



110316

ANUBRATA DHAR  
M. No. Court No. 1

SOLD TO \_\_\_\_\_  
BY \_\_\_\_\_  
RE \_\_\_\_\_  
JAYDEEP CHATTERJEE  
16, INDIA EXCHANGE PLACE, KOLKATA  
LICENSED STAMP VENDOR  
NO. JS1RS201A

20 JAN 2023

*Pranab Kumar*

20 JAN 2023



3632

*Pranab Kumar*



3633

Post's Reg  
Pranab Kumar Reg  
Add: Sulejha, Po-Ganga ghat, Kolkata  
Po- Newtown, Kolkata-700149.

20 APR 2023

- 3.1 **PROVAT KUMAR GHOSH (PAN AREPG3773F and Aadhaar No. 6844 0452 3279)**, son of Rajendra Kumar Ghosh, by faith Hindu, by occupation Others, nationality Indian, residing at Jirangachia, Post Office Hatisala, Police Station Kashipur, Kolkata-700135, District South 24 Parganas (**Vendor**, includes successors-in-interest)

**And**

- 3.2 **DEEPAK MANSINKA (PAN ATEPM7283N, AADHAR No. 4147 8085 4427)** son of Kamal Mansinka, by faith Hindu, by occupation Business, nationality Indian, of 41A, Sinia Road, Maniktala, Post Office Besilon Street, Kolkata- 700 006, Police Station Maniktala, (**Purchaser**, includes successors-in-interest)

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

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

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

- 4.1 **Said Property:** Land classified as Danga (highland) measuring 8.63 (eight point six three) decimal, more or less, out of 120 (one hundred twenty) decimal, being a portion of R.S. Dag No. 496, corresponding L.R. Dag No. 464, recorded under R.S. Khanda Khatian No. 582 derived from R.S. Khatian No. 32, L.R. Khatian Nos. 770, 1250 & 3190, Mouza Jirangachia, J.L. No. 25, Police Station Kashipur (formerly Bhanga), within the jurisdiction of Bhagabainpur Gram Panchayet, Sub-Registration District Bhanga, District South 24 Parganas (**Said Property**) and more fully described in **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 covenant with the Purchaser regarding title as follows:
- 5.1.1 **Ownership of Mother Property:** At all material time one Uttam Chandra Ghosh was the sole and absolute owner in respect of land admeasuring 120 (one hundred twenty) decimal, being the entirety of R.S. Dag Nos. 496, recorded under R.S. Khanda Khatian No. 582 derived from R.S. Khatian No. 32, Mouza Jirangachia, J.L. No. 25, Police Station Kashipur (formerly Bhanga), within the jurisdiction of BGP, Sub-Registration District Bhanga, District South 24 Parganas (**Mother Property**).
- 5.1.2 **Demise of Uttam Chandra Ghosh:** Said Uttam Chandra Ghosh, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate leaving behind him surviving his wife, Sashibala Das, 7 (seven) sons, namely, (i) Bipin Behari



District Sub-Registrar IV  
Registrar L/S 7 (2) of  
Registration 1900  
Alipate, Grum El Mergene

26 APR 2023

Ghosh, (2) Satish Chandra Ghosh, (3) Jatish Chandra Ghosh, (4) Nagendra Nath Ghosh, (5) Khatish Chandra Ghosh, (6) Rajendra Nath Ghosh alias Rajendra Kumar Ghosh and (7) Lalit Mohan Ghosh and 2 (two) daughters, namely, (1) Subodh Bala Ghosh and (2) Radharani Ghosh, as his only legal heirs and heiresses, who jointly and in equal share inherited the right, title and interest of Late Utam Chandra Ghosh in the Mother Property, free from all encumbrances.

- 5.1.3 **Demise of Sashibala Dasi:** Said Sashibala Dasi, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate leaving behind her surviving her 7 (seven) sons, namely, (1) Bipin Bahari Ghosh, (2) Satish Chandra Ghosh, (3) Jatish Chandra Ghosh, (4) Nagendra Nath Ghosh, (5) Khatish Chandra Ghosh, (6) Rajendra Nath Ghosh alias Rajendra Kumar Ghosh and (7) Lalit Mohan Ghosh and 2 (two) daughters, namely, (1) Subodh Bala Ghosh and (2) Radharani Ghosh, as her only legal heirs and heiresses, who jointly and in equal share inherited the right, title and interest of Late Sashibala Dasi in the Mother Property, free from all encumbrances.
- 5.1.4 **Ownership of Rajendra Nath Ghosh alias Rajendra Kumar Ghosh:** In the above mentioned circumstances said Rajendra Nath Ghosh alias Rajendra Kumar Ghosh has become the sole and absolute owner in respect of land measuring 13.33 (thirteen point three three) decimal, more or less, out of 120 (one hundred twenty) decimal, being a portion of R.S. Dag No. 496, corresponding L.R. Dag No. 464, recorded under R.S. Khanda Khatian No. 582 derived from R.S. Khatian No. 32, 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 (**First Larger Property**) out of the **Mother Property**.
- 5.1.5 **Gift by Rajendra Nath Ghosh alias Rajendra Kumar Ghosh:** By the two following (1) Deed of Gift dated 7<sup>th</sup> April, 2006, registered in the Office of the Additional District Sub-Registrar, Bhangar, recorded in Book No. I, CD Volume No. 71, at Pages 357 to 376, being Deed No. 3971 for the year 2006, and (2) Deed of Gift dated 7<sup>th</sup> April, 2006, registered in the Office of the Additional District Sub-Registrar, Bhangar, recorded in Book No. I, CD Volume No. 71, at Pages 377 to 394, being Deed No. 3972 for the year 2006 said Rajendra Kumar Ghosh gifted and transferred land measuring 9.342 (nine point three four two) decimal more or less, out of 13.33 (thirteen point three three) decimal more or less, out of 120 (one hundred twenty) decimal, being a portion of R.S. Dag No. 496, corresponding L.R. Dag No. 464, recorded under R.S. Khanda Khatian No. 582 derived from R.S. Khatian No. 32, 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, (**Property of Sushil and Subhas**) out of the **First Larger Property** unto and in favour of Sushil Ghosh and Subhas Chandra Ghosh, free from all encumbrances. Thus the said Rajendra Kumar Ghosh remained the absolute owner of land measuring 3.988 (Three-point eight eight eight) decimal, more or less, (**Remaining Property Of Rajendra**) out of the **First Larger Property**, free from all encumbrances.



District Sub-Registrar-IV  
Registrar I/S 7121 ml  
Registration 1920  
Aligarh, Distt of Aligarh

28 APR 2023

- 5.1.6 **Gift by Sushil Ghosh and Subhash Chandra Ghosh:** By the a Deed of Gift dated 21<sup>st</sup> December, 2009, registered in the Office of the District Sub-Registrar-III, South 24 Parganas, recorded in Book No. I, CD Volume No. 71, at Pages 5976 to 5981, being Deed No. 08446 for the year 2009, said Sushil Ghosh and Subhash Chandra Ghosh gifted and transferred land measuring 3.05 (three point zero five) decimal more or less, out of 13.33 (thirteen point three three) decimal more or less, out of 120 (one hundred twenty) decimal, being a portion of R.S. Dag No. 496, corresponding L.R. Dag No. 464, recorded under R.S. Khanda Khatian No. 582 derived from R.S. Khatian No. 32, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhargar), within the jurisdiction of Bhagabampur Gram Panchayet, Sub-Registration District Bhargar, District South 24 Parganas, out of the **Property of Sushil and Subhas** unto and in favour of Provat Kumar Ghosh, free from all encumbrances.
- 5.1.7 **Demise of Rajendra Nath Ghosh alias Rajendra Kumar Ghosh:** Said Rajendra Nath Ghosh alias Rajendra Kumar Ghosh, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate leaving behind him surviving his wife, (1) Sarojinibala Ghosh, 3 (three) sons, namely, (2) Sushil Ghosh, (3) Subhash Chandra Ghosh, (4) Provat Kumar Ghosh, and 7 (seven) daughters, namely, (5) Aratibala Ghosh, (6) Sandhyaram Ghosh, (7) Indrani Ghosh, (8) Purvima Ghosh (9) Pratima Ghosh, (10) Mira Ghosh and (11) Kalyani Ghosh, as his only legal heirs and heiresses, who jointly and in equal share inherited the right, title and interest of Late Rajendra Kumar Ghosh in the **Remaining Property Of Rajendra** in the Mother Property, free from all encumbrances.
- 5.1.8 **Demise of Sarojinibala Ghosh:** Said Sarojinibala Ghosh, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate leaving behind him surviving her 3 (three) sons, namely, (2) Sushil Ghosh, (3) Subhash Chandra Ghosh, (4) Provat Kumar Ghosh, and 7 (seven) daughters, namely, (5) Aratibala Ghosh, (6) Sandhyaram Ghosh, (7) Indrani Ghosh, (8) Purvima Ghosh (9) Pratima Ghosh, (10) Mira Ghosh and (11) Kalyani Ghosh, as her only legal heirs and heiresses, who jointly and in equal share inherited the right, title and interest of Late Sarojinibala Ghosh in the **Remaining Property Of Rajendra** in the Mother Property, free from all encumbrances.
- 5.1.9 **Ownership of First Part of the Said Property of Provat Kumar Ghosh:** This said Provat Kumar Ghosh, the vendor herein, inherited 0.4 (zero point four) decimal of land out of the **Remaining Property Of Rajendra**. In the above mentioned circumstances Provat Kumar Ghosh has become the sole and absolute owner in respect of land measuring 3.45 (three point four five) decimal more or less, out of 120 (one hundred twenty) decimal, being a portion of R.S. Dag No. 496, corresponding L.R. Dag No. 464, recorded under R.S. Khanda Khatian No. 582 derived from R.S. Khatian No. 32, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhargar), within the jurisdiction of Bhagabampur Gram Panchayet, Sub-Registration District Bhargar, District South 24 Parganas (**First Part of the Said Property**) free from all encumbrances.
- 5.1.10 **Sale by Radharani Ghosh:** By the a Deed of Sale dated 12<sup>th</sup> August, 2008, registered in the Office of the Additional District Sub-Registrar, Baluagar, South 24 Parganas, recorded in Book No. I, CD Volume No. 10, at Pages



District Sub-Registrar's Office  
Registrar UO 7 (1) of  
Registration 1908  
Alappattur, South 24 Palgoda

28 APR 2023

3449 to 3464, being Deed No. 04303 for the year 2008, said Radhanai Ghosh sold, conveyed and transferred her right, title and interest in the Mother Property unto and in favour of Sathian Kumar Ghosh (**Second Larger Property**), son of Late Khutish Chandra Ghosh, free from all encumbrances.

**5.1.11 Sale by Sathian Kumar Ghosh:** By a Deed of Sale dated 8<sup>th</sup> September, 2008, registered in the Office of the Additional District Sub-Registrar, Bhangar, recorded in Book No. I, CD Volume No. 12, at Pages 198 to 211, being Deed No. 04756 for the year 2008, said Sathian Kumar Ghosh sold, conveyed and transferred land measuring 2.22 (two point two two) decimal, more or less, out of the **Second Larger Property** unto and in favour of Susil Ghosh, Subhash Chandra Ghosh and Provat Kumar Ghosh all sons of Late Rajendra Kumar Ghosh, free from all encumbrances.

**5.1.12 Ownership of Second Part of the Said Property of Provat Kumar Ghosh:** In the above mentioned circumstances said Provat Kumar Ghosh, the vendor herein, has become the sole and absolute owner in respect of land measuring 0.74 (zero point seven four) decimal, more or less, out of 120 (one hundred twenty) decimal, being a portion of R.S. Dag No. 496, corresponding L.R. Dag No. 464, recorded under R.S. Khanda Khatian No. 582 derived from R.S. Khatian No. 32, 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 (**Second Part of the Said Property**) free from all encumbrances.

**5.1.13 Sale by Bipin Behari Ghosh:** By the a Deed of Sale dated 29<sup>th</sup> January, 1977, registered in the Office of the Additional District Sub-Registrar, Bhatnagar, South 24 Parganas, recorded in Book No. I, CD Volume No. 115, at Pages 19 to 22, being Deed No. 1216 for the year 1977, said Bipin Behari Ghosh sold, conveyed and transferred his right, title and interest in the Mother Property unto and in favour of Susil Ghosh, Subhash Chandra Ghosh and Provat Kumar Ghosh all sons of Late Rajendra Kumar Ghosh, free from all encumbrances (**Third Larger Property**).

**5.1.14 Ownership of Third Part of the Said Property of Provat Kumar Ghosh:** In the above mentioned circumstances said Provat Kumar Ghosh, the vendor herein, has become the sole and absolute owner in respect of land measuring 4.44 (four point four four) decimal, more or less, out of 120 (one hundred twenty) decimal, being a portion of R.S. Dag No. 496, corresponding L.R. Dag No. 464, recorded under R.S. Khanda Khatian No. 582 derived from R.S. Khatian No. 32, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhatnagar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas (**Third Part of the Said Property**) free from all encumbrances. It is pertinent to mention that one Suddheswar Ghosh's name is recorded in the records of the Block Land and Land Reforms Officer, Bhangar-II, under L.R. Khatian No. 1250 who is the son of Bipin Behari Ghosh being the predecessor-in-title of Provat Kumar Ghosh and the Said Property is the subject matter of this Conveyance.



District Office of the Dist. Sub-Registrar IV  
Alipore, South 24 Parganas  
West Bengal

26 APR 2023

- 5.1.15 Absolute Ownership of Vendor:** In the above mentioned events and circumstances the said Provat Kumar Ghosh (the Vendor herein) has become the sole and absolute owner in respect of the Said Property (comprising of First Part of the Said Property, Second Part of the Said Property and Third Part of the Said Property) and mutated his name in the records of the Block Land and Land Reforms Officer, Blampur-II, recorded under L.R. Khatian Nos. 770, 3190 & 1250, free from all encumbrances. The Said Property is the subject matter of this Conveyance.
- 5.2 Representations, Warranties and Covenants Regarding Encumbrances:** The Vendor represents and warrants to and covenants with the Purchaser regarding encumbrances as follows:
- 5.2.1 No Acquisition/Requisition:** The Vendor has not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declares that the Said Property is not affected by any scheme of any Local Authority or Government or Statutory Body.
- 5.2.2 No Excess Land:** The Vendor does not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955 and the West Bengal Estates Acquisition Act, 1957.
- 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, *in pendens*, uses, *chabutars*, *wakf*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting *bagadars* 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



District Office of the Dist. Sub-Registrar IV  
Alipore, West Bengal  
Registration No. 1100  
Alipore, South 24 Parganas

28 APR 2023

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 *khata*, *vacata*, 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 measuring 8.63 (eight point six three) decimal, more or less, out of 120 (one hundred twenty) decimal, being a portion of R.S. Dag No. 496, corresponding L.R. Dag No. 464, recorded under R.S. Khata No. 582, L.R. Khata Nos. 770, 1250 & 3190, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangur), within the jurisdiction of Bhugalsapur Gram Panchayat, Sub-Registration District Bhangur, District South 24 Parganas together with all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

7.2 **Consideration:** The aforesaid transfer is being made in consideration of a sum of Rs.26,00,000/- (Rupees Twenty Six lakhs only) paid by the Purchaser to the Vendor, receipt of which the Vendor hereby and by the Receipt and Memo of Consideration hereunder written, admits and acknowledges.

## 8. **Terms of Transfer**

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

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

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



Division of the District Sub-Registrar  
Bangalore  
28 APR 2023

- 8.1.3 **Free from Encumbrances:** free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lis pendens, mes, delinquent, writ, 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 affected 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 nonexistence of any encumbrances on the Said Property, which if found defective or untrue at any time, the Vendor shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendor hereby covenants that the Vendor or any person claiming under the Vendor in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Purchaser and/or the Purchaser's successors-in-interest and assigns, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the Purchaser and/or the Purchaser's successors-in-interest and assigns by reason of any claim made by any third parties with respect to the title of the Said Property. If any difficulty arises in respect of mutation of the Said Property in the name of the Purchaser then the Vendor shall at all times hereinafter, at the costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to mutate the name of the Purchaser in respect of the Said Property.
- 8.2.2 **Transfer of Property Act** all obligations and duties of vendor and vendee as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.
- 8.3 **Delivery of Possession:** Keys, vacant, peaceful and physical possession of the Said Property has been handed over to the Purchaser.
- 8.4 **Outgoings:** All statutory revenue, cess, taxes, surcharge, outgoing and levies of or on the Said Property, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Vendor, with regard to which the Vendor hereby indemnify and agree to keep the Purchaser fully and comprehensively saved, harmless and indemnified.
- 8.5 **Holding Possession:** The Vendor hereby covenants that the Purchaser and the Purchaser's successors-in-interest and/or assigns shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof exclusively and receive



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

28 APR 2023

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



District Sub-Registrar-IV  
Registration 7 (C) of  
Registration 1903  
Alipore, South 24 Parganas

28 APR 2023

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

9. **Interpretation:**

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

**Schedule  
(Said Property)**

Land vacant classified as Danga (highland) measuring 8.63 (eight point six three) decimal, more or less, out of 120 (one hundred twenty) decimal, being a portion of R.S. Dag No. 496, corresponding L.R. Dag No. 464, recorded under R.S. Khanda Khatian No. 582 derived from R.S. Khatian No. 32, L.R. Khatian Nos. 770, 1250 & 3190, Mouza Juvagacha, J.L. No. 25, Police Station Kashiipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayat, Sub-Registration District Bhangar, District South 24 Parganas and the said Dag is bounded as follows:

<b>On the North</b>	: By R.S. Dag Nos. 497 & 479
<b>On the East</b>	: By R.S. Dag Nos. 480 & 481
<b>On the South</b>	: By R.S. Dag Nos. 481, 494, 495 & 512
<b>On the West</b>	: By R.S. Dag No. 498

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-IV  
Registrar (S.D. / G.) of  
Registration (1954)  
Alipore, South 24 Parganas

28 APR 2023

10. Execution and Delivery

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

  
\_\_\_\_\_  
[Vendor]

Drafted by:

Atang's Rega  
40/1366/03

Advocate

Atipra Judge Court  
Kot-27

Witnesses:

Signature Rajit Rega

Signature Ajit Mondal

Name RAJIT REGA

Name AJIT MONDAL

Father's Name Purush Chandra Rega

Father's Name Late chandra kanta Mondal

Address Subani, Parbhauragar

Address Vill+Po-Gouranga Nagar

ragan. Pc-Newtonn. Kot-27/28/29

PS- New Town Dist-(N) 24 PGS



District Sub-Registrar-IV  
Registration 1402 / 151 of  
Registration 1900  
Alipore, South 24 Parganas

28 APR 2023

### Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of Rs.26,00,000/- (Rupees Twenty Six lakh only) towards full and final payment of the consideration for sale of the Said Property described in the Schedule above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
UTR No. HDFCR52023042751943748	27.04.23	HDFC Bank	6,00,000.00
UTR No. HDFCR52023042751943801	27.04.23	HDFC Bank	20,00,000.00
		Total:	26,00,000/-



[Vendor]

Witnesses:

Signature: Rajib Roy

Signature: Ajit Mondal

Name: RAJIB ROY























Name: AJIT MONDAL



District Sub-Registrar-IV  
Registrar Class IV (A) of  
Registration Dept.  
Alipore, South 24 Parganas

26 APR 2023

**SPECIMEN FORM FOR TEN FINGER PRINTS**

PHOTO						
	Little	Ring	Middle	Fore	Thumb	
	(Left Hand)					
	Thumb	Fore	Middle	Ring	Little	
	(Right Hand)					
	<i>Deepansh Anand</i>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
	(Right Hand)					
	<i>Pranav Kumar</i>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
	(Right Hand)					



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

26 APR 2023



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



192023240032934558

GRN Details

GRN:	192023240032934558	Payment Mode:	SBI Epay
GRN Date:	28/04/2023 12:06:15	Bank/Gateway:	SBIePay Payment Gateway
BRN :	2222408731627	BRN Date:	28/04/2023 12:06:36
Gateway Ref ID:	20230428921607	Method:	Indian Overseas Bank NB
GRIPS Payment ID:	280420232003293454	Payment Init. Date:	28/04/2023 12:06:15
Payment Status:	Successful	Payment Ref. No:	2001041079/4/2023 [Query Nil* Query Your]

Depositor Details

Depositor's Name:	Mr DEEPAK MANSINKA
Address:	41A, SIMLA ROAD, KOLKATA-700006
Mobile:	9330394689
Period From (dd/mm/yyyy):	28/04/2023
Period To (dd/mm/yyyy):	28/04/2023
Payment Ref ID:	2001041079/4/2023
Dept Ref ID/DRN:	2001041079/4/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001041079/4/2023	Property Registration- Stamp duty	0030-02-103-003-02	77920
2	2001041079/4/2023	Property Registration- Registration Fees	0030-03-104-001-15	26046
			<b>Total</b>	<b>103966</b>

IN WORDS: ONE LAKH THREE THOUSAND NINE HUNDRED SIXTY SIX ONLY.

PAID



Government of West Bengal  
GRIPS 2.0 Acknowledgement Receipt  
Payment Summary



GRIPS Payment Detail

GRIPS Payment ID:	280420232003293454	Payment Init. Date:	28/04/2023 12:06:15
Total Amount:	103966	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	3222408731627	BRN Date:	28/04/2023 12:06:36
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Mr DEEPAK MANSINKA  
Mobile: 9330394689

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240032934558	Directorate of Registrars & Stamp Revenue	103966
Total			103966

IN WORDS: ONE LAKH THREE THOUSAND NINE HUNDRED SIXTY SIX ONLY.

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

PAID



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 16042001041079/2023

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	PROVAT KUMAR GHOSH Jirangacha, City:- , P.O:- Hafisala, P.S:-Kashipur, District:- South 24-Parganas, West Bengal, India, PIN:- 700135	Seller			
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	RAJIB ROY Son of Paresht Chandra Roy City:- , P.O:- New Town, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700159	PROVAT KUMAR GHOSH			

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





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	2001041079/2023	Office where deed will be registered
Query Date	25/04/2023 4:41:22 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. 26,00,000/-	Rs. 26,00,000/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 78,020/- (Article:23)	Rs. 26,014/- (Article:A(1), E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks		

**Land Details :**

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

Sch No	Plot Number	Khatian Number	Land Use/ROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-496	RS-582	Bestu	Danga	8.63 Dec	26,00,000/-	26,00,000/-
Grand Total :				8.63Dec	26,00,000 /-	26,00,000 /-	

**Seller Details :**

SI No	Name & address	Status	Execution Admission Details :
1	PROVAT KUMAR GHOSH Son of Rajendra Kumar Ghosh, Jirangacha, City:-, P. O:- Hatisala, P. S:- Keshipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. ARxxxxxx3F, Aadhaar No. : 68xxxxxxxx3270:status Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Done by - *vinayak*  
BY - *Mov*



**Buyer Details :**

Sl No	Name & address	Status	Execution Admission Details :
1	DEEPAK MANSINKA Son of Kamal Mansinka,41A, Simla Road, Block/Sector, Manicktala, City- , P.O.- Beeson Street, P.S.-Manicktala, District- Kolkata, West Bengal, India, PIN- 700006 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No. ATxxxxxxx3N, Aadhaar No. 41xxxxxxxx4427,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 PROVAT KUMAR GHOSH

Transfer of property for L1		
Sl.No	From	To: with area (Name-Area)
1	PROVAT KUMAR GHOSH	DEEPAK MANSINKA-8.63 Dec

**Note:**

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 25-05-2023) for e-Payment . Assessed market value & Query is valid for 30 days (i.e. upto 25-05-2023)
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 situated 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





### Major Information of the Deed

Deed No :	I-1604-05149/2023	Date of Registration	02/05/2023
Query No / Year	1604-2001041079/2023	Office where deed is registered	
Query Date	25/04/2023 4:41:22 PM	D.S.R. - IV SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	VINAYAK LEGAL 122/1R, Satyendra Nath Majumdar Sarani, Thana : Tollygunge, District : South 24-Parganas, WEST BENGAL, PIN - 700028, Mobile No. : 9330394889, Status Seller/Executant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Sol Forth value	Market Value		
Rs. 26,00,000/-	Rs. 26,00,000/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 78,020/- (Article:23)	Rs. 26,046/- (Article:A(1), E)		
Remarks			

#### Land Details :

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

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SolForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-496	RS-582	Bastu	Danga	8.63 Dec	26,00,000/-	26,00,000/-	
<b>Grand Total :</b>					<b>8.63Dec</b>	<b>26,00,000 /-</b>	<b>26,00,000 /-</b>	

#### Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>PROVAT KUMAR GHOSH (Presentant )</b> Son of Rajendra Kumar Ghosh Jirangacha, City:-, P.O:- Hatibala, P.S:-Keshipur, District:-South24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:- ARxxxxx3F, Aadhaar No: 68xxxxxxxx3279, Status : Individual, Executed by: Self, Date of Execution: 28/04/2023, Admitted by: Self, Date of Admission: 28/04/2023, Place : Pvt. Residence, Executed by: Self, Date of Execution: 26/04/2023, Admitted by: Self, Date of Admission: 26/04/2023, Place : Pvt. Residence



**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>DEEPAK MANSINKA</b> Son of Kamal Mansinka 41A, Simla Road,, Block/Sector: Maniktala, City:- , P.O:- Beadon Street, P.S.-Manicktola, District-Kolkata, West Bengal, India, PIN:- 700006 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:- ATxxxxxx3N, Aadhaar No: 41xxxxxxxx4427, Status :Individual, Status : Not Executed

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>RAJIB ROY</b> Son of Paresch Chandra Roy City:- , P.O:- New Town, P.S.-New Town, District-North 24-Parganas, West Bengal, India, PIN:- 700159			
Identifier Of PROVAT KUMAR GHOSH			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	PROVAT KUMAR GHOSH	DEEPAK MANSINKA-8.63 Dec



On 27-04-2023

**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 26,00,000/-



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

On 28-04-2023

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

Presented for registration at 22:40 hrs on 28-04-2023, at the Private residence by PROVAT KUMAR GHOSH, Executant

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

Execution is admitted on 28/04/2023 by PROVAT KUMAR GHOSH, Son of Rajendra Kumar Ghosh, Jirangacha, P.O: Hatisala, Thana: Kashipur, South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Others \*

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



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

On 02-05-2023

**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 Fees**

Certified that required Registration Fees payable for this document is Rs 26,046.00/- ( A(1) = Rs 26,000.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 26,046/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/04/2023 12:06PM with Govt. Ref. No: 192023240032934558 on 28-04-2023, Amount Rs: 26,046/-, Bank: SBI ePay ( SBLePay), Ref. No. 2222408731827 on 28-04-2023, Head of Account 0030-03-104-001-16



**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 78,020/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 77,920/-

**Description of Stamp**

1. Stamp. Type: Impressed, Serial no 110316, Amount: Rs 100.00/-, Date of Purchase: 20/01/2023, Vendor name: Jaydeep Chatterjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB : Online on 28/04/2023 12:06PM with Govt. Ref. No: 192023240032934558 on 28-04-2023, Amount Rs: 77,920/-, Bank: SBI EPay ( SBIPay), Ref. No. 2222408731627 on 28-04-2023, Head of Account 0030-02-103-003-02



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





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2023, Page from 161677 to 161700  
being No 160405149 for the year 2023.



Digitally signed by ANUPAM HALDER  
Date: 2023.05.15 18:54:51 +05:30  
Reason: Digital Signing of Deed.

(Anupam Halder) 2023/05/15 06:54:51 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)

05701/2025

2-5516/2025



पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL

AU 200767

20/6/25  
12:02  
200/23642

Certain documents are attached to this Registration. The signature sheets and the enclosures attached thereto are the part of this document.

DEED OF CONVEYANCE

1. Date: 20/06/25
2. Place: Kolkata
3. Parties:

District Sub-Registrar  
Kolkata (S) (2) of  
Registration 1A  
Date: 20 JUN 2025

- 2360

04 FEB 2025

No.....Rs. /- 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

Vendr: .....



Handwritten signature in green ink.

Amrita Ghosh  
C/o- Biplob Ghosh  
VIII- Beliachandi  
P.O- Gocharion  
P.S- Jorajagan  
Dist- 24 Pas (S)  
743301



- 3.1 **MEHERUN BIBI (PAN: EOWPB5904L & Aadhaar No. 3801-0527-2257)**, wife of Abdulla Mandal, daughter of Bajlur Rahaman, by faith Muslim, by occupation Housewife, nationality Indian, residing at Dakshin Abjanagar, Post Office Sekendar Nagar, Police Station Deganga, PIN-743424, District North 24 Parganas (**Vendor**, includes successors-in-interest)

**And**

- 3.2 **SEEMA KYAL (PAN ADPPD3013J and Aadhaar No. 6735-3975-9286)**, wife of Balkrishan Kyal, by faith Hindu, by occupation Business, nationality Indian, residing at 30C South End Park, Post Office Sarat Bose Road, Kolkata-700 029, Police Station Lake, District South 24 Parganas (**Purchaser**, includes successors-in-interest)

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

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

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

- 4.1 **Said Property:** Land classified as *soil* (agricultural) measuring 2.96 (two point nine six) decimal, more or less, out of 82 (eighty two) decimal, being a portion of R.S. Dag No. 60, corresponding L.R. Dag No. 54, recorded under R.S. Khanda Khatian No. 654 derived from R.S. Khatian No. 366, L.R. Khatian No. 4146, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas (**Said Property**) and more fully described in the **Schedule** below **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the 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 Sukur Ali Molla:** At all material time one Sukur Ali Molla was the sole, recorded and absolute owner in respect of land measuring 29.611 (twenty nine point six one one) decimal, more or less, out of 82 (eighty two) decimal, more or less, being a portion of R.S. Dag No. 60, recorded under R.S. Khanda Khatian No. 654 derived from R.S. Khatian No. 366, at Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas (**Recorded Property Of Sukur**), free from all encumbrances.



✓

Director Sub-Registrar  
Registrar MS 7 121 of  
Registration 1906  
Mumbai, Maharashtra  
20 JUN 2025

- 5.1.2 **Sale to Harul Laskar:** By a Deed of Sale dated 7<sup>th</sup> November, 1969, registered in the Office of the Sub-Registrar, Bhangar, recorded in Book No. 1, Volume No. 110, at Pages 38 to 39, being Deed No. 10440 for the year 1969, said Sukur Ali Molla sold, conveyed and transferred land measuring 12.5 (twelve point five) decimal, more or less, out of the Recorded Property Of Sukur (**Property Of Harul Laskar**) in favour of Harul Laskar.
- 5.1.3 **Gift by Harul Laskar:** By a Deed of Gift dated 5<sup>th</sup> July, 1973, registered in the Office of the Sub-Registrar, Bhangar, recorded in Book No. 1, Volume No. 108, at Pages 51 to 61, being Deed No. 9635 for the year 1973, said Harul Laskar gifted, granted and transferred the Property Of Harul Laskar in favour of (1) Abdul Jallil Laskar, (2) Abdul Jabbar Laskar, (3) Njam Ali Laskar and (4) Julliquar Ali Laskar, free from all encumbrances.
- 5.1.4 **Sale to Abdul Wahab Molla:** By a Deed of Sale dated 27<sup>th</sup> January, 2017, registered in the Office of the Additional District Sub-Registrar, Bhangar, recorded in Book No. 1, Volume No. 1621-2017, at Pages 7556 to 7576, being Deed No. 162100320 for the year 2017, said (1) Abdul Jallil Laskar and (2) Abdul Jabbar Laskar sold, conveyed and transferred land measuring 6.26 (six point two six) decimal, more or less, out of the Property Of Harul Laskar (**Larger Property**) in favour of Abdul Wahab Molla, free from all encumbrances.
- 5.1.5 **Sale to Saiful Haque Molla:** By a Deed of Sale dated 8<sup>th</sup> July, 2019, registered in the Office of the Additional District Sub-Registrar, Bhangar, recorded in Book No. 1, Volume No. 1621-2019, at Pages 115887 to 115907, being Deed No. 162103979 for the year 2019, said Abdul Wahab Molla sold, conveyed and transferred the Larger Property in favour of Saiful Haque Molla, free from all encumbrances.
- 5.1.6 **Sale to Vendor:** By a Deed of Sale dated 28<sup>th</sup> September, 2021, registered in the Office of the Additional District Sub-Registrar, Bhangar, recorded in Book No. 1, Volume No. 1621-2021, at Pages 200458 to 200479, being Deed No. 162105643 for the year 2021, said Saiful Haque Molla sold, conveyed and transferred the Said Property out of the Larger Property in favour of Meherun Bibi (the Vendor herein), free from all encumbrances.
- 5.1.7 **Absolute Ownership of Said Property:** In the above mentioned events and circumstances said Meherun Bibi (the Vendor herein) became the sole and absolute owner in respect of the Said Property, out of the Larger Property and mutated her name in the records of the Block Land and Land Reforms Officer, Bhangar-II, under L.R. Khatian No. 4146, free from all encumbrances and the Said Property is the subject matter of this Conveyance.
- 5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendor represents and warrants to and covenants with the Purchaser regarding encumbrances as follows:



Handwritten signature in green ink.

Ustavna zaštita zdravlja građana  
Ministarstvo Zdravlja Republike Srbije  
Beograd, Bulevar Oslobođenja 150  
20 JUN 2015

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



✓

Ստացվել է 20.06.2025 թ. 14:25  
Հասցե: Երևան, Կոմ. Կոմ. Կենտրոն  
20 JUN 2025

## 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 *khata*, 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 *sahi* (agricultural) measuring 2.96 (two point nine six) decimal, more or less, out of 82 (eighty two) decimal, being a portion of R.S. Dag No. 60, corresponding L.R. Dag No. 54, recorded under R.S. Khandas Khatian No. 654 derived from R.S. Khatian No. 366, L.R. Khatian No. 4146, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the 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.20,00,000/- (Rupees Twenty Lakhs only)** paid by the Purchaser to the Vendor, receipt of which the Vendor hereby and by the Receipt and Memo of Consideration hereunder written, admits and acknowledges.

## 8. Terms of Transfer

- 8.1 **Salient Terms:** The transfer being effected by this Conveyance is:
- 8.1.1 **Sale:** a sale within the meaning of the Transfer of Property Act, 1882.
- 8.1.2 **Absolute:** absolute, irreversible and perpetual.
- 8.1.3 **Free from Encumbrances:** free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, debutter, *wakf*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein



✓

RECEIVED  
KEMENTERIAN KESEHATAN REPUBLIK INDONESIA  
DIREKTORAT JENDERAL BINA SAHABAT KOMUNITAS DAN KEMASYARAKATAN  
20 JUN 2015

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

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

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

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

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

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

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



2

DIKEMENTERIAN KESEHATAN REPUBLIK INDONESIA  
KEMENTERIAN KESEHATAN REPUBLIK INDONESIA  
KEMENTERIAN KESEHATAN REPUBLIK INDONESIA  
KEMENTERIAN KESEHATAN REPUBLIK INDONESIA

20 JUN 2025

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

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



ಕರ್ನಾಟಕ ಸರ್ಕಾರದ ಆರೋಗ್ಯ ಮತ್ತು ಕುಟುಂಬ ಕಲ್ಯಾಣ ಇಲಾಖೆಯಿಂದ  
ಆರೋಗ್ಯ ಮತ್ತು ಕುಟುಂಬ ಕಲ್ಯಾಣ ಇಲಾಖೆಯ ಅಧೀನದಲ್ಲಿ  
ಕರ್ನಾಟಕ ಸರ್ಕಾರದ ಆರೋಗ್ಯ ಮತ್ತು ಕುಟುಂಬ ಕಲ್ಯಾಣ ಇಲಾಖೆಯ  
-20 JUN 2025

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

**9. Interpretation:**

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

**Schedule  
(Said Property)**

Land (vacant) classified as *soil* (agricultural) measuring 2.96 (two point nine six) decimal, more or less, out of 82 (eighty two) decimal, being a portion of R.S. Dag No. 60, corresponding L.R. Dag No. 54, recorded under R.S. Khanda Khatian No. 654 derived from R.S. Khatian No. 356, L.R. Khatian No. 4146, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayat, Sub-Registration District Bhangar, District South 24 Pargana and the Said Property is delineated on the **Plan** annexed herewith and bordered in color **Red** thereon and the Said Property is butted and bounded as follows:

- On the North** : By portion of R.S. Dag No. 60 (Land of Kyal Group);
- On the East** : By portion of R.S. Dag No. 154;
- On the South** : By portion of R.S. Dag No. 61;
- On the West** : By portion of R.S. Dag No. 60 (Land of Kyal Group).

**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.



*[Handwritten signature]*

District Sub-Registrar IV  
Registration Act, 1908  
Bangalore, District - Bangalore  
20 JUN 2025

10. Execution and Delivery

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

Witnesses:

1. Ananta Ghosh  
via - Belachand  
P.O - Gocharoh  
P.S - Jorhagar  
DIST - 242030  
743331

2. Atangir Raza Adr  
28/1, Judge Court Road  
Kot-27

~~MEH~~ Mehasum Bibi  
[Vendor]

Drafted by:

Atangir Raza  
40/1366/03

Advocate



### Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs.20,00,000/- (Rupees Twenty Lakhs only)** towards full and final payment of the consideration for sale of the Said Property described in the **Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
UTR No. IOBAR52025061900276623	19.06.25	Indian Overseas Bank	20,00,000.00
<b>Total:</b>			<b>20,00,000/-</b>

Witnesses:

1. Anurag Chash

2. Anurag Reza

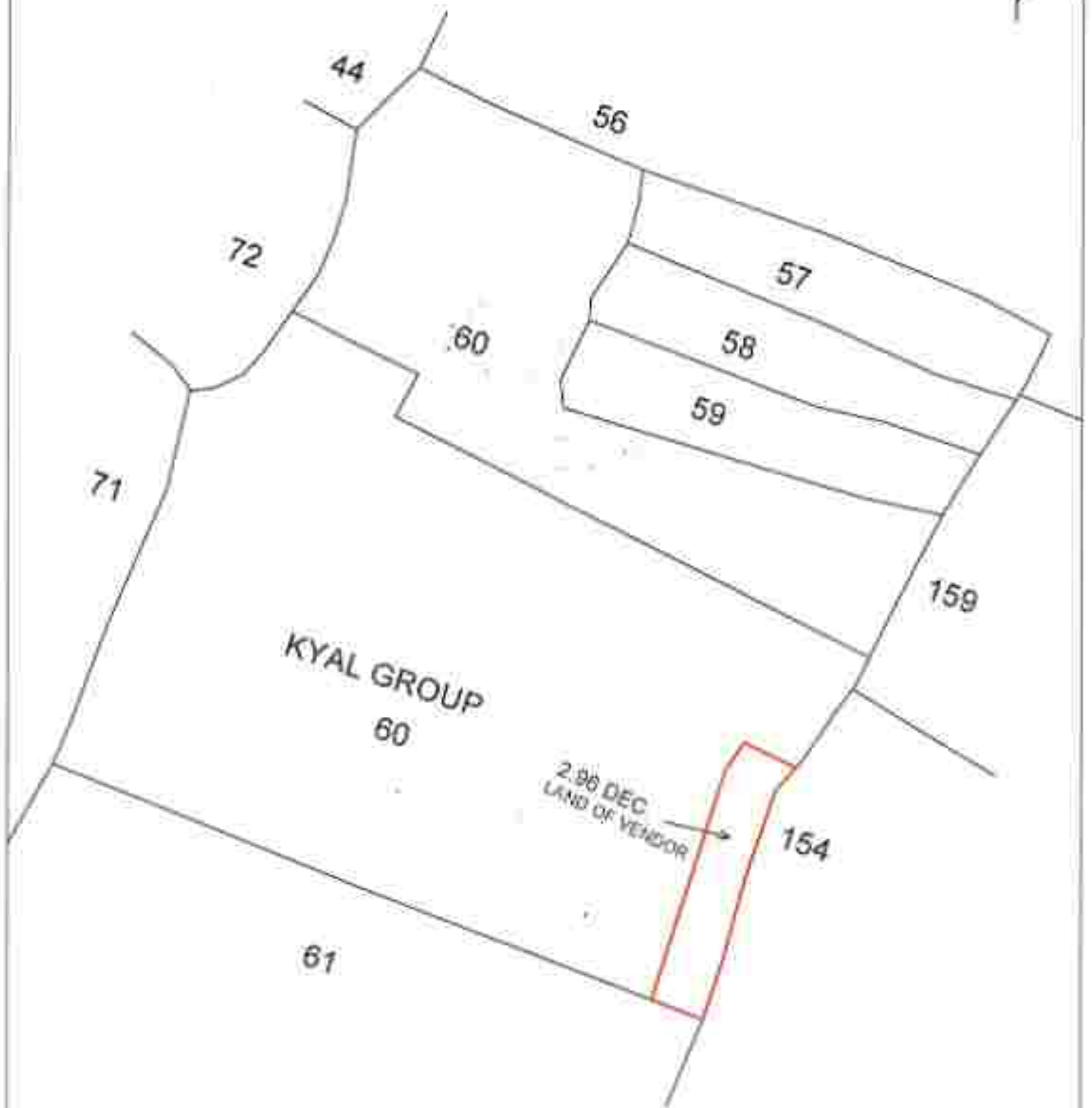
Meharum BiBi  
[Vendor]



*[Handwritten signature in green ink]*

District Sub-Registrar - IV  
Registrar (IT) &  
Registration 1418  
Muzaffarpur, Bihar 800 001  
**20 JUN 2015**

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



Meharum Bibi



Handwritten signature in green ink.

Registrar of Companies  
Registration 1216  
Sector, South 24 Parganas  
20 JUN 2025

**SPECIMEN FORM FOR TEN FINGER PRINTS**

	<i>S. K. Singh</i>					
		<b>Little      Ring      Middle      Fore      Thumb</b> <b>(Left Hand)</b>				
						
		<b>Thumb      Fore      Middle      Ring      Little</b> <b>(Right Hand)</b>				
	<i>Meharum B. B.</i>					
		<b>Little      Ring      Middle      Fore      Thumb</b> <b>(Left Hand)</b>				
						
		<b>Thumb      Fore      Middle      Ring      Little</b> <b>(Right Hand)</b>				
<p align="center"><b>PHOTO</b></p>						
		<b>Little      Ring      Middle      Fore      Thumb</b> <b>(Left Hand)</b>				
		<b>Thumb      Fore      Middle      Ring      Little</b> <b>(Right Hand)</b>				



Handwritten signature in green ink.

District Sub-Registrar - IV  
Jammu J/S (2) of  
Registration 1908  
Jammu, on 24th June 2023

20 JUN 2023



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

Query No / Year	2001736721/2025	Office where deed will be registered
Query Date	19/06/2025 3:20:24 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	DIPANKAR SARDAR Village And Post Office Gokamee, Thana : Magrahat, District : South 24-Parganas, WEST BENGAL, Pin - 743601, Mobile No. : 9330394689, Status :Deed Writer	
Transaction	Additional Transaction	
(G101) Sale, Sale Document	(4308) Agreement [No of Agreement : 2]	
Set Forth value	Market Value	
Rs. 20,00,000/-	Rs. 20,00,000/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 1,00,020/- (Article 23)	Rs. 20,014/- (Article A(1), E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks		

**Land Details :**

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

Sch No	Plot Number	Khatian Number	Land Use/Proposed	User/ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-60	RS-654	Bastu	Shali	2.96 Dec	20,00,000/-	20,00,000/-	
<b>Grand Total :</b>					<b>2.96Dec</b>	<b>20,00,000 /-</b>	<b>20,00,000 /-</b>	

**Seller Details :**

Sl No	Name & address	Status	Execution Admission Details :
1	MEHERUN BI BI Wife of ABDULLA MANDAL, City:- P.O:- SEKENDAR NAGAR, P.S:-Deganga, District:-North 24-Parganas, West Bengal, India, PIN:- 743424 Sex: Female, By Caste: Muslim, Occupation: Others, Citizen of India, Date of Birth:XX-XX-1XX3, PAN No. E0xxxxxx4L, Aadhaar No. : 38xxxxxxxx2257, 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	SEEMA KYAL Wife of BALKRISHAN KYAL, 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, Date of Birth:XX-XX-1XX7, PAN No: ADxxxxxx3J, Aadhaar No.: 67xxxxxxxxx296, Status :Individual, Not Executed	Individual	Not Executed

**Identifier Details :**

Name & address
AMRITA GHOSH Son of B GHOSH City:- , P.O:- GOCHARAN, P.S:-Joynagar, District:-South 24-Parganas, West Bengal, India, PIN:- 743391, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of India, Identifier Of MEHERUN BIBI

**Transfer of property for L1**

Sl.No	From	To, with area (Name-Area)
1	MEHERUN BIBI	SEEMA KYAL-2.96 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 19-07-2025) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 19-07-2025)
3. Standard User charge of Rs. 300/- (Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.a.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 e-Assessment Slip can be used for registration of respective deed in any of the following offices:  
D.S.R. - I SOUTH 24-PARGANAS, D.S.R. -II SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. BHANGAR, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA



জেলাঃ [16]দক্ষিণ ২৪ পরগণা  
ব্লকঃ [03]ভাঙক-২  
মৌজাঃ [025]জিরগাছা

৪০৭

(Live Data As On 02/05/2025,17:56:52)

জে.এল নং ২৫ খানা কাশীপুর

দাগ নং	শ্রেণী	জমির মোট পরিমাণ(একর)	দাগের ম্যাপ
54	শালি	0.82	

খতিয়ান নং	রায়ভের নাম	পিতা/স্বামী	অংশ	অংশ
3174	আব্দুর রফিক মোল্যা	মিদার বজা	0.0028	
3175	শুকুর আলি মোল্যা	মিদার বজা	0.0001	
3404	সাইফুল হক	মহম্মদ মোল্যা	0.0001	
3437	সাত্তার আলি পোলদার	তাকিজুদ্দিন	0.0201	
3438	সাকিবুল পোলদার	তাকিজুদ্দিন	0.0202	
3525	নয়নতারা খাতুন	আব্দুল রাউফ	0.1087	
3548	আব্দুল হাবিব মোল্যা	মকসেদ	0.0258	
3549	আব্দুল হাকিম মোল্যা	মকসেদ	0.0258	
3550	আব্দুল বাই মোল্যা	মকসেদ	0.0258	
3650	আলাউদ্দিন মোল্যা	জয়নাল	0.1056	
4005	ফজিলা বিবি	মিদারবজা	0.0001	
4006	এজিলা বিবি	মিদারবজা	0.0078	
4008	সবিতা বিবি	মিদারবজা	0.0001	
4144	আব্দুল ওহাব মোল্যা	দাউদ আলি মোল্যা	0.0359	
4146	মোহেরন বিবি	আব্দুল্লা মখল	0.0360	
4199	সাকিবুল হক	মরহুম মহম্মদ মোল্যা	0.0120	
4211	রাজা সাহা	মিহির সাহা	0.0162	
4245	আব্দুল ওহাব মোল্যা	দাউদ আলি মোল্যা	0.1102	
4246	আব্দুল ওহাব মোল্যা	দাউদ আলি মোল্যা	0.1985	
4375	মোঃ মোর্তাজা মোল্যা	নাসিরউদ্দিন মোল্যা	0.0162	
4453	জয়নাল মোল্যা	তাকিজ উদ্দিন মোল্যা	0.0289	
4468	নিজামউদ্দিন লস্কর	হাজর লস্কর	0.0223	
4500	নয়নতারা খাতুন	আব্দুর রউপ সোজা	0.0644	
4722	বি ইনসিটিউট অফ কম্পিউটার ইঞ্জিনিয়ার্স ইন্ডিয়া পক্ষে প্রদ্যুৎ কুমার বিশ্বাস		0.1035	
5010	প্রশান্ত ঘোষ	মদন মোহন ঘোষ	0.0129	



### Major Information of the Deed

Deed No :	I-1604-05516/2025	Date of Registration	20/06/2025
Query No / Year	1604-2001736721/2025	Office where deed is registered	
Query Date	19/06/2025 3:20:24 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	DIPANKAR SARDAR Village And Post Office Gokamee, Thana : Magrahat, District : South 24-Parganas, WEST BENGAL, PIN - 743601, Mobile No. : 9330394889, Status :Deed Writer		
Transaction	Additional Transaction		
[010] Sale, Sale Document	[4308] Other than immovable Property, Agreement (No of Agreement : 2)		
Set Forth value	Market Value		
Rs. 20,00,000/-	Rs. 20,00,000/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 1,00,020/- (Article 23)	Rs. 20,046/- (Article A(1), E)		
Remarks			

#### Land Details :

District: South 24-Parganas, P.S:- Keshipur, Gram Panchayat: BHAGAWANPUR, Mouza: Srangacha, 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-60	RS-654	Bashu	Shali	2.96 Dec	20,00,000/-	20,00,000/-	
<b>Grand Total :</b>					<b>2.96Dec</b>	<b>20,00,000 /-</b>	<b>20,00,000 /-</b>	

#### Seller Details :

Sr No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>MEHERUN BIBI (Presentant)</b> Wife of ABDULLA MANDAL Executed by: Self, Date of Execution: 20/06/2025 Admitted by: Self, Date of Admission: 20/06/2025 ,Place : Office			
City:- , P.O:- SEKENDAR NAGAR, P.S:-Deganga, District:-North 24-Parganas, West Bengal, India, PIN:- 743424 Sex: Female, By Caste: Muslim, Occupation: Others, Citizen of: India Date of Birth: XX-XX-1XX3 , PAN No. : E0xxxxxx4L, Aadhaar No: 36xxxxxxxx2257, Status :Individual, Executed by: Self, Date of Execution: 20/06/2025 , Admitted by: Self, Date of Admission: 20/06/2025 ,Place : Office				



**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<p><b>SEEMA KYAL</b>                      Wife of BALKRISHAN KYAL City:- , P.O-&gt; SARAT BOSE ROAD, P.S-&gt;Lake, District-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-XXXX , PAN No:- ADXXXXXXJ, Aadhaar No: 67XXXXXXXX9288, Status :Individual, Status : Not Escorted</p>

**Identifier Details :**

Name	Photo	Finger Print	Signature
<p><b>AMRITA GHOSH</b>                      Son of B GHOSH                      City:- , P.O-&gt; GOCHARAN, P.S-&gt;Joynagar, District-South 24-Parganas, West Bengal, India, PIN:- 743321</p>		 <p>Captured</p>	
	20/06/2025	20/06/2025	20/06/2025
Identifier Of MEHERUN BIBI			

**Transfer of property for E1**

Sl.No	From	To, with area (Name-Area)
1	MEHERUN BIBI	SEEMA KYAL-2.96 Dec



**Enrolment For Deed Number : I - 180405516 / 2025**

**On 20-06-2025**

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1898

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

Presented for registration at 12:09 hrs on 20-06-2025, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by MEHESHUN BIBI, 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 20,00,000/-

**Admission of Execution ( Under Section 68, W.B. Registration Rules, 1962 )**

Execution is admitted on 20/06/2025 by MEHESHUN BIBI, Wife of ABUJILLA MANDAL, P.O: SEKENDAR NAGAR, Thana: Deopanga, North 24-Parganas, WEST BENGAL, India, PIN - 743424, by caste Muslim, by Profession Others identified by AMRITA GHOSH, Son of B GHOSH, P.O: GOCHARAN, Thana: Joyinagar, South 24-Parganas, WEST BENGAL, India, PIN - 743391, by caste Hindu, by profession Service

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 20,046.00/- ( A(1) = Rs 20,000.00/- E = Rs 24.00/- H = Rs.28.00/- M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 20,014/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/06/2025 - 6:09PM with Govt. Ref. No: 192025260119009266 on 19-06-2025, Amount Rs: 20,014/-, Bank: SBI EPay ( SBIEPay), Ref. No: 3164561445037 on 19-06-2025, Head of Account:0030-03-104-001-10


**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 1,00,020/- and Stamp Duty paid by Stamp Rs 100.00/- by online = Rs. 99,920/-

**Description of Stamp**

1. Stamp, Type: Impressed, Serial no 2380, Amount: Rs.100.00/-, Date of Purchase: 04/02/2025, Vendor name: Samran Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/06/2025 - 8:09PM with Govt. Ref. No: 192025260119009266 on 19-06-2025, Amount Rs: 99,920/-, Bank: SBI EPay ( SBIEPay), Ref. No: 3164561445037 on 19-06-2025, Head of Account:0030-02-103-003-02

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





Certificate of Registration under section 60 and Rule 69.  
Registered in Book - I  
Volume number 1604-2025, Page from 143356 to 143374  
being No 160405516 for the year 2025.



Digitally signed by SARBAJIT MAJUMDER  
Date: 2025.06.20 12:32:51 +05:30  
Reason: Digital Signing of Deed

(Sarbjit Majumder) 20/06/2025  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS  
West Bengal.

05838/2025

2-5575/2025



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AU 200776

23/06/2025  
 Q-2001723838/2025

... the document is attached to the  
 ... The signature sheets and the  
 ... sheets attached with the  
 ... are the part of this document

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

CONVEYANCE

23 JUN 2025

1. Date: 23/06/25
2. Place: Kolkata
3. Parties

\_\_\_\_\_

04 FEB 2025

2351

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

Name:- B. C. LAHIRI  
Advocate

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

SUBHANKAR DAS  
STAMP VENDOR

Allpore Police Court, Kol-27

Vendor .....



Ananta Chakraborty  
c/o - Bislob Ghosh  
v/u - Belia Choudi  
P.O - Gacharon  
P.S - Jorhagar  
Dist - 24 PGS (S)  
743301

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

23 JUN 2026

- 3.1 **SNEHA GHOSH (PAN ERVPG3521G and Aadhaar No. 5570 1421 8276)**, daughter of Phanibhushan Ghosh, by faith Hindu, by occupation Others, nationality Indian, residing at Jirangacha, Post Office Hatisala, Police Station Kashipur (formerly Bhangar), PIN - 700135, District South 24 Parganas;
- 3.2 **NEHA GHOSH (PAN ERVPG3522F and Aadhaar No. 5643 0219 2659)**, daughter of Phanibhushan Ghosh, by faith Hindu, by occupation Others, nationality Indian, residing at Jirangacha, Post Office Hatisala, Police Station Kashipur (formerly Bhangar), PIN - 700135, District South 24 Parganas;
- 3.3 **PHANIBHUSHAN GHOSH (PAN ATLPG0452A and Aadhaar No. 9746 0572 8396)**, son of Late Khitish Chandra Ghosh, by faith Hindu, by occupation Business, nationality Indian, residing at Jirangacha, Post Office Hatisala, Police Station Kashipur (formerly Bhangar), PIN - 700135, District South 24 Parganas

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

**And**

- 3.4 **SWETA KYAL**, having **PAN AFXPG8803P and Aadhaar No. 2440 3320 0783**, wife of Anurag 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;
- 3.5 **UNNATH KYAL**, having **PAN IANPK7176J and Aadhaar No. 7348 3834 3751**, son of Rishi 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; (collectively **Purchasers**, includes successors-in-interest)

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

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

4. **Subject Matter of Conveyance**
  - 4.1 **Said Property:** Land admeasuring 11.12 (eleven point one two) decimal, more or less, comprised in R.S. Dag Nos. 92, 100 and 117, corresponding L.R. Dag Nos. 86, 94 and 111, respectively, recorded under R.S. Khatian Nos. 181, 629 and 187, L.R. Khatian Nos. 800, 1135, 1509, 3201 and 5340, 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 (collectively **Said Property**) and more fully described in the **Schedule** below **together with** all title, benefits, easements, authorities, claims, demands, usufructs



District Sub-Registrar-V  
Registrar UFG 7 (2) of  
Registration 1906  
Alipore, South 24 Panchayat

23 JUN 2025

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.

## **8. Background, Representations, Warranties and Covenants**

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

#### **5.1.1 Ownership of First Property:**

- (a) At all material time Uttam Chandra Ghosh was the sole and absolute owner in respect of land measuring 112 (one hundred twelve) decimal, comprised in R.S. Dag No. 92, corresponding L.R. Dag No. 86, recorded under R.S. Khatian No. 181, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Mother Property in R.S. Dag 92**), free from all encumbrances.
- (b) Said Uttam Chandra Ghosh, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate leaving behind him surviving his wife, Sashibala Dasi, 7 (seven) sons, namely, (1) Bipin Bihari Ghosh, (2) Satish Chandra Ghosh, (3) Jatish Chandra Ghosh, (4) Nagendra Nath Ghosh, (5) Khitish Chandra Ghosh, (6) Rajendra Nath Ghosh alias Rajendra Kumar Ghosh and (7) Lalit Mohan Ghosh and 2 (two) daughters, namely, (1) Subodh Bala Ghosh and (2) Radharani Ghosh, as his only legal heirs and heiresses, who jointly and in equal share inherited the right, title and interest of Late Uttam Chandra Ghosh in the Mother Property in R.S. Dag 92, free from all encumbrances.
- (c) Said Sashibala Dasi, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate leaving behind her surviving her 7 (seven) sons, namely, (1) Bipin Bihari Ghosh, (2) Satish Chandra Ghosh, (3) Jatish Chandra Ghosh, (4) Nagendra Nath Ghosh, (5) Khitish Chandra Ghosh, (6) Rajendra Nath Ghosh alias Rajendra Kumar Ghosh and (7) Lalit Mohan Ghosh and 2 (two) daughters, namely, (1) Subodh Bala Ghosh and (2) Radharani Ghosh, as her only legal heirs and heiresses, who jointly and in equal share inherited the right, title and interest of Late Sashibala Dasi in the Mother Property in R.S. Dag 92, free from all encumbrances.
- (d) In the above mentioned circumstances said Khitish Chandra Ghosh became the sole and absolute owner in respect of land measuring 12.45 (twelve point four five) decimal, more or less, out of the Mother Property in R.S. Dag 92 (**Khitish's Property in R.S. Dag 92**), free from all encumbrances.
- (e) In the above mentioned circumstances said Satish Chandra Ghosh became the sole and absolute owner in respect of land measuring 12.45 (twelve point four five) decimal, more or less, out of the Mother



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

23 JUN 2025

Property in R.S. Dag 92 (**Satish's Property in R.S. Dag 92**), recorded under L.R. Khatian No. 1135, free from all encumbrances.

- (f) Said Khitish Chandra Ghosh, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate leaving behind him surviving his wife, Namita Ghosh alias Namita Bala Ghosh and 3 (three) sons, namely, (1) Sadhan Ghosh alias Sadhan Kumar Ghosh, (2) Sukumar Ghosh and (3) Phanibhushan Ghosh, as his only legal heirs and heiress, who jointly and in equal share inherited the right, title and interest of Late Khitish Chandra Ghosh in Khitish's Property in R.S. Dag 92, free from all encumbrances.
- (g) In the above mentioned circumstances said Phanibhushan Ghosh became the sole and absolute owner in respect of land measuring 3.1125 (three point one one two five) decimal, more or less, out of Khitish's Property in R.S. Dag 92 (**First Property in R.S. Dag 92**) and mutated his name in the records of the Block Land and Land Reforms Officer, Bhangar-II, under L.R. Khatian No. 800, free from all encumbrances.
- (h) By a Deed of Sale dated 18<sup>th</sup> September, 1987, registered in the Office of the Sub-Registrar of Bhangar, recorded in Book No. 1, Volume No. 157, at Pages 26 to 30, being Deed No. 8260 for the year 1987, said Satish Chandra Ghosh sold, conveyed and transferred land measuring 8.5 (eight point five) decimal, more or less, out of the Satish's Property in R.S. Dag 92 unto and in favour of (1) Sadhan Ghosh alias Sadhan Kumar Ghosh, (2) Sukumar Ghosh and (3) Phanibhushan Ghosh, free from all encumbrances.
- (i) In the above mentioned circumstances said Phanibhushan Ghosh become the sole and absolute owner in respect of land measuring 2.9 (two point nine) decimal, more or less, out of Satish's Property in R.S. Dag 92 (**Second Property in R.S. Dag 92**), free from all encumbrances.
- (j) By a Deed of Gift dated 18<sup>th</sup> July, 2024, registered in the Office of the Additional District Sub-Registrar, Bhangar, recorded in Book No. 1, Volume No. 1621-2024, at Pages 196416 to 196438, being Deed No. 162107751 for the year 2024, said Namita Ghosh, wife of Khitish Chandra Ghosh gifted, granted and transferred land measuring 1.0375 (one point zero three seven five) decimal, more or less, out of the Khitish's Property in R.S. Dag 92 (**Third Property in R.S. Dag 92**) unto and in favour of Phanibhushan Ghosh, free from all encumbrances.
- (k) In the above mentioned circumstances said Phanibhushan Ghosh became the sole and absolute owner in respect of land measuring 7.1 (seven point one) decimal, more or less, comprised in the First Property in R.S. Dag 92, Second Property in R.S. Dag 92 and Third Property in R.S. Dag 92 (collectively **First Property**), free from all encumbrances.
- (l) By a Deed of Gift dated 12<sup>th</sup> March, 2025, registered in the Office of the Additional District Sub-Registrar, Bhangar, recorded in Book No.



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

23 JUN 2025

1, Volume No. 1621-2025, at Pages 65820 to 65842, being Deed No. 162102584 for the year 2025, said Phanibhushan Ghosh gifted, granted and transferred his right, title and interest in the First Property in favour of his 2 (two) daughters, namely, (1) Sneha Ghosh and (2) Neha Ghosh, free from all encumbrances.

- (m) In the above mentioned events and circumstances said (1) Sneha Ghosh (the Vendor No. 3.1 herein) and (2) Neha Ghosh (the Vendor No. 3.2 herein) became the joint and absolute owners in respect of the First Property and said Sneha Ghosh mutated her name under L.R. Khatian No. 5340, free from all encumbrances. However, said Phanibhushan Ghosh noticed some typographical errors in the aforesaid Deed No. 162102584/2025 regarding the recital of the First Property and therefore, said Phanibhushan Ghosh (the Vendor No. 3.3 herein) have joined as a Vendor to these presents for better perfection of title to the First Property.

### 5.1.2 Ownership of Second Property:

- (a) At all material time Uttam Chandra Ghosh was the sole and absolute owner in respect of land measuring 101 (one hundred one) decimal, comprised in R.S. Dag No. 100, corresponding L.R. Dag No. 94, recorded under R.S. Khatian No. 629, Mouza Jirangcha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of HGP, Sub-Registration District Bhangar, District South 24 Parganas (**Mother Property in R.S. Dag 100**), free from all encumbrances.
- (b) Said Uttam Chandra Ghosh, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate leaving behind him surviving his wife, Sashibala Das, 7 (seven) sons, namely, (1) Bipin Bihari Ghosh, (2) Satish Chandra Ghosh, (3) Jatish Chandra Ghosh, (4) Nagendra Nath Ghosh, (5) Khitish Chandra Ghosh, (6) Rajendra Nath Ghosh alias Rajendra Kumar Ghosh and (7) Lalit Mohan Ghosh and 2 (two) daughters, namely, (1) Subodh Bala Ghosh and (2) Radharani Ghosh, as his only legal heirs and heiresses, who jointly and in equal share inherited the right, title and interest of Late Uttam Chandra Ghosh in the Mother Property in R.S. Dag 100, free from all encumbrances.
- (c) Said Sashibala Das, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate leaving behind her surviving her 7 (seven) sons, namely, (1) Bipin Bihari Ghosh, (2) Satish Chandra Ghosh, (3) Jatish Chandra Ghosh, (4) Nagendra Nath Ghosh, (5) Khitish Chandra Ghosh, (6) Rajendra Nath Ghosh alias Rajendra Kumar Ghosh and (7) Lalit Mohan Ghosh and 2 (two) daughters, namely, (1) Subodh Bala Ghosh and (2) Radharani Ghosh, as her only legal heirs and heiresses, who jointly and in equal share inherited the right, title and interest of Late Sashibala Das in the Mother Property in R.S. Dag 100, free from all encumbrances.
- (d) In the above mentioned circumstances said Khitish Chandra Ghosh has become the sole and absolute owner in respect of land measuring 11.23 (eleven point two three) decimal, more or less, out



Quince Sub-Registrar IV  
Registrar LWS 7 (R) of  
Registration 1956  
Alipore, South 24 Parganas

20 JUN 2025

of the Mother Property in R.S. Dag 100 (**Khitish's Property in R.S. Dag 100**), free from all encumbrances.

- (e) Said Khitish Chandra Ghosh, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate leaving behind him surviving his wife, Namita Ghosh alias Namita Bala Ghosh and 3 (three) sons, namely, (1) Sadhan Ghosh alias Sadhan Kumar Ghosh, (2) Sukumar Ghosh and (3) Phanibhushan Ghosh, as his only legal heirs and heiress, who jointly and in equal share inherited the right, title and interest of Late Khitish Chandra Ghosh in Khitish's Property in R.S. Dag 100, free from all encumbrances.
- (f) In the above mentioned circumstances said Phanibhushan Ghosh became the sole and absolute owner in respect of land measuring 2.8075 (two point eight zero seven five) decimal, more or less, out of Khitish's Property in R.S. Dag 100 (**Larger First Property in R.S. Dag 100**) and mutated his name in the records of the Block Land and Land Reforms Officer, Bhangar-II, under L.R. Khatian No. 800, free from all encumbrances.
- (g) By a Deed of Gift dated 18<sup>th</sup> July, 2024, registered in the Office of the Additional District Sub-Registrar, Bhangar, recorded in Book No. 1, Volume No. 1621-2024, at Pages 196416 to 196438, being Deed No. 162107751 for the year 2024, said Namita Ghosh gifted, granted and transferred land measuring 0.9359 (zero point nine three five nine) decimal, more or less, out of the Khitish's Property in R.S. Dag 100, recorded under L.R. Khatian No. 1509 (**Larger Second Property in R.S. Dag 100**) unto and in favour of Phanibhushan Ghosh, free from all encumbrances.
- (h) In the above mentioned events and circumstances said Phanibhushan Ghosh became the sole and absolute owner in respect of land measuring 3.7434 (three point seven four three four) decimal, more or less, comprised in the Larger First Property in R.S. Dag 100 and Larger Second Property in R.S. Dag 100 (collectively **Larger Property in R.S. Dag 100**), free from all encumbrances.
- (i) By a Deed of Gift dated 12<sup>th</sup> March, 2025, registered in the Office of the Additional District Sub-Registrar, Bhangar, recorded in Book No. 1, Volume No. 1621-2025, at Pages 65820 to 65842, being Deed No. 162102584 for the year 2025, said Phanibhushan Ghosh gifted, granted and transferred land measuring 2.8 (two point eight) decimal, more or less, out of the Larger Property in R.S. Dag 100 (**Second Property**) unto and in favour of (1) Sucha Ghosh and (2) Neha Ghosh, free from all encumbrances.
- (j) In the above mentioned events and circumstances said (1) Sucha Ghosh (the Vendor No. 3.1 herein) and (2) Neha Ghosh (the Vendor No. 3.2 herein) became the joint and absolute owners in respect of the Second Property and said Sucha Ghosh mutated her name under L.R. Khatian No. 5340, free from all encumbrances. However, said Phanibhushan Ghosh noticed some typographical errors in the aforesaid Deed No. 162102584/2025 regarding the recital of the Second Property and therefore, said Phanibhushan Ghosh (the



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

23 JUN 2025

Vendor No. 3.3 herein) have joined as a Vendor to these presents for better perfection of title to the Second Property.

- 5.1.3 **Ownership of Third Property:** In addition to the above said Phanibhushan Ghosh (the Vendor No. 3.3 herein) is seized and possessed of or otherwise well and sufficiently entitled to land admeasuring 1.22 (one point two two) decimal, comprised in R.S. Dag No. 117, recorded under R.S. Khatian No. 187, L.R. Khatian No. 3201, 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**), free from all encumbrances.
- 5.1.4 **Absolute Ownership of Vendors:** In the above mentioned events and circumstances the Vendors became 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 Purchasers regarding encumbrances as follows:
- 5.2.1 **No Acquisition/Requisition:** The Vendors have not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declares that the Said Property is not affected by any scheme of any Local Authority or Government or Statutory Body.
- 5.2.2 **No Excess Land:** The Vendors do not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955 and the West Bengal Estates Acquisition Act, 1953.
- 5.2.3 **No Encumbrance by Act of Vendors:** The Vendors have not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.
- 5.2.4 **Right, Power and Authority to Sell:** The Vendors have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the 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.



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

23 JUN 2025

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

## 6. Basic Understanding

- 6.1 **Sale of Said Property:** The basic understanding between the Vendors and the 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, bankable and marketable title and together with *khuz*, vacant, peaceful and physical possession and the Purchasers shall purchase the same based on the representations, warranties and covenants mentioned in Clauses 5.1 and 5.2 and their respective sub-clauses above.

## 7. Transfer

- 7.1 **Hereby Made:** The Vendors hereby sell, convey and transfer to the Purchasers the entirety of the Vendors' right, title and interest of whatsoever or howsoever nature in the Said Property, more fully described in the **Schedule** below, being land admeasuring 11.12 (eleven point one two) decimal, more or less, comprised in R.S. Dag Nos. 92, 100 and 117, corresponding L.R. Dag Nos. 86, 94 and 111, respectively, recorded under R.S. Khatian Nos. 181, 629 and 187, L.R. Khatian Nos. 800, 1135, 1509, 3201 and 5340, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.



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

23 JUN 2025

7.2 **Consideration:** The aforesaid transfer is being made in consideration of a sum of **Rs.96,20,000/- (Rupees Ninety-Six Lakhs Twenty Thousand only)** paid by the Purchasers to the Vendors, receipt of which the Vendors hereby and by the Receipt and Memo of Consideration hereunder written, admit and acknowledge.

## 8. Terms of Transfer

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

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

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

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

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

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

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 Purchasers and/or the Purchasers's successors-in-interest and assigns, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the Purchasers and/or the Purchasers'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 Purchasers 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 Purchasers in respect of the Said Property. In this regard the Vendors hereby clarify that the R.S. Record of Rights and L.R. Record of Rights are not in parity with the



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

23 JUN 2025

Vendors' entitlement in said R.S. Daga 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. Daga (acquired vide the aforesaid recital) under these presents whatsoever and howsoever in nature and the Purchasers 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 Purchasers.
- 8.4 **Outgoings:** All statutory revenue, cesa, tams, 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 Purchasers fully and comprehensively saved, harmless and indemnified.
- 8.5 **Holding Possession:** The Vendors hereby covenant that the Purchasers and the Purchasers'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 assumed or expressed or intended so to be unto and to the Purchasers, 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 Purchasers shall be fully entitled to mutate the Purchasers's name in all public and statutory records and the Vendors hereby expressly (a) consent to the same and (b) appoint the Purchasers as the constituted attorney of the Vendors and empower and authorize the Purchasers to sign all papers and



5  
District Sub-Registrar-IV  
Registrar U.S.T (2) of  
Registration 1908  
Alpiria, South 24 Parganas

23 JUN 2025

documents and take all steps whatsoever or howsoever in this regard and (2) the Vendors are fully aware that the Purchasers shall convert the nature of use and classification of the Said Property to non-agricultural/any other classification at the sole discretion of the Purchasers and the Purchasers 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 Purchasers as the constituted attorney of the Vendors and empower and authorize the Purchasers 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 Purchasers in all respect to cause mutation of the Said Property in the name of the Purchasers and conversion of the nature of use and classification thereof and in this regard shall sign all documents and papers as required by the Purchasers.

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

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

9. **Interpretation:**

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

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



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

23 JUN 2025

**SCHEDULE**  
**(Said Property)**  
**(Subject Matter of Conveyance)**

Land (vacant) admeasuring 11.12 (eleven point one two) decimal, more or less, comprised in R.S. Dag Nos. 92, 100 and 117, corresponding L.R. Dag Nos. 86, 94 and 111, respectively, recorded under R.S. Khatian Nos. 181, 629 and 187, L.R. Khatian Nos. 800, 1135, 1509, 3201 and 3360, Mouza Jirangacha, J.L. No. 35, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayat, Sub-Registration District Bhangar, District South 24 Parganas

**Together with** all title, benefits, 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:

Classification	R.S. Dag	L.R. Dag	R.S. Khatian	Total Area in Dag (Dec)	Area Sold (Dec)
Sali	92	86	181	150	7.1
Sali	100	94	629	101	2.8
Sali	117	111	187	11	1.22
<b>Total:</b>					<b>11.12</b>

Said R.S. Dag No. 92 is butted and bounded as follows:

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

Said R.S. Dag No. 100 is butted and bounded as follows:

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

Said R.S. Dag No. 117 is butted and bounded as follows:

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



District Sub-Registrar-IV  
Registrar U/S 7(2) of  
Registration Act  
Alpore, South 74 Punjab

23 JUN 2020

10. Execution and Delivery

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

Witnesses:

1. Ananta Chakrabarti  
Vill - Gelipahandi  
P.O - Gochan  
P.S - Jorajoga  
Dist - 24 P.S (V)  
747391

Sneha Ghosh

2. Rishi Chandra Roy  
Parash Chandra Roy  
Vill - Sultangui, Por-Gaurangpur  
Medinipur, KIR-192.

Neha Ghosh

Drafted by:

Ananta Chakrabarti NB/1365/23

Advocate

Alipore Judge Court  
KM-27

Ananta Chakrabarti  
(Vendor)

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



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

20 JUN 2020

### Receipt And Memo of Consideration

Received from the within named Purchasers the within mentioned sum of **Rs.96,20,000/- (Rupees Ninety-Six Lakhs Twenty Thousand only)** towards full and final payment of the consideration for sale of the Said Property described in the **Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
UTR No. IOBAR52025060600544701	06.05.25	Indian Overseas Bank	10,00,000.00
UTR No. IOBAR52025060600545278	06.05.25	Indian Overseas Bank	10,00,000.00
UTR No. IOBAR52025062100527844	21.06.25	Indian Overseas Bank	38,00,000.00
UTR No. IOBAR52025062100533920	21.06.25	Indian Overseas Bank	38,00,000.00
Cash			20,000.00
<b>Total:</b>			<b>96,20,000/-</b>

Witnesses:

1. *Anu. Ghosh*

*Sneha Ghosh*

2. *Priyanka*

*Neha Ghosh*

*[Signature]*  
(Vendor)










10  
11  
12



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

23 JUN 2025

**SPECIMEN FORM FOR TEN FINGER PRINTS**













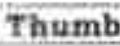



	✓ <i>Whuman tygal</i>					
		Little      Ring      Middle      Fore      Thumb (Left Hand)				
						
		Thumb      Fore      Middle      Ring      Little (Right Hand)				
	✓ <i>Amudhigaal</i>					
		Little      Ring      Middle      Fore      Thumb (Left Hand)				
						
		Thumb      Fore      Middle      Ring      Little (Right Hand)				
	✓ <i>Rajasekar CEMD</i>					
		Little      Ring      Middle      Fore      Thumb (Left Hand)				
						
		Thumb      Fore      Middle      Ring      Little (Right Hand)				



5  
District Sub-Registrar-IV  
Registrar U/S 7 (2) of  
Registration 1908  
Alipore, South 24 Parganas

23 JUN 2025

**SPECIMEN FORM FOR TEN FINGER PRINTS**

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



5  
District Sub-Registrar-IV  
Registrar U/S 7 (2) of  
Registration 1908  
Alpara, South 24 Parganas

23 JUN 2025



# Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



## GRIPS Payment Detail

GRIPS Payment ID:	230620252012317944	Payment Init. Date:	23/06/2025 11:01:58
Total Amount:	577134	No of GRN:	1
Bank/Gateway:	Indian Overseas Bank	Payment Mode:	Online Payment
BRN:	202506230527217	BRN Date:	23/06/2025 11:03:55
Payment Status:	Successful	Payment Init. From:	GRIPS Portal

## Depositor Details

Depositor's Name: SWETA KYAL AND UNNATH KYAL  
Mobile: 9007711037

## Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	195025200123179451	Directorate of Registration & Stamp Revenue	577134
<b>Total</b>			<b>577134</b>

IN WORDS: FIVE LAKH SEVENTY SEVEN THOUSAND ONE HUNDRED THIRTY FOUR ONLY.

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





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



GRN Details

GRN:	192025260123179451	Payment Mode:	Online Payment
GRN Date:	23/06/2025 11:01:58	Bank/Gateway:	Indian Overseas Bank
BRN :	202506230527217	BRN Date:	23/06/2025 11:03:55
GRIPS Payment ID:	230620252012317944	Payment Init. Date:	23/06/2025 11:01:58
Payment Status:	Successful	Payment Ref. No:	2001723838/13/2025 (Query No**Query Year)

Depositor Details

Depositor's Name:	SWETA KYAL AND UNNATH KYAL
Address:	30C, SOUTH END PARK KOLKATA, West Bengal, 700029
Mobile:	9807711037
Depositor Status:	Buyer/Claimants
Query No:	2001723838
Applicant's Name:	Mr DIPANKAR SARDAR
Identification No:	2001723838/13/2025
Remarks:	Sale, Sale Document
Period From (dd/mm/yyyy):	23/06/2025
Period To (dd/mm/yyyy):	23/06/2025

Payment Details

Sl. No.	Payment Ref No	Head of A.C Description	Head of A.C	Amount (₹)
1	2001723838/13/2025	Property Registration- Stamp duty	0010-02-103-003-02	48920
2	2001723838/13/2025	Property Registration- Registration Fees	0030-03-104-001-16	90214
			<b>Total</b>	<b>577134</b>

IN WORDS: FIVE LAKH SEVENTY SEVEN THOUSAND ONE HUNDRED THIRTY FOUR ONLY.



জেলাঃ (16)দক্ষিণ ২৪ পরগণা  
 ব্লকঃ (03)ভাঙড়-২  
 পৌঃস্বাঃ (025)কিরণগাছা

(Live Data As On 02/05/2025,18:12:13)  
 জে.এল নং 25 খানা কাশীপুর

নাম নং	শ্রেণী	জমির মোট পরিমাণ(একর)	দাখলের ম্যাপ
৪৬	খাদি	1.5	

খতিয়ান নং	স্বামীর নাম	পিতা/স্বামী	অংশ	অংশ পরিমাণ
৪৭৭	কুটিলদা ঘোষ	নগেন	0.0053	0.01
৭৭০	প্রভাত কুমার ঘোষ	রাজেন্দ্র	0.0013	0.00
৪০০	ফনীভূষণ ঘোষ	কিষ্টিষ	0.0428	0.06
1101	স্বর্গদাস হালদা ঘোষ	রাজেন্দ্র	0.0001	0.00
1135	সতীশ চন্দ্র ঘোষ	উত্মা চন্দ্র	0.0122	0.02
1250	সিন্ধুর ঘোষ	বিপিন	0.0001	0.00
1262	সুকুমার ঘোষ	কিষ্টিষ	0.0070	0.01
1521	অমিত ঘোষ	নলিত মোহন ঘোষ	0.0477	0.08
3191	সুশীল-কুমার ঘোষ	রাজেন্দ্র	0.0001	0.00
3527	অমিত ঘোষ	নলিত মোহন	0.0077	0.02
4023	স্বপন ঘোষ	জ্যোতিষ	0.0051	0.01
4025	সঙ্গম ঘোষ	বুদ্ধিধর	0.0023	0.00
4106	ঋষি কুমার	বালকৃষ্ণ কুমার	0.0157	0.01
4176	উমা কুমার	উমেশ কুমার	0.0105	0.01
4190	শ্রীকান্ত আলি সোলতা	মানব আলি সোলতা	0.0003	0.01
4205	ঋষি কুমার	বালকৃষ্ণ কুমার	0.0216	0.02
4277	উমেশ কুমার এবং আদর্শ এইচ ইউ এফ	কর্তা	0.0105	0.01
4354	ঋষি কুমার এইচ ইউ এফ	কর্তা	0.0044	0.00
4626	উদয় কুমার	ঋষি কুমার	0.0054	0.00
4628	বালকৃষ্ণ কুমার এবং আদর্শ এইচ ইউ এফ	কর্তা	0.0040	0.00
4768	সত্যী কুমার	স্বপন কুমার	0.0082	0.01
4769	স্বপন কুমার	বালকৃষ্ণ কুমার	0.0017	0.00
4770	অনুগ্রহ কুমার	উমেশ কুমার	0.0242	0.03
4771	ঋষি কুমার	বালকৃষ্ণ কুমার	0.1229	0.17
4776	উমা কুমার	উমেশ কুমার	0.0249	0.04



খতিয়ান নং	স্বত্বজের নাম	পিতা/স্বামী	অংশ	অংশ পরিমাণ
4783	সীমা কয়াল	বালকৃষ্ণ কয়াল	0.0165	0.02
4961	ঋষি কয়াল	বালকৃষ্ণ কয়াল	0.0911	0.14
4962	উমেশ কয়াল	গোবিন্দরাম কয়াল	0.0556	0.08
4963	সাহসী কয়াল	সাহসী কয়াল	0.0012	0.00
4964	শ্রীতি কয়াল	ঋষি কয়াল	0.0082	0.01
4965	বেতা কয়াল	অনুরাগ কয়াল	0.0777	0.11
4966	বালকৃষ্ণ কয়াল	গোবিন্দরাম কয়াল	0.0933	0.15
4967	ঋষি কয়াল এইচ ইউ এফ	কর্তা	0.0115	0.01
4968	গোবিন্দ রাম কয়াল অ্যান্ড আদার্স এইচ ইউ এফ	কর্তা	0.0099	0.01
4970	উমেশ কয়াল অ্যান্ড আদার্স এইচ ইউ এফ	কর্তা	0.0064	0.01
4971	উদার কয়াল	ঋষি কয়াল	0.0037	0.01
4972	অনুরাগ কয়াল	উমেশ কয়াল	0.0112	0.02
4974	সাহসী কয়াল	বালকৃষ্ণ কয়াল	0.1241	0.18
4975	উদার কয়াল	উমেশ কয়াল	0.0047	0.01
4978	সীমা কয়াল	বালকৃষ্ণ কয়াল	0.0811	0.12

Disclaimer: This Record is only for convenience and informational purposes. Do not treat it as official document. This app is not a government app or entity. Also this app is not sponsored, affiliated or endorsed by any Government Department. All Land Record information shown in the app are publicly available on Bangladeshis Website (<https://bangladeshis.gov.bd/>). We are only acting as an intermediary to make this information easily available to the user through the mobile app. Users should independently verify information. We bear no responsibility for the data's accuracy or legality. By using this app, you agree to use this information responsibly.



জেলাঃ [16]দক্ষিণ ২৪ পরগণা  
 ব্লকঃ [03]ভাঙড়-২  
 মৌজাঃ [025]জিরগাছা

(Live Data As On 02/05/2025,18:22:13)

জে.এল নং ২৫ খান্দা কাশীপুর

খাস নং	শ্রেণী	জমির মোট পরিমাণ(একর)	মাগের মাপ
111	শামি	0.11	

খতিয়ান নং	স্বামতের নাম	পিতা/স্বামী	অংশ	অংশ পরিমাণ(এক)
497	কুইপদ ঘোষ	নগেন	0.0061	0.00
714	বলরাম ঘোষ	নগেন	0.0154	0.00
1507	সুরেশ ঘোষ	অশোক	0.0014	0.00
1562	কিরীশ চন্দর ঘোষ	উত্তম	0.0470	0.01
3190	প্রভাত কুমার ঘোষ	রাজেন্দ্র	0.0371	0.00
3196	বিনিন বিহারী ঘোষ	উত্তম	0.0100	0.00
3197	সতীশ চন্দর ঘোষ	উত্তম চন্দ্র	0.0588	0.00
3198	ধর্মীশ চন্দর ঘোষ	উত্তম	0.0334	0.00
3201	রাধারানী ঘোষ	উত্তম চন্দ্র	0.0952	0.01
3405	প্রমেনজিত ঘোষ	অমিয় ঘোষ	0.1430	0.02
3929	মদন মোহন ঘোষ	নগেন্দ্র নাথ	0.0034	0.00
3931	বিশ্বজিৎ ঘোষ	কৃষ্ণ চন্দ্র	0.0016	0.00
4106	ঋষি কয়াল	বালকৃষ্ণ কয়াল	0.0198	0.00
4176	উমা কয়াল	উমেশ কয়াল	0.0123	0.00
4205	রাহুল কয়াল	বালকৃষ্ণ কয়াল	0.0276	0.00
4331	গোবিন্দরাম কয়াল এন্ড আদর্শ	কর্তা বালকৃষ্ণ কয়াল	0.0124	0.01
4354	ঋষি কয়াল এইচ ইউ এফ	কর্তা	0.0001	0.00
4405	ঋষি কয়াল	বালকৃষ্ণ কয়াল	0.0124	0.00
4419	ঋষি কয়াল এইচ ইউ এফ	কর্তা	0.0124	0.00
4773	বালকৃষ্ণ কয়াল	গোবিন্দরাম কয়াল	0.1258	0.02
4776	উমা কয়াল	উমেশ কয়াল	0.0552	0.00
4777	অনুরাগ কয়াল	উমেশ কয়াল	0.0333	0.00
4778	ঋষি কয়াল এইচ ইউ এফ	পঙ্কজ কর্তা	0.0055	0.00
4779	উমেশ কয়াল এন্ড আদর্শ এইচ ইউ এফ	পঙ্কজ কর্তা	0.0230	0.00
4781	রাহুল কয়াল	বালকৃষ্ণ কয়াল	0.0087	0.00



খতিয়ান নং	স্বামীর নাম	পিতা/স্বামী	অংশ	অংশ পরিমাণ(এক)
4782	রুবি কয়াল	বালকৃষ্ণ কয়াল	0.0151	0.00
4783	সীমা কয়াল	বালকৃষ্ণ কয়াল	0.0171	0.00
4784	সখী কয়াল	ব্রাহ্ম কয়াল	0.0373	0.00
4785	জ্যোতি কয়াল	গোবিন্দরাম কয়াল	0.0092	0.00
4787	উদয় কয়াল	স্বয়ং কয়াল	0.0320	0.00
4964	প্রীতি কয়াল	স্বয়ং কয়াল	0.0036	0.00
4965	বেলা কয়াল	অনুরাগ কয়াল	0.0078	0.00
4966	বালকৃষ্ণ কয়াল	গোবিন্দরাম কয়াল	0.0364	0.01
5012	প্রবীণ কুমার ঘোষ	রাধেন্দ্র নাথ ঘোষ	0.0370	0.00
5319	ব্রাহ্ম কয়াল	বালকৃষ্ণ কয়াল	0.0036	0.00

Disclaimer: This record is only for convenience and informational purposes. Do not treat it as official document. This app is not a Government app or entity. Also this app is not sponsored, affiliated or endorsed by any Government Department. All Land record information shown in the app are publicly available on BanglarBhum Website (<http://banglarbhum.gov.in>). We are only acting as an intermediary to make this information readily available to the user through the mobile app. Users should independently verify information. We bear no responsibility for the data's accuracy or legality. By using this app, you agree to use the information responsibly.



জেলা: [16]দক্ষিণ ২৪ পরগণা  
 ব্লক: [03]ভাঙড়-২  
 পৌজা: [025]জিরণগাছা

(Live Data As On 02/05/2025,18:13:16)

সেক্স:এল নং 25 খানা কাপীপুর

নং নং	শ্রেণী	জমির মোট পরিমাণ(একর)	মাণের মাপ
94	শালি	1.01	

খতিয়ান নং	স্বামীর নাম	পিতা/স্বামী	অংশ	অংশ পরিমাণ(একর)
800	ফনীভূষণ ঘোষ	কিতিব	0.0277	0.03
1809	নন্দিতা ঘোষ	কিতীশ	0.0093	0.01
1521	অমিয় ঘোষ	ললিত মোহন ঘোষ	0.0517	0.06
3454	অমিয় ঘোষ	ললিত মোহন	0.0131	0.01
3527	অমিয় ঘোষ	ললিত মোহন	0.0101	0.02
4077	ধৃতিশ্বর ঘোষ	যতীন্দ্র চন্দ্র ঘোষ	0.0009	0.00
4106	অমি কয়াল	বালকৃষ্ণ কয়াল	0.0167	0.02
4121	বালকৃষ্ণ কয়াল	গোবিন্দরাম কয়াল	0.0122	0.01
4176	উমা কয়াল	উমেশ কয়াল	0.0438	0.04
4205	ব্রাহ্ম কয়াল	বালকৃষ্ণ কয়াল	0.0417	0.03
4277	উমেশ কয়াল এন্ড আদর্শ এইচ ইউ এফ	কর্তা	0.0139	0.01
4331	গোবিন্দরাম কয়াল এন্ড আদর্শ	কর্তা বালকৃষ্ণ কয়াল	0.0124	0.01
4354	অমি কয়াল এইচ ইউ এফ	কর্তা	0.0015	0.00
4356	অনুব্রাজ কয়াল	উমেশ কয়াল	0.0307	0.02
4405	অমি কয়াল	বালকৃষ্ণ কয়াল	0.0124	0.02
4419	অমি কয়াল এইচ ইউ এফ	কর্তা	0.0124	0.01
4769	ব্রাহ্ম কয়াল	বালকৃষ্ণ কয়াল	0.0208	0.02
4770	অনুব্রাজ কয়াল	উমেশ কয়াল	0.1707	0.17
4772	উমেশ কয়াল	গোবিন্দরাম কয়াল	0.0185	0.01
4776	উমা কয়াল	উমেশ কয়াল	0.0521	0.06
4779	উমেশ কয়াল এন্ড আদর্শ এইচ ইউ এফ	পক্ষে কর্তা	0.0089	0.01
4961	অমি কয়াল	বালকৃষ্ণ কয়াল	0.0343	0.04
4962	উমেশ কয়াল	গোবিন্দরাম কয়াল	0.1048	0.10
4963	সাব্বী কয়াল	ব্রাহ্ম কয়াল	0.0014	0.00
4964	প্রীতি কয়াল	অমি কয়াল	0.0053	0.00



যজিয়ান নং	স্বায়ত্বের নাম	পিতা/স্বামী	অংশ	অংশ পরিমাণ(এক)
4965	শেখা কয়াল	অনুযোগ কয়াল	0.0258	0.03
4966	বালকৃষ্ণ কয়াল	গোবিন্দরাম কয়াল	0.0031	0.00
4967	সাবি কয়াল এইচ ইউ এফ	কর্তা	0.0045	0.01
4972	অনুযোগ কয়াল	উমেশ কয়াল	0.0688	0.07
4974	সাহল কয়াল	বালকৃষ্ণ কয়াল	0.0527	0.05
4975	উমা কয়াল	উমেশ কয়াল	0.0106	0.01
4978	সীমা কয়াল	বালকৃষ্ণ কয়াল	0.0461	0.04

Disclaimer: This Record is only for convenience and informational purposes. Do not treat it as official document. This app is not a Government app or entity. Also this app is not sponsored, affiliated or endorsed by any Government Department. All Land Record information shown in the app are publicly available on Banglarbhumi Website (<https://banglarbhumi.gov.in>). We are only acting as an intermediary to make this information easily available to the user through the mobile app. Users should independently verify information. We bear no responsibility for the data's accuracy or legality. By using this app, you agree to use the information responsibly.

g

### Major Information of the Deed


Deed No :	I-1604-05575/2025	Date of Registration	23/06/2025
Query No / Year	1604-2001723838/2025	Office where deed is registered	
Query Date	18/06/2025 6:34:57 PM	D.S.R. - IV SOUTH 24-PARGANAS, District	South 24-Parganas
Applicant Name, Address & Other Details	DIPANKAR SARDAR Village And Post Office Gokarnee, Thana / Magrahat, District : South 24-Parganas, WEST BENGAL, PIN - 743601, Mobile No. : 9330394689, Status :Deed Writer		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement] : 2]		
Set Forth value	Market Value		
Rs. 96,20,000/-	Rs. 96,20,000/-		
Stampduty Paid(50)	Registration Fee Paid		
Rs. 4,81,020/- (Article 23)	Rs. 96,246/- (Article A(1), E)		
Remarks			

### Land Details :

District: South 24-Parganas, P.B-> Kashipur, Gram Panchayat: BHAGAWANPUR, Mouza: Jirangacha, Jil No: 25, Pin Code : 750135

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-92	RS-181	Bastu	Shali	7.1 Dec	61,40,000/-	61,40,000/-	
L2	RS-100	RS-629	Bastu	Shali	2.9 Dec	24,20,000/-	24,20,000/-	
L3	RS-117	RS-187	Bastu	Shali	1.22 Dec	10,60,000/-	10,60,000/-	
		<b>TOTAL</b>			<b>11.12Dec</b>	<b>96,20,000 /-</b>	<b>96,20,000 /-</b>	
	<b>Grand Total :</b>				<b>11.12Dec</b>	<b>96,20,000 /-</b>	<b>96,20,000 /-</b>	

### Seller Details :

Sl No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>NEHA GHOSH (Presentant)</b> Daughter of PHANIBHUSHAN GHOSH Executed by: Self, Date of Execution: 23/06/2025 , Admitted by: Self, Date of Admission: 23/06/2025 , Place : Office			
		23/06/2025	L1 23/06/2025	23/06/2025



City:- , P.O:- HATISALA, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India Date of Birth:XX-XX-2002 , PAN No.:: ERxxxxxx2F, Aadhaar No: 56xxxxxxxx2659, Status :Individual, Executed by: Self, Date of Execution: 23/06/2025  
 , Admitted by: Self, Date of Admission: 23/06/2025 ,Place : Office

2	Name	Photo	Finger Print	Signature
	<b>SNEHA GHOSH</b> Daughter of PHANIBHUSHAN GHOSH Executed by: Self, Date of Execution: 23/06/2025 Admitted by: Self, Date of Admission: 23/06/2025 ,Place : Office		 Captured	
		23/06/2025	LT 23/06/2025	23/06/2025

City:- , P.O:- HATISHALA, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India Date of Birth:XX-XX-2002 , PAN No.:: ERxxxxxx1G, Aadhaar No: 55xxxxxxxx8276, Status :Individual, Executed by: Self, Date of Execution: 23/06/2025  
 , Admitted by: Self, Date of Admission: 23/06/2025 ,Place : Office

3	Name	Photo	Finger Print	Signature
	<b>PHANIBHUSHAN GHOSH</b> Son of Kshibish Ghosh Executed by: Self, Date of Execution: 23/06/2025 Admitted by: Self, Date of Admission: 23/06/2025 ,Place : Office		 Captured	
		23/06/2025	LT 23/06/2025	23/06/2025

Jirangacha, City:- , P.O:- Hatisala, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India Date of Birth:XX-XX-1990 , PAN No.:: ATxxxxxx2A, Aadhaar No: 97xxxxxxxx8396, Status :Individual, Executed by: Self, Date of Execution: 23/06/2025  
 , Admitted by: Self, Date of Admission: 23/06/2025 ,Place : Office

**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>SWETA KYAL</b> Wife of ANURAD KYAL 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 Date of Birth:XX-XX-1993 , PAN No.:: AFxxxxxx3P, Aadhaar No: 24xxxxxxxx0783, Status :Individual, Status : Not Executed
2	<b>UNNATH KYAL</b> Son of RISHI KYAL City:- , P.O:- SARAT BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-2001 , PAN No.:: AXxxxxxx6J, Aadhaar No: 72xxxxxxxx0751, Status :Individual, Status : Not Executed



**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>AMRITA GHOSH</b> Son of B GHOSH City- P.O. GOCHARAN, P.S.-Jyragar, District-South 24-Parganas, West Bengal, India, PIN- 743351			
	23/06/2025	23/06/2025	23/06/2025
Identifier Of NEHA GHOSH, SNEHA GHOSH, PHANIBHUSHAN GHOSH			

Transfer of property for L1		
Sl.No	From	To, with area (Name-Area)
1	NEHA GHOSH	SWETA KYAL-1.775 Dec,UNNATH KYAL-1.775 Dec
2	SNEHA GHOSH	SWETA KYAL-1.775 Dec,UNNATH KYAL-1.775 Dec
Transfer of property for L2		
Sl.No	From	To, with area (Name-Area)
1	NEHA GHOSH	SWETA KYAL-0.7 Dec,UNNATH KYAL-0.7 Dec
2	SNEHA GHOSH	SWETA KYAL-0.7 Dec,UNNATH KYAL-0.7 Dec
Transfer of property for L3		
Sl.No	From	To, with area (Name-Area)
1	PHANIBHUSHAN GHOSH	SWETA KYAL-0.81 Dec,UNNATH KYAL-0.81 Dec



**Endorsement For Deed Number : I - 160405575 / 2025**

**On 23-06-2025**

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

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

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

Presented for registration at 12:21 hrs on 23-06-2025, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by NEHA GHOSH, 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 96,20,000/-

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

Execution is admitted on 23/06/2025 by 1. NEHA GHOSH, Daughter of PHANIBHUSHAN GHOSH, P.O: HATISALA, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Others; 2. SNEHA GHOSH, Daughter of PHANIBHUSHAN GHOSH, P.O: HATISALA, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Others; 3. PHANIBHUSHAN GHOSH, Son of Kshitesh Ghosh, Jirangacha, P.O: Hatiasala, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Others

Identified by AMRITA GHOSH, , Son of B GHOSH, P.O: GOCHARAN, Thana: Joy Nagar, , South 24-Parganas, WEST BENGAL, India, PIN - 743391, by caste Hindu, by profession Others

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 96,246.00/- ( A(1) = Rs 96,200.00/-, E = Rs 14.00/-, H = Rs 28.00/-, M(b) = Rs 4.00/- ) and Registration Fees paid by , by Cash Rs 32.00/-, by online = Rs 96,214/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/06/2025 11:03AM with Govt. Ref. No: 192025260123179451 on 23-06-2025, Amount Rs: 96,214/-, Bank: Indian Overseas Bank ( IOBA0000015), Ref. No. 202506230627217 on 23-06-2025, Head of Account 0030-03-104-001-10

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 4,81,920/- and Stamp Duty paid by , by Stamp Rs 100.00/-, by online = Rs 4,80,920/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 2351, Amount: Rs.100.00/-, Date of Purchase: 04/02/2025, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/06/2025 11:03AM with Govt. Ref. No: 192025260123179451 on 23-06-2025, Amount Rs: 4,80,920/-, Bank: Indian Overseas Bank ( IOBA0000015), Ref. No. 202506230627217 on 23-06-2025, Head of Account 0030-03-103-003-02

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





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2025, Page from 203496 to 203525  
being No 160405575 for the year 2025.



*Baishali Dasgupta*

Digitally signed by Baishali Dasgupta  
Date: 2025.09.16 11:52:20 +05:30  
Reason: Digital Signing of Deed.

**(Baishali Dasgupta) 16/09/2025**

**DISTRICT SUB-REGISTRAR**

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

**West Bengal.**

05/05/23

Z-5617/23



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AP 226522

05/05/2023  
2001138952/2023  
11-30 P.M.

Find that the document is submitted to  
me. The signature should be the  
of the person mentioned in the  
from the part of this document.

District Sub-Registrar  
Registrar U/S 7 (2) of  
Registration Act  
Alipuri, West Bengal  
12 MAY 2023  
8-5-23  
12-5-23

CONVEYANCE

1. Date: 08.05.23
2. Place: Kolkata
3. Partion

11-30 P.M.  
8/5/23

003479

04 APR 2023

No..... ₹ ..... Date.....

Name : ..... **B. G. LAHIRI** .....

Advocate

Address : ..... **ALIPORE JUDGES COURT** .....

KOL-27

Vendor : .....

Alipore College 24 Pgs. (South)

**SUBHANKAR DAS**

STAMP VENDOR

Alipore Police Court, Kol-27

Handwritten text in Bengali script



4052

Handwritten signature

Handwritten text in Bengali script



4053

LTI of Abdul Latif Molla

By the Pen of Abulhasan Molla

Handwritten signature



4054

Handwritten text in Bengali script



Abulhasan Molla

v/o Rafiqul Molla

vill. Jhans Jahan

po. Hattalan

PS. Maslum

Dist. South 24 Parganas

P.O. No. 135



- 3.1 **ABDUL KHATIP MOLLA** (alias **ABDUL KHATIB MOLYA** (Aadhaar No. 6611-1562-5492), son of Late Jiyad Ali Molla, by faith Muslim, by nationality Indian, occupation Others, residing at Pithapukur, Post Office Pithapukuria, Police Station Bhangar, Pin-700135, District South 24 Parganas;
- 3.2 **ABDUL LATIF MOLYA** (Aadhaar No. 2976-7522-5810), son of Late Jiyad Ali Molla, by faith Muslim, by nationality Indian, occupation Others, residing at Pithapukur, Post Office Pithapukuria, Police Station Bhangar, Pin-700135, District South 24 Parganas;
- 3.3 **CHIDDIQUE MOLLA** (PAN CJBPM4689M and Aadhaar No. 4871-9654-3290), son of Late Jiyad Ali Molla, by faith Muslim, by nationality Indian, occupation Others, residing at Pithapukur, Post Office Pithapukuria, Police Station Bhangar, Pin-700135, District South 24 Parganas;
- 3.4 **FATEMA MOLYA** (alias **FATEMA BIBI** (PAN HGCPM7215N and Aadhaar No. 9733 0158 3234), daughter of Late Jiyad Ali Molla, by faith Muslim, by nationality Indian, occupation Housewife, residing at Krishanmati, Post Office Barunia, Police Station Bhangar, Pin-743502, District South 24 Parganas;
- 3.5 **RAHIMA BIBI** (PAN GEBPB4877M and Aadhaar No. 8163 6809 7243), daughter of Late Jiyad Ali Molla, by faith Muslim, by nationality Indian, occupation Housewife, residing at Majerhat, Post Office Kashiipur, Police Station Bhangar, Pin-700135, District South 24 Parganas;
- 3.6 **MANOARA BIBI** (PAN ETQPB8481K and Aadhaar No. 9449 4352 9504), daughter of Late Jiyad Ali Molla, by faith Muslim, by nationality Indian, occupation Housewife, residing at Kochpukur, Post Office Hatgacha, Police Station Kolkata Leather Complex, Pin-700059, District South 24 Parganas;
- 3.7 **ACHIYA BIBI MOLYA** (PAN FYMPM0567B and Aadhaar No. 2741-2142-9069), wife of Late Abdul Kader Molla, by faith Muslim, by nationality Indian, occupation Housewife, residing at Pithapukur, Post Office Pithapukuria, Police Station Bhangar, Pin-700135, District South 24 Parganas;
- 3.8 **JIYARUL HAQUE** (Aadhaar No. 2191-4808-5562), son of Late Abdul Kader Molla, by faith Muslim, by nationality Indian, occupation Others, residing at Pithapukur, Post Office Pithapukuria, Police Station Bhangar, Pin-700135, District South 24 Parganas;
- 3.9 **AJMIRA BIBI** (PAN EMKPB6153F and Aadhaar No. 3902-3737-5132), daughter of Late Abdul Kader Molla, by faith Muslim, by nationality Indian, occupation Housewife, residing at Pithapukur, Post Office Pithapukuria, Police Station Bhangar, Pin-700135, District South 24 Parganas;
- 3.10 **TAJMIRA BIBI** (Aadhaar No. 3867-0459-9301), wife of Ajar Molla and daughter of Late Abdul Kader Molla, by faith Muslim, by



4055

L.T.I of FATEMA BIBI  
By the Pen of Asifuddin Mulla



4056

L.T.I of RAHIMA BIBI  
By the Pen of Asifuddin Mulla



4057

মল্লিকা সফিক বিবি



4058

L.T.I of Achiya Bibi Molya  
By the Pen of Asifuddin Mulla



4059

ফিরাহুল কবর



4060

L.T.I of Ashmia Bibi  
By the Pen of Asifuddin Mulla



District Court, Dhaka  
Registration No. 7/2004  
Date: 24/05/04  
08 MAY 2004

nationality Indian, occupation Housewife, residing at Pithapukur, Post Office Pithapukuria, Police Station Bhangar, Pin-700135, District South 24 Parganas;

- 3.11 **CHABERA BIBI** alias **CHABERA BIBI GAZI** (PAN CXVPG1423P and Aadhaar No. 5646-9539-0245), daughter of Late Abdul Kader Molla, by faith Muslim, by nationality Indian, occupation Housewife, residing at Krishanmati, Post Office Bamunia, Police Station Bhangar, Pin-743502, District South 24 Parganas;
- 3.12 **REJINA BIBI** (PAN EVDPB3516E and Aadhaar No. 6542-0899-4114), wife of Mohidul Gazi and daughter of Late Abdul Kader Molla, by faith Muslim, by nationality Indian, occupation Housewife, residing at Krishanmati Gazi Para, Post Office Bamunia, Police Station Bhangar, Pin-743502, District South 24 Parganas;
- 3.13 **BANU BIBI** (Aadhaar No. 6043-2087-0542), wife of Late Abdul Malek Molla and daughter of Late Belat Ali Molla, by faith Muslim, by nationality Indian, occupation Housewife, residing at Pithapukur, Post Office Pithapukuria, Police Station Bhangar, PIN-700135, District South 24 Parganas;
- 3.14 **BABLU HOSSAIN MOLLA** (PAN HBQPM3361E and Aadhaar No. 5265-4373-9228), son of Late Abdul Malek Molla, by faith Muslim, by nationality Indian, occupation Others, residing at Pithapukur, Post Office Pithapukuria, Police Station Bhangar, Pin-700135, District South 24 Parganas;
- 3.15 **SATTAR SK.** alias **CHATTAR MOLLA** (Aadhaar No. 3429-6117-7977), son of Late Abdul Malek Molla, by faith Muslim, by nationality Indian, occupation Others, residing at Ranha Lohapur, Post Office Lohapur, Police Station Nalhati, Pin-731237, District Birbhum;
- 3.16 **HABIBULLA MOLLA** (PAN DIAPM3966E and Aadhaar No. 7664-2786-9066), son of Late Abdul Malek Molla, by faith Muslim, by nationality Indian, occupation Others, residing at Pithapukur, Post Office Pithapukuria, Police Station Bhangar, Pin-700135, District South 24 Parganas;
- 3.17 **JESMINA PARBIN** alias **JESMINA PARVIN** (PAN EBMPP8099D and Aadhaar No. 3026-9821-0296), wife of Mannan Ali Molla and daughter of Late Abdul Malek Molla, by faith Muslim, by nationality Indian, occupation Housewife, residing at Gazi Para, Shankasahar, Post Office Bamunia, Police Station Bhangar, Pin-743502, District South 24 Parganas;

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

**And**

- 3.18 **ANURAG KYAL**, having PAN AGIPK4906H and Aadhaar No. 5217 2735 8314, son of Umesh Kyal, by faith Hindu, by occupation Business, nationality Indian, of 30C, South End Park, Post Office



4061

ব্রজেশ্বর সিং



4062

হুমায়ুন কবির জামান



4063

জৈনুন্না বিবি



4064

LTI of BANU Bibi  
By the Pen of Alifuddin molher



4065

বাবুলু হোসেন হোসেন



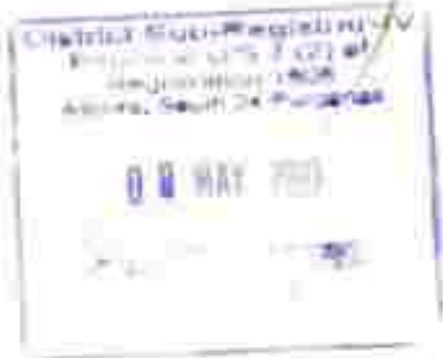
4066

LTI of Sattar SK Alai Chatter Molla  
By the Pen of Alifuddin molher



4067  
4067

হাসিনুন্না মোস্তাফা



Sarat Bose Road, Kolkata- 700 029, Police Station Lake, District South 24 Parganas (**Purchaser**, includes successors-in-interest)

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

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

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

- 4.1 **Said Property:** (1) Land classified as *sali* (agricultural) measuring 0.6667 (zero point six six six seven) 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 0.9167 (zero point nine one six seven) 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. 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, the First Property and the Second Property are more fully and collectively described in the **Second Schedule** below (collectively **Said Property**) **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Said Property and appurtenances and inheritances for access and user thereof.

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

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

- 5.1.1 **Ownership of Mother Property:** At all material time (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,



4068  
 4068

संस्कृतिका वास्तु



4069  
 4069

नाम - अज्ञात  
 पत्ता - जामना गरीब  
 पो - वास्तु  
 पी. वास्तु  
 डि. वास्तु 24 पुराना  
 फोन - 100135



Digitized by eGangotri  
 Registrar, J.P. 7 (2) of  
 Department of  
 Culture, Govt. of Punjab

08 MAY 2011

Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabampur Gram Panchayat, Sub-Registration District Bhangar, District South 24 Parganas **[Mother Property in R.S. Dag No. 69]**, free from all encumbrances. The Mother Property in R.S. Dag No. 62 and Mother Property in R.S. Dag No. 69 hereinafter collectively referred to as the **Mother Property**.

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, 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, free from all encumbrances. The respective ownership of the Mother Property 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.)
Jehar Ali Molla	12.7875	17.805	30.5925
Fajer Ali Molla	12.7875	17.805	30.5925
<b>Total:</b>	<b>25.575</b>	<b>35.61</b>	<b>61.185</b>

5.1.4 **Sale to Jamat Ali Molla & Ors.:** By a Deed of Sale dated 31<sup>st</sup> March, 1958, registered in the Office of the Sub-Registrar, Bhangar, recorded in Book No. 1, 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 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 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 and therefore, the actual sale took effect vide the said Deed No. 2261/1958 in respect of the Mother Property.

5.1.5 **Sale to Rahim Box Molla & Ors.:** By a Deed of Sale dated 18<sup>th</sup> June, 1958, registered in the Office of the Sub-Registrar, Bhangar, recorded in Book No. 1, 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) Mokhed Ali Molla, free from all encumbrances.



الوزارة الجزائرية للزراعة، الصيد البحري والتطوير الريفي  
Ministère de l'Agriculture, de la Pêche et du Développement Rural  
Alger, Square de l'Algérie

00 000 000

00 000 000

**5.1.6 Ownership of Larger Property:** In the above mentioned circumstances said (1) Jamat Ali Molla, (2) Elem Box Molla, (3) Barek Ali Molla and (4) Mokched Ali Molla have become the joint and absolute owners in respect of (I) land measuring 16 (sixteen) decimal more or less, out of the Mother Property in R.S. Dag No. 62 (**First Larger Property**) and (II) land measuring 22 (twenty two) decimal, more or less, out of the Mother Property in R.S. Dag No. 69 (**Second Larger Property**) having diverse share therein, free from all encumbrances. The First Larger Property and Second Larger Property hereinafter collectively referred to as the **Larger Property**.

**5.1.7 Sale to Abdar Molla & Ora:** By a Deed of Sale dated 20<sup>th</sup> June, 1960, registered in the Office of the Sub-Registrar, Bhangar, recorded in Book No. 1, Volume No. 69, at Pages 82 to 84, being Deed No. 7721 for the year 1960, said (1) Jamat Ali Molla, (2) Elem Box Molla, (3) Barek Ali Molla and (4) Mokched Ali Molla jointly sold, conveyed and transferred the Larger Property unto and in favour of (1) Joynal Ali Molla, (2) Chakira Bibi, (3A) Abdar Molla, (3B) Khosal Molla and (4) Sobejan Bibi alias Sobejan Molya, free from all encumbrances. It is pertinent to mention here that the subject property sold vide the said Deed No. 7721/1960 was mentioned as 18 (eighteen) decimal, more or less, in said R.S. Dag No. 62, however, the entitlement of said (1) Jamat Ali Molla, (2) Elem Box Molla, (3) Barek Ali Molla and (4) Mokched Ali Molla was limited to the Larger Property only. The details of individual ownership is given in the chart below:

Name	Ownership in First Larger Property (in dec.)	Ownership in Second Larger Property (in dec.)	Total Land (in dec)
Joyal Ali Molla	4	5.5	9.5
Chakira Bibi	4	5.5	9.5
Abdar Molla	2	2.75	4.75
Khosal Molla	2	2.75	4.75
Sobejan Bibi alias Sobejan Molya	4	5.5	9.5
<b>Total:</b>	<b>16</b>	<b>22</b>	<b>38</b>

**5.1.8 Demise of Sobejan Bibi alias Sobejan Molya:** Said Sobejan Bibi alias Sobejan Molya, a Muslim governed by the Sunni School of Mohammedan Law, died testate leaving behind her surviving her 2 (two) sons, namely, Abdar Molla and (2) Khosal Molla and 2 (two) daughters, namely, (1) Mayurjan Bibi and (2) Rashida Bibi, as her only legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Sobejan Bibi alias Sobejan Molya in the Larger Property, free from all encumbrances.

**5.1.9 Ownership of Mayurjan Bibi:** In the above mentioned circumstances said Mayurjan Bibi has become the sole and absolute owner in respect of the Said Property, comprised in (1) the First Property, i.e. land measuring 0.6667 (zero point six six six seven) decimal, more or less, out of the First Larger Property and (2) Second Property, i.e. land measuring 0.9167 (zero point nine one six seven) decimal, more or less, out of the Second Larger Property, free from all encumbrances.



Հանրային կրթության  
և գիտության նախարարություն  
Հանրային կրթության  
և գիտության միջնակարգ  
սովորողների համալսարան

09 ՀԱՅ 2022

- 5.1.10 **Demise of Mayurjan Bibi:** Said Mayurjan Bibi, a Muslim governed by the Sunni School of Mohammedan Law, died intestate leaving behind her surviving her 5 (five) sons, namely, (1) Abdul Kader Molla, (2) Abdul Malek Molla, (3) Abdul Khatip Molla alias Abdul Khatib Molla, (4) Abdul Latif Molla and (5) Chiddik Molla and 3 (three) daughters, namely, (1) Fatema Molya alias Fatema Bibi, (2) Rahima Bibi and (3) Manowara Bibi, as her only legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Mayurjan Bibi in the Said Property, free from all encumbrances.
- 5.1.11 **Demise of Abdul Kader Molla:** Said Abdul Kader Molla, a Muslim governed by the Sunni School of Mohammedan Law, died intestate leaving behind him surviving his wife, Achiya Bibi Molya, 1 (one) son, Jiyarul Haque and 4 (four) daughters, namely, (1) Ajmira Bibi, (2) Tajmira Bibi, (3) Chabera Bibi alias Chabera Bibi Gazi and (4) Rejina Bibi, as his only legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Abdul Kader Molla in the Said Property, free from all encumbrances.
- 5.1.12 **Demise of Abdul Malek Molla:** Said Abdul Malek Molla, a Muslim governed by the Sunni School of Mohammedan Law, died intestate leaving behind him surviving his wife, Banu Bibi, 3 (three) sons, namely, (1) Bablu Hossain Molla, (2) Sattar Sk. alias Chattar Molla and (3) Habibulla Molla and 1 (one) daughter, Jesmina Parbin alias Jesmina Parvin, as his only legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Abdul Malek Molla in the Said Property, free from all encumbrances.
- 5.1.13 **Absolute Ownership of Vendors:** In the above mentioned events and circumstances said (1) Abdul Khatip Molla alias Abdul Khatib Molla, (2) Abdul Latif Molla, (3) Chiddik Molla, (4) Fatema Molya alias Fatema Bibi, (5) Rahima Bibi, (6) Manowara Bibi, (7) Achiya Bibi Molya, (8) Jiyarul Haque, (9) Ajmira Bibi, (10) Tajmira Bibi, (11) Chabera Bibi alias Chabera Bibi Gazi, (12) Rejina Bibi, (13) Banu Bibi, (14) Bablu Hossain Molla, (15) Sattar Sk. alias Chattar Molla, (16) Habibulla Molla and (17) Jesmina Parbin alias Jesmina Parvin (collectively the Vendors herein) became the joint and absolute owners in respect of the Said Property, comprised in the First Property and Second Property, free from all encumbrances and the Vendors' predecessors-in-title, namely, Pater 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 said has been subsequently transferred in the name of his 4 (four) sons under L.R. Khatian Nos. 4092, 4093, 4094 and 4095 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



PROVINSI SULAWESI BARAT  
KABUPATEN LUWU  
Kantor Dinas Kesehatan  
Jl. S. P. 74 Makassar

08 MAY 2023

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

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



District Sub-Registration Office  
Registration No. 2/12/88  
Established 1988  
Address: South 24 Bangalore

**11 MAY 1988**

## 6. Basic Understanding

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

## 7. Transfer

- 7.1 **Hereby Made:** The Vendors hereby sell, convey and transfer to the Purchaser the entirety of the Vendors' right, title and interest of whatsoever or howsoever nature in the Said Property, more fully described in the **Second Schedule** below, being, (1) the First Property, i.e., land classified as *sali* (agricultural) measuring 0.6667 (zero point six six six seven) 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 0.9167 (zero point nine one six seven) 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. 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 **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.2,48,500/- (Rupees Two Lakh Forty Eight Thousand Five Hundred 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.



Direction Sub-Préfecture  
Régionale (ARS 7.12) et  
Préfecture (ARS)  
Alger, le 24 Mars 2023

08 MAY 2023



- 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, bargainers and liabilities whatsoever or howsoever made or suffered by the Vendors or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendors or the Vendors' predecessors-in-title.
- 8.1.4 Together with All Other Appurtenances:** together with all other rights the Vendors have in the Said Property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property.
- 8.2 Subject to:** The transfer being effected by this Conveyance is subject to:
- 8.2.1 Indemnification by Vendors:** express indemnification by the Vendors about the correctness of the Vendors' title, Vendors' authority to sell and non existence of any encumbrances on the Said Property, which if found defective or untrue at any time, the Vendors shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendors, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendors hereby covenant that the Vendors or any person claiming under the Vendors in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Purchaser and/or the Purchaser's successors-in-interest and assigns, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the Purchaser and/or the Purchaser's successors-in-interest and assigns by reason of any claim made by any third parties with respect to the title of the Said Property. If any difficulty arises in respect of mutation of the Said Property in the name of the Purchaser then the Vendors shall at all times hereinafter, at the costs, expenses, risk and responsibility of the Vendors, forthwith take all necessary steps to mutate the name of the Purchaser in respect of the Said Property. In this regard the Vendors hereby clarify that the R.S. Record of Rights and L.R. Record of Rights are not in parity with the Vendors' entitlement in said R.S. Dag Nos. 62 and 69 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 (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.



Phakiso Sibusiso Mphahlele  
Phakiso Sibusiso Mphahlele  
Wageningen, South Africa  
08 MAY 2023

- 8.4 **Outgoings:** All statutory revenue, cess, taxes, surcharge, outgoings and levies of or on the Said Property, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Vendors, with regard to which the Vendors hereby indemnify and agree to keep the Purchaser fully and comprehensively saved, harmless and indemnified.
- 8.5 **Holding Possession:** The Vendors hereby covenant that the Purchaser and the Purchaser's successors in-interest and/or assigns shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof exclusively and receive rents, 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 title papers and documents in respect of the Said Property to the Purchaser.

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

9. **Interpretation:**

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

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





Division Office - Marikina  
Department of Education  
Region IV - CALABARZON  
Office of the School Division Office

08 MAY 2023



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

Land classified as *sahi* (agricultural) measuring 0.6667 (zero point six six six seven) 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 Vendors in the First Property and appurtenances and inheritances for access and user thereof.

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

Land classified as *danga* (highland) measuring 0.9167 (zero point nine one six seven) 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. 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 Vendors in the Second Property and appurtenances and inheritances for access and user thereof.



HEALTH SERVICE OF THE STATE OF KARNATAKA  
REGISTRATION UNIT  
PUBLICATION UNIT  
BANGALORE, SOUTH 26 MARG

01 MAY 2023

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

Land (vacant) classified as *sah* (agricultural) measuring 0.6667 (zero point six six six seven) 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 0.9167 (zero point nine one six seven) 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. 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

**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	L.R. Khatian	Total Area in Dag (in Dec)	Area Sold (in Dec)
62	56	615	4092,	31	0.6667
69	63	643	4093, 4094 & 4095	44	0.9167
				<b>Total:</b>	<b>1.5834</b>



OFFICE OF THE REGISTRAR  
REGISTRATION UNIT  
100 WEST 42ND STREET  
NEW YORK 36, N.Y.

08 MAY 2023

10. Execution and Delivery


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

আব্দুল খতিব মল্লা

  
CHIDDIQUE MOLLA

ABDUL KHATIP MOLLA alias ABDUL KHATIB MOLYA

 L.T.I of Rahima Bibi  
By the Pen of Alifuddin molla  
RAHIMA BIBI

 L.T.I of Abdul Latif Molya  
By the Pen of Alifuddin molla  
ABDUL LATIF MOLYA

 L.T.I of Achiya Bibi Molya  
By the Pen of Alifuddin molla  
ACHIYA BIBI MOLYA

 L.T.I of FATEMA BIBI  
By the Pen of Alifuddin molla  
FATEMA MOLYA alias FATEMA BIBI

 L.T.I of Ajmira Bibi  
By the Pen of Alifuddin molla আব্দুল খতিব মল্লা  
AJMIRA BIBI

MANOARA BIBI


আব্দুল খতিব মল্লা

CHABERA BIBI alias CHABERA BIBI GAZI

জিয়ারুল হক  
JIYARUL HAQUE

 L.T.I of Banu Bibi  
By the Pen of Alifuddin molla  
BANU BIBI

তাজমিরা বিবি  
TAJMIRA BIBI

 L.T.I of Sattar SK alias Chattar Molla  
By the Pen of Alifuddin molla  
SATTAR SK. alias CHATTAR MOLLA

রেজিনা বিবি  
REJINA BIBI



District Registrar  
Kolar, Karnataka  
Registration No. 100  
Kolar, District Kolar  
10 MAY 2023

জেসমিনা পারভিন

JESMINA PARBIN alias JESMINA  
PARVIN

বাবুলু হোসেন মল্লা

BABLU HOSSAIN MOLLA

হাবিবুল্লা মল্লা

HABIBULLA MOLLA

[VENDORS]

Drafted by:

Abangul Hoque  
10/12/2003

Advocate

Asst. Judge Court  
201-27

Witnesses:

1. Mubiddin Molla  
vill- jirang gualan  
P.O. Matlaola  
P.S. Washypan  
Dist. South 24 Parganna
2. ROSID MALLA

vii- Pithapukur

P.O- Pithapukur

P.S- KashiPUTE.

Pin- 700135

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

Mubiddin Molla



District Sub-Registrar  
No. 105/2022 of  
Registrar's Office  
Alapp. South 24 Palayam

05 MAY 2023

### Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of Rs. 2,48,500/- (Rupees Two Lakh Forty Eight Thousand Five Hundred 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	Favouring	Amount (Rs.)
DD No. 367301	08.05.23	Indian Overseas Bank	ABDUL KHATIB MOLLA	38,500.00
DD No. 367302	08.05.23	Indian Overseas Bank	ABDUL LATIF MOLYA	38,500.00
DD No. 367303	08.05.23	Indian Overseas Bank	CHIDDIQUE MOLLA	38,500.00
DD No. 367304	08.05.23	Indian Overseas Bank	FATEMA MOLYA	19,000.00
DD No. 367305	08.05.23	Indian Overseas Bank	RAHIMA BIBI	19,000.00
DD No. 367316	08.05.23	Indian Overseas Bank	MANOARA BIBI	19,000.00
DD No. 367307	08.05.23	Indian Overseas Bank	ACHIYA BIBI MOLYA	5,500.00
DD No. 367308	08.05.23	Indian Overseas Bank	JIYARUL HAQUE	11,000.00
DD No. 367309	08.05.23	Indian Overseas Bank	AJMIRA BIBI	5,500.00
DD No. 367310	08.05.23	Indian Overseas Bank	TAJMIRA BIBI	3,800.00
DD No. 367311	08.05.23	Indian Overseas Bank	CHABERA BIBI GAZI	5,500.00
DD No. 367312	08.05.23	Indian Overseas Bank	REJINA BIBI	3,500.00
DD No. 367313	08.05.23	Indian Overseas Bank	BANU BIBI	4,500.00
DD No. 367314	08.05.23	Indian Overseas Bank	BARLU HOSSAIN MOLLA	9,500.00
DD No. 367315	08.05.23	Indian Overseas Bank	SATTAR SK.	9,500.00
DD No. 367288	08.05.23	Indian Overseas Bank	HABIBULLA MOLLA	9,500.00
DD No. 367289	08.05.23	Indian Overseas Bank	JESMINA PARVIN	4,500.00
			<b>Total</b>	<b>2,48,500/-</b>

CHIDDIQUE MOLLA  
 CHIDDIQUE MOLLA

ABDUL KHATIP MOLLA alias ABDUL KHATIB MOLYA  
 ABDUL KHATIP MOLLA alias ABDUL KHATIB MOLYA

RAHIMA BIBI  
 L.T.I of Rahima Bibi  
 By the Pen of Ahmed Amin  
 RAHIMA BIBI

ABDUL LATIF MOLYA  
 L.T.I of ABDUL LATIF MOLYA  
 By the Pen of Ahmed Amin  
 ABDUL LATIF MOLYA

ACHIYA BIBI MOLYA  
 L.T.I of Achiya Bibi Molya  
 By the Pen of Ahmed Amin  
 ACHIYA BIBI MOLYA

FATEMA MOLYA alias FATEMA BIBI  
 L.T.I of FATEMA BIBI  
 By the Pen of Ahmed Amin  
 FATEMA MOLYA alias FATEMA BIBI



District Registrar  
Mysore  
Karnataka

20 MAY 2023

E.T.I of Ajmir Bibi  
By the Pen of Aufuddin Moller আব্দুল হাক্কিম  
AJMIRA BIBI MANOARA BIBI

হাবেরা হিজি গাজি

CHABERA BIBI alias CHABERA BIBI  
GAZI

জিয়ারুল হক

JIYARUL HAQUE

E.T.I of Banu Bibi  
By the Pen of Aufuddin Moller  
BANU BIBI

তাজমিরা হিজি

TAJMIRA BIBI

E.T.I of Sattar SK  
By the Pen of Aufuddin Moller  
SATTAR SK. alias CHATTAR MOLLA

রেজিনা হিজি

REJINA BIBI

বাবুল হোসেন মল্লা

জেসমিনা পারভিন  
JESMINA PARBIN alias JESMINA  
PARVIN

BABLU HOSSAIN MOLLA

হাবিবুল্লা মল্লা

HABIBULLA MOLLA

[VENDORS]

Witnesses:

1. Aufuddin Moller

2. ROSID MALLA



District Survey and Registration Office  
Algha, South 24 Parganas

00 MAY 1955

**SPECIMEN FORM FOR TEN FINGER PRINTS**


































 <p><i>original photo</i></p>	<p><i>Specimen of the subject</i></p>	 <p align="center">Little</p>	 <p align="center">Ring</p>	 <p align="center">Middle</p>	 <p align="center">Fore</p>	 <p align="center">Thumb</p>
		<b>(Left Hand)</b>				
		 <p align="center">Thumb</p>	 <p align="center">Fore</p>	 <p align="center">Middle</p>	 <p align="center">Ring</p>	 <p align="center">Little</p>
		<b>(Right Hand)</b>				
	<p><i>Specimen of the subject</i></p>	 <p align="center">Little</p>	 <p align="center">Ring</p>	 <p align="center">Middle</p>	 <p align="center">Fore</p>	 <p align="center">Thumb</p>
		<b>(Left Hand)</b>				
		 <p align="center">Thumb</p>	 <p align="center">Fore</p>	 <p align="center">Middle</p>	 <p align="center">Ring</p>	 <p align="center">Little</p>
		<b>(Right Hand)</b>				
 	<p><i>L.I.I of Abdul Latif Durrani</i> <i>By the Pen of Wajid Samad Khan</i></p>	 <p align="center">Little</p>	 <p align="center">Ring</p>	 <p align="center">Middle</p>	 <p align="center">Fore</p>	 <p align="center">Thumb</p>
		<b>(Left Hand)</b>				
		 <p align="center">Thumb</p>	 <p align="center">Fore</p>	 <p align="center">Middle</p>	 <p align="center">Ring</p>	 <p align="center">Little</p>
		<b>(Right Hand)</b>				



Director, Sub-Regional IV  
Registrar, U.S.C. (2) VII  
Registration, 1100  
Koduru, Bellary 581124, Karnataka

08 MAY 2023

**SPECIMEN FORM FOR TEN FINGER PRINTS**











	<p>Handwritten text: <i>Handwritten name and details in Arabic script.</i></p>					
		<b>Little      Ring      Middle      Fore      Thumb</b>				
		<b>(Left Hand)</b>				
						
<b>Thumb      Fore      Middle      Ring      Little</b>						
<b>(Right Hand)</b>						
	<p>Handwritten text: <i>Handwritten name and details in Arabic script.</i></p>					
		<b>Little      Ring      Middle      Fore      Thumb</b>				
		<b>(Left Hand)</b>				
						
<b>Thumb      Fore      Middle      Ring      Little</b>						
<b>(Right Hand)</b>						
	<p>Handwritten text: <i>Handwritten name and details in Arabic script.</i></p>					
		<b>Little      Ring      Middle      Fore      Thumb</b>				
		<b>(Left Hand)</b>				
						
<b>Thumb      Fore      Middle      Ring      Little</b>						
<b>(Right Hand)</b>						



District Sub-Registrar, Alwar  
Registration 057/12/04  
Registration 1/04  
Alwar, South 24 Parsahas

11 MAY 2017

**SPECIMEN FORM FOR TEN FINGER PRINTS**

	<p>L.I. of A. J. ... By the Pen of A. J. ...</p>	 <b>Little</b>	 <b>Ring</b>	 <b>Middle</b>	 <b>Fore</b>	 <b>Thumb</b>
		<b>(Left Hand)</b>				
		 <b>Thumb</b>	 <b>Fore</b>	 <b>Middle</b>	 <b>Ring</b>	 <b>Little</b>
		<b>(Right Hand)</b>				
	<p>...</p>	 <b>Little</b>	 <b>Ring</b>	 <b>Middle</b>	 <b>Fore</b>	 <b>Thumb</b>
		<b>(Left Hand)</b>				
		 <b>Thumb</b>	 <b>Fore</b>	 <b>Middle</b>	 <b>Ring</b>	 <b>Little</b>
		<b>(Right Hand)</b>				
	<p>...</p>	 <b>Little</b>	 <b>Ring</b>	 <b>Middle</b>	 <b>Fore</b>	 <b>Thumb</b>
		<b>(Left Hand)</b>				
		 <b>Thumb</b>	 <b>Fore</b>	 <b>Middle</b>	 <b>Ring</b>	 <b>Little</b>
		<b>(Right Hand)</b>				



Director, State Planning & Statistics  
Regional Office - City of  
Mysore - 575 001  
Karnataka, South of Mysore

08 MAY 2023

**SPECIMEN FORM FOR TEN FINGER PRINTS**

	Left Zafar Iqbal					
		Little      Ring      Middle      Fore      Thumb (Left Hand)				
		Thumb      Fore      Middle      Ring      Little (Right Hand)				
	LTI of Bano Bibi By the Pen of Bano Bibi					
		Little      Ring      Middle      Fore      Thumb (Left Hand)				
		Thumb      Fore      Middle      Ring      Little (Right Hand)				
	Ibrahim Iqbal					
		Little      Ring      Middle      Fore      Thumb (Left Hand)				
		Thumb      Fore      Middle      Ring      Little (Right Hand)				



5

Öğrenci Bilgi Kartı  
No: 11111111111111111111  
Adı: ÖZDEMİR, ALP  
00 161

**SPECIMEN FORM FOR TEN FINGER PRINTS**

	<p>... of ... By the ... of ...</p>	 <b>Little</b>	 <b>Ring</b>	 <b>Middle</b>	 <b>Fore</b>	 <b>Thumb</b>
		<b>(Left Hand)</b>				
		 <b>Thumb</b>	 <b>Fore</b>	 <b>Middle</b>	 <b>Ring</b>	 <b>Little</b>
		<b>(Right Hand)</b>				
	<p>... of ...</p>	 <b>Little</b>	 <b>Ring</b>	 <b>Middle</b>	 <b>Fore</b>	 <b>Thumb</b>
		<b>(Left Hand)</b>				
		 <b>Thumb</b>	 <b>Fore</b>	 <b>Middle</b>	 <b>Ring</b>	 <b>Little</b>
		<b>(Right Hand)</b>				
	<p>... of ...</p>	 <b>Little</b>	 <b>Ring</b>	 <b>Middle</b>	 <b>Fore</b>	 <b>Thumb</b>
		<b>(Left Hand)</b>				
		 <b>Thumb</b>	 <b>Fore</b>	 <b>Middle</b>	 <b>Ring</b>	 <b>Little</b>
		<b>(Right Hand)</b>				



Central District Office  
Ministry of Agriculture  
Kuching, Sarawak  
08 MAY 2022

**SPECIMEN FORM FOR TEN FINGER PRINTS**

*Pat*



*Pat*  
 L.T.I of Fardousa Hafeez  
 By the Pen of Ali Muhammad  
 20/10/2018



*Pat*

L.T.I of Fardousa Hafeez  
 By the Pen of Ali Muhammad  
 20/10/2018



L.T.I of Rabia Qazi  
 By the Pen of Ali Muhammad  
 20/10/2018





ಕರ್ನಾಟಕ ಸರ್ಕಾರ - ಕರ್ನಾಟಕ-40  
ಮಂತ್ರಿಗಳ ಕಛೇರಿ  
ಬೆಂಗಳೂರು-560001  
ಆಡಳಿತ - ಸೆಕ್ಷನ್-24 - ಕರ್ನಾಟಕ






**B RAY** 2025









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 / LTJ Sheet of Query No/Year 16042901138952/2023

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	ABDUL KHATIP MOLLA Alias ABUL KHATIB MOLYA, Pithapukur, City:- , P.O:- Pithapukuria, P.S:- Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135	Settler			<i>Signature</i> 6/9/20
2	ABDUL LATIF MOLYA Pithapukur, City:- , P.O:- Pithapukuria, P.S:- Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135	Settler			<i>L.T.I of Abdul Latif Molla</i> <i>By the Pen of</i> <i>Signature</i> S. T. S.
3	CHDDIQUE MOLLA Pithapukur, City:- , P.O:- Pithapukuria, P.S:- Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135	Settler			<i>Signature</i> 6/9/20

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	FATEMA MOLYA Alias FATEMA BIBI Krishnamati, Kochpukur, Block/Sector: Bamunia, City:-, P.O:- Krishnamati, P.S:- Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743502	Seller			L.T.I of FATEMA BIBI By the Pen of <u>Ashrafuddin</u> S.S. 23
5	RAHIMA BIBI Majemat, City:-, P.O:- Uttar Kashipur, P.S:- Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135	Seller			L.T.I of RAHIMA BIBI By the Pen of <u>Ashrafuddin</u> S.S. 23
6	MANDARA BIBI Konchpukur, City:-, P.O:- Hatgacha, P.S:- Kolkata Leather Camp, District:-South 24- Parganas, West Bengal, India, PIN:- 700059	Seller			SIGNATURE Mandara 6/9/20









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
7	ACHIYA BIBI MOLYA Pithapukur., City:- , P.O:- Pithapukuria, P.S:- Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135	Seller			Signature with date By the Pen of Achiya Bibi Molya 8.5.23
8	JIYARUL HAQUE Pithapukur., City:- , P.O:- Pithapukuria, P.S:- Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135	Seller			Signature with date By the Pen of Ji yarul Haque 6/8/20
9	AJMIRA BIBI Pithapukur., City:- , P.O:- Pithapukuria, P.S:- Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135	Seller			Signature with date By the Pen of Ajmira Bibi 8.5.23
10	TAJMIRA BIBI Pithapukur., City:- , P.O:- Pithapukuria, P.S:- Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135	Seller			Signature with date By the Pen of Tajmira Bibi 6/8/20

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
11	CHABERA BIBI GAZI Krishnamati, City:-, P.O:- Bamunia, P.S:- Bhangar, District:-South 24-Parganas, West Bengal, India, PIN:- 743502	Seller			<i>Chabera Bibi Gazi</i> P. S. 23
12	REJINA BIBI Krishnamati, City:-, P.O:- Bamunia, P.S:- Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743502	Seller			<i>Rejina Bibi</i> P. S. 23
13	BANU BIBI Pithapukur., City:-, P.O:- Pithapukur, P.S:- Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135	Seller			<i>Banu Bibi</i> By the Pen of <i>[Signature]</i> P. S. 23
14	BABLU HOSSAIN MOLLA Pithapukur., City:-, P.O:- Pithapukur, P.S:-Kashipur, District:- South 24-Parganas, West Bengal, India, PIN:- 700135	Seller			<i>Bablu Hossain</i> P. S. 23

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
15	SATTAR SK Alias CHATTAR MOLLA Ranha, Lohapur., City-> P.O-> Lohapur, P.S.- Nalhati, District:- Birbhum, West Bengal, India, PIN-> 731237	Seller			<i>Sattar Sk Alias Chattar Molla</i> L.T.I of Sattar Sk By the Pen of <i>[Signature]</i> 8.5.23
16	HABIBULLA MOLLA Pithapur, City:- , P.O:- Pithapurka, P.S:- Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135	Seller			<i>Habibulla Molla</i> 6/5/20
17	JESMINA PARBIN Alias JESMINA PARVIN Gazi Para, Shanksahar., City:- P.O:- Samunia, P.S:- Bhangar, District:-South 24-Parganas, West Bengal, India, PIN:- 743502	Seller			<i>Jesmina Parbin Alias Jesmina Parvin Gazi</i> 6/5/20
Sl No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	ALIFUDDIN MOLLA Son of Rafique Molla Jirangacha, City:- , P.O:- Hatisala, P.S:- Kashipur, District:- South 24-Parganas, West Bengal, India, PIN:- 700135	ABDUL KHATIP MOLLA, ABDUL LATIF MOLYA, CHIDOIQUE MOLLA, FATEMA MOLYA, RAHIMA BIBI, MANOARA BIBI, ACHIYA BIBI MOLYA, JIYARUL HAQUE, AJMIRA BIBI, TAJMIRA BIBI CHAMERA BIBI GAZI, REJIN BIBI, BANU BIBI, SABLU HOSSAIN MOLLA, SATTAR HABIBULLA MOLLA, JESMI PARBIN			<i>Alifuddin molla.</i> 8.5.23

(Anupam Halder)

DISTRICT SUB-  
REGISTRAR

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

South 24-Parganas, West  
Bengal



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



192023240045403568

GRN Details

GRN:	192023240045403568	Payment Mode:	SBI Ipay
GRN Date:	09/05/2023 11:52:35	Bank/Gateway:	SBIePay Payment Gateway
BRN :	7384436313437	BRN Date:	09/05/2023 11:52:52
Gateway Ref ID:	20230509799174	Method:	Indian Overseas Bank NB
GRIPS Payment ID:	090520232004540354	Payment Init. Date:	09/05/2023 11:52:35
Payment Status:	Successful	Payment Ref. No:	2001138952/6/2023

[Query No\* Query Year]

Depositor Details

Depositor's Name:	Mr ANURAG KYAL
Address:	30C, SOUTH END PARK, KOLKATA-700029
Mobile:	9330394689
Period From (dd/mm/yyyy):	09/05/2023
Period To (dd/mm/yyyy):	09/05/2023
Payment Ref ID:	2001138952/6/2023
Dept Ref ID/DRN:	2001138952/6/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001138952/6/2023	Property Registration- Stamp duty	0030-02-103-003-02	7375
2	2001138952/6/2023	Property Registration- Registration Fees	0030-03-104-001-16	2531
Total				9906

IN WORDS: NINE THOUSAND NINE HUNDRED SIX ONLY.

PAID





# Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



090520232004540354

## GRIPS Payment Detail

GRIPS Payment ID:	090520232004540354	Payment Init. Date:	09/05/2023 11:52:35
Total Amount:	9906	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	7384436313437	BRN Date:	09/05/2023 11:52:52
Payment Status:	Successful	Payment Init. From:	Department Portal

## Depositor Details

Depositor's Name: Mr ANURAG KYAL  
Mobile: 9330394689

## Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240045403568	Directorate of Registration & Stamp Revenue	9906
Total			9906

IN WORDS: NINE THOUSAND NINE HUNDRED SIX ONLY.

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







ভারত সরকার

Government of India



আলিফউদ্দিন মোল্লা

Alifuddin Molla

পিতা : রফিক মোল্লা

Father : Rafique Molla

জন্মতারিখ / DOB : 31/01/1996

সুন্দর / Male



6367 9053 3326

আধার - সাধারণ মানুষের অধিকার

Alifuddin Molla



ভারতীয় বিশিষ্ট পরিচয়-প্রাধিকরণ  
Unique Identification Authority of India

ঠিকানা: জিরঙ্গাচা, জিরানগাচা,  
দক্ষিণ ২৪ পরগনা, হাতিসালা, পশ্চিম  
বঙ্গ, ৭০০১৩৫

Address Jirangacha Jiran  
Gachhi, South 24 Parganas,  
Hatisala, West Bengal, 700135

6367 9053 3326



1947  
1800-300-1947



help@uidai.gov.in



www.uidai.gov.in



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

Query No / Year	2001138952/2023	Office where deed will be registered.
Query Date	06/05/2023 2:28:42 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	VINAYAK LEGAL 122/1R, Sahendra Nath Majumdar Sarani, Thana : Tollygunge, District : South 24-Parganas, WEST BENGAL, PIN - 700026, Mobile No. : 8330394689 Status : Seller/Executant	
Transaction	Additional Transaction	
[0101] Sale, Sale Document	[4308] Agreement [No of Agreement : 2]	
Sell Forth value	Market Value:	
Rs. 2,48,500/-	Rs. 2,48,500/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 7,475/- (Article 23)	Rs. 2,495/- (Article A(1), E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks		

**Land Details :**

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

Sch No	Plot Number	Khatian Number	Land Use	ROR Proposed	Area of Land	SellForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-62	RS-615	Bastu	Shall	0.6667 Dec	1,10,000/-	1,10,000/-	
L2	RS-69	RS-643	Bastu	Shall	0.9167 Dec	1,38,500/-	1,38,500/-	
		<b>TOTAL :</b>			<b>1.5834Dec</b>	<b>2,48,500 /-</b>	<b>2,48,500 /-</b>	
		<b>Grand Total :</b>			<b>1.5834Dec</b>	<b>2,48,500 /-</b>	<b>2,48,500 /-</b>	

**Seller Details :**

Sl No	Name & address	Status	Execution Admission Details :
1	ABDUL KHATIP MOLLA, (Alias: ABDUL KHATIB MOLYA) Son of Jiyad Ali Molya, Pithapukur, City:-, P.O:- Pithapukur, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of India, Aadhaar No.: 66xxxxxxx5492, Status: Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self



Query No: 2001138952 of 2023. Printed On : May 8, 2023, 1:00PM, Generated from: wtregstatem.gov.in

### Major Information of the Deed

Deed No :	I-1604-05617/2023	Date of Registration	12/05/2023
Query No / Year	1604-2001138952/2023	Office where deed is registered	
Query Date	06/05/2023 2:28:42 PM	D.S.R. - IV SOUTH 24-PARGANAS; District: South 24-Parganas	
Applicant Name, Address & Other Details	VINAYAK LEGAL 122/1R, Satyendra Nath Majumdar Sarani, Thana : Tollygunge, District : South 24-Parganas, WEST BENGAL, PIN - 700026, Mobile No. : 9330394689, Status : Seller/Executant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 2,48,500/-	Rs. 2,48,500/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,475/- (Article:23)	Rs. 2,531/- (Article:A(1), E)		
Remarks			

#### Land Details :

District: South 24-Parganas, P.S:- Kashiipur, 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-82	RS-815	Bastu	Shali	0.6667 Dec	1,10,000/-	1,10,000/-	
L2	RS-89	RS-843	Bastu	Shali	0.9167 Dec	1,38,500/-	1,38,500/-	
<b>TOTAL :</b>					<b>1.5834Dec</b>	<b>2,48,500 /-</b>	<b>2,48,500 /-</b>	
<b>Grand Total :</b>					<b>1.5834Dec</b>	<b>2,48,500 /-</b>	<b>2,48,500 /-</b>	

#### Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>ABDUL KHATIP MOLLA, (Alias: ABDUL KHATIB MOLYA) (Presentant )</b> Son of Jiyad Ali Molya Pithapur, City:- , P.O:- Pithapur, P.S:-Kashiipur, District:-South24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, Aadhaar No: 66xxxxxxxx5492, Status :Individual, Executed by: Self, Date of Execution: 08/05/2023 , Admitted by: Self, Date of Admission: 08/05/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 08/05/2023 , Admitted by: Self, Date of Admission: 08/05/2023 ,Place : Pvt. Residence

2	<p><b>ABDUL LATIF MOLYA</b>  Son of Jiyad Ali Molya Pithapukur., City:- , P.O:- Pithapukuria, P.S:-Kashipur, District:-South24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, Aadhaar No: 29xxxxxxx5810, Status :Individual, Executed by: Self, Date of Execution: 08/05/2023  , Admitted by: Self, Date of Admission: 08/05/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 08/05/2023  , Admitted by: Self, Date of Admission: 08/05/2023 ,Place : Pvt. Residence</p>
3	<p><b>CHIDDIQUE MOLLA</b>  Son of Jiyad Ali Molla Pithapukur., City:- , P.O:- Pithapukuria, P.S:-Kashipur, District:-South24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No.: GJxxxxxx9M, Aadhaar No: 48xxxxxxx3290, Status :Individual, Executed by: Self, Date of Execution: 08/05/2023  , Admitted by: Self, Date of Admission: 08/05/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 08/05/2023  , Admitted by: Self, Date of Admission: 08/05/2023 ,Place : Pvt. Residence</p>
4	<p><b>FATEMA MOLYA, (Alias: FATEMA BIBI)</b>  Daughter of Jiyad Ali Molya Krishnamall, Kochpukur., Block/Sector: Bamunia, City:- , P.O:- Krishnamall, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Female, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No.: : HGxxxxxx5N, Aadhaar No: 07xxxxxxx3234, Status :Individual, Executed by: Self, Date of Execution: 08/05/2023  , Admitted by: Self, Date of Admission: 08/05/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 08/05/2023  , Admitted by: Self, Date of Admission: 08/05/2023 ,Place : Pvt. Residence</p>
5	<p><b>RAHIMA BIBI</b>  Daughter of Jiyad Ali Molla Majerhat., City:- , P.O:- Uttar Kashipur, P.S:-Kashipur, District:-South24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, PAN No.: : GExxxxxx7M, Aadhaar No: 81xxxxxxx7243, Status :Individual, Executed by: Self, Date of Execution: 08/05/2023  , Admitted by: Self, Date of Admission: 08/05/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 08/05/2023  , Admitted by: Self, Date of Admission: 08/05/2023 ,Place : Pvt. Residence</p>
6	<p><b>MANDARA BIBI</b>  Daughter of Jiyad Ali Molla Konchpukur., City:- , P.O:- Hatgacha, P.S:-Kolkata Leather Camp, District:-South24-Parganas, West Bengal, India, PIN:- 700059 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, PAN No.: : ETxxxxxx1K, Aadhaar No: 84xxxxxxx9504, Status :Individual, Executed by: Self, Date of Execution: 08/05/2023  , Admitted by: Self, Date of Admission: 08/05/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 08/05/2023  , Admitted by: Self, Date of Admission: 08/05/2023 ,Place : Pvt. Residence</p>
7	<p><b>ACHIYA BIBI MOLYA</b>  Daughter of Ensan Sapul Pithapukur., City:- , P.O:- Pithapukuria, P.S:-Kashipur, District:-South24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, PAN No.: : FYxxxxxx7B, Aadhaar No: 27xxxxxxx8069, Status :Individual, Executed by: Self, Date of Execution: 08/05/2023  , Admitted by: Self, Date of Admission: 08/05/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 08/05/2023  , Admitted by: Self, Date of Admission: 08/05/2023 ,Place : Pvt. Residence</p>
8	<p><b>JIYARUL HAQUE</b>  Son of Abdul Kader Molla Pithapukur., City:- , P.O:- Pithapukuria, P.S:-Kashipur, District:-South24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, Aadhaar No: 21xxxxxxx5562, Status :Individual, Executed by: Self, Date of Execution: 08/05/2023  , Admitted by: Self, Date of Admission: 08/05/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 08/05/2023  , Admitted by: Self, Date of Admission: 08/05/2023 ,Place : Pvt. Residence</p>
9	<p><b>AJMIRA BIBI</b>  Daughter of Abdul Kader Molla Pithapukur, City:- , P.O:- Pithapukuria, P.S:-Kashipur, District:-South24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, PAN No.: : EMxxxxxx3F, Aadhaar No: 39xxxxxxx5132, Status :Individual, Executed by: Self, Date of Execution: 08/05/2023  , Admitted by: Self, Date of Admission: 08/05/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 08/05/2023  , Admitted by: Self, Date of Admission: 08/05/2023 ,Place : Pvt. Residence</p>

10	<b>TAJMIRA BIBI</b> Daughter of Abdul Kader Molla Pithapukur, City:- , P.O:- Pithapukuria, P.S.-Kashipur, District-South24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of India, PAN No.: 38xxxxxxx9301, Aadhaar No: 56xxxxxxx0245, Status :Individual, Executed by: Self, Date of Execution: 08/05/2023 . Admitted by: Self, Date of Admission: 08/05/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 08/05/2023 . Admitted by: Self, Date of Admission: 08/05/2023 ,Place : Pvt. Residence
11	<b>CHABERA BIBI GAZI</b> Daughter of Abdul Kader Molla Krishnamall, City:- , P.O:- Bamunia, P.S.-Bhangar, District-South24-Parganas, West Bengal, India, PIN:- 743502 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of India, PAN No.: CXxxxxx3P, Aadhaar No: 56xxxxxxx0245, Status :Individual, Executed by: Self, Date of Execution: 08/05/2023 . Admitted by: Self, Date of Admission: 08/05/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 08/05/2023 . Admitted by: Self, Date of Admission: 08/05/2023 ,Place : Pvt. Residence
12	<b>REJINA BIBI</b> Daughter of Abdul Kader Molla Krishnamall, City:- , P.O:- Bamunia, P.S.-Kashipur, District-South24-Parganas, West Bengal, India, PIN:- 743502 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of India, PAN No.: EVxxxxx6E, Aadhaar No: 65xxxxxxx4114, Status :Individual, Executed by: Self, Date of Execution: 08/05/2023 . Admitted by: Self, Date of Admission: 08/05/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 08/05/2023 . Admitted by: Self, Date of Admission: 08/05/2023 ,Place : Pvt. Residence
13	<b>BANU BIBI</b> Daughter of Belat Ali Molla Pithapukur, City:- , P.O:- Pithapukuria, P.S.-Kashipur, District-South24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of India, Aadhaar No: 60xxxxxxx0542, Status :Individual, Executed by: Self, Date of Execution: 08/05/2023 . Admitted by: Self, Date of Admission: 08/05/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 08/05/2023 . Admitted by: Self, Date of Admission: 08/05/2023 ,Place : Pvt. Residence
14	<b>BABLU HOSSAIN MOLLA</b> Son of Abdul Malek Molla Pithapukur, City:- , P.O:- Pithapukur, P.S.-Kashipur, District-South24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of India, PAN No.: HBxxxxx1E, Aadhaar No: 52xxxxxxx9228, Status :Individual, Executed by: Self, Date of Execution: 08/05/2023 . Admitted by: Self, Date of Admission: 08/05/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 08/05/2023 . Admitted by: Self, Date of Admission: 08/05/2023 ,Place : Pvt. Residence
15	<b>SATTAR Sk. (Alias: CHATTAR MOLLA)</b> Son of Moinur Sk Ranha, Lohapur, City:- , P.O:- Lohapur, P.S.-Nalhati, District-Birbhum, West Bengal, India, PIN: 731237 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of India, Aadhaar No: 34xxxxxxx7977, Status :Individual, Executed by: Self, Date of Execution: 08/05/2023 . Admitted by: Self, Date of Admission: 08/05/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 08/05/2023 . Admitted by: Self, Date of Admission: 08/05/2023 ,Place : Pvt. Residence
16	<b>HABIBULLA MOLLA</b> Son of Ab Malek Molla Pithapukur, City:- , P.O:- Pithapukuria, P.S.-Kashipur, District-South24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of India, PAN No.: DXxxxxx5E, Aadhaar No: 76xxxxxxx9066, Status :Individual, Executed by: Self, Date of Execution: 08/05/2023 . Admitted by: Self, Date of Admission: 08/05/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 08/05/2023 . Admitted by: Self, Date of Admission: 08/05/2023 ,Place : Pvt. Residence
17	<b>JESMINA PARBIN, (Alias: JESMINA PARVIN)</b> Daughter of Abdul Malek Molla Gazi Para, Shanksahar, City:- , P.O:- Bamunia, P.S.-Bhangar, District-South24-Parganas, West Bengal, India, PIN:- 743502 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of India, PAN No.: EBxxxxx6D, Aadhaar No: 30xxxxxxx0296, Status :Individual, Executed by: Self, Date of Execution: 08/05/2023 . Admitted by: Self, Date of Admission: 08/05/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 08/05/2023 . Admitted by: Self, Date of Admission: 08/05/2023 ,Place : Pvt. Residence

**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>ANURAG KYAL</b> Son of Umesh Kyal 30C, Southend Park, City- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AGxxxxxxBH, Aadhaar No: 52xxxxxxxx8314, Status :Individual, Status : Not Executed

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>ALIFUDDIN MOLLA</b> Son of Rafique Molla Jrangacha, City- , P.O:- Hatsala, P.S:- Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135			

Identifier Of ABUL KHATIP MOLLA, ABUL LATIF MOLYA, CHIDDIQUE MOLLA, FATEMA MOLYA, RAHIMA BIBI, MANDARA BIBI, ACHIYA BIBI MOLYA, JIYARUL HAQUE, AJMIRA BIBI, TAJMIRA BIBI, CHABERA BIBI GAZI, REJINA BIBI, BANU BIBI, BABLU HOSSAIN MOLLA, SATTAR SK, HABIBULLA MOLLA, JESMINA PARBIN

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	ABDUL KHATIP MOLLA	ANURAG KYAL-0.0392177 Dec
2	ABDUL LATIF MOLYA	ANURAG KYAL-0.0392177 Dec
3	CHIDDIQUE MOLLA	ANURAG KYAL-0.0392177 Dec
4	FATEMA MOLYA	ANURAG KYAL-0.0392177 Dec
5	RAHIMA BIBI	ANURAG KYAL-0.0392177 Dec
6	MANDARA BIBI	ANURAG KYAL-0.0392177 Dec
7	ACHIYA BIBI MOLYA	ANURAG KYAL-0.0392177 Dec
8	JYARUL HAQUE	ANURAG KYAL-0.0392177 Dec
9	AJMIRA BIBI	ANURAG KYAL-0.0392177 Dec
10	TAJMIRA BIBI	ANURAG KYAL-0.0392177 Dec
11	CHABERA BIBI GAZI	ANURAG KYAL-0.0392177 Dec
12	REJINA BIBI	ANURAG KYAL-0.0392177 Dec
13	BANU BIBI	ANURAG KYAL-0.0392177 Dec
14	BABLU HOSSAIN MOLLA	ANURAG KYAL-0.0392177 Dec
15	SATTAR Sk	ANURAG KYAL-0.0392177 Dec
16	HABIBULLA MOLLA	ANURAG KYAL-0.0392177 Dec
17	JESMINA PARBIN	ANURAG KYAL-0.0392177 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	ABDUL KHATIP MOLLA	ANURAG KYAL-0.0539235 Dec
2	ABDUL LATIF MOLYA	ANURAG KYAL-0.0539235 Dec
3	CHIDDIQUE MOLLA	ANURAG KYAL-0.0539235 Dec
4	FATEMA MOLYA	ANURAG KYAL-0.0539235 Dec
5	RAHIMA BIBI	ANURAG KYAL-0.0539235 Dec
6	MANDARA BIBI	ANURAG KYAL-0.0539235 Dec
7	ACHIYA BIBI MOLYA	ANURAG KYAL-0.0539235 Dec
8	JYARUL HAQUE	ANURAG KYAL-0.0539235 Dec
9	AJMIRA BIBI	ANURAG KYAL-0.0539235 Dec
10	TAJMIRA BIBI	ANURAG KYAL-0.0539235 Dec
11	CHABERA BIBI GAZI	ANURAG KYAL-0.0539235 Dec
12	REJINA BIBI	ANURAG KYAL-0.0539235 Dec
13	BANU BIBI	ANURAG KYAL-0.0539235 Dec
14	BABLU HOSSAIN MOLLA	ANURAG KYAL-0.0539235 Dec
15	SATTAR Sk	ANURAG KYAL-0.0539235 Dec
16	HABIBULLA MOLLA	ANURAG KYAL-0.0539235 Dec
17	JESMINA PARBIN	ANURAG KYAL-0.0539235 Dec

On 08-05-2023

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

Presented for registration at 23:30 hrs on 08-05-2023, at the Private residence by ABDUL KHATIP MOLLA Alias ABDUL KHATIB MOLYA, 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 2,48,500/-

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

Execution is admitted on 08/05/2023 by 1. ABDUL KHATIP MOLLA, Alias ABDUL KHATIB MOLYA, Son of Jiyad Ali Molya, Pithapur, P.O: Pithapurkia, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Others, 2. ABDUL LATIF MOLYA, Son of Jiyad Ali Molya, Pithapur, P.O: Pithapurkia, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Others, 3. CHIDDIQUE MOLLA, Son of Jiyad Ali Molla, Pithapur, P.O: Pithapurkia, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Others, 4. FATEMA MOLYA, Alias FATEMA BIBI, Daughter of Jiyad Ali Molya, Krishnamati, Kochpukur, Sector: Bamunia, P.O: Krishnamati, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Muslim, by Profession Others, 5. RAHIMA BIBI, Daughter of Jiyad Ali Molla, Majerhat, P.O: Uttar Kashipur, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession House wife, 6. MANOARA BIBI, Daughter of Jiyad Ali Molla, Konchpukur, P.O: Hatgacha, Thana: Kolkata Leather Camp, , South 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Muslim, by Profession House wife, 7. ACHIYA BIBI MOLYA, Daughter of Ensan Sapui, Pithapur, P.O: Pithapurkia, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession House wife, 8. JIYARUL HAQUE, Son of Abdul Kader Molla, Pithapur, P.O: Pithapurkia, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Others, 9. AJMIRA BIBI, Daughter of Abdul Kader Molla, Pithapur, P.O: Pithapurkia, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession House wife, 10. TAJMIRA BIBI, Daughter of Abdul Kader Molla, Pithapur, P.O: Pithapurkia, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession House wife, 11. CHABERA BIBI GAZI, Daughter of Abdul Kader Molla, Krishnamati, P.O: Bamunia, Thana: Bhangar, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Muslim, by Profession House wife, 12. REJINA BIBI, Daughter of Abdul Kader Molla, Krishnamati, P.O: Bamunia, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Muslim, by Profession House wife, 13. BANU BIBI, Daughter of Belat Ali Molla, Pithapur, P.O: Pithapurkia, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession House wife, 14. BABLU HOSSAIN MOLLA, Son of Abdul Malek Molla, Pithapur, P.O: Pithapur, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Others, 15. SATTAR SK, Alias CHATTAR MOLLA, Son of Moinur Sk, Ranha, Lohapur, P.O: Lohapur, Thana: Nathal, , Birbhum, WEST BENGAL, India, PIN - 731237, by caste Muslim, by Profession Others, 16. HABIBULLA MOLLA, Son of Ab Mataka Molla, Pithapur, P.O: Pithapurkia, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Others, 17. JESMINA PARRIN, Alias JESMINA PARVIN, Daughter of Abdul Malek Molla, Gazi Para, Shanksahar, P.O: Bamunia, Thana: Bhangar, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Muslim, by Profession House wife

Identified by ALIFUDDIN MOLLA, , Son of Rafique Molla, Jirangacha, P.O: Hallsala, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by profession Others



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

On 12-05-2023

**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 Fees**

Certified that required Registration Fees payable for this document is Rs 2,531.00/- ( A(1) = Rs 2,485.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 2,531/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 09/05/2023 11:52AM with Govt. Ref. No: 192023240045403568 on 09-05-2023, Amount Rs: 2,531/-, Bank: SBI EPay ( SBiePay), Ref. No. 7384436313437 on 09-05-2023, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 7,475/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 7,375/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 3479, Amount: Rs.100.00/-, Date of Purchase: 04/04/2023, Vendor name: SUBHANKAR DAS

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 09/05/2023 11:52AM with Govt. Ref. No: 192023240045403568 on 09-05-2023, Amount Rs: 7,375/-, Bank: SBI EPay ( SBiePay), Ref. No. 7384436313437 on 09-05-2023, Head of Account 0030-02-103-003-02



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2023, Page from 161116 to 161161  
being No 160405617 for the year 2023.



Digitally signed by ANUPAM HALDER  
Date: 2023.05.15 18:32:09 +05:30  
Reason: Digital Signing of Deed.

*Anupam*

(Anupam Halder) 2023/05/15 06:32:09 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)

05921/2025

I-5668/2025



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AU 948990

29/08/2025  
 2001701792/2025

Certified that the document is authentic for Registration. The signature and the endorsement above and with the document are the part of this document.



CONVEYANCE

1. Date: 24/06/25
2. Place: Kolkata
3. Parties:

37307

30 MAY 2025

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

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

Name : .....

Address : .....

Vendor : .....

Alipore Collectorate, 24Pgs. (South)

**SUSHANKAR DAS**

6 STAR VENDOR  
Alipore Police Court, Kol-27



Ananta Ghosh  
c/o - Biplob Ghosh  
vill - Beliachandi  
P.O - Gocharon  
Dist - Jajmuguri  
Dist - 24 Pgs (S)  
748301

District Sub-Registrar, IV  
Registration Office  
Alipore, South 24 Pgs  
24 JUN 2025

- 3.1 **ARABUL MOLLA** (PAN HMXPM0409M and Aadhaar No. 3715-0376-0348), son of Late Sariful Molla, by faith Muslim, by occupation Student, nationality Indian, residing at Jirangacha, Post Office Hatiasala, Police Station Kashipur, Kolkata - 700135, District South 24 Parganas;
- 3.2 **MABUL MOLLA** (PAN HFGMP4419R and Aadhaar No. 7990-7419-6994), son of Late Sariful Molla, by faith Muslim, by occupation Student, nationality Indian, residing at Jirangacha, Post Office Hatiasala, Police Station Kashipur, Kolkata - 700135, District South 24 Parganas;

The Vendors are minors being represented by their Grandfather, **ABBAS MOLLA** alias **MD. ABBAS ALI MOLLA** alias **MD. ABBACH MOLLA** (PAN DEUPM8597H and Aadhaar No. 3207-6533-3790), son of Late Khoobabu Molla, by faith Muslim, by occupation Others, nationality Indian, residing at Jirangacha, Post Office Hatiasala, Police Station Kashipur, Kolkata - 700135, District South 24 Parganas, being the Legal Guardian as per the Mahomedan Law (collectively **Vendors**, include successors-in-interest)

**And**

- 3.3 **SAKSHI KYAL** (PAN APKPK3417Q and Aadhaar No. 3007 7888 5993), wife of Rahul Kyal, by faith Hindu, by occupation Business, by 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 Vendors and Purchaser are hereinafter individually referred to as such or as **Party** and collectively as **Parties**.

**NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:**

**4. Subject Matter of Conveyance**

- 4.1 **Said Property:** Land classified as *sul* (agricultural) measuring 1.6667 (one point six six six seven) decimal, more or less, out of 66 (sixty six) decimal, being a portion of R.S. Dag No. 98, corresponding L.R. Dag No. 91, recorded under R.S. Khatian No. 416, L.R. Khatian Nos. 5291 and 5292, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas (**Said Property**) and more fully described in the **Schedule** below together with all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Said Property and appurtenances and inheritances for access and user thereof.



Ministarstvo zdravlja Republike Srbije  
Kancelarija za vanjske odnose  
Bulevar Oslobođenja 154  
11000 Beograd, Srbija

24 JUN 2025

## **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 Larger Property:** At all material time (1) Himela Bibi and (2) Sona Bibi were the joint, absolute and recorded owners in respect of land measuring 10.5 (ten point five) decimal, more or less, out of 66 (sixty six) decimal, being a portion of R.S. Dag No. 98, corresponding L.R. Dag No. 91, recorded under R.S. Khatian No. 416, Mouza Jirangaicha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas (**Larger Property**), free from all encumbrances.

**5.1.2 Demise of Himela Bibi:** Said Himela Bibi, a Muslim governed by the Sunni School of Mohammedan Law died intestate leaving behind her surviving her 1 (one) son, Yuchup Ali Molla and 2 (two) daughters, namely, (1) Sundari Bibi and (2) Sobhejan Bibi, as her only legal heir and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Himela Bibi in the Larger Property, free from all encumbrances.

**5.1.3 Demise of Sona Bibi:** Said Sona Bibi, a Muslim governed by the Sunni School of Mohammedan Law died intestate leaving behind her surviving her 1 (one) son, Abdar Ali Gazi and 3 (three) daughters, namely, (1) Hashi Bibi, (2) Rupjan Bibi and (3) Chupura Bibi, as her only legal heir and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Sona Bibi in the Larger Property, free from all encumbrances.

**5.1.4 Demise of Rupjan Bibi:** Said Rupjan Bibi, a Muslim governed by the Sunni School of Mohammedan Law died intestate leaving behind her surviving her 3 (three) sons, namely, (1) Mojammel Molla, (2) Mostabar Molla and (3) Sukur Ali Molla, as her only legal heirs, who jointly and in equal share inherited the right, title and interest of Late Rupjan Bibi in the Larger Property, free from all encumbrances.

**5.1.5 Ownership of Abdar Ali Gazi & Ors.:** In the above mentioned circumstances said (1) Abdar Ali Gazi, (2) Hashi Bibi, (3) Mojammel Molla, (4) Mostabar Molla, (5) Md. Sukur Ali Molla, (6) Chupura Bibi, (7) Yuchup Ali Molla, (8) Sundari Bibi and (9) Sobhejan Bibi (collectively **Abdar Ali Gazi & Ors.**) became the joint absolute owners in respect of the Larger Property, free from all encumbrances.

**5.1.6 Sale by Abdar Ali Gazi & Ors.:** By a Deed of Sale dated 18<sup>th</sup> April, 2007, registered in the Office of the Additional District Sub-Registrar, Bhangar, recorded in Book No. 1, Volume No. 25, at Pages 85 to 92, being Deed No. 1279 for the year 2007, said Abdar Ali Gazi & Ors. sold, conveyed and transferred the Larger Property unto and in favour of (1) Abbas Molla alias Md. Abbas Ali Molla alias Md. Abbach Molla, (2) Md. Sariful Molla alias Sariful Molla, (3) Md.



ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
ಆರೋಗ್ಯ ಮತ್ತು ಕುಟುಂಬ ಕಲ್ಯಾಣ ಇಲಾಖೆ  
ಆರೋಗ್ಯ ಮತ್ತು ಕುಟುಂಬ ಕಲ್ಯಾಣ ಇಲಾಖೆ  
ಆರೋಗ್ಯ ಮತ್ತು ಕುಟುಂಬ ಕಲ್ಯಾಣ ಇಲಾಖೆ

**24 JUN 2025**

Aptabuddin Molla, (4) Md. Jakir Molla, (5) Md. Aref Ali Molla and (6) Md. Abdul Kalam Molla, free from all encumbrances.

- 5.1.7 **Ownership of Sariful Molla:** In the above mentioned circumstances said Md. Sariful Molla alias Sariful Molla became the sole and absolute owner in respect of land measuring 2 (two) decimal, more or less, out of the Larger Property and mutated his name in the records of the Block Land and Land Reforms Officer, Bhangar-II, under L.R. Khatian No. 3742, free from all encumbrances.
- 5.1.8 **Demise of Sariful Molla:** Said Md. Sariful Molla alias Sariful Molla, a Muslim governed by the Sunni School of Mohammedan Law died intestate leaving behind him surviving his father, Abbas Molla alias Md. Abbas Ali Molla alias Md. Abbach Molla and 2 (two) minor sons, namely, (1) Arabul Molla and (2) Mabul Molla, as his only legal heirs, who jointly and in diverse share inherited the right, title and interest of Late Md. Sariful Molla alias Sariful Molla in the Larger Property, free from all encumbrances.
- 5.1.9 **Absolute Ownership of Vendors:** In the above mentioned events and circumstances said (1) Arabul Molla and (2) Mabul Molla (collectively the Vendors herein) became the joint and absolute owners in respect of the Said Property and mutated their name in the records of the Block Land and Land Reforms Officer, Bhangar-II, under L.R. Khatian Nos. 5291 and 5292, respectively, free from all encumbrances and the Said Property is the subject matter of this Conveyance.
- 5.1.10 **Sale for Minors' Benefit:** Since the Vendors are minors, the grandfather of the Vendors, Abbas Molla alias Md. Abbas Ali Molla alias Md. Abbach Molla, being the Legal Guardian of the said minors' property according to the Mohammedan Law agreed to sell the Said Property for the benefit, welfare and wellbeing of his minor grandsons, namely, (1) Arabul Molla and (2) Mabul Molla (being the Vendors herein). The Legal Guardian of the said minors hereby further declares and confirms that he is well entitled to sell/alienate the Said Property as per the operation of the Mohammedan Law, as he can obtain double of the valuation of the Said Property and it is necessary for him to sell the said minors' share in the Said Property for the benefit, welfare, educational purpose and wellbeing of his minor grandsons, namely, (1) Arabul Molla and (2) Mabul Molla (the Vendors herein). The money received by the Vendors by way of consideration herein shall be used by the Legal Guardian for the educational and wellbeing purpose of the Vendors herein.
- 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



District Registrar,  
Bangalore  
Karnataka  
24 JUN 2015

24 JUN 2015

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

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

## 6. Basic Understanding

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



ՀԱՅԱՍՏԱՆԻ ՀԱՆՐԱՊԵՏՈՒԹՅԱՆ ԱՍԻՏՈՒԹՅԱՆ ՄԻՆԻՍՏԵՐԱՆ  
ՊԵՏԱԿԱՆ ԲՈՒԿՆԵՐԱԿԱՆ ՄԵԾԵՐԱԿԱՆ ԿԵՆՏՐՈՆ  
ՊԵՏԱԿԱՆ ԲՈՒԿՆԵՐԱԿԱՆ ՄԵԾԵՐԱԿԱՆ ԿԵՆՏՐՈՆ  
ՀԱՅԱՍՏԱՆԻ ՀԱՆՐԱՊԵՏՈՒԹՅԱՆ ԱՍԻՏՈՒԹՅԱՆ ՄԻՆԻՍՏԵՐԱՆ

24 JUN 2025

the Purchaser shall purchase the same based on the representations, warranties and covenants mentioned in Clauses 5.1 and 5.2 and their respective sub-clauses above.

## 7. Transfer

7.1 **Hereby Made:** The Vendors hereby sell, convey and transfer to the Purchaser the entirety of the Vendors' right, title and interest of whatsoever or howsoever nature in the Said Property, more fully described in the **Schedule** below, being land classified as **sali** (agricultural) measuring 1.6567 (one point six six six seven) decimal, more or less, out of 66 (sixty six) decimal, being a portion of R.S. Dag No. 98, corresponding L.R. Dag No. 91, recorded under R.S. Khatian No. 416, L.R. Khatian Nos. 5291 and 5292, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayat, Sub-Registration District Bhangar, District South 24 Parganas **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the 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. 4,20,000/- (Rupees Four Lakhs Twenty 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, 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, usucapio, debutter, wakf, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, bargadars and liabilities whatsoever or howsoever made or suffered by the Vendors or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendors or the Vendors' predecessors-in-title.

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



RECEIVED  
OFFICE OF THE ATTORNEY GENERAL  
WASHINGTON, D.C. 20530  
JUN 24 1975

24 JUN 1975

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



REGISTRAR OF COMPANIES  
REGISTRATION OF COMPANIES ACT, 1956  
TAMIL NADU  
24 JUN 2015

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

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



District Sub-Register of  
Hempstead, L.S. 7, 12, 14  
Flushing, N.Y.  
Admiral, County of Queens

24 JUN 2025

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

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

Vacant land classified as *soil* (agricultural) measuring 1.6667 (one point six six six seven) decimal, more or less, out of 66 (sixty six) decimal, being a portion of R.S. Dag No. 98, corresponding L.R. Dag No. 91, recorded under R.S. Khatian No. 416, L.R. Khatian Nos. 5291 and 5292, 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. 98 is butted and bounded as follows:

**On the North** : By R.S. Dag No. 97  
**On the East** : By R.S. Dag Nos. 123, 140, 141 & 142  
**On the South** : By R.S. Dag No. 120  
**On the West** : By R.S. Dag Nos. 99 & 119

**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.



Ministère de la Santé  
N° 105-1-121  
Algérie, le 21 Juin 2005

21 JUN 2005

10. Execution and Delivery

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

Witnesses:

1. Anurto Ghosh  
with Beligehandi  
P.O. - Socharon  
P.S. - Joyragan  
Dist - 24 P.O. 3 (B)  
743301
2. Alangir Roy, Adv  
28/1, Judges Court Road  
Kol-27

আব্বাস মল্লা -

[ABBAS MOLLA alias MD. ABBAS ALI  
MOLLA alias MD. ABBACH MOLLA as Legal  
Guardian of ARABUL MOLLA and MASUL  
MOLLA]  
[Vendors]

Drafted by:

Alangir Roy  
Advocate 100/1366/23

Alipore Judge Court  
Kol-27

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

Anurto Ghosh



District Sub-Registrar,  
Registrar (2) of  
Registrations, 18/6,  
Alore, South 24 Parganas

24 JUN 2025

### Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs. 4,20,000/- (Rupees Four Lakhs Twenty Thousand only)** towards full and final payment of the consideration for sale of the Said Property described in the **Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
IOBAR 52025062400159 SS1	24.06.25	Indian Overseas Bank	2,00,000.00
IOBAR 52025061400159403	24.06.25	Indian Overseas Bank	2,00,000.00
	Cash		10,000.00
	Cash		10,000.00
		<b>Total:</b>	<b>4,20,000/-</b>

Witnesses:

1. *Amir to Akash*

2. *Atangir Rasgan*

*ABBAS MOLLA*

(ABBAS MOLLA alias MD. ABBAS ALI  
MOLLA alias MD. ABHACH MOLLA his  
Legal Guardian of ARABUL MOLLA and  
MABUL MOLLA)

[Vendor]



**SPECIMEN FORM FOR TEN FINGER PRINTS**



*Handwritten signature*

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



*Handwritten signature*

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

PHOTO

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





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



192025260125501008

GRN Details

GRN:	192025260125501008	Payment Mode:	SBI Epay
GRN Date:	24/06/2025 11:35:36	Bank/Gateway:	SBIEpay Payment Gateway
BRN : -	6223895126833	BRN Date:	24/06/2025 11:35:54
Gateway Ref ID:	20250624555658	Method:	Indian Overseas Bank - Retail And Corporate NB
GRIPS Payment ID:	240620252012550099	Payment Init. Date:	24/06/2025 11:35:36
Payment Status:	Successful	Payment Ref. No:	2001781792/2/2025 (Query Not Query Time)

Depositor Details

Depositor's Name:	Mrs SAKHSHI KYAL
Address:	30C, SOUTH END PARK, KOLKATA-700029
Mobile:	9330394689
Period From (dd/mm/yyyy):	24/06/2025
Period To (dd/mm/yyyy):	24/06/2025
Payment Ref ID:	2001781792/2/2025
Dept Ref ID/DRN:	2001781792/2/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001781792/2/2025	Property Registration- Stamp duty	0030-02-103-003-02	2000
2	2001781792/2/2025	Property Registration- Registration Fee	0030-03-104-001-16	414
			<b>Total</b>	<b>2514</b>

IN WORDS: TWENTY FIVE THOUSAND ONE HUNDRED THIRTY FOUR ONLY.

PAID



# Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



## GRIPS Payment Detail

GRIPS Payment ID:	240620252012550099	Payment Init. Date:	24/06/2025 11:35:36
Total Amount:	25134	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	6223895126833	BRN Date:	24/06/2025 11:35:54
Payment Status:	Successful	Payment Init. From:	Department Portal

## Depositor Details

Depositor's Name: Mrs SAKSHI KYAL  
Mobile: 9330394689

## Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192025260125501008	Directorate of Registrars & Stamp Revenue	25134
Total			25134

IN WORDS: TWENTY FIVE THOUSAND ONE HUNDRED THIRTY FOUR ONLY.

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





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

Query No / Year	2001781792/2025	Office where deed will be registered
Query Date	23/06/2025 5:45:12 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	DIPANKAR SARDAR Village And Post Office Gokarna, Thana : Magrahat, District : South 24-Parganas, WEST BENGAL, PIN - 743601, Mobile No. : 9330394689, Status :Deed Writer	
Transaction	Additional Transaction	
[0101] Sale, Sale Document	[4305] Agreement (No of Agreement : 2)	
Set Forth value	Market Value	
Rs. 4,20,000/-	Rs. 4,20,000/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 21,020/- (Article 23)	Rs. 4,214/- (Article:A(1), E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks		

**Land Details :**

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

Sch No	Plot Number	Khatian Number	Land Use/ROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-98	RS-415	Bastu	Shall	1.6667 Dec	4,20,000/-	4,20,000/-
Grand Total :					1.6667Dec	4,20,000 /-	4,20,000 /-

**Seller Details :**

Sl No	Name & address	Status	Execution Admission Details :
1	ARABUL MOLLA Son of SARIFUL 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, Date of Birth:XX-XX-2XX8, PAN No, HMxxxxxxSM, Aadhaar No:- 37xxxxxxx0348,Status :Minor, Executed by: Guardian	Minor	Executed by: Guardian



2	MABUL MOLLA Son of SARFUL MOLLA, City:- , P.O:- HATISHALA, P.S:- Kashipur, District-South 24-Parganas, West Bengal, India, Pin:- 700135 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Date of Birth: XX-XX-2XX2, PAN No. HFxxxxxx9R, Aadhaar No:- 79xxxxxxxx6994, Status: Minor, Executed by: Guardian	Minor	Executed by: Guardian
---	---	-------	-----------------------

**Buyer Details :**

Sl No	Name & address	Status	Execution Admission Details :
1	SAKSHI KYAL Wife of RAHUL KYAL, 30C, Southend 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, Date of Birth: XX-XX-1XX5, PAN No. APxxxxxx7Q, Aadhaar No:- 30xxxxxxxx5903, Status: Individual, Not Executed	Individual	Not Executed

**Guardian Details :**

Sl No	Name & Address	Guardian of
1	ABBAS MOLLA Son of KHOSBABU MOLLA, City:- , P.O:- HATISHALA, P.S:-Kashipur, District- South 24-Parganas, West Bengal, India, PIN-> 700135 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, Date of Birth: XX-XX-1XX3, PAN No. DExxxxxx7H, Aadhaar No.: 32xxxxxxxx3790	ARABUL MOLLA, MABUL MOLLA

**Identifier Details :**

Name & address
AMRITA GHOSH Son of BIPLOS GHOSH City:- , P.O:- GOCHARAN, P.S:-Joyragar, District:-South 24-Parganas, West Bengal, India, PIN:- 743391, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Identifier Of: ABBAS MOLLA

**Transfer of property for L1**

Sl.No	From	To, with area (Name-Area)
1	ARABUL MOLLA	SAKSHI KYAL-0.83335 Dec
2	MABUL MOLLA	SAKSHI KYAL-0.83335 Dec

**Note:**

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 23-07-2025) for e-Payment. Assessed market value & Query is valid for 30 days (i.e. upto 23-07-2025).
3. Standard User charge of Rs. 300/- (Rupees Three Hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.



### Major Information of the Deed

Deed No	I-1604-05668/2025	Date of Registration	24/06/2025
Query No / Year	1604-2001781792/2025	Office where deed is registered	
Query Date	23/06/2025 5:45:12 PM	D.S.R. - IV SOUTH 24-PARGANAS, District	South 24-Parganas
Applicant Name, Address & Other Details	DIPANKAR SARDAR Village And Post Office Gokarnee, Thana : Magrahat, District : South 24-Parganas, WEST BENGAL, PIN - 743801, Mobile No. : 9330394589, Status :Deed Writer		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4306] Other than Immovable Property Agreement (No of Agreement : 2)		
Sot Forth Value	Market Value		
Rs. 4,20,000/-	Rs. 4,20,000/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 21,020/- (Article 23)	Rs. 4,246/- (Article:A(1), E)		
Remarks			

### Land Details :

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

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	Sot Forth Value (in Rs.)	Market Value (in Rs.)	Other Details
L1	RS-98	RS-416	Bashi	Shal	1.6667 Dec	4,20,000/-	4,20,000/-
<b>Grand Total :</b>					<b>1.6667Dec</b>	<b>4,20,000/-</b>	<b>4,20,000/-</b>

### Seller Details :




Sl No	Name,Address,Photo,Finger print and Signature
1	<b>ARABUL MOLLA</b> Son of SARIFUL 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(Date of Birth:XX-XX-2008 , PAN No.: HFxxxxxx9M, Aadhaar No: 37xxxxxxx0348, Status: Minor, Executed by: Guardian, Executed by: Guardian
2	<b>MABUL MOLLA</b> Son of SARIFUL MOLLA City:- , P.O:- HATISALA, P.S.-Kashipur, District-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India(Date of Birth:XX-XX-2002 , PAN No.: HFxxxxxx9R, Aadhaar No: 79xxxxxxx0994, Status: Minor, Executed by: Guardian, Executed by: Guardian



**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<p><b>SAKSHI KYAL</b>                      Wife of RAHUL KYAL, 30C, Southend Park, City:- , P.O:- Samal Bose Road, P.S:-Lake, District-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of India, Date of Birth: XX-XX-1XX3 , PAN No.: APxxxxx7Q, Aadhaar No: 30xxxxxxxx5993, Status :Individual, Status : Not Executed</p>

**Guardian Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<p><b>ABBAS MOLLA (Presentant )</b>                      Son of KHOSBABU MOLLA                      (Date of Execution - 24/06/2025, Admitted by: Self, Date of Admission: 24/06/2025, Place of Admission of Execution: Office</p>		 Captured	
	<p>City:- , P.O:- HATISHALA, P.S:-Kashipur, District-South 24-Parganas, West Bengal, India, PIN:- 700135, Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of India, Date of Birth: XX-XX-1XX3, PAN No.: DExxxxxx7H, Aadhaar No: 32xxxxxxxx3790 Status : Guardian, Guardian of : ARABUL MOLLA, MABUL MOLLA</p>	<p>24/06/2025</p>	<p>24/06/2025</p>	<p>24/06/2025</p>

**Identifier Details :**

Name	Photo	Finger Print	Signature
<p><b>AMRITA GHOSH</b>                      Son of BIPLAB GHOSH                      City:- , P.O:- GOCHARAN, P.S:-Jajnapur, District-South 24-Parganas, West Bengal, India, PIN - 743291</p>		 Captured	
Identifier Of ABBAS MOLLA	24/06/2025	24/06/2025	24/06/2025

Transfer of property for L1		
Sl.No	From	To, with area (Name-Area)
1	ARABUL MOLLA	SAKSHI KYAL-0.83335 Dec
2	MABUL MOLLA	SAKSHI KYAL-0.83335 Dec



Endorsement For Deed Number : t - 100405668 / 2025

On 24/06/2025

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

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

Presentation(Under Section 52 & Rule 22A(3) 40(1),W.B. Registration Rules, 1962)

Presented for registration at 13:47 hrs. on 24-06-2025, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by ABBAS MOLLA.

Certificate of Market Value(WB PUVA rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 4,20,000/- .

Executed by Guardian

Execution is admitted by ABBAS MOLLA, Son of KHOSSABU MOLLA, P.O: HATISHALA, Thana: Kashipur, South 24-Parganas, WEST BENGAL, India, PIN - 700135 by caste Muslim, by profession Others as the guardian of 1. minor ARABUL MOLLA JIRANGACHA, P.O: HATIGALA, Thana: Kashipur, South 24-Parganas, WEST BENGAL, India, PIN - 700135, 2. minor MABUL MOLLA, P.O: HATISHALA, Thana: Kashipur, South 24-Parganas, WEST BENGAL, India, PIN - 700135.

Identified by AMRITA GHOSH, Son of BIPLOD GHOSH, P.O: GOCHARAN, Thana: Joynagar, South 24-Parganas, WEST BENGAL, India, PIN - 743391, by caste Hindu, by profession Others.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 4,246.00/- ( A(1) = Rs 4,200.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 4,214/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/06/2025 11:35AM with Govt. Ref. No: 192025280125501008 on 24-06-2025, Amount Rs: 4,214/-, Bank: SBI EPay ( SBiEpay), Ref. No. 6223895126833 on 24-06-2025, Head of Account 0030-03-104-001-18

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 21,020/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 20,920/-

Description of Stamp

1. Stamp Type: Impressed, Serial no 37307, Amount: Rs 100.00/-, Date of Purchase: 30/05/2025, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/06/2025 11:35AM with Govt. Ref. No: 192025280125501008 on 24-06-2025, Amount Rs: 20,920/-, Bank: SBI EPay ( SBiEpay), Ref. No. 6223895126833 on 24-06-2025, Head of Account 0030-02-103-003-02

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

...the ... of ...

...the ... of ...

...the ... of ...

...the ... of ...

...the ... of ...

...the ... of ...

...the ... of ...

...the ... of ...

...the ... of ...

...the ... of ...

...the ... of ...

...the ... of ...



Certificate of Registration under section 60 and Rule 69.  
Registered in Book - I  
Volume number 1604-2025, Page from 146309 to 146327  
being No 160405668 for the year 2025.



Digitally signed by ANUPAM HALDER  
Date: 2025.08.24 16:18:53 +05:30  
Reason: Digital Signing of Deed.

(Anupam Halder) 24/06/2025  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS  
West Bengal.

06/02/2025

र ८९७८/२५



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AU 948955

04/07/2025  
 Q-2001907511/2025

Verify that the document is stamped & registered. The signature name and the registration details attached with the document are the part of this document.

*(Handwritten signature)*



District Sub-Registrar-IV  
 Registrar U/S (2) of  
 Registration 1908  
 Alipore, Kolk. W. Bengal  
 04 JUL 2025

CONVEYANCE

1. Date: 04/07/25
2. Place: Kolkata
3. Parties

37342

30 MAY 2025

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

Name : .....

Address : .....

Vendor : .....

Alipore Coronerate, 24 Pgs. (South)

**SUBHANKAR DAS**

STAMP VENDOR  
Alipore Police Court, Kol-27

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



Ananta Ghosh  
c/o - Gelsa Biplob Ghosh  
Vill - Beligchandi  
P.O - Gochhaton  
P.S - Joy nagor  
Dist - 24 Pgs (S)  
743301

District Sub-Registrar - IV  
Reg. No. UFS (2) of  
Registration 1908  
Alipore, South 24 Parganas  
04 JUL 2025

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

**And**

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

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

**NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:**

**4. Subject Matter of Conveyance**

- 4.1 **Said Property:** Land classified as *soil* (agricultural) measuring 0.04 (zero point zero four) decimal, more or less, out of 36 (thirty six) decimal, being a portion of R.S. Dag No. 65, corresponding L.R. Dag No. 59, recorded under R.S. Khanda Khatian No. 661 derived from R.S. Khatian No. 323, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet (**BGP**), Sub-Registration District Bhangar, District South 24 Parganas (**Said Property**) more fully described the **Schedule** below **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof.

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

- 5.1 **Representations, Warranties and Covenants Regarding Title:** The Vendor represents and warrants, to and covenants with the Purchaser regarding title as follows:
- 5.1.1 **Ownership of Javed Ali Molla:** At all material time one Javed Ali Molla was the sole, recorded and absolute owner in respect of *inter alia* land measuring 6.84 (six point eight four) decimal, more or less, out of 36 (thirty six) decimal, being a portion of R.S. Dag No. 65, corresponding L.R. Dag No. 59, recorded under R.S. Khanda Khatian No. 661 derived from R.S. Khatian No. 323, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Larger Property**), free from all encumbrances.
- 5.1.2 **Sale to Kalu Molla:** By a Deed of Sale dated 20<sup>th</sup> June, 1973, registered in the Office of the Sub-Registrar, Bhangar, recorded in Book No. 1, Volume No. 79, at Pages 175 to 177, being Deed No. 8554



District Sub-Registrar-IV  
Registrar LIS (2) of  
Registration 1908  
Ajmer, South 24 Program

04 JUL 2025

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

- 5.1.3 **Gift by Kalu Molla:** By a Deed of Gift dated 27<sup>th</sup> July, 1998, registered in the Office of the Sub-Registrar, Bhangar, recorded in Book No. 1, Volume No. 9, at Pages 233 to 240, being Deed No. 558 for the year 1999, said Kalu Molla gifted, granted and transferred land measuring 6.2 (six point two) decimal, more or less, out of the Larger Property unto and in favour of (1) Abdul Ajj Molla alias Abdul Ajit Molla, (2) Nur Islam Molla, (3) Abdur Rahim Molla alias Abdul Rahim Molla, (4) Nur Ali Molla and (5) Nur Hossain Molla, free from all encumbrances.
- 5.1.4 **Remaining Ownership of Kalu Molla:** In the above mentioned circumstances said Kalu Molla remained the sole and absolute owner in respect of land measuring 0.64 (zero point six four) decimal, more or less, out of the Larger Property (**Remaining Larger Property**), free from all encumbrances.
- 5.1.5 **Demise of Kalu Molla:** Said Kalu Molla, a Muslim governed by the Sunni School of Mohammedan Law, died intestate leaving behind him surviving his 5 (five) sons, namely, (1) Abdul Ajj Molla alias Abdul Ajit Molla, (2) Nur Islam Molla, (3) Abdur Rahim Molla alias Abdul Rahim Molla, (4) Nur Ali Molla and (5) Nur Hossain Molla and 8 (eight) daughters, namely, (1) Sarbanu Bibi alias Saharbanu Bibi, (2) Fajila Bibi alias Fajila Molla, (3) Ayaten Bibi, (4) Ajiran Bibi, (5) Khodejan Bibi, (6) Kachiman Bibi, (7) Shakila Bibi and (8) Ayasa Bibi, as his only legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Kalu Molla in the Remaining Larger Property, free from all encumbrances.
- 5.1.6 **Sale to the Vendor:** By a Deed of Sale dated 30<sup>th</sup> June, 2025, registered in the Office of the Additional District Sub-Registrar, Bhangar, recorded in Book No. 1, Volume No. 1621-2025, at Pages 155216 to 155238, being Deed No. 162106187 for the year 2025, said Khodejan Bibi, sold, conveyed and transferred land measuring 0.04 (zero point zero four) decimal, more or less, out of the Remaining Larger Property unto and in favour of Md Anarul Islam alias Anarul Islam (the Vendor herein), free from all encumbrances.
- 5.1.7 **Absolute Ownership of Vendor:** In the above mentioned events and circumstances said Md Anarul Islam alias Anarul Islam (the Vendor herein) has become the sole and absolute owner in respect of the Said Property, out of the Remaining Larger Property, free from all encumbrances and the Said Property is the subject matter of this Conveyance.
- 5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendor represents and warrants to and covenants with the Purchaser regarding encumbrances as follows:
- 5.2.1 **No Acquisition/Requisition:** The Vendor has not received any notice from any authority for acquisition, requisition or vesting of the Said



District Sub-Registrar - IV  
Registrar (I/S) (2) of  
Registration 1908  
Aligarh, District 24 Meerut  
JUL 2025

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

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



District Sub-Registrar  
Aligarh, U.P. (2) of  
Registration Act 1908  
Aligarh, South 24 Parganas  
04 JUL 2025

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 **Heroby Made:** The Vendor hereby sells, conveys and transfers to the Purchaser the entirety of the Vendor's right, title and interest of whatsoever or howsoever nature in the Said Property, more fully described in the **Schedule** below, i.e., land classified as *sahi* (agricultural) measuring 0.04 (zero point zero four) decimal, more or less, out of 36 (thirty six) decimal, being a portion of R.S. Dag No. 65, corresponding L.R. Dag No. 59, recorded under R.S. Khanda Khatian No. 661 derived from R.S. Khatian No. 323, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas **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.20,000/- (Rupees Twenty 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*, uses, *debutter*, *wakf*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *burgadars* 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.



Division 302-Registration of  
Foreigners (12) at  
Registration 1000  
Algeria, South of Portofino

4 JUL 2005

- 8.2 **Subject to:** The transfer being effected by this Conveyance is subject to:
- 8.2.1 **Indemnification by Vendor:** express indemnification by the Vendor about the correctness of the Vendor's title, Vendor's authority to sell and non existence of any encumbrances on the Said Property, which if found defective or untrue at any time, the Vendor shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendor hereby covenants that the Vendor or any person claiming under the Vendor in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Purchaser and/or the Purchaser's successors-in-interest and assigns, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the Purchaser and/or the Purchaser's successors-in-interest and assigns by reason of any claim made by any third parties with respect to the title of the Said Property. If any difficulty arises in respect of mutation of the Said Property in the name of the Purchaser then the Vendor shall at all times hereinafter, at the costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to mutate the name of the Purchaser in respect of the Said Property. In this regard the Vendor hereby clarifies that the R.S. Record of Rights and L.R. Record of Rights are not in parity with the Vendor's entitlement in said R.S. Dag No. 65, corresponding to L.R. Dag No. 59 as recited under clause 5.1 and sub-clauses thereunder. However, the Vendor hereby conveys all the Vendor's right, title and interest in the said R.S. Dag (acquired vide the aforesaid recital) under these presents whatsoever and howsoever in nature and the Purchaser shall be entitled to rectify the erroneous record of rights, if any.
- 8.2.2 **Transfer of Property Act:** all obligations and duties of vendor and vendee as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.
- 8.3 **Delivery of Possession:** Khas, vacant, peaceful and physical possession of the Said Property has been handed over to the Purchaser.
- 8.4 **Outgoings:** All statutory revenue, cess, taxes, surcharge, outgoings and levies of or on the Said Property, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, 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



District Sub-Registrar IV  
Registrar U/S 7 (2) of  
Registration Act 1908  
Mysore, South Zone Bangalore

4 JUL 2014

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

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



URGENT Sub-Registration IV  
Registration LIS 7 12 75  
Registration 1975  
Name: Sarah M. Parsons

04 JUL 705

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

9. **Interpretation:**

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

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

Land vacant classified as *sali* (agricultural) measuring 0.04 (zero point zero four) decimal, more or less, out of 36 (thirty six) decimal, being a portion of R.S. Dag No. 65, corresponding L.R. Dag No. 59, recorded under R.S. Khatia Khatian No. 661 derived from R.S. Khatian No. 323, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and the said R.S. Dag No. 65 is butted and bounded as follows:

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

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



U.S. District Court for the District of Columbia  
Magistrate U/S  
Registration 1008  
Alameda, South 24th  
4 JUL 1975

10. Execution and Delivery

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

Witnesses:

1. Anuj. D. Ghosh  
Vill - Goligehouli  
P.O - Gachhola  
PS - Jorhagar  
Dist - 24 P.S (3)  
743391

2. Alangir Poo Adv  
28/1, Judges Court Road  
Kol-27

GR: Government Register

[Vendor]

Drafted by:

Alangir Poo Adv  
Advocate  
HB/1386/23

Alipore Judges Court  
Kol-27

Read over and explained by me  
in Bengali  
Alangir Poo Adv



United States Patent and Trademark Office  
Register U/S (2) of  
Registration 1008  
Albany, South 24 Ferguson

04 JUL 2005

### Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of Rs. 20,000/- (Rupees Twenty Thousand only) towards full and final payment of the consideration for sale of the Said Property described in the Schedule above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
By R-T.S. JOBAN 2518510484	4-07-25	Indian OVERSEAS Bank	20,000.00
Total			20,000.00

Kalipt  
Branch -

Witnesses:

1. Anur. K. Ghosh

2. Anur. K. Ghosh

Dr. Anur. K. Ghosh























[Vendor]



One copy held in the custody of  
Margaret Lutz (2) 68  
Project Area 1000  
Albany, South 24th Precinct

14 JUL 1975

**SPECIMEN FORM FOR TEN FINGER PRINTS**

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



5  
District Sub-Registrar of  
Registrar U.S. 1 (2) of  
Adampur, South 24 Parganas

U A JUL 1988







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

*Handwritten signature/initials*

Query No / Year	2001907511/2025	Office where deed will be registered
Query Date	03/07/2025 5:44:24 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	DIPANKAR SARDAR Village And Post Office Gokarnee, Thana : Magrahat, District : South 24-Parganas, WEST BENGAL, PIN - 743601, Mobile No. : 9330394689, Status :Deed Writer	
Transaction	Additional Transaction	
[0101] Sale, Sale Document	[4306] Agreement [No of Agreement : 2]	
Set Forth value	Market Value	
Rs. 20,000/-	Rs. 20,000/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 1,020/- (Article 23)	Rs. 214/- (Article A(1), E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks		

**Land Details :**

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

Sch No	Plot Number	Khatian Number	Land Use	ROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-65	RS-661	Bastu	Danga	0.04 Dec	20,000/-	20,000/-	
<b>Grand Total :</b>					.04Dec	20,000 /-	20,000 /-	

**Seller Details :**

Sl No	Name & address	Status	Execution Admission Details :
1	MD ANARUL ISLAM Son of NOOR ISLAM MOLLA, JIRANGACHA, City:- , P.O:- HATISHALA, P.S.-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, , Aadhaar No.: 90xxxxxxxx5503, 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	BALKRISHAN KYAL Son of Late GOVIND RAM KYAL,30C, Southend Park, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Date of Birth:XX-XX-1XX4, PAN No. ABxxxxxx2E, Aadhaar No.: 26xxxxxxxxx204,Status Individual, Not Executed	Individual	Not Executed

**Identifier Details :**

Name & address
AMRITA GHOSH Son of Biplab Ghosh Betiachandi, City:- , P.O:- Gocharan, P.S:-Joynagar, District:-South 24-Parganas, West Bengal, India, PIN:- 743391, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Identifier Of MD ANARUL ISLAM

**Transfer of property for L1**

Sl.No	From	To, with area (Name-Area)
1	MD ANARUL ISLAM	BALKRISHAN KYAL-0.04 Dec

**Note:**

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 02-08-2025) for e-Payment . Assessed market value & Query is valid for 30 days (i.e. upto 02-08-2025)
3. Standard User charge of Rs. 300/- (Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs. 10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required.
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices.  
D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - II SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. BHANGAR, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA







### Major Information of the Deed




Deed No	I-1604-05978/2025	Date of Registration	04/07/2025
Query No / Year	1604-2001907511/2025	Office where deed is registered	
Query Date	03/07/2025 5:44:24 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	DIPANKAR SARDAR Village And Post Office Gukamesh Thana, Magrahat, District: South 24-Parganas, WEST BENGAL, PIN - 743601, Mobile No. : 9730394669, Status: Deed Writer		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property Agreement (No of Agreement : 2)		
Set Forth value	Market Value		
Rs. 20,000/-	Rs. 20,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,075/- (Article:23)	Rs. 245/- (Article A(1), E)		
Remarks			

### Land Details :

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

Sl. No.	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-55	055-551	Bachu, Danga	0.04 Dec.	20,000/-	20,000/-	
Grand Total :					20,000/-	20,000/-	

### Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>MD ANARUL ISLAM</b> (Presentant) Son of NOOR ISLAM MOLLA Executed by: Self, Date of Execution: 04/07/2025 Admitted by: Self, Date of Admission: 04/07/2025, Place : Office			
JIRANGACHA, City:- , P.O:- HATISHALA, P.S:- Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India , Aadhaar No: 90xxxxxxx5503, Status :Individual, Executed by: Self, Date of Execution: 04/07/2025 ,Admitted by: Self, Date of Admission: 04/07/2025 ,Place : Office				



**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>BALKRISHAN KYAL</b> Son of Late GOVIND RAM KYAL, 30C, Southend Park, City- P. O- Baner Bose Road, P. S- Laka, District- South 24-Parganas, West Bengal, India, PIN- 700029 Sex- Male, By Caste- Hindu, Occupation- Others, Citizen of India, Date of Birth- XX-XX-19XX , PAN No. : ABXXXXXX2C, Aadhaar No- 78XXXXXXX5204, Status- Individual, Status Not Executed

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>AMRITA GHOSH</b> Son of Bipin Ghosh Balacontol, City- P.O- Gocharan, P.S- Jyradar, District- South 24-Parganas, West Bengal, India, PIN- 743291		 Captured	
Identifier Of MD ANARUL ISLAM	04/07/2025	04/07/2025	04/07/2025

**Transfer of property for L1**

Sl.No	From	To, with area (Name-Area)
1.	MD ANARUL ISLAM	BALKRISHAN KYAL-0.24 Dec



**Endorsement For Deed Number : 1 - 160400979 / 2025**

On 04-07-2025

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

Admissible under rule 21 of West Bengal Registration Rules, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1989.

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

Presented for registration at 10:56 hrs. on 04-07-2025, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by MD ANARUL ISLAM, Executant.

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

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs. 20,000/-.

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

Execution is admitted on 04/07/2025 by MD ANARUL ISLAM, Son of NOOR ISLAM MOELA, JIRANGACHA, P.O HATISHALA, Thana, Kashiapur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Others

Indebted by AMRITA GHOSH, , Son of Biplab Ghosh, Bolkachand, P.O. Cochran, Thana, Joyrapur, , South 24 Parganas, WEST BENGAL, India, PIN - 743261, by caste Hindu, by profession Others

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs. 245.00/- ( A(1) = Rs. 200.00/-, E = Rs. 14.00/-, J1 = Rs. 28.00/-, M(s) = Rs. 4.00/- ) and Registration Fees paid by , by Cash: Rs. 0.00/-, by online = Rs. 245/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB : Online on 04/07/2025 12:29PM with Govt. Ref. No. 192025260143011308 on 04-07-2025, Amount Rs. 245/-, Bank: SBI (Pay | SBi@Pay), Ref. No. 4864453787129 on 04-07-2025, Head of Account 0030-03-104-001-16 : Online on 04/07/2025 1:04PM with Govt. Ref. No. 192025260143149668 on 04-07-2025, Amount:Rs. 0/-, Bank: RBL (Pay | SBi@Pay), Ref. No. 4373416766039 on 04-07-2025, Head of Account

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 1,000/- and Stamp Duty paid by , by Stamp: Rs. 100.00/-, by online = Rs. 900/-

Description of Stamp

1. Stamp, Type: Impressed, Serial no 37342, Amount: Rs. 100.00/-, Date of Purchase: 30/06/2025, Vendor name: S Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB : Online on 04/07/2025 12:29PM with Govt. Ref. No. 192025260143011308 on 04-07-2025, Amount (Rs. 0/-, Bank: SBI, (Pay | SBi@Pay), Ref. No. 4864453787129 on 04-07-2025, Head of Account : Online on 04/07/2025 1:04PM with Govt. Ref. No. 192025260143149668 on 04-07-2025, Amount (Rs. 900/-, Bank: SBI (Pay | SBi@Pay), Ref. No. 4373416759556 on 04-07-2025, Head of Account 0030-02-103-003-02

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





Certificate of Registration under section 60 and Rule 69.  
Registered in Book - I  
Volume number 1604-2025, Page from 155956 to 155973  
being No 160405978 for the year 2025.



Digitally signed by ANUPAM HALDER  
Date: 2025.07.07 12:57:45 +05'30  
Reason: Digital Signing of Deed

(Anupam Halder) 07/07/2025  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS  
West Bengal.