

08570/22

Z 8356/22



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

AG 691877

23/07/2022  
 2002219232/2022  
 2-55 P.M.



*Calu*

23/7/22  
 23/7/22

CONVEYANCE

1. Date: 23.07.22
2. Place: Kolkata
3. Parties



2-55 P.M.  
 23/7/22

14144

10 FEB 2022

No.....Rs. **100/-** Date.....ALAMGIR REZA  
Name:.....ALIPORE JUDGES COURT  
Address:.....KOL-27  
Vendor:.....WB/1308/2003

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

Ananta Ghosh



5297

KYAL DEVELOPERS PRIVATE LIMITED

Ananta Ghosh

Director / Authorized Signatory



5298

Purnima Ghosh



Nizamuddin WMOHA

C/O - Abdul Jalil Molla

W/O - Kabilanga

P.O. Bamuda

P.S. - Kushiapan

Dist. - 24 Parganas

P.W. - 743502

District Sub-Registrar-IV  
Registrar I/S (2) of  
Registration 1906  
Alipore, South 24 Parganas  
23 JUL 2022 12

- 3.1 **PURNIMA GHOSH (PAN AMQPG7039R and Aadhaar No. 3836 9675 9723)**, wife of Santosh Kumar Ghosh, by faith Hindu, by occupation Housewife, residing at Bhatenda, P.O.- Rajarhat, P.S. Rajarhat, District- North 24 Parganas, Pin- 700135  
(Vendor, include successors-in-interest)

And

- 3.2 **SAKSHI 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, 4<sup>th</sup> Floor, Post Office Kalighat, Police Station Tollygunge, Kolkata - 700026, represented by its Authorized Signatory, **Amrita Ghosh (PAN BLRPG8979F & Aadhaar No. 274444982164)**, son of Biplob Ghosh, residing at Beliachandi Gocharan, Post Office Beliachandi, Police Station Joynagar, South 24 Parganas, Kolkata- 743391  
(Confirming Party, includes successors-in-interest)

The Vendor, Purchaser, 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 4.54 (Four point five four) decimal, more or less, out of 50 (fifty) decimal, more or less, out of 119 (one hundred and nineteen) decimal, being a portion of R.S./L.R. Dag No. 240, recorded under R.S. Khatian No. 380, L.R. Khatian Nos. 3189, 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 **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.



District Sub-Registrar-IV  
Registrar U/S 7 (2) of  
Registration 1906  
Alipore, South 24 Parganas

23 JUL 2022

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

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

**5.1.1 Ownership of Madar Box Molla:** At all material time one Madar Box Molla was the sole, recorded and absolute owner in respect of land measuring 20 (twenty) decimal, more or less, out of 119 (one hundred and nineteen) decimal, being a portion of R.S./L.R. Dag No. 240, recorded under R.S. Khatian No. 380, 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 Madar Box**), free from all encumbrances.

**5.1.2 Ownership of Kasem Ali Molla:** At all material time one Kasem Ali Molla was the sole, recorded and absolute owner in respect of land measuring 20 (twenty) decimal, more or less, out of 119 (one hundred and nineteen) decimal, being a portion of R.S./L.R. Dag No. 240, recorded under R.S. Khatian No. 380, 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 Kasem Ali**), free from all encumbrances.

**5.1.3 Sale to Rajendra Kumar Ghosh:** By a Deed of Sale dated 21<sup>st</sup> May, 1969, registered in the Office of the Sub-Registrar, Bhangar, recorded in Book No. 1, being Deed No. 6263 for the year 1969, said (1) Madar Box Molla and (2) Kasem Ali Molla sold, conveyed and transferred the Property of Madar Box and Property of Kasem Ali unto and in favour of Rajendra Kumar Ghosh, free from all encumbrances.

**5.1.4 Ownership of Talebali Molla:** At all material time one Talebali Molla was the sole, recorded and absolute owner in respect of land measuring 10 (ten) decimal, more or less, out of 119 (one hundred and nineteen) decimal, being a portion of R.S./L.R. Dag No. 240, recorded under R.S. Khatian No. 380, 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 Talebali**), free from all encumbrances.

**5.1.5 Sale to Rajendra Kumar Ghosh:** By a Deed of Sale dated 2<sup>nd</sup> June, 1971, registered in the Office of the Sub-Registrar, Bhangar, recorded in Book No. 1, Volume No. 56, at Pages 197 to 198, being Deed No. 5395 for the year 1971, said Talebali Molla sold, conveyed and transferred the Property of Talebali unto and in favour of Rajendra Kumar Ghosh, free from all encumbrances.

**5.1.6 Ownership of Property of Rajendra Kumar Ghosh:** In the above mentioned circumstances said Rajendra Kumar Ghosh became the sole and absolute owner in respect of the Property of Madar Box, Property of Kasem Ali and Property of Talebali, collectively and



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

23 JUL 2022

measuring 50 (fifty) decimal, more or less, in R.S./L.R. Dag No. 240 (Property of Rajendra), free from all encumbrances.

- 5.1.7 **Demise of Rajendra Kumar Ghosh:** Said Rajendra Kumar Ghosh, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate leaving behind him surviving his wife, Sarojini Bala Ghosh, 3 (three) sons, namely, (1) Probhat Kumar Ghosh, (2) Sushil Kumar Ghosh and (3) Subhas Chandra Ghosh and 7 (seven) daughters, namely, (1) Aratee Ghosh, (2) Sandhyarani Ghosh, (3) Purnima Ghosh, (4) Mira Ghosh, (5) Kaiyani Ghosh, (6) Indrani Ghosh and (7) Pratima Ghosh, (the Vendor herein) as his only legal heirs and heiresses, who jointly and in equal share inherited the right, title and interest of Late Rajendra Kumar Ghosh in the Property Of Rajendra, free from all encumbrances.
- 5.1.8 **Mutation:** Said Purnima Ghosh mutated their name in the records of the Block Land and Land Reforms Officer, Bhangar-II, under L.R. Khatian No. 3189, free from all encumbrances.
- 5.1.9 **Absolute Ownership of Vendor:** In the above mentioned events and circumstances said Vendor have become the joint and absolute owners in respect of the Said Property out of the Property of Rajendra, 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 have 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 represent and warrant to and covenant with the Purchaser regarding encumbrances as follows:
- 5.2.1 **No Acquisition/Requisition:** The Vendor 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.



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

23 JUL 2022

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

## 6. Basic Understanding

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



District Sub-Registrar-IV  
Registrar URS 7 (2) of  
Registration 1908  
Aligarh, South 2<sup>d</sup> Parganas

23 JUL 2022

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

## **7. Transfer**

- 7.1 **Hereby Made:** The Vendor hereby sell, convey and transfer to the Purchaser the entirety of the Vendor' right, title and interest of whatsoever or howsoever nature in the Said Property, more fully described in the **Schedule** below, being, land classified as *salt* (agricultural) measuring 4.54 (Four point five four) decimal, more or less, out of 50 (fifty) decimal, more or less, out of 119 (one hundred and nineteen) decimal, being a portion of R.S./L.R. Dag No. 240, recorded under R.S. Khatian No. 380, L.R. Khatian No. 3189, 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 **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. 9,50,000/- (Rupees Nine Lakh Fifty Thousand) only (Total Consideration) out of which the Purchaser has paid Rs. 7,50,000/- (Rupees Seven Lakh Fifty Thousand) only directly to the Vendor receipt of which Vendor hereby and by the Vendor' Receipt and Memo of Consideration hereunder written, admits and acknowledges and Rs. 2,00,000/- (Rupees Two Lakh) 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' predecessors-in-title.



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

23 JUL 2022

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



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

23 JUL 2022

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

- 8.6 **No Objection to Mutation and Conversion:** The Vendor 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 Vendor hereby expressly (a) consent to the same and (b) appoint the Purchaser as the constituted attorney of the Vendor and empower and authorize the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard and (2) the Vendor are fully aware that the Purchaser shall convert the nature of use and classification of the Said Property to non-agricultural/any other classification at the sole discretion of the Purchaser and the Purchaser shall be fully entitled to do the same in all public and statutory records and the Vendor hereby expressly (a) consent to the same, notwithstanding the nature of use and classification of the balance portion of the Dag (from which the Said Property has been carved out) being and remaining the same as earlier and (b) appoints the Purchaser as the constituted attorney of the Vendor and empower and authorize the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendor undertake to cooperate with the Purchaser in all respect to cause mutation of the Said Property in the name of the Purchaser and conversion of the nature of use and classification thereof and in this regard shall sign all documents and papers as required by the Purchaser.
- 8.7 **Title Documents:** Simultaneously herewith, the Vendor have 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 covenant with the Purchaser that the Purchaser shall be entitled to rectify and/or modify any material defect of this Deed of Conveyance through a declaration without affecting the right of the Vendor in any manner. The Vendor hereby further covenant to be party to the



District Sub-Registrar IV  
Registrar U/S 7(12) of  
Registration 1908  
Alipore, South 24 Parganas

23 Jul 74

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

**9. Interpretation:**

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

**Schedule  
(Said Property)**

Vacant land classified as *sali* (agricultural) measuring 4.54 (four point five four) decimal, more or less, out of 50 (fifty) decimal, more or less, out of 119 (one hundred and nineteen) decimal, being a portion of R.S./L.R. Dag No. 240, recorded under R.S. Khatian No. 380, L.R. Khatian No. 3189, 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

**On the North** : By R.S. Dag No. 239

**On the East** : Mouza Jirangaha

**On the South** : By R.S. Dag No. 336

**On the West** : By R.S. Dag No. 337

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



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

23 JUL 2022

10. Execution and Delivery

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

Purnima Ghosh  
(Purnima Ghosh)

REAL DEVELOPERS PRIVATE LIMITED  
Ananta Ghosh  
Director / Authorized Signatory

(Confirming Party)

Drafted by

Atang's Office

Advocate

NB/1366/03 - Adpura Judges Court  
16/07

Witnesses:

Signature Jisan Ali

Signature Sudip Ghosh

Name Jisan Ali

Name Sudip Ghosh

Father's Name Hakim Maita

Father's Name Umesh Ghosh

Address 11/200 - Banpara

Address Mausabad, Palahal

P.O. Kanchipuram Dist-247015, Kanchipuram 24 Parganas.



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

23 JUL 2022

### Vendor' Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs. 7,50,000/- (Rupees Seven Lakh Fifty Thousand) only** towards final payment of the consideration for sale of the Said Property described in the **Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
IOBAR520220722001 06366	22.07.2022	Indian Overseas Bank	Rs.7,50,000/ -

Purnima Ghosh

Signature of Vendor

#### Witnesses:-

1. Jbann Ali

2. Sudip Ghosh



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

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

Cheque No.	Date	Bank	Amount (Rs.)
000206	22.07.2022	Indian Overseas Bank	Rs. 2,00,000/-

XXXX DEVELOPERS PRIVATE LIMITED  
*Ananta Ghosh*  
Director / Authorized Signatory

Signature of Confirming Party

Witnesses: -

1. *Jitendra Reddy*


































2. *Indip Ghosh*



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

23 JUL 2022

**SPECIMEN FORM FOR TEN FINGER PRINTS**

	<i>Purnima Ghosh</i>					
		<b>Little      Ring      Middle      Fore      Thumb</b>				
		<b>(Left Hand)</b>				
						
<b>Thumb      Fore      Middle      Ring      Little</b>						
<b>(Right Hand)</b>						
	<i>Sayal</i>					
		<b>Little      Ring      Middle      Fore      Thumb</b>				
		<b>(Left Hand)</b>				
						
<b>Thumb      Fore      Middle      Ring      Little</b>						
<b>(Right Hand)</b>						
	<i>Anurita Ghosh</i>					
		<b>Little      Ring      Middle      Fore      Thumb</b>				
		<b>(Left Hand)</b>				
						
<b>Thumb      Fore      Middle      Ring      Little</b>						
<b>(Right Hand)</b>						



District Sub-Registrar  
Registrar W.B. P. (2) 1008  
Registration 1008  
Allpore, South 24 Parganas

23 JUL 2007

जायकर विभाग  
INCOME TAX DEPARTMENT  
PURNIMA GHOSH  
RAJENORA NATH GHOSH  
64051902  
AMQPG7039R  
Purnima Ghosh

भारत सरकार  
GOVT. OF INDIA

Purnima Ghosh

In case this card is lost / found, kindly inform / return to:  
Income Tax PAN Services Unit, UYISE,  
Plot No. 3, Sector 11, CBD Belapur,  
Navi Mumbai - 400 614.  
इस कार्ड के खोने/पाने पर कृपया सूचित करें/ लौटाएं :  
आपका पैन सेवा यूनिट, एटीआईएसयूएल,  
प्लॉट नं. 3, सेक्टर 11, सीबीडी बेलपुर,



आयकर विभाग  
INCOME TAX DEPARTMENT  
भारत सरकार  
GOVT. OF INDIA

भारत सरकार  
भारत सरकार  
Government of India

3838 9675 3723

3838 9675 3723



3838 9675 3723

Poojama Ghosh



आयकर विभाग

TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

KYAL DEVELOPERS PRIVATE LIMITED



22/12/1995

Particulars of Assets and Liabilities

AABCK3670E

1995

KYAL DEVELOPERS PRIVATE LIMITED  
*Ananta Ghosh*  
 Director / Authorized Signatory



**आयकर विभाग**  
**INCOME TAX DEPARTMENT**  
**AMRITA GHOSH**  
**BIPLOB GHOSH**  
**20/06/1991**  
**BLRFG8979F**  
*Amrita Ghosh*

**भारत सरकार**  
**GOVT. OF INDIA**





**भारत सरकार**  
**Government of India**




**अमृता घोष**  
**Amrita Ghosh**  
**पिता : बिप्लव घोष**  
**Father : Biplob Ghosh**  
**जनमदिनांक/DOB: 20/06/1991**  
**पुरुष / Male**



**2744 4498 2164**

**आयकर विभाग**  
**Unique Identification Authority of India**



**पता: श्री: बिप्लव घोष**  
**बेलिआचंडी, गोजरान, लोखर**  
**दक्षिण २४ परगना, पश्चिम बंगाल,**

**Address: श्री: Biplob Ghosh,**  
**BELIACHANDI, Gocharan,**  
**South 24 Parganas,**  
**Gocharan, West Bengal,**  
**743391**

**2744 4498 2164**

*Amrita Ghosh*



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

SAKSHI KYAL  
SURESH KUMAR

10/08/1985  
Permanent Account Number

APKPK34170

*Soyal*  
Signature



भारत सरकार  
Government of India

सखी कयाल  
Sakshi Kyal  
व्यक्ति / DOB: 10/08/1985  
स्त्री / Female

3007 7888 5993

मेरा आधार, मेरी पहचान



एनटीसी डिजिटल पहचान प्रमाणिका  
NTSI Digital Identification Authority of India

पहचान संख्या: 300778885993  
पहचान संख्या: 300778885993

पता: 812 Panna Kyal, 30 C, South City  
Park, Near Old Park, Sakinaka, Kolkata  
West Bengal, 700028

3007 7888 5993

1441 help@ntsi.gov.in www.ntsi.gov.in



*Soyal*





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

Query No / Year	2002219232/2022	Office where deed will be registered
Query Date	21/07/2022 11:26:22 AM	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 : 2,00,000/-]	
Set Forth value	Market Value	
Rs. 9,50,000/-	Rs. 10,62,360/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 31,892/- (Article:23)	Rs. 12,638/- (Article:A(1), E, B)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
Remarks		

**Land Details :**

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

Sch No	Plot Number	Khatian Number	Land Use	ROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-240	RS-380	Bastu	Shali	4.54 Dec	9,50,000/-	10,62,360/-	
<b>Grand Total :</b>					<b>4.54Dec</b>	<b>9,50,000 /-</b>	<b>10,62,360 /-</b>	

**Seller Details :**

Sl No	Name & address	Status	Execution Admission Details :
1	PUJNIMA GHOSH Wife of Santosh Kumar Ghosh, Bhatenda, City- , P.O.- Rajarhat, P.S.-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. AMxxxxxx9R, Aadhaar No.: 38xxxxxxxx9723, 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, Satendra Nath Majumder Sarani, 4th Floor, City:- , P.O:- Kalighat, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 PAN No. AAxxxxxx0E, Aadhaar No Not Provided by UIDAI>Status :Organization as Confirming Party, Executed by: Representative	Organization as Confirming Party	Executed by: Representative
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**Buyer Details :**

Sl No	Name & address	Status	Execution Admission Details :
1	SAKSHI KYAL Wife of Rahul Kyal,30C, South End Park, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. APxxxxxx7Q, Aadhaar No.: 30xxxxxxxx5993,Status :Individual, Not Executed	Individual	Not Executed

**Representative Details :**

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

**Identifier Details :**

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

**Transfer of property for L1**

Sl.No	From	To, with area (Name-Area)
1	PURNIMA GHOSH	SAKSHI KYAL-4.54 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 20-08-2022) for e-Payment. Assessed market value & Query is valid for 30 days.(i.e. upto 20-08-2022)
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. 50 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: 192022230080234371 Payment Mode: Online Payment  
GRN Date: 22/07/2022 14:22:33 Bank/Gateway: Indian Overseas Bank  
BRN : 202207220537907 BRN Date: 22/07/2022 14:23:47  
Payment Status: Successful Payment Ref. No: 2002219232/2/2022  
(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: 2002219232  
Applicant's Name: Org VINAYAK LEGAL  
Identification No: 2002219232/2/2022  
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002219232/2/2022	Property Registration- Stamp duty	0030-02-103-003-02	31892
2	2002219232/2/2022	Property Registration- Registration Fees	0030-03-104-001-16	12638
			<b>Total</b>	<b>44530</b>

IN WORDS: FORTY FOUR THOUSAND FIVE HUNDRED THIRTY 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 16042002219232/2022

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	PURNIMA GHOSH Bhatenda, City:- , P.O.- Rajarhat, P.S.-Rajarhat, District-North 24- Parganas, West Bengal, India, PIN:- 700135	Seller			Purnima Ghosh 23.07.2022
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	AMRITA GHOSH Bellachandi, Gocharan, City:- , P.O.- Bellachandi, P.S.- Joynagar, District:-South 24-Parganas, West Bengal, India, PIN- 743391	Represent ative of Seller [KYAL DEVELOP ERS PRIVATE LIMITED ]			Amrita Ghosh 23/07/22
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	NIJAM UDDIN MOLLA Son of Abdul Jalil Molla Village:- Kabildanga, P.O:- Bamunia, P.S:- Kashipur, District:- South 24-Parganas, West Bengal, India, - PIN - 743502	PURNIMA GHOSH, AMRITA GHOSH			N. Uddin Molla 23/07/2022

(Anupam Halder)  
DISTRICT SUB-  
REGISTRAR

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



## Major Information of the Deed

Deed No :	I-1604-08356/2022	Date of Registration	25/07/2022
Query No / Year	1604-2002219232/2022	Office where deed is registered	
Query Date	21/07/2022 11:26:22 AM	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. 9,50,000/-	Rs. 10,62,360/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 31,992/- (Article 23)	Rs. 12,670/- (Article A(1), E.)		
Remarks			

### Land Details :

District: South 24-Parganas, P.S.- Kolkata Leather Camp, Gram Panchayat: BENTTATA-II, Mouza: Hatisala, JI No: 0, Pin Code : 700135

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-240	RS-380	Bastu	Shali	4.54 Dec	9,50,000/-	10,62,360/-	
<b>Grand Total :</b>					<b>4.54Dec</b>	<b>9,50,000 /-</b>	<b>10,62,360 /-</b>	

### Seller Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	<b>PURNIMA GHOSH</b> Wife of Santosh Kumar Ghosh Bhatenda, City:- , P.O:- Rajarhat, P.S:-Rajarhat, District:-North24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: AMxxxxxx9R, Aadhaar No: 38xxxxxxx9723, Status : Individual, Executed by: Self, Date of Execution: 23/07/2022 , Admitted by: Self, Date of Admission: 23/07/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 23/07/2022 , Admitted by: Self, Date of Admission: 23/07/2022 ,Place : Pvt. Residence
2	<b>KYAL DEVELOPERS PRIVATE LIMITED</b> 122/1R, Satendra Nath Majumdar Sarani, 4th Floor, City:- , P.O:- Kalighat, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 , PAN No.: AAxxxxxx0E, Aadhaar No Not Provided by UIDAI, Status Organization as Confirming Party, Executed by: Representative, Executed by: Representative



**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>SAKSHI KYAL</b> Wife of Rahul Kyal 30C, South End Park, City:- , P.O:- Sarat Bose Road, P.S.-Lake, District-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:- APxxxxxx7Q, Aadhaar No: 30xxxxxxxx5993, Status :Individual, Status : Not Executed

**Representative Details :**

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

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>NIJAM UDDIN MOLLA</b> Son of Abdul Jalil Molla Village:-Kabilidanga, P.O:- Bamunia, P.S.-Kashipur, District-South 24-Parganas, West Bengal, India, PIN:- 743502			

Identifier Of PURNIMA GHOSH, AMRITA GHOSH

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	PURNIMA GHOSH	SAKSHI KYAL-4.54 Dec



On 22-07-2022

**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 10,62,360/-



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

On 23-07-2022

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

Presented for registration at 14:55 hrs on 23-07-2022, at the Private residence by AMRITA GHOSH .

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

Execution is admitted on 23/07/2022 by PURNIMA GHOSH, Wife of Santosh Kumar Ghosh, Bhatenda, P.O: Rajarhat, Thana: Rajarhat, North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Others Identified by NIJAM UDDIN MOLLA, . . Son of Abdul Jalil Molla, P.O: Bamunia, Thana: Kashipur, South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Muslim, by profession Business

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

Execution is admitted on 23-07-2022 by AMRITA GHOSH, Authorized Signatory, KYAL DEVELOPERS PRIVATE LIMITED (Private Limited Company), 122/1R, Satendra Nath Majumder Sarani, 4th Floor, City:- , P.O:- Kalighat, P.S - Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026  
Identified by NIJAM UDDIN MOLLA, . . Son of Abdul Jalil Molla, P.O: Bamunia, Thana: Kashipur, South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Muslim, by profession Business



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

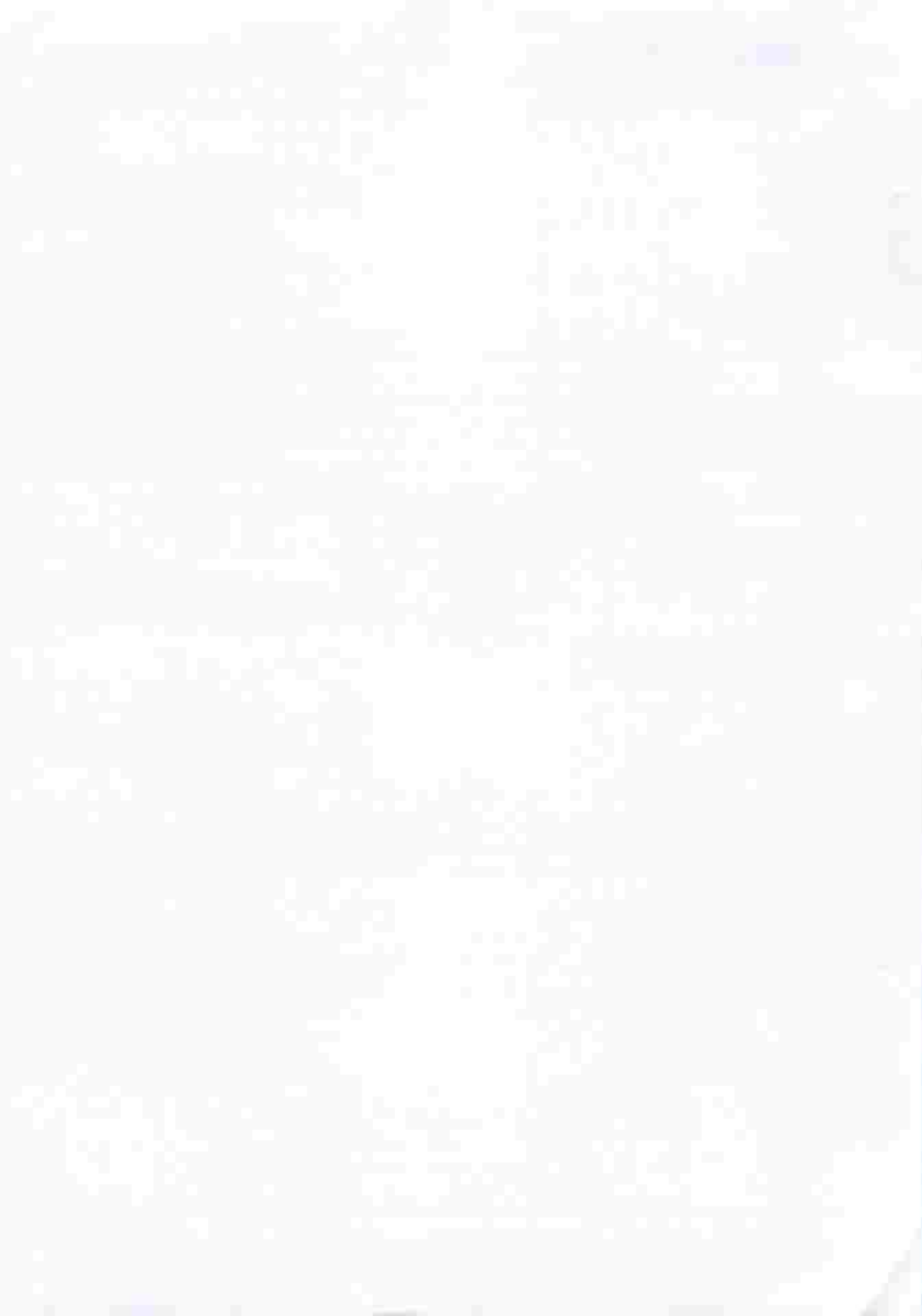
On 25-07-2022

**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 12,670/- ( A(1) = Rs 10,624/- ,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 12,638/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/07/2022 2:23PM with Govt. Ref. No: 192022230080234371 on 22-07-2022, Amount Rs: 12,638/-, Bank Indian Overseas Bank ( IOBA0000015), Ref. No. 202207220537907 on 22-07-2022, Head of Account 0030-03-104-001 -16



**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 31,892/- and Stamp Duty paid by Stamp Rs 100/- by online = Rs 31,892/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 14144, 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 22/07/2022 2:23PM with Govt. Ref. No: 192022230080234371 on 22-07-2022, Amount Rs: 31,892/-. Bank:  
Indian Overseas Bank ( IOBA0000015), Ref. No. 202207220537907 on 22-07-2022, Head of Account 0030-02-103-003-02

*(Signature)*

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





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2022, Page from 251979 to 252002

being No 160408356 for the year 2022.



Digitally signed by ANUPAM HALDER  
Date: 2022.07.25 18:43:48 +05:30  
Reason: Digital Signing of Deed.

*Anupam*

(Anupam Halder) 2022/07/25 06:43:48 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)

---

*[Handwritten signature]*

*2-8357/22*



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AG 691876

*20/07/2022*  
*2002218546/2022*  
*2-50 P.M.*

Stamp: *25 JUL 2022*  
*[Signature]*  
*23/7/22*  
*25/7/22*

**CONVEYANCE**

1. Date: 23.07.22
2. Place: Kolkata
3. Parties

*-50 P.M.*

*3/7/22*

10 FEB 2022

14145

No.....Rs. **100/-** Date.....  
 Name.....**ALAMGIR REZA**  
 Advocate  
 Address.....**ALIPORE JUDGES COURT**  
 KOL-27  
 WE/1389/2008

Vendor.....  
**SUBHANKAR DAS**  
**STAMP VENDOR**  
 Alipur Police Court, Kol-27

Ananta Ghosh



5297

KYAL DEVELOPERS PRIVATE LIMITED

Ananta Ghosh

Director / Authorized Signatory



5298

Paranmagnosh



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

23 JUL 2022

Identified by me  
 Alamgir Reza Adv  
 5/0, Judges Court Road  
 28/1, P.O. A.P.S. Alipore  
 Kol-27

- 3.1 **PURNIMA GHOSH** (PAN AMQPG7039R and Aadhaar No. 3836 9675 9723), wife of Santosh Kumar Ghosh, by faith Hindu, by occupation Housewife, residing at Bhatenda, P.O.- Rajarhat, P.S. Rajarhat, District- North 24 Parganas, Pin- 700135 (Vendor, include successors-in-interest)

And

- 3.2 **SAKSHI 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, 4<sup>th</sup> 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 (First Confirming Party, includes successors-in-interest).

And

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

The Vendor, Purchaser, First Confirming Party & Second Confirming Party are hereinafter individually referred to as such or as Party and collectively as Parties.

#### NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

#### 4. Subject Matter of Conveyance

- 4.1 **Said Property**: Land classified as *sali* (agricultural) measuring 2.13 (two point one three) decimal, more or less, out of 300 (three hundred) decimal, being a portion of R.S./L.R. Dag No. 336, recorded under L.R. Khatian Nos. 3197, 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 (Said Property) below together with all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of



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

23 JUL 2022

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

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

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

**5.1.1 Ownership of Rajendra Ghosh:** At all material time one Rajendra Ghosh was the sole, recorded and absolute owner in respect of land measuring 90 (ninety) decimal, more or less, out of 300 (three hundred) decimal, being a portion of R.S./L.R. Dag No. 336, recorded under L.R. Khatian No. 527, 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 Rajendra**), free from all encumbrances.

**5.1.2 Demise of Rajendra Kumar Ghosh:** Said Rajendra Kumar Ghosh, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate leaving behind him surviving his wife, Sarojini Bala Ghosh, 3 (three) sons, namely, (1) Probhat Kumar Ghosh, (2) Sushil Kumar Ghosh and (3) Subhas Chandra Ghosh and 7 (seven) daughters, namely, (1) Arateebala Ghosh, (2) Sandhyarani Ghosh, (3) Purnima Ghosh, (4) Mira Ghosh, (5) Kalyani Ghosh, (6) Indrani Ghosh and (7) Pratima Ghosh, as his only legal heirs and heiresses, who jointly and in equal share inherited the right, title and interest of Late Rajendra Kumar Ghosh in the Property Of Rajendra, free from all encumbrances.

**5.1.3 Absolute Ownership Of Vendor:** In above mentioned events and circumstances, said Purnima Ghosh (the Vendor herein) has become the absolute owner in respect of inter alia the Said Property out of the Property Of Rajendra Kumar Ghosh, free from all encumbrances and the Said Property is the subject matter of this Conveyance.

**5.1.4 Agreement between the Vendor and the Second Confirming Party:** Nizam Uddin Molla (the Second Confirming Party herein) entered into an agreement for sale with the Vendor herein for purchasing the said property wherein a sum of Rs. 5,00,000/- (Rupees Five Lakhs) only has been paid by the Second Confirming Party to the Vendor as earnest money.

**5.1.5 Agreement between First Confirming Party and the Second Confirming Party:** Nizam Uddin Molla (the Second Confirming Party herein) approached M/s. Kyal Developers Private Limited (the First Confirming Party) herein with a proposal to purchase the Said Property and the the First Confirming Party herein accepted the said proposal and entered into an Agreement for Sale with the Second Confirming Party in this regard and further the First Confirming Party has paid the earnest money to the Second Confirming Party.



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

23 JUL 2022

- 5.1.6 **Nomination:** Thereafter, the Purchaser herein approached the Vendor and the Confirming Parties herein with a proposal to purchase the Said Property and the Confirming Parties accepted the proposal of the Purchaser and nominated the Purchaser to take Conveyance of the Said Property directly from the Vendors herein with the confirmation of the Confirming Parties herein.
- 5.1.7 **Completion of Sale:** In furtherance of the above, the Vendor is completing the sale of the Said Property in favour of the Purchaser, by these presents, on the terms and conditions contained herein, free from all encumbrances.
- 5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendors represent and warrant to and covenant with the Purchaser regarding encumbrances as follows:
- 5.2.1 **No Acquisition/Requisition:** The Vendors have not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declare that the Said Property is not affected by any scheme of any Local Authority or Government or Statutory Body.
- 5.2.2 **No Excess Land:** The Vendors do not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955 and the West Bengal Estates Acquisition Act, 1953.
- 5.2.3 **No Encumbrance by Act of Vendors:** The Vendors have not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.
- 5.2.4 **Right, Power and Authority to Sell:** The Vendors have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchaser.
- 5.2.5 **No Dues:** No tax in respect of the Said Property is due to the local authority and/or any other authority or authorities and no Certificate Case is pending for realization of any dues from the Vendors.
- 5.2.6 **No Right of Pre-emption:** No person or persons whatsoever have/had/has any right of pre-emption over and in respect of the Said Property or any part thereof.
- 5.2.7 **No Mortgage:** No mortgage or charge has been created by the Vendors by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.
- 5.2.8 **Free From All Encumbrances:** The Said Property is free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, *uses*, *debutter*s, *wakf*, trusts, prohibitions,



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

23 JUL 2022

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

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

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

## 6. Basic Understanding

6.1 **Sale of Said Property:** The basic understanding between the 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 **Heroby Made:** The Vendor hereby sell, convey and transfer to the Purchaser the entirety of the Vendors' right, title and interest of whatsoever or howsoever nature in the Said Property, more fully described in the **Schedule** below, being, Land classified as *sali* (agricultural) measuring 2.13 (two point one three) decimal, more or less, out of 300 (three hundred) decimal, being a portion of R.S./L.R. Dag No. 336, recorded under L.R. Khatian Nos. 3197, 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 **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

7.2 **Consideration:** The aforesaid transfer is being made in consideration of a sum of Rs.6,80,000/- (Rupees Six Lakh Eighty Thousand only) (Total Consideration) out of which the Purchaser has paid Rs.80,000/- (Rupees Eighty 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.6,00,000/- (Rupees Six Lakh only) to the First Confirming Party towards reimbursement of earnest money which



District Sub-Registrar-IV  
Registration (NS 7-12) of  
Registration 1908  
Alipore, South 24 Parganas

23 JUL 2022

the First Confirming Party has paid to the Second Confirming Party of which the Confirming Parties 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 Vendors or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendors or the Vendors' predecessors-in-title.

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

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

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

**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.



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

23 JUL 2002

- 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 hereby covenant that the Purchaser and the Purchaser's successors-in-interest and/or assigns shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof exclusively and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendors and it is further expressly and specifically covenanted, confirmed and declared by the Vendors that notwithstanding contained in any law for the time being in force or enacted later or any custom or practice or other form of equitable right or remedy available to the Vendors, the Vendors shall not at any time in future claim any right of pre-emption, right of passage (whether of men, materials, water and other utilities), right of way, means of access, easement of use or any other right of any nature whatsoever or howsoever over and above the Said Property, even if the balance portion of the Dag (from which the Said Property has been carved out) is land-locked and does not have any public or private means of access and the Vendors hereby expressly waive, surrender and give up each and every one of the aforesaid rights.
- 8.6 **No Objection to Mutation and Conversion:** The Vendors covenant, confirm and declare that (1) the Purchaser shall be fully entitled to mutate the Purchaser's name in all public and statutory records and the Vendors hereby expressly (a) consent to the same and (b) appoint the Purchaser as the constituted attorney of the Vendors and empower and authorize the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard and (2) the Vendors are fully aware that the Purchaser shall convert the nature of use and classification of the Said Property to non-agricultural/any other classification at the sole discretion of the Purchaser and the Purchaser shall be fully entitled to do the same in all public and statutory records and the Vendors hereby expressly (a) consent to the same, notwithstanding the nature of use and classification of the balance portion of the Dag (from which the Said Property has been carved out) being and remaining the same as earlier and (b) appoints the Purchaser as the constituted attorney of



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

23 JUL 2022

the Vendors and empower and authorize the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendors undertake to cooperate with the Purchaser in all respect to cause mutation of the Said Property in the name of the Purchaser and conversion of the nature of use and classification thereof and in this regard shall sign all documents and papers as required by the Purchaser.

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

**Schedule**  
**[Said Property]**

Vacant Land classified as *sali* (agricultural) measuring 2.13 (two point one three) decimal, more or less, out of 300 (three hundred) decimal, being a portion of R.S./L.R. Dag No. 336, recorded under L.R. Khatian Nos. 3197, 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 butted and bounded as follows:

- On the North** : By R.S. Dag No. 336(P)  
**On the East** : By R.S. Dag Nos. 239,240 and 337  
**On the South** : By R.S. Dag No. 336  
**On the West** : By R.S. Dag No. 241/797



District Sub-Registrar-IV  
Region- I & II of  
Registration 1908  
Alipore, South 24 Parganas

23 JUL 2022

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



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

23 JUL 2027

**10. Execution and Delivery**

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

Purnima Ghosh  
**PURNIMA GHOSH**  
[Vendor]

KYAL DEVELOPERS PRIVATE LIMITED  
Ananta Ghosh  
Director / Authorized Signatory  
[First Confirming Party]

Wissamuddin Mulla  
[Second Confirming Party]

**Drafted by:**

Atangir Dasg  
Advocate  
KB/1366/03  
Senior Judge Court  
Kol-27

**Witnesses:**

Signature <u>Budip Ghosh</u>	Signature <u>Jisan Ali</u>
Name <u>Budip Ghosh</u>	Name <u>Jisan Ali</u>
Father's Name <u>Umesh Ghosh</u>	Father's Name <u>Hakem Molla</u>
Address <u>Nawabad, Palahal</u>	Address <u>Villa P.O. Ghansari</u>
<u>Kashipur, 24 Parg (S)</u>	<u>PS. Kashipur, Dist- 24 Parg (S)</u>



District Sub-Registrar /  
Registrar (MS) ? (2) of  
Registration 1908  
Alipore, South 24 Parganas

23 JUL 2022

### Vendor's Receipt And Memo of Consideration

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

Mode	Date	Bank	Amount (Rs.)
IOBAN22203417462	22.07.2022	Indian Overseas Bank	Rs.80,000/-

Purnima Ghosh  
[Purnima Ghosh]  
(Vendor)

#### Witnesses:

Signature Budip Ghosh      Signature Juan P.U  
Name Budip Ghosh      Name Juan P.U



District Sub-Registrar  
Registrar WS 7 (2) 5  
Registration 1908  
Alipora, South 24 Parganas

23 JUL 2022

**Confirming Party's Receipt And Memo of Consideration**

Received from the within named Purchaser the within mentioned sum of Rs.6,00,000/- (Rupees Six 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:

Cheque No.	Date	Bank	Amount (Rs.)
000207	22.07.2022	Indian Overseas Bank	Rs.1,00,000/-
000208	22.07.2022	Indian Overseas Bank	Rs.5,00,000/-
			<b>Rs.6,00,000/-</b>

Witnesses:

1. *Ludip Ghosh*

KYAL DEVELOPERS PRIVATE LIMITED  
*Ananta Ghosh*  
Director / Authorized Signatory

[First Confirming Party]

2. *Jisam Ali*


































*Nisamuddin Molla*  
[Second Confirming Party]



Office of the High Sub-Registrar,  
Registrar (S) of  
Registrar, Bangalore  
Bangalore, South 28 Bangalore

23

**SPECIMEN FORM FOR TEN FINGER PRINTS**

 <p><i>R</i></p>	<p><i>Purnima Ghosh</i></p>					
		<b>Little      Ring      Middle      Fore      Thumb</b>				
		<b>(Left Hand)</b>				
						
		<b>Thumb      Fore      Middle      Ring      Little</b>				
		<b>(Right Hand)</b>				
	<p><i>Sayli</i></p>					
		<b>Little      Ring      Middle      Fore      Thumb</b>				
		<b>(Left Hand)</b>				
						
		<b>Thumb      Fore      Middle      Ring      Little</b>				
		<b>(Right Hand)</b>				
	<p><i>Ananta Ghosh</i></p>					
		<b>Little      Ring      Middle      Fore      Thumb</b>				
		<b>(Left Hand)</b>				
						
		<b>Thumb      Fore      Middle      Ring      Little</b>				
		<b>(Right Hand)</b>				

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

23 JUL 2022

आयकर विभाग  
 INCOME TAX DEPARTMENT

भारत सरकार  
 GOVT. OF INDIA

PURNIMA GHOSH  
 RAJENDRA NATH GHOSH  
 64061963  
 Permanent Account Number  
 AMQPG7039R

*Purnima Ghosh*



*Purnima Ghosh*

Income Tax PAN Services Unit, UTSI,  
 Plot No. 3, Sector 11, CBD Belapur,  
 Navi Mumbai - 400 614.

इस कार्ड के साथ, पत्रों पर कृपया मॉडल को लौटाएं।  
 आपका पत्र सेवा केंद्र, पुणे आयकर विभाग  
 प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलपुर,



आयकर विभाग  
भारत सरकार  
GOVT OF INDIA

1108

भारत सरकार  
Government of India

आयकर विभाग



3836 9675 9723

भारत सरकार



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Purusho me ghoosh



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

KYAL DEVELOPERS PRIVATE LIMITED



22/12/1995

Permitted Address Number

AABCKJ070E

11/12/95

KYAL DEVELOPERS PRIVATE LIMITED

*Amrta Chak*

Director / Authorized Signatory




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

**भारत सरकार**  
**GOVT. OF INDIA**





**भारत सरकार**  
**Government of India**

**अमृता घोष**  
**Amrita Ghosh**  
**पिता : बिप्लव घोष**  
**Father : Biplob Ghosh**  
**जन्मदिनांक/DOB: 20/06/1991**  
**लिंग / Male**



**2744 4498 2164**

**आधार**  
**Unique Identification Authority of India**

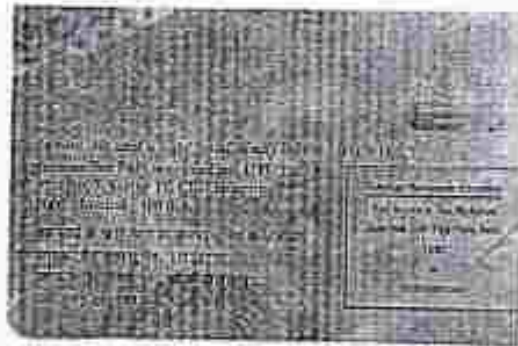


**पता: S/O: Biplob Ghosh,**  
**BELIACHANDI, Gocharan,**  
**South 24 Parganas,**  
**Gocharan, West Bengal,**  
**743391**

**2744 4498 2164**

*Amrita Ghosh*





Nijama dehishtan  
Nijama dehishtan  
Nijama dehishtan





भारत सरकार  
 Ministry of Information and Public Relations  
 Government of India

Enrollment No.: 21697248207807

श्री. अशोक कुमार  
 C/O Anand Singh  
 Khatola  
 District  
 Yamunotri, Uttarakhand  
 PIN-249114



आपका आधार नम्बर / Your Aadhaar No. :  
**4016 2375 5842**  
 मेरा आधार, मेरी पहचान

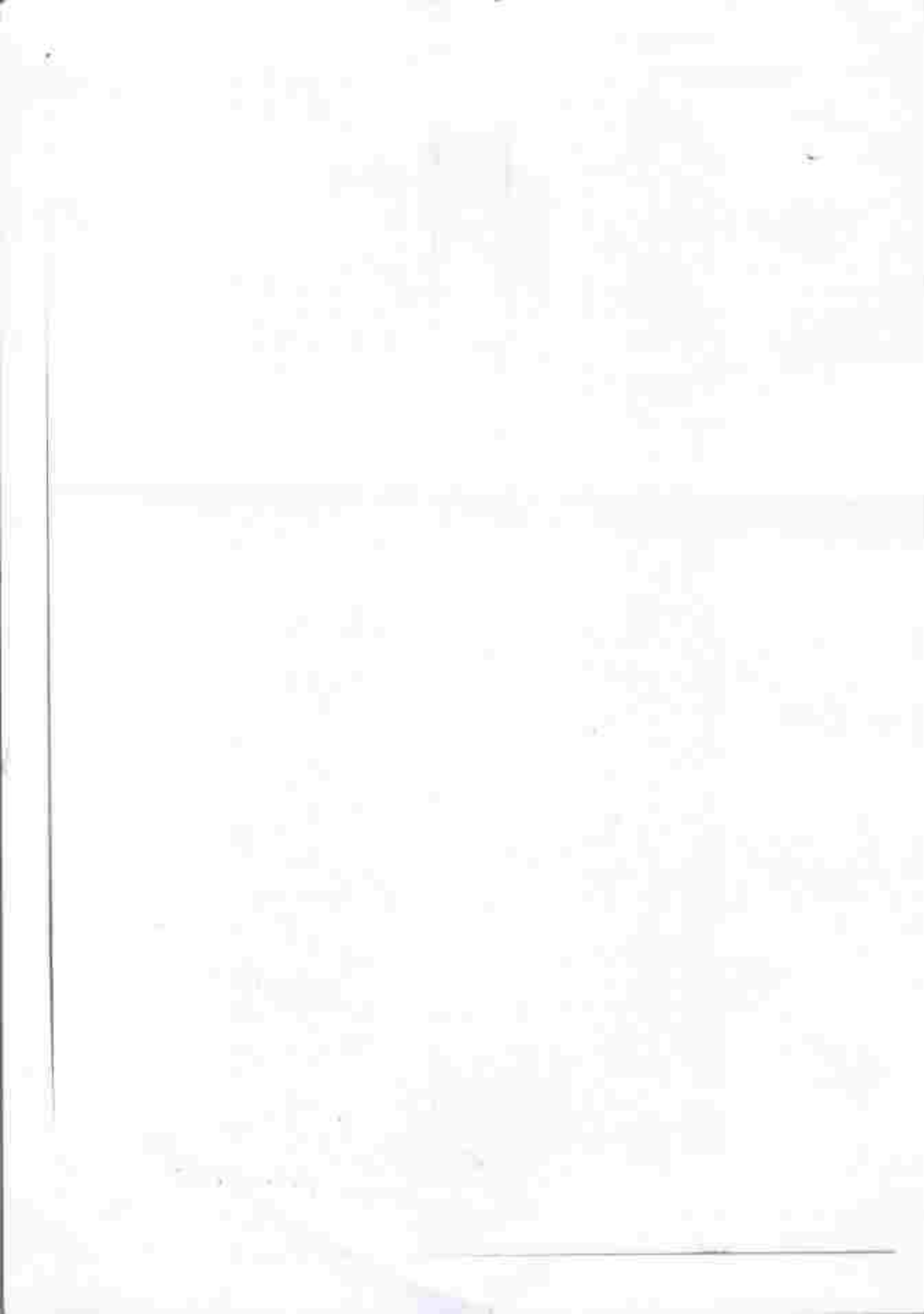


श्री. अशोक कुमार  
 C/O Anand Singh  
 Khatola  
 District  
 Yamunotri, Uttarakhand  
 PIN-249114



4016 2375 5842  
 मेरा आधार, मेरी पहचान

*Handwritten notes in Hindi:*  
 निम्नलिखित जानकारी  
 आधार नम्बर 4016 2375 5842  
 निम्नलिखित जानकारी  
 आधार नम्बर 4016 2375 5842







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

23 JUL 2022



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

Query No / Year	2002218546/2022	Office where deed will be registered
Query Date	21/07/2022 11:02:02 AM	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 : 6,00,000/-]	
Set Forth value	Market Value	
Rs. 6,80,000/-	Rs. 6,80,000/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 20,421/- (Article:23)	Rs. 12,814/- (Article:A(1), E, B)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
Remarks		

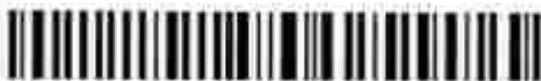
**Land Details :**

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

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-336	RS-3197	Bastu	Shali	2.13 Dec	6,80,000/-	6,80,000/-	
Grand Total :					2.13Dec	6,80,000 /-	6,80,000 /-	

**Seller Details :**

Sl No	Name & address	Status	Execution Admission Details :
1	PUERNIMA GHOSH Wife of Santosh Kumar Ghosh, Bhatenda, City:- , P.O:- Rajarhat, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of India, PAN No. AMxxxxxx9R, Aadhaar No.: 38xxxxxxxx9723, 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, 4th Floor, City:- , P.O:- Kalighat, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 PAN No. AAxxxxxx0E, Aadhaar No Not Provided by UIDAI Status :Organization as Confirming Party, Executed by: Representative	Organization as Confirming Party	Executed by: Representative
3	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.: 40xxxxxxx5842, Status :Confirming Party, Executed by: Self To be Admitted by: Self	Confirming Party	Executed by: Self To be Admitted by: Self

**Buyer Details :**

Sl No	Name & address	Status	Execution Admission Details :
1	SAKSHI KYAL Wife of Rahul Kyal, 30C, South End Park, City:- , P.O:- Sarat Bose Road, P.S -Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. APxxxxxx7Q, Aadhaar No.: 30xxxxxxx5993, Status :Individual, Not Executed	Individual	Not Executed

**Representative Details :**

Sl No	Name & Address	Representative of
1	AMRITA GHOSH Son of Biplab 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.: 27xxxxxxx2154	KYAL DEVELOPERS PRIVATE LIMITED

**Identifier Details :**

Name & address
ALAMGIR REZA Son of 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 PURNIMA GHOSH, AMRITA GHOSH, NIJAM UDDIN MOLLA

**Transfer of property for L1**

Sl.No	From	To, with area (Name-Area)
1	PURNIMA GHOSH	SAKSHI KYAL-1.065 Dec
2	NIJAM UDDIN MOLLA	SAKSHI KYAL-1.065 Dec

**Note:**



Query No: 2002210548 of 2022, Printed On: Jul 21 2022, 2:52PM, Generated from: wregISTRATION.gov.in



1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 20-08-2022) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 20-08-2022)
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. - II SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. BHANGAR, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA







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

GRN Details

GRN: 192022230080242071  
GRN Date: 22/07/2022 14:28:51  
BRN : 202207220538217  
Payment Status: Successful

Payment Mode: Online Payment  
Bank/Gateway: Indian Overseas Bank  
BRN Date: 22/07/2022 14:30:28  
Payment Ref. No: 2002218546/4/2022  
(Query No\*/Query Year)

Depositor Details

Depositor's Name: SAKSHI KYAL  
Address: 30C, SOUTH END PARK KOLKATA-700029  
Mobile: 9830065307  
Depositor Status: Buyer/Claimants  
Query No: 2002218546  
Applicant's Name: Org. VINAYAK LEGAL  
Identification No: 2002218546/4/2022  
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002218546/4/2022	Property Registration- Stamp duty	0030-02-103-003-02	20421
2	2002218546/4/2022	Property Registration- Registration Fees	0030-03-104-001-16	12814
<b>Total</b>				<b>33235</b>

IN WORDS: THIRTY THREE THOUSAND TWO HUNDRED THIRTY FIVE 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 16042002216546/2022

L 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	PURNIMA GHOSH Bhalenda, City:- , P.O:- Rajarhat, P.S.-Rajarhat, District-North 24- Parganas, West Bengal, India, PIN- 700135	Seller			Purnima Ghosh 23/07/22
2	AMRITA GHOSH Belachandi, Gocharan, City:- , P.O:- Belachandi, P.S.- Joynagar, District-South 24-Parganas, West Bengal, India, PIN:- 743391	Represent ative of Seller [KYAL DEVELOP ERS PRIVATE LIMITED]			Amrita Ghosh 23/07/22
3	NIJAM UDDIN MOLLA Village- Kabādanga, P.O- Bamunia, P.S.- Kashipur, District-South 24-Parganas, West Bengal, India, PIN:- 743502	Seller			Nijam Uddin Molla 23/07/2022

Handwritten text, possibly a signature or name, written vertically in the left margin.



No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	ALAMGIR REZA Son of Jahangir Reza 28/1, Judges Court Road, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24- Parganas, West Bengal, India, PIN:- 700027.	FURNIMA GHOSH, AMRITA GHOSH, NIJAM UDDIN MOLLA			

(Anupam Halder)

DISTRICT SUB-  
REGISTRAR

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



### Major Information of the Deed

Deed No :	I-1604-08357/2022	Date of Registration	25/07/2022
Query No / Year	1604-2002218546/2022	Office where deed is registered	
Query Date	21/07/2022 11:02:02 AM	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 : 6,00,000/-]		
Set Forth value	Market Value		
Rs. 6,80,000/-	Rs. 6,80,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,521/- (Article 23)	Rs. 12,846/- (Article:A(1), E.)		
Remarks			

#### Land Details :

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

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-336	RS-3197	Bastu	Shali	2.13 Dec	6,80,000/-	6,80,000/-	
<b>Grand Total :</b>					<b>2.13Dec</b>	<b>6,80,000 /-</b>	<b>6,80,000 /-</b>	

#### Seller Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	<b>PURNIMA GHOSH</b> Wife of Santosh Kumar Ghosh Bhatenda, City:- , P.O:- Rajarhat, P.S:-Rajarhat, District:-North24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: AMxxxxx9R, Aadhaar No: 36xxxxxxx9723, Status : Individual, Executed by: Self, Date of Execution: 23/07/2022, Admitted by: Self, Date of Admission: 23/07/2022, Place : Pvt. Residence, Executed by: Self, Date of Execution: 23/07/2022, Admitted by: Self, Date of Admission: 23/07/2022, Place : Pvt. Residence
2	<b>KYAL DEVELOPERS PRIVATE LIMITED</b> 122/1R, Satyendra Nath Majumdar Sarani, 4th Floor, City:- , P.O:- Kalighat, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 , PAN No.: AAxxxxxx0E, Aadhaar No Not Provided by UIDAI, Status : Organization as Confirming Party, Executed by: Representative, Executed by: Representative



3	<b>NIJAM UDDIN MOLLA</b> Son of Abdul Jalil Molla Village:- Kabilidanga, P.O:- Bamunia, P.S:-Kashipur, District:-South24-Parganas, West Bengal, India, PIN:- 743502 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: CQxxxxxx3Q, Aadhaar No: 40xxxxxxx5842; Status :Confirming Party, Executed by: Self, Date of Execution: 23/07/2022 , Admitted by: Self, Date of Admission: 23/07/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 23/07/2022 , Admitted by: Self, Date of Admission: 23/07/2022 ,Place : Pvt. Residence
---	--

**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>SAKSHI KYAL</b> Wife of Rahul Kyal 30C, South End Park, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: APxxxxxx7Q, Aadhaar No: 30xxxxxxx5993, Status :Individual, Status : Not Executed

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>AMRITA GHOSH (Presentant )</b> Son of Biptab Ghosh Bellachandi, Gocharan, City:- , P.O:- Bellachandi, P.S:-Joynagar, District:-South 24-Parganas, West Bengal, India, PIN:- 743391, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India , PAN No.:: BLxxxxxx9F, Aadhaar No: 27xxxxxxx2164 Status : Representative, Representative of : KYAL DEVELOPERS PRIVATE LIMITED

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>ALAMGIR REZA</b> Son of 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 PURNIMA GHOSH, AMRITA GHOSH, NIJAM UDDIN MOLLA

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	PURNIMA GHOSH	SAKSHI KYAL-1.065 Dec
2	NIJAM UDDIN MOLLA	SAKSHI KYAL-1.065 Dec



On 22-07-2022

**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 6,80,000/-

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

On 23-07-2022

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

Presented for registration at 14:50 hrs on 23-07-2022, at the Private residence by AMRITA GHOSH .

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

Execution is admitted on 23/07/2022 by 1. PURNIMA GHOSH, Wife of Santosh Kumar Ghosh, Bhatenda, P.O: Rajarhat, Thana: Rajarhat, North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Others. 2. NIJAM UDDIN MOLLA, Son of Abdul Jalil Molla, P.O: Barrunia, Thana: Kashipur, South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Muslim, by Profession Business

Identified by ALAMGIR REZA, Son of Jahangir Reza, 28/1, Road: 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 ) [Confirming Party]**

Execution is admitted on 23-07-2022 by AMRITA GHOSH, Authorized Signatory, KYAL DEVELOPERS PRIVATE LIMITED (Private Limited Company), 122/1R, Satyendra Nath Majumder Sarani, 4th Floor, City:-, P.O:- Kalgihat, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026

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

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

On 25-07-2022

**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 12,846/- ( A(1) = Rs 6,800/-, B = Rs 6,000/-, E = Rs 14/-, H = Rs 28/-, M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 32/-, by online = Rs 12,814/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/07/2022 2:30PM with Govt. Ref. No: 192022230080242071 on 22-07-2022, Amount Rs 12,814/-, Bank: Indian Overseas Bank ( IOBA0000015), Ref. No. 202207220538217 on 22-07-2022, Head of Account 0030-03-104-001



**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 20,421/- and Stamp Duty paid by Stamp Rs 100/- by online = Rs 20,421/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 14145, 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 22/07/2022 2:30PM with Govt. Ref. No: 192022230080242071 on 22-07-2022, Amount Rs. 20,421/-, Bank:  
Indian Overseas Bank ( IOBA0000015), Ref. No. 202207220538217 on 22-07-2022, 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**



The first part of the document discusses the importance of maintaining accurate records of all transactions. It emphasizes that every entry should be clearly documented, including the date, amount, and purpose of the transaction. This ensures transparency and allows for easy reconciliation of accounts.

In addition, the document outlines the procedures for handling discrepancies. If there is a difference between the recorded amounts and the actual bank statements, it is crucial to investigate the cause immediately. Common reasons include bank errors, misread figures, or incorrect entries. Once the source of the error is identified, it should be corrected promptly to avoid further complications.

Furthermore, the document provides guidelines on how to organize financial records. It suggests using a systematic approach, such as categorizing expenses into different departments or projects. This not only makes it easier to track spending but also facilitates budgeting and financial analysis.

Finally, the document stresses the need for regular reviews. By conducting periodic audits of the financial records, potential issues can be identified and addressed before they become significant problems. This proactive approach helps in maintaining the overall financial health of the organization.

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2022, Page from 252112 to 252135  
being No 160408357 for the year 2022.



Digitally signed by ANUPAM HALDER  
Date: 2022.07.25 18:52:58 +05:30  
Reason: Digital Signing of Deed.

*(Handwritten signature)*

(Anupam Halder) 2022/07/25 06:52:58 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)

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30100

23 MAY 2023

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

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

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

Vendor : .....  
Alipore Collatorate 24Pgs. (South)

**SUBHANKAR DAS**  
STAMP VENDOR  
Alipore Police Court, Kol-27

17/6/23

Kutubuddin Sekh



7542

Kutubuddin Sekh



7543

কুতুবুদ্দিন সেক



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কামরুজ্জামান বিহি



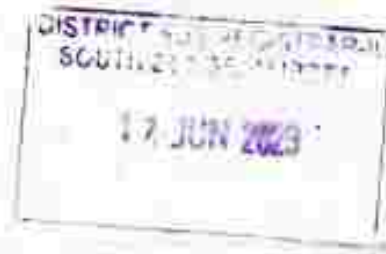
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আব্দুল হক মলিক



7546

আব্দুল হক মলিক



Khatimul Hassan Malik

- 3.1 **SAOKAT MOLLA (PAN BLUPM3545A and Aadhaar No. 3746 2730 8956)**, son of Late Jobelauddin Molla, by faith Muslim, by nationality Indian, occupation Others, residing at Kulberia, Post Office Kulberia, Police Station Kulberia, PIN-743502, District South 24 Parganas;
- 3.2 **SABUR ALI MOLLA alias SABURALI MOLLA (PAN BHVPM5123P and Aadhaar No. 8699 1429 7455)**, son of Late Jebeleddin, by faith Muslim, by nationality Indian, occupation Others, residing at Purba Muslim Para, Post Office Kulberia, Police Station Bhangar, PIN-743502, District South 24 Parganas;
- 3.3 **AKHER MOLLA (PAN BHVPM5122N and Aadhaar No. 5632 5851 8015)**, son of Late Jebeloddin Molla, by faith Muslim, by nationality Indian, occupation Others, residing at Kulberia, Post Office Kulberia, Police Station Kulberia, PIN-743502, District South 24 Parganas;
- 3.4 **RUHUL AMIN MOLLA (PAN BJIPM2956H and Aadhaar No. 3678 2481 1673)**, son of Late Jebeladdin Molla, by faith Muslim, by nationality Indian, occupation Others, residing at Kulberia, Post Office Kulberia, Police Station Kulberia, PIN-743502, District South 24 Parganas;
- 3.5 **SAHANARA BIBI (PAN DXFPB2037F and Aadhaar No. 6310 1031 7207)**, daughter of Jebeladdin Molla, by faith Muslim, by nationality Indian, occupation Housewife, residing at Raghunathpur, Post Office Raghunathpur, Police Station Bhangar, PIN-743502, District South 24 Parganas;
- 3.6 **AYESHA BIBI (PAN DUYPB9558M and Aadhaar No. 6545 7112 2411)**, daughter of Jibaluddin Molla, by faith Muslim, by nationality Indian, occupation Housewife, residing at Mahamadpur Main Road, Kadampukur, Post Office Kadampukur, Police Station Rajarhat, PIN-700135, District North 24 Parganas;
- 3.7 **FATEMA BIBI (PAN DUNPB2418H and Aadhaar No. 2802 6826 5259)**, daughter of Jebeladdin Mollia, by faith Muslim, by nationality Indian, occupation Housewife, residing at Ghatakpur, Gobindapur, Post Office Ghatakpur, Police Station Bhangar, PIN-743502, District South 24 Parganas;
- 3.8 **SHARIFUL SEKH (PAN DQAPS3442H and Aadhaar No. 4982 0638 6797)**, son of Late Ammbat Ali Sekh, by faith Muslim, by nationality Indian, occupation Others, residing at Konchpukur, Post Office Hatgacha, Police Station Kolkata Leather Complex, PIN-700059, District South 24 Parganas;
- 3.9 **KUTUBUDDIN SEKH (PAN EVBPS7001H and Aadhaar No. 9578 8975 1251)**, son of Late Ambat Ali Sekh, by faith Muslim, by nationality Indian, occupation Others, residing at Konchpukur, Post Office Hatgacha, Police Station Kolkata Leather Complex, PIN-700059, District South 24 Parganas;
- 3.10 **MUSLIMA BEGAM MOLLA (PAN EHAPM7010P and Aadhaar No. 8695 7585 2755)**, wife of Habibur Rahaman and daughter of Late Ambat Ali Sekh, by faith Muslim, by nationality Indian, occupation Housewife, residing at



7547

আব্দুল হামিদ হামিদ



7548

মুসলী সা বেয়ান মোল্লা



আব্দুল হামিদ হামিদ

7549



7550

আব্দুল হামিদ হামিদ



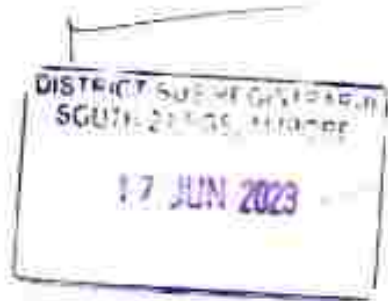
7551

আব্দুল হামিদ হামিদ



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আব্দুল হামিদ হামিদ



Khairul Hossain Mahir

Bankachua, Bhumru, Post Office Raghunathpur, Police Station Bhangar, PIN-743502, District South 24 Parganas;

- 3.11 **TASLIMA BIBI (PAN CJDPB0920L and Aadhaar No. 2013 4181 1060)**, daughter of Late Ombat Shake, by faith Muslim, by nationality Indian, occupation Housewife, residing at Paschimpa, Jatragachi(CT), Post Office Ghuni, Police Station Ghuni, PIN-700157, District North 24 Parganas;
- 3.12 **ASLIMA KHATUN (PAN HCYPK3556E and Aadhaar No. 3971 9670 8493)**, daughter of Late Ammbat Ali Sekh, by faith Muslim, by nationality Indian, occupation Housewife, residing at Konchpukur, Post Office Hatgacha, Police Station Kolkata Leather Complex, PIN-700059, District South 24 Parganas;

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

**And**

- 3.13 **ANURAG KYAL**, having **PAN AGIPK4906H and Aadhaar No. 5217 2735 8314**, son of Umesh Kyal, by faith Hindu, by occupation Business, nationality Indian, of 30C, South End Park, Post Office Sarat Bose Road, Kolkata- 700 029, Police Station Lake, District South 24 Parganas (**Purchaser**, includes successors-in-interest)

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

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

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

- 4.1 **Said Property:** (1) Land classified as *sali* (agricultural) measuring 0.6457 (zero point six four five seven) decimal, more or less, out of 31 (thirty one) decimal, being a portion of R.S. Dag No. 62, corresponding L.R. Dag No. 56, recorded under R.S. Khatian No. 615, L.R. Khatian Nos. 1855, 4092, 4093, 4094 and 4095, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet (**BGP**), Sub-Registration District Bhangar, District South 24 Parganas (**First Property**) and more fully described in **Part-I** of the **First Schedule** below **And** (2) land classified as *danga* (highland) measuring 0.7857 (zero point seven eight five seven) decimal, more or less, out of 44 (forty four) decimal, being a portion of R.S. Dag No. 69, corresponding L.R. Dag No. 63, recorded under R.S. Khatian No. 643, L.R. Khatian Nos. 4092, 4093, 4094 and 4095, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Second Property**) and more fully described in **Part-II** of the **First Schedule** below, the First Property and the Second Property are more fully and collectively described in the **Second Schedule** below (collectively **Said Property**) **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Said Property and appurtenances and inheritances for access and user thereof.



7553

Sharibul Selek



7554

Khairul Hassan Malik  
C/O - Safiqul Islam Malik

Vill - Jirangacha,  
PO - Hatigola,  
PS - Kashipur,  
Dist - 24 PGS (S)  
P.M. - 700135



DISTRICT SUB REGISTRAR-II  
SO/174 74 PGS, ALIPORE

17 JUN 2023

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

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

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

**5.1.2 Demise of Arejan Bibi:** Said Arejan Bibi, a Muslim governed by the *Sunni* School of Mohammedan Law, died intestate leaving behind her surviving her 2 (two) sons, namely, (1) Jeher Ali Molla and (2) Fajer Ali Molla, as her only legal heirs, who jointly and in equal share inherited the right, title and interest of Late Arejan Bibi in the Mother Property, free from all encumbrances.

**5.1.3 Ownership of Jeher and Fajer:** In the above mentioned circumstances said (1) Jeher Ali Molla and (2) Fajer Ali Molla have become the joint and absolute owners in respect of the Mother Property, free from all encumbrances. The respective ownership of the Mother Property is given in the chart below:

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

**5.1.4 Sale to Jamat Ali Molla & Ors.:** By a Deed of Sale dated 31<sup>st</sup> March, 1958, registered in the Office of the Sub-Registrar, Bhangar, recorded in Book No. 1, Volume No. 19, at Pages 252 to 254, being Deed No. 2261 for the year 1958, said (1) Jeher Ali Molla and (2) Fajer Ali Molla sold, conveyed and transferred the Mother Property unto and in favour of (1) Jamat Ali Molla, (2) Anowar Ali Molla and (3) Ambat Ali Molla, free from all encumbrances. It is pertinent to mention here that as per the said Deed No. 2261/1958, said Jeher Ali Molla and Fajer Ali Molla sold land measuring 31 (thirty one) decimal, being the entirety of said R.S. Dag No. 62 and land measuring 44 (forty four) decimal, being the entirety of said R.S. Dag No. 69. However, said Jeher Ali Molla and Fajer Ali Molla were jointly entitled to the Mother Property and therefore, the



DISTRICT SUB REGISTRAR-II  
SOUTH-DCS ALIPORE  
17 JUN 2023

actual sale took effect vide the said Deed No. 2261/1958 is in respect of the Mother Property.

5.1.5 **Sale to Rahim Box Molla & Ors.:** By a Deed of Sale dated 18<sup>th</sup> June, 1958, registered in the Office of the Sub-Registrar, Bhangar, recorded in Book No. 1, Volume No. 50, at Pages 176 to 178, being Deed No. 5892 for the year 1958, said (1) Jamat Ali Molla, (2) Anowar Ali Molla and (3) Ambat Ali Molla sold, conveyed and transferred (1) land measuring 18 (eighteen) decimal, more or less, out of the Mother Property in R.S. Dag No. 62 and (2) land measuring 25 (twenty five) decimal, more or less, out of the Mother Property in R.S. Dag No. 69 unto and in favour of (1) Elem Box Molla, (2) Rahim Box Molla, (3) Berek Ali Molla and (4) Mokched Ali Molla, free from all encumbrances.

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

5.1.7 **Sale to Abdar Molla & Ors.:** By a Deed of Sale dated 20<sup>th</sup> June, 1960, registered in the Office of the Sub-Registrar, Bhangar, recorded in Book No. 1, Volume No. 69, at Pages 82 to 84, being Deed No. 7721 for the year 1960, said (1) Jamat Ali Molla, (2) Elem Box Molla, (3) Berek Ali Molla and (4) Mokched Ali Molla (collectively **Jamat Ali Molla & Ors.**), jointly sold, conveyed and transferred the Larger Property unto and in favour of (1) Joynal Ali Molla, (2) Chakina Bibi alias Chapiya Bibi, (3A) Abdar Molla, (3B) Khosla Molla and (4) Sobejan Bibi alias Sobejan Molya, free from all encumbrances. It is pertinent to mention here that as per the said Deed No. 7721/1960, said Jamat Ali Molla & Ors. sold land measuring 18 (eighteen) decimal, more or less, in said R.S. Dag No. 62. However, said Joynal Ali Molla & Ors. were jointly entitled to the First Larger Property and therefore, the actual sale took effect vide the said Deed No. 7721/1960 is in respect of the First Larger Property. The details of individual ownership is given in the chart below:

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

- 5.1.8 **Demise of Chakina Bibi alias Chapiya Bibi:** Said Chakina Bibi alias Chapiya Bibi, a Muslim governed by the *Sunni* School of Mohammedan Law, died intestate leaving behind her surviving her 1 (one) son, Joynal Ali Molla and 2 (two) daughters, namely, (1) Sobgar Bibi and (2) Sobejan Bibi alias Sobejan Molya, as her only legal heir and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Chakina Bibi alias Chapiya Bibi in the Larger Property, free from all encumbrances.
- 5.1.9 **Ownership of Sobgar Bibi:** In the above mentioned circumstances said Sobgar Bibi has become the sole and absolute owner in respect of (1) land measuring 1.13 (one point one three) decimal, more or less, (**First Property of Sobgar**) out of the First Larger Property and (2) land measuring 1.375 (one point three seven five) decimal, more or less, (**Second Property of Sobgar**), i.e. out of the Second Larger Property.
- 5.1.10 **Demise of Sobgar Bibi:** Said Sobgar Bibi, a Muslim governed by the *Sunni* School of Mohammedan Law, died intestate leaving behind her surviving her 7 (seven) sons, namely, (1) Saukat Molla, (2) Sabur Ali Molla, (3) Abubakkar Molla, (4) Aghher Molla, (5) Abdul Gaffar Molla, (6) Kayum Molla and (7) Ruhul Amin Molla and 7 (seven) daughters, namely, (1) Abiran Bibi, (2) Sabiran Bibi, (3) Johra Bibi, (4) Kulsum Bibi, (5) Sahanara Bibi, (6) Ayesha Bibi and (7) Fatema Bibi, as her only legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Sobgar Bibi in the First Property of Sobgar and Second Property of Sobgar, free from all encumbrances.
- 5.1.11 **Demise of Sabiran Bibi:** Said Sabiran Bibi, a Muslim governed by the *Sunni* School of Mohammedan Law, died intestate leaving behind her surviving her 2 (two) sons, namely, (1) Sariful Sekh and (2) Kutubuddin Sekh and 3 (three) daughters, namely, (1) Muslima Begum Molla, (2) Taslima Bibi and (3) Aslima Bibi, as her only legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Sabiran Bibi in the First Property of Sobgar and Second Property of Sobgar, free from all encumbrances.
- 5.1.12 **Absolute Ownership of Vendors:** In the above mentioned events and circumstances said (1) Saokat Molla, (2) Sabur Ali Molla alias Sabur Ali Molla, (3) Akher Molla, (4) Ruhul Amin Molla, (5) Sahanara Bibi, (6) Ayesha Bibi, (7) Fatema Bibi, (8) Shariful Sekh, (9) Kutubuddin Sekh, (10) Muslima Begum Molla, (11) Taslima Bibi, and (12) Aslima Khatun (collectively the Vendors herein) became the joint and absolute owners in respect of the Said Property, comprised in the First Property and Second Property, free from all encumbrances and the Vendors' predecessors-in-title, namely, (1) Chakina Bibi alias Chapiya Bibi's name is recorded in the records of the Block Land and Land Reforms Officer, Bhangar-II, under L.R. Khatian No. 1855 and (2) Fajer Ali Molla's name was recorded in the records of the Block Land and Land Reforms Officer, Bhangar-II, under L.R. Khatian No. 2285 and the same has been subsequently transferred in the name of his 4 (four) sons under L.R. Khatian Nos. 4092, 4093, 4094 and 4095 and the Said Property is the subject matter of this Conveyance.



DISTRICT SUB REGISTRAR-II  
BANGALORE  
17 JUN 2023

- 5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendors represent and warrant to and covenant with the Purchaser regarding encumbrances as follows:
- 5.2.1 **No Acquisition/Requisition:** The Vendors have not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declare that the Said Property is not affected by any scheme of any Local Authority or Government or Statutory Body.
- 5.2.2 **No Excess Land:** The Vendors do not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955 and the West Bengal Estates Acquisition Act, 1953.
- 5.2.3 **No Encumbrance by Act of Vendors:** The Vendors have not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.
- 5.2.4 **Right, Power and Authority to Sell:** The Vendors have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchaser.
- 5.2.5 **No Dues:** No tax in respect of the Said Property is due to the local authority and/or any other authority or authorities and no Certificate Case is pending for realization of any dues from the Vendors.
- 5.2.6 **No Right of Pre-emption:** No person or persons whatsoever have/had/has any right of pre-emption over and in respect of the Said Property or any part thereof.
- 5.2.7 **No Mortgage:** No mortgage or charge has been created by the Vendors by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.
- 5.2.8 **Free From All Encumbrances:** The Said Property is free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debutters*, *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.



DISTRICT SUB REGISTRAR-II  
SOUTH WEST DISTRICT ALIPORE  
17 JUN 2023

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

## 6. **Basic Understanding**

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

## 7. **Transfer**

7.1 **Hereby Made:** The Vendors hereby sell, convey and transfer to the Purchaser the entirety of the Vendors' right, title and interest of whatsoever or howsoever nature in the Said Property, more fully described in the **Second Schedule** below, being, (1) the First Property, i.e., land classified as *sali* (agricultural) measuring 0.6457 (zero point six four five seven) decimal, more or less, out of 31 (thirty one) decimal, being a portion of R.S. Dag No. 62, corresponding L.R. Dag No. 56, recorded under R.S. Khatian No. 615, L.R. Khatian Nos. 1855, 4092, 4093, 4094 and 4095, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-I** of the **First Schedule** below **And** (2) the Second Property, i.e., land classified as *danga* (highland) measuring 0.7857 (zero point seven eight five seven) decimal, more or less, out of 44 (forty four) decimal, being a portion of R.S. Dag No. 69, corresponding L.R. Dag No. 63, recorded under R.S. Khatian No. 643, L.R. Khatian Nos. 4092, 4093, 4094 and 4095, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-II** of the **First Schedule** below **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

7.2 **Consideration:** The aforesaid transfer is being made in consideration of a sum of Rs.2,40,000/- (Rupees Two Lakh Forty Thousand only) paid by the Purchaser to the Vendors, receipt of which the Vendors hereby and by the Receipt and Memo of Consideration hereunder written, admit and acknowledge.

## 8. **Terms of Transfer**

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

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

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



DISTRICT SUB REGISTRAR-II  
SOUTH 24 PGS ALIPORE  
17 JUN 2023

- 8.1.3 **Free from Encumbrances:** free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lis pendens, uscs, debutter, waid, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, bargadars and liabilities whatsoever or howsoever made or suffered by the Vendors or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendors or the Vendors' predecessors-in-title.
- 8.1.4 **Together with All Other Appurtenances:** together with all other rights the Vendors have in the Said Property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property.
- 8.2 **Subject to:** The transfer being effected by this Conveyance is subject to:
- 8.2.1 **Indemnification by Vendors:** express indemnification by the Vendors about the correctness of the Vendors' title, Vendors' authority to sell and non existence of any encumbrances on the Said Property, which if found defective or untrue at any time, the Vendors shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendors, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendors hereby covenant that the Vendors or any person claiming under the Vendors in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Purchaser and/or the Purchaser's successors-in-interest and assigns, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the Purchaser and/or the Purchaser's successors-in-interest and assigns by reason of any claim made by any third parties with respect to the title of the Said Property. If any difficulty arises in respect of mutation of the Said Property in the name of the Purchaser then the Vendors shall at all times hereinafter, at the costs, expenses, risk and responsibility of the Vendors, forthwith take all necessary steps to mutate the name of the Purchaser in respect of the Said Property. In this regard the Vendors hereby clarify that the R.S. Record of Rights and L.R. Record of Rights are not in parity with the Vendors' entitlement in said R.S. Dag Nos. 62 and 69 as recited under clause 5.1 and sub-clauses thereunder. However, the Vendors hereby convey all the Vendors' right, title and interest in the said R.S. Dags (acquired vide the aforesaid recital) under these presents whatsoever and howsoever in nature and the Purchaser shall be entitled to rectify the erroneous record of rights, if any.
- 8.2.2 **Transfer of Property Act:** all obligations and duties of vendor and vendee as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.
- 8.3 **Delivery of Possession:** Khas, vacant, peaceful and physical possession of the Said Property has been handed over to the Purchaser.
- 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



DISTRICT SUB REGISTRAR-II  
SOUTH 24 PARGANAS  
17 JUN 2023

indemnify and agree to keep the Purchaser fully and comprehensively saved, harmless and indemnified.

- 8.5 **Holding Possession:** The Vendors hereby covenant that the Purchaser and the Purchaser's successors-in-interest and/or assigns shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof exclusively and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendors and it is further expressly and specifically covenanted, confirmed and declared by the Vendors that notwithstanding contained in any law for the time being in force or enacted later or any custom or practice or other form of equitable right or remedy available to the Vendors, the Vendors shall not at any time in future claim any right of pre-emption, right of passage (whether of men, materials, water and other utilities), right of way, means of access, easement of use or any other right of any nature whatsoever or howsoever over and above the Said Property, even if the balance portion of the Dag (from which the Said Property has been carved out) is land-locked and does not have any public or private means of access and the Vendors hereby expressly waive, surrender and give up each and every one of the aforesaid rights.
- 8.6 **No Objection to Mutation and Conversion:** The Vendors covenant, confirm and declare that (1) the Purchaser shall be fully entitled to mutate the Purchaser's name in all public and statutory records and the Vendors hereby expressly (a) consent to the same and (b) appoint the Purchaser as the constituted attorney of the Vendors and empower and authorize the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard and (2) the Vendors are fully aware that the Purchaser shall convert the nature of use and classification of the Said Property to non-agricultural/any other classification at the sole discretion of the Purchaser and the Purchaser shall be fully entitled to do the same in all public and statutory records and the Vendors hereby expressly (a) consent to the same, notwithstanding the nature of use and classification of the balance portion of the Dag (from which the Said Property has been carved out) being and remaining the same as earlier and (b) appoint the Purchaser as the constituted attorney of the Vendors and empower and authorize the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendors undertake to cooperate with the Purchaser in all respect to cause mutation of the Said Property in the name of the Purchaser and conversion of the nature of use and classification thereof and in this regard shall sign all documents and papers as required by the Purchaser.
- 8.7 **Title Documents:** Simultaneously herewith, the Vendors have handed over all title papers and documents in respect of the Said Property to the Purchaser.
- 8.8 **Further Acts:** The Vendors hereby covenant that the Vendors or any person claiming under them, shall and will from time to time and at all times



DISTRICT SUB REGISTRAR-II  
SOUTH 24 PARGANAS ALIPORE

17 JUN 2023

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

**9. Interpretation:**

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

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

Land classified as *sahi* (agricultural) measuring 0.6457 (zero point six four five seven) decimal, more or less, out of 31 (thirty one) decimal, being a portion of R.S. Dag No. 62, corresponding L.R. Dag No. 56, recorded under R.S. Khatian No. 615, L.R. Khatian Nos. 1855, 4092, 4093, 4094 and 4095, Mouza Jirangacha, J.L. No. 25, Police Station Kashiipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and the said R.S. Dag No. 62 is butted and bounded as follows:

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

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

**Part-II  
(Second Property)**

Land classified as *danga* (highland) measuring 0.7857 (zero point seven eight five seven) decimal, more or less, out of 44 (forty four) decimal, being a portion of R.S. Dag No. 69, corresponding L.R. Dag No. 63, recorded under R.S. Khatian No. 643, L.R. Khatian Nos. 4092, 4093, 4094 and 4095, Mouza Jirangacha, J.L. No. 25, Police Station Kashiipur (formerly Bhangar), within



DISTRICT SUB REGISTRAR-II  
SOUTH 24 PARGANAS  
17 JUN 2023

the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and the said R.S. Dag No. 69 is butted and bounded as follows:

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

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

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

Land (vacant) classified as *sali* (agricultural) measuring 0.6457 (zero point six four five seven) decimal, more or less, out of 31 (thirty one) decimal, being a portion of R.S. Dag No. 62, corresponding L.R. Dag No. 56, recorded under R.S. Khatian No. 615, L.R. Khatian Nos. 1855, 4092, 4093, 4094 and 4095, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-I** of the **First Schedule** above

Land (vacant) classified as *danga* (highland) measuring 0.7857 (zero point seven eight five seven) decimal, more or less, out of 44 (forty four) decimal, being a portion of R.S. Dag No. 69, corresponding L.R. Dag No. 63, recorded under R.S. Khatian No. 643, L.R. Khatian Nos. 4092, 4093, 4094 and 4095, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-II** of the **First Schedule** above

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

The details of the Said Property are tabulated below:

R.S. Dag No.	L.R. Dag No.	R.S. Khatian	L.R. Khatian	Total Area in Dag (in Dec)	Area Sold (in Dec)
62	56	615	1855, 4092,	31	0.6457
69	63	643	4093, 4094 & 4095	44	0.7857
<b>Total:</b>					<b>1.4314</b>



DISTRICT SUB REGISTRAR-II  
SOUTH 24 PGC, ALIPORE  
17 JUN 2023

10. Execution and Delivery

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

রুহুল আমিন মোল্লা

RUHUL AMIN MOLLA

সাকাত মোল্লা

SAOKAT MOLLA

সাহানারা বিবি

SAHANARA BIBI

সাবুর আলি মোল্লা

SABUR ALI MOLLA alias SABURALI MOLLA

ফাতেমা বিবি

FATEMA BIBI

আখের মোল্লা

AKHER MOLLA

কুতুবুদ্দিন সেক

KUTUBUDDIN SEKH

আয়েশা বিবি

AYESHA BIBI

তাসলিমা বিবি

TASLIMA BIBI

শারিফ সেক

SHARIFUL SEKH

আসলিমা খাতুন মুসলীমা বেগম মোল্লা

ASLIMA KHATUN

MUSLIMA BEGAM MOLLA

Drafted by:

Mangilal Das WB/1366/03

Advocate

Supreme Judges Court

Witnesses:

Kol-27

[VENDORS]

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 acknowledging to have understood the same in the presence of the witnesses above named

1. Khairul Hassan Matlubi  
VH-Jimmypcha,  
PO-Hatishala,  
PS-Kashipur,  
Dist-24 PPS(S)  
Pin-742135

2. Anjit Roy  
17, Dixon Lane,  
Kol-700014

Khairul Hassan Matlubi



Handwritten signature or mark in blue ink.

DISTRICT SUB REGISTRAR-II  
SOUTH 24 P.S. ALIPORE  
17 JUN 2023

**Receipt And Memo of Consideration**

Received from the within named Purchaser the within mentioned sum of **Rs.2,40,000/- (Rupees Two Lakh Forty Thousand only)** towards full and final payment of the consideration for sale of the Said Property described in the **Second Schedule** above, in the following manner:

Kutubuddin Sekh

Mode	Date	Bank	Favouring	Amount (Rs.)
DD No. '367336'	17.06.23	Indian Overseas Bank	Saokat Molla	50,000.00
DD No. '367334'	17.06.23	-do-	Sabur Ali Molla	50,000.00
DD No. '367338'	17.06.23	-do-	Akher Molla	50,000.00
DD No. '367335'	17.06.23	-do-	Ruhul Amin Molla	50,000.00
Cash			Sahanara Bibi	5,000.00
Cash			Ayesha Bibi	5,000.00
Cash			Fatema Bibi	5,000.00
Cash			Shariful Sekh	5,000.00
Cash			Kutubuddin Sekh	5,000.00
Cash			Muslima Begam Molla	5,000.00
Cash			Taslima Bibi	5,000.00
Cash			Aslima Khatun	5,000.00
<b>Total</b>				<b>2,40,000/-</b>

রুহুল আমিন মল্লা

**RUHUL AMIN MOLLA**

সাকাত মল্লা

**SAOKAT MOLLA**

সাহানারা বিবি

**SAHANARA BIBI**

সাবুর আলি মল্লা

**SABUR ALI MOLLA alias SABURALI MOLLA**

ফাতেমা বিবি

**FATEMA BIBI**

আখের মল্লা

**AKHER MOLLA**



DISTRICT SUB REGISTRAR-II  
SOUTH 24 PGS. ALIPORE  
17 JUN 2023

Kutubuddin Sekh

KUTUBUDDIN SEKH

আয়েশা বিবি

AYESHA BIBI

তাসলিমা বিবি

TASLIMA BIBI

Shariful Sekh.

SHARIFUL SEKH

আসলিমা খাতুন

ASLIMA KHATUN

মুসলীমা বেগম মোল্লা

MUSLIMA BEGAM MOLLA

[VENDORS]

Witnesses :

1. Khairul Hassan Mallik









2. Arijit Roy



DISTRICT SUB REGISTRAR-II  
SOUTH 24 PGS, ALIPORE

17 JUN 2023

**SPECIMEN FORM FOR TEN FINGER PRINTS**

 <p>Handwritten signature and name in Devanagari script.</p>	<p>Handwritten name in Devanagari script.</p>					
		<b>Little      Ring      Middle      Fore      Thumb</b>				
		<b>(Left Hand)</b>				
						
<b>Thumb      Fore      Middle      Ring      Little</b>						
<b>(Right Hand)</b>						
 <p>Handwritten signature and name in Devanagari script.</p>	<p>Handwritten name in Devanagari script.</p>					
		<b>Little      Ring      Middle      Fore      Thumb</b>				
		<b>(Left Hand)</b>				
						
<b>Thumb      Fore      Middle      Ring      Little</b>						
<b>(Right Hand)</b>						
 <p>Handwritten signature and name in Devanagari script.</p>	<p>Handwritten name in Devanagari script.</p>					
		<b>Little      Ring      Middle      Fore      Thumb</b>				
		<b>(Left Hand)</b>				
						
<b>Thumb      Fore      Middle      Ring      Little</b>						
<b>(Right Hand)</b>						



DISTRICT SUB REGISTRAR-II  
SOUTH 24 PGS. ALIPORE  
17 JUN 2023

**SPECIMEN FORM FOR TEN FINGER PRINTS**



Handwritten text in Malayalam script: *പി. ജി. സി. സി. സി. സി. സി.*

Handwritten name in Malayalam script: *പി. ജി. സി. സി. സി. സി. സി.*

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



Handwritten text in Malayalam script: *പി. ജി. സി. സി. സി. സി. സി.*

Handwritten name in Malayalam script: *പി. ജി. സി. സി. സി. സി. സി.*

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



Handwritten text in Malayalam script: *പി. ജി. സി. സി. സി. സി. സി.*








Handwritten name in Malayalam script: *പി. ജി. സി. സി. സി. സി. സി.*

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



DISTRICT SUB REGISTRAR  
SOUTH ZONE BANGALORE  
17 JUN 2023

**SPECIMEN FORM FOR TEN FINGER PRINTS**

	<p>2020/11/18 (18/11)</p>							
		<p>Little      Ring      Middle      Fore      Thumb</p>	<p>(Left Hand)</p>					
								
		<p>Thumb      Fore      Middle      Ring      Little</p>	<p>(Right Hand)</p>					
	<p>Sharibuddin Sekh.</p>							
		<p>Little      Ring      Middle      Fore      Thumb</p>	<p>(Left Hand)</p>					
								
		<p>Thumb      Fore      Middle      Ring      Little</p>	<p>(Right Hand)</p>					
	<p>Mutubuddin Sekh.</p>							
		<p>Little      Ring      Middle      Fore      Thumb</p>	<p>(Left Hand)</p>					
								
		<p>Thumb      Fore      Middle      Ring      Little</p>	<p>(Right Hand)</p>					



DISTRICT SUB REGISTRAR-II  
SOUTH 24 PGS. ALIPORE  
17 JUN 2023

**SPECIMEN FORM FOR TEN FINGER PRINTS**

চুলনী  
সুন্দরী



চুলনী  
সুন্দরী  
জোনাকী

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

৩৩১  
সুন্দরী



৩৩১  
সুন্দরী  
জোনাকী

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

৩৩১














৩৩১  
সুন্দরী  
জোনাকী

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



DISTRICT SUB REGISTRAR-II  
SOUTH 24 PGS ALIPORE  
17 JUN 2023

**SPECIMEN FORM FOR TEN FINGER PRINTS**

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



DISTRICT SUB REGISTRAR  
SOUTH WEST ZONE  
17 JUN 2023



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



192023240101144468

GRN Details

GRN:	192023240101144468	Payment Mode:	SBI Epay
GRN Date:	16/06/2023 18:36:57	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	6920367695613	BRN Date:	16/06/2023 18:37:23
Gateway Ref ID:	20230616670601	Method:	Indian Overseas Bank NB
GRIPS Payment ID:	160620232010114445	Payment Init. Date:	16/06/2023 18:36:57
Payment Status:	Successful	Payment Ref. No:	2001562871/4/2023 {Query Nil*/Query Year}

Depositor Details

Depositor's Name:	Mr ANURAG KYAL
Address:	30C, SOUTH END PARK, KOLKATA-700029
Mobile:	9330394689
Period From (dd/mm/yyyy):	16/06/2023
Period To (dd/mm/yyyy):	16/06/2023
Payment Ref ID:	2001562871/4/2023
Dept Ref ID/DRN:	2001562871/4/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001562871/4/2023	Property Registration-Stamp duty	0030-02-103-003-02	7120
2	2001562871/4/2023	Property Registration- Registration Fees	0030-03-104-001-16	2446
			<b>Total</b>	<b>9566</b>

IN WORDS: NINE THOUSAND FIVE HUNDRED SIXTY SIX ONLY.

PAID














Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue  
OFFICE OF THE D.S.R. - II SOUTH 24-PARGANAS, District Name :South 24-Parganas  
Signature / LTI Sheet of Query No/Year 16022001562871/2023

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













Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	SAOKAT MOLLA Kulberia,, City:- , P.O:- Kulberia, P.S:-Bhangar, District-South 24- Parganas, West Bengal, India, PIN:- 743502	Seller			 17.06.23
2	SABURALI MOLLA Purba Musiman Para,, City:- , P.O:- Kulberia, P.S.-Bhangar, District- South 24-Parganas, West Bengal, India, PIN:- 743502	Seller			 09.06.23
3	AKHER MOLLA Kulberia,, City:- , P.O:- Kulberia, P.S:-Bhangar, District-South 24- Parganas, West Bengal, India, PIN:- 743502.	Seller			 17.06.23



DISTRICT SUE REGISTRAR-II  
SC/TH 24 PGS, ALIPORE

17 JUN 2023

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	RUHUL AMIN MOLLA Kulberia,, City:- , P.O:- Kulberia, F.S:-Bhangar, District:-South 24- Parganas, West Bengal, India, PIN:- 743502	Seller			 17.06.23
5	SAHANARA BIBI Raghunathpur,, City:- , P.O:- Raghunathpur, P.S:-Bhangar, District:- South 24-Parganas: West Bengal, India, PIN:- 743502.	Seller			 17.06.23
6	AYESHA BIBI Mihamadpur Main Road,, Block/Sector: Kadampukur,, City:- , P.O:- Kadampukur, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135	Seller			 17.06.23
7	FATEMA BIBI Ghatakpur,, City:- , P.O:- Ghatakpur, P.S:- Bhangar, District:-South 24-Parganas, West Bengal, India, PIN:- 743502	Seller			 17.06.23

25/06/23  
District Registrar  
South of FSS, Almore









25/06/23

25/06/23



DISTRICT SUB REGISTRAR-II  
SOUTH OF FSS, ALMORE  
17 JUN 2023

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
8	SHARIFUL SEKH Konchpukur,, City:- , P.O.- Hatgacha, P.S:- Kolkata Leather Camp, District:-South 24- Parganas, West Bengal, India, PIN:- 700059.	Seller			<i>Shariful Sekh</i> 17/06/23.
9	KUTUBUDDIN SEKH Konchpukur,, City:- , P.O.- Hatgacha, P.S:- Kolkata Leather Camp, District:-South 24- Parganas, West Bengal, India, PIN:- 700059	Seller			<i>Kutubuddin Sekh</i> 17/06/23
10	MUSLIMA BEGAM MOLLA Bankachua, Bhumru,, City:- , P.O:- Raghunathpur, P.S:- Bhangar, District:-South 24-Parganas, West Bengal, India, PIN:- 743502	Seller			<i>Muslima Begam</i> 17.06.23
11	TASLIMA BIBI Paschimpa, Jatragachi,, City:- . P.O:- Ghuni, P.S.-Rajarhat, District:- North 24-Parganas, West Bengal, India, PIN:- 700167	Seller			<i>Taslima Bibi</i> 17.06.23



DISTRICT SUB REGISTRAR-II  
SOUTH 24 PCS, ALIPORE  
- 17 JUN 2023

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

Sl No.	Name of the Executant	Category		Finger Print	Signature with date
12	ASLIMA KHATUN Konchpukur,, City:- , P.O:- Hatgacha, P.S:- Kolkata Leather Camp, District:-South 24- Parganas, West Bengal, India, PIN:- 700059	Seller			<i>Aslima Khatun</i> 17.6.23
Sl No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	KHAIRUL HASSAN MOLLICK Son of Safiqul Islam Mollick Jirangacha, City:- , P.O:- Hatisala, P.S:- Kashipur, District:- South 24-Parganas, West Bengal, India, PIN:- 700135	SAOKAT MOLLA, SABURALI MOLLA, AKHER MOLLA, RUHUL AMIN MOLLA, SAHANARA BIBI, AYESHA BIBI, FATEMA BIBI, SHARIFUL SEKH, KUTUBUDDIN SEKH, MUSLIMA BEGAM MOLLA, TASLIMA BIBI, ASLIMA KHATUN			<i>Khairul Hassan Mollick</i> 17/06/2023

(Gurnan Basu)

DISTRICT SUB-  
REGISTRAR

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

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Handwritten notes in the middle left area, possibly including a name and a date.



DISTRICT SUB-REGISTRAR  
SCOURING  
17 JUL 2013

### Major Information of the Deed

Deed No :	I-1602-08621/2023	Date of Registration	19/06/2023
Query No / Year	1602-2001562871/2023	Office where deed is registered	
Query Date	16/06/2023 1:27:25 PM	D.S.R. - I   SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	VINAYAK LEGAL 122/1R, Satyendra Nath Majumdar Sarani, Thana : Tollygunge, District : South 24-Parganas, WEST BENGAL, PIN - 700026, Mobile No. : 9330394689, Status : Seller/Executant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 2,40,000/-	Rs. 2,40,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,220/- (Article:23)	Rs. 2,446/- (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-62	RS-615	Bastu	Shall	0.6457 Dec	1,10,000/-	1,10,000/-	
L2	RS-69	RS-643	Bastu	Danga	0.7857 Dec	1,30,000/-	1,30,000/-	
		<b>TOTAL :</b>			<b>1.4314Dec</b>	<b>2,40,000 /-</b>	<b>2,40,000 /-</b>	
		<b>Grand Total :</b>			<b>1.4314Dec</b>	<b>2,40,000 /-</b>	<b>2,40,000 /-</b>	

#### Seller Details :

Sj No	Name,Address,Photo,Finger print and Signature
1	<b>SAOKAT MOLLA</b> Son of Late Jobelauddin Molla Kulberia,, City:- , P.O:- Kulberia, P.S.-Bhangar, District:-South 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No.:: BLxxxxx5A, Aadhaar No: 37xxxxxxxx8956, Status :Individual, Executed by: Self, Date of Execution: 17/06/2023 , Admitted by: Self, Date of Admission: 17/06/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/06/2023 , Admitted by: Self, Date of Admission: 17/06/2023 ,Place : Pvt. Residence



2	<p><b>SABURALI MOLLA</b>  Son of Late: Jebeladdin Purba Muslim Para,, City:- , P.O:- Kulberia, P.S:-Bhangar, District:-South 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No.:: BHxxxxxx3P, Aadhaar No: 86xxxxxxxx7455, Status :Individual, Executed by: Self, Date of Execution: 17/06/2023 , Admitted by: Self, Date of Admission: 17/06/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/06/2023 , Admitted by: Self, Date of Admission: 17/06/2023 ,Place : Pvt. Residence</p>
3	<p><b>AKHER MOLLA</b>  Son of Late: Jebeloddin Molla Kulberia,, City:- , P.O:- Kulberia, P.S:-Bhangar, District:-South 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No.:: BHxxxxxx2N, Aadhaar No: 56xxxxxxxx8015, Status :Individual, Executed by: Self, Date of Execution: 17/06/2023 , Admitted by: Self, Date of Admission: 17/06/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/06/2023 , Admitted by: Self, Date of Admission: 17/06/2023 ,Place : Pvt. Residence</p>
4	<p><b>RUHUL AMIN MOLLA</b>  Son of Late: Jebeladdin Molla Kulberia,, City:- , P.O:- Kulberia, P.S:-Bhangar, District:-South 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No.:: BJxxxxxx6H, Aadhaar No: 36xxxxxxxx1673, Status :Individual, Executed by: Self, Date of Execution: 17/06/2023 , Admitted by: Self, Date of Admission: 17/06/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/06/2023 , Admitted by: Self, Date of Admission: 17/06/2023 ,Place : Pvt. Residence</p>
5	<p><b>SAHANARA BIBI</b>  Daughter of Jebeladdin Molla Raghunathpur,, City:- , P.O:- Raghunathpur, P.S:-Bhangar, District:-South 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Female, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No.:: DXxxxxxx7F, Aadhaar No: 63xxxxxxxx7207, Status :Individual, Executed by: Self, Date of Execution: 17/06/2023 , Admitted by: Self, Date of Admission: 17/06/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/06/2023 , Admitted by: Self, Date of Admission: 17/06/2023 ,Place : Pvt. Residence</p>
6	<p><b>AYESHA BIBI</b>  Daughter of Jibaluddin Molla Mahamadpur Main Road,, Block/Sector: Kadampukur,, City:- , P.O:- Kadampukur, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No.:: DUxxxxxx8M, Aadhaar No: 65xxxxxxxx2411, Status :Individual, Executed by: Self, Date of Execution: 17/06/2023 , Admitted by: Self, Date of Admission: 17/06/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/06/2023 , Admitted by: Self, Date of Admission: 17/06/2023 ,Place : Pvt. Residence</p>
7	<p><b>FATEMA BIBI</b>  Daughter of Jebeluddin Molla Ghatakpur,, City:- , P.O:- Ghatakpur, P.S:-Bhangar, District:-South 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Female, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No.:: DUxxxxxx8H, Aadhaar No: 28xxxxxxxx5259, Status :Individual, Executed by: Self, Date of Execution: 17/06/2023 , Admitted by: Self, Date of Admission: 17/06/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/06/2023 , Admitted by: Self, Date of Admission: 17/06/2023 ,Place : Pvt. Residence</p>
8	<p><b>SHARIFUL SEKH</b>  Son of Late: Ammbat Ali Sekh Konchpukur,, City:- , P.O:- Hatgache, P.S:-Kolkata Leather Camp, District:-South 24-Parganas, West Bengal, India, PIN:- 700059 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No.:: DQxxxxxx2H, Aadhaar No: 49xxxxxxxx6797, Status :Individual, Executed by: Self, Date of Execution: 17/06/2023 , Admitted by: Self, Date of Admission: 17/06/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/06/2023 , Admitted by: Self, Date of Admission: 17/06/2023 ,Place : Pvt. Residence</p>



9	<b>KUTUBUDDIN SEKH (Presentant )</b> Son of Late Ambat Ali Sekh Konchpukur., City:- , P.O:- Hatgacha, P.S:-Kolkata Leather Camp, District:-South 24-Parganas, West Bengal, India, PIN:- 700059 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No.: EVxxxxx1H, Aadhaar No: 95xxxxxxxx1251, Status :Individual, Executed by: Self, Date of Execution: 17/06/2023 , Admitted by: Self, Date of Admission: 17/06/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/06/2023 , Admitted by: Self, Date of Admission: 17/06/2023 ,Place : Pvt. Residence
10	<b>MUSLIMA BEGAM MOLLA</b> Daughter of Late Ambat Ali Sekh Berkachua, Bhumru., City:- , P.O:- Raghunathpur, P.S:-Bhangar, District:-South 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Female, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No.: EHxxxxx0P, Aadhaar No: 86xxxxxxxx2755, Status :Individual, Executed by: Self, Date of Execution: 17/06/2023 , Admitted by: Self, Date of Admission: 17/06/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/06/2023 , Admitted by: Self, Date of Admission: 17/06/2023 ,Place : Pvt. Residence
11	<b>TASLIMA BIBI</b> Daughter of Late Ombat Shake Paschimpa, Jatragachi., City:- , P.O:- Ghuni, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700157 Sex: Female, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No.: CJxxxxx0L, Aadhaar No: 20xxxxxxxx1060, Status :Individual, Executed by: Self, Date of Execution: 17/06/2023 , Admitted by: Self, Date of Admission: 17/06/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/06/2023 , Admitted by: Self, Date of Admission: 17/06/2023 ,Place : Pvt. Residence
12	<b>ASLIMA KHATUN</b> Daughter of Late Ammbat Ali Sekh Konchpukur., City:- , P.O:- Hatgacha, P.S:-Kolkata Leather Camp, District:-South 24-Parganas, West Bengal, India, PIN:- 700059 Sex: Female, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No.: HCxxxxx6E, Aadhaar No: 39xxxxxxxx8493, Status :Individual, Executed by: Self, Date of Execution: 17/06/2023 , Admitted by: Self, Date of Admission: 17/06/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/06/2023 , Admitted by: Self, Date of Admission: 17/06/2023 ,Place : Pvt. Residence

**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>ANURAG KYAL</b> Son of Umesh Kyal 30C, Southend Park., City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AGxxxxx6H, Aadhaar No: 52xxxxxxxx8314, Status :Individual, Status : Not Executed

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>KHAIRUL HASSAN MOLLIK</b> Son of Safiqul Islam Mollick Jirangacha, City:- , P.O:- Hafisala, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135			

Identifier Of SAOKAT MOLLA, SABURALI MOLLA, AKHER MOLLA, RUHUL AMIN MOLLA, SAHANARA BIBI, AYESHA BIBI, FATEMA BIBI, SHARIFUL SEKH, KUTUBUDDIN SEKH, MUSLIMA BEGAM MOLLA, TASLIMA BIBI, ASLIMA KHATUN



**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	SAOKAT MOLLA	ANURAG KYAL-0.0538083 Dec
2	SABURALI MOLLA	ANURAG KYAL-0.0538083 Dec
3	AKHER MOLLA	ANURAG KYAL-0.0538083 Dec
4	RUHUL AMIN MOLLA	ANURAG KYAL-0.0538083 Dec
5	SAHANARA BIBI	ANURAG KYAL-0.0538083 Dec
6	AYESHA BIBI	ANURAG KYAL-0.0538083 Dec
7	FATEMA BIBI	ANURAG KYAL-0.0538083 Dec
8	SHARIFUL SEKH	ANURAG KYAL-0.0538083 Dec
9	KUTUBUDDIN SEKH	ANURAG KYAL-0.0538083 Dec
10	MUSLIMA BEGAM MOLLA	ANURAG KYAL-0.0538083 Dec
11	TASLIMA BIBI	ANURAG KYAL-0.0538083 Dec
12	ASLIMA KHATUN	ANURAG KYAL-0.0538083 Dec

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	SAOKAT MOLLA	ANURAG KYAL-0.065475 Dec
2	SABURALI MOLLA	ANURAG KYAL-0.065475 Dec
3	AKHER MOLLA	ANURAG KYAL-0.065475 Dec
4	RUHUL AMIN MOLLA	ANURAG KYAL-0.065475 Dec
5	SAHANARA BIBI	ANURAG KYAL-0.065475 Dec
6	AYESHA BIBI	ANURAG KYAL-0.065475 Dec
7	FATEMA BIBI	ANURAG KYAL-0.065475 Dec
8	SHARIFUL SEKH	ANURAG KYAL-0.065475 Dec
9	KUTUBUDDIN SEKH	ANURAG KYAL-0.065475 Dec
10	MUSLIMA BEGAM MOLLA	ANURAG KYAL-0.065475 Dec
11	TASLIMA BIBI	ANURAG KYAL-0.065475 Dec
12	ASLIMA KHATUN	ANURAG KYAL-0.065475 Dec



On 16-06-2023

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 2,40,000/-



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

On 17-06-2023

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

Presented for registration at 14:55 hrs on 17-06-2023, at the Private residence by KUTUBUDDIN SEKH , one of the Executants.

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

Execution is admitted on 17/06/2023 by 1. SAOKAT MOLLA, Son of Late Jobelauddin Molla, Kulberia,, P.O: Kulberia, Thana: Bhangar, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Muslim, by Profession Others, 2. SABURALI MOLLA, Son of Late Jebeladdin , Purba Musman Para, P.O: Kulberia, Thana: Bhangar, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Muslim, by Profession Others, 3. AKHER MOLLA, Son of Late Jebeloddin Molla, Kulberia,, P.O: Kulberia, Thana: Bhangar, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Muslim, by Profession Others, 4. RUHUL AMIN MOLLA, Son of Late Jebeladdin Molla, Kulberia,, P.O: Kulberia, Thana: Bhangar, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Muslim, by Profession Others, 5. SAHANARA BIBI, Daughter of Jebeladdin Molla, Raghunathpur,, P.O: Raghunathpur, Thana: Bhangar, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Muslim, by Profession Others, 6. AYESHA BIBI, Daughter of Jibaluddin Molla, Mahamadpur Main Road,, Sector: Kadampukur,, P.O: Kadampukur, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Others, 7. FATEMA BIBI, Daughter of Jeblauddin Molla, Ghatakpur,, P.O: Ghatakpur, Thana: Bhangar, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Muslim, by Profession Others, 8. SHARIFUL SEKH, Son of Late Ammbat Ali Sekh, Konchpukur,, P.O: Hatgacha, Thana: Kolkata Leather Camp, , South 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Muslim, by Profession Others, 9. KUTUBUDDIN SEKH, Son of Late Ambat Ali Sekh, Konchpukur,, P.O: Hatgacha, Thana: Kolkata Leather Camp, , South 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Muslim, by Profession Others, 10. MUSLIMA BEGAM MOLLA, Daughter of Late Ambat Ali Sekh, Bankachua, Bhumru,, P.O: Raghunathpur, Thana: Bhangar, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Muslim, by Profession Others, 11. TASLIMA BIBI, Daughter of Late Ombat Shake, Paschimpa, Jatragachi,, P.O: Ghuni, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Muslim, by Profession Others, 12. ASLIMA KHATUN, Daughter of Late Ammbat Ali Sekh, Konchpukur,, P.O: Hatgacha, Thana: Kolkata Leather Camp, , South 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Muslim, by Profession Others

Indetified by KHAIRUL HASSAN MOLLICK, , Son of Safiqul Islam Mollick, Jirangacha, P.O: Hatisala, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by profession Others



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



On 19-06-2023

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

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

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 2,446.00/- ( A(1) = Rs 2,400.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 2,446/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 16/06/2023 6:37PM with Govt. Ref. No: 192023240101144468 on 16-06-2023, Amount Rs: 2,446/-, Bank: SBI EPay ( SBIPay), Ref. No. 6920367695613 on 16-06-2023, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 7,220/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 7,120/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 307301, Amount: Rs.100.00/-, Date of Purchase: 23/05/2023, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 16/06/2023 6:37PM with Govt. Ref. No: 192023240101144468 on 16-06-2023, Amount Rs: 7,120/-, Bank: SBI EPay ( SBIPay), Ref. No. 6920367695613 on 16-06-2023, Head of Account 0030-02-103-003-02



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





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2023, Page from 287233 to 287268

being No 160208621 for the year 2023.



Digitally signed by Suman Basu  
Date: 2023.06.19 18:09:43 +05:30  
Reason: Digital Signing of Deed.

(Suman Basu) 2023/06/19 06:09:43 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. -I I SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)

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0894/22

I-8721/22



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AG 786818

29/07/2022  
 2002317A 63/2022  
 6:25 P.M.

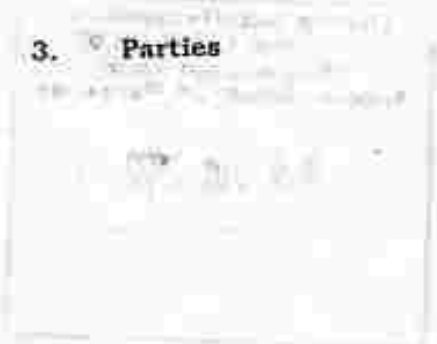


District Sub-Registrar-IV  
 Registrar U/S 7 (2) of  
 Registration 1908  
 Alipore, South 24 Parganas  
 - 2 AUG 2022  
 29-7-22  
 02/8/22

CONVEYANCE

1. Date: 29-07-2022
2. Place: Kolkata
3. Parties

VE  
 2161  
 6-25 PM  
 29/7/22



010029

08 JUN 2022

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

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

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

**SUBHANKAR DAS**  
**STAMP VENDOR**

Alipore Police Court, Kol-27

Vendor: .....

*Anwita Ghosh*



5472

INTERFACE BUILDCON PVT. LTD

*Anwita Ghosh*

Director / Authorised Signatory

KAYL DEVELOPERS PRIVATE LIMITED

*Anwita Ghosh*

Director / Authorised Signatory

*[Faint handwritten notes]*

*[Faint handwritten notes]*



5474

*Saiful Haque*

District Sub-Registrar-IV  
Registrar US 7 (2) of  
Registration 1808  
Alipore, South 24 Parganas

29 JUL 2022

*Anwar Hossain  
to- Nazimuddin Molla  
Vill- Jibangatha  
P.O. Natisala  
Rs- Kashi Pur*

- 3.1 **SAIFUL HAQUE ALIAS SAIFUL HAQUE MOLLA (PAN ALIPH9374D and Aadhaar No. 966746057406)**, son of Mohammad Ali Molla, by faith Muslim, by occupation Business, residing at Jirangachi, Post Office Hatisala, Kolkata-700135, Police Station Kashipur (formerly Bhangar), District South 24 Parganas (**Vendor**, includes successors-in-interest)

**And**

- 3.2 **UMESH KYAL**, having **PAN AGCPK9667R** and **Aadhaar No. 3221 6780 6519**), son of Late Govind Ram Kyal, by faith Hindu, by occupation Business, nationality Indian, residing at 30C, South End Park, P.S.- Rabindra Sarovar (formerly Lake) Post Office- Sarat Bose Road, Kolkata- 700 029 (**Purchaser**, includes successors-in-interest)

**And**

- 3.3 **INTERFACE BUILDCON PRIVATE LIMITED (PAN AACCI7760A)**, having CIN U45400WB2100PTC170339, a company duly incorporated under the Companies Act, 1956, having its registered office at Premises No. 30C, South End Park, P.S- Rabindra Sarobar, P.O.- Sarat Bose Road, Kolkata- 700029, represented by its Authorized Signatory, **Amrita Ghosh (PAN BLRPG8979F & Aadhaar No. 274444982164)**, son of Biplob Ghosh, residing at Bellachandi Gocharan, Post Office Bellachandi, Police Station Joynagar, South 24 Parganas, Kolkata- 743391;

- 3.4 **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, 4<sup>th</sup> 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 Bellachandi Gocharan, Post Office Bellachandi, Police Station Joynagar, South 24 Parganas, Kolkata- 743391

(Party Nos. 3.3 and 3.4 collectively **Confirming Parties**, include successors-in-interest)

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

**NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:**

**4. Subject Matter of Conveyance**

- 4.1 **Said Property: 1)** Land classified as danga (highland) measuring 3.53 (three point five three ) decimal, more or less, out of 48 (forty eight) decimal, being a portion of R.S. Dag No. 68, corresponding L.R. Dag No. 62, recorded under R.S. Khatian No. 543, L.R. Khatian No. 3404 Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District



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

29 JUL 2022

Bhangar, District South 24 Parganas (**First Property**) and 2) Land classified as danga (highland) measuring 3.53 (three point five three) decimal, more or less, [as per share 4.2 decimals] out of 63 (sixty three) decimal, being a portion of R.S. Dag No. 89, corresponding L.R. Dag No. 83, recorded under R.S. Khatian No. 184, L.R. Khatian No. 3404 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 3) Land classified as danga (highland) measuring 3.61 (three point six one) decimal, more or less, out of 58 (fifty eight) decimal, being a portion of R.S. Dag No. 90, corresponding L.R. Dag No. 84, recorded under R.S. Khatian No. 643, L.R. Khatian No. 3404 Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Third Property**) and 4) Land classified as shali (agriculture) measuring 7.25 (seven point two five) decimal, more or less, out of 29 (twenty nine) decimal, being a portion of R.S. Dag No. 66, corresponding L.R. Dag No. 60, recorded under C.S. Khatian No. 119, L.R. Khatian No. 3404, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Fourth Property**) and 5) Land classified as shali (agriculture) measuring 6.5 (six point five) decimal, more or less, out of 66 (sixty six) decimal, being a portion of R.S. Dag No. 98, corresponding L.R. Dag No. 91, recorded under R.S. Khatian No. 416, L.R. Khatian No. 3404, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Fifth Property**) (**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 Sale by Abdul Wadud Molla:** By virtue of registered deed of conveyance dated 1<sup>st</sup> March, 2010, registered in the office at A.D.S.R. Bhangar recorded in Book-I, CD Volume No. 3, at pages from 2709 to 2721 being No. 00987 for the year 2010, the said Abdul Wadud Molla sold transferred conveyed 1) the land measuring 0.8 decimals in R.S. Dag No. 68, corresponding to L.R. Dag No. 62, 2) land measuring 0.8 decimals in respect of R.S. Dag No. 89, corresponding to L.R. Dag No. 83 and land measuring 1.66 decimals in R.S. Dag No. 68, corresponding to L.R. Dag No. 62, and 3) land measuring 0.83 decimals in respect of R.S. Dag No. 90, corresponding to L.R. Dag No. 84 unto and in favour of Samsul Haque, Sahidul Haque, Sirajul Haque, Safikul Haque & Saiful Haque free from all encumbrances and



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

29 JUL 2022

by virtue of the aforesaid deed of conveyance, the said Saiful Haque became the owner of 1/3<sup>rd</sup> share of 1/2 share out of the larger property.

- 5.1.2 **Ownership of Vendor:-** In the abovementioned facts, the said Saiful Haque became the owner of 1) land measuring 0.26 (zero point two six) decimals in R.S. Dag No. 68, corresponding to L.R. Dag No. 62 , 2) land measuring and measuring 0.26 (zero point two six) decimals in respect of R.S. Dag No. 89, corresponding to L.R. Dag No. 83 and land measuring 0.276 ( zero point two seven six) decimals in R.S. Dag No. 68, corresponding to L.R. Dag No. 62, and 3) land measuring 0.83 decimals in respect of R.S. Dag No. 90, corresponding to L.R. Dag No. 84 under R.S. Khatian Nos. 643 & 184.
- 5.1.3 **Sale by Hazi Mohammed Ali:** By virtue of registered deed of conveyanced, dated 20<sup>th</sup> September, 2011, registered in the office at A.D.S.R. Bhangar recorded in Book-1, CD Volume No. 11, at pages from 262 to 272 being No. 3482 for the year 2011, the said Abdul Wadud Molla sold transferred conveyed 1) the land measuring 9.8 (nine point eight) decimals in R.S. Dag No. 68, corresponding to L.R. Dag No. 62 , 2) land measuring 9.8 (nine point eight) decimals in respect of R.S. Dag No. 89, corresponding to L.R. Dag No. 83 and 3) land measuring 10(Ten) decimals in respect of R.S. Dag No. 90, corresponding to L.R. Dag No. 84 unto and in favour of, Sirajul Haque, Safikul Haque & Saiful Haque free from all encumbrances and by virtue of the aforesaid deed of conveyance, the said Saiful Haque became the owner of 1/3<sup>rd</sup> share.
- 5.1.4 **Ownership of Vendor:-** In the abovementioned facts, the said Saiful Haque became the owner of 1) the land measuring 3.26 (three point two six) decimals in R.S. Dag No. 68, corresponding to L.R. Dag No. 62 , 2) land measuring 3.26 (three point two six) decimals in respect of R.S. Dag No. 89, corresponding to L.R. Dag No. 83 and 3) land measuring 3.33(three point three three) decimals in respect of R.S. Dag No. 90, corresponding to L.R. Dag No. 84 under R.S. Khatian Nos. 643 & 184.

**Total Ownership of the Vendor in respect of R.S. Dag Nos. 68, 89 & 90:** 1) Land classified as danga (highland) measuring 3.53 (three point five three ) decimal, more or less, out of 48 (forty eight) decimal, being a portion of R.S. Dag No. 68, corresponding L.R. Dag No. 62, recorded under R.S. Khatian No. 643, L.R. Khatian No. 3404 Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas morefully and particularly mentioned in the **Part-I of First Schedule** Below 2) Land classified as danga (highland) measuring 3.53 (three point five three) decimal, more or less, out of 63 (sixty three) decimal, being a portion of R.S. Dag No. 89, corresponding L.R. Dag No. 83, recorded under R.S. Khatian No. 184, L.R. Khatian No. 3404Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas morefully and particularly mentioned in the **Part-II of First Schedule** Below and 3) Land classified as danga (highland) measuring 3.61



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

29 JUL 2022

(three point six one) decimal, more or less, out of 58 (fifty eight) decimal, being a portion of R.S. Dag No. 90, corresponding L.R. Dag No. 84, recorded under R.S. Khatian No. 643, L.R. Khatian No. 3404 Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas morefully and particularly mentioned in the **Part-III of First Schedule** Below

- 5.1.5 **Sale by Nechar Ali Molla in respect of R.S. Dag No. 66** Son of Aljuddin Molla: By virtue of registered deed of Gift, dated 10<sup>th</sup> February, 1986, registered in the office at A.D.S.R. Bhangar recorded in Book-I, CD Volume No. 322, at pages from 405 to 411 being No. 1512 for the year 1986, the said Nechar Ali Molla transferred assigned land measuring 7.25 (seven point two five) decimal, more or less, out of 29 (twenty nine) decimal, being a portion of R.S. Dag No. 66, corresponding L.R. Dag No. 60, recorded under C.S. Khatian No. 119, L.R. Khatian No. 3404, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas unto and in favour of his only son Abdul Rahim Molla free from all encumbrances.
- 5.1.6 **Sale by Abdul Rahim Molla:** By virtue of registered deed of conveyance, dated 14<sup>th</sup> April, 2013, registered in the office at A.D.S.R. Bhangar recorded in Book-I, CD Volume No. 7, at pages from 4585 to 4595 being No. 2059 for the year 2013 the said Abdul Rahim Molla sold transferred conveyed Land measuring 7.25 (seven point two five) decimal, more or less, out of 29 (twenty nine) decimal, being a portion of R.S. Dag No. 66, corresponding L.R. Dag No. 60, recorded under C.S. Khatian No. 119, L.R. Khatian No. 3404, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas unto and in favour of Saiful Haque (the Vendor herein) free from all encumbrances.
- 5.1.7 **Ownership of Vendor:-** In the abovementioned facts, the said Saiful Haque became the owner Land measuring 7.25 (seven point two five) decimal, more or less, out of 29 (twenty nine) decimal, being a portion of R.S. Dag No. 66, corresponding L.R. Dag No. 60, recorded under C.S. Khatian No. 119, L.R. Khatian No. 3404, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas.
- 5.1.8 **Sale by Khoshal Molla in respect of R.S. Dag No. 98:** By virtue of registered deed of Conveyance, registered in the office at A.D.S.R. Bhangar recorded in Book-I, being No. 2986 for the year 1972, the said Khoshal Molla sold transferred conveyed Land classified as shall (agriculture) measuring 16.5 (sixteen point five) decimal, more or less, out of 66 (forty eight) 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. 3404, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas unto and



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

29 JUL 2022



in favour of Nechar Ali Molla & Asad Ali Molla. And thus the said Nechar Ali Molla became the owner of 8.25 Decimals free from all encumbrances.

- 5.1.9 **Sale by Nechar Ali Molla:** By virtue of registered deed of conveyance, registered in the office at A.D.S.R. Bhangar recorded in Book-1, being No. 10934 for the year 1986 the said Nechar Ali Molla sold transferred conveyed Land measuring 8.25 (eight point two five) decimal, more or less, out of 29 (twenty nine) 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. 3404, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas unto and in favour of Rahamatulla Molla & Ebrahim Molla free from all encumbrances.
- 5.1.10 **Sale by Rahamatulla Molla & Ebrahim Molla:** By virtue of registered deed of conveyance, dated 24<sup>th</sup> December, 2013, registered in the office at A.D.S.R. Bhangar recorded in Book-1, CD Volume No. 19, at pages from 755 to 768 being No. 6351 for the year 2013 the said Rahamatulla Molla & Ebrahim Molla jointly sold transferred conveyed Land measuring 6.5 (six point five) decimal, more or less, out of 8.25 (eight point two five) decimal out of 29 (twenty nine) 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. 3404, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas unto and in favour of Saiful Haque (the Vendor herein) free from all encumbrances.
- 5.1.11 **Absolute Ownership of Vendor:** In the above mentioned events and circumstances said Saiful Haque (the Vendor herein) has become the absolute owner in respect of the Said Property, and recorded his name in the Record of Rights under L.R. Khatian No. 3404.
- 5.1.12 **Agreement between the Vendor and the Confirming Parties:** M/s. Interface Buildcon Private Limited and M/s. Kyal Developers Private Limited (collectively the Confirming Parties herein) entered into an agreement for sale with the Vendors herein for purchasing the said property wherein a sum of Rs. 7,00,000/- (Rupees Seven lakh only) has been paid by said M/s. Interface Buildcon Private Limited and a further sum of Rs. 8,00,000/- (Rupees eight lakh only) has been paid by said M/s. Kyal Developers Private Limited to the Vendor as earnest money.
- 5.1.13 **Nomination:** Thereafter, the Purchasers herein approached the Vendor and the Confirming Parties herein with a proposal to purchase the Said Property and the Confirming Parties accepted the proposal of the Purchasers and nominated the Purchasers to take Conveyance of the Said Property directly from the Vendor herein with the confirmation of the Confirming Parties herein.
- 5.1.14 **Completion of Sale:** In furtherance of the above, the Vendor is completing the sale of the Said Property in favour of the Purchaser, by



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

29 JUL 2022

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 whatsoever have/had/has any right of pre-emption over and in respect of the Said Property or any part thereof.
- 5.2.7 **No Mortgage:** No mortgage or charge has been created by the Vendor by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.
- 5.2.8 **Free From All Encumbrances:** The Said Property is free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debutters*, *wakf*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title and the title of the Vendor to the Said Property is free, clear and marketable.
- 5.2.9 **No Personal Guarantee:** The Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.



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

29 JUL 2022

*[Signature]*

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

## 6. Basic Understanding

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

## 7. Transfer

7.1 **Hereby Made:** The Vendor hereby sells, conveys and transfers to the Purchaser the entirety of the Vendor's right, title and interest of whatsoever or howsoever nature in the Said Property, more fully described in the **Schedule** below, **1)** Land classified as danga (highland) measuring 3.53 (three point five three ) decimal, more or less, out of 48 (forty eight) decimal, being a portion of R.S. Dag No. 68, corresponding L.R. Dag No. 62, recorded under R.S. Khatian No. 643, L.R. Khatian No. 3404 Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**First Property**) and **2)** Land classified as danga (highland) measuring 3.53 (three point five three) decimal, more or less, [as per share 4.2 decimals] out of 63 (sixty three) decimal, being a portion of R.S. Dag No. 89, corresponding L.R. Dag No. 83, recorded under R.S. Khatian No. 184, L.R. Khatian No. 3404 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 **3)** Land classified as danga (highland) measuring 3.61 (three point six one) decimal, more or less, out of 58 (fifty eight) decimal, being a portion of R.S. Dag No. 90, corresponding L.R. Dag No. 84, recorded under R.S. Khatian No. 643, L.R. Khatian No. 3404 Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Third Property**) and **4)** Land classified as shali (agriculture) measuring 7.25 (seven point two five) decimal, more or less, out of 29 (twenty nine) decimal, being a portion of R.S. Dag No. 66, corresponding L.R. Dag No. 60, recorded under C.S. Khatian No. 119, L.R. Khatian No. 3404, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Fourth Property**) and **5)** Land classified as shall (agriculture) measuring 6.5 (six point five) decimal, more or less, out of 66 (sixty six) decimal, being a portion of R.S. Dag No. 98, corresponding L.R. Dag No. 91, recorded under R.S. Khatian No.416, L.R. Khatian No. 3404, Mouza Jirangacha, J.L. No. 25, Police



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

29 JUL 2022

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

- 7.2 **Consideration:** The aforesaid conveyance of the Said Property is being made in consideration of a sum of **Rs. 40,00,000/-** (Rupees forty lakh only) (**Total Consideration**) out of which the Purchasers have paid Rs. 25,00,000/- (Rupees twenty five lakh only) directly to the Vendor receipt of which Vendor hereby and by the Vendor's Receipt and Memo of Consideration hereunder written, admits and acknowledges and Rs. 7,00,000/- (Rupees Seven lakh only) to said M/s. Interface Buildcon Private Limited towards reimbursement of earnest money and further Rs. 8,00,000/- (Rupees eight lakh only) to said M/s. Kyal Developers Private Limited towards reimbursement of earnest money, receipt of which the Confirming Parties hereby and by the Confirming Parties' Receipt and Memo of Consideration hereunder written, admit and acknowledge.

## 8. **Terms of Transfer**

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

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

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

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



District Sub-Registrar-IV  
Registrar URS 7 (2) of  
Registration 1908  
Alibora, South 24 Parganas

29 JUL 2022

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



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

29 JUL 2022

- 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.



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

29 JUL 2022

**The Schedule**  
**(Said Property)**  
**Part-I**

Land vacant classified as danga (highland) measuring 3.53 (three point five three ) decimal, more or less, out of 48 (forty eight) decimal, being a portion of R.S. Dag No. 68, corresponding L.R. Dag No. 62, recorded under R.S. Khatian No. 643, L.R. Khatian No. 3404 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 the said R.S. *Dag* No. 68 is butted and bounded as follows:

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

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

**Part-II**

Land vacant classified as danga (highland) measuring 3.53 (three point five three) decimal, more or less, [as per share 4.2 decimals] out of 63 (sixty three) decimal, being a portion of R.S. Dag No. 89, corresponding L.R. Dag No. 83, recorded under R.S. Khatian No. 184, L.R. Khatian No. 3404 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 the said R.S. *Dag* No. 89 is butted and bounded as follows:

- On the North** : By R.S. Dag Nos.87 & 88
- On the East** : By R.S. Dag No.69
- On the South** : By R.S. Dag No. 90
- On the West** : By Mouza Hatisala

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

**Part-III**

Land vacant classified as danga (highland) measuring 3.61 (three point six one) decimal, more or less, out of 58 (fifty eight) decimal, being a portion of R.S. Dag No. 90, corresponding L.R. Dag No. 84, recorded under R.S. Khatian No. 643, L.R. Khatian No. 3404 Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar,



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

29 JUL 2022

District South 24 Parganas, and the said R.S. *Dag* No. 90 is butted and bounded as follows:

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

**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.

#### **Part-IV**

Land vacant classified as shali (agriculture) measuring 7.25 (seven point two five) decimal, more or less, out of 29 (twenty nine) decimal, being a portion of R.S. *Dag* No. 66, corresponding L.R. *Dag* No. 60, recorded under C.S. Khatian No. 119, L.R. Khatian No. 3404, 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 the said R.S. *Dag* No. 90 is butted and bounded as follows:

- On the North** : By R.S. *Dag* No.65
- On the East** : By R.S. *Dag* Nos.143 & 148
- On the South** : By R.S. *Dag* No. 97
- On the West** : By R.S. *Dag* Nos. 67 & 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 Said Property and appurtenances and inheritances for access and user thereof.

#### **Part-V**

Land vacant classified as shali (agriculture) measuring 6.5 (six point five) decimal, more or less, out of 66 (sixty six) decimal, being a portion of R.S. *Dag* No. 98, corresponding L.R. *Dag* No. 91, recorded under R.S. Khatian No.416, L.R. Khatian No. 3404, 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 the said R.S. *Dag* No. 90 is butted and bounded as follows:

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

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



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

29 JUL 2022

*[Signature]*

**2<sup>nd</sup> Schedule**  
**(Said Property)**  
**[Subject Matter of Conveyance]**

Land vacant classified as danga (highland) measuring 3.53 (three point five three ) decimal, more or less, out of 48 (forty eight) decimal, being a portion of R.S. Dag No. 68, corresponding L.R. Dag No. 62, recorded under R.S. Khatian No. 643, L.R. Khatian No. 3404 Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas

Land vacant classified as danga (highland) measuring 3.53 (three point five three) decimal, more or less, [as per share 4.2 decimals] out of 63 (sixty three) decimal, being a portion of R.S. Dag No. 89, corresponding L.R. Dag No. 83, recorded under R.S. Khatian No. 184, L.R. Khatian No. 3404 Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas,

Land vacant classified as danga (highland) measuring 3.61 (three point six one) decimal, more or less, out of 58 (fifty eight) decimal, being a portion of R.S. Dag No. 90, corresponding L.R. Dag No. 84, recorded under R.S. Khatian No. 643, L.R. Khatian No. 3404 Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas

Land vacant classified as shali (agriculture) measuring 7.25 (seven point two five) decimal, more or less, out of 29 (twenty nine) decimal, being a portion of R.S. Dag No. 66, corresponding L.R. Dag No. 60, recorded under C.S. Khatian No. 119, L.R. Khatian No. 3404, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas

Land vacant classified as shali (agriculture) measuring 6.5 (six point five) decimal, more or less, out of 66 (sixty six) decimal, being a portion of R.S. Dag No. 98, corresponding L.R. Dag No. 91, recorded under R.S. Khatian No. 416, L.R. Khatian No. 3404, 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, 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:



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

29 JUL 2022

R.S. Dag No.	L.R. Dag No.	R.S. Khatian No.	L.R. Khatian No.	Total Area in Dag (in Dec)	Area Sold (in Dec)
68	62	643	3404	48	3.53
89	83	184	3404	63	4.2
90	84	643	3404	58	3.61
66	60	CS-119	3404	29	7.25
98	91	416	3404	66	6.5
					<b>25.09</b>

## 10. Execution and Delivery

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

Witnesses:

1. *Saurav Ghosh*  
122/R, S.N.M. Sarami,  
Kol-26.

*Saiful Haque*

[Vendor]

2. *Anwar Hossain*  
Vill - Jisamgatra  
P.O - Katisala  
P.S. - Kasimpur  
Dist - 24 Pgs W

INTERFACE BUILDCON PVT. LTD

*Anwita Ghosh*

Director / Authorised Signatory

KAYL DEVELOPERS PRIVATE LIMITED

*Anwita Ghosh*

Director / Authorised Signatory

Drafted by:

*Alamgir Reza*

Advocate

*HB/1366/03*

*Alipore Judges Court*  
Kol-27

[Confirming Parties]



District Sub-Registrar-IV  
Registrar U/S 7 (2) of  
Registration 1008  
Alipore, South 24 Parganas

29 JUL 2022

### Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs. 25,00,000/- (Rupees Twenty Five Lakh Only)** towards full and final payment of the consideration for sale of the Said Property described in the **Second Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
UTR No. IOBAR52022072900196039	29.07.2022	Indian Overseas Bank	25,00,000.00
<b>Total:</b>			<b>25,00,000.00</b>

*Saiful Haque*

(Saiful Haque)  
[Vendor]

**Witnesses:**

1. *Anwar Hussain*
2. *Saurav Ghosh*



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

29 JUL 2022

### Confirming Partys' Receipt And Memo of Consideration

We, Interface Buldcon Private Limited have received from the within named Purchasers the within mentioned sum of **Rs.7,00,000/- (Rupees Seven lakh only)** towards full and final payment of reimbursement of earnest money for nominating our right and interest in the Said Property described in the **Second Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
Chq. No. 256365	29.07.22	Indian Overseas Bank	7,00,000.00
<b>Total:</b>			<b>7,00,000/-</b>

We, Kyal Developers Private Limited have received from the within named Purchasers the within mentioned sum of **Rs.8,00,000/- (Rupees eight lakh only)** towards full and final payment of reimbursement of earnest money for nominating our right and interest in the Said Property described in the **Second Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
Chq. No. 256364	29.07.22	Indian Overseas Bank	8,00,000.00
<b>Total:</b>			<b>8,00,000/-</b>

Witnesses:

1. Anowar-hossain

2. Sourav Ghosh

INTERFACE BUILDCON PVT.LTD

*Ananta Ghosh*

Director / Authorised Signatory

KAYL DEVELOPERS PRIVATE LIMITED

*Ananta Ghosh*

Director / Authorised Signatory

**(Confirming Parties)**




































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

29 JUL 2022

স্বাক্ষরিত

**SPECIMEN FORM FOR TEN FINGER PRINTS**

 <i>Saiful Haque</i>	<i>Saiful Haque</i>	 <b>Little</b>	 <b>Ring</b>	 <b>Middle</b>	 <b>Fore</b>	 <b>Thumb</b>
		<b>(Left Hand)</b>				
		 <b>Thumb</b>	 <b>Fore</b>	 <b>Middle</b>	 <b>Ring</b>	 <b>Little</b>
<b>(Right Hand)</b>						
 <i>Ummayy</i>	<i>Ummayy</i>	 <b>Little</b>	 <b>Ring</b>	 <b>Middle</b>	 <b>Fore</b>	 <b>Thumb</b>
		<b>(Left Hand)</b>				
		 <b>Thumb</b>	 <b>Fore</b>	 <b>Middle</b>	 <b>Ring</b>	 <b>Little</b>
<b>(Right Hand)</b>						
 <i>Ananta Choudhary</i>	<i>Ananta Choudhary</i>	 <b>Little</b>	 <b>Ring</b>	 <b>Middle</b>	 <b>Fore</b>	 <b>Thumb</b>
		<b>(Left Hand)</b>				
		 <b>Thumb</b>	 <b>Fore</b>	 <b>Middle</b>	 <b>Ring</b>	 <b>Little</b>
<b>(Right Hand)</b>						



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

29 JUL 2022

**आयकर विभाग**  
**INCOME TAX DEPARTMENT**  
**SAFIA HAQUE**  
**MAMUD ALI MOLLA**  
**01017075**  
Permanent Account Number  
**ALPH937AD**

**भारत सरकार**  
**GOVT. OF INDIA**




Safia Haque



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

সম্মিলিত আই ডি / Enrollment No.: 10402210121515

**180002010**  
**210170743**

**শাফিয়া হাফিজা**  
**Safia Haque**  
**Jhargacha**  
**Jiran Garhi**  
**Falguni**  
**Bhimgar / II South 24 Parganas**  
**West Bengal 700135**

**MP157057435F1**



আপনার আধার সংখ্যা / Your Aadhaar No. :

**9667 4605 7406**

আধার - সাধারণ মানুষের অধিকার



**ভারত সরকার**  
**Government of India**



**শাফিয়া হাফিজা**  
**Safia Haque**  
**পিতা : মামুদ আলি মোল্লা**  
**Father: Mohammad Ali Molla**  
**জন্মদিন / DOB : 01/01/1975**  
**স্থান / State**



**9667 4605 7406**

আধার - সাধারণ মানুষের অধিকার



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
**AGCPK9667B**

ITN / Name  
**UMESH KYAL**

पिता का नाम / Father's Name  
**GOVIND RAM KYAL**

जन्म तिथि / Date of Birth  
**13/06/1958**

*Umesh Kyal*  
हस्ताक्षर / Signature




भारत सरकार  
Government of India

उमेश कयाल  
Umesh Kyal  
जन्म तिथि / DOB: 13/06/1958  
पुरुष / Male

3221 6780 6519

मेरा आधार, मेरी पहचान




भारतीय डिजिटल पहचान प्राधिकरण  
Digital Identification Authority of India

आधार ID: 3221 6780 6519 - 4444 4444 4444  
UID (Unique Identification Number, Permanent)  
3221 6780 6519

Address: 500 Govind Ram Kyal, 30C,  
South End Park, Lower Kallakki, Kottur,  
Uttam Bengal, 700029

3221 6780 6519

1947 [help@uidai.gov.in](mailto:help@uidai.gov.in) [www.uidai.gov.in](http://www.uidai.gov.in)



*Umesh Kyal*



आयकर विभाग

INCOME TAX DEPARTMENT

INTERFACE BUILDCON PRIVATE LIMITED

07/12/2011

Pre-authorized Signatory Number

AACCI7760A

भारत सरकार

GOVT OF INDIA



ETD2011A

INTERFACE BUILDCON PVT. LTD

*Ananta Chak*

Director / Authorised Signatory

1000

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

KYAL DEVELOPERS PRIVATE LIMITED



22/12/1995

Permanent Account Number

AABCK3070E

1110001

KAYL DEVELOPERS PRIVATE LIMITED

*Ananta Chak*

Director / Authorised Signatory



आयकर विभाग  
 INCOME TAX DEPARTMENT

भारत सरकार  
 GOVT. OF INDIA

AMRITA GHOSH  
 BIPLAB GHOSH  
 20/06/1991

BLRPG8979F

*Amrita Ghosh*



भारत सरकार  
 Government of India



पत्नी का नाम  
**Amrita Ghosh**  
 पिता : बिप्लब घोष  
 Father - Biplob Ghosh

जन्मदिन/DOB: 20/06/1991  
 लिंग / Male

**2744 4498 2164**



भारत सरकार  
 Unique Identification Authority of India



ठेका: / बिप्लब घोष  
 उमिदाबदी, गोचरान, दक्षिण  
 पश्चिम 24 परगना, पश्चिम बंगाल

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

**2744 4498 2164**

*Amrita Ghosh*





Government of India

एन सी आई अद्वितीय पहचान प्राधिकरण  
Unique Identification Authority of India

एन सी आई पहचान नंबर / Enrollment No. 0013/15001/15538

To

আনোয়ার হোসেন

Anowar Hossain

Jangraha,

VTC (Jangraha),

PO Halmusa,

Sub District Bhanga - S, District South 24 Parganas,

State West Bengal,

PIN Code 700135,

Mobile: 8258881166

20032452



MF589024925E1



আপনার আধার নম্বর / Your Aadhaar No. :

**3359 4306 4129**

আমার আধার, আমার



एन सी आई

Government of India

एन सी आई कोड

Anowar Hossain

एन सी आई / DOB 22/02/2003

पुरुष / Male

Issue Date: 13/02/2019



**3359 4306 4129**

आमर आधर, आमर परिचय

Anowar Hossain





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

Query No / Year	2002317463/2022	Office where deed will be registered
Query Date	29/07/2022 1:26:28 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. : 9330394889, Status : Seller/Executant	
Transaction	Additional Transaction	
[0101] Sale, Sale Document	[4308] Agreement [No of Agreement : 2], [4311] Receipt [Rs : 15,00,000/-]	
Set Forth value	Market Value	
Rs. 40,00,000/-	Rs. 40,00,000/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 1,20,021/- (Article:23)	Rs. 55,014/- (Article:A(1), E, B)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
Remarks		

**Land Details :**

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

Sch No	Plot Number	Khatian Number	Land Use/ROR Proposed		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-68	RS-643	Bastu	Shali	3.53 Dec	5,82,774/-	5,82,774/-	
L2	RS-89	RS-184	Bastu	Shali	4.2 Dec	6,69,590/-	6,69,590/-	
L3	RS-98	RS-418	Bastu	Shali	6.5 Dec	10,36,269/-	10,36,269/-	
L4	RS-66	RS-119	Bastu	Shali	7.25 Dec	11,55,839/-	11,55,839/-	
L5	RS-90	RS-643	Bastu	Shali	3.61 Dec	5,75,528/-	5,75,528/-	
		<b>TOTAL :</b>			<b>25.09Dec</b>	<b>40,00,000 /-</b>	<b>40,00,000 /-</b>	
		<b>Grand Total :</b>			<b>25.09Dec</b>	<b>40,00,000 /-</b>	<b>40,00,000 /-</b>	

**Seller Details :**

SI No	Name & address	Status	Execution Admission Details :
1	SAIFUL HAQUE, (Alias: Saiful Haque Molla) Son of ALI MOLLA, Jirangacha, City- , P.O.- Hatisala, P.S.- Kashipur, District-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No: ALxxxxx4D, Aadhaar No.: 96xxxxxxx7406, Status : Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self





The first part of the document discusses the importance of maintaining accurate records of all transactions. It emphasizes that every entry should be supported by a valid receipt or invoice. This not only helps in tracking expenses but also ensures compliance with tax regulations.

In the second section, the author provides a detailed breakdown of the monthly budget. It includes categories for housing, utilities, food, and entertainment. Each category is further divided into sub-items, such as rent, electricity, groceries, and dining out. This level of detail allows for a clear understanding of where the money is being spent.

The third section focuses on the analysis of the budget data. It compares the actual spending against the planned budget for each category. This comparison helps in identifying areas where spending has exceeded the budget and where it has remained within or below the plan.

Finally, the document concludes with a summary of the overall financial performance. It highlights the total amount spent and compares it to the total budget. The author also provides some recommendations for future budgeting, such as setting aside a contingency fund for unexpected expenses and reviewing the budget regularly to make adjustments as needed.

Prepared by: [Name]  
 Date: [Date]

2	KYAL DEVELOPERS PRIVATE LIMITED .122/1R, Satyendra Nath Majumder Sarani, 4th Floor, City:- P.O:- Kalighat, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 PAN No. AAxxxxxx0E, Aadhaar No Not Provided by UIDAI Status :Organization as Confirming Party, Executed by: Representative	Organization as Confirming Party	Executed by: Representative
3	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. axxxxxxx0a, Aadhaar No Not Provided by UIDAI Status :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	UMESH KYAL Son of Late Govind Ram Kyal,30C, South And Park, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. agxxxxxx7r, Aadhaar No.: 32xxxxxxx6519;Status :Individual, Not Executed	Individual	Not Executed

**Representative Details :**

Sl No	Name & Address	Representative of
1	AMRITA GHOSH Son of Biplob Ghosh,Bellachandi, Gocharan, City:- , P.O:- Bellachandi, P.S:- Joynagar, District:-South 24-Parganas, West Bengal, India, PIN:- 743391 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. blxxxxx9f, Aadhaar No.: 27xxxxxxx2154	KYAL DEVELOPERS PRIVATE LIMITED , INTERFACE BUILDCON PRIVATE LIMITED

**Identifier Details :**

Name & address
ANOWAR HOSSAN Son of Najiruddin Molla Jirangacha, Village:- Kabilidanga, P.O:- Hatisala, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , Identifier Of SAIFUL HAQUE, AMRITA GHOSH





Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	SAIFUL HAQUE	UMESH KYAL-3.53 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	SAIFUL HAQUE	UMESH KYAL-4.2 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	SAIFUL HAQUE	UMESH KYAL-6.5 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	SAIFUL HAQUE	UMESH KYAL-7.25 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	SAIFUL HAQUE	UMESH KYAL-3.61 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 28-08-2022) for e-Payment . Assessed market value & Query is valid for 30 days,(i.e. upto 28-08-2022)
3. Standard User charge of Rs. 300/- (Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required.
8. Rs. 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices:  
D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - I I SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. BHANGAR, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA











Government of West Bengal

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

Signature / LTI Sheet of Query No/Year 16042002317463/2022

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	SAIFUL HAQUE Alias : Saiful Haque Molla Jirangacha, City:-, P.O:- Hatisala, P.S.-Kashipur, District:-South 24- Parganas, West Bengal, India, PIN - 700135	Seller			Saiful Haque 29-7-22
2	AMRITA GHOSH Bellachandi, Gocharan, City:-, P.O.- Bellachandi, P.S.- Joyragar, District:-South 24-Parganas, West Bengal, India, PIN:- 743391	Represent ative of Seller [KYAL DEVELOP ERS PRIVATE LIMITED ] [INTERF ACE BUILDCO N PRIVATE LIMITED ]			Amrita Ghosh 29/07/22



Sl No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	ANOWAR HOSSAN Son of Najruddin Molla Jirangacha, Village:- Kabildanga, P.O:- Hateala, P.S.- Kashipur, District:- South 24-Parganas, West Bengal, India, PIN- 700135	SAIFUL HAQUE, AMRITA GHOSH			Anowar Hossain 29/09/22

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

10/10/2020



## Major Information of the Deed

Deed No :	I-1604-08721/2022	Date of Registration	02/08/2022
Query No / Year	1604-2002317463/2022	Office where deed is registered	
Query Date	29/07/2022 1:25:28 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 - 700025, Mobile No. : 9330394689, Status : Seller/Executant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 15,00,000/-]		
Set Forth value	Market Value		
Rs. 40,00,000/-	Rs. 40,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,20,121/- (Article:23)	Rs. 55,046/- (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-88	RS-643	Bastu	Shali	3.53 Dec	5,62,774/-	5,62,774/-	
L2	RS-89	RS-184	Bastu	Shali	4.2 Dec	6,69,590/-	6,69,590/-	
L3	RS-98	RS-416	Bastu	Shali	6.5 Dec	10,36,269/-	10,36,269/-	
L4	RS-66	RS-119	Bastu	Shali	7.25 Dec	11,55,839/-	11,55,839/-	
L5	RS-90	RS-543	Bastu	Shali	3.61 Dec	5,75,528/-	5,75,528/-	
		<b>TOTAL :</b>			<b>25.09Dec</b>	<b>40,00,000 /-</b>	<b>40,00,000 /-</b>	
		<b>Grand Total :</b>			<b>25.09Dec</b>	<b>40,00,000 /-</b>	<b>40,00,000 /-</b>	



**Seller Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>SAIFUL HAQUE, (Alias: Saiful Haque Molla)</b> Son of ALI MOLLA Jirangacha, City:- , P.O:- Hatisala, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: ALxxxxxx4D, Aadhaar No: 96xxxxxxxx7406, Status :Individual, Executed by: Self, Date of Execution: 29/07/2022, Admitted by: Self, Date of Admission: 29/07/2022, Place : Pvt. Residence, Executed by: Self, Date of Execution: 29/07/2022, Admitted by: Self, Date of Admission: 29/07/2022, Place : Pvt. Residence
2	<b>KYAL DEVELOPERS PRIVATE LIMITED</b> 122/1R, Satyendra Nath Majumder Sarani, 4th Floor, City:- , P.O:- Kalighat, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 , PAN No.:: AAxxxxxx0E, Aadhaar No Not Provided by UIDAI, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative
3	<b>INTERFACE BUILDCON PRIVATE LIMITED</b> 30C, South End Park, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 , PAN No.:: axxxxxx0a, 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	<b>UMESH KYAL</b> Son of Late Govind Ram Kyal 30C, South And Park, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: agxxxxxx7r, Aadhaar No: 32xxxxxxxx6519, Status :Individual, Status : Not Executed

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>AMRITA GHOSH (Presentant )</b> Son of Biplob Ghosh Beliachandi, Gocharan, City:- , P.O:- Beliachandi, P.S:-Joynagar, District:-South 24-Parganas, West Bengal, India, PIN:- 743391. Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: bxxxxxxx9f, Aadhaar No: 27xxxxxxxx2164 Status : Representative, Representative of : KYAL DEVELOPERS PRIVATE LIMITED , INTERFACE BUILDCON PRIVATE LIMITED

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>ANOWAR HOSSAN</b> Son of Najiruddin Molla Jirangacha, Village- Kabilidanga, P.O:- Hatisala, P.S:-Kashipur, District:-South 24 -Parganas, West Bengal, India, PIN:- 700135			
Identifier Of SAIFUL HAQUE, AMRITA GHOSH			



**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	SAIFUL HAQUE	UMESH KYAL-3.53 Dec

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	SAIFUL HAQUE	UMESH KYAL-4.2 Dec

**Transfer of property for L3**

Sl.No	From	To. with area (Name-Area)
1	SAIFUL HAQUE	UMESH KYAL-6.5 Dec

**Transfer of property for L4**

Sl.No	From	To. with area (Name-Area)
1	SAIFUL HAQUE	UMESH KYAL-7.25 Dec

**Transfer of property for L5**

Sl.No	From	To. with area (Name-Area)
1	SAIFUL HAQUE	UMESH KYAL-3.81 Dec



On 29-07-2022

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

Presented for registration at 18.25 hrs on 29-07-2022, at the Private residence by 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 40,00,000/-

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

Execution is admitted on 29/07/2022 by SAIFUL HAQUE, Alias Saiful Haque Molla, Son of ALI MOLLA, Jirangacha, P.O: Hatisala, Thana: Kashipur, South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Business

Identified by ANOWAR HOSSAN, . . Son of Najiruddin Molla, Jirangacha, P.O: Hatisala, Thana: Kashipur, South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste-Muslim, by profession Business

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

Execution is admitted on 29-07-2022 by AMRITA GHOSH. Authorized Signatory, KYAL DEVELOPERS PRIVATE LIMITED (Private Limited Company), 122/1R, Satyendra Nath Majumder Sarani, 4th Floor, City:- P.O:- Kalighat, P.S: Tollygunge, District-South 24-Parganas, West Bengal, India, PIN:- 700026; Authorized Signatory, INTERFACE BUILDCON PRIVATE LIMITED (Private Limited Company), 30C, South End Park, City:- P.O:- Sarai Base Road, P.S: Lake, District-South 24-Parganas, West Bengal, India, PIN:- 700029

Identified by ANOWAR HOSSAN, . . Son of Najiruddin Molla, Jirangacha, P.O: Hatisala, Thana: Kashipur, South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by profession Business

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

On 01-08-2022

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 55,048/- ( A(1) = Rs 40,000/- , B = Rs 15,000/- , E = Rs 14/- , H = Rs 28/- , M(b) = Rs 4/- ) and Registration Fees paid by by online = Rs 55,014/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of West Bengal  
Online on 29/07/2022 1:53PM with Govt. Ref. No: 192022230086016401 on 29-07-2022, Amount Rs: 55,014/-, Bank Indian Overseas Bank ( IOBA0000015), Ref. No. 202207290791338 on 29-07-2022, Head of Account 0030-03-104-001



### Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,20,021/- and Stamp Duty paid by online = Rs 1,20,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB. Online on 29/07/2022 1:53PM with Govt. Ref. No: 192022230086018401 on 29-07-2022, Amount Rs: 1,20,021/-, Bank: Indian Overseas Bank ( IOBA0000015), Ref. No. 202207290791338 on 29-07-2022, Head of Account 0030-02-103-003-02

(Handwritten Signature)

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

On 02-08-2022

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

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

### Payment of Fees

Certified that required Registration Fees payable for this document is Rs 55,048/- ( A(1) = Rs 40,000/- ,B = Rs 15,000/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 32/-

### Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,20,021/- and Stamp Duty paid by Stamp Rs 100/-

Description of Stamp  
1. Stamp: Type: Impressed, Serial no 10029, Amount: Rs.100/-, Date of Purchase: 08/08/2022, Vendor name: S.Das

(Handwritten Signature)

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





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2022, Page from 264782 to 264811  
being No 160408721 for the year 2022.



Digitally signed by ANUPAM HALDER  
Date: 2022.08.03 11:04:42 +05:30  
Reason: Digital Signing of Deed.

*(Handwritten signature)*  
(Anupam Halder) 2022/08/03 11:04:42 AM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)

---

*Handwritten signature*

*2-8722/22*



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

AG 786817

*Handwritten notes:*  
29/07/2022  
AG 2002305269/2022  
6:20 PM

*Official stamp in Bengali script*

District Sub-Registrar-IV  
Registrar U/S 7 (2) of  
Registration 1908  
Alipore, South 24 Parganas  
- 2 AUG 2022  
*Handwritten signature and date*

CONVEYANCE

*Handwritten notes:*  
v.e  
2/60  
6-20 PM  
29/7/22

- 1. Date: 29/07/2022
- 2. Place: Kolkata
- Parties

010030

08 JUN 2022

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

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

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

**SUBHANKAR DAS**  
**STAMP VENDOR**

Alipore Police Court, Kol-27

Vendor.....

*Ananta Chakraborty*



5972

INTERFACE BUILDCON PVT. LTD

*Ananta Chakraborty*

Director / Authorised Signatory

KAYL DEVELOPERS PRIVATE LIMITED

*Ananta Chakraborty*

Director / Authorised Signatory



5973

*Ananta Chakraborty*



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

29 JUL 2022

Ananta Chakraborty  
Vill - Jidamgachha  
P.O - Hatiasal g  
P.S - Kashi Pur  
Dist - 24 Pgs (S)

3.1 **ALAUDDIN MOLLA** (PAN DGQPM9478F and Aadhaar No. 324698895172), son of Late Jaynal Molya alias Jaynal Abedin, residing at Jirangachi, Post Office Bhangar, Kolkata-700135, Police Station Kashipur (formerly Bhangar), District South 24 Parganas (Vendor, includes successors-in-interest)

And

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

3.3 **RISHI KYAL**, having PAN AAFTPK7464G and Aadhaar No. 6009 1283 0434, son of Balkrishan Kyal, by faith Hindu, by occupation Business, nationality Indian, of 30C, South End Park, Post Office Sarat Bose Road, Kolkata - 700 029, Police Station Lake, District South 24 Parganas.

(Party Nos. 3.2 and 3.3 collectively **Purchasers**, include successors-in-interest)

And

3.4 **INTERFACE BUILDCON PRIVATE LIMITED** (PAN AACCI7760A), having CIN U45400WB2100PTC170339, a company duly incorporated under the Companies Act, 1956, having its registered office at Premises No. 30C, South End Park, P.S- Rabindra Sarobar, P.O.- Sarat Bose Road, Kolkata- 700029, 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;

3.5 **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, 4<sup>th</sup> 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

(Party Nos. 3.4 and 3.5 collectively **Confirming Parties**, include successors-in-interest)

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



District Sub-Registrar-IV  
Registrar (US 7 (2) of  
Registration 1508  
Alipore, South 24 Parganas

29 JUL 2022



**NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:**

**4. Subject Matter of Conveyance**

4.1 **Said Property:** (1) Land classified as *sali* (agricultural) measuring 3 (three) decimal, more or less, out of 66 (sixty six) decimal, being a portion of R.S. Dag No. 98, corresponding L.R. Dag No. 91, recorded under R.S. Khatian No. 416, L.R. Khatian Nos. 1651 and 1716, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanipur 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, (2) land classified as *sali* (agricultural) measuring 26 (twenty six) decimal, more or less, being the entirety of R.S. Dag No. 119, corresponding L.R. Dag No. 113, recorded under R.S. Khatian No. 409, L.R. Khatian No. 280, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Second Property**) and more fully described in **Part-II** of the **First Schedule** below **And** (3) land classified as *sali* (agricultural) 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 R.S. Khatian No. 557, L.R. Khatian No. 282, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Third Property**) and more fully described in **Part-III** of the **First Schedule** below, the First Property, the Second Property and the Third Property are more fully and collectively described in the **Second Schedule** below (collectively **Said Property**) together with all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendor and the Confirming Parties 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 Purchasers regarding title as follows:

5.1.1 **Purchase by Iyad Ali Molla & Anr.:** By virtue of a Deed of Sale dated 24<sup>th</sup> March, 1969, registered in the Office of the Sub-Registrar of Bhangore, recorded in Book No. 1, being Deed No. 3146 for the year 1969, one Khosdel Molla sold, conveyed and transferred land measuring 16.5 (sixteen point five) decimal, more or less, out of 66 (sixty six) decimal, more or less, being a portion of R.S. Dag No. 98, corresponding L.R. Dag No. 91, recorded under R.S. Khatian No. 416, 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** in



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

29 JUL 2022



4

**R.S. Dag No. 98**) unto and in favour of one Iyad Ali Molla and Abbachuddin Molla, free from all encumbrances.

- 5.1.2 **Sale to Jaynal Molla:** By virtue of a Deed of Sale dated 18<sup>th</sup> February, 1970, registered in the Office of the Sub-Registrar of Bhangore, recorded in Book No. I, being Deed No. 961 for the year 1970, said Iyad Ali Molla and Abbachuddin Molla sold, conveyed and transferred the Larger Property In R.S. Dag No. 98 unto and in favour of Jaynal Molla, free from all encumbrances.
- 5.1.3 **Demise of Jaynal Molla:** Said Jaynal Molla, a Muslim governed by the Sunni School of Mohammedan Law died intestate leaving behind him surviving his wife, Fajila Bibi, 4 (four) sons, namely, (1) Alauddin Molla, (2) Mohiuddin Molla, (3) Nasiruddin Molla and (4) Jakiruddin Molla and 3 (three) daughters, namely, (1) Khadija Bibi, (2) Fatema Bibi and (3) Hamida Bibi (collectively **Legal Heirs Of Jaynal**), as his only legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Jaynal Molla in the Larger Property In R.S. Dag No. 98, free from all encumbrances.
- 5.1.4 **Mutation of L.R. Dag No. 91:** Said Legal Heirs Of Jaynal have mutated their name in the records of the Block Land and Land Reforms Officer, Bhangar-II, South 24 Parganas under L.R. Khatian Nos. 1716, 1651, 1717, 1718, 1719, 1720, 1721 and 1722, free from all encumbrances.
- 5.1.5 **Demise of Fajila Bibi:** Said Fajila Bibi, a Muslim governed by the Sunni School of Mohammedan Law died intestate leaving behind her surviving her 4 (four) sons, namely, (1) Alauddin Molla, (2) Mohiuddin Molla, (3) Nasiruddin Molla and (4) Jakiruddin Molla and 3 (three) daughters, namely, (1) Khadija Bibi, (2) Fatema Bibi and (3) Hamida Bibi, as her only legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Fajila Bibi in the Larger Property In R.S. Dag No. 98, free from all encumbrances.
- 5.1.6 **Ownership of First Property:** In the above mentioned events and circumstances said Alauddin Molla (the Vendor herein) became the sole and absolute owner in respect of the First Property, being land measuring 3 (three) decimal, more or less, in said R.S. Dag No. 98, corresponding L.R. Dag No. 91, recorded under R.S. Khatian No. 416, L.R. Khatian Nos. 1651 and 1716, out of the Larger Property In R.S. Dag No. 98, free from all encumbrances.
- 5.1.7 **Purchase of Second Property:** By virtue of a Deed of Sale dated 1<sup>st</sup> March, 1972, registered in the Office of the Sub-Registrar of Bhangore, recorded in Book No. I, being Deed No. 2139 for the year 1972, one Abdul Baktar Molla, Aktar Molla and Mujit Ali Molla sold, conveyed and transferred the Second Property, being land measuring 26 (twenty six) decimal, more or less, being the entirety of R.S. Dag No. 119, corresponding L.R. Dag No. 113, recorded under R.S. Khatian No. 409, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-



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

29 JUL 2022

Registration District Bhangar, District South 24 Parganas unto and in favour of Alauddin Molla, free from all encumbrances.

- 5.1.8 **Ownership of Second Property:** In the above mentioned events and circumstances said Alauddin Molla (the Vendor herein) became the sole and absolute owner in respect of the Second Property and mutated his name in the records of the Block Land and Land Reforms Officer, Bhangar-II, South 24 Parganas in respect of the Second Property, under L.R. Khatian No. 280, free from all encumbrances.
- 5.1.9 **Purchase of Third Property:** By virtue of a Deed of Sale dated 19<sup>th</sup> March, 1973, registered in the Office of the Sub-Registrar of Bhangore, recorded in Book No. 1, Volume No. 42, at Pages 91 to 94, being Deed No.3490 for the year 1973, one Nechar Ali Molla, Kulcham Bibi, Churman Bibi, Chayra Khatun and Jamila Khatun Bibi sold, conveyed and transferred the Third Property, being, land measuring 1.1 (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 R.S. Khatian No. 557, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas unto and in favour of Alauddin Molla, free from all encumbrances.
- 5.1.10 **Ownership of Third Property:** In the above mentioned events and circumstances said Alauddin Molla (the Vendor herein) became the sole and absolute owner in respect of the Third Property and mutated his name in the records of the Block Land and Land Reforms Officer, Bhangar-II, South 24 Parganas in respect of the Third Property under L.R. Khatian No. 282, free from all encumbrances.
- 5.1.11 **Absolute Ownership of Vendor:** In the above mentioned events and circumstances said Vendor has become the sole and absolute owner in respect of the Said Property, comprised in the First Property, Second Property and Third Property, free from all encumbrances and the Said Property is the subject matter of this Conveyance.
- 5.1.12 **Agreement between the Vendor and the Confirming Parties:** M/s. Interface Buildcon Private Limited and M/s. Kyal Developers Private Limited (collectively the Confirming Parties herein) entered into an agreement for sale with the Vendors herein for purchasing the said property wherein a sum of Rs. 10,00,000/- (Rupees ten lakh only) has been paid by said M/s. Interface Buildcon Private Limited and a further sum of Rs. 2,00,000/- (Rupees two lakh only) has been paid by said M/s. Kyal Developers Private Limited to the Vendor as earnest money.
- 5.1.13 **Nomination:** Thereafter, the Purchasers herein approached the Vendor and the Confirming Parties herein with a proposal to purchase the Said Property and the Confirming Parties accepted the proposal of the Purchasers and nominated the Purchasers to take



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

29 JUL 2022

6

Conveyance of the Said Property directly from the Vendor herein with the confirmation of the Confirming Parties herein.

- 5.1.14 **Completion of Sale:** In furtherance of the above, the Vendor and the Confirming Parties are completing the sale of the Said Property in favour of the Purchasers, 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 Purchasers 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 Purchasers.
- 5.2.5 **No Dues:** No tax in respect of the Said Property is due to the local authority and/or any other authority or authorities and no Certificate Case is pending for realization of any dues from the Vendor.
- 5.2.6 **No Right of Pre-emption:** No person or persons whatsoever have/had/has any right of pre-emption over and in respect of the Said Property or any part thereof.
- 5.2.7 **No Mortgage:** No mortgage or charge has been created by the Vendor by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.
- 5.2.8 **Free From All Encumbrances:** The Said Property is free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debutters*, *wakf*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *baryadars* 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



District Sub-Registrar-IV  
Registrar U/S 7 (2) of  
Registration 1208  
Alipore, South 24 Parganas

28 JUL 2022

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/Corporate Guarantee:** The Said Property is not affected by or subject to any personal/corporate guarantee for securing any financial accommodation.
- 5.2.10 **No Bar by Court Order or Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the 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 Purchasers is that the Vendor shall sell the Said Property to the Purchasers, free from all encumbrances of any and every nature whatsoever and with good and marketable title and together with *khas*, vacant, peaceful and physical possession and the Purchasers shall purchase the same based on the representations, warranties and covenants mentioned in Clauses 5.1 and 5.2 and their respective sub-clauses above.
- 6.2 **Confirmation of Confirming Parties:** The Confirming Parties hereby confirm the sale of the Said Property in favour of the Purchasers inasmuch as such sale is being made at the request of the Confirming Parties and in view of the Confirming Parties having nominated the Purchasers to receive conveyance of the Said Property. The Confirming Parties confirm that the Confirming Parties have no objection to this Conveyance being granted and to record the same, the Confirming Parties have joined and executed this Conveyance.

**7. Transfer**

- 7.1 **Hereby Made:** The Vendor hereby sells, conveys and transfers to the Purchasers the entirety of the Vendor's right, title and interest of whatsoever or howsoever nature in the Said Property, more fully described in the **Second Schedule** below, being (1) the First Property, i.e., land classified as *Sahi* (agricultural) measuring 3 (three) decimal, more or less, out of 66 (sixty six) decimal, being a portion of R.S. Dag No. 98, corresponding L.R. Dag No. 91, recorded under R.S. Khatian No. 416, L.R. Khatian Nos. 1651 and 1716, 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, (2) the Second Property, i.e., land classified as *Sahi* (agricultural) measuring 26 (twenty six) decimal, more or less, being the entirety of R.S. Dag No. 119, corresponding L.R. Dag No. 113, recorded under R.S. Khatian No. 409, L.R. Khatian No. 280, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-II** of the **First Schedule** below **And** (3)



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

29 JUL 2022

the Third Property, i.e., land classified as *Sahi* (agricultural) 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 R.S. Khatian No. 557, L.R. Khatian No. 282, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-III of the First Schedule** below **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances with the confirmation of the Confirming Parties.

7.2 **Consideration:** The aforesaid conveyance of the Said Property is being made in consideration of a sum of **Rs. 80,00,000/-** (Rupees eighty lakh only) (**Total Consideration**) out of which the Purchasers have paid Rs. 68,00,000/- (Rupees sixty eight lakh only) directly to the Vendor receipt of which Vendor hereby and by the Vendor's Receipt and Memo of Consideration hereunder written, admits and acknowledges and Rs.10,00,000/- (Rupees ten lakh only) to said M/s. Interface Buildcon Private Limited towards reimbursement of earnest money and further Rs.2,00,000/- (Rupees two lakh only) to said M/s. Kyal Developers Private Limited towards reimbursement of earnest money, receipt of which the Confirming Parties hereby and by the Confirming Parties' Receipt and Memo of Consideration hereunder written, admit and acknowledge.

**8. Terms of Transfer**

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

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

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

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



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

29 JUL 2022

- 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 Purchasers and/or the Purchasers' successors-in-interest and assigns, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the Purchasers and/or the Purchasers' successors-in-interest and assigns by reason of any claim made by any third parties with respect to the title of the Said Property. If any difficulty arises in respect of mutation of the Said Property in the name of the Purchasers then the 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 Purchasers 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 Purchasers.
- 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 Purchasers fully and comprehensively saved, harmless and indemnified.
- 8.5 **Holding Possession:** The Vendor hereby covenants that the Purchasers and the Purchasers' 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 Purchasers, 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



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

29 JUL 2022

10

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

- 8.6 **No Objection to Mutation and Conversion:** The Vendor covenants, confirms and declares that (1) the Purchasers shall be fully entitled to mutate the Purchasers' name in all public and statutory records and the Vendor hereby expressly (a) consents to the same and (b) appoints the Purchasers as the constituted attorney of the Vendor and empowers and authorizes the Purchasers 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 Purchasers shall convert the nature of use and classification of the Said Property to non-agricultural/any other classification at the sole discretion of the Purchasers and the Purchasers shall be fully entitled to do the same in all public and statutory records and the 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 Purchasers as the constituted attorney of the Vendor and empowers and authorizes the Purchasers to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendor undertakes to cooperate with the Purchasers in all respect to cause mutation of the Said Property in the name of the Purchasers and conversion of the nature of use and classification thereof and in this regard shall sign all documents and papers as required by the Purchasers.
- 8.7 **Title Documents:** Simultaneously herewith, the Vendor has handed over all original title papers and documents in respect of the Said Property to the Purchasers.
- 8.8 **Further Acts:** The Vendor hereby covenant that the Vendor or any person claiming under the Vendor, shall and will from time to time and at all times hereafter, upon every request and at the cost of the Purchasers and/or their 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 Purchasers that the Purchasers shall be entitled to rectify and/or modify any material defect of this Deed of Conveyance singly through a declaration without affecting the right of the 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 Purchasers.



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

29 JUL 2022

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11

9. **Interpretation:**

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

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

Land vacant classified as *sali* (agricultural) measuring 3 (three) decimal, more or less, out of 66 (sixty six) decimal, being a portion of R.S. Dag No. 98, corresponding L.R. Dag No. 91, recorded under R.S. Khatian No. 416, L.R. Khatian Nos. 1651 and 1716, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and the said dag is butted and bounded as follows:

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

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

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

Land vacant classified as *sali* (agricultural) measuring 26 (twenty six) decimal, more or less, being the entirety of R.S. Dag No. 119, corresponding L.R. Dag No. 113, recorded under R.S. Khatian No. 409, L.R. Khatian No. 280, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and the said dag is butted and bounded as follows:

- On the North** : By R.S. Dag No. 99  
**On the East** : By R.S. Dag Nos. 98 & 120  
**On the South** : By R.S. Dag No. 121  
**On the West** : By R.S. Dag No. 118

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



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

29 JUL 2022

*[Signature]*

12

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

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

Land vacant classified as *sali* (agricultural) 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 R.S. Khatian No. 557, L.R. Khatian No. 282, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and the said dag is butted and bounded as follows:

**On the North** : By R.S. Dag Nos. 119 & 120  
**On the East** : By R.S. Dag No. 122  
**On the South** : By R.S. Dag No. 497  
**On the West** : By R.S. 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 Third Property and appurtenances and inheritances for access and user thereof.

**2<sup>nd</sup> Schedule**  
**(Said Property)**  
**[Subject Matter of Conveyance]**

Land vacant classified as *sali* (agricultural) measuring 3 (three) decimal, more or less, out of 66 (sixty six) decimal, being a portion of R.S. Dag No. 98, corresponding L.R. Dag No. 91, recorded under R.S. Khatian No. 416, L.R. Khatian Nos. 1651 and 1716, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-I** of the **First Schedule** above

Land vacant classified as *sali* (agricultural) measuring 26 (twenty-six) decimal, more or less, being the entirety of R.S. Dag No. 119, corresponding L.R. Dag No. 113, recorded under R.S. Khatian No. 409, L.R. Khatian No. 280, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-II** of the **First Schedule** above

Land vacant classified as *sali* (agricultural) 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 R.S. Khatian No. 557, L.R. Khatian No. 282, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar),



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

29 JUL 2022

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

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

The details of the Said Property are tabulated below:

<b>R.S. Dag No.</b>	<b>L.R. Dag No.</b>	<b>R.S. Khatian No.</b>	<b>L.R. Khatian No.</b>	<b>Total Area in Dag (in Dec)</b>	<b>Area Sold (in Dec)</b>
98	91	416	1651	66	2.625
98	91	416	1716	66	0.375
119	113	409	280	26	26
121	115	557	282	33	11
<b>Total:</b>					<b>40</b>



10. Execution and Delivery

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

*Alauddin Molla*

(Alauddin Molla)  
[Vendor]

INTERFACE BUILDCON PVT. LTD

*Ananta Ghosh*

Director / Authorised Signatory

KAYL DEVELOPERS PRIVATE LIMITED

*Ananta Ghosh*

Director / Authorised Signatory

[Confirming Parties]

Drafted by:

*Alangir Bose WB/1366/03*

Advocate

*Alipore Judge Court, Kol-27*

Witnesses:

1. *Anwar Hossain*

2. *Saurav Ghosh*  
*122/1R, S.N. Hajjadar Sarani*  
*Kol-26*

Read over and explained in Bengali the true meaning and substance of this Deed of Conveyance and the Receipt and Memorandum of Consideration hereunto in the presence of the Vendors who have signed it and the witnesses herein and read over and explained to have understood the same in the presence of the witnesses herein.

*Anwar Hossain*

*village: - Timnagucha*

*P.O. Hatibaha*

*P.S. Kashipur*

*District 24 P.S.(s), Pin-700135*



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

29 JUL 2022

15

**Receipt And Memo of Consideration**

Received from the within named Purchaser the within mentioned sum of **Rs. 68,00,000/- (Rupees Sixty Eight Lakh Only)** towards full and final payment of the consideration for sale of the Said Property described in the **Second Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
UTR No. IOBAR52022072900195273	29.07.22	Indian Overseas Bank	34,00,000.00
UTR No. IOBAR52022072900194503	29.07.22	Indian Overseas Bank	34,00,000.00
<b>Total:</b>			<b>68,00,000/-</b>

(Alauddin Molla)  
(Vendor)

**Witnesses:**

- |   |   |
|---|---|
| <p>1. Anwar Hossain<br/>C/o - Nazimuddin Molla<br/>Vill - Jirangachha<br/>P.O - Hatisala<br/>P.S - Kushwipur<br/>Dist - 24 P81CS<br/>Pin - 700135</p> | <p>2. Sourav Ghosh<br/>122/R, S.N.M. Sarani,<br/>KOL-26</p> |
|---|---|



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

29 JUL 2022

16

**Confirming Partys' Receipt And Memo of Consideration**

We, Interface Bulldcon Private Limited have received from the within named Purchasers the within mentioned sum of **Rs.10,00,000/- (Rupees ten lakh only)** towards full and final payment of reimbursement of earnest money for nominating our right and interest in the Said Property described in the **Second Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
Chq. No.000167	29.07.22	Indian Overseas Bank	5,00,000/-
Chq. No.694789	29.07.22	Indian Overseas Bank	5,00,000/-
<b>Total:</b>			<b>10,00,000/-</b>

We, Kyal Developers Private Limited have received from the within named Purchasers 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 our right and interest in the Said Property described in the **Second Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
Chq. No.000166	29.07.22	Indian Overseas Bank	1,00,000/-
Chq. No.694788	29.07.22	Indian Overseas Bank	1,00,000/-
<b>Total:</b>			<b>2,00,000/-</b>

Witnesses:

1. Anwar Hossain

2. Souvan Ghosh

INTERFACE BULDCON PVT. LTD

Ananta Ghosh

Director / Authorized Signatory

KAYL DEVELOPERS PRIVATE LIMITED

Ananta Ghosh

Director / Authorized Signatory


































**[Confirming Parties]**



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

29 JUL 2022

**SPECIMEN FORM FOR TEN FINGER PRINTS**












 <i>Anwar Chash</i>	<i>Anwar Chash</i>	 <b>Little</b>	 <b>Ring</b>	 <b>Middle</b>	 <b>Fore</b>	 <b>Thumb</b>
		<b>(Left Hand)</b>				
		 <b>Thumb</b>	 <b>Fore</b>	 <b>Middle</b>	 <b>Ring</b>	 <b>Little</b>
		<b>(Right Hand)</b>				
 <i>Rami Kijal</i> <i>Rami Kijal</i>	<i>Rami Kijal</i>	 <b>Little</b>	 <b>Ring</b>	 <b>Middle</b>	 <b>Fore</b>	 <b>Thumb</b>
		<b>(Left Hand)</b>				
		 <b>Thumb</b>	 <b>Fore</b>	 <b>Middle</b>	 <b>Ring</b>	 <b>Little</b>
		<b>(Right Hand)</b>				
 <i>Garmey</i>	<i>Garmey</i>	 <b>Little</b>	 <b>Ring</b>	 <b>Middle</b>	 <b>Fore</b>	 <b>Thumb</b>
		<b>(Left Hand)</b>				
		 <b>Thumb</b>	 <b>Fore</b>	 <b>Middle</b>	 <b>Ring</b>	 <b>Little</b>
		<b>(Right Hand)</b>				



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

29 JUL 2022

**SPECIMEN FORM FOR TEN FINGER PRINTS**

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



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

29 JUL 2022

*[Signature]*

**অর্থকর বিভাগ**  
**INCOME TAX DEPARTMENT**  
 ALAIDON MOLLA  
 JAYNAL MOLYA  
 ৬৮৮৮৮৮  
 Permanent Account Number  
**DGQPM9478F**  
 ১৯৮৮৮৮৮৮  
 Signature

**ভারত সরকার**  
**GOVT. OF INDIA**








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

সেবাসংক্রান্ত আই ডি / Enrollment No: 1040/22123/02558

To  
 আলাউন মল্লা  
 Alaudin Molla  
 Jangraon  
 Jang Gostha  
 Malda (Bhangar) II South 24 Parganas  
 West Bengal 700125

Ref: UIDAI / 205 / 00701 / 800724 / P



5049304863677



আপনার আধার সংখ্যা / Your Aadhaar No. :

**3246 9889 5172**

আধার - সাধারণ মানুষের অধিকার




**Government of India**

আলাউন মল্লা  
 Alaudin Molla  
 পিতা : জয়নাল মল্লা  
 Father: Jaynal Molla  
 জন্ম তারিখ / DOB: 22/07/1981  
 পুংসক / Male




**3246 9889 5172**

আধার - সাধারণ মানুষের অধিকার

*আলাউন মল্লা*





مجلس القضاء



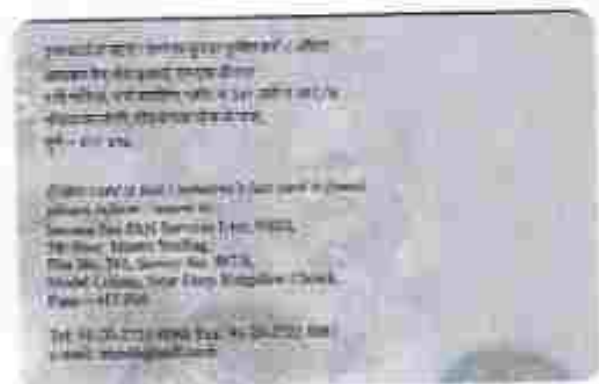
*Rishi Kyal*



Handwritten text: *Handwritten text*



S. Kyal



Seep



स.क्या



1847

आयकर विभाग

INCOME TAX DEPARTMENT

INTERFACE BUILDCON PRIVATE  
LIMITED

07/12/2011

Payroll/Account Number

AACCIT760A



भारत सरकार

GOVT OF INDIA



488212

INTERFACE BUILDCON PVT. LTD

*Anurag Ghosh*

Director / Authorized Signatory



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

KYAL DEVELOPERS PRIVATE LIMITED



22/12/1995

For Booklet Issuance Number

AABCK3070E

1122014

KYAL DEVELOPERS PRIVATE LIMITED

*Ananta Ghosh*

Director / Authorised Signatory





Amrita Ghosh





India  
Government of India

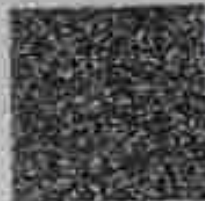
ভারতীয় অনির্ভেদিক পরিচয় প্রমাণকরণ  
Unique Identification Authority of India  
ভারতসংস্কৃতির - স্মারক / Enrollment No.: 0013/15001/15530

To  
আব্দুল আজিজ  
Abdul Hossain  
Jangpaha  
VTC, Jinn Gann,  
PO, Hataata,  
Dak District, Bhanga - 2, District, South 24 Parganas,  
State: West Bengal,  
PIN Code: 700135,  
Mobile: 928880166

150013



NF589024525F1



আপনার আধার নম্বর / Your Aadhaar No.:

**3359 4306 4129**

আমার আধার, আমার পরিচয়



भारत सरकार  
Government of India

Issue Date: 13/02/2015



আব্দুল আজিজ  
Abdul Hossain  
তারিখ / DOB: 22/02/2023  
পুরুষ / Male

**3359 4306 4129**

আমার আধার, আমার পরিচয়

*Abdul Hossain*





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

Query No / Year	2002305769/2022	Office where deed will be registered
Query Date	28/07/2022 2:18:09 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 : 12,00,000/-]	
Set Forth value	Market Value	
Rs. 80,00,000/-	Rs. 80,00,000/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 2,40,021/- (Article-23)	Rs. 92,014/- (Article A(1) E, B)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
Remarks		

**Land Details :**

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

Sch No	Plot Number	Khatian Number	Land Use	ROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-96	RS-416	Bastu	Shali	3 Dec	6,00,000/-	6,00,000/-	
L2	RS-119	RS-409	Bastu	Shali	26 Dec	52,00,000/-	52,00,000/-	
L3	RS-121	RS-557	Bastu	Shali	11 Dec	22,00,000/-	22,00,000/-	
		<b>TOTAL :</b>			<b>40Dec</b>	<b>80,00,000 /-</b>	<b>80,00,000 /-</b>	
	<b>Grand Total :</b>				<b>40Dec</b>	<b>80,00,000 /-</b>	<b>80,00,000 /-</b>	

**Seller Details :**

Sl No	Name & address	Status	Execution Admission Details :
1	ALAUDDIN MOLLA Son of Late Jaynal Molla, Jirangachi, City:- P.O.- Bhangar, P.S.- Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of India, PAN No. DGxxxxxx8F, Aadhaar No.: 32xxxxxxxx5172, Status : Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self



Query No: 2002305769 of 2022, Printed On : Jul 28 2022 2:18PM, Generated from e-registration.gov.in



2	KYAL DEVELOPERS PRIVATE LIMITED .122/1R, Satyendra Nath Majumder Sarani, 4th Floor, City:- .P.O:- Kailghat, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700028 PAN No. AAxxxxxx0E, Aadhaar No Not Provided by UIDAI Status :Organization as Confirming Party, Executed by: Representative	Organization as Confirming Party	Executed by: Representative
3	INTERFACE BUILDCON PRIVATE LIMITED .30C, South End Park, City:-, P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 PAN No. AAxxxxxx0A, Aadhaar No Not Provided by UIDAI Status :Organization as Confirming Party, Executed by: Representative	Organization as Confirming Party	Executed by: Representative

**Buyer Details :**

Sl No	Name & address	Status	Execution Admission Details :
1	SEEMA KYAL Wife of Balkrishan Kyal,30C, South End Park, City:-, P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No. ADxxxxxx3J, Aadhaar No.: 67xxxxxxxx9286, Status :Individual, Not Executed	Individual	Not Executed
2	RISHI KYAL Son of Balkrishan Kyal,30C, South End Park, City:-, P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No. AFxxxxxx4G, Aadhaar No.: 60xxxxxxxx0434, Status :Individual, Not Executed	Individual	Not Executed

**Representative Details :**

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

**Identifier Details :**

Name & address
ANOWAR HOSSAIN Son of Naziruddin Molla Jirangacha, City:-, P.O:- Hatisala, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135, Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of India, Identifier Of ALAUDDIN MOLLA, AMRITA GHOSH





Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	ALAUDDIN MOLLA	SEEMA KYAL-0.5 Dec,RISHI KYAL-0.5 Dec
2	KYAL DEVELOPERS PRIVATE LIMITED	SEEMA KYAL-0.5 Dec,RISHI KYAL-0.5 Dec
3	INTERFACE BUILDCON PRIVATE LIMITED	SEEMA KYAL-0.5 Dec,RISHI KYAL-0.5 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	ALAUDDIN MOLLA	SEEMA KYAL-4.33333 Dec,RISHI KYAL-4.33333 Dec
2	KYAL DEVELOPERS PRIVATE LIMITED	SEEMA KYAL-4.33333 Dec,RISHI KYAL-4.33333 Dec
3	INTERFACE BUILDCON PRIVATE LIMITED	SEEMA KYAL-4.33333 Dec,RISHI KYAL-4.33333 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	ALAUDDIN MOLLA	SEEMA KYAL-1.83333 Dec,RISHI KYAL-1.83333 Dec
2	KYAL DEVELOPERS PRIVATE LIMITED	SEEMA KYAL-1.83333 Dec,RISHI KYAL-1.83333 Dec
3	INTERFACE BUILDCON PRIVATE LIMITED	SEEMA KYAL-1.83333 Dec,RISHI KYAL-1.83333 Dec

**Note:**

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 27-08-2022) for e-Payment. Assessed market value & Query is valid for 30 days (i.e. upto 27-08-2022)
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, 1981). 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



The first part of the document discusses the importance of maintaining accurate records of all transactions. It emphasizes that every entry should be supported by a valid receipt or invoice. This ensures transparency and allows for easy verification of the data.

In the second section, the author outlines the various methods used to collect and analyze the data. This includes both primary and secondary data collection techniques. The primary data was gathered through direct observation and interviews with key personnel. Secondary data was obtained from existing reports and databases.

The third section provides a detailed description of the data analysis process. This involves identifying trends, patterns, and anomalies within the data set. Statistical tools were used to quantify the findings and to test the hypotheses that were formulated at the beginning of the study.

Finally, the document concludes with a summary of the key findings and their implications. It highlights the areas where the most significant changes were observed and offers recommendations for future research and practice. The author notes that while the study has provided valuable insights, there are still several areas that require further investigation.













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 16042002305769/2022

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	ALAUDDIN MOLLA Jirangachi, City- , P.O- Bhangar, P.S.-Kashipur, District-South 24- Parganas, West Bengal, India, PIN:- 700135	Seller			 29.07.22
2	AMRITA GHOSH Beliachandi, Gocharan, City- , P.O- Beliachandi, P.S:- Joynagar, District-South 24-Parganas, West Bengal, India, PIN:- 743381	Represent ative of Seller (KYL DEVELOP ERS PRIVATE LIMITED ) (INTERF ACE BUILDCO N PRIVATE LIMITED )			 28/07/22



Sl. No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	ANOWAR HOSSAIN Son of Naziruddin Molla Jirangacha, City- P.O.- Hatisala, P.S.- Kashipur, District- South 24-Parganas, West Bengal, India, PIN- 700135	ALAUDDIN MOLLA, AMRITA GHOSH			Anowar Hossain 29/07/22

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



### Major Information of the Deed

Deed No :	I-1604-08722/2022	Date of Registration	02/08/2022
Query No / Year	1604-2002305769/2022	Office where deed is registered	
Query Date	28/07/2022 2:18:09 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 - 12,00,000/-]		
Set Forth value	Market Value		
Rs. 80,00,000/-	Rs. 80,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 2,40,121/- (Article 23)	Rs. 82,048/- (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-98	RS-416	Bastu	Shali	3 Dec	6,00,000/-	6,00,000/-	
L2	RS-119	RS-409	Bastu	Shali	26 Dec	52,00,000/-	52,00,000/-	
L3	RS-121	RS-557	Bastu	Shali	11 Dec	22,00,000/-	22,00,000/-	
		<b>TOTAL :</b>			<b>40Dec</b>	<b>80,00,000 /-</b>	<b>80,00,000 /-</b>	
		<b>Grand Total :</b>			<b>40Dec</b>	<b>80,00,000 /-</b>	<b>80,00,000 /-</b>	

### Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>ALAUDDIN MOLLA</b> Son of Late Jaynal Molla Jirangachi, City:- , P.O- Bhangar, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No. : DGxxxxxx8F, Aadhaar No: 32xxxxxxx5172, Status :Individual, Executed by: Self, Date of Execution: 29/07/2022, Admitted by: Self, Date of Admission: 29/07/2022, Place : Pvt. Residence, Executed by: Self, Date of Execution: 29/07/2022, Admitted by: Self, Date of Admission: 29/07/2022, Place : Pvt. Residence



2	<b>KYAL DEVELOPERS PRIVATE LIMITED</b> 122/1R, Satyendra Nath Majumder Sarani, 4th Floor, City:- , P.O:- Kalighat, P.S:-Tollygunge, District:-South 24- Parganas, West Bengal, India, PIN:- 700026 , PAN No:: AAxxxxxx0E,Aadhaar No Not Provided by UIDAI, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative
3	<b>INTERFACE BUILDCON PRIVATE LIMITED</b> 30C, South End Park, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 , PAN No:: AAxxxxxx0A,Aadhaar No Not Provided by UIDAI, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative

**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>SEEMA KYAL</b> Wife of Balkrishan Kyal 30C, South End Park, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24- Parganas, West Bengal, India, PIN:- 700029 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No:: ADxxxxxx3J, Aadhaar No: 67xxxxxxx9286, Status :Individual, Status : Not Executed
2	<b>RISHI KYAL</b> Son of Balkrishan Kyal 30C, South End Park, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24- Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No:: AFxxxxxx4G, Aadhaar No: 60xxxxxxx0434, Status :Individual, Status : Not Executed

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>AMRITA GHOSH (Presentant )</b> Son of Biplob Ghosh Bellachandi, Gocharan, City:- , P.O:- Bellachandi, P.S:-Joynagar, District:-South 24- Parganas, West Bengal, India, PIN:- 743391, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of India , PAN No:: BLxxxxxx9F, Aadhaar No: 27xxxxxxx2164 Status : Representative, Representative of : KYAL DEVELOPERS PRIVATE LIMITED , INTERFACE BUILDCON PRIVATE LIMITED

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>ANOWAR HOSSAIN</b> Son of Naziruddin Molla Jirangacha, City:- , P.O:- Hatissia, P.S:- Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135			
Identifier Of ALAUDDIN MOLLA, AMRITA GHOSH			



**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	ALAUDDIN MOLLA	SEEMA KYAL-0.5 Dec,RISHI KYAL-0.5 Dec
2	KYAL DEVELOPERS PRIVATE LIMITED	SEEMA KYAL-0.5 Dec,RISHI KYAL-0.5 Dec
3	INTERFACE BUILDCON PRIVATE LIMITED	SEEMA KYAL-0.5 Dec,RISHI KYAL-0.5 Dec

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	ALAUDDIN MOLLA	SEEMA KYAL-4.33333 Dec,RISHI KYAL-4.33333 Dec
2	KYAL DEVELOPERS PRIVATE LIMITED	SEEMA KYAL-4.33333 Dec,RISHI KYAL-4.33333 Dec
3	INTERFACE BUILDCON PRIVATE LIMITED	SEEMA KYAL-4.33333 Dec,RISHI KYAL-4.33333 Dec

**Transfer of property for L3**

Sl.No	From	To. with area (Name-Area)
1	ALAUDDIN MOLLA	SEEMA KYAL-1.83333 Dec,RISHI KYAL-1.83333 Dec
2	KYAL DEVELOPERS PRIVATE LIMITED	SEEMA KYAL-1.83333 Dec,RISHI KYAL-1.83333 Dec
3	INTERFACE BUILDCON PRIVATE LIMITED	SEEMA KYAL-1.83333 Dec,RISHI KYAL-1.83333 Dec

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On 29-07-2022

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

Presented for registration at 18:20 hrs on 29-07-2022, at the Private residence by 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 80,00,000/-

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

Execution is admitted on 29/07/2022 by ALAUDDIN MOLLA, Son of Late Jaynal Molla, Jirangachi, P.O: Bhangar, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Others  
Identified by ANOWAR HOSSAIN, . . Son of Naziruddin Molla, Jirangacha, P.O: Hatissala, Thana: Kashipur, . South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by profession Others

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

Execution is admitted on 29-07-2022 by AMRITA GHOSH, Authorized Signatory, KYAL DEVELOPERS PRIVATE LIMITED (Private Limited Company), 122/1R, Satyendra Nath Majumder Sarani, 4th Floor, City- , P.O:- Kalighat, P.S:- Tollygunge, District-South 24-Parganas, West Bengal, India, PIN:- 700026; 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

Identified by ANOWAR HOSSAIN, . . Son of Naziruddin Molla, Jirangacha, P.O: Hatissala, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by profession Others

Anupam Halder

DISTRICT SUB-REGISTRAR

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

South 24-Parganas, West Bengal

On 01-08-2022

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 92,046/- ( A(1) = Rs 80,000/- .B = Rs 12,000/- .E = Rs 14/- .H = Rs 28/- .M(b) = Rs 4/- ) and Registration Fees paid by by online = Rs 92,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 29/07/2022 12:13PM with Govt. Ref. No: 192022230085852151 on 29-07-2022, Amount Rs: 92,014/-,

Bank: Indian Overseas Bank ( IOBA0000015), Ref. No. 202207290784685 on 29-07-2022, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 2,40,021/- and Stamp Duty paid by by online = Rs 2,40,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 29/07/2022 12:13PM with Govt. Ref. No: 192022230085852151 on 29-07-2022, Amount Rs: 2,40,021/-,

Bank: Indian Overseas Bank ( IOBA0000015), Ref. No. 202207290784685 on 29-07-2022, 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



On 02-08-2022

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

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

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 92,046/- ( A(1) = Rs 80,000/- ,B = Rs 12,000/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 32/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 2,40,021/- and Stamp Duty paid by Stamp Rs 100/-

Description of Stamp

1, Stamp: Type: Impressed, Serial no 10030, Amount: Rs 100/-, Date of Purchase: 08/06/2022, Vendor name: S Das

(Signature)

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





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2022, Page from 263744 to 263773

being No 160408722 for the year 2022.



Digitally signed by ANUPAM HALDER  
Date: 2022.08.02 16:45:55 +05:30  
Reason: Digital Signing of Deed.

*(Handwritten signature)*

(Anupam Halder) 2022/08/02 04:45:55 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)

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