	AMENA BIBI	SWETA KYAL-0.485 Dec
7	RIZIA BIBI	SWETA KYAL-0.485 Dec
8	ABUL KALAM MOLLA	SWETA KYAL-0.485 Dec
9	ABUL KAHAR MOLLA	SWETA KYAL-0.485 Dec
10	MANUYARA BIBI	SWETA KYAL-0.485 Dec
11	MAMTAJ BIBI MOLLA	SWETA KYAL-0.485 Dec
12	SIRINTAJ BIBI	SWETA KYAL-0.485 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	DIN MAHAMMAD MOLLA	SWETA KYAL-0.583333 Dec
2	IYAR MAHAMMAD	SWETA KYAL-0.583333 Dec
3	PIYAR MOHAMMAD MOLLA	SWETA KYAL-0.583333 Dec
4	GOLAM MOSTAFA MOLLA	SWETA KYAL-0.583333 Dec
5	ROHIMA BIBI	SWETA KYAL-0.583333 Dec
6	AMENA BIBI	SWETA KYAL-0.583333 Dec
7	RIZIA BIBI	SWETA KYAL-0.583333 Dec
8	ABUL KALAM MOLLA	SWETA KYAL-0.583333 Dec
9	ABUL KAHAR MOLLA	SWETA KYAL-0.583333 Dec
10	MANUYARA BIBI	SWETA KYAL-0.583333 Dec
11	MAMTAJ BIBI MOLLA	SWETA KYAL-0.583333 Dec
12	SIRINTAJ BIBI	SWETA KYAL-0.583333 Dec

On 04-08-2022

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

Presented for registration at 16:25 hrs on 04-08-2022, at the Private residence by DIN MAHAMMAD MOLLA , one of the Executants.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 34,80,000/-

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

Execution is admitted on 04/08/2022 by 1. DIN MAHAMMAD MOLLA, Son of Asraf Molla, P.O: Krishnamati, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Muslim, by Profession Others, 2. IYAR MAHAMMAD, Son of Asraf Molla, P.O: Krishnamati, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Muslim, by Profession Others, 3. PIYAR MOHAMMAD MOLLA, Son of Asraf Molla, P.O: Krishnamati, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Muslim, by Profession Others, 4. GOLAM MOSTAFA MOLLA, Son of Asraf Molla, P.O: Krishnamati, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Muslim, by Profession Others, 5. ROHIMA BIBI, Wife of Rahamat Ali Molla, P.O: Bamunia, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Muslim, by Profession Others, 6. AMENA BIBI, Wife of Rahamat Ali Molla, P.O: Krishnamati, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Muslim, by Profession Others, 7. RIZIA BIBI, Wife of Nur Mohammad Molla, P.O: Krishnamati, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Muslim, by Profession House wife, 8. ABUL KALAM MOLLA, Son of Nur Mohammad Molla, P.O: Krishnamati, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Muslim, by Profession Business, 9. ABUL KAHAR MOLLA, Son of Nur Mohammad Molla, P.O: Krishnamati, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Muslim, by Profession Others, 10. MANUYARA BIBI, Daughter of Nur Mohammad Molla, P.O: Kashipur, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession House wife, 11. MAMTAJ BIBI MOLLA, Daughter of Nur Mohammad Molla, P.O: Pithapukur, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession House wife, 12. SIRINTAJ BIBI, Daughter of Nur Mohammad Molla, P.O: Chandpur, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession House wife

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

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

South 24-Parganas, West Bengal

On 08-08-2022

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 34,846/- (A(1) = Rs 34,800/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 34,814/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/08/2022 6:45PM with Govt. Ref. No: 192022230090122081 on 03-08-2022, Amount Rs: 34,814/-, Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 202208030992818 on 03-08-2022, Head of Account 0030-03-104-001

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,04,420/- and Stamp Duty paid by Stamp Rs 100/- by online = Rs-1,04,420/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 14147, 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 03/08/2022 6:45PM with Govt. Ref. No: 192022230090122081 on 03-08-2022, Amount Rs: 1,04,420/-,
Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 202208030992818 on 03-08-2022, Head of Account 0030-02-103-003-02

(Handwritten Signature)

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





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2022, Page from 270546 to 270584
being No 160409076 for the year 2022.



Digitally signed by ANUPAM HALDER
Date: 2022.08.08 16:39:40 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder)
(Anupam Halder) 2022/08/08 04:39:40 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)

08/09/22

F-9/20/22



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AG 786814

28/07/2022
2-30 PM
2002289581/2022

সংস্করণ করা গিয়াছে এই সনদের
মূল পত্রের উপস্থিতিতে।
সংস্করণের তারিখ: ২৮/০৭/২০২২
সংস্করণের সময়: ২-৩০ পি.এম.

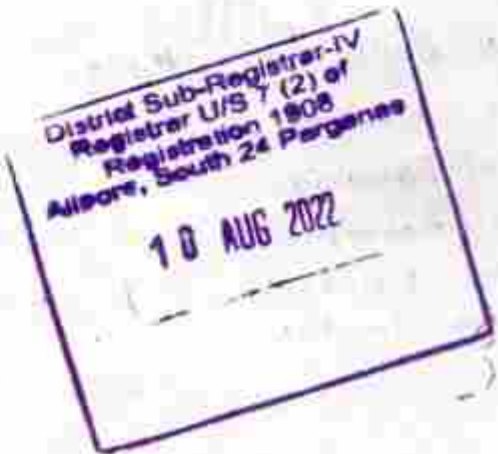
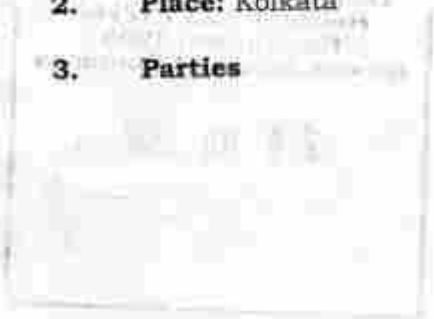


Call

28/7/22
10/8/22

CONVEYANCE

1. Date: 28.07.22
2. Place: Kolkata
3. Parties



Trangula
R.S - 151

A. Rega

v.c
2/11
2-30 Pm
28/7/22

08 JUN 2022

010033

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

Name: **B.C. LAHIRI**
Advocate

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

SUBHANKAR DAS
STAMP VENDOR

Alipore Police Court, Kol-27

Vendor:.....

L.T.I of Chalehar Molla
by the pen of Nisardelw Molla



5415

L.T.I of Chalehar Molla by the
pen of Nisardelw Molla



Nisardelw Molla

c/o Abdul Salil Molla

vill- Kabidanga

p.o. Bamunia

P.S. Karwipur

Dist- 24 Pgs (S)

Pin- 743502

District Sub-Registrar-IV
Registrar U/S 7 (2) of
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- 3.1 **CHALEHAR MOLLA (PAN HASPM4375M and Aadhaar No. 254860209278)**, daughter of Late Ahamed Ali Laskar, by faith Muslim, by nationality Indian, occupation Housewife, residing at Bhangar, Chaltaberia, Post Office Chaltaberia, Police Station Kashipur, PIN-743502, District South 24 Parganas (**Vendor**, includes successors-in-interest)

And

- 3.2 **RISHI KYAL (PAN AFPPK7464G and Aadhaar No. 6009 1283 0434)**, son of Balkrishan Kyal, by faith Hindu, by occupation Business, nationality Indian, of 30C, South End Park, Post Office Sarat Bose Road, Kolkata- 700 029, Police Station Lake, District South 24 Parganas (**Purchaser**, includes successors-in-interest).

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

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject Matter of Conveyance

- 4.1 **Said Property:** Land classified as sali (agricultural) measuring 1.1 (one point one) decimal, more or less, out of 33 (thirty three) decimal, being a portion of R.S. Dag No. 121, corresponding L.R. Dag No. 115, recorded under C.S. Khatian No. 242, R.S. Khatian No. 391, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Said Property**) and more fully described in the **Schedule** below, **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof.

5. Background, Representations, Warranties and Covenants

- 5.1 **Representations, Warranties and Covenants Regarding Title:** The Vendor represents and warrants to and covenants with the Purchaser regarding title as follows:
- 5.1.1 **Ownership of Ahammad Laskar:** At all material time one Ahammad Laskar alias Ahamed Ali Laskar (**Ahammad Laskar**) was the sole and absolute owner in respect of land measuring 11 (eleven) decimal, more or less, out of 33 (thirty three) decimal, being a portion of R.S. Dag No. 121, corresponding L.R. Dag No. 115, recorded under C.S. Khatian No. 242, R.S. Khatian No. 391, 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.



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- 5.1.2 **Demise of Ahammad Laskar:** Said Ahammad Laskar, a Muslim governed by the *Sunni* School of Mohammedan Law, died intestate leaving behind him surviving his only wife, Momena Bibi, 4 (four) sons, namely, (1) Md. Abul Fazal Laskar, (2) Md. Abul Kalam Laskar, (3) Md. Sirajul Islam Laskar and (4) Md. Kutubuddin Laskar and 2 (two) daughters, namely, (1) Sahar Banu Bibi alias Saharbanu Laskar and (2) Chalehar Bibi (the Vendor herein), as his only legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Ahammad Laskar in the Larger Property, free from all encumbrances.
- 5.1.3 **Demise of Momena Bibi:** Said Momena Bibi, a Muslim governed by the *Sunni* School of Mohammedan Law, died intestate leaving behind her surviving her 4 (four) sons, namely, (1) Md. Abul Fazal Laskar, (2) Md. Abul Kalam Laskar, (3) Md. Sirajul Islam Laskar and (4) Md. Kutubuddin Laskar and 2 (two) daughters, namely, (1) Sahar Banu Bibi alias Saharbanu Laskar and (2) Chalehar Bibi, as her only legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Momena Bibi in the Larger Property, free from all encumbrances.
- 5.1.4 **Absolute Ownership of Vendor:** In the above mentioned events and circumstances said Chalehar Molla (the Vendor herein) has become the sole and absolute owner in respect of the Said Property, free from all encumbrances which is the subject matter of this Conveyance.
- 5.1.5 **Completion of Sale:** In furtherance of the above, the Vendor is completing the sale of the Said Property in favour of the Purchaser, by these presents, on the terms and conditions contained herein, free from all encumbrances.
- 5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendor represents and warrants to and covenants with the Purchaser regarding encumbrances as follows:
- 5.2.1 **No Acquisition/Requisition:** The Vendor has not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declares that the Said Property is not affected by any scheme of any Local Authority or Government or Statutory Body.
- 5.2.2 **No Excess Land:** The Vendor does not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955 and the West Bengal Estates Acquisition Act, 1953.
- 5.2.3 **No Encumbrance by Act of Vendor:** The Vendor has not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.
- 5.2.4 **Right, Power and Authority to Sell:** The Vendor has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchaser.



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- 5.2.5 **No Dues:** No tax in respect of the Said Property is due to the local authority and/or any other authority or authorities and no Certificate Case is pending for realization of any dues from the Vendor.
- 5.2.6 **No Right of Pre-emption:** No person or persons whatsoever have/had/has any right of pre-emption over and in respect of the Said Property or any part thereof.
- 5.2.7 **No Mortgage:** No mortgage or charge has been created by the Vendor by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.
- 5.2.8 **Free From All Encumbrances:** The Said Property is free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debuffers*, *wakf*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title and the title of the Vendor to the Said Property is free, clear and marketable.
- 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, being land classified as *sali* (agricultural) measuring 1.1 (one point one) decimal, more or less, out of 33 (thirty three) decimal, being a portion of R.S. Dag No. 121, corresponding L.R. Dag No. 115, recorded under C.S. Khatian No. 242, R.S. Khatian No. 391, Mouza Jirangacha, J.L. No. 25, Police



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Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in the **Schedule** below **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

7.2 **Consideration:** The aforesaid conveyance of the Said Property is being made in consideration of a sum of **Rs.1,00,000/- (Rupees One Lakh only) (Total Consideration)** which the Purchaser has paid directly to the Vendor the receipt of which Vendor hereby and by the Vendor's Receipt and Memo of Consideration hereunder written, admits and acknowledges.

8. Terms of Transfer

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

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

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

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

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

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

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



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

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



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Allpore, South 24 Parganas

28 JUL 2022

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

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

**The Schedule
(Said Property)**

Vacant Land classified as sali (agricultural) measuring 1.1 (one point one) decimal, more or less, out of 11 (eleven) decimal more or less out of 33 (thirty three) decimal, being a portion of R.S. Dag No. 121, corresponding L.R. Dag No. 115, recorded under C.S. Khatian No. 242, R.S. Khatian No. 391, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of



District Sub-Registrar-IV
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Alipore, South 24 Parganas

28 JUL 2022

Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and the said R.S. Dag No. 121 is butted and bounded as follows:

- On the North** : By RS Dag No. 119 & 120
On the East : By RS Dag No. 122
On the South : By RS Dag No. 497
On the West : By RS Dag No. 118

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.

10. Execution and Delivery

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

Witnesses:

1. *Abdur Rahaman*
Jirangaicha
Hatisala
Kashipur
Pir - 702135
2. *Nisubuddeen Molla*
village: Kabilongra
P.O. Babunia
P.S. Kashipur
Pys (S)
Pir - 743503



*L.T.I of Chulchar Molla
by the party with a d. Molla*

[Vendor]

*Readover and explained by
me in Bengali with a d. Molla*

Drafted by:

Atanjo Reza WB/1366/03

Advocate

*Alipore Judges Court
Kd 27*



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

28 JUL 2022

Vendor's Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs.1,00,000/- (Rupees One Lakh 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.)
IOBAN22208650753	27.07.2022	Indian Overseas Bank	1,00,000/-
Total			1,00,000/-

Witnesses:

1. *Abdur Rahaman*



K.T. of Chalehar Kolla

by the part of Nizamuddin Molla

2. *Nizamuddin Molla*
























[Vendor]



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

28 JUL 2022

SPECIMEN FORM FOR TEN FINGER PRINTS

<p align="center">PHOTO</p>							
	Little Ring Middle Fore Thumb (Left Hand)						
	Thumb Fore Middle Ring Little (Right Hand)						
 <p align="center"><i>Arshad Vajid</i></p> <p align="center"><i>Arshad Vajid</i></p>	<i>Arshad Vajid</i>	 Little	 Ring	 Middle	 Fore	 Thumb	
		(Left Hand)	 Thumb	 Fore	 Middle	 Ring	 Little
		(Right Hand)					
 	<i>L.T. of Chahab Nalla by the post of NISU-02 D. J. W. 2011</i>	 Little	 Ring	 Middle	 Fore	 Thumb	
		(Left Hand)	 Thumb	 Fore	 Middle	 Ring	 Little
		(Right Hand)					





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

28 JUL 2022

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
HASPM4375M

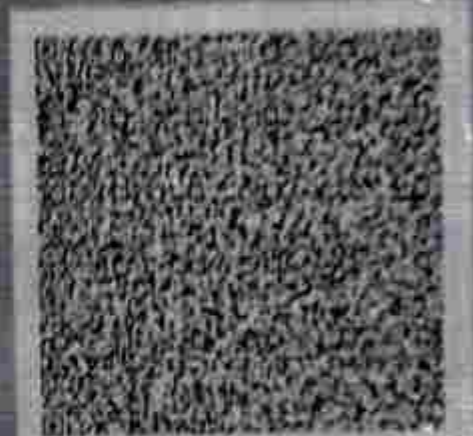


नाम / Name
CHALEHAR MOLLA



पिता का नाम / Father's Name
AHAMED ALI LASKAR

*L.T. I of Chalehar
Molla by the per of [unclear] Molla*



2363654

जन्म की तारीख / Date of Birth
07/04/1978

हस्ताक्षर / Signature





ভারতীয় বিশিষ্ট গণিতময় প্রাধিকারক

ভারত সরকার

Unique Identification Authority of India
Government of India

ভারতীয় পরিচয় আইন / Enrolment No 1040/20707/91624

To:

শ্রীমতী মল্লিক

Chandhar Molla

Challa Bari

Bhangar Chhatbarna Bhangar - II South 24 Parganas

West Bengal 743500

2012/2014

Ref: 544 / 31Y / 184518 / 185074 / P



SE374198808F7



আপনার আধার সংখ্যা / Your Aadhaar No. :

2548 6020 9278

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



শ্রীমতী মল্লিক

Chandhar Molla

পিতা: আবদুল হক শেখ

Father: Abudul Ak Laskar

স্বাক্ষর: DOB: 02/04/1974

Signature: Female



2548 6020 9278

আধার - সাধারণ মানুষের অধিকার

L. T. J. A. Chandhar Molla
by the pen A Nishanuddin Molla



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

भारत में बैंक खाते का
Parliament Account Number Card
AFTP K7464G

MR / Name
RISHI KYAL

Father's Name / Father's Name
BALKRISHAN KYAL

Date of Birth /
Date of Birth
11/07/1978

Rishi Kyal
Signature



भारत सरकार
Government of India

रिषि कयाल
Rishi Kyal

रजिस्ट्रेशन / DOB: 11/07/1978
पुंज / Male

6009 1283 0434

मेरा आधार, मेरी पहचान




भारत सरकार
Government of India

सिटीडएल ई-गवर्नान्स
City e-DaL E-Governance Ministry of India

Thane SO, BSKRAN KYAL, 30 C, South
End Park, New Gool Park, Kolkata,
700029

Address: SO BSKRAN KYAL 30 C, South
End Park, New Gool Park, Kolkata,
Kolkata, West Bengal, 700029

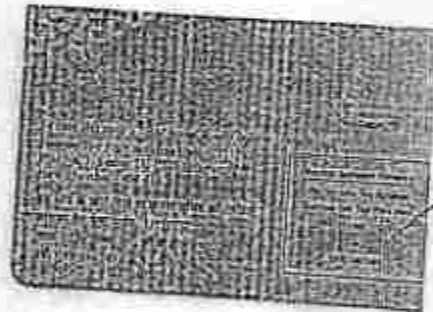
6009 1283 0434

1847 help@cidai.gov.in www.cidai.gov.in



Rishi Kyal

(Small text, possibly a signature or date)



Nizamuddin Mulla
Nizamuddin Mulla
Nizamuddin Mulla
Nizamuddin Mulla
Nizamuddin Mulla





सत्यमेव जयते

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

Query No / Year	2002289581/2022	Office where deed will be registered
Query Date	27/07/2022 12:09:00 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]	
Set Forth value	Market Value	
Rs. 1,00,000/-	Rs. 1,00,000/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 3,020/- (Article:23)	Rs. 1,014/- (Article:A(1), E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
Remarks		

Land Details :

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

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-121	RS-391	Bastu	Shall	1.1 Dec	1,00,000/-	1,00,000/-	
Grand Total :					1.1Dec	1,00,000 /-	1,00,000 /-	

Seller Details :

SI No	Name & address	Status	Execution Admission Details :
1	CHALEHAR MOLLA Daughter of Late Ahamad Laskar, Village:- Chaltaberia, P.O:- B Chaltaberia, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, PAN No. HAxxxxxx5M, Aadhaar No.: 25xxxxxxxx9278, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self



Query No: 2002289581 of 2022, Printed On : Jul 27 2022 1:50PM, Generated from wbregistration.gov.in



Buyer Details :

Sl No	Name & address	Status	Execution Admission Details :
1	RISHI KYAL Son of Balkrishan Kyal,30C, South End Park, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AFxxxxxx4G, Aadhaar No.: 60xxxxxxxx0434,Status :Individual, Not Executed	Individual	Not Executed

Identifier Details :

Name & address
NIJAM UDDIN MOLLA Son of Abdul Jalil Molla Village:- Kabilidanga, 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 CHALEHAR MOLLA

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	CHALEHAR MOLLA	RISHI KYAL-1.1 Dec

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 26-08-2022) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 26-08-2022)
3. Standard User charge of Rs. 300/-(Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices:
D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - 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







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 16042002289581/2022

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	CHALEHAR MOLLA Village:- Chaitaberia, P.O:- B Chaitaberia, P.S:-Kashipur, District:- South 24-Parganas, West Bengal, India, PIN.- 743502	Seller			L.T.I of Chalehar Molla by the pin of Nijamuddin Molla 28/07/2022
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	NIJAM UDDIN MOLLA Son of Abdul Jall Molla Village:- Kabilidanga, P.O:- Bamunia, P.S:- Kashipur, District:- South 24-Parganas, West Bengal, India, PIN.- 743502	CHALEHAR MOLLA			Nijamuddin Molla 28/07/2022

(Anupam Halder)

DISTRICT SUB-
REGISTRAR

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

South 24-Parganas, West
Bengal



Major Information of the Deed

Deed No :	I-1604-09120/2022	Date of Registration	10/08/2022
Query No / Year	1604-2002289581/2022	Office where deed is registered	
Query Date	27/07/2022 12:09:00 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]		
Set Forth value	Market Value		
Rs. 1,00,000/-	Rs. 1,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 3,100/- (Article:23)	Rs. 1,046/- (Article:A(1), E)		
Remarks			

Land Details :

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

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-121	RS-391	Bastu	Shali	1.1 Dec	1,00,000/-	1,00,000/-	
Grand Total :					1.1Dec	1,00,000 /-	1,00,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>CHALEHAR MOLLA (Presentant) Daughter of Late Ahamad Laskar Village:- Chattaberia, P.O:- B Chattaberia, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of India, PAN No:: HAxxxxxx5M, Aadhaar No: 25xxxxxxxx9278, Status :individual, Executed by: Self, Date of Execution: 28/07/2022 , Admitted by: Self, Date of Admission: 28/07/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 28/07/2022 , Admitted by: Self, Date of Admission: 28/07/2022 ,Place : Pvt. Residence</p>



Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	RISHI KYAL Son of Balkrishan Kyal 30C, South End Park, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No:: AFxxxxxx4G, Aadhaar No: 60xxxxxxxx0434, Status :Individual, Status : Not Executed

Identifier Details :

Name	Photo	Finger Print	Signature
NIJAM UDDIN MOLLA Son of Abdul Jalil Molla Village:- Kabilidanga, P.O:- Bamunia, P.S:-Kashipur, Disfrict:-South 24- Parganas, West Bengal, India, PIN:- 743502			
Identifier Of CHALEHAR MOLLA			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	CHALEHAR MOLLA	RISHI KYAL-1.1 Dec

On 28-07-2022

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

Presented for registration at 14.30 hrs on 28-07-2022, at the Private residence by CHALEHAR MOLLA ,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 1,00,000/-

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

Execution is admitted on 28/07/2022 by CHALEHAR MOLLA, Daughter of Late Ahamad Laskar, P.O: B Chaltaberia, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Muslim, by Profession House wife

Identified 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

(Signature)

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

On 10-08-2022

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 1,046/- (A(1) = Rs 1,000/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 1,046/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 3,020/- and Stamp Duty paid by Draft Rs 3,000/-, by Stamp Rs 100/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 10033, Amount: Rs 100/-, Date of Purchase: 08/06/2022, Vendor name: S Das

Description of Draft

1. Draft(8554) No: 000549179133, Date: 04/08/2022, Amount: Rs.3,000/-, Bank: STATE BANK OF INDIA (SBI),

ALIPORE COURT TREASRY BR

(Signature)

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2022, Page from 271352 to 271370

being No 160409120 for the year 2022.



Digitally signed by ANUPAM HALDER
Date: 2022.08.10 12:52:40 +05:30
Reason: Digital Signing of Deed.

(Handwritten signature)

(Anupam Halder) 2022/08/10 12:52:40 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)

09256/23

I-9318/2023




पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AP 307356

27/6
S-1648554

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


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

30 JUN 2023

CONVEYANCE

1. Date: 27.06.2023
2. Place: Kolkata
3. Parties

30045

23 MAY 2023

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

Name : B: C. LAHIRI

Address : ALIPORE JUDGES COURT Advocate...

Vendor : KOL-27 Alipore Collectorate, 24 Pgs. (South)

SUBHANKAR DAS
STAMP VENDOR
Alipore Police Court, Kot-27



Neamat Haque

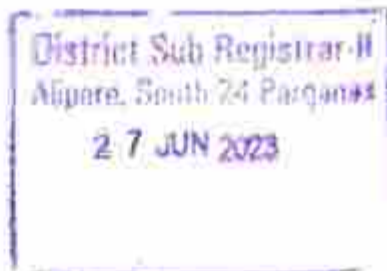


8018

Neamat Haque



7995



Rishi Raj
Parash chandra Raj
Add: Sankari, PO - Gangajamun,
PC - Newtown, Kolkata-700109

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

And

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

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

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject Matter of Conveyance

- 4.1 **Said Property:** (1) Land classified as *sali* (agricultural) measuring 0.02 (zero point zero two) decimal, more or less, out of 31 (thirty one) decimal, being a portion of R.S. Dag No. 62, corresponding L.R. Dag No. 56, recorded under R.S. Khatian No. 615, L.R. Khatian Nos. 4092, 4093, 4094 and 4095, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet (**BGP**), Sub-Registration District Bhangar, District South 24 Parganas (**First Property**) and more fully described in **Part-I** of the **First Schedule** below **And** (2) land classified as *danga* (highland) measuring 0.015 (zero point zero one five) decimal, more or less, out of 44 (forty four) decimal, being a portion of R.S. Dag No. 69, corresponding L.R. Dag No. 63, recorded under R.S. Khatian No. 643, L.R. Khatian Nos. 1362, 4092, 4093, 4094 and 4095, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Second Property**) and more fully described in **Part-II** of the **First Schedule** below **And** (3) land classified as *danga* (highland) measuring 0.5 (zero point five) decimal, more or less, out of 56 (fifty six) decimal, being a portion of R.S. Dag No. 91, corresponding L.R. Dag No. 85, recorded under R.S. Khatian No. 185, L.R. Khatian No. 690, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Third Property**) and more fully described in **Part-III** of the **First Schedule** below, the First Property, Second Property and Third Property are more fully and collectively described in the **Second Schedule** below (collectively **Said Property**) **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof.



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5. Background, Representations, Warranties and Covenants

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

5.1.1 **Ownership of Jeher Ali Molla & Ors.:** At all material time (1) Jeher Ali Molla, (2) Fajer Ali Molla and (3) Arejan Bibi were the joint and absolute owners in respect of (1) land measuring 25.575 (twenty five point five seven five) decimal, more or less, out of 31 (thirty one) decimal, being a portion of R.S. Dag No. 62, corresponding L.R. Dag No. 56, recorded under R.S. Khatian No. 615, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Mother Property In R.S. Dag No. 62**) and (2) land measuring 35.61 (thirty five point six one) decimal, more or less, out of 44 (forty four) decimal, being a portion of R.S. Dag No. 69, corresponding L.R. Dag No. 63, recorded under R.S. Khatian No. 643, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas (**Mother Property In R.S. Dag No. 69**), free from all encumbrances.

5.1.2 **Demise of Arejan Bibi:** Said Arejan Bibi, a Muslim governed by the *Sunni* School of Mohammedan Law, died intestate leaving behind her surviving her 2 (two) sons, namely, (1) Jeher Ali Molla and (2) Fajer Ali Molla, as her only legal heirs, who jointly and in equal share inherited the right, title and interest of Late Arejan Bibi in the Mother Property In R.S. Dag No. 62 and Mother Property In R.S. Dag No. 69, free from all encumbrances.

5.1.3 **Ownership of Jeher and Fajer:** In the above mentioned circumstances said (1) Jeher Ali Molla and (2) Fajer Ali Molla have become the joint and absolute owners in respect of the Mother Property In R.S. Dag No. 62 and Mother Property In R.S. Dag No. 69, free from all encumbrances and the details whereof is given in the chart below:

Name	Area in R.S. Dag No. 62 (in dec.)	Area in R.S. Dag No. 69 (in dec.)	Total Area (in dec.)
Jeher Ali Molla	12.7875	17.805	30.5925
Fajer Ali Molla	12.7875	17.805	30.5925
Total:	25.575	35.61	61.185

5.1.4 **Sale to Jamat Ali Molla & Ors.:** By a Deed of Sale dated 31st March, 1958, registered in the Office of the Sub-Registrar, Bhangar, recorded in Book No. I, Volume No. 19, at Pages 252 to 254, being Deed No. 2261 for the year 1958, said (1) Jeher Ali Molla and (2) Fajer Ali Molla sold, conveyed and transferred the Mother Property In R.S. Dag No. 62 and Mother Property In R.S. Dag No. 69 unto and in favour of (1) Jamat Ali Molla, (2) Anowar Ali Molla and (3) Ambat Ali Molla, free from all encumbrances. It is pertinent to mention here that as per the



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said Deed No. 2261/1958, said Jeher Ali Molla and Fajer Ali Molla sold land measuring 31 (thirty one) decimal, being the entirety of said R.S. Dag No. 62 and land measuring 44 (forty four) decimal, being the entirety of said R.S. Dag No. 69. However, said Jeher Ali Molla and Fajer Ali Molla were jointly entitled to the Mother Property In R.S. Dag No. 62 and Mother Property In R.S. Dag No. 69 and therefore, the actual sale took effect vide the said Deed No. 2261/1958 is in respect of the Mother Property In R.S. Dag No. 62 and Mother Property In R.S. Dag No. 69.

- 5.1.5 **Sale to Rahim Box Molla & Ors.:** By a Deed of Sale dated 18th June, 1958, registered in the Office of the Sub-Registrar, Bhangar, recorded in Book No. I, Volume No. 50, at Pages 176 to 178, being Deed No. 5892 for the year 1958, said (1) Jamat Ali Molla, (2) Anowar Ali Molla and (3) Ambat Ali Molla sold, conveyed and transferred (1) land measuring 18 (eighteen) decimal, more or less, out of the Mother Property In R.S. Dag No. 62 and (2) land measuring 25 (twenty five) decimal, more or less, out of the Mother Property In R.S. Dag No. 69 unto and in favour of (1) Elem Box Molla, (2) Rahim Box Molla, (3) Barek Ali Molla and (4) Mokched Ali Molla, free from all encumbrances.
- 5.1.6 **Remaining Property of Anowar & Ambat:** In the above mentioned events and circumstances said (1) Anowar Ali Molla and (2) Ambat Ali Molla remained the joint and absolute owners in respect of (1) land measuring 5.06 (five point zero six) decimal, more or less, out of the Mother Property In R.S. Dag No. 62 (**Larger Property In R.S. Dag No. 62**) and (2) land measuring 7.07 (seven point zero seven) decimal, more or less, out of the Mother Property In R.S. Dag No. 69 (**Property Of Anowar & Ambat In R.S. Dag No. 69**), free from all encumbrances.
- 5.1.7 **Sale by Anowar & Ambat:** By a Deed of Sale dated 18th June, 1969, registered in the Office of the Sub-Registrar of Bhangar, recorded in Book No. I, Volume No. 82, at Pages 1 to 8, being Deed No. 7545 for the year 1969, said (1) Anowar Ali Molla and (2) Ambat Ali Molla sold, conveyed and transferred (1) the Larger Property In R.S. Dag No. 62 and (2) land measuring 4 (four) decimal, more or less, out of Property Of Anowar & Ambat In R.S. Dag No. 69 (**Larger Property In R.S. Dag No. 69**), unto and in favour of (1) Daud Ali Molla and (2) Jiyad Ali Molla, free from all encumbrances. It is pertinent to mention here that as per the said Deed No. 7545/1969, said Anowar Ali Molla and Ambat Ali Molla sold land measuring 10 (ten) decimal, being a portion of said R.S. Dag No. 62. However, said Anowar Ali Molla and Ambat Ali Molla were jointly entitled to the Larger Property In R.S. Dag No. 62 and therefore, the actual sale took effect vide the said Deed No. 7545/1969 is in respect of the Larger Property In R.S. Dag No. 62.
- 5.1.8 **Ownership of Daud Ali Molla in Dag Nos. 62 & 69:** In the above mentioned circumstances said Daud Ali Molla has become the sole and absolute owner in respect of (1) land measuring 2.53 (two point five three) decimal, more or less, out of the Larger Property In R.S. Dag No. 62 (**Daud's Property In R.S. Dag No. 62**) and (2) land measuring 2 (two) decimal, more or less, out of the Larger Property In R.S. Dag No. 69 (**Daud's Property In Dag No. 69**), free from all encumbrances.



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- 5.1.9 **Ownership of Amir Ali Molla & Anr.:** At all material time (1) Amir Ali Molla and (2) Saukat Ali Molla were the joint, recorded and absolute owners in respect of land measuring 18.6 (eighteen point six) decimal, more or less, out of 56 (fifty six) decimal, being a portion of R.S. Dag No. 91, corresponding L.R. Dag No. 85, recorded under R.S. Khatian No. 185, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Mother Property In R.S. Dag No. 91**), free from all encumbrances.
- 5.1.10 **Sale by Saukat Ali Molla:** By a Deed of Sale dated 13th February, 1956, registered in the Office of the Sub-Registrar, Bhangar, recorded in Book No. I, being Deed No. 522 for the year 1956, said Saukat Ali Molla sold, conveyed and transferred his right, title and interest in the Mother Property In R.S. Dag No. 91 unto and in favour of (1) Daud Ali Molla and (2) Jiyad Ali Molla, free from all encumbrances. It is pertinent to mention here that as per the said Deed No. 522/1956, said Saukat Ali Molla sold land measuring 28 (twenty eight) decimal, being a portion of said R.S. Dag No. 91. However, said Saukat Ali Molla was entitled to land measuring 9.3 (nine point three) decimal, being the half portion out of the Mother Property In R.S. Dag No. 91 and therefore, the actual sale that took effect vide the said Deed No. 522/1956 is in respect of the said land measuring 9.3 (nine point three) decimal, more or less, in said R.S. Dag No. 91.
- 5.1.11 **Demise of Amir Ali Molla:** Said Amir Ali Molla, a Muslim governed by the Sunni School of Mohammedan Law, died intestate leaving behind him surviving his 2 (two) sons, namely, (1) Jiyad Ali Molla and (2) Daud Ali Molla and 2 (two) daughters, namely, (1) Sakherjan Bibi and (2) Johara Bibi, as his only legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Amir Ali Molla in the Mother Property In R.S. Dag No. 91, free from all encumbrances.
- 5.1.12 **Ownership of Daud Ali Molla in Dag No. 91:** In the above mentioned circumstances, said Daud Ali Molla has become the sole and absolute owner in respect of land measuring 7.75 (seven point seven five) decimal, more or less, out of the Mother Property In R.S. Dag No. 91 (**Daud's Property In R.S. Dag No. 91**), free from all encumbrances.
- 5.1.13 **Demise of Daud Ali Molla:** Said Daud Ali Molla, a Muslim governed by the *Sunni* School of Mohammedan Law, died intestate leaving behind him surviving his wife, Achhia Bibi alias Achhiya Bibi (Molla), 6 (six) sons, namely, (1) Abdul Gaffar Molla, (2) Abdul Rajjak Molla alias Abdul Rajjak Molya, (3) Abdul Ohab Molla alias Abdul Ohab Molya, (4) Abdul Rab Molla, (5) Abdul Jalil Molya alias Abdul Jalil Molla and (6) Abdul Jalal Molla and 3 (three) daughters, namely, (1) Rashida Bibi, (2) Sahanaz Bibi alias Sahanara Bibi and (3) Manoyara Bibi, as his only legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Daud Ali Molla in Daud's Property In R.S. Dag No. 62, Daud's Property In R.S. Dag No. 69 and Daud's Property In R.S. Dag No. 91 (collectively **Daud's Property**), free from all encumbrances.



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5.1.14 **Demise of Sahanaz Bibi alias Sahanara Bibi:** Said Sahanaz Bibi alias Sahanara Bibi, daughter of Late Daud Ali Molla, a Muslim governed by the *Sunni* School of Mohammedan Law, died intestate leaving behind her surviving her husband, Rashed Molla, 1 (one) son, Kamrul Islam Molla and 4 (four) daughters, namely, (1) Ayesa Bibi, (2) Khadija Bibi, (3) Firoza Khatun and (4) Rahima Bibi, as her only legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Sahanaz Bibi alias Sahanara Bibi in Daud's Property, free from all encumbrances.

5.1.15 **Sale of First Property & Second Property:** By a Deed of Sale dated 29th May, 2023, registered in the Office of the Additional District Sub-Registrar, Bhangar, recorded in Book No. I, Volume No. 1621-2023, at Pages 117710 to 117734, being Deed No. 162104618 for the year 2023, said Rahima Bibi sold, conveyed and transferred her right, title and interest in Daud's Property In R.S. Dag No. 62 and Daud's Property In R.S. Dag No. 69, being the First Property and the Second Property herein, unto and in favour of Neamul Haque, free from all encumbrances.

5.1.16 **Sale of Third Property:** By a Deed of Sale dated 26th April, 2023, registered in the Office of the Additional District Sub-Registrar, Bhangar, recorded in Book No. I, Volume No. 1621-2023, at Pages 91814 to 91847, being Deed No. 162103565 for the year 2023, said (1) Rashed Molla, (2) Kamrul Islam Molla, (3) Ayesa Bibi, (4) Khadija Bibi, (5) Firoza Khatun and (6) Rahima Bibi sold, conveyed and transferred their right, title and interest in Daud's Property In R.S. Dag No. 91, being the Third Property herein, unto and in favour of Neamul Haque, free from all encumbrances.

5.1.17 **Absolute Ownership of Vendor:** In the above mentioned events and circumstances said Neamul Haque (the Vendor herein) has become the sole and absolute owner in respect of the Said Property, comprised in the First Property, Second Property and Third Property, free from all encumbrances and the name of the Vendor's predecessors-in-title, namely, (1) Daud Ali Molla and (2) Sahanaz Bibi are recorded in the records of the Block Land and Land Reforms Officer, Bhangar-II, under L.R. Khatian Nos. 690 and 1362, respectively and (3) Fajer Ali Molla's name was recorded in the records of the Block Land and Land Reforms Officer, Bhangar-II, under L.R. Khatian No. 2285 and the same has been subsequently transferred in the name of his 4 (four) sons under L.R. Khatian Nos. 4092, 4093, 4094 and 4095.

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

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

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



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

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

6. Basic Understanding

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



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

7. Transfer

7.1 **Hereby Made:** The Vendor hereby sells, conveys and transfers to the Purchaser the entirety of the Vendor's right, title and interest of whatsoever or howsoever nature in the Said Property, more fully described in the **Second Schedule** below, being, (1) the First Property, i.e., land classified as *sali* (agricultural) measuring 0.02 (zero point zero two) decimal, more or less, out of 31 (thirty one) decimal, being a portion of R.S. Dag No. 62, corresponding L.R. Dag No. 56, recorded under R.S. Khatian No. 615, L.R. Khatian Nos. 4092, 4093, 4094 and 4095, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-I** of the **First Schedule** below **And** (2) the Second Property, i.e., land classified as *danga* (highland) measuring 0.015 (zero point zero one five) decimal, more or less, out of 44 (forty four) decimal, being a portion of R.S. Dag No. 69, corresponding L.R. Dag No. 63, recorded under R.S. Khatian No. 643, L.R. Khatian Nos. 1362, 4092, 4093, 4094 and 4095, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-II** of the **First Schedule** below **And** (3) the Third Property, i.e., land classified as *danga* (highland) measuring 0.5 (zero point five) decimal, more or less, out of 56 (fifty six) decimal, being a portion of R.S. Dag No. 91, corresponding L.R. Dag No. 85, recorded under R.S. Khatian No. 185, L.R. Khatian No. 690, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-III** of the **First Schedule** below **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

7.2 **Consideration:** The aforesaid transfer is being made in consideration of a sum of Rs.1,75,000/- (Rupees One Lakh Seventy Five 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*,



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

- 8.1.4 **Together with All Other Appurtenances:** together with all other rights the Vendor has in the Said Property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property.
- 8.2 **Subject to:** The transfer being effected by this Conveyance is subject to:
- 8.2.1 **Indemnification by Vendor:** express indemnification by the Vendor about the correctness of the Vendor's title, Vendor's authority to sell and non existence of any encumbrances on the Said Property, which if found defective or untrue at any time, the Vendor shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendor hereby covenants that the Vendor or any person claiming under the Vendor in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Purchaser and/or the Purchaser's successors-in-interest and assigns, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the Purchaser and/or the Purchaser's successors-in-interest and assigns by reason of any claim made by any third parties with respect to the title of the Said Property. If any difficulty arises in respect of mutation of the Said Property in the name of the Purchaser then the Vendor shall at all times hereinafter, at the costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to mutate the name of the Purchaser in respect of the Said Property. In this regard the Vendor hereby clarifies that the R.S. Record of Rights and L.R. Record of Rights are not in parity with the Vendor's entitlement in said R.S. Dag Nos. 62, 69 and 91 as recited under clause 5.1 and sub-clauses thereunder. However, the Vendor hereby conveys all the Vendor's right, title and interest in the said R.S. Dags (acquired vide the aforesaid recital) under these presents whatsoever and howsoever in nature and the Purchaser shall be entitled to rectify the erroneous record of rights, if any.
- 8.2.2 **Transfer of Property Act:** all obligations and duties of vendor and vendee as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.
- 8.3 **Delivery of Possession:** *Khas*, vacant, peaceful and physical possession of the Said Property has been handed over to the Purchaser.
- 8.4 **Outgoings:** All statutory revenue, cess, taxes, surcharge, outgoing and levies of or on the Said Property, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne,



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

- 8.5 **Holding Possession:** The Vendor hereby covenants that the Purchaser and the Purchaser's successors-in-interest and/or assigns shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof exclusively and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendor and it is further expressly and specifically covenanted, confirmed and declared by the Vendor that notwithstanding contained in any law for the time being in force or enacted later or any custom or practice or other form of equitable right or remedy available to the Vendor, the Vendor shall not at any time in future claim any right of pre-emption, right of passage (whether of men, materials, water and other utilities), right of way, means of access, easement of use or any other right of any nature whatsoever or howsoever over and above the Said Property, even if the balance portion of the Dag (from which the Said Property has been carved out) is land-locked and does not have any public or private means of access and the Vendor hereby expressly waives, surrenders and gives up each and every one of the aforesaid rights.
- 8.6 **No Objection to Mutation and Conversion:** The Vendor covenants, confirms and declares that (1) the Purchaser shall be fully entitled to mutate the Purchaser's name in all public and statutory records and the Vendor hereby expressly (a) consents to the same and (b) appoints the Purchaser as the constituted attorney of the Vendor and empowers and authorizes the Purchaser to sign all papers and 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.



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

First Schedule
Part-I
(First Property)

Land classified as *sali* (agricultural) measuring 0.02 (zero point zero two) decimal, more or less, out of 31 (thirty one) decimal, being a portion of R.S. Dag No. 62, corresponding L.R. Dag No. 56, recorded under R.S. Khatian No. 615, L.R. Khatian Nos. 4092, 4093, 4094 and 4095, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and the said R.S. Dag No. 62 is butted and bounded as follows:

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

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



District Sub Registrar II
Alipura, South 24 Parganas
27 JUN 2023

Part-II
(Second Property)

Land classified as *danga* (highland) measuring 0.015 (zero point zero one five) decimal, more or less, out of 44 (forty four) decimal, being a portion of R.S. Dag No. 69, corresponding L.R. Dag No. 63, recorded under R.S. Khatian No. 643, L.R. Khatian Nos. 1362, 4092, 4093, 4094 and 4095, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and the said R.S. Dag No. 69 is butted and bounded as follows:

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

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

Part-III
(Third Property)

Land classified as *danga* (highland) measuring 0.5 (zero point five) decimal, more or less, out of 56 (fifty six) decimal, being a portion of R.S. Dag No. 91, corresponding L.R. Dag No. 85, recorded under R.S. Khatian No. 185, L.R. Khatian No. 690, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and the said R.S. Dag No. 91 is butted and bounded as follows:

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

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



District Sub Registrar-II
Alipora, North 24 Parganas
27 JUN 2023

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

Land (vacant) classified as *sali* (agricultural) measuring 0.02 (zero point zero two) decimal, more or less, out of 31 (thirty one) decimal, being a portion of R.S. Dag No. 62, corresponding L.R. Dag No. 56, recorded under R.S. Khatian No. 615, L.R. Khatian Nos. 4092, 4093, 4094 and 4095, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-I** of the **First Schedule** above

Land (vacant) classified as *danga* (highland) measuring 0.015 (zero point zero one five) decimal, more or less, out of 44 (forty four) decimal, being a portion of R.S. Dag No. 69, corresponding L.R. Dag No. 63, recorded under R.S. Khatian No. 643, L.R. Khatian Nos. 1362, 4092, 4093, 4094 and 4095, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-II** of the **First Schedule** above

Land (vacant) classified as *danga* (highland) measuring 0.5 (zero point five) decimal, more or less, out of 56 (fifty six) decimal, being a portion of R.S. Dag No. 91, corresponding L.R. Dag No. 85, recorded under R.S. Khatian No. 185, L.R. Khatian No. 690, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-III** of the **First Schedule** above

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

The details of the Said Property are tabulated below:

R.S. Dag No.	L.R. Dag No.	R.S. Khatian	L.R. Khatian	Total Area in Dag (in Dec)	Area Sold (in Dec)
62	56	615	4092, 4093, 4094 & 4095	31	0.02
69	63	643	1362, 4092, 4093, 4094 & 4095	44	0.015
91	85	185	690	56	0.5
Total:					0.535



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

10. Execution and Delivery

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

Witnesses:

1. *Rasik Raj*
Add: *Doulsari,*
Po- *Gomaganagan,*
Po- *Newtonari*
Ka-1- *700159.*

2. *Amrita Chosh*
122/1R. S.M. *Sarisoni*
Ka-26

Neamul Haque

VENDOR

Drafted by:

Alamgir Roy
Advocate *WB/1366/03*

Alipore Judge Court
Ka-27



District Sub Registrar-II
Alipore. স্বাক্ষরিত ২৭ জুন ২০২৩
27 JUN 2023

Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of Rs.1,75,000/- (Rupees One Lakh Seventy Five Thousand only) towards full and final payment of the consideration for sale of the Said Property described in the **Second Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
UTR No. IOBAN23178377698	27.06.23	Indian Overseas Bank	1,75,000.00
Total:			1,75,000/-

Witnesses:

1. Rafic Raj

2. Anwarul Ghosh





















Neamat Hossain

VENDOR



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

SPECIMEN FORM FOR TEN FINGER PRINTS

PHOTO						
	Little	Ring	Middle	Fore	Thumb	
	(Left Hand)					
	Thumb	Fore	Middle	Ring	Little	
(Right Hand)						
	<i>Rehman Jaffer</i>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
(Right Hand)						
	<i>Neemesha Hoque</i>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
(Right Hand)						



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



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - I | SOUTH 24-PARGANAS, District Name :South 24-Parganas
Signature / LTI Sheet of Query No/Year 16022001648554/2023

I. Signature of the Person(s)

at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	NEAMUL HAQUE Jirangacha, City:- , P.O:- Hatisala, P.S:-Kashipur, District:-South 24- Parganas, West Bengal, India, PIN:- 700135	Seller			Neamul Haque 27.06.2023
SI No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	RAJIB ROY Son of Paresh Chandra Roy New Town, City:- , P.O:- New Town, P.S:-New Town, District:-North 24- Parganas, West Bengal, India, PIN:- 700159	NEAMUL HAQUE			Rajib Roy 27.06.23

(Suman Basu)

DISTRICT SUB-
REGISTRAR

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



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



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



192023240112817668

GRN Details

GRN:	192023240112817658	Payment Mode:	SBI Epay
GRN Date:	27/06/2023 15:33:20	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	3593288014815	BRN Date:	27/06/2023 15:33:40
Gateway Ref ID:	20230627536674	Method:	Indian Overseas Bank NB
GRIPS Payment ID:	270620232011281764	Payment Init. Date:	27/06/2023 15:33:20
Payment Status:	Successful	Payment Ref. No:	2001648554/3/2023
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr RAHUL KYAL
Address:	30C, SOUTH END PARK, KOLKATA-700029
Mobile:	9330394689
Period From (dd/mm/yyyy):	27/06/2023
Period To (dd/mm/yyyy):	27/06/2023
Payment Ref ID:	2001648554/3/2023
Dept Ref ID/DRN:	2001648554/3/2023

Payment Details

Sl. No.	Payment RefNo	Head of A/C Description	Head of A/C	Amount (₹)
1	2001648554/3/2023	Property Registration- Stamp duty	0030-02-103-003-02	5170
2	2001648554/3/2023	Property Registration- Registration Fees	0030-03-104-001-16	1796
			Total	6966

IN WORDS: SIX THOUSAND NINE HUNDRED SIXTY SIX ONLY.

PAID



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



270620232011281764

GRIPS Payment Detail

GRIPS Payment ID:	270620232011281764	Payment Init. Date:	27/06/2023 15:33:20
Total Amount:	6966	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	3593288014815	BRN Date:	27/06/2023 15:33:40
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Mr RAHUL KYAL
Mobile: 9330394689

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240112817658	Directorate of Registration & Stamp Revenue	6966
Total			6966

IN WORDS: SIX THOUSAND NINE HUNDRED SIXTY SIX ONLY.

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



Major Information of the Deed

Deed No :	I-1602-09318/2023	Date of Registration	30/06/2023
Query No / Year	1602-2001648554/2023	Office where deed is registered	
Query Date	26/06/2023 2:43:49 PM	D.S.R. -II 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]	
Set Forth value		Market Value	
Rs. 1,75,000/-		Rs. 1,75,000/-	
Stamp duty Paid(SD)		Registration Fee Paid	
Rs. 5,270/- (Article:23)		Rs. 1,796/- (Article:A(1), E)	
Remarks			

Land Details :

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

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-62	RS-615	Bastu	Shall	0.02 Dec	6,500/-	6,500/-	
L2	RS-69	RS-643	Bastu	Danga	0.015 Dec	5,000/-	5,000/-	
L3	RS-91	RS-185	Bastu	Danga	0.5 Dec	1,63,500/-	1,63,500/-	
		TOTAL :			.535Dec	1,75,000 /-	1,75,000 /-	
		Grand Total :			.535Dec	1,75,000 /-	1,75,000 /-	

Seller Details :

SI No	Name, Address, Photo, Finger print and Signature
1	NEAMUL HAQUE (Presentant) Son of Abdul Ohab Molla Jirangacha, City:- , P.O:- Hatisala, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No.:: AJxxxxxx6G, Aadhaar No: 72xxxxxxxx3580, Status :Individual, Executed by: Self, Date of Execution: 27/06/2023 , Admitted by: Self, Date of Admission: 27/06/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 27/06/2023 , Admitted by: Self, Date of Admission: 27/06/2023 ,Place : Pvt. Residence

Buyer Details :

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

Identifier Details :

Name	Photo	Finger Print	Signature
RAJIB ROY Son of Paresh Chandra Roy New Town, City:- , P.O:- New Town, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700159			

Identifier Of NEAMUL HAQUE

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	NEAMUL HAQUE	RAHUL KYAL-0.02 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	NEAMUL HAQUE	RAHUL KYAL-0.015 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	NEAMUL HAQUE	RAHUL KYAL-0.5 Dec



On 26-06-2023

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 1,75,000/-



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

On 27-06-2023

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

Presented for registration at 15:12 hrs on 27-06-2023, at the Private residence by NEAMUL HAQUE ,Executant.

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

Execution is admitted on 27/06/2023 by NEAMUL HAQUE, Son of Abdul Ohab Molla, Jirangacha, P.O: Hatisala, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Others
Indetified by RAJIB ROY, , Son of Paresh Chandra Roy, New Town, P.O: New Town, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700159, by caste Hindu, by profession Others



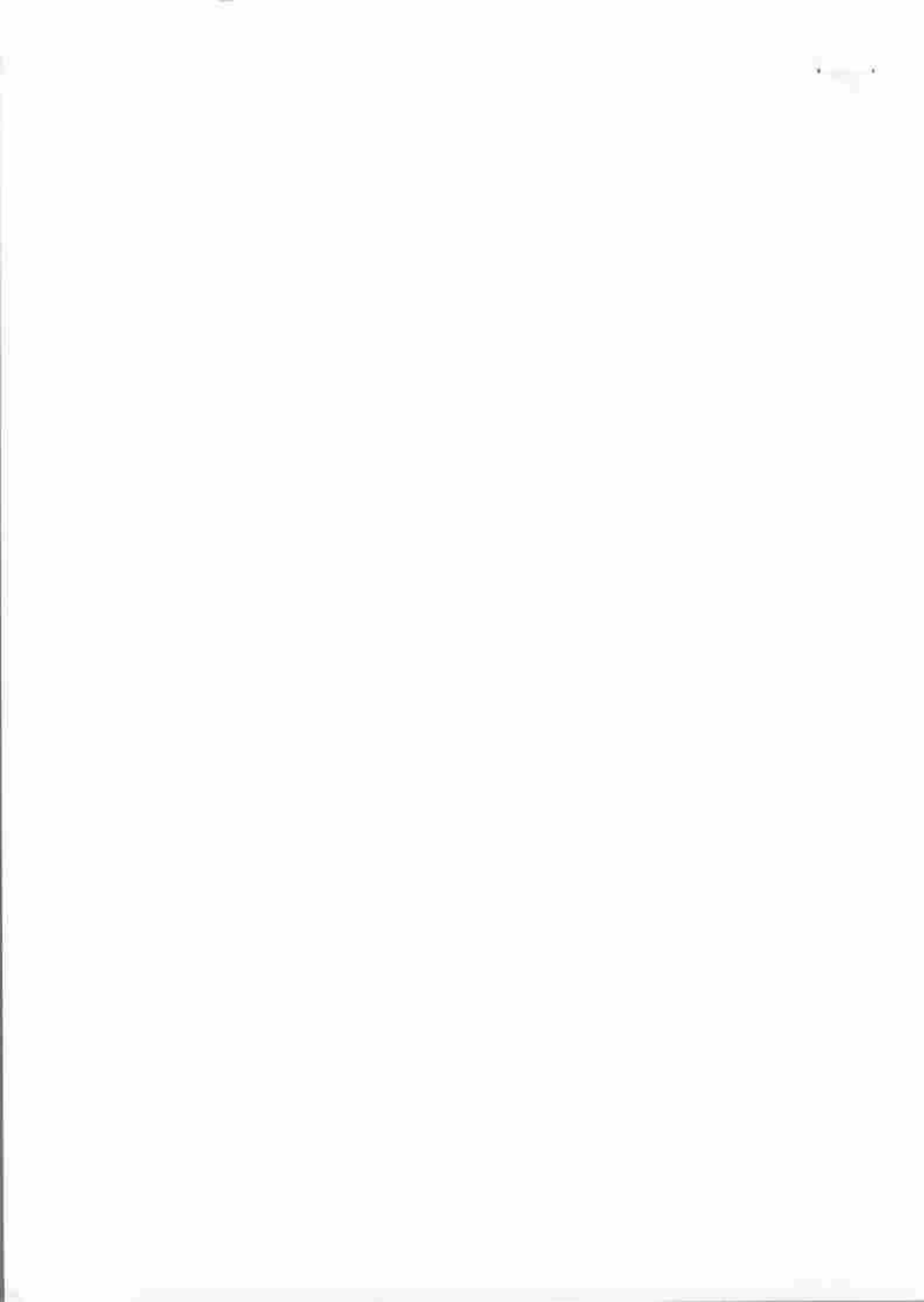
Suman Basu
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I | SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 28-06-2023

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,796.00/- (A(1) = Rs 1,750.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by by online = Rs 1,796/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 27/06/2023 3:33PM with Govt. Ref. No: 192023240112817858 on 27-06-2023, Amount Rs: 1,796/-, Bank: SBI EPay (SBlePay), Ref. No. 3593288014815 on 27-06-2023, Head of Account 0030-03-104-001-16



Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,270/- and Stamp Duty paid by online = Rs 5,170/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/06/2023 3:33PM with Govt. Ref. No: 192023240112817658 on 27-06-2023, Amount Rs: 5,170/-, Bank: SBI EPay (SBlePay), Ref. No. 3593288014815 on 27-06-2023, Head of Account 0030-02-103-003-02



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

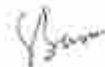
On 30-06-2023**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

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

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,270/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 307356, Amount: Rs.100.00/-, Date of Purchase: 23/05/2023, Vendor name: Subhankar Das



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



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2023, Page from 314283 to 314308

being No 160209318 for the year 2023.



Digitally signed by Suman Basu
Date: 2023.07.05 11:27:46 +05:30
Reason: Digital Signing of Deed.

(Suman Basu) 2023/07/05 11:27:46 AM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I | SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)
