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I-9319/2023

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL

AP 307357

12/7/6

8-1647780

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

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

30 JUN 2023

CONVEYANCE

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

23 MAY 2023

30044

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

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

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

Vendor : .....
Alipore Collectorate, 24Pgs. (South)

SUBHANKAR DAS
STAMP VENDOR
Alipore Police Court, Kol-27

Rafeya Khanam 27/6/23

7996

Rafeya Khanam

7997

Anowar Hossain
S/o - Nazirudden molla
Vill - Jibangalla
P.O - Hatisala
P.S - Kashipur
Dist - 24 pgs (S)
Pin - 700155

District Sub-Registrar-II, Alipore
South 24 Parganas

DISTRICT SUB REGISTRAR-II
SOUTH 24 PGS, ALIPORE

27 JUN 2023

3.1 **RAFEYA KHANAM (PAN KAPPK0006M & Aadhaar No. 5976 6539 5633)**, daughter of Abdur Rashid Molla, by occupation Housewife, by faith Muslim, by Nationality Indian, residing at Kanthalia Purbapara, Uttar Kathalia, Post Office Bhangar and Police Station Kashipur, PIN-743502, District South 24 Parganas (**Vendor**, includes successors-in-interest);

And

3.2 **BALKRISHAN KYAL**, having **PAN ABDPK2892E** and **Aadhaar No. 262776696204**, son of Late Govindram Kyal, by faith Hindu, by occupation Business, nationality Indian, of 30C, South End Park, Post Office Sarat Bose Road, Kolkata- 700 029, Police Station Lake, District South 24 Parganas (**Purchaser**, includes successors-in-interest)

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

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject Matter of Conveyance

4.1 **Said Property:** (**1**) Land classified as *danga* (highland) measuring 0.44 (zero point four four) decimal, more or less out of 48 (forty eight) decimal, more or less, being a portion of R.S. Dag No. 68, corresponding L.R. Dag No. 62, recorded under R.S. Khatian No. 643, L.R. Khatian No. 1364, 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 1.05 (one point zero five) 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. 1364, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Second Property**) and more fully described in **Part-II** of the **First Schedule** below **And** (**3**) land classified as *danga* (highland) measuring 0.53 (zero point five three) decimal, more or less, out of 58 (fifty eight) decimal, being a portion of R.S. Dag No. 90, corresponding L.R. Dag No. 84, recorded under R.S. Khatian No. 643, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Third Property**) and more fully described in **Part-III** of the **First Schedule** below. The First Property, Second Property and Third Property are more fully and collectively described in the **Second Schedule** below (collectively **Said Property**) **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof.

District Sub-Registrar-II, Alipore
South 24 Parganas

DISTRICT SUB REGISTRAR-II
SOUTH 24 PGS ALIPORE

27 JUN 2023

5. Background, Representations, Warranties and Covenants

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

5.1.1 **Ownership of Jharu Molla:** At all material time one Jharu Molla, son of Bhadu Molla was the sole, recorded and absolute owner in respect of (**1**) land measuring 13.1 (thirteen point one) decimal, more or less, out of 48 (forty eight) decimal, more or less, being a portion of R.S. Dag No. 68, corresponding L.R. Dag No. 62, recorded under R.S. Khatian No. 643, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Larger Property In R.S. Dag No. 68**), (**2**) land measuring 31.5 (thirty one point five) 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, 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 R.S. Dag No. 89**) and (**3**) land measuring 15.9 (fifteen point nine) decimal, more or less, out of 58 (fifty eight) decimal, being a portion of R.S. Dag No. 90, corresponding L.R. Dag No. 84, recorded under R.S. Khatian No. 643, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Larger Property In R.S. Dag No. 90**), free from all encumbrances.

5.1.2 **Demise of Jharu Molla:** Said Jharu Molla, a Muslim governed by the Sunni School of Mohammedan Law, died intestate leaving behind him surviving his 2 (two) sons, namely, (**1**) Tabjel Molla alias Taochel Molla and (**2**) Mohammad Ali Molla alias Haji Mohammad Molla and 1 (one) daughter, Sobgar Bibi, as his only legal heirs and heiress, who jointly and in diverse share inherited the right, title and interest of Late Jharu Molla in the Larger Property In R.S. Dag No. 68, Larger Property In R.S. Dag No. 89 and Larger Property In R.S. Dag No. 90, free from all encumbrances.

5.1.3 **Mutation:** Said Sobgar Bibi mutated her name in the records of the Block Land and Land Reforms Officer, Bhangar-II, under L.R. Khatian No. 1364, free from all encumbrances. It is pertinent to mention here that the name of said Sobgar Bibi has been erroneously missed out in the L.R. Record of Rights in respect of her entitlement in the Larger Property In R.S. Dag No. 90 and the Purchaser shall be entitled to rectify the said error as per the entitlement of said Sobgar Bibi.

5.1.4 **Demise of Sobgar Bibi:** Said Sobgar Bibi, a Muslim governed by the Sunni School of Mohammedan Law, died intestate leaving behind her surviving her 3 (three) sons, namely, (**1**) Abdul Wadut Molla, (**2**) Abdul Rashid Molla alias Haji Abdul Rashid and (**3**) Abdul Hai Molla, as her only legal heirs, who jointly and in equal share inherited the right, title and interest of Late Sobgar Bibi in the Larger Property In R.S. Dag No. 68, Larger Property In R.S. Dag No. 89 and Larger Property In R.S. Dag No. 90, free from all encumbrances. It is pertinent to mention

District Sub-Registrar-II, Alipore
South 24 Parganas

DISTRICT SUB REGISTRAR-II
SOUTH 24 PGS, ALIPORE

27 JUN 2023

here that another son of Late Sobgar Bibi, namely, Abdul Mujit Molla predeceased his mother, Sobgar Bibi and therefore, he is excluded to inherit the right, title and interest of Late Sobgar Bibi as per the operation of Mohammedan Law of inheritance.

5.1.5 **Demise of Abdul Rashid Molla:** Said Abdul Rashid Molla alias Haji Abdul Rashid, a Muslim governed by the Sunni School of Mohammedan Law, died intestate leaving behind him surviving his only wife, Rabeya Khatun, 1 (one) daughter, Rafeya Khanam and 1 (one) brother, Abdul Wadut Molla, as his only legal heir and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Abdul Rashid Molla alias Haji Abdul Rashid in the Larger Property In R.S. Dag No. 68, Larger Property In R.S. Dag No. 89 and Larger Property In R.S. Dag No. 90, free from all encumbrances.

5.1.6 **Ownership of Said Property:** In the above mentioned events and circumstances said Rafeya Khanam (the Vendor herein) has become the sole and absolute owner in respect of the Said Property, comprised in the First Property out of the Larger Property In R.S. Dag No. 68, Second Property out of the Larger Property In R.S. Dag No. 89 and Third Property out of the Larger Property In R.S. Dag No. 90, free from all encumbrances and the Said Property is the subject matter of this Conveyance.

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

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

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

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

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

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

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

District Sub-Registrar-II, Alipore
South 24 Parganas

DISTRICT SUB REGISTRAR-II
SOUTH 24 PGS, ALIPORE

27 JUN 2023

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

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

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

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

6. Basic Understanding

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

7. Transfer

7.1 **Hereby Made:** The Vendor hereby sells, conveys and transfers to the Purchaser the entirety of the Vendor's right, title and interest of whatsoever or howsoever nature in the Said Property, more fully described in the **Second Schedule** below, being, (**1**) the First Property, i.e., land classified as *danga* (highland) measuring 0.44 (zero point four four) decimal, more or less out of 48 (forty eight) decimal, more or less, being a portion of R.S. Dag No. 68, corresponding L.R. Dag No. 62, recorded under R.S. Khatian No. 643, L.R. Khatian No. 1364, 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 1.05 (one point zero five) 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. 1364, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar),

District Sub-Registrar-II, Alipore
South 24 Parganas

DISTRICT SUB REGISTRAR-II
SOUTH 24 PGS. ALIPORE

27 JUN 2023

within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-II** of the **First Schedule** below **And** (3) the Third Property, i.e., land classified as *danga* (highland) measuring 0.53 (zero point five three) decimal, more or less, out of 58 (fifty eight) decimal, being a portion of R.S. Dag No. 90, corresponding L.R. Dag No. 84, recorded under R.S. Khatian No. 643, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-III** of the **First Schedule** below **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

7.2 **Consideration:** The aforesaid transfer is being made in consideration of a sum of Rs.4,00,000/- (Rupees Four Lakh only) paid by the Purchaser to the Vendor, receipt of which the Vendor hereby and by the Receipt and Memo of Consideration hereunder written, admits and acknowledges.

8. Terms of Transfer

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

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

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

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

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

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

8.2.1 **Indemnification by Vendor:** express indemnification by the Vendor about the correctness of the Vendor's title, Vendor's authority to sell and non existence of any encumbrances on the Said Property, which if found defective or untrue at any time, the Vendor shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendor hereby covenants that the Vendor or any person

District Sub-Registrar-II, Alipore
South 24 Parganas

DISTRICT SUB REGISTRAR-II
SOUTH 24 PARGANAS

27 JUN 2023

claiming under the Vendor in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Purchaser and/or the Purchaser's successors-in-interest and assigns, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the Purchaser and/or the Purchaser's successors-in-interest and assigns by reason of any claim made by any third parties with respect to the title of the Said Property. If any difficulty arises in respect of mutation of the Said Property in the name of the Purchaser then the Vendor shall at all times hereinafter, at the costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to mutate the name of the Purchaser in respect of the Said Property. In this regard the Vendor hereby clarifies that the R.S. Record of Rights and L.R. Record of Rights are not in parity with the Vendor's entitlement in subject R.S. Dag Nos. as recited under clause 5.1 and sub-clauses thereunder. However, the Vendor hereby convey the entirety of the Vendor's right, title and interest in the said R.S. Dags (acquired vide the aforesaid recital) under these presents whatsoever and howsoever in nature and the Purchaser shall be entitled to rectify the erroneous record of rights, if any.

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

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

8.4 **Outgoings:** All statutory revenue, cess, taxes, surcharge, 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

District Sub-Registrar-II, Alipore
South 24 Parganas

DISTRICT SUB-REGISTRAR-II
SOUTH 24 PARGANAS

27 JUN 2023

or howsoever over and above the Said Property, even if the balance portion of the Dag (from which the Said Property has been carved out) is land-locked and does not have any public or private means of access and the Vendor hereby expressly waives, surrenders and gives up each and every one of the aforesaid rights.

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

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

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

9. **Interpretation:**

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

District Sub-Registrar-II, Alipore
South 24 Parganas

DISTRICT SUB-REGISTRAR-II

27 JUN 2023

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 *danga* (highland) measuring 0.44 (zero point four four) decimal, more or less out of 48 (forty eight) decimal, more or less, being a portion of R.S. Dag No. 68, corresponding L.R. Dag No. 62, recorded under R.S. Khatian No. 643, L.R. Khatian No. 1364, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and the said R.S. Dag No. 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 First Property and appurtenances and inheritances for access and user thereof.

Part-II
(Second Property)

Land classified as *danga* (highland) measuring 1.05 (one point zero five) 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. 1364, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and the said R.S. Dag No. 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 Second Property and appurtenances and inheritances for access and user thereof.

District Sub-Registrar-II, Alipore
South 24 Parganas

DISTRICT SUB-REGISTRAR-II

27 JUN 2023

Part-III
(Third Property)

Land classified as *danga* (highland) measuring 0.53 (zero point five three) decimal, more or less, out of 58 (fifty eight) decimal, being a portion of R.S. Dag No. 90, corresponding L.R. Dag No. 84, recorded under R.S. Khatian No. 643, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, 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. 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 Third Property and appurtenances and inheritances for access and user thereof.

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

Land (vacant) classified as *danga* (highland) measuring 0.44 (zero point four four) decimal, more or less out of 48 (forty eight) decimal, more or less, being a portion of R.S. Dag No. 68, corresponding L.R. Dag No. 62, recorded under R.S. Khatian No. 643, L.R. Khatian No. 1364, 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 1.05 (one point zero five) 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. 1364, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-II** of the **First Schedule** above

Land (vacant) classified as *danga* (highland) measuring 0.53 (zero point five three) decimal, more or less, out of 58 (fifty eight) decimal, being a portion of R.S. Dag No. 90, corresponding L.R. Dag No. 84, recorded under R.S. Khatian No. 643, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-III** of the **First Schedule** above

District Sub-Registrar-II, Alipore
South 24 Parganas

DISTRICT SUB-REGISTRAR-II
SI

27 JUN 2023

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

The details of the Said Property are tabulated below:

R.S. *Dag*	L.R. *Dag*	R.S. Khatian	L.R. Khatian	Total Area in *Dag* (in Dec.)	Area Sold (in Dec.)
68	62	643	1364	48	0.44
89	83	184	1364	63	1.05
90	84	643	Not Available	58	0.53
				Total:	**2.02**

10. Execution and Delivery

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

Witnesses:

1. Anowar Hossain
vill- Jirangacha
PO - Hatisala
Pin - 700155

2. Md. Mizanur Rahaman
Vill. Pub Kamalpur
P.O Bhangar
P.S Kashipur
Pin - 743502

Rafeya Khanam

[Vendor]

Drafted by:

Alamgir Raza
WB/1366/03

Advocate

Alipore Judges Courts
Kol- 27

District Sub-Registrar-II, Alipore
South 24 Parganas

DISTRICT S[illegible] REGISTRAR-II
SOU[illegible] RE

27 JUN 2023

Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of Rs.4,00,000/- (Rupees Four 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. IOBAR52023062600250049	26.06.23	Indian Overseas Bank	4,00,000.00
		Total:	**4,00,000/-**

Witnesses:

1. Anowar hossain

2. Md Mizanur Rahaman

Rabeya Khanam

[Vendor]

District Sub-Registrar-II, Alipore
South 24 Parganas

DISTRICT SUB-REGISTRAR-II
SOUTH 24 PARGANAS

27 JUN 2023

SPECIMEN FORM FOR TEN FINGER PRINTS

PHOTO						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
	Bab Krishna (Mr)					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
	Rabeya Khanam					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				

Government of West Bengal

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

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

Signature / LTI Sheet of Query No/Year 16022001647780/2023

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	RAFEYA KHANAM Kanthalia, Purbapara,, Block/Sector: Uttar Kanthalia,, City:- , P.O:- Bhangar, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743502	Seller			Rafeya Khanam 27/06/23

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	RAFEYA KHANAM			Anowar Hossain 27/06/23

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

District Sub-Registrar-II, Alipore
South 24 Parganas

DISTRICT SUB REGISTRAR-II
SOUTH 24 PGS, ALIPORE

27 JUN 2023

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

192023240112755278

GRN Details

GRN:	192023240112755278	**Payment Mode:**	SBI Epay
GRN Date:	27/06/2023 14:54:05	**Bank/Gateway:**	SBIePay Payment Gateway
BRN :	4040013429215	**BRN Date:**	27/06/2023 14:54:25
Gateway Ref ID:	20230627534914	**Method:**	Indian Overseas Bank NB
GRIPS Payment ID:	270620232011275526	**Payment Init. Date:**	27/06/2023 14:54:05
Payment Status:	Successful	**Payment Ref. No:**	2001647780/4/2023 [Query No/*/Query Year]

Depositor Details

Depositor's Name:	Mr BALKRISHAN KYAL
Address:	30C, SOUTH END PARK, KOLKATA-700029
Mobile:	9330394689
Period From (dd/mm/yyyy):	27/06/2023
Period To (dd/mm/yyyy):	27/06/2023
Payment Ref ID:	2001647780/4/2023
Dept Ref ID/DRN:	2001647780/4/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001647780/4/2023	Property Registration- Stamp duty	0030-02-103-003-02	11920
2	2001647780/4/2023	Property Registration- Registration Fees	0030-03-104-001-16	4046
			Total	**15966**

IN WORDS: **FIFTEEN THOUSAND NINE HUNDRED SIXTY SIX ONLY.**

PAID

Government of West Bengal
GRIPS 2.0 Acknowledgement Receipt
Payment Summary

270620232011275526

GRIPS Payment Detail

GRIPS Payment ID:	270620232011275526	**Payment Init. Date:**	27/06/2023 14:54:05
Total Amount:	15966	**No of GRN:**	1
Bank/Gateway:	SBI EPay	**Payment Mode:**	SBI Epay
BRN:	4040013429215	**BRN Date:**	27/06/2023 14:54:25
Payment Status:	Successful	**Payment Init. From:**	Department Portal

Depositor Details

Depositor's Name: Mr BALKRISHAN KYAL

Mobile: 9330394689

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240112755278	Directorate of Registration & Stamp Revenue	15966
		Total	**15966**

IN WORDS: **FIFTEEN THOUSAND NINE HUNDRED SIXTY SIX ONLY.**

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

PAID

District Sub-Registrar-II, Alipore
South 24 Parganas

Major Information of the Deed

Deed No :	**I-1602-09319/2023**	**Date of Registration**	**30/06/2023**
Query No / Year	**1602-2001647780/2023**	**Office where deed is registered**	
Query Date	**26/06/2023 2:12:20 PM**	D.S.R. -I 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. 4,00,000/-		Rs. 4,00,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 12,020/- (Article:23)		Rs. 4,046/- (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-68	RS-643	Bastu	Danga	0.44 Dec	85,000/-	85,000/-	
L2	RS-89	RS-184	Bastu	Danga	1.05 Dec	2,00,000/-	2,00,000/-	
L3	RS-90	RS-643	Bastu	Danga	0.53 Dec	1,15,000/-	1,15,000/-	
		TOTAL :			**2.02Dec**	**4,00,000 /-**	**4,00,000 /-**	
	Grand Total :				**2.02Dec**	**4,00,000 /-**	**4,00,000 /-**	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**RAFEYA KHANAM (Presentant)** Daughter of Abdur Rashid Molla Kanthalia, Purbapara,, Block/Sector: Uttar Kanthalia,, City:- , P.O:- Bhangar, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Female, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No.:: KAxxxxxx6M, Aadhaar No: 59xxxxxxxx5633, Status :Individual, Executed by: Self, Date of Execution: 27/06/2023 , Admitted by: Self, Date of Admission: 27/06/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 27/06/2023 , Admitted by: Self, Date of Admission: 27/06/2023 ,Place : Pvt. Residence

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**BALKRISHAN KYAL** Son of Late Govind Ram Kyal 30C, Southend Park,, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ABxxxxxx2E, Aadhaar No: 26xxxxxxxx6204, Status :Individual, Status : Not Executed

Identifier Details :

Name	Photo	Finger Print	Signature
ANOWAR HOSSAIN Son of Nazinuddin Molla Jirangacha, City:- , P.O:- Hatisala, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135			
Identifier Of RAFEYA KHANAM			

Transfer of property for L1		
Sl.No	**From**	**To. with area (Name-Area)**
1	RAFEYA KHANAM	BALKRISHAN KYAL-0.44 Dec
Transfer of property for L2		
Sl.No	**From**	**To. with area (Name-Area)**
1	RAFEYA KHANAM	BALKRISHAN KYAL-1.05 Dec
Transfer of property for L3		
Sl.No	**From**	**To. with area (Name-Area)**
1	RAFEYA KHANAM	BALKRISHAN KYAL-0.53 Dec

Endorsement For Deed Number : I - 160209319 / 2023

On 26-06-2023

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 4,00,000/-

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

On 27-06-2023

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

Presented for registration at 10:23 hrs on 27-06-2023, at the Private residence by RAFEYA KHANAM ,Executant.

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

Execution is admitted on 27/06/2023 by RAFEYA KHANAM, Daughter of Abdur Rashid Molla, Kanthalia, Purbapara,, Sector: Uttar Kanthalia,, P.O: Bhangar, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Muslim, by Profession Others

Indetified by ANOWAR HOSSAIN, , , Son of Naziruddin Molla, 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 I SOUTH 24-PARGANAS
South 24-Parganas, West Bengal

On 28-06-2023

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 4,046.00/- (A(1) = Rs 4,000.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by by online = Rs 4,046/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/06/2023 2:54PM with Govt. Ref. No: 192023240112755278 on 27-06-2023, Amount Rs: 4,046/-, Bank: SBI EPay (SBIePay), Ref. No. 4040013429215 on 27-06-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 12,020/- and Stamp Duty paid by by online = Rs 11,920/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/06/2023 2:54PM with Govt. Ref. No: 192023240112755278 on 27-06-2023, Amount Rs: 11,920/-, Bank: SBI EPay (SBIePay), Ref. No. 4040013429215 on 27-06-2023, Head of Account 0030-02-103-003-02

Suman Basu

DISTRICT SUB-REGISTRAR

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

South 24-Parganas, West Bengal

On 30-06-2023

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

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

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 12,020/- and Stamp Duty paid by Stamp Rs 100.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 307357, Amount: Rs.100.00/-, Date of Purchase: 23/05/2023, Vendor name: Subhankar Das

Suman Basu

DISTRICT SUB-REGISTRAR

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

South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2023, Page from 314261 to 314282

being No 160209319 for the year 2023.

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

Digitally signed by Suman Basu
Date: 2023.07.05 11:25:44 +05:30
Reason: Digital Signing of Deed.

(Suman Basu) 2023/07/05 11:25:44 AM

DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)

09258/23

I-9320/2023

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL

AP 307353

27/6

B-1645872

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

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

30 JUN 2023

CONVEYANCE

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

30048 23 MAY 2023

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

Name : B. C. LAHIRI
Advocate
ALIPORE JUDGES COURT
KOL-27

Address : .....

Vendor : .....

Alipore Collectorate, 24Pgs. (South)

SUBHANKAR DAS
STAMP VENDOR
Alipore Police Court, Kol-27

Neamul Haque

8013

Neamul Haque

District Sub-Registrar-II, Alipore
South 24 Parganas

1995

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

Ratna Roy
Paresh Chandra Roy
Add: Sukantapur, Po- Gouragangan
PS- Newtown, Kol-700159.

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

And

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

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

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject Matter of Conveyance

4.1 **Said Property:** (1) Land classified as *sali* (agricultural) measuring 0.17 (zero point one seven) decimal, more or less, out of 46 (forty six) decimal, being a portion of R.S. Dag No. 67, corresponding L.R. Dag No. 61, recorded under R.S. Khatian No. 643, L.R. Khatian No. 1362, 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 0.11 (zero point one one) decimal, more or less out of 48 (forty eight) decimal, more or less, being a portion of R.S. Dag No. 68, corresponding L.R. Dag No. 62, recorded under R.S. Khatian No. 643, L.R. Khatian No. 1362, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Second Property**) and more fully described in **Part-II** of the **First Schedule** below **And** (3) land classified as *danga* (highland) measuring 0.085 (zero point zero eight five) decimal, more or less, out of 45 (forty five) decimal, being a portion of R.S. Dag No. 71, corresponding L.R. Dag No. 65, recorded under R.S. Khatian No. 128, L.R. Khatian Nos. 1362, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Third Property**) and more fully described in **Part-III** of the **First Schedule** below **And** (4) land classified as *danga* (highland) measuring 0.0775 (zero point zero seven seven five) 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.1362, 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 more fully

District Sub-Registrar-II, Alipore
South 24 Parganas

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

described in **Part-IV** of the **First Schedule** below **And** (**5**) land classified as *danga* (highland) measuring 0.2523 (zero point two five two three) 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. 1362, 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**) and more fully described in **Part-V** of the **First Schedule** below. The First Property, Second Property, Third Property, Fourth Property and Fifth Property are more fully and collectively described in the **Second Schedule** below (collectively **Said Property**) **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof.

5. Background, Representations, Warranties and Covenants

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

5.1.1 **Ownership of Amir Ali Molla:** At all material time one Amir Ali Molla, son of Banamali Molla was the sole, recorded and absolute owner in respect of (**1**) land measuring 23 (twenty three) decimal, more or less, out of 46 (forty six) decimal, being a portion of R.S. Dag No. 67, corresponding L.R. Dag No. 61, recorded under R.S. Khatian No. 643, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**First Property Of Amir**), (**2**) land measuring 34.9 (thirty four point nine) decimal, more or less, out of 48 (forty eight) decimal, more or less, being a portion of R.S. Dag No. 68, corresponding L.R. Dag No. 62, recorded under R.S. Khatian No. 643, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Second Property Of Amir**), (**3**) land measuring 45 (forty five) decimal, more or less, being the entirety of R.S. Dag No. 71, corresponding L.R. Dag No. 65, recorded under R.S. Khatian No. 128, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Third Property Of Amir**), (**4**) land measuring 31.5 (thirty one point five) decimal, more or less, out of 63 (sixty three) decimal, more or less, being a portion of R.S. Dag No. 89, corresponding L.R. Dag No. 83, recorded under R.S. Khatian No. 184, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Fourth Property Of Amir**) and (**5**) land measuring 42.1 (forty two point one) decimal, more or less, out of 58 (fifty eight) decimal, being a portion of R.S. Dag No. 90, corresponding L.R. Dag No. 84, recorded under R.S. Khatian No. 643, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the

District Sub-Registrar-II, Alipore
South 24 Parganas

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

jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Fifth Property Of Amir**), free from all encumbrances.

5.1.2 **Recorded Ownership of Daud Ali Molla:** At all material time one Daud Ali Molla, son of Amir Ali Molla was the sole, recorded and absolute owner in respect of land measuring 11.5 (eleven point five) decimal, more or less, out of 46 (forty six) decimal, being a portion of R.S. Dag No. 67, corresponding L.R. Dag No. 61, recorded under R.S. Khatian No. 643, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas, free from all encumbrances.

5.1.3 **Demise of Amir Ali Molla:** Said Amir Ali Molla, a Muslim governed by the Sunni School of Mohammedan Law died intestate leaving behind him surviving his 2 (two) sons, namely, (**1**) Jiyad Ali Molla and (**2**) Daud Ali Molla and 2 (two) daughters, namely, (**1**) Sakhijan Bibi and (**2**) Jahara Bibi, as his only legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Amir Ali Molla in the First Property Of Amir, Second Property Of Amir, Third Property Of Amir, Fourth Property Of Amir and Fifth Property Of Amir, free from all encumbrances.

5.1.4 **Ownership of Daud Ali Molla:** In the above mentioned circumstances said Daud Ali Molla became the sole and absolute owner in respect of (**1**) land measuring 19.17 (nineteen point one seven) decimal, more or less, out of 46 (forty six) decimal, being a portion of R.S. Dag No. 67, corresponding L.R. Dag No. 61, recorded under R.S. Khatian No. 643, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**First Larger Property**), (**2**) land measuring 11.63 (eleven point six three) decimal, more or less, out of 48 (forty eight) decimal, more or less, being a portion of R.S. Dag No. 68, corresponding L.R. Dag No. 62, recorded under R.S. Khatian No. 643, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Second Larger Property**), (**3**) land measuring 15 (fifteen) decimal, more or less, being the entirety of R.S. Dag No. 71, corresponding L.R. Dag No. 65, recorded under R.S. Khatian No. 128, 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 Larger Property**), (**4**) land measuring 10.5 (ten point five) decimal, more or less, out of 63 (sixty three) decimal, more or less, being a portion of R.S. Dag No. 89, corresponding L.R. Dag No. 83, recorded under R.S. Khatian No. 184, 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 Larger Property**) and (**5**) land measuring 14.03 (fourteen point zero three) decimal, more or less, out of 58 (fifty eight) decimal, being a portion of R.S. Dag No. 90, corresponding L.R. Dag No. 84, recorded under R.S. Khatian No. 643, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas

District Sub-Registrar-II, Alipore
24 Parganas (S)

District Sub Registrar-II
Alipore, 24 Pgs (S)
27 JUN 2022

(**Fifth Larger Property**), free from all encumbrances. The First Larger Property, Second Larger Property, Third Larger Property, Fourth Larger Property and Fifth Larger Property (collectively **Larger Property**).

5.1.5 **Demise of Daud Ali Molla:** Said Daud Ali Molla, a Muslim governed by the *Sunni* School of Mohammedan Law, died intestate leaving behind him surviving his wife, Achhia Bibi alias Achhiya Bibi (Molla), 6 (six) sons, namely, (**1**) Abdul Gaffar Molla, (**2**) Abdul Rajjak Molla alias Abdul Rajjak Molya, (**3**) Abdul Ohab Molla alias Abdul Ohab Molya, (**4**) Abdul Rab Molla, (**5**) Abdul Jalil Molya alias Abdul Jalil Molla and (**6**) Abdul Jalal Molla and 3 (three) daughters, namely, (**1**) Rashida Bibi, (**2**) Sahanaz Bibi alias Sahanara Bibi and (**3**) Manoyara Bibi, as his only legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Daud Ali Molla in the Larger Property, free from all encumbrances.

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

5.1.7 **Sale to Vendor:** By a Deed of Sale dated 29th May, 2023, registered in the Office of the Additional District Sub-Registrar, Bhangar, recorded in Book No. 1, Volume No. 1621-2023, at Pages 117710 to 117734, being Deed No. 162104618 for the year 2023, said Rahima Bibi sold, conveyed and transferred her right, title and interest in the Larger Property and said (**1**) Rashed Molla, (**2**) Kamrul Islam Molla, (**3**) Ayesa Bibi, (**4**) Khadija Bibi and (**5**) Firoza Khatun sold, conveyed and transferred their right, title and interest in the Fifth Larger Property, unto and in favour of Neamul Haque (the Vendor herein), free from all encumbrances.

5.1.8 **Ownership of Said Property:** In the above mentioned events and circumstances the Vendor has become the sole and absolute owner in respect of the Said Property out of the Larger Property, comprised in the First Property out of the First Larger Property, Second Property out of the Second Larger Property, Third Property out of the Third Larger Property, Fourth Property out of the Fourth Larger Property and Fifth Property out of the Fifth Larger Property, free from all encumbrances and the name of the Vendor's predecessors-in-title, Sahanaz Bibi is recorded in the records of the Block Land and Land Reforms Officer, Bhangar-II, under L.R. Khatian No. 1362 and the Said Property is the subject matter of this Conveyance.

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

District Sub-Registrar-II, Alipore
South 24 Parganas

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

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

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

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

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

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

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

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

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

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

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

District Sub-Registrar-II, Alipore
South 24 Parganas

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

6. Basic Understanding

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

7. Transfer

7.1 **Hereby Made:** The Vendor hereby sells, conveys and transfers to the Purchaser the entirety of the Vendor's right, title and interest of whatsoever or howsoever nature in the Said Property, more fully described in the **Second Schedule** below, being, (**1**) the First Property, i.e., land classified as *sali* (agricultural) measuring 0.17 (zero point one seven) decimal, more or less, out of 46 (forty six) decimal, being a portion of R.S. Dag No. 67, corresponding L.R. Dag No. 61, recorded under R.S. Khatian No. 643, L.R. Khatian No. 1362, 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 0.11 (zero point one one) decimal, more or less out of 48 (forty eight) decimal, more or less, being a portion of R.S. Dag No. 68, corresponding L.R. Dag No. 62, recorded under R.S. Khatian No. 643, L.R. Khatian No. 1362, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-II** of the **First Schedule** below **And** (**3**) the Third Property, i.e., land classified as *danga* (highland) measuring 0.085 (zero point zero eight five) decimal, more or less, out of 45 (forty five) decimal, being a portion of R.S. Dag No. 71, corresponding L.R. Dag No. 65, recorded under R.S. Khatian No. 128, L.R. Khatian Nos. 1362, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-III** of the **First Schedule** below **And** (**4**) the Fourth Property, i.e., land classified as *danga* (highland) measuring 0.0775 (zero point zero seven seven five) 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.1362, 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-IV** of the **First Schedule** below **And** (**5**) the Fifth Property, i.e., land classified as *danga* (highland) measuring 0.2523 (zero point two five two three) 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. 1362, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP,

District Sub-Registrar-II, Alipore
South 24 Parganas

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

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

7.2 **Consideration:** The aforesaid transfer is being made in consideration of a sum of Rs.1,75,000/- (Rupees One Lakh Seventy Five Thousand only) paid by the Purchaser to the Vendor, receipt of which the Vendor hereby and by the Receipt and Memo of Consideration hereunder written, admits and acknowledges.

8. Terms of Transfer

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

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

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

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

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

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

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

District Sub-Registrar-II, Alipore
South 24 Parganas

District Sub Registrar-II
Alipore South 24 Parganas
27 JUN 2022

mutation of the Said Property in the name of the Purchaser then the Vendor shall at all times hereinafter, at the costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to mutate the name of the Purchaser in respect of the Said Property. In this regard the Vendor hereby clarify that the R.S. Record of Rights and L.R. Record of Rights are not in parity with the Vendor's entitlement in subject R.S. Dag Nos. as recited under clause 5.1 and sub-clauses thereunder. However, the Vendor hereby convey the entirety of the Vendor's right, title and interest in the said R.S. Dags (acquired vide the aforesaid recital) under these presents whatsoever and howsoever in nature and the Purchaser shall be entitled to rectify the erroneous record of rights, if any.

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

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

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

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

District Sub-Registrar-II, Alipore
South 24 Parganas

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

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

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

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

9. **Interpretation:**

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

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

District Sub-Registrar-II, Alipore
24 Parganas

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

First Schedule
Part-I
(First Property)

Land classified as *sali* (agricultural) measuring 0.17 (zero point one seven) decimal, more or less, out of 46 (forty six) decimal, being a portion of R.S. Dag No. 67, corresponding L.R. Dag No. 61, recorded under R.S. Khatian No. 643, L.R. Khatian No. 1362, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and the said R.S. Dag No. 67 is butted and bounded as follows:

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

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

Part-II
(Second Property)

Land classified as *danga* (highland) measuring 0.11 (zero point one one) decimal, more or less out of 48 (forty eight) decimal, more or less, being a portion of R.S. Dag No. 68, corresponding L.R. Dag No. 62, recorded under R.S. Khatian No. 643, L.R. Khatian No. 1362, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and the said R.S. Dag No. 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 Second Property and appurtenances and inheritances for access and user thereof.

Part-III
(Third Property)

Land classified as *danga* (highland) measuring 0.085 (zero point zero eight five) decimal, more or less, out of 45 (forty five) decimal, being a portion of R.S. Dag No. 71, corresponding L.R. Dag No. 65, recorded under R.S. Khatian No. 128, L.R. Khatian Nos. 1362, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-

District Sub-Registrar-II, Alipore
24 Parganas

District Sub-Registrar-II
Alipore
27 JUN 2023

Registration District Bhangar, District South 24 Parganas and the said R.S. Dag No. 71 is butted and bounded as follows:

On the North	:	By R.S. Dag Nos. 72 & 73
On the East	:	By R.S. Dag Nos. 60 & 61
On the South	:	By R.S. Dag No. 70
On the West	:	By R.S. Dag Nos. 74, 75, 76, & 77

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.

Part-IV
(Fourth Property)

Land classified as *danga* (highland) measuring 0.0775 (zero point zero seven seven five) 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.1362, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and the said R.S. Dag No. 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 Fourth Property and appurtenances and inheritances for access and user thereof.

Part-V
(Fifth Property)

Land classified as *danga* (highland) measuring 0.2523 (zero point two five two three) 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. 1362, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and the said R.S. Dag No. 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

District Sub-Registrar-II, Alipore
South 24 Parganas

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

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

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

Land (vacant) classified as *sali* (agricultural) measuring 0.17 (zero point one seven) decimal, more or less, out of 46 (forty six) decimal, being a portion of R.S. Dag No. 67, corresponding L.R. Dag No. 61, recorded under R.S. Khatian No. 643, L.R. Khatian No. 1362, 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 0.11 (zero point one one) decimal, more or less out of 48 (forty eight) decimal, more or less, being a portion of R.S. Dag No. 68, corresponding L.R. Dag No. 62, recorded under R.S. Khatian No. 643, L.R. Khatian No. 1362, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-II** of the **First Schedule** above

Land (vacant) classified as *danga* (highland) measuring 0.085 (zero point zero eight five) decimal, more or less, out of 45 (forty five) decimal, being a portion of R.S. Dag No. 71, corresponding L.R. Dag No. 65, recorded under R.S. Khatian No. 128, L.R. Khatian Nos. 1362, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-III** of the **First Schedule** above

Land (vacant) classified as *danga* (highland) measuring 0.0775 (zero point zero seven seven five) 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.1362, 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-IV** of the **First Schedule** above

Land (vacant) classified as *danga* (highland) measuring 0.2523 (zero point two five two three) 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. 1362, 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-V** of the **First Schedule** above

District Sub-Registrar-II, Alipore
South 24 Parganas

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

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

The details of the Said Property are tabulated below:

R.S. *Dag*	L.R. *Dag*	R.S. Khatian	L.R. Khatian	Total Area in *Dag* (in Dec.)	Area Sold (in Dec.)
67	61	643	1362	46	0.17
68	62	643	1362	48	0.11
71	65	128	1362	45	0.085
89	83	184	1362	63	0.0775
90	84	643	1362	58	0.2523
				Total:	**0.6948**

District Sub-Registrar-II, Alipore
South 24 Parganas

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

10. Execution and Delivery

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

Witnesses:

1. Ranit Roy
Add: Bulungi,
Po- Gourgaragar
Ps- Nalhati, Dist- Birbhum

2. Arijit Roy
17, Dixon Lane
Kol-700014

Neamul Haque
[Vendor]

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

District Sub-Registrar-II, Alipore
South 24 Parganas

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

Receipt And Memo of Consideration

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

Mode	Date	Bank	Amount (Rs.)
UTR No. IOBAN23178377552	27.06.23	Indian Overseas Bank	1,75,000.00
		Total:	**1,75,000/-**

Witnesses:

1. Rajib Roy

2. Arijit Roy

Neamul Haque

[Vendor]

District Sub-Registrar-II, Alipore
24 Parganas

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

SPECIMEN FORM FOR TEN FINGER PRINTS

PHOTO						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
	Rehan					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
	Nazmul Haque					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				

District Sub-Registrar-II, Alipore
South 24 Parganas

District Sub Registrar-II
Alipore, South 24 Parganas
27 JUN 2025

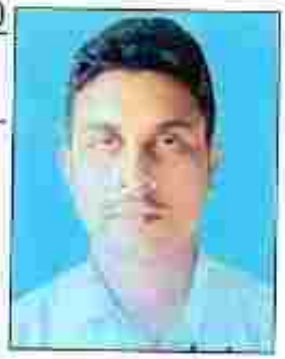
Government of West Bengal

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

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

Signature / LTI Sheet of Query No/Year 16022001645812/2023

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

Sl No.	Name of the Executant	Category		Finger Print	Signature with date
1	NEAMUL HAQUE Jirangacha, City:- , P.O:- Hatisala, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135	Seller			Neamul Haque 27.06.2023

Sl No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	RAJIB ROY Son of Paresh Chandra Roy New Town, City:- , P.O:- New Town, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700159	NEAMUL HAQUE			Rajib Roy 27.06.23

(Suman Basu)

DISTRICT SUB-REGISTRAR

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

South 24-Parganas, West Bengal

District Sub-Registrar-II, Alipore
South 24 Parganas

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

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

192023240112801728

GRN Details

GRN:	192023240112801728	**Payment Mode:**	SBI Epay
GRN Date:	27/06/2023 15:23:16	**Bank/Gateway:**	SBIePay Payment Gateway
BRN :	0565440774815	**BRN Date:**	27/06/2023 15:23:41
Gateway Ref ID:	20230627536249	**Method:**	Indian Overseas Bank NB
GRIPS Payment ID:	270620232011280171	**Payment Init. Date:**	27/06/2023 15:23:16
Payment Status:	Successful	**Payment Ref. No:**	2001645812/4/2023 [Query No/*/Query Year]

Depositor Details

Depositor's Name:	Mr RAHUL KYAL
Address:	30C, SOUTH END PARK, KOLKATA-700029
Mobile:	9330394689
Period From (dd/mm/yyyy):	27/06/2023
Period To (dd/mm/yyyy):	27/06/2023
Payment Ref ID:	2001645812/4/2023
Dept Ref ID/DRN:	2001645812/4/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001645812/4/2023	Property Registration- Stamp duty	0030-02-103-003-02	5170
2	2001645812/4/2023	Property Registration- Registration Fees	0030-03-104-001-16	1796
			Total	**6966**

IN WORDS: **SIX THOUSAND NINE HUNDRED SIXTY SIX ONLY.**

PAID

Government of West Bengal
GRIPS 2.0 Acknowledgement Receipt
Payment Summary

270620232011280171

GRIPS Payment Detail

GRIPS Payment ID:	270620232011280171	**Payment Init. Date:**	27/06/2023 15:23:16
Total Amount:	6966	**No of GRN:**	1
Bank/Gateway:	SBI EPay	**Payment Mode:**	SBI Epay
BRN:	0565440774815	**BRN Date:**	27/06/2023 15:23:41
Payment Status:	Successful	**Payment Init. From:**	Department Portal

Depositor Details

Depositor's Name: Mr RAHUL KYAL

Mobile: 9330394689

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240112801728	Directorate of Registration & Stamp Revenue	6966
		Total	**6966**

IN WORDS: **SIX THOUSAND NINE HUNDRED SIXTY SIX ONLY.**

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

PAID

District Sub-Registrar-II, Alipore
South 24 Parganas

Major Information of the Deed

Deed No :	**I-1602-09320/2023**	**Date of Registration**	**30/06/2023**
Query No / Year	**1602-2001645812/2023**	**Office where deed is registered**	
Query Date	**26/06/2023 1:07:18 PM**	D.S.R. -I 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. 1,75,000/-		Rs. 1,75,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 5,270/- (Article:23)		Rs. 1,796/- (Article:A(1), E)	
Remarks			

Land Details :

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

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-67	RS-643	Bastu	Shali	0.17 Dec	42,000/-	42,000/-	
L2	RS-68	RS-643	Bastu	Danga	0.11 Dec	28,000/-	28,000/-	
L3	RS-71	RS-128	Bastu	Danga	0.085 Dec	20,000/-	20,000/-	
L4	RS-89	RS-184	Bastu	Danga	0.0775 Dec	20,000/-	20,000/-	
L5	RS-90	RS-643	Bastu	Danga	0.2523 Dec	65,000/-	65,000/-	
		TOTAL :			**.6948Dec**	**1,75,000 /-**	**1,75,000 /-**	
	Grand Total :				**.6948Dec**	**1,75,000 /-**	**1,75,000 /-**	

Seller Details :

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

Buyer Details :

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

Identifier Details :

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

Transfer of property for L1		
Sl.No	**From**	**To. with area (Name-Area)**
1	NEAMUL HAQUE	RAHUL KYAL-0.17 Dec
Transfer of property for L2		
Sl.No	**From**	**To. with area (Name-Area)**
1	NEAMUL HAQUE	RAHUL KYAL-0.11 Dec
Transfer of property for L3		
Sl.No	**From**	**To. with area (Name-Area)**
1	NEAMUL HAQUE	RAHUL KYAL-0.085 Dec
Transfer of property for L4		
Sl.No	**From**	**To. with area (Name-Area)**
1	NEAMUL HAQUE	RAHUL KYAL-0.0775 Dec
Transfer of property for L5		
Sl.No	**From**	**To. with area (Name-Area)**
1	NEAMUL HAQUE	RAHUL KYAL-0.2523 Dec

On 26-06-2023

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,75,000/-

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

On 27-06-2023

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

Presented for registration at 15:10 hrs on 27-06-2023, at the Private residence by NEAMUL HAQUE ,Executant.

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

Execution is admitted on 27/06/2023 by NEAMUL HAQUE, Son of Abdul Ohab Molla, Jirangacha, P.O: Hatisala, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Others

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

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

On 28-06-2023

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,796.00/- (A(1) = Rs 1,750.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by by online = Rs 1,796/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/06/2023 3:23PM with Govt. Ref. No: 192023240112801728 on 27-06-2023, Amount Rs: 1,796/-, Bank: SBI EPay (SBIePay), Ref. No. 0565440774815 on 27-06-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/06/2023 3:23PM with Govt. Ref. No: 192023240112801728 on 27-06-2023, Amount Rs: 5,170/-, Bank: SBI EPay (SBIePay), Ref. No. 0565440774815 on 27-06-2023, Head of Account 0030-02-103-003-02

Suman Basu

DISTRICT SUB-REGISTRAR

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

South 24-Parganas, West Bengal

On 30-06-2023

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

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

Payment of Stamp Duty

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

Description of Stamp

1. Stamp: Type: Impressed, Serial no 307353, Amount: Rs.100.00/-, Date of Purchase: 23/05/2023, Vendor name: Subhankar Das

Suman Basu

DISTRICT SUB-REGISTRAR

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

South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2023, Page from 314309 to 314336

being No 160209320 for the year 2023.

Digitally signed by Suman Basu
Date: 2023.07.05 11:28:48 +05:30
Reason: Digital Signing of Deed.

(Suman Basu) 2023/07/05 11:28:48 AM

DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)

09525/23

T-9515/2023

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबंगा पश्चिम बंगाल WEST BENGAL

AP 307368

B-1677349

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

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

04 JUL 2023

CONVEYANCE

1. **Date:** 01.07.2023
2. **Place:** Kolkata
3. **Parties**

30033

23 MAY 2023

No. Rs.100/- Date

Name : B. C. LAHIRI
Advocate

Address : ALIPORE JUDGES COURT
KOL - 27

Vendor :

Alipore Collectorate, 24Pgs. (South)

SUBHANKAR DAS
STAMP VENDOR
Alipore Police Court, Kol-27

8283

8284

MD. Mizanur Rahman

S/o. MD Abdul wadud

Vil - Purba Kithalia

P.O - Bhangar

P.S - Kashipore

Pin - 743502

District Sub-Registrar-II, Alipore
South 24 Parganas

District Sub Registrar-II
Alipore, South 24 Parganas
- 1 JUL 2023

3.1 **MD. ABDUL WADUD (PAN: AIIPW3059M** and **Aadhaar No. 2386 0844 9428)**, son of Late Hasem Ali Molla, by faith Muslim, by Occupation others, nationality Indian, residing at Purba Kanthalia, Uttar Kathalia, Post Office Bhangar, Police Station Kashipur, PIN-743502, District South 24 Parganas, (**Vendor**, includes successors-in-interest);

And

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

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

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject Matter of Conveyance

4.1 **Said Property:** (**1**) Land classified as *danga* (highland) measuring 0.33 (zero point three three) decimal, more or less out of 48 (forty eight) decimal, more or less, being a portion of R.S. Dag No. 68, corresponding L.R. Dag No. 62, recorded under R.S. Khatian No. 643, L.R. Khatian No. 1364, 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 0.79 (zero point seven nine) 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. 1364, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Second Property**) and more fully described in **Part-II** of the **First Schedule** below **And** (**3**) land classified as *danga* (highland) measuring 0.4 (zero point four) decimal, more or less, out of 58 (fifty eight) decimal, being a portion of R.S. Dag No. 90, corresponding L.R. Dag No. 84, recorded under R.S. Khatian No. 643, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Third Property**) and more fully described in **Part-III** of the **First Schedule** below. The First Property, Second Property and Third Property are more fully and collectively described in the **Second Schedule** below (collectively **Said Property**) **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof.

District Sub Registrar-II, Alipore
South 24 Parganas

District Sub Registrar-II
Alipore, South 24 Parganas
- 1 JUL 2023

5. Background, Representations, Warranties and Covenants

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

5.1.1 **Ownership of Jharu Molla:** At all material time one Jharu Molla, son of Bhadu Molla was the sole, recorded and absolute owner in respect of (**1**) land measuring 13.1 (thirteen point one) decimal, more or less, out of 48 (forty eight) decimal, more or less, being a portion of R.S. Dag No. 68, corresponding L.R. Dag No. 62, recorded under R.S. Khatian No. 643, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Jharu's Property In R.S. Dag No. 68**), (**2**) land measuring 31.5 (thirty one point five) 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, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Jharu's Property In R.S. Dag No. 89**) and (**3**) land measuring 15.9 (fifteen point nine) decimal, more or less, out of 58 (fifty eight) decimal, being a portion of R.S. Dag No. 90, corresponding L.R. Dag No. 84, recorded under R.S. Khatian No. 643, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Jharu's Property In R.S. Dag No. 90**), free from all encumbrances.

5.1.2 **Demise of Jharu Molla:** Said Jharu Molla, a Muslim governed by the Sunni School of Mohammedan Law, died intestate leaving behind him surviving his 2 (two) sons, namely, (**1**) Tabjel Molla alias Taochel Molla and (**2**) Mohammad Ali Molla alias Haji Mohammad Molla and 1 (one) daughter, Sobgar Bibi, as his only legal heirs and heiress, who jointly and in diverse share inherited the right, title and interest of Late Jharu Molla in Jharu's Property In R.S. Dag No. 68, Jharu's Property In R.S. Dag No. 89 and Jharu's Property In R.S. Dag No. 90, free from all encumbrances.

5.1.3 **Mutation:** Said Sobgar Bibi mutated her name in the records of the Block Land and Land Reforms Officer, Bhangar-II, under L.R. Khatian No. 1364, free from all encumbrances. It is pertinent to mention here that the name of said Sobgar Bibi has been erroneously missed out in the L.R. Record of Rights in respect of her entitlement in Jharu's Property In R.S. Dag No. 90 and the Purchaser shall be entitled to rectify the said error as per the entitlement of said Sobgar Bibi.

5.1.4 **Demise of Sobgar Bibi:** Said Sobgar Bibi, a Muslim governed by the Sunni School of Mohammedan Law, died intestate leaving behind her surviving her 3 (three) sons, namely, (**1**) Abdul Wadut Molla, (**2**) Abdul Rashid Molla alias Haji Abdul Rashid and (**3**) Abdul Hai Molla, as her only legal heirs, who jointly and in equal share inherited the right, title and interest of Late Sobgar Bibi in Jharu's Property In R.S. Dag No. 68, Jharu's Property In R.S. Dag No. 89 and Jharu's Property In R.S. Dag No. 90, free from all encumbrances. It is pertinent to mention

District Sub Registrar-II
Alipore, South 24 Parganas
- 1 JUL 2025

here that another son of Late Sobgar Bibi, namely, Abdul Mujit Molla predeceased his mother, Sobgar Bibi and therefore, he is excluded to inherit the right, title and interest of Late Sobgar Bibi as per the operation of Mohammedan Law of inheritance.

5.1.5 **Ownership of Abdul Rashid Molla:** In the above mentioned circumstances said Abdul Rashid Molla alias Haji Abdul Rashid has become the sole and absolute owner in respect of (1) land measuring 0.8733 (zero point eight seven three three) decimal, more or less, out of Jharu's Property In R.S. Dag No. 68 (**Larger Property In R.S. Dag No. 68**), (2) land measuring 2.1 (two point one) decimal, more or less, out of Jharu's Property In R.S. Dag No. 89 (**Larger Property In R.S. Dag No. 89**) and (3) land measuring 1.06 (one point zero six) decimal, more or less, out of Jharu's Property In R.S. Dag No. 90 (**Larger Property In R.S. Dag No. 90**), free from all encumbrances.

5.1.6 **Demise of Abdul Rashid Molla:** Said Abdul Rashid Molla alias Haji Abdul Rashid, a Muslim governed by the Sunni School of Mohammedan Law, died intestate leaving behind him surviving his only wife, Rabeya Khatun, 1 (one) daughter, Rafeya Khanam and 1 (one) brother, Abdul Wadut Molla, as his only legal heir and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Abdul Rashid Molla alias Haji Abdul Rashid in the Larger Property In R.S. Dag No. 68, Larger Property In R.S. Dag No. 89 and Larger Property In R.S. Dag No. 90, free from all encumbrances.

5.1.7 **Ownership of Said Property:** In the above mentioned events and circumstances said Abdul Wadut Molla (the Vendor herein) has become the sole and absolute owner in respect of the Said Property, comprised in the First Property out of the Larger Property In R.S. Dag No. 68, Second Property out of the Larger Property In R.S. Dag No. 89 and Third Property out of the Larger Property In R.S. Dag No. 90, free from all encumbrances and the Said Property is the subject matter of this Conveyance.

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

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

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

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

Sub-Registrar-II, Alipore
South 24 Parganas

Sub-Registrar-II
Alipore
South 24 Parganas

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

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

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

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

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

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

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

6. Basic Understanding

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

7. Transfer

7.1 **Hereby Made:** The Vendor hereby sells, conveys and transfers to the Purchaser the entirety of the Vendor's right, title and interest of whatsoever or howsoever nature in the Said Property, more fully described in the **Second Schedule** below, being, (1) the First Property,

District Sub Registrar-II
Alipore
South 24 Parganas
- 1 JUL 2023

i.e., land classified as *danga* (highland) measuring 0.33 (zero point three three) decimal, more or less out of 48 (forty eight) decimal, more or less, being a portion of R.S. Dag No. 68, corresponding L.R. Dag No. 62, recorded under R.S. Khatian No. 643, L.R. Khatian No. 1364, 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 0.79 (zero point seven nine) 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. 1364, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-II** of the **First Schedule** below **And (3)** the Third Property, i.e., land classified as *danga* (highland) measuring 0.4 (zero point four) decimal, more or less, out of 58 (fifty eight) decimal, being a portion of R.S. Dag No. 90, corresponding L.R. Dag No. 84, recorded under R.S. Khatian No. 643, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-III** of the **First Schedule** below **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

7.2 **Consideration:** The aforesaid transfer is being made in consideration of a sum of Rs.2,00,000/- (Rupees Two Lakhs only) paid by the Purchaser to the Vendor, receipt of which the Vendor hereby and by the Receipt and Memo of Consideration hereunder written, admits and acknowledges.

8. Terms of Transfer

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

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

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

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

District Sub-Registrar-II, Alipore
South 24 Parganas

District Sub Registrar-II
Alipore, South 24 Parganas
- 1 JUL 2026

appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property.

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

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

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

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

8.4 **Outgoings:** All statutory revenue, cess, taxes, surcharge, 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,

Sub Registrar-II, Alipore
South 24 Parganas

District Sub Registrar-II
24 Parganas
1 JUL 2023

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

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

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

8.8 **Further Acts:** The Vendor hereby covenants that the Vendor or any person claiming under him, shall and will from time to time and at all times hereafter, upon every request and at the cost of the Purchaser and/or his/her successors-in-interest and assigns, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Property.

Sub-Registrar-II, Alipore
South 24 Parganas

Sub Registrar-II
Parganas
- 1 JUL 2023

Notwithstanding the aforesaid covenant, the Vendor further covenants with the Purchaser that the Purchaser shall be entitled to rectify and/or modify any material defect of this Deed of Conveyance through a declaration without affecting the right of the Vendor in any manner. The Vendor hereby further covenants to be party to the declaration (if required) without raising any objection and without any further consideration as and when required by the Purchaser.

9. **Interpretation:**

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

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

First Schedule
Part-I
(First Property)

Land classified as *danga* (highland) measuring 0.33 (zero point three three) decimal, more or less out of 48 (forty eight) decimal, more or less, being a portion of R.S. Dag No. 68, corresponding L.R. Dag No. 62, recorded under R.S. Khatian No. 643, L.R. Khatian No. 1364, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and the said R.S. Dag No. 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 First Property and appurtenances and inheritances for access and user thereof.

Part-II
(Second Property)

Land classified as *danga* (highland) measuring 0.79 (zero point seven nine) 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. 1364, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and the said R.S. Dag No. 89 is butted and bounded as follows:

Sub-Registrar-II, Alipore
South 24 Parganas

District Sub Registrar-II
Alipore, South 24 Parganas
- 1 JUL 2023

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 Second Property and appurtenances and inheritances for access and user thereof.

Part-III
(Third Property)

Land classified as *danga* (highland) measuring 0.4 (zero point four) decimal, more or less, out of 58 (fifty eight) decimal, being a portion of R.S. Dag No. 90, corresponding L.R. Dag No. 84, recorded under R.S. Khatian No. 643, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, 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. 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 Third Property and appurtenances and inheritances for access and user thereof.

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

Land (vacant) classified as *danga* (highland) measuring 0.33 (zero point three three) decimal, more or less out of 48 (forty eight) decimal, more or less, being a portion of R.S. Dag No. 68, corresponding L.R. Dag No. 62, recorded under R.S. Khatian No. 643, L.R. Khatian No. 1364, 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 0.79 (zero point seven nine) 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. 1364, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-

Sub-Registrar-II, Alipore
South 24 Parganas

District Sub Registrar-II
Alipore, South 24 Parganas
- 1 JUL 2023

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

Land (vacant) classified as *danga* (highland) measuring 0.4 (zero point four) decimal, more or less, out of 58 (fifty eight) decimal, being a portion of R.S. Dag No. 90, corresponding L.R. Dag No. 84, recorded under R.S. Khatian No. 643, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-III** of the **First Schedule** above

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

The details of the Said Property are tabulated below:

R.S. *Dag*	**L.R. *Dag***	**R.S. Khatian**	**L.R. Khatian**	**Total Area in *Dag* (in Dec.)**	**Area Sold (in Dec.)**
68	62	643	1364	48	0.33
89	83	184	1364	63	0.79
90	84	643	Not Available	58	0.4
				Total:	**1.52**

Sub-Registrar-II, Alipore
South 24 Parganas

District Sub Registrar-II
Alipore, South 24 Parganas
- 1 JUL 2023

10. Execution and Delivery

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

Witnesses:

1. MD. Mizanur Zaman
S/O- MD. Abdul Wadud
Vill- Purba Kanthalia
P.S- Kashipur, P.O- Bhangar,
Pin - 743502.
2. [illegible]
[illegible]
[illegible]
[illegible]
743502

[illegible]
[Vendor]

Drafted by:

Alamgir Raza WB/1366/03
Advocate
Alipore Judges Court
Kol-27

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

Sub-Registrar-II, Alipore
South 24 Parganas

District Sub Registrar-II
Alipore, South 24 Parganas
- 1 JUL 2023

Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of Rs.2,00,000/- (Rupees Two Lakhs 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.)
DD No. 367350	30.06.2023	Indian Overseas Bank	2,00,000.00
		Total:	**2,00,000/-**

Witnesses:

1. MD. Mujamur Jaman

2.

[Vendor]

Sub Registrar-II, Alipore
South 24 Parganas

District Sub Registrar-II
Alipore, South 24 Parganas
- 1 JUL 2023

SPECIMEN FORM FOR TEN FINGER PRINTS

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

Sub-Registrar-II, Alipore
South 24 Parganas

District Sub Registrar-II
Alipore, South 24 Parganas
- 1 JUL 2023

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

192023240119009838

GRN Details

GRN:	192023240119009838	**Payment Mode:**	SBI Epay
GRN Date:	04/07/2023 14:00:03	**Bank/Gateway:**	SBIePay Payment Gateway
BRN :	5346135227519	**BRN Date:**	04/07/2023 14:00:27
Gateway Ref ID:	20230704776205	**Method:**	Indian Overseas Bank NB
GRIPS Payment ID:	040720232011900982	**Payment Init. Date:**	04/07/2023 14:00:03
Payment Status:	Successful	**Payment Ref. No:**	2001677349/4/2023 [Query No/*/Query Year]

Depositor Details

Depositor's Name:	Mr ANURA KYAL
Address:	30C, SOUTH END PARK, KOLKATA-700029
Mobile:	9330394689
Period From (dd/mm/yyyy):	04/07/2023
Period To (dd/mm/yyyy):	04/07/2023
Payment Ref ID:	2001677349/4/2023
Dept Ref ID/DRN:	2001677349/4/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001677349/4/2023	Property Registration- Stamp duty	0030-02-103-003-02	5920
2	2001677349/4/2023	Property Registration- Registration Fees	0030-03-104-001-16	2046
			Total	**7966**

IN WORDS: **SEVEN THOUSAND NINE HUNDRED SIXTY SIX ONLY.**

PAID

District Sub-Registrar-II, Alipore
South 24 Parganas

Government of West Bengal

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

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

Signature / LTI Sheet of Query No/Year 16022001677349/2023

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	MD ABDUL WADUD Kanthalia, Purbapara,, Block/Sector: Uttar Kanthalia,, City:- , P.O:- Bhangar, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743502	Seller			01/07/23

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	MD MIJANUR JAMAN Son of Md Abdul Wadud Purba Kanthalia,, City:- , P.O:- Bhangar, P.S:- Kashipur, District:- South 24-Parganas, West Bengal, India, PIN:- 743502	MD ABDUL WADUD			MD. Mijanur Jaman 01/07/23

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

District Sub Registrar-II
Alipore, South 24 Parganas
- 1 JUL 2023

Major Information of the Deed

Deed No :	**I-1602-09515/2023**	**Date of Registration**	**04/07/2023**
Query No / Year	**1602-2001677349/2023**	**Office where deed is registered**	
Query Date	**30/06/2023 11:43:19 AM**	D.S.R. -I 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. 2,00,000/-		Rs. 2,00,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 6,020/- (Article:23)		Rs. 2,046/- (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-68	RS-643	Bastu	Danga	0.33 Dec	40,000/-	40,000/-	
L2	RS-89	RS-184	Bastu	Danga	0.79 Dec	1,00,000/-	1,00,000/-	
L3	RS-90	RS-643	Bastu	Danga	0.4 Dec	60,000/-	60,000/-	
		TOTAL :			**1.52Dec**	**2,00,000 /-**	**2,00,000 /-**	
	Grand Total :				**1.52Dec**	**2,00,000 /-**	**2,00,000 /-**	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**MD ABDUL WADUD (Presentant)** Son of Late Hasem Ali Molla Kanthalia, Purbapara,, Block/Sector: Uttar Kanthalia,, City:- , P.O:- Bhangar, P.S:- Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No.:: Alxxxxxx9M, Aadhaar No: 23xxxxxxxx9428, Status :Individual, Executed by: Self, Date of Execution: 01/07/2023 , Admitted by: Self, Date of Admission: 01/07/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 01/07/2023 , Admitted by: Self, Date of Admission: 01/07/2023 ,Place : Pvt. Residence

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**ANURAG KYAL** Son of Umesh Kyal 30C, Southend Park,, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AGxxxxxx6H, Aadhaar No: 52xxxxxxxx8314, Status :Individual, Status : Not Executed

Identifier Details :

Name	Photo	Finger Print	Signature
MD MIJANUR JAMAN Son of Md Abdul Wadud Purba Kanthalia,, City:- , P.O:- Bhangar, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743502			
Identifier Of MD ABDUL WADUD			

Transfer of property for L1		
Sl.No	**From**	**To. with area (Name-Area)**
1	MD ABDUL WADUD	ANURAG KYAL-0.33 Dec
Transfer of property for L2		
Sl.No	**From**	**To. with area (Name-Area)**
1	MD ABDUL WADUD	ANURAG KYAL-0.79 Dec
Transfer of property for L3		
Sl.No	**From**	**To. with area (Name-Area)**
1	MD ABDUL WADUD	ANURAG KYAL-0.4 Dec

Endorsement For Deed Number : I - 160209515 / 2023

On 30-06-2023

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 2,00,000/-

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

On 01-07-2023

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

Presented for registration at 13:20 hrs on 01-07-2023, at the Private residence by MD ABDUL WADUD ,Executant.

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

Execution is admitted on 01/07/2023 by MD ABDUL WADUD, Son of Late Hasem Ali Molla, Kanthalia, Purbapara,, Sector: Uttar Kanthalia,, P.O: Bhangar, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Muslim, by Profession Others

Indetified by MD MIJANUR JAMAN, , , Son of Md Abdul Wadud, Purba Kanthalia,, P.O: Bhangar, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Muslim, by profession Others

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

On 04-07-2023

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 2,046.00/- (A(1) = Rs 2,000.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 2,046/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/07/2023 2:00PM with Govt. Ref. No: 192023240119009838 on 04-07-2023, Amount Rs: 2,046/-, Bank: SBI EPay (SBIePay), Ref. No. 5346135227519 on 04-07-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 6,020/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 5,920/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 307368, 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 04/07/2023 2:00PM with Govt. Ref. No: 192023240119009838 on 04-07-2023, Amount Rs: 5,920/-, Bank: SBI EPay (SBIePay), Ref. No. 5346135227519 on 04-07-2023, Head of Account 0030-02-103-003-02

Suman Basu

DISTRICT SUB-REGISTRAR

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

South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2023, Page from 314359 to 314381

being No 160209515 for the year 2023.

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

Digitally signed by Suman Basu
Date: 2023.07.05 11:32:04 +05:30
Reason: Digital Signing of Deed.

(Suman Basu) 2023/07/05 11:32:04 AM

DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)

09259/23

I-9516/2023

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL

AP 307354

27/6

B-1642980

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

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

04 JUL 2023

CONVEYANCE

1. **Date:** 27.06.23

2. **Place:** Kolkata

3. **Parties**

30047

23 MAY 2023

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

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

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

Vendor : .....

Alipore Collectorate, 24Pgs. (South)

SUBHANKAR DAS
STAMP VENDOR
Alipore Police Court, Kol-27

27/6/23

Purnema Ghosh

7993

Purnema Ghosh

7994

আরতী ঘোষ

7995

District Sub-Registrar-II, Alipore
South 24 Parganas

DISTRICT SUB REGISTRAR-II
SOUTH 24 PGS, ALIPORE

27 JUN 2023

Rajib Roy

Paresh Chandra Roy

Add: Salt Lake, Po- Gouranadipur

Ps- Newtown, Kol- 700159.

3.1 **ARATEE GHOSH alias ARATI GHOSH** (**PAN BMGPG2533R** and **Aadhaar No. 9931 7427 3422**), wife of Neelpada Ghosh and daughter of Late Rajendra Kumar Ghosh alias Rajendra Nath Ghosh, by faith Hindu, by occupation Housewife, nationality Indian, residing at Andulia, Chowhata, Haroa, Post Office Chowhata, Police Station Haroa, Pin-743425, District North 24 Parganas;

3.2 **PURNIMA GHOSH** (**PAN AMQPG7039R** and **Aadhaar No. 3836 9675 9723**), wife of Santosh Kumar Ghosh and daughter of Late Rajendra Kumar Ghosh alias Rajendra Nath Ghosh, by faith Hindu, by occupation Housewife, nationality Indian, residing at Rajarhat Reckjoani, Post Office and Police Station Rajarhat, Kolkata-700135, District North 24 Parganas;

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

And

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

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

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject Matter of Conveyance

4.1 **Said Property:** Land classified as *sali* (agricultural) measuring 0.829 (zero point eight two nine) decimal, more or less, out of 150 (one hundred and fifty) decimal, being a portion of R.S. Dag No. 92, corresponding L.R. Dag No. 86, recorded under R.S. Khatian No. 181, L.R. Khatian Nos. 770, 1101 and 3191, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas (**Said Property**) and more fully described in the **Schedule** below **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Said Property and appurtenances and inheritances for access and user thereof.

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 First Larger Property:** At all material time one Rajendra Kumar Ghosh was the sole, recorded and absolute owner in respect of land measuring 38 (thirty eight) decimal, more or less, out of 150 (one hundred

Sub-Registrar-II, Alipore
South 24 Parganas

DISTRICT SUB REGISTRAR-II
SOUTH 24 PGS, ALIPORE

27 JUN 2023

and fifty) decimal, being a portion of R.S. Dag No. 92, corresponding L.R. Dag No. 86, recorded under R.S. Khatian No. 562, at *Mouza* Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas (**First Larger Property**), free from all encumbrances.

5.1.2 **Ownership of Second Larger Property:** At all material time one Uttam Chandra Ghosh was the sole, recorded and absolute owner in respect of land measuring 112 (one hundred and twelve) decimal, more or less, out of 150 (one hundred and fifty) decimal, being a portion of R.S. Dag No. 92, corresponding L.R. Dag No. 86, recorded under R.S. Khatian No. 181, at *Mouza* Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas (**Second Larger Property**), free from all encumbrances.

5.1.3 **Demise of Uttam Chandra Ghosh:** Said Uttam Chandra Ghosh, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate leaving behind him surviving his wife, Sashibala Dasi, 7 (seven) sons, namely, (**1**) Bipin Bihari Ghosh, (**2**) Satish Chandra Ghosh, (**3**) Jatish Chandra Ghosh, (**4**) Nagendra Nath Ghosh, (**5**) Khitish Chandra Ghosh, (**6**) Rajendra Nath Ghosh alias Rajendra Kumar Ghosh and (**7**) Lalit Mohan Ghosh and 2 (two) daughters, namely, (**1**) Subodh Bala Ghosh and (**2**) Radharani Ghosh, as his only legal heirs and heiresses, who jointly and in equal share inherited the right, title and interest of Late Uttam Chandra Ghosh in the Second Larger Property, free from all encumbrances.

5.1.4 **Demise of Sashibala Dasi:** Said Sashibala Dasi, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate leaving behind her surviving her 7 (seven) sons, namely, (**1**) Bipin Bihari Ghosh, (**2**) Satish Chandra Ghosh, (**3**) Jatish Chandra Ghosh, (**4**) Nagendra Nath Ghosh, (**5**) Khitish Chandra Ghosh, (**6**) Rajendra Nath Ghosh alias Rajendra Kumar Ghosh and (**7**) Lalit Mohan Ghosh and 2 (two) daughters, namely, (**1**) Subodh Bala Ghosh and (**2**) Radharani Ghosh, as her only legal heirs and heiresses, who jointly and in equal share inherited the right, title and interest of Late Sashibala Dasi in the Second Larger Property, free from all encumbrances.

5.1.5 **Ownership of Rajendra Kumar Ghosh:** In the above mentioned circumstances said Rajendra Kumar Ghosh has become the sole and absolute owner in respect of the First Larger Property and land measuring 12.4444 (twelve point four four four four) decimal, more or less, out of the Second Larger Property, free from all encumbrances.

5.1.6 **Gift by Rajendra Kumar Ghosh:** By 2 (two) separate Deeds of Gift, both registered in the Office of the Additional District Sub-Registrar, Bhangar, both recorded in Book No. I, being Deed Nos. 3971 and 3972 both for the year 2006, said Rajendra Kumar Ghosh gifted, granted and transferred his right, title and interest in the First Larger Property and land measuring 8.3 (eight point three) decimal, more or less, out of the Second Larger Property, equally in favour of his 2 (two) sons, namely, (**1**) Subhas Chandra Ghosh and (**2**) Sushil Kuamr Ghosh, respectively.

DISTRICT SUB REGISTRAR-II
SOUTH 24 PGS ALIPORE

27 JUN 2023

5.1.7 **Remaining Ownership Of Rajendra Kumar Ghosh:** In the above mentioned circumstances said Rajendra Kumar Ghosh has remained the sole and absolute owner in respect of land measuring 4.1444 (four point one four four four) decimal, more or less, out of the Second Larger Property (**Rajendra's Remaining Property**), free from all encumbrances.

5.1.8 **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**) Pravat Kumar Ghosh, (**2**) Subhas Chandra Ghosh and (**3**) Sushil Kumar Ghosh and 7 (seven) daughters, namely, (**1**) Aratibala Ghosh, (**2**) Sandhyarani Ghosh, (**3**) Indrani Ghosh, (**4**) Purnima Ghosh, (**5**) Pratima Ghosh, (**6**) Mira Ghosh and (**7**) Kalyani Ghosh, as his only legal heirs and heiresses, who jointly and in equal share inherited the right, title and interest of Late Rajendra Kumar Ghosh in Rajendra's Remaining Property, free from all encumbrances.

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

5.1.10 **Absolute Ownership of Vendors:** In the above mentioned events and circumstances said (**1**) Aratee Ghosh and (**2**) Purnima Ghosh, (collectively the Vendors herein) became the joint and absolute owners in respect of the Said Property out of the Rajendra's Remaining Property, free from all encumbrances and the Said Property is the subject matter of this Conveyance.

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

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

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

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

Sub-Registrar-II, Alipore
South 24 Parganas

DISTRICT SUB REGISTRAR-II
SOUTH 24 PGS, ALIPORE

27 JUN 2023

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 whosoever have/had/has any right of pre-emption over and in respect of the Said Property or any part thereof.

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

5.2.8 **Free From All Encumbrances:** The Said Property is free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *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.

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 **Schedule** below, being, land classified as *sali* (agricultural) measuring 0.829 (zero point eight two nine) decimal, more or less, out of 150 (one hundred and fifty) decimal, being a portion of R.S. Dag No. 92, corresponding L.R. Dag No. 86, recorded under R.S. Khatian No. 181, L.R. Khatian Nos. 770,

Sub-Registrar-II, Alipore
South 24 Parganas

DISTRICT SUB REGISTRAR-II
SOUTH 24 PGS ALIPORE

27 JUN 2023

1101 and 3191, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the 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.60,000/- (Rupees Sixty Thousand only) paid by the Purchaser to the Vendors, receipt of which the Vendors hereby and by the Receipt and Memo of Consideration hereunder written, admits and acknowledges.

8. Terms of Transfer

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

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

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

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

DISTRICT SUB REGISTRAR-II
SOUTH 24 PGS ALIPORE

27 JUN 2023

Purchaser in respect of the Said Property. In this regard the Vendors hereby clarify that the Vendors' names are erroneously excluded in L.R. Record of Right in respect of the Said Property and has been recorded under L.R. Khatian Nos. 770, 1101 and 3191 and the Vendors are entitled to get mutation in respect of the Said Property as recited under clause 5.1 and sub-clauses thereunder. Further, the Vendors hereby convey all the Vendors' right, title and interest in the said R.S. Dag No. 92 under these presents whatsoever and howsoever in nature and the Purchaser shall be entitled to rectify the Record of Rights accordingly.

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

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

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

8.5 **Holding Possession:** The Vendors 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

Sub-Registrar-II, Alipore
South 24 Parganas

DISTRICT SUB REGISTRAR-II
SOUTH 24 PARGANAS ALIPORE

27 JUN 2023

howsoever in this regard and (**2**) the Vendors are fully aware that the Purchaser shall convert the nature of use and classification of the Said Property to non-agricultural/any other classification at the sole discretion of the Purchaser and the Purchaser shall be fully entitled to do the same in all public and statutory records and the Vendors hereby expressly (**a**) consent to the same, notwithstanding the nature of use and classification of the balance portion of the Dag (from which the Said Property has been carved out) being and remaining the same as earlier and (**b**) appoint the Purchaser as the constituted attorney of the Vendors and empower and authorize the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendors undertake to cooperate with the Purchaser in all respect to cause mutation of the Said Property in the name of the Purchaser and conversion of the nature of use and classification thereof and in this regard shall sign all documents and papers as required by the Purchaser.

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

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

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-II
SOUTH 24 PGS. ALIPORE

27 JUN 2023

Schedule
(Said Property)

Vacant land classified as *sali* (agricultural) measuring 0.829 (zero point eight two nine) decimal, more or less, out of 150 (one hundred and fifty) decimal, being a portion of R.S. Dag No. 92, corresponding L.R. Dag No. 86, recorded under R.S. Khatian No. 181, L.R. Khatian Nos. 770, 1101 and 3191, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and the said R.S. Dag No. 92 is butted and bounded as follows:

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

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-II, Alipore
South 24 Parganas

DISTRICT SUB REGISTRAR-II
SOUTH 24 PGS ALIPORE

27 JUN 2023

10. Execution and Delivery

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

Witnesses:

1. Arijit Roy
17, Dixon Lane
Kol-700014

2. Rajib Roy
S/o: Subhajit,
Jo-Chowringhee,
PS- Newtown, Kol-147,

পূর্ণিমা ঘোষ

Purnima Ghosh

[Vendors]

Drafted by: Rajib NB/1366/03

Advocate
Alipore Judges Court
Kol-27

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

Rajib Roy

District Sub Registrar-II, Alipore
South 24 Parganas

DISTRICT SUB REGISTRAR-II
SOUTH 24 PARGANAS, ALIPORE

27 JUN 2023

Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs.60,000/- (Rupees Sixty 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.)
DD No. 367347	26.06.23	Indian Overseas Bank	10,000.00
DD No. 367348	26.06.23	Indian Overseas Bank	10,000.00
Cash			20,000.00
Cash			20,000.00
		Total:	**60,000/-**

Witnesses:

1. Arijit Roy

2. Rajib Roy

Purnima Ghosh

[Vendors]

DISTRICT S
SOUTH
2 JUN 2023

SPECIMEN FORM FOR TEN FINGER PRINTS

	Purnima Ghosh	Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
	Rekha Jain	Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
	চন্দ্রা ভট্টাচার্য	Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				

Sub-Registrar-II, Alipore
South 24 Parganas

DISTRICT SUB REGISTRAR-II
SOUTH 24 PARGANAS

27 JUN 2023

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

19202324011903603 8

GRN Details

GRN:	19202324011903603 8	**Payment Mode:**	SBI Epay
GRN Date:	04/07/2023 14:14:20	**Bank/Gateway:**	SBIePay Payment Gateway
BRN :	2507783348019	**BRN Date:**	04/07/2023 14:14:38
Gateway Ref ID:	20230704777017	**Method:**	Indian Overseas Bank NB
GRIPS Payment ID:	04072023201190360 1	**Payment Init. Date:**	04/07/2023 14:14:20
Payment Status:	Successful	**Payment Ref. No:**	2001642980/5/2023 [Query No/*/Query Year]

Depositor Details

Depositor's Name:	Mr RAHUL KYAL
Address:	30C, SOUTH END PARK, KOLKATA-700029
Mobile:	9330394689
Period From (dd/mm/yyyy):	04/07/2023
Period To (dd/mm/yyyy):	04/07/2023
Payment Ref ID:	2001642980/5/2023
Dept Ref ID/DRN:	2001642980/5/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001642980/5/2023	Property Registration- Stamp duty	0030-02-103-003-02	1720
			Total	**1720**

IN WORDS: **ONE THOUSAND SEVEN HUNDRED TWENTY ONLY.**

PAID

District Sub-Registrar-II, Alipore
South 24 Parganas

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

192023240112764998

GRN Details

GRN:	192023240112764998	**Payment Mode:**	SBI Epay
GRN Date:	27/06/2023 15:00:09	**Bank/Gateway:**	SBIePay Payment Gateway
BRN :	6698602188915	**BRN Date:**	27/06/2023 15:00:35
Gateway Ref ID:	20230627535180	**Method:**	Indian Overseas Bank NB
GRIPS Payment ID:	270620232011276498	**Payment Init. Date:**	27/06/2023 15:00:09
Payment Status:	Successful	**Payment Ref. No:**	2001642980/4/2023 [Query No/*/Query Year]

Depositor Details

Depositor's Name:	Mr RAHUL KYAL
Address:	30C, SOUTH END PARK, KOLKATA-700029
Mobile:	9330394689
Period From (dd/mm/yyyy):	27/06/2023
Period To (dd/mm/yyyy):	27/06/2023
Payment Ref ID:	2001642980/4/2023
Dept Ref ID/DRN:	2001642980/4/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001642980/4/2023	Property Registration- Registration Fees	0030-03-104-001-16	646
			Total	**646**

IN WORDS: **SIX HUNDRED FORTY SIX ONLY.**

PAID

District Sub-Registrar-II, Alipore
South 24 Parganas

Government of West Bengal
GRIPS 2.0 Acknowledgement Receipt
Payment Summary

270620232011276498

GRIPS Payment Detail

GRIPS Payment ID:	270620232011276498	**Payment Init. Date:**	27/06/2023 15:00:09
Total Amount:	646	**No of GRN:**	1
Bank/Gateway:	SBI EPay	**Payment Mode:**	SBI Epay
BRN:	6698602188915	**BRN Date:**	27/06/2023 15:00:35
Payment Status:	Successful	**Payment Init. From:**	Department Portal

Depositor Details

Depositor's Name:	Mr RAHUL KYAL
Mobile:	9330394689

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240112764998	Directorate of Registration & Stamp Revenue	646
		Total	**646**

IN WORDS: **SIX HUNDRED FORTY SIX ONLY.**

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

PAID

Government of West Bengal

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

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

Signature / LTI Sheet of Query No/Year 16022001642980/2023

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	ARATEE GHOSH Andulia, Chowhata,, City:- , P.O:- Chowhata, P.S:-Haroa, District:- North 24-Parganas, West Bengal, India, PIN:- 743425	Seller			27.06.23

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	PURNIMA GHOSH Rajarhat, Reckjoani,, City:- , P.O:- Rajarhat, P.S:-Rajarhat, District:- North 24-Parganas, West Bengal, India, PIN:- 700135	Seller			27.6.23

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	RAJIB ROY Son of Paresh Chandra Roy New Town, City:- , P.O:- New Town, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700159	ARATEE GHOSH, PURNIMA GHOSH			27.06.23

(Suman Basu)
DISTRICT SUB-REGISTRAR

DISTRICT SUB-REGISTRAR-II
SOUTH 24 PARGANAS, ALIPORE

27 JUN 2023

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

DISTRICT SUB REGISTRAR-II
SOUTH 24 PGS, ALIPORE

27 JUN 2023

Major Information of the Deed

Deed No :	**I-1602-09516/2023**	**Date of Registration**	**04/07/2023**
Query No / Year	**1602-2001642980/2023**	**Office where deed is registered**	
Query Date	**26/06/2023 11:37:47 AM**	D.S.R. -I 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. 60,000/-		Rs. 60,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 1,820/- (Article:23)		Rs. 646/- (Article:A(1), E)	
Remarks			

Land Details :

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

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-92	RS-181	Bastu	Shali	0.829 Dec	60,000/-	60,000/-	
	Grand Total :				**.829Dec**	**60,000 /-**	**60,000 /-**	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**ARATEE GHOSH** Daughter of Late Rajendra Kumar Ghosh Andulia, Chowhata,, City:- , P.O:- Chowhata, P.S:-Haroa, District:-North 24-Parganas, West Bengal, India, PIN:- 743425 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: BMxxxxxx3R, Aadhaar No: 99xxxxxxxx3422, Status :Individual, Executed by: Self, Date of Execution: 27/06/2023 , Admitted by: Self, Date of Admission: 27/06/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 27/06/2023 , Admitted by: Self, Date of Admission: 27/06/2023 ,Place : Pvt. Residence

2	**PURNIMA GHOSH (Presentant)** Daughter of Late Rajendra Kumar Ghosh Rajarhat, Reckjoani,, 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, Date of Execution: 27/06/2023 , Admitted by: Self, Date of Admission: 27/06/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 27/06/2023 , Admitted by: Self, Date of Admission: 27/06/2023 ,Place : Pvt. Residence

Buyer Details :

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

Identifier Details :

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

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	ARATEE GHOSH	RAHUL KYAL-0.4145 Dec
2	PURNIMA GHOSH	RAHUL KYAL-0.4145 Dec

Endorsement For Deed Number : I - 160209516 / 2023

On 26-06-2023

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 60,000/-

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

On 27-06-2023

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

Presented for registration at 10:20 hrs on 27-06-2023, at the Private residence by PURNIMA GHOSH , one of the Executants.

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

Execution is admitted on 27/06/2023 by 1. ARATEE GHOSH, Daughter of Late Rajendra Kumar Ghosh, Andulia, Chowhata,, P.O: Chowhata, Thana: Haroa, , North 24-Parganas, WEST BENGAL, India, PIN - 743425, by caste Hindu, by Profession Others, 2. PURNIMA GHOSH, Daughter of Late Rajendra Kumar Ghosh, Rajarhat, Reckjoani,, P.O: Rajarhat, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Others

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

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

On 28-06-2023

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 646.00/- (A(1) = Rs 600.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by by online = Rs 646/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/06/2023 3:00PM with Govt. Ref. No: 192023240112764998 on 27-06-2023, Amount Rs: 646/-, Bank: SBI EPay (SBIePay), Ref. No. 6698602188915 on 27-06-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,820/- and Stamp Duty paid by by online = Rs 0/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/06/2023 3:00PM with Govt. Ref. No: 192023240112764998 on 27-06-2023, Amount Rs: 0/-, Bank: SBI EPay (SBIePay), Ref. No. 6698602188915 on 27-06-2023, Head of Account

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

On 04-07-2023

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 646.00/- (A(1) = Rs 600.00/- ,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 0/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/07/2023 2:14PM with Govt. Ref. No: 192023240119036038 on 04-07-2023, Amount Rs: 0/-, Bank: SBI EPay (SBIePay), Ref. No. 2507783348019 on 04-07-2023, Head of Account

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,820/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 1,720/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 307354, 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 04/07/2023 2:14PM with Govt. Ref. No: 192023240119036038 on 04-07-2023, Amount Rs: 1,720/-, Bank: SBI EPay (SBIePay), Ref. No. 2507783348019 on 04-07-2023, Head of Account 0030-02-103-003-02

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2023, Page from 314337 to 314358

being No 160209516 for the year 2023.

Digitally signed by Suman Basu
Date: 2023.07.05 11:30:02 +05:30
Reason: Digital Signing of Deed.

(Suman Basu) 2023/07/05 11:30:02 AM

DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)

9582/22 (১) I 9777/22.

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये ONE THOUSAND RUPEES

रु.1000 Rs.1000

INDIA

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

U 969689

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

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

18 OCT 2022

-ঃ পুত্রের নাম বরাবর নিঃশর্ত দানপত্র দলিল ঃ-

জেলা দক্ষিন ২৪ পরগনা, থানা কাশিপুর, মৌজা জিরানগাছা, জমি ১৭ শতক ৬৮ শতাংশ, খাজনা ধার্য্য করের জমি জমা । রায়ত দখলি স্বত্ব ।

নং ..... মূল্য ..... টাকা

তারিখ .....

ক্রেতার নাম .....

মোকাম .....

হাওলা .....

তপন মজুমদার
আমিন
আদি ডি. এস. আর ও অফিস
আলিপুর, দক্ষিণ ২৪ পরগনা

মরিয়াম বিবি,
ব: মো: বদ নুরুল হক,

Seal of the Addl. District Sub-Registrar
Bhangar, 24 Parganas (S)

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

18 OCT 2022

মো: বদ নুরুল হক,
পিতা মৃত-মো: হবিবুল্যা
সাং— পূর্ব কাঁটালিয়া
পো: — ভাঙ্গড়
থানা — কালিপুর,
জেলা — দ: ২৪ পরগণা

দানপত্র দলিল গ্রহিতা ঃ----------

---------- **আব্দুল লতিফ মোল্লা,** (আধার নং- ৪৭২৮ ০৬৫৬ ২১৪৯), পিতা- মরহুম শুকুর আলি মোল্যা, জাতি- মুসলমান (ভারতীয় নাগরিক), পেশা কৃষিকার্য্য, সাং- জিরানগাছা, পোঃ- হাতিশালা, থানা- কাশিপুর, জেলা- দক্ষিন ২৪ পরগনা, পিন কোড নং- ৭০০১৩৫, ফোন নং- ৮৯২৬৫৩৮৪৮২ ।।

দানপত্র দলিল দাত্রী ঃ----------

---------- **মরিয়াম বিবি,** (আধার নং- ৭৪০৪ ৮৯৩৬ ৯৫৮৫), স্বামী- মরহুম শুকুর আলি মোল্যা, জাতি- মুসলমান (ভারতীয় নাগরিক), পেশা গৃহকার্য্য, সাং- জিরানগাছা, পোঃ- হাতিশালা, থানা- কাশিপুর, জেলা- দক্ষিন ২৪ পরগনা, পিন কোড নং- ৭০০১৩৫, ফোন নং- ৯৭৩২৭২৩৮৯৭ ।।

কস্য শুভ নিঃশর্ত দানপত্র দলিল পত্র মিদং কার্য্যঞ্চাগে । বর্তমানে আমার বয়স আনুমানিক ৭২/৭৩ বৎসর হইতে চলিল । বয়স বৃদ্ধির কারনে শরীর দিন দিন ক্ষীন ও দুর্বল হইয়া পড়িতেছে । আর যে অধিক কাল এই দুনিয়ায় হায়াতে থাকিব, সে মহান আল্লাহ পাক ব্যতীত আর কাহারো পক্ষে বলা সম্ভব নয় ।

তুমি অত্র দলিলের গ্রহিতা আমার গর্ভজাত স্নেহের পুত্র হইতেছ । শৈশব কাল হইতে আমি তোমাকে ভালোবাসার কোমল পরশ দিয়া লালন-পালন ও প্রতিপালন করিয়া আসিয়াছি । বর্তমানে আমার এই বৃদ্ধ বয়সে তুমি আমাকে

তাহাতে আমি তোমার প্রতি অতীব সন্তুষ্ট হইয়া ও তোমার প্রতি অনাবিল স্নেহবশতঃ বহুদিন হইতে মনস্থির করিয়া আসিতেছি যে, আমার ভোগদখলিয় কিছু ভূসম্পত্তি তোমাকে স্বইচ্ছায় নিজ ব্যয়ে দান করিব, কিন্তু বিভিন্ন কারনবশতঃ এযাবৎ কাল দলিল করিয়া দিতে পারি নাই । মনুষ্য জীবন ক্ষনভঙ্গুর, কখন যে মালেকুল মৌত আসিয়া জাহান কবজ করিবে, তাহা বলার সাধ্য কাহারো নাই । তাই আমি আমার এই মনোবাসনার কথা তোমাকে জ্ঞাত করাইলে, তুমি তাহা শ্রবনে আনন্দ সহকারে হৃষ্ট চিত্তে অত্র দানীয় সম্পত্তি সানন্দে গ্রহন করিতে সম্মত হইলে অদ্য আমার মনের মনোবাসনা পুরনার্থে জেলা দক্ষিন ২৪ পরগনার অন্তর্গত কাশিপুর থানার অধীন নিম্ন ১নং ও ২নং তপশীল বর্নিত **জিরানগাছা** মৌজায় মোট **১৭ শতক ৬৮ শতাংশ** জমি জমা অদ্য অত্র দানপত্র দলিল মুলে তোমাকে দান করতঃ অত্র দানীয় সম্পত্তি হইতে আমি মায় আমার অন্যান্য ওয়ারিশন মায় স্থলাভিষিক্ত গনক্রমে চিরনিঃস্বত্ব ও স্বত্বত্যাগীনি হইলাম । যাহার **মুল্য হইবে ৮,৫১,৬৮৮/- টাকা** ।

তুমি অদ্য হইতে মালিক সরকারের সাবেক নাম খারিজে তোমার নিজ নাম পত্তনে দান, বিক্রয় হস্তান্তরাদির ক্ষমতা যুক্তে দাখিলাদী গ্রহনে পুত্র পৌত্রাদী মায় ওয়ারেশ গনক্রমে পরম সুখে ভোগদখল করিতে থাকিবে । তাহাতে আমি কিম্বা আমার অন্যান্য ওয়ারিশন গনক্রমে কেহ কোন প্রকার দাবি দাওয়া করি কিম্বা করে তাহা সর্ব্বোত্র সর্ব্ব আদালতে বাতিল ও না মঞ্জুর হইয়া অত্র দলিলের শর্ত সমূহ বলবৎ রহিবেক ও ফলবৎ হইবে ।

এই দানীয় সম্পত্তিতে আমার যাহা কিছু সত্ব সামিত্ব মায় লভ্য, সত্ব হক হকুকাদি যাহা কিছু ছিল বা আছে তাহা অদ্য হইতে আমাতে সম্পূর্ন রদ ও রহিত হইয়া তোমার অনকাল বর্ত্তিল ।

এতদার্থে অত্র দানপত্র দলিলের লিখিত মর্ম অবগত হইয়া আমি নিজ খুশিতে সুস্থ শরীরে স্বজ্ঞানে সরল মনে নিজ হিতার্থে অন্যের বিনানুরোধে স্থির চিত্তে ইচ্ছায় অত্র দান পত্র দলিল তোমার অনুকুলে সহি সম্পাদন ও রেজিষ্ট্রী করিয়া দিলাম। ইতি সন বাংলা ১৪২৯ সালের ০১-লা কার্ত্তিক ইংরাজী ২০২২ সালের ১৮-ই অক্টোবর।

--ঃ দানীয় ১নং তপশীল জমির বিবরন ঃ--

জেলা দক্ষিন ২৪ পরগনা, থানা কাশিপুর, এ.ডি.এস.আর. অফিস ভাঙ্গড়, পরগনা বালন্ডা, ভগবানপুর গ্রাম পঞ্চায়েত অধিনস্থ মৌজা **জিরানগাছা** গ্রামে হাল মালিক পশ্চিমবঙ্গ রাজ্য সরকার পক্ষে জেলা দক্ষিন ২৪ পরগনা কালেক্টর বাহাদুর অধীনে রায়ত দখলি স্বত্বের অত্র তপশীল বর্ণিত **১৩ শতক ৭৯ শতাংশ** জমি জমার কাত বার্ষিক হারা হারী খাজনা পশ্চিম বঙ্গ ল্যান্ড হোল্ডিং রেভিনিউ আইন মত ধার্য্য করর জমি জমা।

মায় দরবাস্ত হক হকুক, যাহা বর্তমান এল.আর. জরীপে ৩১৭৫ নং খতিয়ানে আমি অত্র দলিলের দাত্রী আমার স্বামী শুকুর আলি মোল্যা মহাশয়ের নামীয় রেকর্ড ভুক্ত জমি জমা থাকাবস্থায় তিনি তাহার এক স্ত্রী, এক পুত্র ও সাত কন্যাকে ওয়ারিশ রাখিয়া পরলোক গমন করিলে তাহার উক্ত ওয়ারিশগনের মধ্যে আমি অত্র দলিলের দাত্রী তাহার এক স্ত্রী বিধায় স্বামী ত্যাক্ত ওয়ারিশন সূত্রে প্রাপ্ত হইয়া মালিক সরকারের আদায় খেরাজে ভোগবতী ও মালিক

দখলিকারিনী আছি ।

মৌজা- জিরানকাছা, জেঃএলঃ নং ২৫, আর.এস. খতিয়ান নং ৬৫৪, **আমি অত্র দলিলের দাত্রী আমার স্বামী শুকুর আলি মোল্যা মহাশয়ের নামীয় এল.আর. খতিয়ান নং ৩১৭৫ একত্রিশ শত পঁচাত্তর** । রায়ত দখলী স্বত্ব ।

১। হাল এল.আর. ১৮৩ এক শত তিরাশি নং দাগে ডাঙ্গা ৪৭ শতক মধ্যে ০.১২২১ অংশে ০৫ শতক ৭৪ শতাংশ তন্মধ্যে ৭২ শতাংশ জমি জমা ।

২। হাল এল.আর. ১৮৭ এক শত সাতাশি নং দাগে ডাঙ্গা ৫৯ শতক মধ্যে ০.০৩৩২ অংশে ০১ শতক ৯৬ শতাংশ তন্মধ্যে ২৫ শতাংশ জমি জমা ।

৩। হাল এল.আর. ১৮৮ এক শত অষ্টআশি নং দাগে ডাঙ্গা ০১ একর ৪৪ শতক মধ্যে ০.০৩৫০ অংশে ০৫ শতক ০৪ শতাংশ তন্মধ্যে ৬৩ শতাংশ জমি জমা ।

৪। হাল এল.আর. ১৮৯ এক শত উননব্বই নং দাগে ডাঙ্গা ১০ শতক মধ্যে ০.২৬১০ অংশে ০২ শতক ৬১ শতাংশ তন্মধ্যে ৩৩ শতাংশ জমি জমা ।

৫। হাল এল.আর. ১৯২ এক শত বিরানব্বই নং দাগে ডাঙ্গা ৩৩ শতক মধ্যে ০.০৯০১ অংশে ০২ শতক ৯৭ শতাংশ তন্মধ্যে ৩৭ শতাংশ জমি জমা ।

৬। হাল এল.আর. ২২৮ দুই শত আটাশ নং দাগে শালি ২৪ শতক মধ্যে ০.৩৬১০ অংশে ০৮ শতক ৬৬ শতাংশ তন্মধ্যে ০১ শতক ০৮ শতাংশ জমি জমা ।

৭। হাল এল.আর. ২২৯ দুই শত উনত্রিশ নং দাগে ডাঙ্গা ১৪ শতক মধ্যে ০.৩৬১০ অংশে ০৫ শতক ০৫ শতাংশ তন্মধ্যে ৬৩ শতাংশ জমি জমা ।

৮। হাল এল.আর. ২৩০ দুই শত ত্রিশ নং দাগে বাগান ৪২ শতক মধ্যে ০.১৬২৫ অংশে ০৬ শতক ৮৩ শতাংশ তন্মধ্যে ৮৫ শতাংশ জমি জমা ।

৯। হাল এল.আর. ২৩১ দুই শত একত্রিশ নং দাগে ডাঙ্গা ২৭ শতক মধ্যে ০.৩৬১০ অংশে ০৯ শতক ৭৫ শতাংশ তন্মধ্যে ০১ শতক ২২ শতাংশ জমি জমা।

১০। হাল এল.আর. ২৪০ দুই শত চল্লিশ নং দাগে বাগান ৫১ শতক মধ্যে ০.৩৬১০ অংশে ১৮ শতক ৪১ শতাংশ তন্মধ্যে ০২ শতক ৩০ শতাংশ জমি জমা।

১১। হাল এল.আর. ২৪১ দুই শত একচল্লিশ নং দাগে ডোবা ১৮ শতক মধ্যে ০.৩৬১০ অংশে ০৬ শতক ৫০ শতাংশ তন্মধ্যে ৮১ শতাংশ জমি জমা।

১২। হাল এল.আর. ৫৪ চুয়ান্ন নং দাগে শালি ৮২ শতক মধ্যে .০.১৩০৫ অংশে ১০ শতক ৭০ শতাংশ তন্মধ্যে ০১ শতক ৩৪ শতাংশ জমি জমা।

১৩। হাল এল.আর. ৫৮ আটান্ন নং দাগে শালি ২৬ শতক মধ্যে ০.১৫১২ অংশে ০৩ শতক ৯৬ শতাংশ তন্মধ্যে ৫০ শতাংশ জমি জমা।

১৪। হাল এল.আর. ৬৭০ ছয় শত সত্তর নং দাগে শালি ০১ একর ৭২ শতক মধ্যে ০.০৭৮০ অংশে ১৩ শতক ৪২ শতাংশ তন্মধ্যে ০১ শতক ৬৮ শতাংশ জমি জমা।

১৫। হাল এল.আর. ৭১৭ সাত শত সতেরো নং দাগে শালি ২৪ শতক মধ্যে ০.৩৬১০ অংশে ০৮ শতক ৬৬ শতাংশ তন্মধ্যে ০১ শতক ০৮ শতাংশ জমি জমা।

<u>মোট ১৩ (তেরো) শতক ৭৯ (উনআশি) শতাংশ জমি জমা মাত্র</u> অত্র ১নং তপশীল ভুক্ত হইল।

--ঃ দানীয় ২নং তপশীল জমির বিবরন ঃ--

জেলা দক্ষিন ২৪ পরগনা, থানা কাশিপুর, এ.ডি.এস.আর. অফিস ভাঙ্গড়, পরগনা বালন্ডা, ভগবানপুর গ্রাম পঞ্চায়েত অধিনস্থ মৌজা **জিরানগাছা** গ্রামে হাল মালিক পশ্চিমবঙ্গ রাজ্য সরকার পক্ষে জেলা দক্ষিন ২৪ পরগনা কালেক্টর বাহাদুর অধীনে রায়ত দখলি স্বত্বের অত্র তপশীল বর্ণিত **০৩ শতক ৮৯ শতাংশ** জমি জমার কাত বার্ষিক হারা হারী খাজনা পশ্চিম বঙ্গ ল্যান্ড হোল্ডিং রেভিনিউ আইন মত ধার্য্য করর জমি জমা ।

মায় দরবাস্ত হক হকুক, যাহা বর্তমান এল.আর. জরীপে ১১০০ নং খতিয়ানে আমি অত্র দলিলের দাত্রী আমার স্বামী শুকুর আলি মোল্যা মহাশয়ের নামীয় রেকর্ড ভুক্ত জমি জমা থাকাবস্থায় তিনি তাহার এক স্ত্রী, এক পুত্র ও সাত কন্যাকে ওয়ারিশ রাখিয়া পরলোক গমন করিলে তাহার উক্ত ওয়ারিশগনের মধ্যে আমি অত্র দলিলের দাত্রী তাহার এক স্ত্রী বিধায় স্বামী ত্যাক্ত ওয়ারিশন সূত্রে প্রাপ্ত হইয়া মালিক সরকারের আদায় খেরাজে ভোগবতী ও মালিক দখলিকারিনী আছি ।

মৌজা- জিরানগাছা, জেঃএলঃ নং ২৫, আর.এস. খতিয়ান নং ৬৫৪, **আমি অত্র দলিলের দাত্রী আমার স্বামী শুকুর আলি মোল্যা মহাশয়ের নামীয় এল.আর. খতিয়ান নং ১১০০ এগারো শত** । রায়ত দখলী স্বত্ব ।

১৬। হাল এল.আর. ২৩৯ দুই শত উনচল্লিশ নং দাগে বাস্তু ৯৩ শতক মধ্যে ০.১৮৩৬ অংশে ১৭ শতক ০৭ শতাংশ তন্মধ্যে ঘর বিহীন ফাঁকা অংশে ০২ শতক ১৩ শতাংশ জমি জমা ।

১৭। হাল এল.আর. ৬৯৪ ছয় শত চুরানব্বই নং দাগে বাগান ২২ শতক মধ্যে ০.০৩৩৩ অংশে ৭৩ শতাংশ তন্মধ্যে ১৩ শতাংশ জমি জমা ।

১৮। হাল এল.আর. ৭২৫ সাত শত পঁচিশ নং দাগে ডাঙ্গা ৫২ শতক মধ্যে ০.২৫০৫ অংশে ১৩ শতক ০২ শতাংশ তন্মধ্যে ০১ শতক ৬৩ শতাংশ জমি জমা ।

মোট ০৩ (তিন) শতক ৮৯ (উননব্বই) শতাংশ জমি জমা মাত্র অত্র ২নং তপশীল ভুক্ত হইল ।

একুনে একুই মৌজায় দুইটি তপশীলে **সর্ব্ব মোট ১৭ (সতেরো) শতক ৬৮ (আটষট্টি) শতাংশ জমি জমা মাত্র** অত্র দানপত্র দলিলে দলিল ভূক্ত করিয়া এক কালিন চীর-নিঃস্বত্ব ও স্বত্ব-ত্যাগীনি হইলাম । যাহার চতুঃসীমায় কোন পাকা রাস্তা নাই ।

আমি অত্র দলিলের গ্রহিতা অত্র দানীয় সম্পত্তি সানন্দে গ্রহন করিলাম ও অদ্য হইতে দখল লইলাম ।

আব্দুল লতিফ মোল্লা

অত্র দলিল পাঠ করিয়া মর্ম্ম অবগত করাইলাম ।

মোঃ বজলুল হক

জায় ষ্ট্যাম্প ঃ--

১০০০/- টাকার ০১ কেতা ।

ডেমি ০৮ কেতা ।

মোসাবিদাকারক ঃ----

মোঃ বজলুল হক

মোঃ বজলুল হক (দলিল লেখক)

সাং- পূর্ব কাঁটালিয়া

লাইসেন্স নং- বি.জি.আর/৯০

এ.ডি.এস.আর. অফিস ভাঙ্গড়

দক্ষিন ২৪ পরগনা ।

ইসাদি ঃ---- ১। মোঃ বজলুল হক

সাং- পূর্ব কাঁটালিয়া,

২। মোঃ [illegible]

সাং- [illegible]

---ঃ অক্ষর বিন্যাশ ঃ---

মনিরুল ইসলাম

মনিরুল কম্পিউটার টাইপ এন্ড ডি.টি.পি. সেন্টার ঃ--

ভাঙ্গড় বিজয়গঞ্জ বাজার ।

District South 24-Parganas / North 24-Parganas

Office of The D.S.R.-I / D.S.R.-II / D.S.R.-III / A.D.S.R. Bhangar / Barasat / Alipur / Canning Mathla / Deyganga

(Photo of the Presentant should be pasted in the Front Page of the document)

	Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					
Right Hand					

Signature.....

	Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					
Right Hand					

Signature.....

Photo

	Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					
Right Hand					

Signature.....

Photo

	Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					
Right Hand					

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1621-2022, Page from 270903 to 270921

being No 162109777 for the year 2022.

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

Digitally signed by HIMANSU BISWAS
Date: 2022.11.01 15:48:34 +05:30
Reason: Digital Signing of Deed.

(Himansu Biswas) 2022/11/01 03:48:34 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHANGAR
West Bengal.

(This document is digitally signed.)