08116/24

I-07951/2024

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL

AR 342135

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

16/07/2024

Q-20018494013/2024

CONVEYANCE

1. **Date:** 16/07/2024
2. **Place:** Kolkata
3. **Parties**

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

16 JUL 2024

29233 22 NOV 2023

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
Vendor .....

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

Amrita Ghosh
S/o. Biplab Ghosh
vill- Belachandi
P.O. Gocharan
P.S. Joynagar
24 Pgs(S)
Pin- 743331

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

06 JUL 2024

3.1 **SUKUMAR GHOSH** (**PAN ATLPG0453B** and **Aadhaar No. 8905 9229 2286**), son of Late Kshitish Chandra Ghosh, by faith Hindu, by occupation Others, nationality Indian, residing at Jirangacha, Post Office Hatisala, Police Station Kashipur, PIN - 700135, District South 24 Parganas (**Vendor**, includes successors-in-interest)

And

3.2 **RAHUL KYAL** (**PAN AGHPK1359F** and **Aadhaar No. 7487 0793 4912**), son of Balkrishan Kyal, by faith Hindu, by occupation Business, nationality Indian, residing at 30C, South End Park, 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 sali (agricultural) measuring 17 (seventeen) decimal, more or less, out of 24 (twenty four) decimal, being a portion of R.S. Dag No. 95, corresponding L.R. Dag No. 89, recorded under R.S. Khatian No. 182, L.R. Khatian No. 3618, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet (**BGP**), Sub-Registration District Bhangar, District South 24 Parganas (**Said Property**) and more fully described in the **Schedule** below **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the 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 Chamatkari Bala Ghosh:** At all material time one Chamatkari Bala Ghosh alias Chamatkari Bala Dasi was the sole, recorded and absolute owner in respect of land measuring 24 (twenty four) decimal, more or less, being the entirety of R.S. Dag No. 95, corresponding L.R. Dag No. 89, recorded under R.S. Khatian No. 182, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Larger Property**), free from all encumbrances.

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5.1.2 **Demise of Chamatkari Bala Ghosh**: Said Chamatkari Bala Ghosh alias Chamatkari Bala Dasi, a Hindu governed by the *Dayabhaga* School of Hindu Law, died intestate leaving behind her surviving her only daughter, Fakir Dasi Bala Ghosh, as her only legal heiress, who solely inherited the right, title and interest of Late Chamatkari Bala Ghosh alias Chamatkari Bala Dasi in the Larger Property, free from all encumbrances.

5.1.3 **Ownership of Fakir Dasi Bala Ghosh:** In the above mentioned circumstances said Fakir Dasi Bala Ghosh became the sole and absolute owner in respect of Larger Property, free from all encumbrances.

5.1.4 **Gift to Prashanta Ghosh & Anr.:** By a Deed of Gift dated 14th October, 1996, registered in the Office of the District Sub-Registrar-III, South 24 Parganas at Alipore, recorded in Book No. I, Volume No. 7, at Pages 2142 to 2147, being Deed No. 01332 for the year 2003, said Fakir Dasi Bala Ghosh being the doner therein gifted, granted and transferred the Larger Property unto and in favour of (**1**) Goshta Behari Ghosh and (**2**) Prashanta Ghosh jointly the donees therein, free from all encumbrances. The Larger Property has been transferred in favour of the aforesaid donees as mentioned hereunder:

Name of Donee	R.S. Dag	Area Transferred (in dec.)
Goshta Behari Ghosh	95	6
Prashanta Ghosh	95	18
	Total:	**24**

5.1.5 **Sale to Sukumar Ghosh:** By a Deed of Sale dated 29th March, 2016, registered in the Office of the Additional District Sub-Registrar, Bhangar, recorded in Book No. I, Volume No. 1621-2016, at Pages 47711 to 47731, being Deed No. 162101751 for the year 2016, said Prashanta Ghosh sold, conveyed and transferred the Said Property, i.e. land measuring 17 (seventeen) decimal, more or less, out of the Larger Property (**Said Property**) unto and in favour of Sukumar Ghosh (the Vendor herein), free from all encumbrances.

5.1.6 **Absolute Ownership of Vendor:** In the above mentioned events and circumstances said Sukumar Ghosh (the Vendor herein) has become the sole and absolute owner in respect of the Said Property 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. 3618, 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

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

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

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

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

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

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

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

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

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

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

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6. Basic Understanding

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

7. Transfer

7.1 **Hereby Made:** The Vendor hereby sells, conveys and transfers to the Purchaser the entirety of the Vendor's right, title and interest of whatsoever or howsoever nature in the Said Property, more fully described in the **Schedule** below, being, land classified as sali (agricultural) measuring 17 (seventeen) decimal, more or less, out of 24 (twenty four) decimal, being a portion of R.S. Dag No. 95, corresponding L.R. Dag No. 89, recorded under R.S. Khatian No. 182, L.R. Khatian No. 3618, 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.1,40,00,000/- (Rupees One Crore Forty Lakh only)** paid by the Purchaser to the Vendor, receipt of which the Vendor hereby and by the Receipt and Memo of Consideration hereunder written, admits and acknowledges.

8. Terms of Transfer

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

9. **Interpretation:**

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

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

Schedule
(Said Property)

Land (vacant) classified as sali (agricultural) measuring 17 (seventeen) decimal, more or less, out of 24 (twenty four) decimal, being a portion of R.S. Dag No. 95, corresponding L.R. Dag No. 89, recorded under R.S. Khatian No. 182, L.R. Khatian No. 3618, 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. 95 is butted and bounded as follows:

On the North	:	By R.S. Dag No. 67
On the East	:	By R.S. Dag Nos. 66 & 97
On the South	:	By R.S. Dag No. 96
On the West	:	By R.S. Dag No. 94

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

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10. Execution and Delivery

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

Witnesses:

1. Amrita Ghosh
Vill - Kochuan
P.O. Kochuan
P.S. Jaynagar, 24 Pgs (S)
Pin - 743391

2. Rakesh Ghosh
S/O - Sukumar Ghosh
Vill - Jiranghata
PO - HATISALA
Pin - 700135

[Vendor]

Drafted by:

Alamgir Raza NB/1366/03
Alipore Judges 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 vendors who have subscribed their respective hands and seals after acknowledging to have understood the same in the presence of the witnesses above named Amrita Ghosh

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Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs.1,40,00,000/- (Rupees One Crore Forty 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. IOBAR52024071500584881	15.07.24	Indian Overseas Bank	1,38,60,000.00
TDS			1,40,000.00
		Total:	**1,40,00,000/-**

Witnesses:

1. Amrita Ghosh

[Vendor]

2. Rakesh Ghosh

District Sub-Registrar-IV
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SPECIMEN FORM FOR TEN FINGER PRINTS

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

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

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

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ভারত সরকার
Government of India

অমৃতা ঘোষ
Amrita Ghosh
পিতা : বিপ্লব ঘোষ
Father : Biplob Ghosh

জন্মতারিখ/DOB: 20/06/1991
পুরুষ / Male

2744 4498 2164

আধার
ভারতীয় বিশিষ্ট পরিচয় কর্তৃপক্ষ
Unique Identification Authority of India

ঠিকানা: S/O: বিপ্লব ঘোষ
বেলিয়াচণ্ডী, গোচরণ, গোচরণ
দক্ষিণ ২৪ পরগনা, পশ্চিম বঙ্গ,

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

2744 4498 2164

Amrita Ghosh

Government of West Bengal
GRIPS 2.0 Acknowledgement Receipt
Payment Summary

160720242012295582

GRIPS Payment Detail

GRIPS Payment ID:	160720242012295582	**Payment Init. Date:**	16/07/2024 09:06:28
Total Amount:	979934	**No of GRN:**	1
Bank/Gateway:	Indian Overseas Bank	**Payment Mode:**	Online Payment
BRN:	202407160877115	**BRN Date:**	16/07/2024 09:07:18
Payment Status:	Successful	**Payment Init. From:**	GRIPS Portal

Depositor Details

Depositor's Name:	RAHUL KYAL
Mobile:	9007711037

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192024250122955831	Directorate of Registration & Stamp Revenue	979934
		Total	**979934**

IN WORDS: **NINE LAKH SEVENTY NINE THOUSAND NINE HUNDRED THIRTY FOUR ONLY.**

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

PAID

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

Sukumar-M

192024250122955831

GRN Details

GRN:	192024250122955831	**Payment Mode:**	Online Payment
GRN Date:	16/07/2024 09:06:28	**Bank/Gateway:**	Indian Overseas Bank
BRN :	202407160877115	**BRN Date:**	16/07/2024 09:07:18
GRIPS Payment ID:	160720242012295582	**Payment Init. Date:**	16/07/2024 09:06:28
Payment Status:	Successful	**Payment Ref. No:**	2001844013/2/2024 [Query No/*/Query Year]

Depositor Details

Depositor's Name:	RAHUL KYAL
Address:	30C, SOUTH END PARK KOLKATA, West Bengal, 700029
Mobile:	9007711037
Depositor Status:	Buyer/Claimants
Query No:	2001844013
Applicant's Name:	Org VINAYAK LEGAL
Identification No:	2001844013/2/2024
Remarks:	Sale, Sale Document
Period From (dd/mm/yyyy):	16/07/2024
Period To (dd/mm/yyyy):	16/07/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001844013/2/2024	Property Registration- Stamp duty	0030-02-103-003-02	839920
2	2001844013/2/2024	Property Registration- Registration Fees	0030-03-104-001-16	140014
			Total	**979934**

IN WORDS: **NINE LAKH SEVENTY NINE THOUSAND NINE HUNDRED THIRTY FOUR ONLY.**

PAID

Major Information of the Deed

Deed No :	I-1604-07951/2024	Date of Registration	16/07/2024
Query No / Year	1604-2001844013/2024	Office where deed is registered	
Query Date	12/07/2024 1:11:20 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	VINAYAK LEGAL 122/1R, Satyendra Nath Majumdar Sarani,Thana : Tollygunge, District : South 24-Parganas, WEST BENGAL, PIN - 700026, Mobile No. : 9330394689, Status :Seller/Executant		
Transaction		Additional Transaction	
[0101] Sale, Sale Document		[4308] Other than Immovable Property, Agreement [No of Agreement : 2]	
Set Forth value		Market Value	
Rs. 1,40,00,000/-		Rs. 1,40,00,000/-	
Stamp duty Paid(SD)		Registration Fee Paid	
Rs. 8,40,020/- (Article:23)		Rs. 1,40,046/- (Article:A(1), E)	
Remarks			

Land Details :

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

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-95	RS-182	Bastu	Danga	17 Dec	1,40,00,000/-	1,40,00,000/-	
	Grand Total :				17Dec	140,00,000 /-	140,00,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	SUKUMAR GHOSH (Presentant) Son of KSHITISH GHOSH Executed by: Self, Date of Execution: 16/07/2024 , Admitted by: Self, Date of Admission: 16/07/2024 ,Place : Office	 16/07/2024	Captured LTI 16/07/2024	16/07/2024
	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: IndiaDate of Birth:XX-XX-1XX0 , PAN No.:: ATxxxxxx3B, Aadhaar No: 89xxxxxxxx2286, Status :Individual, Executed by: Self, Date of Execution: 16/07/2024 , Admitted by: Self, Date of Admission: 16/07/2024 ,Place : Office			

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**RAHUL KYAL** Son of BALKRISHAN KYAL 30C, South End Park, City:- , P.O:- Sarath Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX4 , PAN No.:: AGxxxxxx9F, Aadhaar No: 74xxxxxxxx4912, Status :Individual, Status : Not Executed

Identifier Details :

Name	Photo	Finger Print	Signature
AMRITA GHOSH Son of BIPLOB GHOSH City:- , P.O:- GOCHARAN, P.S:-Joynagar, District:-South 24-Parganas, West Bengal, India, PIN:- 743391		Captured	
	16/07/2024	16/07/2024	16/07/2024
Identifier Of SUKUMAR GHOSH			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	SUKUMAR GHOSH	RAHUL KYAL-17 Dec

Endorsement For Deed Number : I - 160407951 / 2024

On 16-07-2024

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

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

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

Presented for registration at 14:55 hrs on 16-07-2024, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by SUKUMAR GHOSH ,Executant.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,40,00,000/-

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

Execution is admitted on 16/07/2024 by SUKUMAR GHOSH, Son of KSHITISH GHOSH, Jirangacha, P.O: Hatisala, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Others

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,40,046.00/- (A(1) = Rs 1,40,000.00/- ,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 1,40,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/07/2024 9:07AM with Govt. Ref. No: 192024250122955831 on 16-07-2024, Amount Rs: 1,40,014/-, Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 202407160877115 on 16-07-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 8,40,020/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 8,39,920/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 29233, Amount: Rs.100.00/-, Date of Purchase: 22/11/2023, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/07/2024 9:07AM with Govt. Ref. No: 192024250122955831 on 16-07-2024, Amount Rs: 8,39,920/-, Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 202407160877115 on 16-07-2024, Head of Account 0030-02-103-003-02

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2024, Page from 232194 to 232212

being No 160407951 for the year 2024.

Digitally signed by Anupam Halder
Date: 2024.07.18 10:51:40 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 18/07/2024

DISTRICT SUB-REGISTRAR

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

West Bengal.

0876/21

Z 7974/21

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL

AE 467638

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

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CONVEYANCE

1. **Date:** 01.10.2021

2. **Place:** Kolkata

3. **Parties**

Anwar ahash

C0089721

26 JUN 2021

6424

KYAL DEVELOPERS PVT. LTD.

Anwar ahash

Director / Authorised Signatory

ALAMGIR REZA
ADVOCATE
ALIPORE JUDGES COURT
KOLKATA - 700 027

no ..... Rs ..... Date .....

Name .....

Address .....

Vendor .....

I. CHAKRABORTY
6B, Dr. Rajendra Prasad Sarani
Kolkata - 700 001

6425

INTERFACE BUILDCON PVT. LTD.

Director / Authorised Signatory

6426

Nizamul Hq. Mondal

Dist. Sub-Registrar-IV
Alipore, South 24 Parganas

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Identified by me
Alamgir Reza Adv
S/o, Tahsin Reza
23/1, Judge Court Road
P.O & P.S. Alipore
Kol-27

3.1 **ABDUL SAHID KHAN** (**PAN BCYPK9380A** and **Aadhaar No. 683711846820**), son of Abdur Razzak Khan, by faith Muslim, by nationality Indian, occupation Others, residing at Uttar Gazipur, Post Office Machibhanga, Kolkata-700135, Police Station Kashipur, District South 24 Parganas

3.2 **ABDULLA HIL MARUF KHAN** (**PAN AQHPK9286B** and **Aadhaar No. 615734420130**), son of Abdul Razzak Khan, by faith Muslim, by nationality Indian, occupation Others, residing at Uttar Gazipur, Post Office Machibhanga, Kolkata-700135, Police Station Kashipur, District South 24 Parganas

3.3 **ABDUL KAIYUM KHAN** (**PAN BWBPK7205H** and **Aadhaar No. 614177383328**), son of Abdul Razzak Khan, by faith Muslim, by nationality Indian, occupation Others, residing at Uttar Gazipur, Post Office Machibhanga, Kolkata-700135, Police Station Kashipur, District South 24 Parganas

3.4 **OSKAR AHAMED** (**PAN CESPA1437B** and **Aadhaar No. 906522312619**), son of Mohd. Abdar Rahaman, by faith Muslim, by nationality Indian, occupation Others, residing at Village Korapar, Post Office Shikra Kulni, PIN-743428, Police Station Matia, District North 24 Parganas

3.5 **EVANA SULTANA** (**PAN FPIPS8630J** and **Aadhaar No. 581151569795**), wife of Manirujaman and daughter of Abdar Rahaman Mandal, by faith Muslim, by nationality Indian, occupation Housewife, residing at Village Malatipur, Post Office Chaita, PIN-743445, Police Station Matia, District North 24 Parganas

(Party Nos. 3.1 and 3.5collectively **Vendors**, include successors-in-interest)

And

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

And

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

Abdul Sahid Khan

Abdulla Al Mahbub Quen

Abdul Kaiyum Khan

Oskar Ahamed.

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Enana Sultana

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Jabir Hossain Molla

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And

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

And

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

Vendors, Purchaser, First Confirming Party, Second Confirming Party and Third Confirming Partyare hereinafter individually referred to as such or as **Party** and collectively as **Parties**.

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject Matter of Conveyance

4.1 **Said Property:** Land classified as *Sali* (agricultural) measuring 16.15 (sixteen point one five) decimal, more or less, equivalent to 9.77 (nine point seven seven) cottah, more or less, out of 338 (three hundred and thirty eight) decimal, being a portion of C.S. Dag No. 237, corresponding R.S./L.R. Dag No. 241, recorded under R.S. Khatian No. 448, L.R. Khatian Nos. 492 and 496, Mouza Hatisala, J.L. No. 9, Police Station Kolkata Leather Complex (formerly Bhangar), within Beonta No. 2 Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas (**Said Property**) and more fully described in the **Schedule** below and the Said Property is delineated on **Plan** annexed hereto and bordered in colour **Red** thereon **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendors, First Confirming Party, Second Confirming Party and Third Confirming Partyin the Said Property and appurtenances and inheritances for access and user thereof.

5. Background, Representations, Warranties and Covenants

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

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Registrar
Alipore, South 24

5.1.1 **Ownership of Harikamal Naskar:** At all material time one Harikamal Naskar was the sole, recorded and absolute owner in respect of land measuring 338 (three hundred and thirty eight)decimal, more or less, being the entirety of C.S. Dag No. 237, corresponding R.S./L.R. Dag No. 241, recorded under R.S. Khatian No. 448, Mouza Hatisala, J.L. No. 9, Police Station Kolkata Leather Complex (formerly Bhangar), within Beonta No. 2 Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas (**Mother Property**), free from all encumbrances.

5.1.2 **Demise of Harikamal:** Said Harikamal Naskar, a Hindu governed by the Dayabhaga School of Hindu Law died intestate leaving behind him surviving his only son, Rajani Kanta Naskar and only daughter, Sarala Bala (Naskar) Roy Sardar, as his only legal heir and heiress, who jointly and in equal share inherited the right, title and interest of Late Harikamal Naskar in the Mother Property, free from all encumbrances.

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

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

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

5.1.6 **Second Sale by Ram Prasad Naskar & Ors.:** By a Deed of Sale dated 31st October, 1995, registered in the Office of the Sub-Registrar, Bhangar, recorded in Book No. I, Volume No. 65, at Pages 33 to 44, being Deed No. 3710 for the year 1996, said (**1**) Ram Prasad Naskar, (**2**) Shyam Prasad Naskar, (**3**) Sankar Prasad Naskar, (**4**) Sandip Kumar Naskar and (**5**) Sarala Bala (Naskar) Roy Sardar sold, conveyed and transferred land measuring 88 (eighty eight)

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decimal, more or less, out of the Mother Property unto and in favour of (**1**) Md. Manirujjaman, (**2**) Jahangir Hossain Molla *alias* Jahangir Alam Molla, (**3**) Jakir Hossain Molla and (**4**) Md. Abdul Wadut Molla, free from all encumbrances.

5.1.7 **Ownership of Abdul Ohab Molla:** By virtue of the aforesaid Deed No. 1934 for the year 1995, said Abdul Ohab Molla became the sole and absolute owner in respect of land measuring 250 (two hundred and fifty) decimal, more or less, out of 338 (three hundred and thirty eight) decimal, being a portion of C.S. Dag No. 237, corresponding to R.S./L.R. *Dag* No. 241, recorded under R.S. Khatian No. 448, *Mouza* Hatisala, J.L. No. 9, Police Station Kolkata Leather Complex (formerly Bhangar), within Beonta No. 2 Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas (**Property Of Abdul Ohab**) and mutated his name in the records of the Block Land and Land Reforms Officer, Bhangar under L.R. *Khatian* No. 492, free from all encumbrances.

5.1.8 **Ownership of First Property Of Jakir:** By virtue of the aforesaid Deed No. 3710 for the year 1996, said Jakir Hossain Molla became the sole and absolute owner in respect of land measuring 22 (twenty two) decimal, more or less, out of 338 (three hundred and thirty eight) decimal, being a portion of C.S. Dag No. 237, corresponding to R.S./L.R. *Dag* No. 241, recorded under R.S. Khatian No. 448, *Mouza* Hatisala, J.L. No. 9, Police Station Kolkata Leather Complex (formerly Bhangar), within Beonta No. 2 Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas (**First Property Of Jakir**) and mutated his name in the records of the Block Land and Land Reforms Officer, Bhangar under L.R. *Khatian* No. 496, free from all encumbrances.

5.1.9 **Gift by Abdul Ohab Molla:** By a Deed of Gift dated 28th December, 2011, registered in the Office of the Additional District Sub-Registrar, Bhangore, recorded in Book No. I, CD Volume No. 15, at Pages 3156 to 3166, being Deed No. 04940 for the year 2011, said Abdul Ohab Molla gifted, granted and transferred land measuring 100 (one hundred) decimal, more or less, out of the Property Of Abdul Ohab unto and in favour of (**1**) Jahangir Alam Molla and (**2**) Jakir Hossain Molla, free from all encumbrances.

5.1.10 **Ownership of Second Property Of Jakir:** By virtue of the aforesaid Deed No. 04940 for the year 2011, said Jakir Hossain Molla became the sole and absolute owner in respect of land measuring 50 (fifty) decimal, more or less, out of 338 (three hundred and thirty eight) decimal, being a portion of C.S. Dag No. 237, corresponding to R.S./L.R. *Dag* No. 241, recorded under R.S. Khatian No. 448, L.R. Khatian No. 492, *Mouza* Hatisala, J.L. No. 9, Police Station Kolkata Leather Complex (formerly Bhangar), within Beonta No. 2 Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas (**Second Property Of Jakir**), free from all encumbrances.

5.1.11 **Ownership of Jakir's Property:** In the above mentioned circumstances said Jakir Hossain Molla (the Third Confirming Party herein) became the sole and absolute owner in respect of the First

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Property Of Jakir and Second Property Of Jakir (collectively **Jakir's Property**), being land measuring 72 (seventy two) decimal, more or less, being a portion of said C.S. Dag No. 237, corresponding R.S./L.R. Dag No. 241, recorded in L.R. Khatian Nos. 492 and 496, free from all encumbrances.

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

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

5.1.14 **Sale to Abdul Sahid Khan &Ors.:** By a Deed of Conveyance dated 9th September, 2020, registered in the Office of the Additional District Sub-Registrar, Bhangar, recorded in Book No. I, Volume No. 1621-2020, at Pages 120802 to 120839, being Deed No. 162103403 for the year 2020, said Jakir Hossain Molla (the Third Confirming Party herein) sold, conveyed and transferred to (**1**) Abdul Sahid Khan (Vendor No. 3.1 herein), (**2**) Abdullahil Maruf Khan (Vendor No. 3.2 herein) and (**3**) Abdul Kaiyum Khan (Vendor No. 3.3 herein), divided and demarcated plot of land measuring 10.55 (ten point five five) decimal, more or less, out of the Larger Property (**First Property**), free from all encumbrances. It is pertinent to mention here that said Jakir Hossain Molla(the Third Confirming Party herein) was in absolute and unhindered possession of First Property being a divided and demarcated portion of land out of the said R.S./L.R. Dag No. 241 for a long period of time by virtue of settlement agreement amongst (**1**) Jakir Hossain Molla (the Third Confirming Party herein), (**2**) Jahangir Hossain Molla *alias* Jahangir Alam Molla, (**3**) Md. Manirujjaman, (**4**) Md. Abdul Wadut Molla and (**5**) Alamgir Molla (collectively **Jakir & Bros.**) being the then only co-sharers of the First Property to which the Third Confirming Party hereby declare and confirm.

5.1.15 **Sale to Oskar Ahamed & Anr.:** By a Deed of Conveyance dated 9th September, 2020, registered in the Office of the Additional District Sub-Registrar, Bhangar, recorded in Book No. I, Volume No. 1621-2020, at Pages 118708 to 118742, being Deed No. 162103402 for the year 2020, said Jakir Hossain Molla (the Third Confirming Party herein) sold, conveyed and transferred t0o (**1**) Oskar Ahamed (Vendor No. 3.4 herein) and (**2**) Evana Sultana (Vendor No. 3.5 herein), divided and demarcated plot of land measuring 5.6 (five point six) decimal, more or less, out of the Larger Property (**Second Property**), free from all encumbrances.It is pertinent to mention here that said Jakir Hossain Molla (the Third Confirming Party herein) was in absolute and unhindered possession of Second Property being a divided and demarcated portion of land out of the said R.S./L.R. Dag No. 241 for a long period of time by virtue of

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settlement agreement amongst said Jakir& Bros. being the then only co-sharers of the Second Propertyto which the Third Confirming Party hereby declare and confirm.

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

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

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

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

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

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

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

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

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

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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 with the confirmation of the First Confirming Party and Second Confirming Party herein.

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

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

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

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

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

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

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

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in this Conveyance for avoiding any future dispute and to keep the Purchaser saved, harmless and indemnified in this regard.

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

6. Basic Understanding

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

6.2 **Confirmation of First Confirming Party, Second Confirming Party and Third Confirming Party:** The First Confirming Party, Second Confirming Party and Third Confirming Party hereby confirm the sale of the Said Property in favour of the Purchaser inasmuch as such sale is being made at the request of the First Confirming Partyand in view of the First Confirming Party and Second Confirming Party having nominated the Purchaser to receive conveyance of the Said Property and upon expressed indemnification of the First Confirming Party and Third Confirming Party about the correctness of the right, title, interest and demarcated unhindered possession of the Vendors to the Said Property. The First Confirming Party and Second Confirming Party confirm that they have no objection to this Conveyance being granted and to record the same, the First Confirming Party, Second Confirming Party and Third Confirming Party have joined and executed this Conveyance.

7. Transfer

7.1 **Hereby Made:** The Vendors hereby sell, convey and transfer to the Purchaser the entirety of the Vendors' right, title and interest of whatsoever or howsoever nature in the Said Property, more fully described in the **Schedule** below, being land classified as *Sali* (agricultural) measuring 16.15 (sixteen point one five) decimal, more or less, equivalent to 9.77 (nine point seven seven) cottah, more or less, out of 338 (three hundred and thirty eight) decimal, being a portion of C.S. Dag No. 237, corresponding R.S./L.R. Dag No. 241, recorded under R.S. Khatian No. 448, L.R. Khatian Nos. 492 and

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496, Mouza Hatisala, J.L. No. 9, Police Station Kolkata Leather Complex (formerly Bhangar), within Beonta No. 2 Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and the Said Property is delineated on **Plan** annexed hereto and bordered in colour **Red** thereon **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances with the confirmation of the First Confirming Party, Second Confirming Partyand Third Confirming Party.

7.2 **Consideration:** The aforesaid conveyance of the Said Property is being made in consideration of a sum of **Rs.76,75,000/- (Rupees Seventy Six Lac Seventy Five Thousand only) (Total Consideration)** out of which the Purchaser has paid Rs.50,25,000/- (Rupees Fifty Lac Twenty Five Thousand only) directly to the Vendors and Rs.2,50,000/- (Rupees Two Lac Fifty Thousand only) to the Vendors through the Second Confirming Party and reimbursed the said amount already paid by the Second Confirming Party to the Vendors receipt of which Vendors hereby and by the Vendors' Receipt and Memo of Consideration hereunder written, admits and acknowledges and further paid a sum of Rs.24,00,000/- (Rupees Twenty Four Lac only) to the First Confirming Party towards his nomination profit receipt of which the First Confirming Party hereby admits and acknowledges.

8. Terms of Transfer

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

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

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

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

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

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

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

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

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

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

8.5 **Holding Possession:** The Vendors, First Confirming Party and Third Confirming Party hereby covenant that the Purchaser and the Purchaser's successors-in-interest and/or assigns shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof exclusively and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or

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Registration
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intended so to be unto and to the Purchaser, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendors and/or the First Confirming Party and/or the Third Confirming Party or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendors and/or the First Confirming Party and/or the Third Confirming Party and it is further expressly and specifically covenanted, confirmed and declared by the Vendors, First Confirming Party and Third Confirming Party 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, First Confirming Party and Third Confirming Party, the Vendors and/or the First Confirming Party and/or the Third Confirming Party shall not at any time in future claim any right of pre-emption, right of passage (whether of men, materials, water and other utilities), right of way, means of access, easement of use or any other right of any nature whatsoever or howsoever over and above the Said Property, even if the balance portion of the Dag (from which the Said Property has been carved out) is land-locked and does not have any public or private means of access and the Vendors, First Confirming Party and Third Confirming Party hereby expressly waive, surrender and give up each and every one of the aforesaid rights.

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

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

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

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

Schedule
(SaidProperty)
[*Subject Matter of Conveyance*]

Land (vacant) classified as *Sali* (agricultural) measuring 16.15 (sixteen point one five) decimal, more or less, equivalent to 9.77 (nine point seven seven) cottah, more or less, out of 338 (three hundred and thirty eight) decimal, being a portion of C.S. Dag No. 237, corresponding R.S./L.R. Dag No. 241, recorded under R.S. Khatian No. 448, L.R. Khatian Nos. 492 and 496, Mouza Hatisala, J.L. No. 9, Police Station Kolkata Leather Complex (formerly Bhangar), within Beonta No. 2 Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and the Said Property is delineated on **Plan** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

On the North	:	By part of R.S./L.R. Dag No. 241
On the East	:	By R.S./L.R. Dag No. 336
On the South	:	By part of R.S./L.R. Dag No. 241
On the West	:	By part of R.S./L.R. Dag No. 241

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

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howsoever nature of the Vendors, First Confirming Party, Second Confirming Party and Third Confirming Party in the SaidProperty and appurtenances and inheritances for access and user thereof.

10. Execution and Delivery

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

1. Ajit Mondal
Vill+Po-Gouranga Nagar
PS-New Town
Dist-North 24 Parganas
KOL-700162

Abdul Sahid Khan
(ABDUL SAHID KHAN)

2. Dipankar Sardar
122/1R. S.N. M. Sarani
KOL-700026

Abdulla Hil Maruf Khan
(ABDULLA HIL MARUF KHAN)

Abdul Kaiyum Khan
(ABDUL KAIYUM KHAN)

Oskar Ahamed.
(OSKAR AHAMED)

Evana Sultana
(EVANA SULTANA)

[Vendors]

KYAL DEVELOPERS PVT. LTD.
Director / Authorised Signatory

(KYAL DEVELOPERS PRIVATE LIMITED)

[Purchaser]

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South 24-Parganas

District Sub-Registrar-IV
Registered U/S
Registration
Alipore, South 24-Parganas

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Nijam uddin Molla

(NIJAM UDDIN MOLLA)

[First Confirming Party]

INTERFACE BUILDCON PVT. LTD.

Director / Authorised Signatory

(INTERFACE BUILDCON PRIVATE LIMITED)

[Second Confirming Party]

Jakir Hossain Molla

(JAKIR HOSSAIN MOLLA)

[Third Confirming Party]

Drafted by:

Alamgir Reza HB/1366/03

Advocate

Alipore Judges Court

Kol-27

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VENDORS' RECEIPT AND MEMO OF CONSIDERATION :

Received the within mentioned sum of **Rs.52,75,000/-/- (Rupees Fifty Two Lac Seventy Five Thousand only)** towards full and final payment of the consideration for sale of the Said Property described in the **Schedule** above, in the following manner:

Cheque/RTGS/NEFT	Date	Bank	In favour of	Amount (in Rs.)
938948	26.08.2021	Indian Overseas Bank	Abdulla Hil Maruf Khan	50,000/-
IOBAR52021013000187032	30.09.2021	-Do-	Abdulla Hil Maruf Khan	10,00,000/-
938946	26.08.2021	-Do-	Oskar Ahamed	50,000/-
IOBAR52021093000183721	30.09.2021	-Do-	Oskar Ahamed	9,12,500/-
938945	26.08.2021	-Do-	Evana Sultana	50,000/-
IOBAR52021093000184477	30.09.2021	-Do-	Evana Sultana	9,12,500/-
938944	26.08.2021	-Do-	Abdul Sahid Khan	50,000/-
IOBAR52021093000187136	30.09.2021	-Do-	Abdul Sahid Khan	15,00,000/-
938943	26.08.2021	-Do-	Abdul Kaiyum Khan	50,000/-
IOBAR52021092900403902	28.09.2021	-Do-	-Do-	7,00,000/-
Total				**52,75,000/-**

Abdul Sahid Khan

(ABDUL SAHID KHAN)

Abdulla Hil Maruf Khan

(ABDULLA HIL MARUF KHAN)

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

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Abdul Kaiyum Khan

(ABDUL KAIYUM KHAN)

Oskar Ahamed

(OSKAR AHAMED)

Evana Sultana

(EVANA SULTANA)

[Vendors]

Witnesses:

Signature Ajit Mondal

Name

Signature

Name Dipankar Sam.
122/R. S. Nim. Sumani
Kol- 700028

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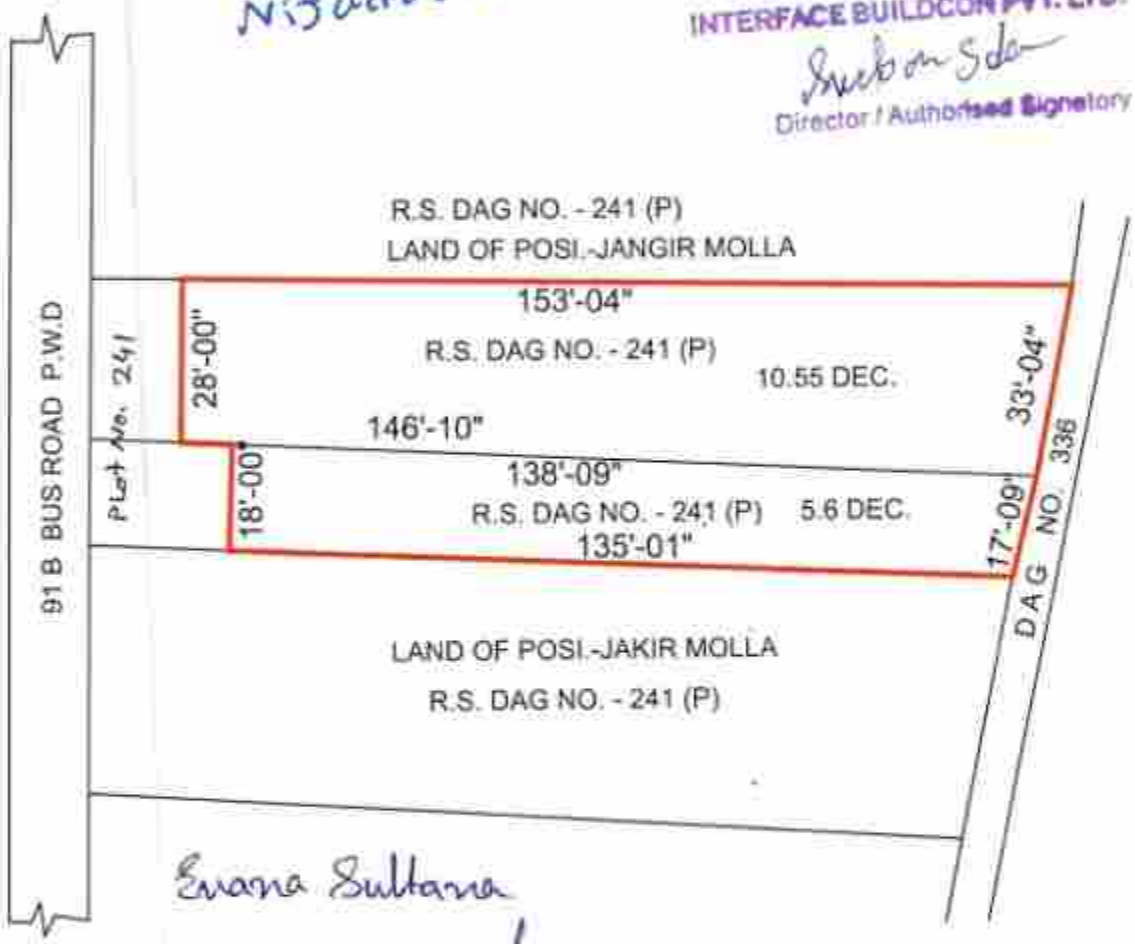
SITE PLAN OF LAND AT MOUZA - HATISALA, J.L. NO.-09 UNDER PART OF R.S. DAG NO. - 241, UNDER R.S. KH. NO.-448, L.R. KH.NO. 492, 496, P.S. -K.L.C., DIST- SOUTH 24 PGS., UNDER BEONTA 2 NO GRAM PANCHAYET, AS PER PHYSICAL POSITION AREA IN RED BORDER.

AREA OF LAND = 16.15 DEC. (MORE OR LESS)

KYAL DEVELOPERS PVT. LTD.
Anorita Ghosh
Director / Authorised Signatory

Nizamuddin Molla

INTERFACE BUILDCON PVT. LTD.
Director / Authorised Signatory



Evana Sultana

Oskar Ahamed.

Jakir Hossain Molla

Abdul Kayum Khan

Abdul Hi Mahat Khan

Abdul Sahid Khan

District Sub-Registrar-IV
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SPECIMEN FORM FOR TEN FINGER PRINTS

Anwar Ghosh

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

Jaydeep Saha

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

Nizamuddin Mollah

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

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Registration 1908
Alipore, South 24 Parganas

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SPECIMEN FORM FOR TEN FINGER PRINTS

Evana Sultana

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

Oskar Ahmed

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

Abdul Kayum Khan

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

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SPECIMEN FORM FOR TEN FINGER PRINTS

	Abdul Kio Mostafa	Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
	Aadil Sahid Khan	Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
	Jakir Hossain Molla	Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				

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আধার

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India

Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 1040/22071/01840

To

ABDUL SAHID KHAN

আব্দুল সাহিদ খান

Tona

Machibhanga South 24 Parganas

West Bengal - 700135

11/08/2014

KH010581954FT

1058195

আপনার আধার সংখ্যা / Your Aadhaar No.:

6837 1184 6820

আধার – সাধারণ মানুষের অধিকার

ভারত সরকার

Government of India

আব্দুল সাহিদ খান

ABDUL SAHID KHAN

পিতা : আব্দুর রাজ্জাক খান

Father : Abdur Razzak Khan

জন্মতারিখ/DOB: 20/04/1980

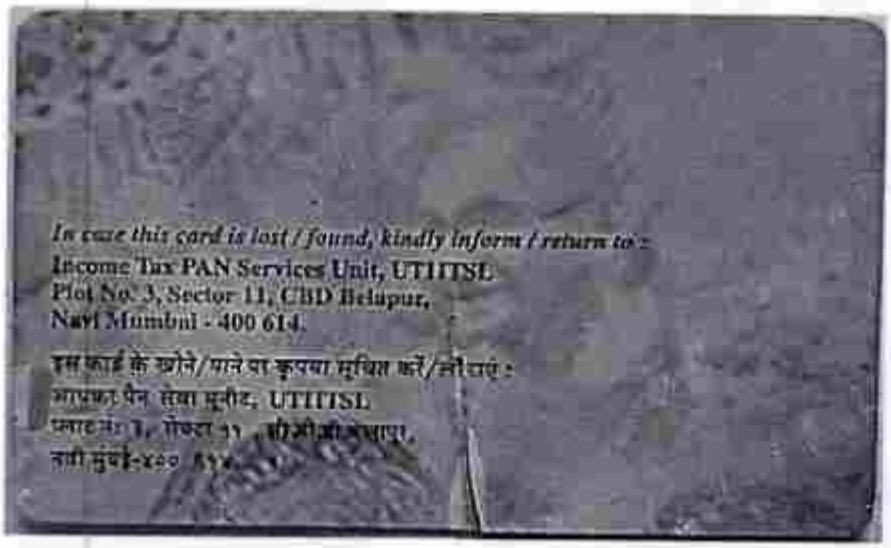
পুরুষ / Male

Abdul Sahid Khan

6837 1184 6820

আধার – সাধারণ মানুষের অধিকার

Abdul Sahid Khan



Abdulla Hil Maruf Khan

আধার

ভারত সরকার

Unique Identification Authority of India

Government of India

আপনার আই ডি / Enrollment No.: 2189/71135/35220

To

আব্দুল্লাহি মারুফ খাঁন

Abdullahi Maruf Khan

Tona

Machhandra

Bhangar - II South 24 Parganas

West Bengal 700135

9733782294

12/10/2015

8697621215

MC869762159FH

আপনার আধার সংখ্যা / Your Aadhaar No. :

6157 3442 0130

আমার আধার, আমার পরিচয়

ভারত সরকার

Government of India

আব্দুল্লাহি মারুফ খাঁন

Abdullahi Maruf Khan

পিতা : আব্দুর রাজাক খাঁন

Father : Abdul Rajak Khan

জন্মতারিখ / DOB : 22/04/1982

পুরুষ / Male

6157 3442 0130

আমার আধার, আমার পরিচয়

INCOME TAX DEPARTMENT — GOVT. OF INDIA

Permanent Account Number Card

BWBPK7205H

Name
ABDUL KAIYUM KHAN

Father's Name
ABDUR RAZZAK KHAN

Date of Birth
04/07/1984

Signature

Abdul Kaiyum Khan

Abdul Kaiyum Khan

भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

E-Aadhaar Letter

नामांकन संख्या/Enrolment No.: 1040/22071/01611

Abdul Kayum Khan (আব্দুল কায়ুম খান)
Tala, South 24 Parganas,
West Bengal - 700135

Date: 27/08/2015

আপনার আধার নম্বর/ Your Aadhaar No.

6141 7738 3328

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- পরিচয় প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা যাচাই করুন
- এটি এক ইলেক্ট্রনিক প্রক্রিয়ায় তৈরী পত্র

INFORMATION

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

আধার-আমআদমির অধিকার

- আধার সারা দেশে বৈধ
- আধার প্রমাণের জন্য আপনাকে একবারই তথ্য দিতে হবে।
- মোবাইল নম্বর ও ই-মেল আপডেট করুন। এটি আপনাকে বিভিন্ন পরিষেবা পেতে সাহায্য করবে।

- Aadhaar is valid throughout the country.
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भारत सरकार
GOVERNMENT OF INDIA

আব্দুল কায়ুম খান
Abdul Kayum Khan
জন্মতারিখ/ DOB: 24/07/1984
পুরুষ / MALE

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
টালা, উত্তর ২৪ পরগনা,
পশ্চিম বঙ্গ - 700135

Address:
Tala, South 24 Parganas,
West Bengal - 700135

6141 7738 3328

আধার-আমআদমির অধিকার

6141 7738 3328

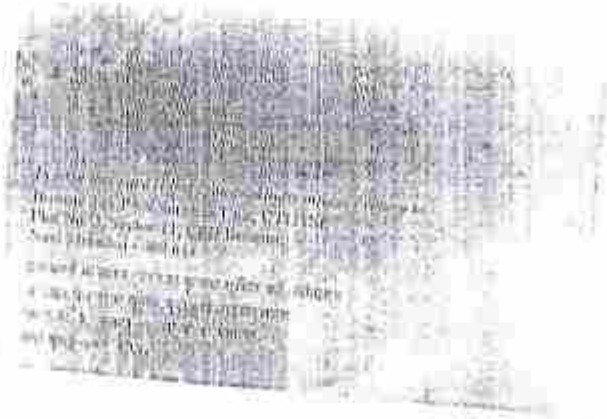
Aadhaar-Aam Admi ka Adhikar

9732044106 Abdul Kayum Khan

Abdul Kayum Khan

Oskar Ahamed.

Oskar Ahamed.



आधार

भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

Enrolment No.: 9999/99999/99797

To

Oskar Ahamad

C/O Abdar Rahaman Mandal,

Koraipara

VTC: Zafarpur,

PO: Barasatnagar,

District: North 24 Parganas,

State: West Bengal,

PIN Code: 743428,

Mobile: 8372905356

MEB903020668Pn

आपका आधार क्रमांक / Your Aadhaar No. :

9065 2231 2619

मेरा आधार, मेरी पहचान

Government of India

Oskar Ahamad

DOB: 00/07/1990

Male

9065 2231 2619

आधार, मेरी पहचान

Government of India

AADHAAR

सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान के प्रमाण प्रमाणीकरण द्वारा प्राप्त करें।

INFORMATION

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

- आधार देश भर में मान्य है।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

Unique Identification Authority of India

Address: C/O Abdar Rahaman Mandal, Koraipara, Zafarpur, North 24 Parganas, West Bengal, 743428

9065 2231 2619

हिंदी

Evana Sultana

Evana Sultana

आधार

भारत सरकार
Unique Identification Authority of India
Government of India

Enrollment No. : 1111/57788/02462

To
Evana Sultana

KORAMARA
Bagshat - II
Gokulnagar,North 24 Parganas
West Bengal - 743439

6810791

आपका आधार क्रमांक / Your Aadhaar No. :
5811 5156 9795

आधार - आम आदमी का अधिकार

Evana Sultana

Evana Sultana

Evana Sultana

5811 5156 9795

आम आदमी का अधिकार

H: Monirozzaman

Monirozzaman

9635936299

AADHAAR

सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन प्रमाणीकरण द्वारा प्राप्त करें।

INFORMATION

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

- आधार देश भर में मान्य है।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

भारत सरकार
Unique Identification Authority of India

5811 5156 9795


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
KYAL DEVELOPERS PRIVATE LIMITED
22/12/1995
Permanent Account Number
AABCK3070E

KYAL DEVELOPERS PVT. LTD.
Anorto Ghosh
Director / Authorised Signatory

Amrita Ghosh

Amrita Ghosh

আধার

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India

Government of India

নথিভুক্তকরণ নং / Enrollment No.: 1190/30105/00082

To
Amrita Ghosh
জন্ম তারিখ
S/O: Bipin Ghosh
BELACHANDI
Gocharan
Gocharan South 24 Parganas
West Bengal - 743251

23/01/2014

KL73121984FT

73121984

আপনার আধার সংখ্যা / Your Aadhaar No. :

2744 4498 2164

আধার – সাধারণ মানুষের অধিকার

ভারত সরকার

Government of India

জন্ম তারিখ
Amrita Ghosh
পিতা / Father
Father : Bipin Ghosh

জন্ম তারিখ / DOB: 23/06/1991
মহিলা / Male

2744 4498 2164

Amrita Ghosh
Amrita Ghosh

Nizamuddin Molla

आधार

भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

Enrollment No. : 2189/72469/07857

To
Nijam Uddin Molla

S/O Abdul Jalil Molla
Kabikanda
Barunia
Barunia,Bhangar - II,South 24 Parganas,
West Bengal - 743502
8732981154

KA8009622188FH

आपका आधार क्रमांक / Your Aadhaar No. :

4016 2375 5842

मेरा आधार, मेरी पहचान

भारत सरकार

Government of India

Nijam Uddin Molla

DOB: 01/01/1991

Male

4016 2375 5842

मेरा आधार, मेरी पहचान

Nijamuddin Molla

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

INTERFACE BUILDCON PRIVATE LIMITED

07/12/2011

Permanent Account Number

AACCI7760A

INTERFACE BUILDCON PVT. LTD.

Director / Authorised Signatory

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SWAPAN SAHA

GOURANGA SAHA

10/02/1965

Permanent Account Number

DOSPS8167D

Signature

In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं :
आयकर पैन सेवा इकाई, UTITSL
प्लाट नं. 3, सेक्टर 11, सी.बी.डी. बेलापुर,
नवी मुंबई-400 614.

আধার

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India

Government of India

নথিভুক্তির আই ডি / Enrollment No. : 1040/19952/39932

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

15/01/2013

KL1806533790F

19065337

আপনার আধার সংখ্যা/ Your Aadhaar No. :

9793 8559 2444

আধার - সাধারণ মানুষের অধিকার

[redacted]

Swapan Saha

Father : GOURANGA SAHA

Year of Birth: 1965

Male

9793 8559 2444

আধার - সাধারণ মানুষের অধিকার

Swapan Saha

आयकर विभाग
INCOME TAX DEPARTMENT
JAKIR HOSSAIN MOLLA

भारत सरकार
GOVT. OF INDIA

ABDUL OHAD MOLLA

18/02/1991

Permanent Account Number
CLEPM4395G

Signature

In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTITSL
Plot No. 3, Sector 11, CBD Belapur
Navi Mumbai - 400 614.

यदि यह कार्ड खोया/मिला तो कृपया सूचित करें/लौटाएं :
आय कर पैन सेवा यूनिट, (यूटीआईटीएसएल)
प्लॉट सं. 3, सेक्टर 11, सीबीडी बेलापुर
नवी मुंबई - 400 614.

Jakir Hossain Molla

Jakir Hossain Molla

ভারত সরকার

Enrolment No. 1040/20604/99331

To

South 24 Parganas

SE502343462FT

আপনার আধার সংখ্যা / Your Aadhaar No.:

7390 8636 9263

– সাধারণ মানুষের অধিকার

ভারত সরকার

Government of India

Abdul Chab Molla

7390 8636 9263

– সাধারণ মানুষের অধিকার

Government of India

INFORMATION

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

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

Unique Identification Authority of India

Kochmandi, North Bengal

7390 8636 9263

Jakir Hossain Molla

Jakir Hossain Molla

IDENTITY CARD

ALIPORE BAR ASSOCIATION

(AFFILIATED UNDER BAR COUNCIL OF WEST BENGAL)
KOLKATA - 700 027
PHONE : CIVIL : 2479-9335/7330, CRIMINAL : 2479-1477

Card No. : I/C/896

Name ALAMGIR REZA Advocate

Father's/Husband's name Jahangir Reza

Address 28/1, Judges Court Road
Kolkata- 700 027

Ph. No. 98319 60557

W.B. Bar Council Enrolment No. F-1194 / 03

SECRETARY

Alamgir Reza

सत्यमेव जयते

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

Query No / Year	2001965830/2021	Office where deed will be registered
Query Date	29/09/2021 12:33:17 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	MANAS GHORUI 350/1, G. T. Road, Baidyabati,Thana : Serampur, District : Hooghly, WEST BENGAL, PIN - 712222, Mobile No. : 9831114017, Status :Attorney of Claimant	
Transaction		Additional Transaction
[0101] Sale, Sale Document		[4308] Agreement [No of Agreement : 2], [4311] Receipt [Rs : 24,00,000/-] +250000
Set Forth value		Market Value
Rs. 76,75,000/-		Rs. 85,02,975/-
Total Stamp Duty Payable(SD)		Total Registration Fee Payable
Rs. 2,55,110/- (Article:23)		Rs. 1,09,044/- (Article:A(1), E, B)
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks		

Land Details :

District: South 24-Parganas, Thana: Kolkata Leather Camp, Gram Panchayat: BENTTATA-II, Mouza: Hatisala, JI No: 9, , Pin Code : 700135

Sch No	Plot Number	Khatian Number	Land Proposed	UseROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-241	RS-448	Bastu	Shali	16.15 Dec	76,75,000/-	85,02,975/-	
	Grand Total :				16.15Dec	76,75,000 /-	85,02,975 /-	

Seller Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Abdul Sahid Khan Son of Abdur Razzak Khan,Uttar Gazipur, City:- , P.O:- Machibhanga, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No. BCxxxxxx0A, Aadhaar No.: 68xxxxxxxx6820,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

2	Abdullahil Maruf Khan Son of Abdul Razzak Khan,Uttar Gazipur, City:- , P.O:- Machibhanga, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No. AQxxxxxx6B, Aadhaar No.: 61xxxxxxxx0130,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
3	Abdul Kaiyum Khan Son of Abdul Razzak Khan,Uttar Gazipur, City:- , P.O:- Machibhanga, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No. BWxxxxxx5H, Aadhaar No.: 61xxxxxxxx3328,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
4	Oskar Ahamed Son of Mohd. Abdar Rahaman,Village:- Korapar, P.O:- Shikra Kulni, P.S:-Basirhat, District:-North 24-Parganas, West Bengal, India, PIN:- 743428 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No. CExxxxxx7B, Aadhaar No.: 90xxxxxxxx2619,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
5	Evana Sultana Wife of Mr Abdar Rahaman Mandal,Village:- Malatipur, P.O:- Chaita, P.S:-Basirhat, District:-North 24-Parganas, West Bengal, India, PIN:- 743445 Sex: Female, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No. FPxxxxxx0J, Aadhaar No.: 58xxxxxxxx9795,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
6	Interface Buildcon Private Limited (Private Limited Company) ,30C, South End Park, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 PAN No. AAxxxxxx0A, ,Aadhaar No Not Provided by UIDAIStatus :Organization, Executed by: Representative	Organization	Executed by: Representative
7	NIJAM UDDIN MOLLA Son of Abdul Jalil Molla,Village:- Kabildanga, P.O:- Bamunia, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No. CQxxxxxx3Q, Aadhaar No.: 40xxxxxxxx5842,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	Kyal Developers Private Limited (Private Limited Company) ,122/1R, Satyendra Nath Majumder Sarani, City:- , P.O:- Kalighat, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 PAN No. AAxxxxxx0E, ,Aadhaar No Not Provided by UIDAIStatus :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

Sl No	Name & Address	Representative of
1	Mr Swapan Saha Son of Late Gouranga Saha41, Simla Road, Maniktala, City:- , P.O:- Beadon Street, P.S:-Maniktala, District:-South 24-Parganas, West Bengal, India, PIN:- 700006 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. DOxxxxxx7D , Aadhaar No.: 97xxxxxxxx2444	Interface Buildcon Private Limited (as Authorized Signatory)
2	Mr Amrita Ghosh Son of Mr Biplob GhoshBeliachandi, Gocharan, City:- , P.O:- Beliachandi, P.S:- Joynagar, District:-South 24-Parganas, West Bengal, India, PIN:- 743391 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. BLxxxxxx9F , Aadhaar No.: 27xxxxxxxx2164	Kyal Developers Private Limited (as Authorized Signatory)

Identifier Details :

Name & address
Mr ALAMGIR REZA Son of Mr Jahangir Reza 28/1, Judges Court Road, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027, Sex: Male, By Caste: Muslim, Occupation: Advocate, Citizen of: India, , Identifier Of Abdul Sahid Khan, Abdullahil Maruf Khan, Abdul Kaiyum Khan, Oskar Ahamed, Evana Sultana, Mr Swapan Saha, NIJAM UDDIN MOLLA, Mr Amrita Ghosh

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Abdul Sahid Khan	Kyal Developers Private Limited-2.30714 Dec
2	Abdullahil Maruf Khan	Kyal Developers Private Limited-2.30714 Dec
3	Abdul Kaiyum Khan	Kyal Developers Private Limited-2.30714 Dec
4	Oskar Ahamed	Kyal Developers Private Limited-2.30714 Dec
5	Evana Sultana	Kyal Developers Private Limited-2.30714 Dec
6	Interface Buildcon Private Limited	Kyal Developers Private Limited-2.30714 Dec
7	NIJAM UDDIN MOLLA	Kyal Developers Private Limited-2.30714 Dec

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 29-10-2021) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 29-10-2021)
3. Standard User charge of Rs. 240/-(Rupees Two hundred fourty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required

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

GRN Details

GRN:	192021220089359721	**Payment Mode:**	Online Payment
GRN Date:	30/09/2021 13:50:59	**Bank/Gateway:**	Indian Overseas Bank
BRN :	202109300599606	**BRN Date:**	30/09/2021 13:09:13
Payment Status:	Successful	**Payment Ref. No:**	2001965830/4/2021 [Query No*/Query Year]

Depositor Details

Depositor's Name:	KYAL DEVELOPERS PVT LTD
Address:	122/1R SATYENDRA NATH MAJUMDER SARANI KOLKATA 700026
Mobile:	9830065307
Depositor Status:	Buyer/Claimants
Query No:	2001965830
Applicant's Name:	Mr MANAS GHORUI
Identification No:	2001965830/4/2021
Remarks:	Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001965830/4/2021	Property Registration- Stamp duty	0030-02-103-003-02	255010
2	2001965830/4/2021	Property Registration- Registration Fees	0030-03-104-001-16	109044
			Total	**364054**

IN WORDS: **THREE LAKH SIXTY FOUR THOUSAND FIFTY FOUR ONLY.**

Government of West Bengal

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

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

Signature / LTI Sheet of Query No/Year 16042001965830/2021

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Abdul Sahid Khan Uttar Gazipur, City:- , P.O:- Machibhanga, P.S:- Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135	Seller			Abdul Sahid Khan 01/10/21
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Abdullahil Maruf Khan Uttar Gazipur, City:- , P.O:- Machibhanga, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135	Seller			Abdullahil Maruf Khan
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Abdul Kaiyum Khan Uttar Gazipur, City:- , P.O:- Machibhanga, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135	Seller			Abdul Kaiyum Khan 1/10/21

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Oskar Ahamed Village:- Korapar, P.O:- Shikra Kulni, P.S:-Basirhat, District:-North 24-Parganas, West Bengal, India, PIN:- 743428	Seller			
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
5	Evana Sultana Village:- Malatipur, P.O:- Chalta, P.S:-Basirhat, District:-North 24-Parganas, West Bengal, India, PIN:- 743445	Seller			
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
6	Mr Swapan Saha 41, Simla Road, Maniktala, City:- , P.O:- Beadon Street, P.S:-Maniktala, District:-South 24-Parganas, West Bengal, India, PIN:- 700006	Representative of Seller [Interface Buildcon Private Limited]			
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
7	NIJAM UDDIN MOLLA Village:- Kabildanga, P.O:- Bamunia, P.S:- Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743502	Seller			
Sl No.	NAME of the Executant	Category	Photo	Finger Print	Signature with date
8	JAKIR HOSSAIN MOLLA Vill:- Krishnomati, P.O:- Krishnomati, P.S:- Kashipur, Dist:- South 24Parganas, West Bengal, India, PIN:- 743502	Seller			

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
9.	Mr Amrita Ghosh Beliachandi, Gocharan, City:- , P.O:- Beliachandi, P.S:- Joynagar, District:-South 24-Parganas, West Bengal, India, PIN:- 743391	Representative of Buyer [Kyal Developers Private Limited]			Amrita Ghosh 01/10/21

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr ALAMGIR REZA Son of Mr Jahangir Reza 28/1, Judges Court Road, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027	Abdul Sahid Khan, Abdullahil Maruf Khan, Abdul Kaiyum Khan, Oskar Ahamed, Evana Sultana, Mr Swapan Saha, NIJAM UDDIN MOLLA, Mr Amrita Ghosh, JAHIR HOSSAIN MOLLA			Alamgir Reza 01.10.21

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

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

Government of West Bengal

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

W.B. FORM NO. 1504

Query No / Year	16042001965830/2021	**Serial No/Year**	1604008176/2021
Transaction Id	0002354427	**Date of Receipt**	19/10/2021 4:19PM
Deed No / Year	I - 160407974 / 2021		
Presentant Name	Mr Amrita Ghosh		
Seller	Abdul Sahid Khan, Abdullahil Maruf Khan, Abdul Kaiyum Khan, Oskar Ahamed, Evana Sultana, Interface Buildcon Private Limited , NIJAM UDDIN MOLLA,Mr Jakir Hossain Molla		
Buyer	Kyal Developers Private Limited		
Transaction	[0101] Sale, Sale Document		
Additional Transaction	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 26,50,000/-]		
Total Setforth Value	Rs. 76,75,000/-	**Market Value**	Rs. 85,02,975/-
Stamp Duty Paid	Rs. 100/-	**Stamp Duty Articles**	23
Registration Fees Paid	Rs. 2,532/-	**Fees Articles**	A(1), B, E, H, M(b)
Standard User Charge	450/-	**Requisition Form Fee**	0/-
Remarks			

Stamp Duty Paid (Break up as below)

By Stamp					
Stamp Type	**Treasury or Vendor**	**Treasury or Vendor Name**	**Stamp Serial No**	**Purchase Date**	**Amount in Rs.**
Impressed	Vendor	I Chakraborty	89721	26/06/2021	100/-

Registration Fees Paid (Break up as below)

By Cash	Amount in Rs.
Amount Paid	2,532/-

Other Fees Paid (Break up as below)

By Cash	Amount in Rs.
Standard User Charge	450/-

*Total Amount Received by Cash Rs. 2,982/-

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

Major Information of the Deed

Deed No :	I-1604-07974/2021	Date of Registration	19/10/2021
Query No / Year	1604-2001965830/2021	Office where deed is registered	
Query Date	29/09/2021 12:33:17 PM	1604-2001965830/2021	
Applicant Name, Address & Other Details	MANAS GHORUI 350/1, G. T. Road, Baidyabati,Thana : Serampur, District : Hooghly, WEST BENGAL, PIN - 712222, Mobile No. : 9831114017, Status :Attorney of Claimant		
Transaction		Additional Transaction	
[0101] Sale, Sale Document		[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 26,50,000/-]	
Set Forth value		Market Value	
Rs. 76,75,000/-		Rs. 85,02,975/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 2,55,110/- (Article:23)		Rs. 1,11,576/- (Article:A(1), E, B, M(b), H)	
Remarks			

Land Details :

District: South 24-Parganas, P.S:- Kolkata Leather Camp, Gram Panchayat: BENTTATA-II, Mouza: Hatisala, Jl No: 9, Pin Code : 700135

Sch No	Plot - Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-241	RS-448	Bastu	Shali	16.15 Dec	76,75,000/-	85,02,975/-	
	Grand Total :				16.15Dec	76,75,000 /-	85,02,975 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**Abdul Sahid Khan** Son of Abdur Razzak Khan Uttar Gazipur, City:- , P.O:- Machibhanga, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No.:: BCxxxxxx0A, Aadhaar No: 68xxxxxxxx6820, Status :Individual, Executed by: Self, Date of Execution: 01/10/2021 , Admitted by: Self, Date of Admission: 01/10/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 01/10/2021 , Admitted by: Self, Date of Admission: 01/10/2021 ,Place : Pvt. Residence
2	**Abdullahil Maruf Khan** Son of Abdul Razzak Khan Uttar Gazipur, City:- , P.O:- Machibhanga, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No.:: AQxxxxxx6B, Aadhaar No: 61xxxxxxxx0130, Status :Individual, Executed by: Self, Date of Execution: 01/10/2021 , Admitted by: Self, Date of Admission: 01/10/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 01/10/2021 , Admitted by: Self, Date of Admission: 01/10/2021 ,Place : Pvt. Residence

3	**Abdul Kaiyum Khan** Son of Abdul Razzak Khan Uttar Gazipur, City:- , P.O:- Machibhanga, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No.:: BWxxxxxx5H, Aadhaar No: 61xxxxxxxx3328, Status :Individual, Executed by: Self, Date of Execution: 01/10/2021 , Admitted by: Self, Date of Admission: 01/10/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 01/10/2021 , Admitted by: Self, Date of Admission: 01/10/2021 ,Place : Pvt. Residence
4	**Oskar Ahamed** Son of Mohd. Abdar Rahaman Village:- Korapar, P.O:- Shikra Kulni, P.S:-Basirhat, District:-North 24-Parganas, West Bengal, India, PIN:- 743428 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No.:: CExxxxxx7B, Aadhaar No: 90xxxxxxxx2619, Status :Individual, Executed by: Self, Date of Execution: 01/10/2021 , Admitted by: Self, Date of Admission: 01/10/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 01/10/2021 , Admitted by: Self, Date of Admission: 01/10/2021 ,Place : Pvt. Residence
5	**Evana Sultana** Wife of Mr Abdar Rahaman Mandal Village:- Malatipur, P.O:- Chaita, P.S:-Basirhat, District:-North 24-Parganas, West Bengal, India, PIN:- 743445 Sex: Female, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No.:: FPxxxxxx0J, Aadhaar No: 58xxxxxxxx9795, Status :Individual, Executed by: Self, Date of Execution: 01/10/2021 , Admitted by: Self, Date of Admission: 01/10/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 01/10/2021 , Admitted by: Self, Date of Admission: 01/10/2021 ,Place : Pvt. Residence
6	**Interface Buildcon Private Limited** 30C, South End Park, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 , PAN No.:: AAxxxxxx0A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
7	**NIJAM UDDIN MOLLA** Son of Abdul Jalil Molla Village:- Kabildanga, P.O:- Bamunia, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: CQxxxxxx3Q, Aadhaar No: 40xxxxxxxx5842, Status :Individual, Executed by: Self, Date of Execution: 01/10/2021 , Admitted by: Self, Date of Admission: 01/10/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 01/10/2021 , Admitted by: Self, Date of Admission: 01/10/2021 ,Place : Pvt. Residence
8	**Mr Jakir Hossain Molla** Son of Mr Abdul Ohab Molla Krishnamati, City:- , P.O:- Krishnamati, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: CLxxxxxx5Q, Aadhaar No: 73xxxxxxxx9263, Status :Individual, Executed by: Self, Date of Execution: 01/10/2021 , Admitted by: Self, Date of Admission: 01/10/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 01/10/2021 , Admitted by: Self, Date of Admission: 01/10/2021 ,Place : Pvt. Residence

Buyer Details :

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

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**Mr Swapan Saha** Son of Late Gouranga Saha 41, Simla Road, Maniktala, City:- , P.O:- Beadon Street, P.S:-Maniktala, District:-South 24-Parganas, West Bengal, India, PIN:- 700006, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: DOxxxxxx7D, Aadhaar No: 97xxxxxxxx2444 Status : Representative, Representative of : Interface Buildcon Private Limited (as Authorized Signatory)
2	**Mr Amrita Ghosh (Presentant)** Son of Mr Biplob Ghosh Beliachandi, Gocharan, City:- , P.O:- Beliachandi, P.S:-Joynagar, District:-South 24-Parganas, West Bengal, India, PIN:- 743391, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: BLxxxxxx9F, Aadhaar No: 27xxxxxxxx2164 Status : Representative, Representative of : Kyal Developers Private Limited (as Authorized Signatory)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr ALAMGIR REZA Son of Mr Jahangir Reza 28/1, Judges Court Road, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			
Identifier Of Abdul Sahid Khan, Abdullahil Maruf Khan, Abdul Kaiyum Khan, Oskar Ahamed, Evana Sultana, Mr Swapan Saha, NIJAM UDDIN MOLLA, Mr Amrita Ghosh, Mr Jakir Hossain Molla			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Abdul Sahid Khan	Kyal Developers Private Limited-2.30714 Dec
2	Abdullahil Maruf Khan	Kyal Developers Private Limited-2.30714 Dec
3	Abdul Kaiyum Khan	Kyal Developers Private Limited-2.30714 Dec
4	Oskar Ahamed	Kyal Developers Private Limited-2.30714 Dec
5	Evana Sultana	Kyal Developers Private Limited-2.30714 Dec
6	Interface Buildcon Private Limited	Kyal Developers Private Limited-2.30714 Dec
7	NIJAM UDDIN MOLLA	Kyal Developers Private Limited-2.30714 Dec

Endorsement For Deed Number : I - 160407974 / 2021

On 01-10-2021

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

Presented for registration at 14:28 hrs on 01-10-2021, at the Private residence by Mr Amrita Ghosh ,.

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 85,02,975/-

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

Execution is admitted on 01/10/2021 by 1. Abdul Sahid Khan, Son of Abdur Razzak Khan, Uttar Gazipur, P.O: Machibhanga, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Others, 2. Abdullahil Maruf Khan, Son of Abdul Razzak Khan, Uttar Gazipur, P.O: Machibhanga, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Others, 3. Abdul Kaiyum Khan, Son of Abdul Razzak Khan, Uttar Gazipur, P.O: Machibhanga, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Others, 4. Oskar Ahamed, Son of Mohd. Abdar Rahaman, P.O: Shikra Kulni, Thana: Basirhat, , North 24-Parganas, WEST BENGAL, India, PIN - 743428, by caste Muslim, by Profession Others, 5. Evana Sultana, Wife of Mr Abdar Rahaman Mandal, P.O: Chaita, Thana: Basirhat, , North 24-Parganas, WEST BENGAL, India, PIN - 743445, by caste Muslim, by Profession Others, 6. NIJAM UDDIN MOLLA, Son of Abdul Jalil Molla, P.O: Bamunia, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Muslim, by Profession Business, 7. Mr Jakir Hossain Molla, Son of Mr Abdul Ohab Molla, Krishnamati, P.O: Krishnamati, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Muslim, by Profession Business

Indetified by Mr ALAMGIR REZA, , , Son of Mr Jahangir Reza, 28/1, Judges Court Road, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Muslim, by profession Advocate

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

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

Indetified by Mr ALAMGIR REZA, , , Son of Mr Jahangir Reza, 28/1, Judges Court Road, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Muslim, by profession Advocate

Execution is admitted on 01-10-2021 by Mr Amrita Ghosh, Authorized Signatory, Kyal Developers Private Limited (Private Limited Company), 122/1R, Satyendra Nath Majumder Sarani, City:- , P.O:- Kalighat, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026

Indetified by Mr ALAMGIR REZA, , , Son of Mr Jahangir Reza, 28/1, Judges Court Road, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Muslim, by profession Advocate

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

On 19-10-2021

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,11,576/- (A(1) = Rs 85,030/- ,B = Rs 26,500/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 2,532/-, by online = Rs 1,09,044/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 30/09/2021 1:52PM with Govt. Ref. No: 192021220089359721 on 30-09-2021, Amount Rs: 1,09,044/-, Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 202109300599606 on 30-09-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,55,110/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 2,55,010/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 89721, Amount: Rs.100/-, Date of Purchase: 26/06/2021, Vendor name: I Chakraborty

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 30/09/2021 1:52PM with Govt. Ref. No: 192021220089359721 on 30-09-2021, Amount Rs: 2,55,010/-, Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 202109300599606 on 30-09-2021, Head of Account 0030-02-103-003-02

Pradipta Kishore Guha

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 1604-2021, Page from 290434 to 290487

being No 160407974 for the year 2021.

Digitally signed by pradipta kishore guha
Date: 2021.10.21 15:04:46 +05:30
Reason: Digital Signing of Deed.

(Pradipta Kishore Guha) 2021/10/21 03:04:46 PM

DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)

0897/22/ 2-7988/02

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL AG 691886

16/07/2022
2002/36109/2022
12.40 P.M.

CONVEYANCE

1. **Date:** 16.7.22
2. **Place:** Kolkata
3. **Parties**

16/7/22
18/7/22

District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas
18 JUL 2022

12-19 P.M.
16/7/22

10 FEB 2022

14135

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

Name:.....

Address:.....

Vendor:.....

ALAMGIR REZA
ADVOCATE
ALIPORE JUDGES COURT
KOL-27
WB/1308/2003

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

Amrita Ghosh

5061

KAYL DEVELOPERS PRIVATE LIMITED
Amrita Ghosh
Director / Authorised Signatory

5063

Office of the Dist Sub-Registrar IV
South 24-Parganas, Alipur, Kol-27

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

16 JUL 2022

Nizamuddin Molla
S/o Abdul Jalil Molla
Village :- Kabildanga
P.O. Baruna
P.S. Kasipur
Pin-743502, 24 Pgs(S)

3.1 **ABDUL JALIL LASKAR** alias **JALIL LASKAR** (**PAN ARGPL8291H** and **Aadhaar No. 7129 6723 1726**), son of Late Harun Laskar alias Anowar Laskar, by faith Muslim, by nationality Indian, occupation Others, residing at Jirangacha, Post Office Hatisala, Police Station Kashipur, Kolkata-700135, District South 24 Parganas (**Vendor**, includes successors-in-interest)

And

3.2 **SAKHSHI KYAL**, having **PAN APKPK3417Q** and **Aadhaar No. 3007 7888 5993**, wife of Rahul 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)

And

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

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

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject Matter of Conveyance

4.1 **Said Property:** (**1**) Land classified as sali (agricultural) measuring 6.64 (six point six four) decimal, more or less, out of 69 (sixty nine) decimal, being a portion of R.S. Dag No. 97, corresponding L.R. Dag No. 90, recorded under C.S. Khatian No. 242, R.S. Khatian No. 391, L.R. Khatian Nos. 103 and 1319, 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 sali (agricultural) measuring 1.69 (one point six nine) decimal, more or less, out of 33 (thirty three) decimal, being a portion of R.S. Dag No. 121, corresponding L.R. Dag No. 115, recorded under C.S. Khatian No. 242, R.S. Khatian No. 391, L.R. Khatian No. 1319, 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 Second Property are more fully and

District Sub-Registrar-IV
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collectively described in the **Second Schedule** below (collectively **Said Property**) **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendor and Confirming Party in the Said Property and appurtenances and inheritances for access and user thereof.

5. Background, Representations, Warranties and Covenants

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

5.1.1 **Ownership of Harun Laskar alias Anowar Ali Laskar:** At all material time one Harun Laskar alias Anowar Ali Laskar was the sole, recorded and absolute owner in respect of (**1**) land measuring 43.125 (forty three point one two five) decimal, more or less, out of 69 (sixty nine) decimal, being a portion of R.S. Dag No. 97, corresponding L.R. Dag No. 90, recorded under C.S. Khatian No. 242, R.S. Khatian Nos. 391 and 592, L.R. Khatian Nos. 103 and 1319, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**First Larger Property**) and (**2**) land measuring 11 (eleven) decimal, more or less, out of 33 (thirty three) decimal, being a portion of R.S. Dag No. 121, corresponding L.R. Dag No. 115, recorded under C.S. Khatian No. 242, R.S. Khatian No. 391, L.R. Khatian No. 1319, 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 Larger Property**), free from all encumbrances. The First Larger Property and Second Larger Property (collectively **Larger Property**).

5.1.2 **Demise of Harun Laskar alias Anowar Ali Laskar:** Said Harun Laskar alias Anowar Ali Laskar, a Muslim governed by the *Sunni* School of Mohammedan Law, died intestate leaving behind him surviving his 3 (three) sons, namely, (**1**) Abdul Jalil Laskar alias Jalil Laskar, (**2**) Abdul Jabbar Laskar and (**3**) Nijamuddin Laskar and 7 (seven) daughters, namely, (**1**) Amena Bibi, (**2**) Anura Bibi, (**3**) Fajila Bibi, (**4**) Jahanara Bibi, (**5**) Fatema Bibi, (**6**) Echanur Bibi and (**7**) Manowara Bibi, as his only legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Harun Laskar alias Anowar Ali Laskar in the Larger Property, free from all encumbrances.

5.1.3 **Absolute Ownership of Vendor:** In the above mentioned events and circumstances said Abdul Jalil Laskar alias Jalil Laskar (the Vendor herein) has become the sole and absolute owner in respect of the First Property out of the First Larger Property and Second Property out of the Second Larger Property, free from all encumbrances. The First Property and the Second Property collectively being the Said Property is the subject matter of this Conveyance.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

6. Basic Understanding

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

7. Transfer

7.1 **Hereby Made:** The Vendor hereby sells, conveys and transfers to the Purchaser the entirety of the Vendor's right, title and interest of whatsoever or howsoever nature in the Said Property, more fully described in the **Second Schedule** below, being **(1)** the First Property, i.e., land classified as sali (agricultural) measuring 6.64 (six point six four) decimal, more or less, out of 69 (sixty nine) decimal, being a portion of R.S. Dag No. 97, corresponding L.R. Dag No. 90, recorded under C.S. Khatian No. 242, R.S. Khatian No. 391, L.R. Khatian Nos. 103 and 1319, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-I** of the **First Schedule** below **And (2)** the Second Property, i.e., land classified as sali (agricultural) measuring 1.69 (one point six nine) decimal, more or less, out of 33 (thirty three) decimal, being a portion of R.S. Dag No. 121, corresponding L.R. Dag No. 115, recorded under C.S. Khatian No. 242, R.S. Khatian No. 391, L.R. Khatian No. 1319, Mouza

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Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-II** of the **First Schedule** below **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances with the confirmation of the Confirming Party herein.

7.2 **Consideration:** The aforesaid conveyance of the Said Property is being made in consideration of a sum of Rs.15,65,500/- (Rupees Fifteen Lakh Sixty Five Thousand Five Hundred only) (**Total Consideration**) out of which the Purchaser has paid Rs.14,15,500/- (Rupees Fourteen Lakh Fifteen Thousand Five Hundred only) directly to the Vendor receipt of which Vendor hereby and by the Vendor's Receipt and Memo of Consideration hereunder written, admits and acknowledges and Rs.1,50,000/- (Rupees One Lakh Fifty Thousand only) to the Confirming Party towards reimbursement of earnest money, receipt of which the Confirming Party hereby and by the Confirming Party's Receipt and Memo of Consideration hereunder written, admits and acknowledges.

8. Terms of Transfer

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

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

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

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

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

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

8.2.1 **Indemnification by Vendor:** express indemnification by the Vendor about the correctness of the Vendor's title, Vendor's authority to sell and non existence of any encumbrances on the Said Property, which if found defective or untrue at any time, the Vendor shall, at all

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

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

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

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

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

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expressly waive, surrender and give up each and every one of the aforesaid rights.

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

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

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

9. **Interpretation:**

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

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

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First Schedule
Part-I
(First Property)

Land classified as sali (agricultural) measuring 6.64 (six point six four) decimal, more or less, out of 69 (sixty nine) decimal, being a portion of R.S. Dag No. 97, corresponding L.R. Dag No. 90, recorded under C.S. Khatian No. 242, R.S. Khatian No. 391, L.R. Khatian Nos. 103 and 1319, 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. 97 is butted and bounded as follows:

On the North	:	By RS Dag No. 66
On the East	:	By RS Dag No. 143 & 142
On the South	:	By RS Dag No. 98 & 99
On the West	:	By RS Dag No. 95

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

Part-II
(Second Property)

Land classified as sali (agricultural) measuring 1.69 (one point six nine) decimal, more or less, out of 33 (thirty three) decimal, being a portion of R.S. Dag No. 121, corresponding L.R. Dag No. 115, recorded under C.S. Khatian No. 242, R.S. Khatian No. 391, L.R. Khatian No. 1319, 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. 121 is butted and bounded as follows:

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

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

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

Vacant land classified as sali (agricultural) measuring 6.64 (six point six four) decimal, more or less, out of 69 (sixty nine) decimal, being a portion of R.S. Dag No. 97, corresponding L.R. Dag No. 90, recorded under C.S. Khatian No. 242, R.S. Khatian No. 391, L.R. Khatian Nos. 103 and 1319, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-I** of the **First Schedule** above

Vacant land classified as sali (agricultural) measuring 1.69 (one point six nine) decimal, more or less, out of 33 (thirty three) decimal, being a portion of R.S. Dag No. 121, corresponding L.R. Dag No. 115, recorded under C.S. Khatian No. 242, R.S. Khatian No. 391, L.R. Khatian No. 1319, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-II** of the **First Schedule** above

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

The details of the Said Property are tabulated below:

R.S. *Dag* No.	**L.R. *Dag* No.**	**C.S. Khatian No.**	**Total Area in *Dag* (in Dec)**	**Area Sold (in Dec)**
97	90	242	69	6.64
121	115	242	33	1.69
			Total:	**8.33**

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10. Execution and Delivery

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

Witnesses:

1. Nizamuddin Molla
Village: Kabildanga
P.O. Baboria 24 Pgs(S)
P.S. Kasthipur
Pin – 743502

[illegible]
[Vendor]

2. Nurul Hasan
Village:- Krishnapur
P.O. Krishnapur
P.S. Kasthipur
Pin-743502
24 Pgs(S)
Nizamuddin Molla

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

KAYL DEVELOPERS PRIVATE LIMITED
Amrita Ghosh
Director / Authorised Signatory

[Confirming Party]

Drafted by:

Alamgir Reza WB/1366/03
Advocate
Alipore Judge Court
Kol-27

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Vendor's Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of Rs.14,15,500/- (Rupees Fourteen Lakh Fifteen Thousand Five Hundred only) towards final payment of the consideration for sale of the Said Property described in the **Second Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
RTGS-IOBAR5202207150063838	15.07.2022	Indian Overseas Bank	14,15,500/-
		Total:	**14,15,500/-**

Witnesses:

1. Nizamuddin Molla

2. Nurul Hasan

[illegible]
[Vendor]

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Confirming Party's Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs.1,50,000/- (Rupees One Lakh Fifty Thousand only)** towards full and final payment of reimbursement of earnest money for nominating the Said Property described in the **Second Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
Chq. No.000197	14.07.22	Indian Overseas Bank	1,50,000/-
		Total:	**1,50,000/-**

Witnesses:

1. Nitamoy Chakraborty

KAYL DEVELOPERS PRIVATE LIMITED

Amrita Ghosh

Director / Authorised Signatory

[Confirming Party]

2. Nurul Hasan

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South 24 Parganas, Alipore, Kol-27

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

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SPECIMEN FORM FOR TEN FINGER PRINTS

Little	Ring	Middle	Fore	Thumb

(Left Hand)

Thumb	Fore	Middle	Ring	Little

(Right Hand)

Little	Ring	Middle	Fore	Thumb

(Left Hand)

Thumb	Fore	Middle	Ring	Little

(Right Hand)

Amrito Ghosh

Little	Ring	Middle	Fore	Thumb

(Left Hand)

Thumb	Fore	Middle	Ring	Little

(Right Hand)

District Sub-Registrar-IV
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Alipore, South 24 Parganas

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আধার

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India

Government of India

নথিভুক্তির আই ডি / Enrollment No: 1040/22112/15131

To

জলি লস্কর

Jali Laskar

Jirangachha

Jiran Gachhi

Haldia Bhangar , 6 South 24 Parganas

West Bengal 700135

10/07/2013

Ref: 1945 / 258 / 557370 / 516754 / P

SE4932496247 T

আপনার আধার সংখ্যা / Your Aadhaar No.

7129 6723 1726

আধার – সাধারণ মানুষের অধিকার

ভারত সরকার

Government of India

জলি লস্কর

Jali Laskar

পিতা : হারু লস্কর

Father : Haru Laskar

জন্মতারিখ / DOB : 07/11/1968

পুরুষ / Male

7129 6723 1726

আধার – সাধারণ মানুষের অধিকার

Branch Name / Code: Bandhan Bank
Haldia / 1720

Address: P.O. : Haldia
PS: Kolkata Leather Complex
Dist: South24 Parganas, WB
Kolkata, 700135

Phone Number / Email:

IFSC / IFSC Code: 700750116 / BDBL0001720

Date Of Issue Passbook: 03/12/2019

Account Number: 50100061255789

Account Type / Currency: SB Sanchay - 2000 MAB / INR

MAB Requirement: 2000.00

Account Holder Name: Mr. JALIL LASKAR

Joint A/C Holder Name(s):

Mode Of Operation:

Address: CHOTARU LASKAR
DIST-S 24 PGS, JIRANGACHHI
JIRANGACHHA, 700135

Contact No.: 8100498250

Nominee Category:

Nominee Regd.: Yes

Nominee Name: CHAPIYA LASKAR

Branch Official Signature With Seal

আয়কর বিভাগ
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ARGPL6291H

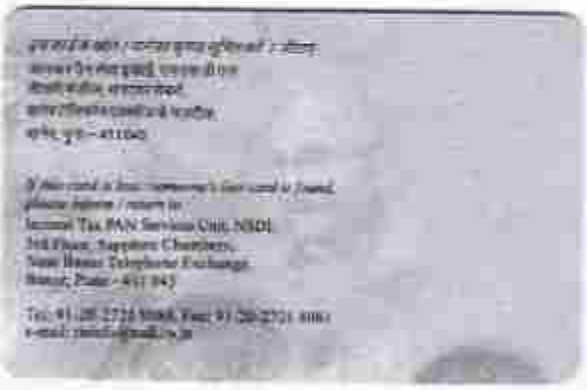
नाम / Name
JALIL LASKAR

पिता का नाम / Father's Name
HARU LASKAR

जन्म की तारीख / Date of Birth
07/11/1968

जलिल লস্কর


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
SAKHSHI KYAL
SURESH KUMAR
10/08/1985
APKPK3417Q




Sakhahi Kyal
DOB: 10/08/1985
Female
3007 7888 5993
मेरा आधार, मेरी पहचान


3007 7888 5993
1947
help@uidai.gov.in
www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

KYAL DEVELOPERS PRIVATE LIMITED

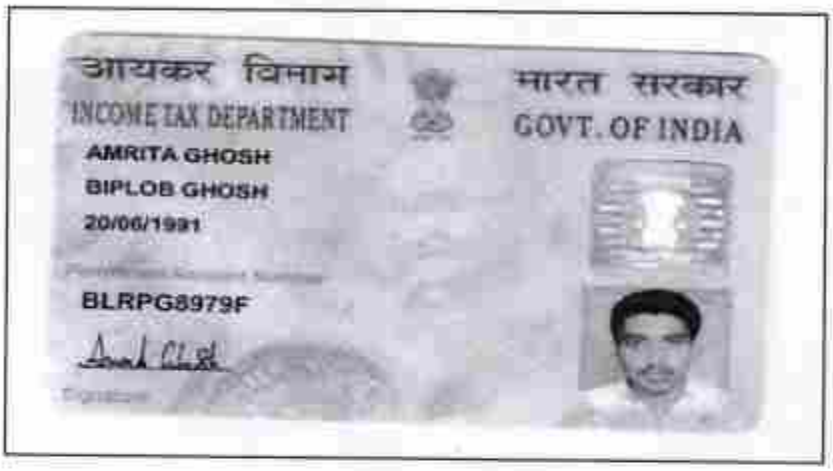
22/12/1995

Permanent Account Number

AABCK3070E

KAYL DEVELOPERS PRIVATE LIMITED

Director / Authorised Signatory



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

AMRITA GHOSH
BIPLOB GHOSH
20/06/1991

BLRPG8979F

भारत सरकार
Government of India

অমৃতা ঘোষ
Amrita Ghosh
পিতা : বিপ্লব ঘোষ
Father : Biplob Ghosh

জন্মতারিখ/DOB: 20/06/1991
পুরুষ / Male

2744 4498 2164

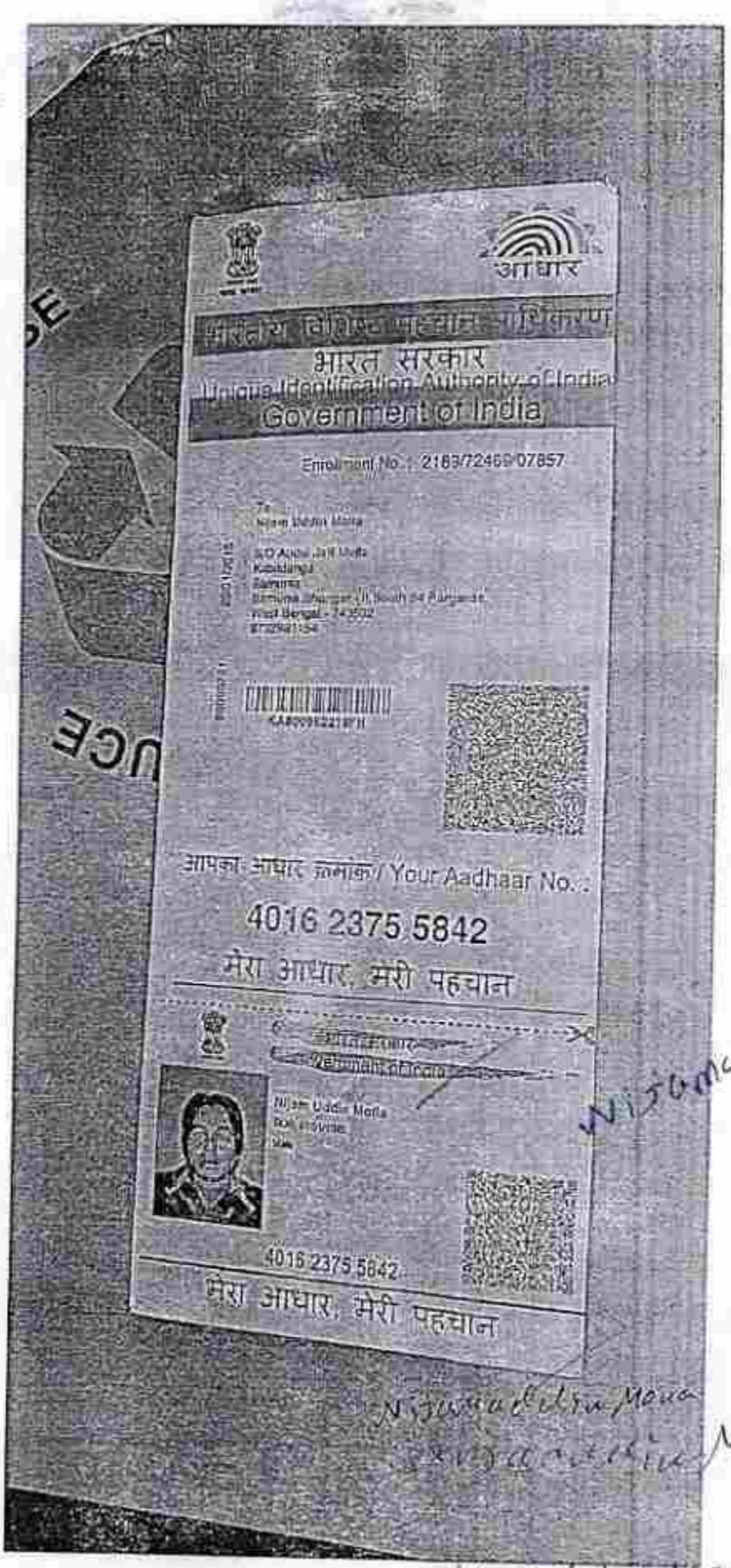
আধার
Unique Identification Authority of India

ঠিকানা: S/ বিপ্লব ঘোষ
বেলিয়াচণ্ডী, গোচরণ, গোচরণ
দক্ষিণ ২৪ পরগনা, পশ্চিম বঙ্গ,

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

2744 4498 2164

Amrita Ghosh



Nisuruddin Mona

Nisuruddin Mona

Nisuruddin Mona

Nisuruddin Mona

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

Query No / Year	**2002136109/2022**	**Office where deed will be registered**
Query Date	**14/07/2022 3:35:39 PM**	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	VINAYAK LEGAL 122/1R, Satyendra Nath Majumdar Sarani,Thana : Tollygunge, District : South 24-Parganas, WEST BENGAL, PIN - 700026, Mobile No. : 9330394689, Status :Seller/Executant	
Transaction		Additional Transaction
[0101] Sale, Sale Document		[4308] Agreement [No of Agreement : 2], [4311] Receipt [Rs : 1,50,000/-]
Set Forth value		Market Value
Rs. 15,65,500/-		Rs. 15,65,500/-
Total Stamp Duty Payable(SD)		Total Registration Fee Payable
Rs. 46,986/- (Article:23)		Rs. 17,169/- (Article:A(1), E, B)
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks		

Land Details :

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

Sch No	Plot Number	Khatian Number	Land Proposed	UseROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-97	RS-391	Bastu	Shali	6.64 Dec	12,47,890/-	12,47,890/-	
L2	RS-121	RS-391	Bastu	Shali	1.69 Dec	3,17,610/-	3,17,610/-	
		TOTAL :			**8.33Dec**	**15,65,500 /-**	**15,65,500 /-**	
	Grand Total :				**8.33Dec**	**15,65,500 /-**	**15,65,500 /-**	

Seller Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Mr JALIL LASKAR, (Alias: Mr ABDUL JALIL LASKAR) Son of Late Harun Laskar,Jirangacha, City:- , P.O:- Hatisala, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No. ARxxxxxx1H, Aadhaar No.: 71xxxxxxxx1726,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

2	KYAL DEVELOPERS PRIVATE LIMITED ,122/1R, Satyendra Nath Majumder Sarani,, City:- , P.O:- Kalighat, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 PAN No. AAxxxxxx0E, ,Aadhaar No Not Provided by UIDAIStatus :Organization as Confirming Party, Executed by: Representative	Organization as Confirming Party	Executed by: Representative

Buyer Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Mrs SAKHSHI KYAL Wife of Mr 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: Others, Citizen of: India, PAN No. APxxxxxx7Q, Aadhaar No.: 30xxxxxxxx5993,Status :Individual, Not Executed	Individual	Not Executed

Representative Details :

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

Identifier Details :

Name & address
Mr NIJAM UDDIN MOLLA Son of Mr Abdul Jalil Molla Kabildanga, City:- , P.O:- Bamunia, P.S:-Bhangar, District:-South 24-Parganas, West Bengal, India, PIN:- 743502, Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, , Identifier Of Mr JALIL LASKAR, Mr AMRITA GHOSH

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr JALIL LASKAR	Mrs SAKHSHI KYAL-6.64 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr JALIL LASKAR	Mrs SAKHSHI KYAL-1.69 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 13-08-2022) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 13-08-2022)
3. Standard User charge of Rs. 300/-(Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.

4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.

5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.

6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.

7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required

8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.

9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.

11. This eAssessment Slip can be used for registration of respective deed in any of the following offices: D.S.R. - I SOUTH 24-PARGANAS, D.S.R. -I I SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. BHANGAR, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA

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

GRN Details

GRN:	192022230073857691	**Payment Mode:**	Online Payment
GRN Date:	15/07/2022 11:09:03	**Bank/Gateway:**	Indian Overseas Bank
BRN :	202207150728293	**BRN Date:**	15/07/2022 11:09:48
Payment Status:	Successful	**Payment Ref. No:**	2002136109/1/2022
			[Query No/*/Query Year]

Depositor Details

Depositor's Name:	SAKHSHI KYAL
Address:	30C SOUTH END PARK KOLKATA 700029
Mobile:	9830065307
Depositor Status:	Buyer/Claimants
Query No:	2002136109
Applicant's Name:	Org VINAYAK LEGAL
Identification No:	2002136109/1/2022
Remarks:	Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002136109/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	46886
2	2002136109/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	17169
			Total	**64055**

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

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

16 JUL 2022

Government of West Bengal

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

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

Signature / LTI Sheet of Query No/Year 16042002136109/2022

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr JALIL LASKAR Alias Mr ABDUL JALIL LASKAR Jirangacha, City:- , P.O:- Hatisala, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135	Seller			16/7/22

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Mr AMRITA GHOSH Beliachandi, Gocharan, City:- , P.O:- Beliachandi, P.S:-Joynagar, District:-South 24-Parganas, West Bengal, India, PIN:- 743391	Representative of Seller [KYAL DEVELOPERS PRIVATE LIMITED]			16/07/22

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr NIJAM UDDIN MOLLA Son of Mr Abdul Jalil Molla Kabildanga, City:- , P.O:- Bamunia, P.S:-Bhangar, District:-South 24-Parganas, West Bengal, India, PIN:- 743502	Mr JALIL LASKAR, Mr AMRITA GHOSH			16/07/22

(Anupam Halder)

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

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

(Seal) Office of the Dist Sub-Registrar IV
South 24-Parganas, Alipur, Kolkata

Major Information of the Deed

Deed No :	**I-1604-07988/2022**	**Date of Registration**	**18/07/2022**
Query No / Year	**1604-2002136109/2022**	**Office where deed is registered**	
Query Date	**14/07/2022 3:35:39 PM**	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	VINAYAK LEGAL 122/1R, Satyendra Nath Majumdar Sarani,Thana : Tollygunge, District : South 24-Parganas, WEST BENGAL, PIN - 700026, Mobile No. : 9330394689, Status :Seller/Executant		
Transaction		Additional Transaction	
[0101] Sale, Sale Document		[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 1,50,000/-]	
Set Forth value		Market Value	
Rs. 15,65,500/-		Rs. 15,65,500/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 46,986/- (Article:23)		Rs. 17,201/- (Article:A(1), E,)	
Remarks			

Land Details :

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

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-97	RS-391	Bastu	Shali	6.64 Dec	12,47,890/-	12,47,890/-	
L2	RS-121-	RS-391	Bastu	Shali	1.69 Dec	3,17,610/-	3,17,610/-	
		TOTAL :			**8.33Dec**	**15,65,500 /-**	**15,65,500 /-**	
	Grand Total :				**8.33Dec**	**15,65,500 /-**	**15,65,500 /-**	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**Mr JALIL LASKAR, (Alias: Mr ABDUL JALIL LASKAR)** Son of Late Harun Laskar Jirangacha, City:- , P.O:- Hatisala, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No.:: ARxxxxxx1H, Aadhaar No: 71xxxxxxxx1726, Status :Individual, Executed by: Self, Date of Execution: 16/07/2022 , Admitted by: Self, Date of Admission: 16/07/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 16/07/2022 , Admitted by: Self, Date of Admission: 16/07/2022 ,Place : Pvt. Residence

2	**KYAL DEVELOPERS PRIVATE LIMITED** 122/1R, Satyendra Nath Majumder Sarani,, City:- , P.O:- Kalighat, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 , PAN No.::: AAxxxxxx0E,Aadhaar No Not Provided by UIDAI, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**Mrs SAKHSHI KYAL** Wife of Mr 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: Others, Citizen of: India, PAN No.:: APxxxxxx7Q, Aadhaar No: 30xxxxxxxx5993, Status :Individual, Status : Not Executed

Representative Details :

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

Identifier Details :

Name	Photo	Finger Print	Signature
Mr NIJAM UDDIN MOLLA Son of Mr Abdul Jalil Molla Kabildanga, City:- , P.O:- Bamunia, P.S:- Bhangar, District:-South 24-Parganas, West Bengal, India, PIN:- 743502			

Identifier Of Mr JALIL LASKAR, Mr AMRITA GHOSH

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr JALIL LASKAR	Mrs SAKHSHI KYAL-6.64 Dec

Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr JALIL LASKAR	Mrs SAKHSHI KYAL-1.69 Dec

On 15-07-2022

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 15,65,500/-

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

On 16-07-2022

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

Presented for registration at 12:40 hrs on 16-07-2022, at the Private residence by Mr AMRITA GHOSH ,.

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

Execution is admitted on 16/07/2022 by Mr JALIL LASKAR, Alias Mr ABDUL JALIL LASKAR, Son of Late Harun Laskar, Jirangacha, P.O: Hatisala, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Others

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

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

Execution is admitted on 16-07-2022 by Mr AMRITA GHOSH,

Indetified by Mr NIJAM UDDIN MOLLA, , , Son of Mr Abdul Jalil Molla, Kabildanga, P.O: Bamunia, Thana: Bhangar, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, 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 18-07-2022

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 17,201/- (A(1) = Rs 15,655/- ,B = Rs 1,500/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 17,169/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/07/2022 11:09AM with Govt. Ref. No: 192022230073857691 on 15-07-2022, Amount Rs: 17,169/-, Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 202207150728293 on 15-07-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 46,986/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 46,886/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 14135, Amount: Rs.100/-, Date of Purchase: 10/02/2022, Vendor name: S Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/07/2022 11:09AM with Govt. Ref. No: 192022230073857691 on 15-07-2022, Amount Rs: 46,886/-, Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 202207150728293 on 15-07-2022, Head of Account 0030-02-103-003-02

Anupam Halder

DISTRICT SUB-REGISTRAR

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

South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2022, Page from 241901 to 241924

being No 160407988 for the year 2022.

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

Digitally signed by ANUPAM HALDER
Date: 2022.07.18 13:05:21 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 2022/07/18 01:05:21 PM

DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL

AG 691889

CONVEYANCE

1. **Date:** 16.7.22

2. **Place:** Kolkata

3. **Parties**

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

18 JUL 2022

10 FEB 2022

14132

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

Name:.....

Address:.....

Vender.....

ALAMGIR REZA
ADVOCATE
ALIPORE JUDGES COURT
KOL-27
WB/1386/2003

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

Amrita Ghosh

5061

KAYL DEVELOPERS PRIVATE LIMITED
Amrita Ghosh
Director / Authorised Signatory

5062

Office of the Dist Sub-Registrar-IV
South 24-Parganas, Alipore, Kol-27

Mostahjur Rahaman Molla

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

16 JUL 2022

Mostahjur Rahaman Molla
C/O Abdul Jalil Molla.
Vill- Kabildanga.
P.O. Bamunia.
P.S. Kasipur.
Dist- 24 PGS(S)
PIN- 743502

3.1 **MOSTAFIJUR RAHAMAN MOLLA** (**PAN BWRPM6205P** and **Aadhaar No. 3565 4969 0355**), son of Julfikkar Molla, by faith Muslim, by nationality Indian, occupation others, residing at Jirangacha, Post Office Hatisala, Police Station Bhangar, Kolkata-700135, District South 24 Parganas (**Vendor**, includes successors-in-interest)

And

3.2 **SWETA KYAL**, having **PAN AFXPG8803P** and **Aadhaar No. 244033200783**, 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 (**Purchaser**, includes successors-in-interest)

And

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

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

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject Matter of Conveyance

4.1 **Said Property:** Land classified as sali (agricultural) measuring 5.25 (five point two 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, L.R. Khatian No. 3735, 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 thereon **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendor and the Confirming Party in the Said Property and appurtenances and inheritances for access and user thereof.

District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1988
Alipore, South 24 Parganas

16 JUL 2022

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 Maniruddin Molla & Anr.:** At all material time Maniruddin Molla and Chailaddin Molla were the joint and absolute owners in respect of land measuring 66 (sixty six) decimal, more or less, being the entirety of C.S./R.S. Dag No. 98, corresponding L.R. Dag No. 91, recorded under C.S. Khatian No. 245, at *Mouza* Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas (**Mother Property**), free from all encumbrances. However, as per the '*mantabya*' column of the said C.S. Khatian No. 245 the entirety of the Mother Property has been settled in favour of Maniruddin Molla. In the given circumstances said Maniruddin Molla have become the joint and absolute owners in respect of the Mother Property.

5.1.2 **Demise of Maniruddin Molla:** Said Maniruddin Molla, a Muslim governed by the Sunni School of Mohammedan Law died intestate leaving behind him surviving his second wife, Pachi Bibi, 3 (three) sons from his first marriage, namely, (1) Khosdel Molla, (2) Khosal Molla and (3) Khosbabu Molla, 3 (three) daughters from his first marriage, namely, (1) Himela Bibi, (2) Sona Bibi and (3) Khoslal Bibi and 1 (one) son from his second marriage, namely, Beshlal Molla (collectively **Legal Heirs Of Maniruddin Molla**), as his only legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Maniruddin Molla in the Mother Property, free from all encumbrances.

5.1.3 **Ownership of Legal Heirs Of Maniruddin Molla:** In the above mentioned circumstances said Legal Heirs Of Maniruddin Molla have become the joint and absolute owners in respect of the Mother Property each having diverse share therein and mutated their name in the records of the Revesional Settlement Records under R.S. Khatian No. 416, free from all encumbrances.

5.1.4 **Ownership of Himela Bibi:** In the above mentioned circumstances said Himela Bibi has become the sole and absolute owner in respect of land measuring 5.25 (five point two five) decimal, more or less, out of the Mother Property (**First Larger Property**), free from all encumbrances.

5.1.5 **Ownership of Shona Bibi:** In the above mentioned circumstances said Shona Bibi has become the sole and absolute owner in respect of land measuring 5.25 (five point two five) decimal, more or less, out of the Mother Property (**Second Larger Property**), free from all encumbrances.

5.1.6 **Demise of Himela Bibi:** Said Himela Bibi, a Muslim governed by the Sunni School of Mohammedan Law died intestate leaving behind her surviving her only son, Yuchup Molla, as her only legal heir, who

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

16 JUL 2022

solely inherited the right, title and interest of Late Himela Bibi in the First Larger Property, free from all encumbrances.

5.1.7 **Demise of Shona Bibi:** Said Shona 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 1 (one) daughter, Chapura Bibi, as her only legal heir and heiress, who jointly and in diverse share inherited the right, title and interest of Late Sona Bibi in the Second Larger Property, free from all encumbrances.

5.1.8 **Sale to Mostafijur & Anr.:** By a Deed of Sale dated 10th January, 2019, registered in the Office of the Additional District Sub-Registrar, Bhangar, recorded in Book No. I, Volume No. 1621-2019, at Pages 7674 to 7701, being Deed No. 162100194 for the year 2019, said (1) Yuchup Molla, (2) Abdar Ali Gazi and (3) Chapura Bibi jointly sold, conveyed and transferred the First Larger Property and Second Larger Property, collectively land measuring 10.5 (ten point five) decimal, more or less, in said R.S. Dag No. 98 (collectively **Larger Property**), unto and in favour of (1) Mostafijur Rahaman Molla and (2) Chapiya Bibi, free from all encumbrances.

5.1.9 **Absolute Ownership of Vendor:** In the above mentioned events and circumstances said Mostafijur Rahaman Molla (the Vendor herein) has become the sole and absolute owner in respect of the Said Property 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. 3735, free from all encumbrances and the Said Property is the subject matter of this Conveyance.

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

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

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

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

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

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

16 JUL 2022

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

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

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

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

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

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

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

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

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

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

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6. Basic Understanding

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

7. Transfer

7.1 **Hereby Made:** The Vendor hereby sells, conveys and transfers to the Purchaser the entirety of the Vendor's right, title and interest of whatsoever or howsoever nature in the Said Property, more fully described in the **Schedule** below, being, land classified as sali (agricultural) measuring 5.25 (five point two 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, L.R. Khatian No. 3735, 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 with the confirmation of the Confirming Party herein.

7.2 **Consideration:** The aforesaid conveyance of the Said Property is being made in consideration of a sum of Rs.10,17,600/- (Rupees Ten Lakh Seventeen Thousand Six Hundred only) (**Total Consideration**) out of which the Purchaser has paid Rs.9,17,600/- (Rupees Nine Lakh Seventeen Thousand Six Hundred only) directly to the Vendor receipt of which Vendor hereby and by the Vendor's Receipt and Memo of Consideration hereunder written, admits and acknowledges and Rs.1,00,000/- (Rupees One Lakh only) to the Confirming Party towards reimbursement of earnest money, receipt of which the Confirming Party hereby and by the Confirming Party's Receipt and Memo of Consideration hereunder written, admits and acknowledges.

8. Terms of Transfer

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

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

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

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

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

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

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

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

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

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

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

8.5 **Holding Possession:** The Vendor hereby covenants that the Purchaser and the Purchaser's successors-in-interest and/or assigns shall and may, from time to time, and at all times hereafter,

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

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

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

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

9. **Interpretation:**

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

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

Schedule
(Said Property)

Land classified as sali (agricultural) measuring 5.25 (five point two 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, L.R. Khatian No. 5735, 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 RS Dag No. 97
On the East	:	By RS Dag No. 142, 141, 140 & 123
On the South	:	By RS Dag No. 120
On the West	:	By RS Dag No. 99 & 119

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

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10. Execution and Delivery

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

Witnesses:

1. Nizamuddin Molla
village:- Kabilbanga
P.O. Barbania
P.S. Kakdipur
24 Pgs(S)
Pin- 743502

2. Nurul Hasan
village:- Krishnamati
P.O. Krishnamati
P.S. Kakdipur
24 Pgs(S)
Pin- 743502

Mostafizur Rahaman Molla

[Vendor]

KAYL DEVELOPERS PRIVATE LIMITED
Anorita Ghosh
Director / Authorised Signatory

[Confirming Party]

Drafted by:

Alamgir Reza WB/1366/03

Advocate

Alipore Judges Court
Kol-27

Office of the Dist Sub-Registrar IV
South 24-Parganas, Alipur, Kol-27

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Vendor's Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs._9,17,600/- (Rupees Nine Lakh Seventeen Thousand Six Hundred only)** towards final payment of the consideration for sale of the Said Property described in the **Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
UTR No. IOBAR52022071500675299	15.7.2022	Indian Overseas Bank	9,17,600/-
		Total:	**9,17,600/-**

Witnesses:

1. Wisaude in Mono

Mostafijur Rahaman Molla

[Vendor]

2. Nurul Hasan

Confirming Party's Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs.1,00,000/- (Rupees One Lakh only)** towards full and final payment of reimbursement of earnest money for nominating the Said Property described in the **Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
Chq. No. 256465	14.7.22	Indian Overseas Bank	1,00,000/-
		Total:	**1,00,000/-**

Witnesses:

1. Mohammed Liaquat

KAYL DEVELOPERS PRIVATE LIMITED

Amrita Ghosh

Director / Authorised Signatory

[**Confirming Party**]

2. Nurul Hasan

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SPECIMEN FORM FOR TEN FINGER PRINTS

Mostakim Rahaman Molla

Little	Ring	Middle	Fore	Thumb

(Left Hand)

Thumb	Fore	Middle	Ring	Little

(Right Hand)

Smita Bhagat

Little	Ring	Middle	Fore	Thumb

(Left Hand)

Thumb	Fore	Middle	Ring	Little

(Right Hand)

Amrita Ghosh

Little	Ring	Middle	Fore	Thumb

(Left Hand)

Thumb	Fore	Middle	Ring	Little

(Right Hand)

District Sub-Registrar-IV
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भारत सरकार
Government of India

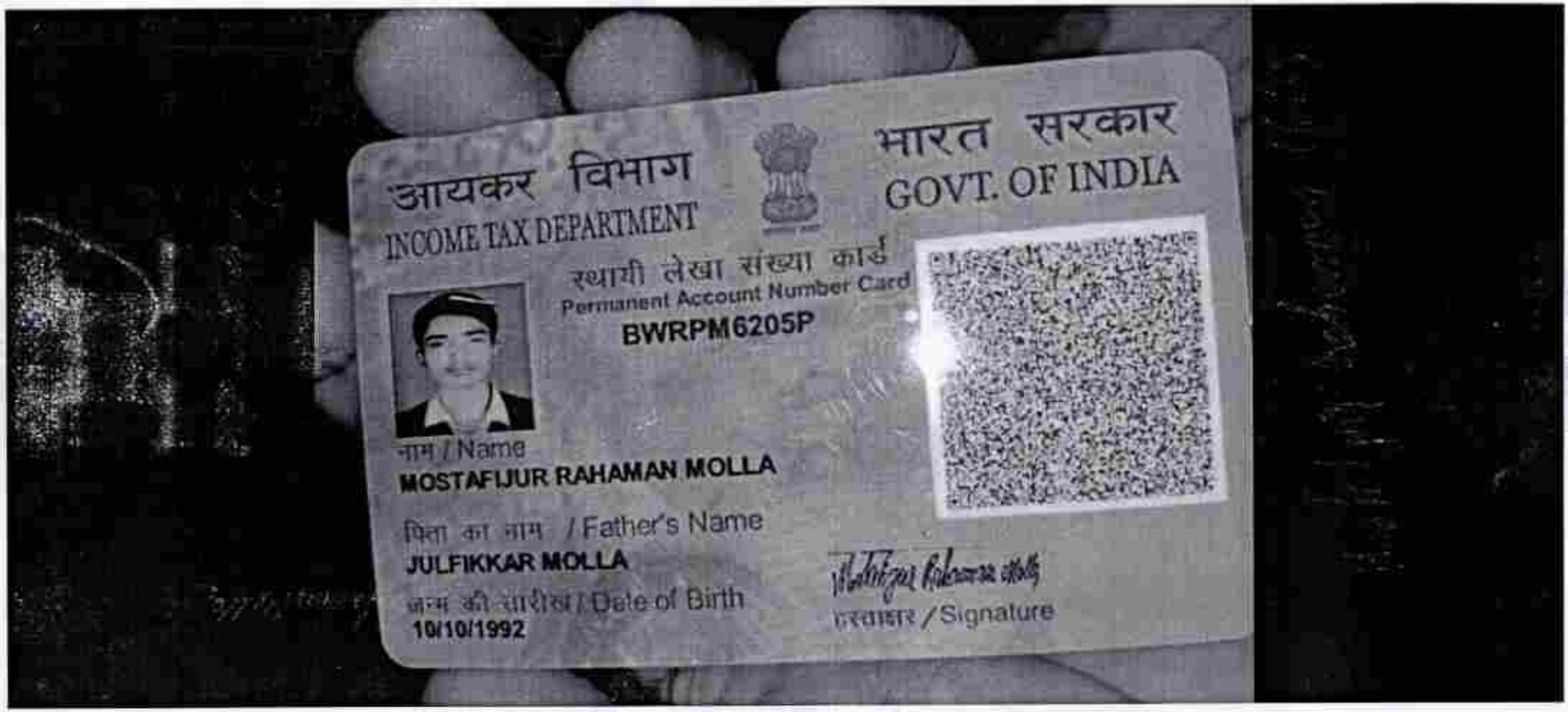
आधार

মোস্তাফিজুর রহমান মোল্লা
Mostafijur Rahaman Molla
জন্মতারিখ / DOB: 10/10/1992
পুরুষ / MALE

3565 4969 0355

मेरा आधार, मेरी पहचान

Mostafijur Rahaman Molla



Mostafijur Rahaman Molla


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
SWETA KYAL
BALBIR PRASAD GUPTA
16/02/1983
AFKPG8803P

Sweta Kyal


Government of India
Sweta Kyal
Female
2440 3320 0783
मेरा आधार, मेरी पहचान

Swetakyal


Unique Identification Authority of India
2440 3320 0783
1947
help@uidai.gov.in
www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

KYAL DEVELOPERS PRIVATE LIMITED

22/12/1995

Permanent Account Number

AABCK3070E

KAYL DEVELOPERS PRIVATE LIMITED
Amrita Ghosh
Director / Authorised Signatory

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

AMRITA GHOSH
BIPLOB GHOSH
20/06/1991

BLRPG8979F

ভারত সরকার
Government of India

অমৃতা ঘোষ
Amrita Ghosh
পিতা : বিপ্লব ঘোষ
Father : Biplob Ghosh

জন্মতারিখ/DOB: 20/06/1991
পুরুষ / Male

2744 4498 2164

আধার

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা: S/ বিপ্লব ঘোষ
বেলিয়াচণ্ডী, গোচরণ, গোচরণ
দক্ষিণ ২৪ পরগনা, পশ্চিম বঙ্গ,

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

2744 4498 2164

Amrita Ghosh

आधार

भारत सरकार
Unique Identification Authority of India
Government of India

Enrolment No.: 2188/72409/07857

To,

S/O Abdul Jalil Molla

आपका आधार क्रमांक / Your Aadhaar No. :

4016 2375 5842

मेरा आधार, मेरी पहचान

4016 2375 5842

मेरा आधार, मेरी पहचान

Nizamuddin Molla

Nizamuddin Molla

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

Query No / Year	**2002135338/2022**	**Office where deed will be registered**
Query Date	**14/07/2022 2:52:05 PM**	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	VINAYAK LEGAL 122/1R, Satyendra Nath Majumdar Sarani,Thana : Tollygunge, District : South 24-Parganas, WEST BENGAL, PIN - 700026, Mobile No. : 9330394689, Status :Seller/Executant	
Transaction		Additional Transaction
[0101] Sale, Sale Document		[4308] Agreement [No of Agreement : 2], [4311] Receipt [Rs : 1,00,000/-]
Set Forth value		Market Value
Rs. 10,17,600/-		Rs. 10,17,600/-
Total Stamp Duty Payable(SD)		Total Registration Fee Payable
Rs. 30,549/- (Article:23)		Rs. 11,190/- (Article:A(1), E, B)
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks		

Land Details :

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

Sch No	Plot Number	Khatian Number	Land UseROR Proposed		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-98	RS-416	Bastu	Shali	5.25 Dec	10,17,600/-	10,17,600/-	
	Grand Total :				**5.25Dec**	**10,17,600 /-**	**10,17,600 /-**	

Seller Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Mr MOSTAFIJUR RAHAMAN MOLLA Son of Mr Julfikar Molla,Jirangacha, City:- , P.O:- Hatisala, P.S:- Bhangar, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No. BWxxxxxx5P, Aadhaar No.: 35xxxxxxxx0355,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

2	KYAL DEVELOPERS PRIVATE LIMITED ,122/1R, Satyendra Nath Majumder Sarani, City:- , P.O:- Kalighat, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 PAN No. AAxxxxxx0E, ,Aadhaar No Not Provided by UIDAIStatus :Organization as Confirming Party, Executed by: Representative	Organization as Confirming Party	Executed by: Representative

Buyer Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Mrs SWETA KYAL Wife of Mr Anurag Kyal,30C, Southend Park, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AFxxxxxx3P, Aadhaar No.: 24xxxxxxxx0783,Status :Individual, Not Executed	Individual	Not Executed

Representative Details :

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

Identifier Details :

Name & address
Mr NIJAM UDDIN MOLLA Son of Mr Abdul Jalil Laskar Kabildanga, City:- , P.O:- Bamunia, P.S:-Bhangar, District:-South 24-Parganas, West Bengal, India, PIN:- 743502, Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, , Identifier Of Mr MOSTAFIJUR RAHAMAN MOLLA, Mr AMRITA GHOSH

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr MOSTAFIJUR RAHAMAN MOLLA	Mrs SWETA KYAL-5.25 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 13-08-2022) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 13-08-2022)
3. Standard User charge of Rs. 300/-(Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.

5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.

6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.

7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required

8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.

9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.

11. This eAssessment Slip can be used for registration of respective deed in any of the following offices: D.S.R. - I SOUTH 24-PARGANAS, D.S.R. -I I SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. BHANGAR, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA

12-35

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

GRN Details

GRN:	192022230073851301	**Payment Mode:**	Online Payment
GRN Date:	15/07/2022 11:04:29	**Bank/Gateway:**	Indian Overseas Bank
BRN :	202207150727932	**BRN Date:**	15/07/2022 11:05:22
Payment Status:	Successful	**Payment Ref. No:**	2002135338/2/2022 [Query No/*/Query Year]

Depositor Details

Depositor's Name:	SWETA KYAL
Address:	30C SOUTH END PARK KOLKATA 700029
Mobile:	9830065307
Depositor Status:	Buyer/Claimants
Query No:	2002135338
Applicant's Name:	Mr VINAYAK LEGAL
Identification No:	2002135338/2/2022
Remarks:	Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002135338/2/2022	Property Registration- Stamp duty	0030-02-103-003-02	30449
2	2002135338/2/2022	Property Registration- Registration Fees	0030-03-104-001-16	11190
			Total	**41639**

IN WORDS: **FORTY ONE THOUSAND SIX HUNDRED THIRTY NINE ONLY.**

Government of West Bengal

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

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

Signature / LTI Sheet of Query No/Year 16042002135338/2022

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr MOSTAFIJUR RAHAMAN MOLLA Jirangacha, City:- , P.O:- Hatisala, P.S.-Bhangar, District:-South 24-Parganas, West Bengal, India, PIN:- 700135	Seller			Mostafijur Rahaman Molla 16/07/22

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Mr AMRITA GHOSH Beliachandi, Gocharan, City:- , P.O:- Beliachandi, P.S:- Joynagar, District:-South 24-Parganas, West Bengal, India, PIN:- 743391	Representative of Seller [KYAL DEVELOPERS PRIVATE LIMITED]			Amrita Ghosh 16/07/22

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr NIJAM UDDIN MOLLA Son of Mr Abdul Jalil Laskar Kabildanga, City:- , P.O:- Bamunia, P.S:- Bhangar, District:- South 24-Parganas, West Bengal, India, PIN:- 743502	Mr MOSTAFIJUR RAHAMAN MOLLA, Mr AMRITA GHOSH			Nijamuddin Molla 16/07/22

(Anupam Halder)

Office of the Dist Sub-Registrar IV

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

Major Information of the Deed

Deed No :	**I-1604-07990/2022**	**Date of Registration**	**18/07/2022**
Query No / Year	**1604-2002135338/2022**	**Office where deed is registered**	
Query Date	**14/07/2022 2:52:05 PM**	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	VINAYAK LEGAL 122/1R, Satyendra Nath Majumdar Sarani,Thana : Tollygunge, District : South 24-Parganas, WEST BENGAL, PIN - 700026, Mobile No. : 9330394689, Status :Seller/Executant		
Transaction		Additional Transaction	
[0101] Sale, Sale Document		[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 1,00,000/-]	
Set Forth value		Market Value	
Rs. 10,17,600/-		Rs. 10,17,600/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 30,549/- (Article:23)		Rs. 11,222/- (Article:A(1), E,)	
Remarks			

Land Details :

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

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-98	RS-416	Bastu	Shali	5.25 Dec	10,17,600/-	10,17,600/-	
	Grand Total :				**5.25Dec**	**10,17,600 /-**	**10,17,600 /-**	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**Mr MOSTAFIJUR RAHAMAN MOLLA** Son of Mr Julfikar Molla Jirangacha, City:- , P.O:- Hatisala, P.S:-Bhangar, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No.:: BWxxxxxx5P, Aadhaar No: 35xxxxxxxx0355, Status :Individual, Executed by: Self, Date of Execution: 16/07/2022 , Admitted by: Self, Date of Admission: 16/07/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 16/07/2022 , Admitted by: Self, Date of Admission: 16/07/2022 ,Place : Pvt. Residence

2	**KYAL DEVELOPERS PRIVATE LIMITED** 122/1R, Satyendra Nath Majumder Sarani, City:- , P.O:- Kalighat, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 , PAN No.:: AAxxxxxx0E,Aadhaar No Not Provided by UIDAI, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**Mrs SWETA KYAL** Wife of Mr Anurag Kyal 30C, Southend Park, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx3P, Aadhaar No: 24xxxxxxxx0783, Status :Individual, Status : Not Executed

Representative Details :

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

Identifier Details :

Name	Photo	Finger Print	Signature
Mr NIJAM UDDIN MOLLA Son of Mr Abdul Jalil Laskar Kablidanga, City:- , P.O:- Bamunia, P.S:- Bhangar, District:-South 24-Parganas, West Bengal, India, PIN:- 743502			
Identifier Of Mr MOSTAFIJUR RAHAMAN MOLLA, Mr AMRITA GHOSH			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr MOSTAFIJUR RAHAMAN MOLLA	Mrs SWETA KYAL-5.25 Dec

Endorsement For Deed Number : I - 160407990 / 2022

On 15-07-2022

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 10,17,600/-

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

On 16-07-2022

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

Presented for registration at 12:35 hrs on 16-07-2022, at the Private residence by Mr AMRITA GHOSH ,.

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

Execution is admitted on 16/07/2022 by Mr MOSTAFIJUR RAHAMAN MOLLA, Son of Mr Julfikar Molla, Jirangacha, P.O: Hatisala, Thana: Bhangar, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Others

Indetified by Mr NIJAM UDDIN MOLLA, , , Son of Mr Abdul Jalil Laskar, Kabildanga, P.O: Bamunia, Thana: Bhangar, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Muslim, by profession Others

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

Execution is admitted on 16-07-2022 by Mr AMRITA GHOSH,

Indetified by Mr NIJAM UDDIN MOLLA, , , Son of Mr Abdul Jalil Laskar, Kabildanga, P.O: Bamunia, Thana: Bhangar, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, 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 18-07-2022

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 11,222/- (A(1) = Rs 10,176/- ,B = Rs 1,000/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 11,190/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/07/2022 11:05AM with Govt. Ref. No: 192022230073851301 on 15-07-2022, Amount Rs: 11,190/-, Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 202207150727932 on 15-07-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 30,549/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 30,449/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 14132, Amount: Rs.100/-, Date of Purchase: 10/02/2022, Vendor name: S Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/07/2022 11:05AM with Govt. Ref. No: 192022230073851301 on 15-07-2022, Amount Rs: 30,449/-, Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 202207150727932 on 15-07-2022, Head of Account 0030-02-103-003-02

Anupam Halder

DISTRICT SUB-REGISTRAR

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

South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2022, Page from 241852 to 241875

being No 160407990 for the year 2022.

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

Digitally signed by ANUPAM HALDER
Date: 2022.07.18 12:56:12 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 2022/07/18 12:56:12 PM

DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL

AG 691887

CONVEYANCE

1. **Date:** 16.7.22
2. **Place:** Kolkata
3. **Parties**

District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas
18 JUL 2022

14134

10 FEB 2022

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

Name:.....

Address:.....

Vendor:.....

Alipur Collectorate, 24 Pgs. (S)

SUBHANKAR DAS
STAMP VENDOR
Alipur Police Court, Kol-27

ALAMGIR REZA
ADVOCATE
ALIPORE JUDGES COURT
KOL-27
WB/1365/2003

Amrita Ghosh

5061

KAYL DEVELOPERS PRIVATE LIMITED

Amrita Ghosh

Director / Authorised Signatory

5062

Mostafizur Rahaman Molla

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

16 JUL 2022

Mostafizur Rahaman Molla
S/o Abdul Jalil Molla
Village Kabiladanga
P.O. Baberia
P.S. Haripur
24 Pgs (S) Pin- 743502

3.1 **MOSTAFIJUR RAHAMAN MOLLA** (**PAN BWRPM6205P** and **Aadhaar No. 3565 4969 0355**), son of Julfikkar Molla, by faith Muslim, by nationality Indian, occupation others, residing at Jirangacha, Post Office Hatisala, Police Station Bhangar, Kolkata-700135, District South 24 Parganas (**Vendor**, includes successors-in-interest)

And

3.2 **SWETA KYAL**, having **PAN AFXPG8803P** and **Aadhaar No. 244033200783**, 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 (**Purchaser**, includes successors-in-interest)

And

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

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

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject Matter of Conveyance

4.1 **Said Property:** (**1**) Land classified as sali (agricultural) measuring 6.93 (six point nine three) decimal, more or less (as per share calculation of L.R. ROR, land measuring 7 (seven) decimal, more or less), out of 69 (sixty nine) decimal, being a portion of R.S. Dag No. 97, corresponding L.R. Dag No. 90, recorded under L.R. Khatian No. 3735, 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 sali (agricultural) measuring 3.32 (three point three two) decimal, more or less, out of 33 (thirty three) decimal, being a portion of R.S. Dag No. 121, corresponding L.R. Dag No. 115, recorded under L.R. Khatian No. 3735, 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 Second Property are more fully and collectively

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South 24-Parganas, Alipur, Kol-27

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described in the **Second Schedule** below (collectively **Said Property**) **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendor and Confirming Party in the Said Property and appurtenances and inheritances for access and user thereof.

5. Background, Representations, Warranties and Covenants

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

5.1.1 **Ownership of Larger Property:** By virtue of a Deed of Sale dated 15th March, 1982, registered in the Office of the Joint Sub-Registrar of Bhangar, recorded in Book No. I, being Deed No. 3087 for the year 1982, one Hinguljan Bibi, wife of Aptar Ali Molla and daughter of Decharat Laskar sold, conveyed and transferred (**1**) land measuring 13.87 (thirteen point eight seven) decimal, more or less, out of 69 (sixty nine) decimal, being a portion of C.S./R.S. Dag No. 97, corresponding L.R. Dag No. 90, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**First Larger Property**) and (**2**) land measuring 6.63 (six point six three) decimal, more or less, out of 33 (thirty three) decimal, being a portion of C.S./R.S. Dag No. 121, corresponding L.R. Dag No. 115, 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 Larger Property**) unto and in favour of (**1**) Abdul Jalil Laskar, son of Harun Laskar and (**2**) Chafiya Khatun alias Chapiya Khatun, wife of Abdul Jalil Laskar, free from all encumbrances. The First Larger Property and Second Larger Property (collectively **Larger Property**).

5.1.2 **Sale to Vendor:** By a Deed of Sale dated 21st February, 2019, registered in the Office of the Additional District Sub-Registrar, Bhangar, recorded in Book No. I, Volume No. 1621-2019, at Pages 137841 to 137863, being Deed No. 162104744 for the year 2019, said Abdul Jalil Laskar sold, conveyed and transferred his right, title and interest in the Larger Property, being (**1**) the First Property, i.e. land measuring 6.93 (six point nine three) decimal, more or less, out of the First Larger Property and (**2**) the Second Property, i.e. land measuring 3.32 (three point three two) decimal, more or less, out of the Second Larger Property unto and in favour of Mostafijur Rahaman Molla (the Vendor herein), free from all encumbrances.

5.1.3 **Absolute Ownership of Vendor:** In the above mentioned events and circumstances the Vendor has become the sole and absolute owner in respect of the Said Property out of the Larger Property, comprised in the First Property and Second Property and mutated his name in the records of the Block Land and Land Reforms Officer, Bhangar-II, under L.R. Khatian No. 3735, free from all encumbrances and the Said Property is the subject matter of this Conveyance.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

6. Basic Understanding

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

7. Transfer

7.1 **Hereby Made:** The Vendor hereby sells, conveys and transfers to the Purchaser the entirety of the Vendor's right, title and interest of whatsoever or howsoever nature in the Said Property, more fully described in the **Second Schedule** below, being (**1**) the First Property, i.e., land classified as sali (agricultural) measuring 6.93 (six point nine three) decimal, more or less [as per share calculation of L.R. ROR, land measuring 7 (seven) decimal, more or less], out of 69 (sixty nine) decimal, being a portion of R.S. Dag No. 97, corresponding L.R. Dag No. 90, recorded under L.R. Khatian No. 3735, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-I** of the **First Schedule** below **And** (**2**) the Second Property, i.e., land classified as sali (agricultural) measuring 3.32 (three point three two) decimal, more or less, out of 33 (thirty three) decimal, being a portion of R.S. Dag No. 121, corresponding L.R. Dag No. 115, recorded under L.R. Khatian No. 3735, Mouza Jirangacha,

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J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-II** of the **First Schedule** below **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances with the confirmation of the Confirming Party herein.

7.2 **Consideration:** The aforesaid conveyance of the Said Property is being made in consideration of a sum of Rs.19,87,000/- (Rupees Nineteen lakh Eighty Seven Thousand only) (**Total Consideration**) out of which the Purchaser has paid Rs.17,87,000/- (Rupees Seventeen lakh Eighty Seven Thousand only) directly to the Vendor receipt of which Vendor hereby and by the Vendor's Receipt and Memo of Consideration hereunder written, admits and acknowledges and Rs.2,00,000/- (Rupees Two lakh only) to the Confirming Party towards reimbursement of earnest money, receipt of which the Confirming Party hereby and by the Confirming Party's Receipt and Memo of Consideration hereunder written, admits and acknowledges.

8. Terms of Transfer

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

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

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

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

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

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

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

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

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

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

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

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16 JUL 2022

expressly waive, surrender and give up each and every one of the aforesaid rights.

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

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

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

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.

Office of the Dist Sub-Registrar IV
South 24-Parganas, Alipur, Kol-27

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

16 JUL 2022

First Schedule
Part-I
(First Property)

Land classified as sali (agricultural) measuring 6.93 (six point nine three) decimal, more or less (as per share calculation of L.R. ROR, land measuring 7 (seven) decimal, more or less), out of 69 (sixty nine) decimal, being a portion of R.S. Dag No. 97, corresponding L.R. Dag No. 90, recorded under L.R. Khatian No. 3735, 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. 97 is butted and bounded as follows:

On the North	:	By RS Dag No. 66
On the East	:	By RS Dag No. 143 & 142
On the South	:	By RS Dag No. 98 & 99
On the West	:	By RS Dag No. 95

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

Part-II
(Second Property)

Land classified as sali (agricultural) measuring 3.32 (three point three two) decimal, more or less, out of 33 (thirty three) decimal, being a portion of R.S. Dag No. 121, corresponding L.R. Dag No. 115, recorded under L.R. Khatian No. 3735, 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. 121 is butted and bounded as follows:

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

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

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

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

Vacant land classified as sali (agricultural) measuring 6.93 (six point nine three) decimal, more or less [as per share calculation of L.R. ROR, land measuring 7 (seven) decimal, more or less], out of 69 (sixty nine) decimal, being a portion of R.S. Dag No. 97, corresponding L.R. Dag No. 90, recorded under L.R. Khatian No. 3735, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-I** of the **First Schedule** above

Vacant land classified as sali (agricultural) measuring 3.32 (three point three two) decimal, more or less, out of 33 (thirty three) decimal, being a portion of R.S. Dag No. 121, corresponding L.R. Dag No. 115, recorded under L.R. Khatian No. 3735, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-II** of the **First Schedule** above

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

The details of the Said Property are tabulated below:

R.S. *Dag* No.	L.R. *Dag* No.	L.R. Khatian No.	Total Area in *Dag* (in Dec)	Area Sold (in Dec)
97	90	3735	69	6.93
121	115	3735	33	3.32
			Total:	**10.25**

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

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

16 JUL 2022

10. Execution and Delivery

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

Witnesses:

1. Nurul Hasan
Village:- Krishnapur
P.O. Krishnapur
P.S. Kasipur
Pin 743502, Dist 24 Pgs(S)

Mostafijur Rahaman Mollah
[Vendor]

2. Wasiqul Alim Mollah
Village Kebildanga
P.O. Bebonia
P.S. Kasipur
24 Pgs(S)
Pin- 743502

KAYL DEVELOPERS PRIVATE LIMITED
Anurita Ghosh
Director / Authorised Signatory
[Confirming Party]

Drafted by:
Alamgir Reza
Advocate WB/1366/03
Alipore Judges Court
Kol-27

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

16 JUL 2022

Vendor's Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs17,87,000/- (Rupees Seventeen lakh Eighty Seven Thousand only)** towards final payment of the consideration for sale of the Said Property described in the **Second Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
UTR No. IOBAR52022071500675134	15.7.2022	Indian Overseas Bank	17,87,000/-
		Total:	**17,87,000/-**

Witnesses:

1. Nurul Hasan

Mostahjur Rahaman Molla

[Vendor]

2. Nizamuddin Mollah

Vill- Kabildanga.

P.O. Bamunia.

P.S- Kankinara.

Dist 24 Pgs. (S)

Office of the Dist Sub-Registrar IV
South 24 Parganas, Alipur, Kol-27

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

16 JUL 2022

Confirming Party's Receipt And Memo of Consideration

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

Mode	Date	Bank	Amount (Rs.)
Chq. No. 256469	14.7.22	Indian Overseas Bank	2,00,000/-
		Total:	**2,00,000/-**

Witnesses:

1. Nurul Hasan

KAYL DEVELOPERS PRIVATE LIMITED
Amrita Ghosh
Director / Authorised Signatory

2. Nitaul Ul Mona

[**Confirming Party**]

Office of the Dist Sub-Registrar IV

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

16 JUL 2022

SPECIMEN FORM FOR TEN FINGER PRINTS

Mustaqyas Rahaman Molla

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

Anuradha Gayal

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

Amrita Ghosh

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

Office of the Dist Sub-Registrar IV
South 24-Parganas, Alipore, Kol-27

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

16 JUL 2022

Mostafijur Rahaman Molla

भारतीय विशिष्ट पहचान प्राधिकरण

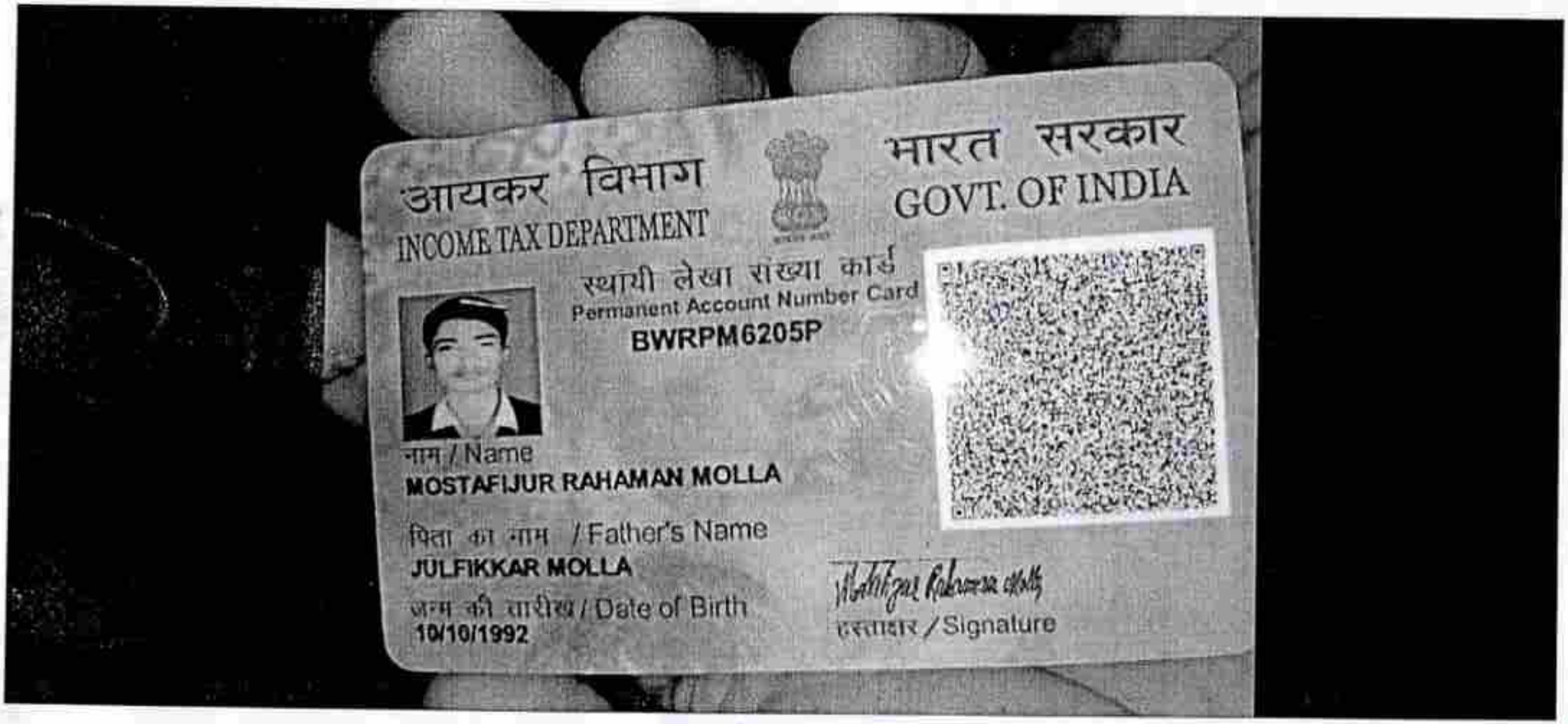
Unique Identification Authority of India

AADHAAR

Address: C/O Fakkor Molla, Bhangar
Kashipur, Purba Kashipur, Bhangar - II,
South 24 Parganas, West Bengal, 743502

3565 4969 0355

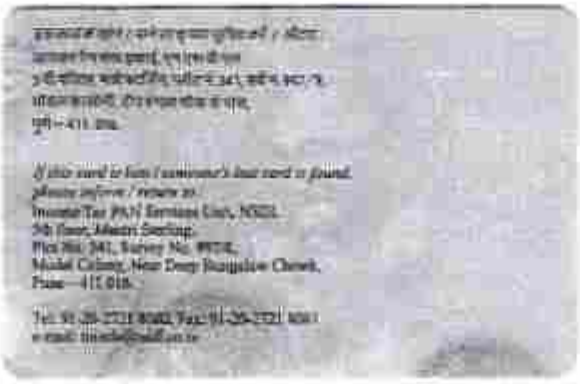
1947 help@uidai.gov.in www.uidai.gov.in



Mostafijur Rahaman Molla

आयकर विभाग
INCOME TAX DEPARTMENT
SWETA KYAL
BALBIR PRASAD GUPTA
16/02/1963
Permanent Account Number
AFXPG8853P
Signature

भारत सरकार
GOVT. OF INDIA



If this card is lost / someone's lost card is found, please inform / return to:
Income Tax PAN Services Unit, NSDL
5th floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune – 411 016.


Government of India
Sweta Kyal
Female
2440 3320 0783
मेरा आधार, मेरी पहचान


2440 3320 0783
1947
help@uidai.gov.in
www.uidai.gov.in

INCOME TAX DEPARTMENT GOVT. OF INDIA

KYAL DEVELOPERS PRIVATE LIMITED

22/12/1995

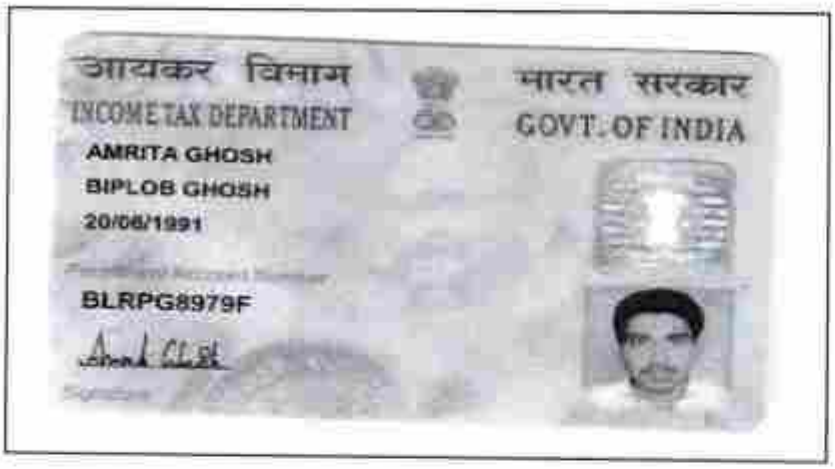
Permanent Account Number

AABCK3070E

KAYL DEVELOPERS PRIVATE LIMITED

Amrita Ghosh

Director / Authorised Signatory



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

AMRITA GHOSH
BIPLOB GHOSH
20/06/1991

BLRPG8979F

भारत सरकार
Government of India

অমৃতা ঘোষ
Amrita Ghosh
পিতা : বিপ্লব ঘোষ
Father : Biplob Ghosh

জন্মতারিখ/DOB: 20/06/1991
পুরুষ / Male

2744 4498 2164

আধার

Unique Identification Authority of India

ঠিকানা: S/O: বিপ্লব ঘোষ
বেলিয়াচণ্ডী, গোচরণ, গোচরণ
দক্ষিণ ২৪ পরগনা, পশ্চিম বঙ্গ,

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

2744 4498 2164

Amrita Ghosh

Nisuruddin Mona

Nisuruddin Mona

सत्यमेव जयते

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

Query No / Year	2002136678/2022	Office where deed will be registered
Query Date	14/07/2022 4:04:21 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		[4306] Agreement [No of Agreement : 2], [4311] Receipt [Rs : 2,00,000/-]
Set Forth value		Market Value
Rs. 19,87,000/-		Rs. 19,87,000/-
Total Stamp Duty Payable(SD)		Total Registration Fee Payable
Rs. 59,631/- (Article:23)		Rs. 21,884/- (Article:A(1), E, B)
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks		

Land Details :

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

Sch No	Plot Number	Khatian Number	Land Proposed	UseROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-97	RS-3735	Bastu	Shali	6.93 Dec	13,43,406/-	13,43,406/-	
L2	RS-121	RS-3735	Bastu	Shali	3.32 Dec	6,43,594/-	6,43,594/-	
		TOTAL :			10.25Dec	19,87,000 /-	19,87,000 /-	
	Grand Total :				10.25Dec	19,87,000 /-	19,87,000 /-	

Seller Details :

Sl No	Name & address	Status	Execution Admission Details :
1	MOSTAFIJUR RAHAMAN MOLLA Son of Mr Julfikkar Molla,Jirangacha, City:- , P.O:- Hatisala, P.S:- Bhangar, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No. BWxxxxxx5P, Aadhaar No.: 35xxxxxxxx0355,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

2	KYAL DEVELOPERS PRIVATE LIMITED ,122/1R, Satyendra Nath Majumder Sarani,, City:- , P.O:- Kalighat, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 PAN No. AAxxxxxx0E, ,Aadhaar No Not Provided by UIDAIStatus :Organization as Confirming Party, Executed by: Representative	Organization as Confirming Party	Executed by: Representative

Buyer Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Mrs SWETA KYAL Wife of Mr Anurag 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: Others, Citizen of: India, PAN No. AFxxxxxx3P, Aadhaar No.: 24xxxxxxxx0783,Status :Individual, Not Executed	Individual	Not Executed

Representative Details :

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

Identifier Details :

Name & address
Mr NIJAM UDDIN MOLLA Son of Mr Abdul Jalil Molla Kabildanga, City:- , P.O:- Barnunia, P.S:-Bhangar, District:-South 24-Parganas, West Bengal, India, PIN:- 743502, Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, , Identifier Of MOSTAFIJUR RAHAMAN MOLLA, Mr AMRITA GHOSH

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	MOSTAFIJUR RAHAMAN MOLLA	Mrs SWETA KYAL-6.93 Dec

Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	MOSTAFIJUR RAHAMAN MOLLA	Mrs SWETA KYAL-3.32 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 13-08-2022) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 13-08-2022)

3. Standard User charge of Rs. 300/-(Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.

4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.

5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.

6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.

7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required

8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.

9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.

11. This eAssessment Slip can be used for registration of respective deed in any of the following offices: D.S.R. - I SOUTH 24-PARGANAS, D.S.R. -I I SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. BHANGAR, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA

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

GRN Details

GRN:	192022230073844051	**Payment Mode:**	Online Payment
GRN Date:	15/07/2022 10:59:47	**Bank/Gateway:**	Indian Overseas Bank
BRN :	202207150727592	**BRN Date:**	15/07/2022 11:01:08
Payment Status:	Successful	**Payment Ref. No:**	2002136678/2/2022 [Query No*/Query Year]

Depositor Details

Depositor's Name:	SWETA KYAL
Address:	30C SOUTH END PARK KOLKATA 700029
Mobile:	9830065307
Depositor Status:	Buyer/Claimants
Query No:	2002136678
Applicant's Name:	Org VINAYAK LEGAL
Identification No:	2002136678/2/2022
Remarks:	Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002136678/2/2022	Property Registration- Stamp duty	0030-02-103-003-02	59531
2	2002136678/2/2022	Property Registration- Registration Fees	0030-03-104-001-16	21884
			Total	**81415**

IN WORDS: **EIGHTY ONE THOUSAND FOUR HUNDRED FIFTEEN ONLY.**

Government of West Bengal

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

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

Signature / LTI Sheet of Query No/Year 16042002136678/2022

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	MOSTAFIJUR RAHAMAN MOLLA Jirangacha, City:- , P.O:- Hatisala, P.S:-Bhangar, District:-South 24-Parganas, West Bengal, India, PIN:- 700135	Seller			Mostafijur Rahaman Molla 16/07/22

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Mr AMRITA GHOSH Beliachandi, Gocharan,, City:- , P.O:- Beliachandi, P.S:- Joynagar, District:-South 24-Parganas, West Bengal, India, PIN:- 743391	Representative of Seller [KYAL DEVELOPERS PRIVATE LIMITED]			Amrita Ghosh 16/07/22

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr NIJAM UDDIN MOLLA Son of Mr Abdul Jalil Molla Kabildanga, City:- , P.O:- Bamunia, P.S:- Bhangar, District:- South 24-Parganas, West Bengal, India, PIN:- 743502	MOSTAFIJUR RAHAMAN MOLLA, Mr AMRITA GHOSH			Nijam Uddin Molla 16/07/22

(Anupam Halder)

Alipore, Kol-27
South 24-Parganas

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

Office of the Bhat Sub-Registrar IV
South 24-Parganas, Alipur, Kol-27

Major Information of the Deed

Deed No :	**I-1604-07991/2022**	**Date of Registration**	**18/07/2022**
Query No / Year	**1604-2002136678/2022**	**Office where deed is registered**	
Query Date	**14/07/2022 4:04:21 PM**	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	VINAYAK LEGAL 122/1R, Satyendra Nath Majumdar Sarani,Thana : Tollygunge, District : South 24-Parganas, WEST BENGAL, PIN - 700026, Mobile No. : 9330394689, Status :Seller/Executant		
Transaction		Additional Transaction	
[0101] Sale, Sale Document		[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 2,00,000/-]	
Set Forth value		Market Value	
Rs. 19,87,000/-		Rs. 19,87,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 59,631/- (Article:23)		Rs. 21,916/- (Article:A(1), E,)	
Remarks			

Land Details :

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

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-97	RS-3735	Bastu	Shali	6.93 Dec	13,43,406/-	13,43,406/-	
L2	RS-121	RS-3735	Bastu	Shali	3.32 Dec	6,43,594/-	6,43,594/-	
		TOTAL :			**10.25Dec**	**19,87,000 /-**	**19,87,000 /-**	
	Grand Total :				**10.25Dec**	**19,87,000 /-**	**19,87,000 /-**	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**MOSTAFIJUR RAHAMAN MOLLA** Son of Mr Julfikkar Molla Jirangacha, City:- , P.O:- Hatisala, P.S:-Bhangar, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No.:: BWxxxxxx5P, Aadhaar No: 35xxxxxxxx0355, Status :Individual, Executed by: Self, Date of Execution: 16/07/2022 , Admitted by: Self, Date of Admission: 16/07/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 16/07/2022 , Admitted by: Self, Date of Admission: 16/07/2022 ,Place : Pvt. Residence

2	**KYAL DEVELOPERS PRIVATE LIMITED** 122/1R, Satyendra Nath Majumder Sarani,, City:- , P.O:- Kalighat, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 , PAN No.:: AAxxxxxx0E,Aadhaar No Not Provided by UIDAI, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**Mrs SWETA KYAL** Wife of Mr Anurag 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: Others, Citizen of: India, PAN No.:: AFxxxxxx3P, Aadhaar No: 24xxxxxxxx0783, Status :Individual, Status : Not Executed

Representative Details :

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

Identifier Details :

Name	Photo	Finger Print	Signature
Mr NIJAM UDDIN MOLLA Son of Mr Abdul Jalil Molla Kabildanga, City:- , P.O:- Bamunia, P.S:-Bhangar, District:-South 24-Parganas, West Bengal, India, PIN:- 743502			
Identifier Of MOSTAFIJUR RAHAMAN MOLLA, Mr AMRITA GHOSH			

Transfer of property for L1		
Sl.No	**From**	**To. with area (Name-Area)**
1	MOSTAFIJUR RAHAMAN MOLLA	Mrs SWETA KYAL-6.93 Dec
Transfer of property for L2		
Sl.No	**From**	**To. with area (Name-Area)**
1	MOSTAFIJUR RAHAMAN MOLLA	Mrs SWETA KYAL-3.32 Dec

On 15-07-2022

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 19,87,000/-

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

On 16-07-2022

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

Presented for registration at 12:30 hrs on 16-07-2022, at the Private residence by Mr AMRITA GHOSH ,.

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

Execution is admitted on 16/07/2022 by MOSTAFIJUR RAHAMAN MOLLA, Son of Mr Julfikkar Molla, Jirangacha, P.O: Hatisala, Thana: Bhangar, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Others

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

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

Execution is admitted on 16-07-2022 by Mr AMRITA GHOSH,

Indetified by Mr NIJAM UDDIN MOLLA, , , Son of Mr Abdul Jalil Molla, Kabildanga, P.O: Bamunia, Thana: Bhangar, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, 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 18-07-2022

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21,916/- (A(1) = Rs 19,870/- ,B = Rs 2,000/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 21,884/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/07/2022 11:01AM with Govt. Ref. No: 192022230073844051 on 15-07-2022, Amount Rs: 21,884/-, Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 202207150727592 on 15-07-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 59,631/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 59,531/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 14134, Amount: Rs.100/-, Date of Purchase: 10/02/2022, Vendor name: S Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/07/2022 11:01AM with Govt. Ref. No: 192022230073844051 on 15-07-2022, Amount Rs: 59,531/-, Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 202207150727592 on 15-07-2022, Head of Account 0030-02-103-003-02

Anupam Halder

DISTRICT SUB-REGISTRAR

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

South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2022, Page from 241876 to 241900

being No 160407991 for the year 2022.

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

Digitally signed by ANUPAM HALDER
Date: 2022.07.18 12:56:20 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 2022/07/18 12:56:20 PM

DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)