

23 DEC 2022

045761

NO. Ra-100/- Date.....

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

Address: Alipore Judge's Court, Kol-27
Alipore Collectorate, 24 Pgs.(5)

SUBHANKAR DAS
STAMP VENDOR

Alipore Police C. 1, Kol-27

Vendor:

কবি রত্ন শর্দক



1865

কবি রত্ন শর্দক



1866

শ্রী হুমায়ুন হাজরা



1867

ছকিনা বিবি



1868

E.T.I of SHYARA BIBI
By the Pen of Seyintmondal



1870

Seyintmondal

Mithamyanmondal

P.O. - Hadwa

P.S - K.L.C

VII - Bamanghata

Nasirabad



- 3.1.1 **NOOR ISLAM HAZRA (PAN AQAPH9374E, Aadhaar No.7603 1306 0789)**, son of Abu Bakkar Hazra, by religion Muslim, by occupation Others, nationality Indian, residing at Village & P.O.-Patharghata, Police Station Technocity, Kolkata-700135, District North 24 Parganas;
- 3.1.2 **KABIRUL HAZRA (PAN ADPPH8808K, Aadhaar No.7438 1672 9497)**, son of Abu Bakkar Hazra, by religion Muslim, by occupation Others, nationality Indian, residing at Village & P.O.-Patharghata, Police Station Technocity, Kolkata-700135, District North 24 Parganas
- 3.1.3 **CHHAKINA BIBI (PAN CQBPB6562K, Aadhaar No.2592 2190 4639)**, daughter of Abu Bakkar Hazra, by religion Muslim, by occupation Housewife, nationality Indian, residing at Village & P.O.-Pithapukur, Police Station Kashipur, Kolkata-700135, District South 24 Parganas;
- 3.1.4 **SHYARA BIBI (PAN CPLPB8189R, Aadhaar No.7180 4541 7048)**, daughter of Abu Bakar Hazra & wife of Motiyar Gazi, by religion Muslim, by occupation Housewife, nationality Indian, residing at Village-Kashinathpur, Post Office Jamalpara, Police Station Rajarhat, Kolkata-700135, District North 24 Parganas;
- 3.1.5 **SALAMA BIBI (PAN CPFPB8285L, Aadhaar No.2924 3383 0832)**, daughter of Abu Bakar Hazra, by religion Muslim, by occupation Housewife, nationality Indian, residing at Village-Kashinathpur, Post Office Patharghata, Police Station Rajarhat, Kolkata-700135, District North 24 Parganas;
- 3.1.6 **BESHLAL MOLLA (PAN HOIPM0703M, Aadhaar No.9892 6711 4172)**, son of Gorai Molla, by religion Muslim, by occupation Others, nationality Indian, residing at Village- Machibhanga, Uttar Gazipur, Post Office Machibhanga, Police Station Kashipur, Kolkata-700135, District South 24 Parganas;
- 3.1.7 **MIRAJUL ISLAM (PAN AOPPI1495C, Aadhaar No.3496 2774 6105)**, son of Beslal Molla, by religion Muslim, by occupation Others, nationality Indian, residing at Village-Uttar Gazipur, Post Office Machibhanga, Police Station Kashipur, Kolkata-700135, District South 24 Parganas;
- 3.1.8 **ALEHAR BIBI (PAN GKUPB7342L, Aadhaar No.6793 8492 0927)**, daughter of Beslal Molla, by religion Muslim, by occupation Housewife, nationality Indian, residing at Village-Paschim chelegayallya, Post Office Shankarpur, Police Station Kashipur, Kolkata-700135, District South 24 Parganas;
- 3.1.9 **TASLIMA BIBI (PAN CQZPB9145G, Aadhaar No.4176 5454 4743)**, daughter of Beslal Molla, by religion Muslim, by occupation Housewife, nationality Indian, residing at Village-Fatullapur, Post Office Nimta, Police Station North Dum Dum, Kolkata-700049, District North 24 Parganas;
- 3.1.10 **RUPALI KHATUN (PAN EVTPK4529Q, Aadhaar No.7047 4730 5270)**, daughter of Beslal Molla, by religion Muslim, by occupation Housewife, nationality Indian, residing at Village and P.O.-Machibhanga, Police Station Kashipur, Kolkata-700135, District South 24 Parganas;
- 3.1.11 **SALIMA BIBI (PAN GLRPB2303B, Aadhaar No.3384 5619 9758)**, daughter of Beslal Molla, by religion Muslim, by occupation Housewife,



1869

শ্রীমতী বিবি



1870

L.T.I of BISHLAL MOLLA
By the Pen of Scriit monlal



1871

Mirza ul Isdhan



1872

আনোয়ার বিবি



1873

আনোয়ার বিবি



1874

Rupali khatoon



1875

সালিমাতা



nationality Indian, residing at Village-Kashinathpur, Post Office Jamalpara, Police Station Rajarhat, Kolkata-700135, District North 24 Parganas;

(Collectively the **Vendors**, includes successors-in-interest)

And

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

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

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject Matter of Conveyance

4.1 **Said Property:** Land classified as *danga* (highland) measuring 1.55 (one point five five) decimal, more or less, out of 56 (fifty six) decimal, being a portion of R.S. Dag No. 91, corresponding L.R. Dag No. 85, recorded under R.S. Khatian No. 185, 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 Amir Ali Molla:** At all material time one Amir Ali Molla was the sole and absolute owner in respect of land measuring 9.33 (nine point three three) decimal, more or less, out of 56 (fifty six) decimal, being a portion of R.S. Dag No. 91, corresponding L.R. Dag No. 85, recorded under R.S. Khatian No. 185, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas (**Larger Property**), free from all encumbrances.



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- 5.1.2 **Demise of Amir Ali Molla:** Said Amir Ali Molla, a Muslim governed by the Sunni School of Mohammedan Law, died intestate leaving behind him surviving his 2 (two) sons, namely, (1) Jiyad Ali Molla and (2) Daud Ali Molla and 2 (two) daughters, namely, (1) Sakherjan Bibi and (2) Johara Bibi, as his only legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Amir Ali Molla in the Larger Property, free from all encumbrances.
- 5.1.3 **Ownership of Johara Bibi:** In the above mentioned circumstances said Johara Bibi has become the sole and absolute owner in respect of the Said Property, being land measuring 1.55 (one point five five) decimal, more or less, out of the Larger Property, free from all encumbrances.
- 5.1.4 **Demise of Johara Bibi:** Said Johara Bibi, a Muslim governed by the Sunni School of Mohammedan Law, died intestate leaving behind her surviving her 2 (two) sons, namely, (1) Noor Islam Hazra and (2) Kabirul Hazra and 4 (four) daughters, namely, (1) Chhakina Bibi, (2) Shakila Bibi, (3) Shyara Bibi and (4) Salama Bibi, as her only legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Johara Bibi in the Said Property, free from all encumbrances.
- 5.1.5 **Demise of Shakila Bibi:** Said Shakila Bibi, a Muslim governed by the Sunni School of Mohammedan Law, died intestate leaving behind her surviving her husband, Beshlal Molla, 1 (one) son, Mirajul Islam and 4 (four) daughters, namely, (1) Alehar Bibi, (2) Taslima Bibi, (3) Rupali Khatun and (4) Salima Bibi, as her only legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Shakila Bibi in the Said Property, free from all encumbrances.
- 5.1.6 **Absolute Ownership of Vendors:** In the abovementioned events and circumstances said (1) Noor Islam Hazra, (2) Kabirul Hazra, (3) Chhakina Bibi, (4) Shyara Bibi, (5) Salama Bibi, (6) Beshlal Molla, (7) Mirajul Islam, (8) Alehar Bibi, (9) Taslima Bibi, (10) Rupali Khatun and (11) Salima Bibi (collectively the Vendors herein) have become the joint and absolute owners in respect of the Said Property out of the Larger Property, free from all encumbrances and the Said Property is the subject matter of this Conveyance.
- 5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The 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.



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Registration Office
Alipur, District of Jajpur, Odisha

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



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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 *danga* (highland) measuring 1.55 (one point five five) decimal, more or less, out of 56 (fifty six) decimal, being a portion of R.S. Dag No. 91, corresponding L.R. Dag No. 85, recorded under R.S. Khatian No. 185, 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.2,82,000/- (Rupees two lakh eighty two thousand only) paid by the Purchaser to the Vendors, receipt of which the Vendors hereby and by the Receipt and Memo of Consideration hereunder written, admit and acknowledge.

8. Terms of Transfer

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



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and non existence of any encumbrances on the Said Property, which if found defective or untrue at any time, the Vendors shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendors, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendors hereby covenant that the Vendors or any person claiming under the Vendors in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Purchaser and/or the Purchaser's successors-in-interest and assigns, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the Purchaser and/or the Purchaser's successors-in-interest and assigns by reason of any claim made by any third parties with respect to the title of the Said Property. If any difficulty arises in respect of mutation of the Said Property in the name of the Purchaser then the Vendors shall at all times hereinafter, at the costs, expenses, risk and responsibility of the Vendors, forthwith take all necessary steps to mutate the name of the Purchaser in respect of the Said Property. In this regard the Vendors hereby clarify that the L.R. Record of Rights in respect of said L.R. Dag No. 85 is not complete and the name of the Vendors and/or their predecessors-in-title are not yet been recorded in the said L.R. Record of Rights. However, the Vendors hereby convey all the Vendors' right, title and interest in the said R.S. Dag No. 91, corresponding to L.R. Dag No. 85 (acquired vide the aforesaid recital under clause 5.1 and sub-clauses thereunder) under these presents whatsoever and howsoever in nature and the Purchaser shall be entitled to rectify the erroneous record of rights, if any.

- 8.2.2 **Transfer of Property Act:** all obligations and duties of vendor and vendee as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.
- 8.3 **Delivery of Possession:** *Khas*, vacant, peaceful and physical possession of the Said Property has been handed over to the Purchaser.
- 8.4 **Outgoings:** All statutory revenue, cess, taxes, surcharge, outgoing and levies of or on the Said Property, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, 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



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

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



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without raising any objection and without any further consideration as and when required by the Purchaser.

9. **Interpretation:**

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

**Schedule
(Said Property)**

Land (vacant) classified as *danga* (highland) measuring 1.55 (one point five five) decimal, more or less, out of 56 (fifty six) decimal, being a portion of R.S. Dag No. 91, corresponding L.R. Dag No. 85, recorded under R.S. Khatian No. 185, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and the said R.S. Dag No. 91 is butted and bounded as follows:

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

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



Dist. Sub-Registrar
Section 7 (2) of
Registration Act, 1908
Alipur, South 24 Parganas

11 MAR

10. Execution and Delivery

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

নূর ইসলাম হাজরা

ছকিনা বিবি

NOOR ISLAM HAZRA

CHHAKINA BIBI

L.T.I of BESHLAL MOLLA
By the Pen of Seyitmondal

Mirajul Ischem

BESHLAL MOLLA

MIRAJUL ISLAM

আলেয়া বিবি

তাসলিমা বিবি

ALEHAR BIBI

TASLIMA BIBI

Rupali Khatun

সালিমা বিবি

RUPALI KHATUN

SALIMA BIBI

L.T.I of SHYARA BIBI
By the Pen of Seyitmondal

সালমা বিবি

SHYARA BIBI

SALAMA BIBI

কবিরুল হাজরা

KABIRUL HAZRA

[Vendors]

Drafted by:

Alamgir Reza WB/1366/03

Advocate
Alipore Judge Court, Kot-27

Witnesses:

Signature Seyitmondal

Signature Arijit Roy

Name Seyitmondal

Name ARIJIT ROY

Father's Name Nairanjan Mondal

Father's Name Arun Roy

Address Vii- Bamunghata

Address 17, Dixon Lane, Kot-14

haskar Para- Pin-700450

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.

Seyitmondal

Alipore.



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Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs.2,82,000/- (Rupees two lakh eighty two 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.)	In favour of
UTR No. IOBAN23073314211	14.03.23	Indian Overseas Bank	70,000/-	NOOR ISLAM HAZRA
UTR No. IOBAN23072075695	13.03.23	Indian Overseas Bank	70,000/-	KABIRUL HAZRA
UTR No. IOBAN23073314824	14.03.23	Indian Overseas Bank	35,000/-	CHHAKINA BIBI
UTR No. IOBAN23072077869	13.03.23	Indian Overseas Bank	8,500/-	BESHLAL MOLLA
UTR No. IOBAN23072079073	13.03.23	Indian Overseas Bank	8,500/-	MIRAJUL ISLAM
Chq. No. 649813	13.03.23	Indian Overseas Bank	5,000/-	ALEHAR BIBI
Chq. No. 649814	13.03.23	Indian Overseas Bank	5,000/-	TASLIMA BIBI
Chq. No. 649815	13.03.23	Indian Overseas Bank	5,000/-	RUPALI KHATUN
Chq. No. 649816	13.03.23	Indian Overseas Bank	5,000/-	SALIMA BIBI
UTR No. IOBAN23073314970	14.03.23	Indian Overseas Bank	35,000/-	SHYARA BIBI
UTR No. IOBAN23073315202	14.03.23	Indian Overseas Bank	35,000/-	SALAMA BIBI
Total:			2,82,000/-	

শ্রী নূর ইসলাম হাজার

NOOR ISLAM HAZRA

ছককিনা বিবি

CHHAKINA BIBI

L.T.I of BESHLAL MOLLA
By the Pen of Signature

BESHLAL MOLLA

শ্রী বশলাল মল্লা

Mirajul Islam

MIRAJUL ISLAM

মিরাজুল ইসলাম

ALEHAR BIBI

TASLIMA BIBI



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14 MAR 2023

Rupali Khatun
RUPALI KHATUN

সালমা বিবি
SALIMA BIBI



L.T.I of SHYARA BIBI
By the Pen of Seyitmondal

SHYARA BIBI

সালমা বিবি

SALAMA BIBI

কবির হাজরা
KABIRUL HAZRA

[Vendors]

Witnesses:

Signature Seyitmondal

Signature Arijit Roy

Name Seyitmondal

Name ARIJIT ROY

























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

14 MAR 2014

SPECIMEN FORM FOR TEN FINGER PRINTS


































PHOTO						
	Little	Ring	Middle	Fore	Thumb	
	(Left Hand)					
	Thumb	Fore	Middle	Ring	Little	
	(Right Hand)					
	<i>Handwritten signature</i>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
(Right Hand)						
	<i>Handwritten signature</i>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
(Right Hand)						



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

14 MAR 2023

SPECIMEN FORM FOR TEN FINGER PRINTS

	L.I.I of SHARARA BIBI					
		Little Ring Middle Fore Thumb				
		(Left Hand)				
						
		Thumb Fore Middle Ring Little				
		(Right Hand)				
	L.I.I of SHARARA BIBI By the Pen of Syed Momin					
		Little Ring Middle Fore Thumb				
		(Left Hand)				
						
		Thumb Fore Middle Ring Little				
		(Right Hand)				
	L.I.I of SHARARA BIBI By the Pen of Syed Momin					
		Little Ring Middle Fore Thumb				
		(Left Hand)				
						
		Thumb Fore Middle Ring Little				
		(Right Hand)				



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

14 MAR 2023

SPECIMEN FORM FOR TEN FINGER PRINTS



5/16/21 18/1

L.T. of BESHALAL MOLLA By the Pen of Sajid Muneer

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



L.T. of BESHALAL MOLLA By the Pen of Sajid Muneer

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



Mix

Mirzaul Islam


































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



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

14 MAR 2023

SPECIMEN FORM FOR TEN FINGER PRINTS












 61 (2) 2000/15	2000/15	 Little	 Ring	 Middle	 Fore	 Thumb
		(Left Hand)				
		 Thumb	 Fore	 Middle	 Ring	 Little
		(Right Hand)				
 2000/15	2000/15	 Little	 Ring	 Middle	 Fore	 Thumb
		(Left Hand)				
		 Thumb	 Fore	 Middle	 Ring	 Little
		(Right Hand)				
 Rep	Rupalikhatun	 Little	 Ring	 Middle	 Fore	 Thumb
		(Left Hand)				
		 Thumb	 Fore	 Middle	 Ring	 Little
		(Right Hand)				



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

14 MAR 2023

SPECIMEN FORM FOR TEN FINGER PRINTS

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



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

14 MAR 2023



Government of West Bengal

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

Signature / LTI Sheet of Query No/Year 16042000660478/2023

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr NOOR ISLAM HAZRA Patharghata, Chhapna,, City:- , P.O:- Patharghata, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135	Seller			নূর ইসলাম হাজরা ১৪/৩/২৩
2	Mr KABIRUL HAZRA Chhapna, Patharghata,, City:- , P.O:- Patharghata, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135	Seller			কবিরুল হাজরা ১৪/৩/২৩
3	Mrs CHHAKINA BIBI Pithapukur,, City:- , P.O:- Pithapukur, P.S:- Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135	Seller			ছকিনা বিবি ০৪.০.২০



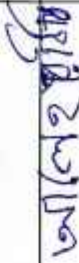










I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mrs SHYARA BIBI Kashinathpur,, City:- , P.O:- Jamalpara, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135	Seller			L.T.I of SHYARA BIBI By the Pen of <i>[Signature]</i> 14.3.23
5	Mrs SALAMA BIBI Kashinathpur,, City:- , P.O:- Patharghata, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135	Seller			<i>[Signature]</i> 14.03.2023
6	Mr BESH LAL MOLLA Machibhanga, Uttar Gazipur,, City:- , P.O:- Machibhanga, P.S:- Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135	Seller			L.T.I of BESH LAL MOLLA By the Pen of <i>[Signature]</i> 14.03.23
7	Mr MIRAJUL ISLAM Uttar Gazipur,, City:- , P.O:- Machibhanga, P.S:-Kashipur, District:- South 24-Parganas, West Bengal, India, PIN:- 700135	Seller			Mirajul Islam 14/3/23



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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
8	Mrs ALEHAR BIBI Chhelegoalia,, City:- , P.O:- Shankarpur, P.S:- Bhangar, District:-South 24-Parganas, West Bengal, India, PIN:- 700135	Seller			 28.00.20
9	Mrs TASLIMA BIBI Fatullapur,, City:- , P.O:- Nimta, P.S:-Dum Dum, District:-North 24- Parganas, West Bengal, India, PIN:- 700049	Seller			 28.00.20
10	Mrs RUPALI KHATUN Machibhanga,, City:- , P.O:- Machibhanga, P.S:-Kashipur, District:- South 24-Parganas, West Bengal, India, PIN:- 700135	Seller			 14.03.23
11	Mrs SALIMA BIBI Kashinathpur,, City:- , P.O:- Jamalpara, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135	Seller			 28.00.20



Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr SUJIT MONDAL Son of Mr S Mondal Bamanghata, City:- , P.O:- Hadia, P.S:- Kashipur, District:- South 24-Parganas, West Bengal, India, PIN:- 700150	Mr NOOR ISLAM HAZRA, Mr KABIRUL HAZRA, Mrs CHHAKINA BIBI, Mrs SHYARA BIBI, Mrs SALAMA BIBI, Mr BESHLAL MOLLA, Mr MIRAJU ISLAM, Mrs ALEHAR BIBI, Mrs TASLIMA BIBI, Mrs RUPALI KHATUN, Mrs SALIMA BIBI			<i>Sujit Mondal</i> 14-03-2023

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





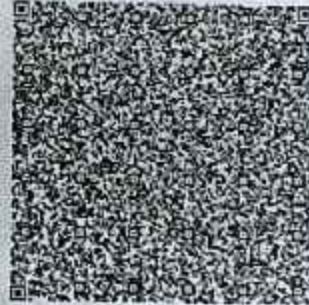
ভারত সরকার
Government of India

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

তালিকাভুক্তির নম্বর/ Enrolment No.: 2992/19130/28194

To
সুজিত মন্ডল
Sujit Mandal
Bamanghata
Litar Naskarpara
Hadia
South 24 Parganas West Bengal - 700150
9748133807

Signature valid



আপনার আধার সংখ্যা / Your Aadhaar No. :

5844 6807 6401

VID : 9120 0247 7200 4099

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



Issue Date: 18/02/2015



সুজিত মন্ডল
Sujit Mandal
জন্মতারিখ/DOB: 01/01/1986
পুরুষ/ MALE

5844 6807 6401

VID : 9120 0247 7200 4099

আমার আধার, আমার পরিচয়

Sujit Mandal

Number



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



192022230331694448

GRN Details

GRN:	192022230331694448	Payment Mode:	SBI Epay
GRN Date:	14/03/2023 13:56:27	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	7960685945839	BRN Date:	14/03/2023 13:56:45
Gateway Ref ID:	IGAPHAZZZ	Method:	State Bank of India NB
GRIPS Payment ID:	140320232033169443	Payment Init. Date:	14/03/2023 13:56:27
Payment Status:	Successful	Payment Ref. No:	2000660478/7/2023

[Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr ANURAG KYAL
Address:	30C, SOUTH END PARK, KOLKATA-700029
Mobile:	9330394689
Period From (dd/mm/yyyy):	14/03/2023
Period To (dd/mm/yyyy):	14/03/2023
Payment Ref ID:	2000660478/7/2023
Dept Ref ID/DRN:	2000660478/7/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000660478/7/2023	Property Registration- Stamp duty	0030-02-103-003-02	8380
2	2000660478/7/2023	Property Registration- Registration Fees	0030-03-104-001-16	2866
Total				11246

IN WORDS: ELEVEN THOUSAND TWO HUNDRED FORTY SIX ONLY.

PAID



Major Information of the Deed

Deed No :	I-1604-03019/2023	Date of Registration	15/03/2023
Query No / Year	1604-2000660478/2023	Office where deed is registered	
Query Date	13/03/2023 3:50:18 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	VINAYAK LEGAL 122/1R, Satyendra Nath Majumdar Sarani, Thana : Tollygunge, District : South 24-Parganas, WEST BENGAL, PIN - 700026, Mobile No. : 9330394689, Status : Seller/Executant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 2,82,000/-	Rs. 2,82,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 8,480/- (Article:23)	Rs. 2,866/- (Article:A(1), E)		
Remarks			

Land Details :

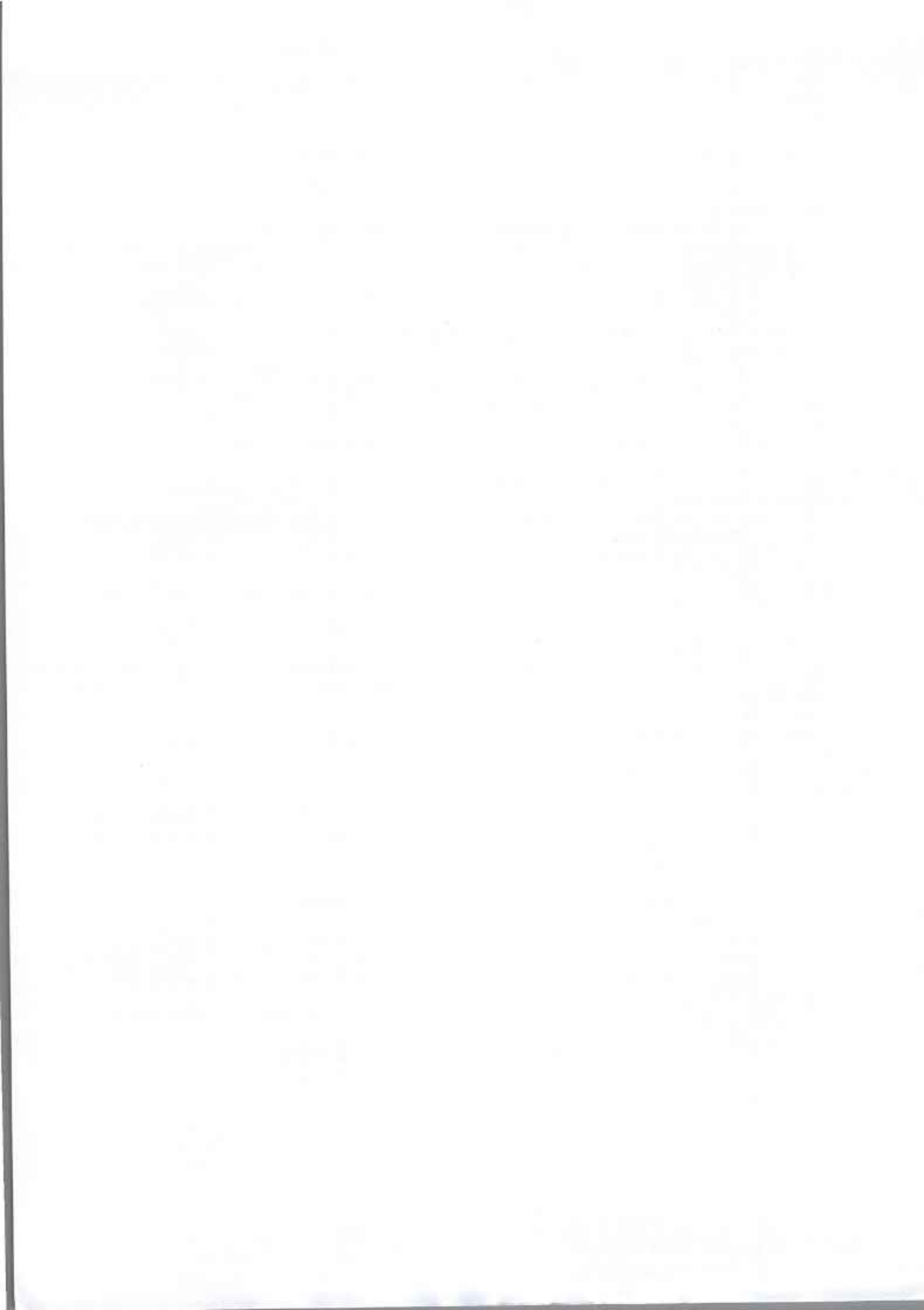
District: South 24-Parganas, P.S:- Kashipur, Gram Panchayat: BHAGAWANPUR, Mouza: Jirangacha, JI No: 25, Pin Code : 700135

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-91	RS-185	Bastu Danga	1.55 Dec	2,82,000/-	2,82,000/-	
Grand Total :				1.55Dec	2,82,000 /-	2,82,000 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>Mr NOOR ISLAM HAZRA Son of Mr Abu Bakkar Hazra Patharghata, Chhapna,, City:- , P.O:- Patharghata, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No.:: AQxxxxxx4E, Aadhaar No: 76xxxxxxx0789, Status :Individual, Executed by: Self, Date of Execution: 14/03/2023 , Admitted by: Self, Date of Admission: 14/03/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/03/2023 , Admitted by: Self, Date of Admission: 14/03/2023 ,Place : Pvt. Residence</p>

2	<p>Mr KABIRUL HAZRA (Presentant) Son of Mr Abubakkar Hazra Chhapna, Patharghata,, City:- , P.O:- Patharghata, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No.:: ADxxxxxx8K, Aadhaar No: 74xxxxxxxx9497, Status :Individual, Executed by: Self, Date of Execution: 14/03/2023 , Admitted by: Self, Date of Admission: 14/03/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/03/2023 , Admitted by: Self, Date of Admission: 14/03/2023 ,Place : Pvt. Residence</p>
3	<p>Mrs CHHAKINA BIBI Daughter of Late Abubakkar Hazra Pithapukur,, City:- , P.O:- Pithapukur, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, PAN No.:: CQxxxxxx2K, Aadhaar No: 25xxxxxxxx4639, Status :Individual, Executed by: Self, Date of Execution: 14/03/2023 , Admitted by: Self, Date of Admission: 14/03/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/03/2023 , Admitted by: Self, Date of Admission: 14/03/2023 ,Place : Pvt. Residence</p>
4	<p>Mrs SHYARA BIBI Daughter of Late Abu Bakkar Hazra Kashinathpur,, City:- , P.O:- Jamalpara, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, PAN No.:: CPxxxxxx9R, Aadhaar No: 71xxxxxxxx7048, Status :Individual, Executed by: Self, Date of Execution: 14/03/2023 , Admitted by: Self, Date of Admission: 14/03/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/03/2023 , Admitted by: Self, Date of Admission: 14/03/2023 ,Place : Pvt. Residence</p>
5	<p>Mrs SALAMA BIBI Daughter of Late Abu Bakkar Molla Kashinathpur,, City:- , P.O:- Patharghata, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, PAN No.:: CPxxxxxx5L, Aadhaar No: 29xxxxxxxx0832, Status :Individual, Executed by: Self, Date of Execution: 14/03/2023 , Admitted by: Self, Date of Admission: 14/03/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/03/2023 , Admitted by: Self, Date of Admission: 14/03/2023 ,Place : Pvt. Residence</p>
6	<p>Mr BESH LAL MOLLA Son of Mr Gorai Molla Machibhanga, Uttar Gazipur,, City:- , P.O:- Machibhanga, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No.:: HOxxxxxx3M, Aadhaar No: 98xxxxxxxx4172, Status :Individual, Executed by: Self, Date of Execution: 14/03/2023 , Admitted by: Self, Date of Admission: 14/03/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/03/2023 , Admitted by: Self, Date of Admission: 14/03/2023 ,Place : Pvt. Residence</p>
7	<p>Mr MIRAJUL ISLAM Son of Mr Beshlal Molla Uttar Gazipur,, City:- , P.O:- Machibhanga, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No.:: AOxxxxxx5C, Aadhaar No: 34xxxxxxxx6105, Status :Individual, Executed by: Self, Date of Execution: 14/03/2023 , Admitted by: Self, Date of Admission: 14/03/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/03/2023 , Admitted by: Self, Date of Admission: 14/03/2023 ,Place : Pvt. Residence</p>
8	<p>Mrs ALEHAR BIBI Daughter of Mr Beshlal Molla Chhelegoalia,, City:- , P.O:- Shankarpur, P.S:-Bhangar, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, PAN No.:: GKxxxxxx2L, Aadhaar No: 67xxxxxxxx0927, Status :Individual, Executed by: Self, Date of Execution: 14/03/2023 , Admitted by: Self, Date of Admission: 14/03/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/03/2023 , Admitted by: Self, Date of Admission: 14/03/2023 ,Place : Pvt. Residence</p>



9	<p>Mrs TASLIMA BIBI Daughter of Mr Beshlal Molla Fatullapur,, City:- , P.O:- Nimta, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700049 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, PAN No.:: CQxxxxxx5G, Aadhaar No: 41xxxxxxxx4743, Status :Individual, Executed by: Self, Date of Execution: 14/03/2023 , Admitted by: Self, Date of Admission: 14/03/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/03/2023 , Admitted by: Self, Date of Admission: 14/03/2023 ,Place : Pvt. Residence</p>
10	<p>Mrs RUPALI KHATUN Daughter of Mr Beshlal Molla Machibhanga,, City:- , P.O:- Machibhanga, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, PAN No.:: EVxxxxxx9Q, Aadhaar No: 70xxxxxxxx5270, Status :Individual, Executed by: Self, Date of Execution: 14/03/2023 , Admitted by: Self, Date of Admission: 14/03/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/03/2023 , Admitted by: Self, Date of Admission: 14/03/2023 ,Place : Pvt. Residence</p>
11	<p>Mrs SALIMA BIBI Daughter of Mr Beshlal Molla Kashinathpur,, City:- , P.O:- Jamalpara, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, PAN No.:: GLxxxxxx3B, Aadhaar No: 33xxxxxxxx9758, Status :Individual, Executed by: Self, Date of Execution: 14/03/2023 , Admitted by: Self, Date of Admission: 14/03/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/03/2023 , Admitted by: Self, Date of Admission: 14/03/2023 ,Place : Pvt. Residence</p>

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Mr ANURAG KYAL Son of Mr 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</p>

Identifier Details :

Name	Photo	Finger Print	Signature
<p>Mr SUJIT MONDAL Son of Mr S Mondal Bamanghata, City:- , P.O:- Hadia, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150</p>			

Identifier Of Mr NOOR ISLAM HAZRA, Mr KABIRUL HAZRA, Mrs CHHAKINA BIBI, Mrs SHYARA BIBI, Mrs SALAMA BIBI, Mr BESHMAL MOLLA, Mr MIRAJUL ISLAM, Mrs ALEHAR BIBI, Mrs TASLIMA BIBI, Mrs RUPALI KHATUN, Mrs SALIMA BIBI



Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr NOOR ISLAM HAZRA	Mr ANURAG KYAL-0.140909 Dec
2	Mr KABIRUL HAZRA	Mr ANURAG KYAL-0.140909 Dec
3	Mrs CHHAKINA BIBI	Mr ANURAG KYAL-0.140909 Dec
4	Mrs SHYARA BIBI	Mr ANURAG KYAL-0.140909 Dec
5	Mrs SALAMA BIBI	Mr ANURAG KYAL-0.140909 Dec
6	Mr BESH LAL MOLLA	Mr ANURAG KYAL-0.140909 Dec
7	Mr MIRAJUL ISLAM	Mr ANURAG KYAL-0.140909 Dec
8	Mrs ALEHAR BIBI	Mr ANURAG KYAL-0.140909 Dec
9	Mrs TASLIMA BIBI	Mr ANURAG KYAL-0.140909 Dec
10	Mrs RUPALI KHATUN	Mr ANURAG KYAL-0.140909 Dec
11	Mrs SALIMA BIBI	Mr ANURAG KYAL-0.140909 Dec



On 14-03-2023

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

Presented for registration at 22:30 hrs on 14-03-2023, at the Private residence by Mr KABIRUL HAZRA , one of the Executants.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 2,82,000/-

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

Execution is admitted on 14/03/2023 by 1. Mr NOOR ISLAM HAZRA, Son of Mr Abu Bakkar Hazra, Patharghata, Chhapna,, P.O: Patharghata, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Others, 2. Mr KABIRUL HAZRA, Son of Mr Abubakkar Hazra, Chhapna, Patharghata,, P.O: Patharghata, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Others, 3. Mrs CHHAKINA BIBI, Daughter of Late Abubakkar Hazra, Pithapur,, P.O: Pithapur, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession House wife, 4. Mrs SHYARA BIBI, Daughter of Late Abu Bakkar Hazra, Kashinathpur,, P.O: Jamalpara, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession House wife, 5. Mrs SALAMA BIBI, Daughter of Late Abu Bakkar Molla, Kashinathpur,, P.O: Patharghata, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession House wife, 6. Mr BESH LAL MOLLA, Son of Mr Gorai Molla, Machibhanga, Uttar Gazipur,, P.O: Machibhanga, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Others, 7. Mr MIRAJUL ISLAM, Son of Mr Beshlal Molla, Uttar Gazipur,, P.O: Machibhanga, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Others, 8. Mrs ALEHAR BIBI, Daughter of Mr Beshlal Molla, Chhelegoalia,, P.O: Shankarpur, Thana: Bhangar, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession House wife, 9. Mrs TASLIMA BIBI, Daughter of Mr Beshlal Molla, Fatullapur,, P.O: Nimta, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Muslim, by Profession House wife, 10. Mrs RUPALI KHATUN, Daughter of Mr Beshlal Molla, Machibhanga,, P.O: Machibhanga, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession House wife, 11. Mrs SALIMA BIBI, Daughter of Mr Beshlal Molla, Kashinathpur,, P.O: Jamalpara, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession House wife

Indetified by Mr SUJIT MONDAL, , Son of Mr S Mondal, Bamanghata, P.O: Hadia, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by profession Others

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

On 15-03-2023

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 2,866.00/- (A(1) = Rs 2,820.00/- ,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 2,866/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/03/2023 1:56PM with Govt. Ref. No: 192022230331694448 on 14-03-2023, Amount Rs: 2,866/-, Bank: SBI EPay (SBlePay), Ref. No. 7960685945839 on 14-03-2023, Head of Account 0030-03-104-001-16



Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 8,480/- and Stamp Duty paid by Stamp Rs 100.00/- by online = Rs 8,380/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 45761, Amount: Rs.100.00/-, Date of Purchase: 23/12/2022, Vendor name: SUBHANKAR DAS

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 14/03/2023 1:56PM with Govt. Ref. No: 192022230331694448 on 14-03-2023, Amount Rs: 8,380/-, Bank: SBI EPay (SBlePay), Ref. No. 7960685945839 on 14-03-2023, Head of Account 0030-02-103-003-02



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2023, Page from 83554 to 83587

being No 160403019 for the year 2023.



Digitally signed by ANUPAM HALDER
Date: 2023.03.15 11:07:28 -07:00
Reason: Digital Signing of Deed.

(Handwritten signature)

(Anupam Halder) 2023/03/15 11:07:28 AM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)

0445/23

Z-4405/23



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AP 053621

11/04/2023
 2000926258/2023
 2-15 P.M.

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

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 Registration 1908
 Alipore, South 24 Parganas
 13 APR 2023
 11.4.23
 12-4-23

CONVEYANCE

1. Date: 11.04.2023
2. Place: Kolkata
3. Parties

5 Pm
 123

110328

SOLD TO _____
OF _____
RS _____
ANUBRATA DHAR
Advocate
M. Court No. 1
JAYDEEP CRATTERJEE
16, INDIA EXCHANGE PLACE, KOL-1
LICENSED STAMP VENDOR
NO 351RS2016

20 JAN 2023

20 JAN 2023

Ananta Chosh



2959

KYAL DEVELOPERS PRIVATE LIMITED

Ananta Chosh

Director / Authorised Signatory



2960

কাল ডেভেলপার্স প্রাইভেট লিমিটেড



2961

অনন্ত চৌধুরী



2962

অনন্ত চৌধুরী

Rishi Roy



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11 APR 2023

0445/23

Z-4405/23



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AP 053621

11/04/2023
 2000926258/2023
 2-15 P.M.

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

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 13 APR 2023
 11.4.23
 12-4-23

CONVEYANCE

1. Date: 11.04.2023
2. Place: Kolkata
3. Parties

5 Pm
 123

- 3.1 **MOJAMMEL DEOYAN (Aadhaar No. 6017-4033-2353)**, son of Miyajan Deoyan, by faith Islam, by occupation others, nationality Indian, residing at Village Chalta Beria, Bhangar-I, Post Office Bamunia, Police Station Kashipur, PIN - 743502, District South 24 Parganas;
- 3.2 **RABIUL ISLAM DEOYAN alias DEOYAN RABIUL ISLAM (PAN ACVPI4156J and Aadhaar No. 5966-8533-4984)**, son of Mojammel Deoyan, by faith Islam, by occupation others, nationality Indian, residing at Village Chalta Beria, Bhangar-I, Post Office Bamunia, Police Station Kashipur, PIN - 743502, District South 24 Parganas;
- 3.3 **RAKHIUL ISLAM DEOYAN alias DEOYAN RAKHIUL ISLAM (PAN ABVPI1063P and Aadhaar No. 4307-9799-9055)**, son of Mojammel Deoyan, by faith Islam, by occupation others, nationality Indian, residing at Panchgachia, Uttar Kathalia, Post Office Bamunia, Police Station Kashipur, PIN - 743502, District South 24 Parganas;
- 3.4 **SAFIKUL ISLAM DEOYAN alias DEOYAN SAFIKUL ISLAM (Aadhaar No. 9203-2646-9350)**, son of Mojammel Deoyan, by faith Islam, by occupation others, nationality Indian, residing at Village Chalta Beria, Bhangar-I, Post Office Bamunia, Police Station Kashipur, PIN - 743502, District South 24 Parganas;
- 3.5 **MANOWARA BIBI (PAN CWZPB7135A and Aadhaar No. 8414-0412-4896)**, wife of Abbas and daughter of Mojammel Deoyan, by faith Islam, by occupation Housewife, nationality Indian, residing at Village Maricha, Chakborali, Bhangar-I, Post Office Chakbarani, Police Station Bhangar, PIN- 743502, District South 24 Parganas;
- 3.6 **ANOWARA BIBI (PAN DAOPB9532B and Aadhaar No. 2450-1377-5700)**, wife of Rejaul Gazi and daughter of Mojammel Deoyan, by faith Islam, by occupation Housewife, nationality Indian, residing at Village Minakhan, P.S. Minakhan, P.O. Minakhan, PIN - 743425, District North 24 Parganas;
- 3.7 **SAHANARA BIBI DEOYAN (PAN DCPD9577P and Aadhaar No. 2273-4228-2122)**, wife of Arit Deoyan and daughter of Mojammel Deoyan, by faith Islam, by occupation Housewife, nationality Indian, residing at Village Challa Beria Bhangar-I, Post Office Bamunia, Police Station Kashipur, PIN - 743502, District South 24 Parganas;

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

And

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



2963

কৈ ফুল কৈ ফুল লক্ষ্মী দেউতা



2964

লক্ষ্মী দেউতা



2965

লক্ষ্মী দেউতা



2966

লক্ষ্মী দেউতা



2972

লক্ষ্মী দেউতা

Address: Subangui, PO- Goundaragan,
easton, Kot- 700189.



Police Station Joynagar, PIN-743391, South 24 Parganas
(Purchaser, includes successors-in-interest)

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

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject Matter of Conveyance

- 4.1 **Said Property:** Land classified as *sali* (agricultural) measuring 1.775 (one point seven seven five) decimal, more or less, out of 55 (fifty five) decimal, being a portion of R.S. Dag No. 99, corresponding L.R. Dag No. 92, recorded under C.S. Khatian No. 321, R.S. Khatian No. 403, 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 Khosdel Molla & Ors.:** At all material time (1) Khosled Molla alias Khosdel Ali Molla, (2) Sabdel Molla, (3) Amjel Molla alias Amjel Ali Molla, (4) Ajifa Khatun and (5) Johara Khatun were the joint and recorded owners in respect of land measuring 55 (fifty five) decimal, more or less, being the entirety of C.S./R.S. Dag No. 99, recorded under C.S. Khatian No. 321, R.S. Khatian No. 403, at Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas (**Mother Property**), free from all encumbrances. The respective ownership to the Mother Property is given in the chart below:

Owner	R.S. Dag	Total Area (in dec.)	Share	Area (in dec.)
Khosled Molla alias Khosdel Ali Molla	99	55	25%	13.75
Sabdel Molla	99	55	25%	13.75
Amjel Molla alias Amjel Ali Molla	99	55	25%	13.75
Ajifa Khatun	99	55	12.5%	6.875
Johara Khatun	99	55	12.5%	6.875
		Total:	100%	55



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- 5.1.2 **Sale by Amjel Molla:** By a Deed of Sale dated 25th October, 1967, registered in the Office of the Sub-Registrar of Bhangar, recorded in Book No. I, Volume No. 152, at Pages 95 to 96, being Deed No. 13722 for the year 1967, said Amjel Molla alias Amjel Ali Molla sold, conveyed and transferred land measuring 4 (four) decimal, more or less, out of his entitlement in the Mother Property, unto and in favour of Khosled Molla alias Khosdel Ali Molla, free from all encumbrances.
- 5.1.3 **Ownership of Khosdel Molla:** In above mentioned circumstances said Khosled Molla alias Khosdel Ali Molla, son of Lal Mohammad Molla has become the sole and absolute owner in respect of land measuring 17.75 (seventeen point seven five) decimal, more or less, out of the Mother Property (**Larger Property**), free from all encumbrances.
- 5.1.4 **Demise of Khosdel Molla:** Said Khosled Molla alias Khosdel Ali Molla, a Muslim governed by the *Sunni* School of Mohammedan Law, died intestate leaving behind him surviving his wife, Matijan Bibi, 4 (four) sons, namely, (1) Subid Ali Molla alias Subid Molla, (2) Chhamad Molya, (3) Aref Ali Molla and (4) Ajgar Molla and 2 (two) daughters, namely, (1) Rahima Bibi and (2) Rasida Bibi alias Rashida Molla, as his only legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Khosled Molla alias Khosdel Ali Molla in the Larger Property, free from all encumbrances.
- 5.1.5 **Demise of Matijan Bibi:** Said Matijan Bibi, a Muslim governed by the *Sunni* School of Mohammedan Law, died intestate leaving behind her surviving her 4 (four) sons, namely, (1) Subid Ali Molla alias Subid Molla, (2) Chhamad Molla, (3) Aref Ali Molla and (4) Ajgar Molla and 2 (two) daughters, namely, (1) Rahima Bibi alias Rahima Bibi Deoyan and (2) Rasida Bibi alias Rashida Molla, as her only legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Matijan Bibi in the Larger Property, free from all encumbrances.
- 5.1.6 **Demise of Rahima Bibi:** Said Rahima Bibi alias Rahima Bibi Deoyan, a Muslim governed by the *Sunni* School of Mohammedan Law, died intestate on 22nd January, 2016, leaving behind her surviving her husband, Mojammel Deoyan, 3 (three) sons, namely, (1) Rabiul Islam Deoyan *alias* Deoyan Rabiul Islam, (2) Rakhiul Islam Deoyan *alias* Deoyan Rakhiul Islam and (3) Safikul Islam Deoyan *alias* Deoyan Safikul Islam and 3 (three) daughters, namely, (1) Manowara Bibi, (2) Anowara Bibi and (3) Sahanara Bibi Deoyan, as her only legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Rahima Bibi *alias* Rahima Bibi Deoyan in the Larger Property, free from all encumbrances.
- 5.1.7 **Absolute Ownership of Vendors:** In the above mentioned events and circumstances said (1) Mojammel Deoyan, (2) Rabiul Islam Deoyan *alias* Deoyan Rabiul Islam, (3) Rakhiul Islam Deoyan *alias* Deoyan Rakhiul Islam, (4) Safikul Islam Deoyan *alias* Deoyan



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Safikul Islam, (5) Manowara Bibi, (6) Anowara Bibi and (7) Sahanara Bibi Deoyan (collectively the Vendors herein) became the joint and absolute owners in respect of the Said Property out of the Larger Property, free from all encumbrances and the Said Property is the subject matter of this Conveyance.

5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The 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.

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

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

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

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

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



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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 1.775 (one point seven seven five) decimal, more or less, out of 55 (fifty five) decimal, being a portion of R.S. Dag No. 99, corresponding L.R. Dag No. 92, recorded under C.S. Khatian No. 321, R.S. Khatian No. 403, 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.2,00,000/- (Rupees Two Lakh 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.



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

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

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

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

8.2.1 **Indemnification by Vendors:** express indemnification by the Vendors about the correctness of the Vendors' title, Vendors' authority to sell and non existence of any encumbrances on the Said Property, which if found defective or untrue at any time, the Vendors shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendors, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendors hereby covenant that the Vendors or any person claiming under the Vendors in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Purchaser and/or the Purchaser's successors-in-interest and assigns, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the Purchaser and/or the Purchaser's successors-in-interest and assigns by reason of any claim made by any third parties with respect to the title of the Said Property. If any difficulty arises in respect of mutation of the Said Property in the name of the Purchaser then the Vendors shall at all times hereinafter, at the costs, expenses, risk and responsibility of the Vendors, forthwith take all necessary steps to mutate the name of the Purchaser in respect of the Said Property. In this regard the Vendors hereby clarify that the L.R. Record of Rights is not in parity with the Vendors' entitlement in said R.S. Dag No. 99 as recited under clause 5.1 and sub-clauses thereunder. However, the Vendors hereby convey all the Vendors' right, title and interest in the said R.S. Dag (acquired vide the aforesaid recital) under these presents whatsoever and howsoever in nature and the Purchaser shall be entitled to rectify the erroneous record of rights, if any.

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

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



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



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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.



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**Schedule
(Said Property)**

Vacant land classified as *sali* (agricultural) measuring 1.775 (one point seven seven five) decimal, more or less, out of 55 (fifty five) decimal, being a portion of R.S. Dag No. 99, corresponding L.R. Dag No. 92, recorded under C.S. Khatian No. 321, R.S. Khatian No. 403, 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. 99 is butted and bounded as follows:

- On the North** : By R.S. Dag No. 97
- On the East** : By R.S. Dag No. 98
- On the South** : By R.S. Dag No. 119
- On the West** : By R.S. Dag Nos. 118, 100 & 96

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.



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Office No. 1757 (2) of
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10. Execution and Delivery

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

মোজাম্মেল দেয়ান

MOJAMMEL DEOYAN

রবিউল ইসলাম দেয়ান

RABIUL ISLAM DEOYAN alias DEOYAN RABIUL ISLAM

রাখিউল ইসলাম দেয়ান

RAKHIUL ISLAM DEOYAN alias DEOYAN RAKHIUL ISLAM

সফিকুল ইসলাম দেয়ান

SAFIKUL ISLAM DEOYAN alias DEOYAN SAFIKUL ISLAM

মানোয়ারা বিবি

MANOWARA BIBI

আনোয়ারা বিবি

ANOWARA BIBI

সাহানারা বিবি দেয়ান

SAHANARA BIBI DEOYAN

[Vendors]

Read over and explained the contents of this document by me to the Vendors in their vernacular language, who after understanding the meaning and purport of this document, put their respective signature/LTI in my presence.

Signature Ranil Roy
KYL DEVELOPERS PRIVATE LIMITED
Ananta Chosh
Director / Authorised Signatory
KYL DEVELOPERS PRIVATE LIMITED
[Purchaser]

Witness:

Name: Ajit Mondal
Father's Name: Late Chandrakanta Mondal
Address: vill+PO-Gouranga Nagar
PS- New Town Dist-ND 24 Pgs
KOL- 700162

Name: RAJIB ROY
Father's Name: PARESH CH. ROY
Address: Sulonji, PO-Gouranga
Nagar, KOL-124.

Drafted by

Abanigir Dasg WB/1366/03
Advocate

Alipore Judge Court
Kol-27



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

11 APR 2023

Receipt And Memo of Consideration

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

Mode	Date	Bank	Amount (Rs.)	In favour of
Chq. No. 931786	10.04.23	Indian Overseas Bank	20,000/-	Mojammel Deoyan
UTR No.IOBAN23100445343	10.04.23	-do-	50,000/-	Rabiul Islam Deoyan
Chq. No. 931787	10.04.23	-do-	20,000/-	Rakhiul Islam Deoyan
UTR No.IOBAN23100446752	10.04.23	-do-	50,000/-	Safikul Islam Deoyan
Chq. No. 931788	10.04.23	-do-	20,000/-	Manowara Bibi
Chq. No. 931789	10.04.23	-do-	20,000/-	Anowara Bibi
Chq. No. 931790	10.04.23	-do-	20,000/-	Sahanara Bibi Deoyan
Total:			2,00,000/-	

মোজাম্মেল দেয়ান

রবিউল ইসলাম দেয়ান

MOJAMMEL DEOYAN

RABIUL ISLAM DEOYAN alias DEOYAN RABIUL ISLAM

মোজাম্মেল দেয়ান

রবিউল ইসলাম দেয়ান

RAKHIUL ISLAM DEOYAN alias DEOYAN RAKHIUL ISLAM

SAFIKUL ISLAM DEOYAN alias DEOYAN SAFIKUL ISLAM

রাকিউল ইসলাম দেয়ান

সফিকুল ইসলাম দেয়ান

MANOWARA BIBI

ANOWARA BIBI

মানোয়ারা বিবি

SAHANARA BIBI DEOYAN

[Vendors]

Witness:

1. Ajit Mondal


































2. Rajul Raj



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

11 APR 2023


































SPECIMEN FORM FOR TEN FINGER PRINTS

	<p>Amrta Choudhary</p>					
		<p>Little Ring Middle Fore Thumb</p>				
		<p>(Left Hand)</p>				
						
		<p>Thumb Fore Middle Ring Little</p>				
		<p>(Right Hand)</p>				
	<p>Wishu Raju</p>					
		<p>Little Ring Middle Fore Thumb</p>				
		<p>(Left Hand)</p>				
						
		<p>Thumb Fore Middle Ring Little</p>				
		<p>(Right Hand)</p>				
	<p>Mirza Mansur Ali</p>					
		<p>Little Ring Middle Fore Thumb</p>				
		<p>(Left Hand)</p>				
						
		<p>Thumb Fore Middle Ring Little</p>				
		<p>(Right Hand)</p>				



District Sub-Registrar IV
Alipur, South 24 Parganas
West Bengal
11 APR 2023

SPECIMEN FORM FOR TEN FINGER PRINTS

 <p>Handwritten notes in Odia: <i>ଶ୍ରୀ ୨୦୧୮</i></p>	<p>Handwritten name in Odia: <i>କିଶୋରୀ କୁମାରୀ ମହାପାତ୍ର</i></p>					
		<p>Little Ring Middle Fore Thumb</p>				
		<p>(Left Hand)</p>				
						
		<p>Thumb Fore Middle Ring Little</p>				
		<p>(Right Hand)</p>				
 <p>Handwritten notes in Odia: <i>ଶ୍ରୀ ୨୦୧୮</i></p>	<p>Handwritten name in Odia: <i>ନୀଳାଦ୍ରୀ ମହାପାତ୍ର</i></p>					
		<p>Little Ring Middle Fore Thumb</p>				
		<p>(Left Hand)</p>				
						
		<p>Thumb Fore Middle Ring Little</p>				
		<p>(Right Hand)</p>				
 <p>Handwritten notes in Odia: <i>ଶ୍ରୀ ୨୦୧୮</i></p>	<p>Handwritten name in Odia: <i>ପ୍ରମିଳା ମହାପାତ୍ର</i></p>					
		<p>Little Ring Middle Fore Thumb</p>				
		<p>(Left Hand)</p>				
						
		<p>Thumb Fore Middle Ring Little</p>				
		<p>(Right Hand)</p>				



District Sub-Registry
Registrar (US 7 (2) of
Registration Act, 1908
Alipuri, South 24 Parganas

11 APR 2023





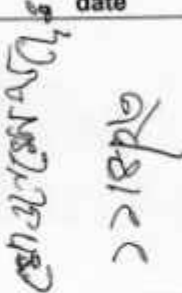


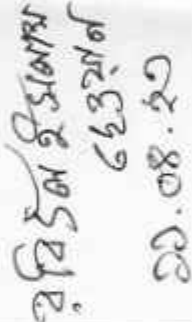


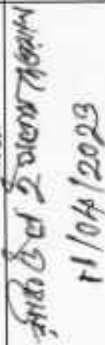
DISTRICT SUB-REGISTRAR IV
ALIPURI SOUTH 24 PARGANAS
WEST BENGAL
11 APR 2023



Government of West Bengal









Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS, District Name :South 24-Parganas
Signature / LTI Sheet of Query No/Year 16042000926258/2023

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	MOJAMMEL DEOYAN Challa Beria,, City:- , P.O:- Bamunia, P.S:- Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743502	Seller			
2	DEOYAN RABIUL ISLAM Alias RABIUL ISLAM DEOYAN Chaltaberia,, City:- , P.O:- Bamunia, P.S:- Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743502	Seller			
3	DEOYAN RAKHIUL ISLAM Alias RAKHIUL ISLAM DEOYAN Panchgachia,, City:- , P.O:- Kathalia, P.S:- Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743502	Seller			



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


SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	DEOYAN SAFIKUL ISLAM Alias SAFIKUL ISLAM DEOYAN Chaltaberia,, City:- , P.O:- Bamunia, P.S:- Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743502	Seller			Deoyan Safikul Islam 11-4-23
5	MANOWARA BIBI Maricha, Chakborall, City:- , P.O:- Chakbarani, P.S:-Bhangar, District:-South 24-Parganas, West Bengal, India, PIN:- 743502	Seller			Manowara Bibi 22.08.20
6	ANOWARA BIBI Minakhan, City:- , P.O:- Minakhan, P.S:-Bhangar, District:-South 24-Parganas, West Bengal, India, PIN:- 743425	Seller			Anowara Bibi 22.08.20
7	SAHANARA BIBI DEOYAN Narayanpur, City:- , P.O:- Bhangar, P.S:-Bhangar, District:-South 24-Parganas, West Bengal, India, PIN:- 743502	Seller			Sahanara Bibi Deoyan 22.08.20

11-01-63

11-01-63



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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
8	AMRITA GHOSH Beliachandi, Gocharan, City:- , P.O:- Gocharan, P.S:-Joynagar, District:- South 24-Parganas, West Bengal, India, PIN:- 743391	Represent ative of Buyer [KYAL DEVELOP ERS PRIVATE LIMITED]			Amrita Ghosh 11/04/23
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr RAJIB ROY Son of Mr Paresh Chandra Roy New Town, City:- , P.O:- New Town, P.S:-New Town, District:-North 24- Parganas, West Bengal, India, PIN:- 700159	MOJAMMEL DEOYAN, DEOYAN RABIUL ISLAM, DEOYAN RAKHIUL ISLAM, DEOYAN SAFIKUL ISLAM, MANOWARA BIBI, ANOWARA BIBI, SAHANARA BIBI DEOYAN, AMRITA GHOSH			Rajib Roy 11.04.2023

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

11/11/2023
M. K. S. S. S.





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



192023240014214698

GRN Details

GRN:	192023240014214698	Payment Mode:	SBI Epay
GRN Date:	11/04/2023 13:01:04	Bank/Gateway:	SBIePay Payment Gateway
BRN :	3214917816826	BRN Date:	11/04/2023 13:01:32
Gateway Ref ID:	20230411827590	Method:	Indian Overseas Bank NB
GRIPS Payment ID:	110420232001421468	Payment Init. Date:	11/04/2023 13:01:04
Payment Status:	Successful	Payment Ref. No:	2000926258/4/2023

[Query No*/Query Year]

Depositor Details

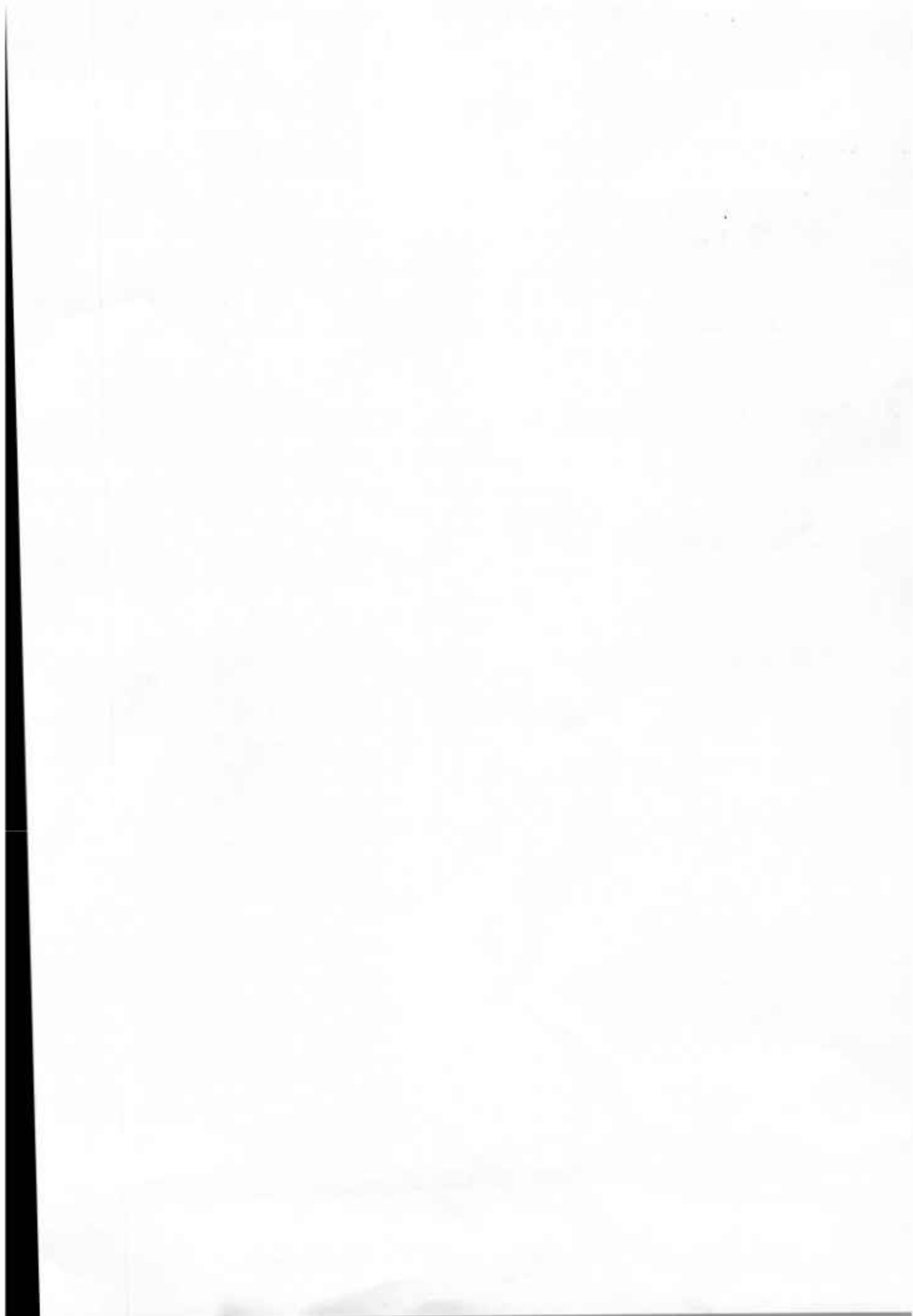
Depositor's Name:	Mr KYAL DEVELOPERS PRIVATE LIMITED
Address:	122/1R, SATYENDRA NATH MAJUMDER SARANI, KOLKATA-700026
Mobile:	9330394689
Period From (dd/mm/yyyy):	11/04/2023
Period To (dd/mm/yyyy):	11/04/2023
Payment Ref ID:	2000926258/4/2023
Dept Ref ID/DRN:	2000926258/4/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000926258/4/2023	Property Registration- Stamp duty	0030-02-103-003-02	5920
2	2000926258/4/2023	Property Registration- Registration Fees	0030-03-104-001-16	2046
Total				7966

IN WORDS: SEVEN THOUSAND NINE HUNDRED SIXTY SIX ONLY.

PAID





भारत सरकार
GOVERNMENT OF INDIA



Rajib Roy
Year of Birth : 1992
Male



8196 3674 8777

आधार — आम आदमी का अधिकार

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

RAJIB ROY
PARESH CHANDRA ROY
26/05/1992

Permanent Account Number

AVSPR8594H

Rajib Roy

Signature

Rajib Roy



The first part of the document discusses the importance of maintaining accurate records of all transactions. It emphasizes that every entry, no matter how small, should be recorded to ensure the integrity of the financial data. This includes not only sales and purchases but also expenses and income.

The second part of the document provides a detailed overview of the accounting cycle. It outlines the ten steps involved in the process, from identifying the accounting entity to preparing financial statements. Each step is explained in detail, with examples provided to illustrate the concepts.

Accounting Cycle

Accounting Cycle

1. Identify the accounting entity.
 2. Determine the accounting period.
 3. Record the transactions in the journal.
 4. Post the journal entries to the ledger.
 5. Prepare a trial balance.

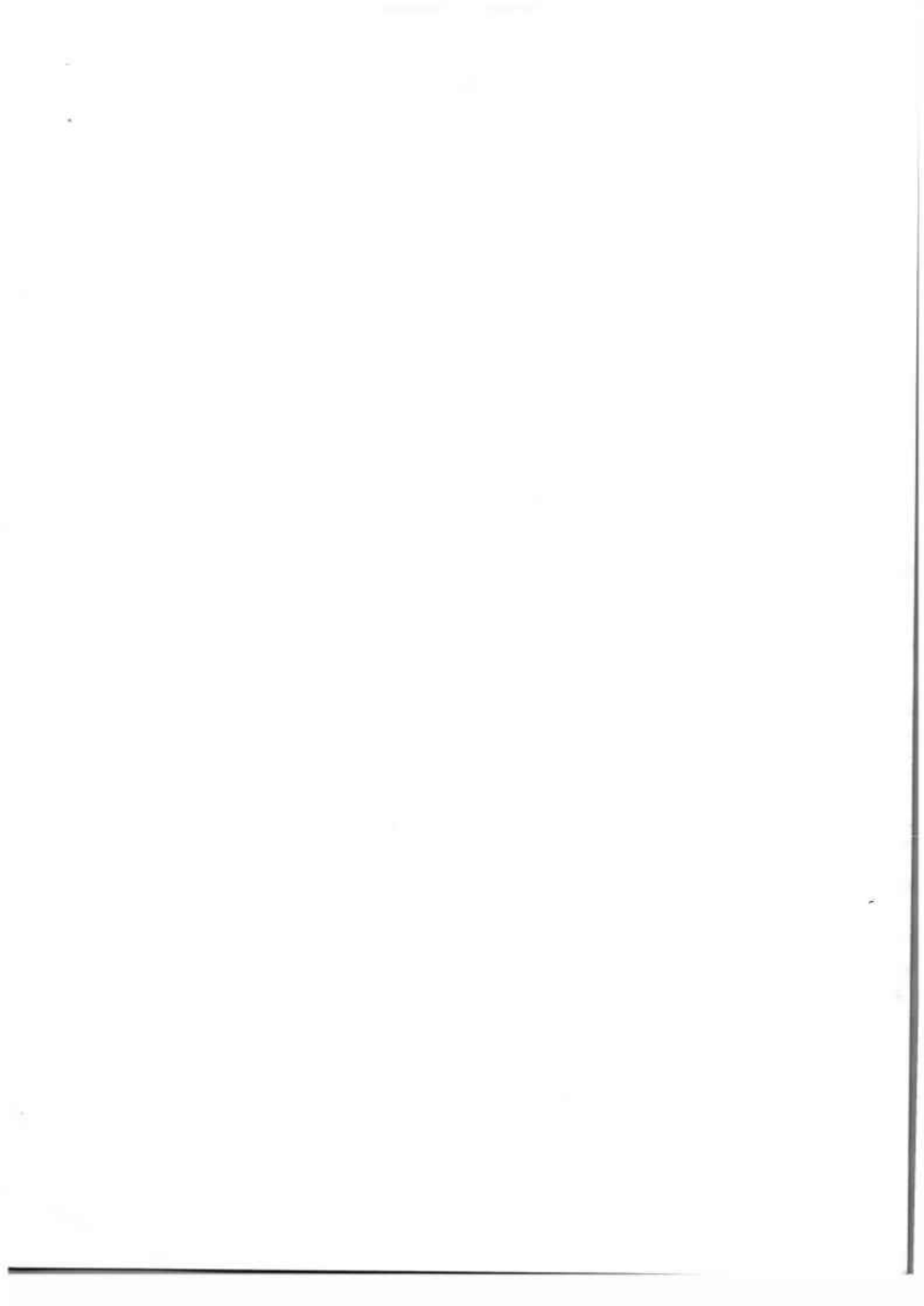
6. Adjust the accounts for accruals and deferrals.
 7. Prepare financial statements.
 8. Close the books for the period.
 9. Prepare a post-closing trial balance.
 10. Repeat the cycle for the next period.

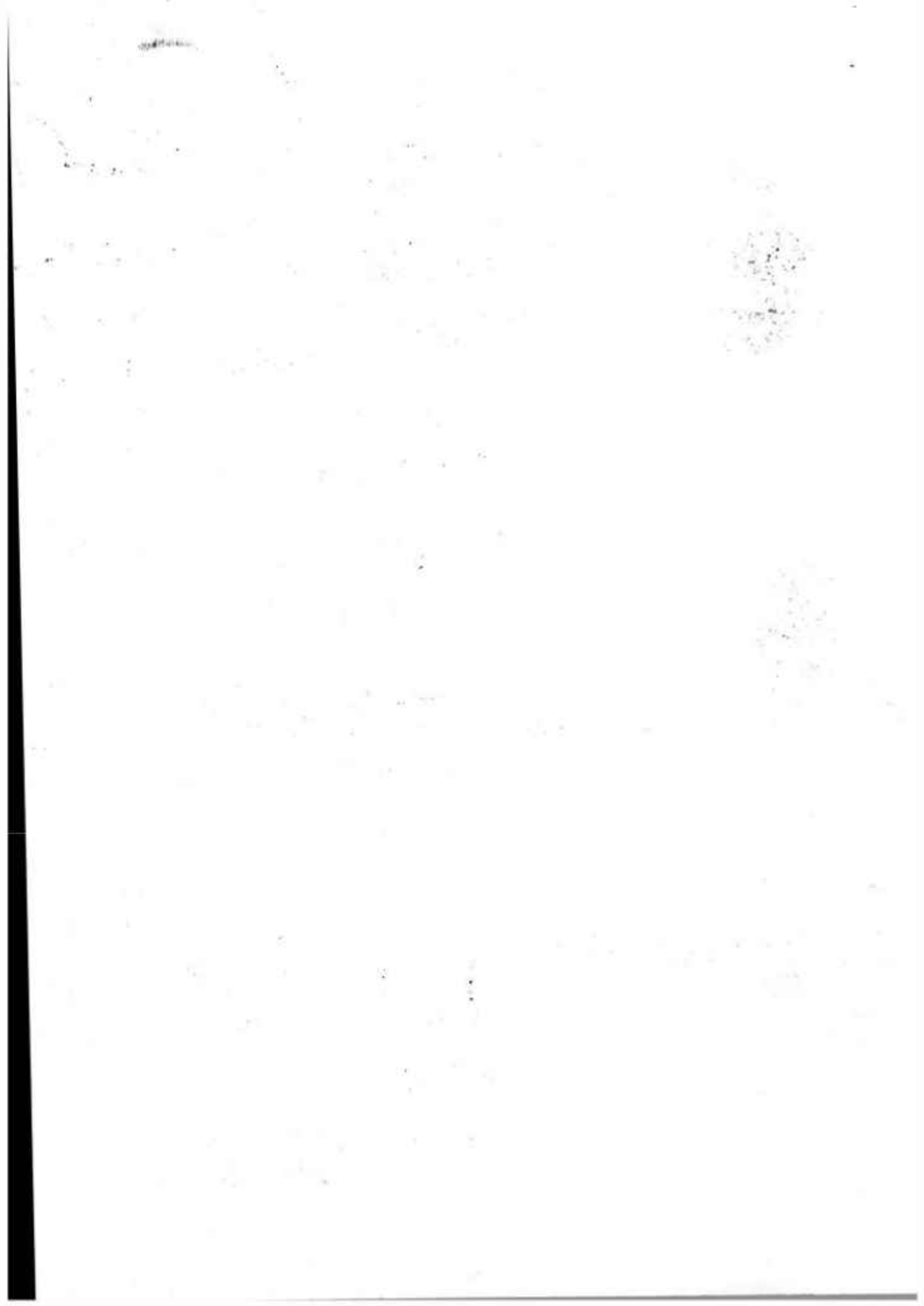
Journal Entries

Journal Entries

Journal entries are the foundation of the accounting system. They record the business transactions in a chronological order. Each entry consists of a date, a description of the transaction, and the debit and credit amounts. The total debits must equal the total credits for each entry to maintain the accounting equation.

The journal entries are then posted to the ledger accounts. The ledger is a collection of accounts, each representing a different asset, liability, equity, revenue, or expense. The debits and credits from the journal entries are transferred to the appropriate ledger accounts.





Major Information of the Deed

Deed No :	I-1604-04405/2023	Date of Registration	12/04/2023
Query No / Year	1604-2000926258/2023	Office where deed is registered	
Query Date	10/04/2023 2:12:11 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	VINAYAK LEGAL 122/1R, Satyendra Nath Majumdar Sarani, Thana : Tollygunge, District : South 24-Parganas, WEST BENGAL, PIN - 700026, Mobile No. : 9330394689, Status :Seller/Executant		
Transaction		Additional Transaction	
[0101] Sale, Sale Document		[4308] Other than Immovable Property, Agreement [No of Agreement : 2]	
Set Forth value		Market Value	
Rs. 2,00,000/-		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 Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-99	RS-403	Bastu	Shali	1.775 Dec	2,00,000/-	2,00,000/-	
Grand Total :					1.775Dec	2,00,000 /-	2,00,000 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	MOJAMMEL DEOYAN Son of Miyajan Deoyan Challa Beria,, City:- , P.O:- Bamunia, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, Aadhaar No: 60xxxxxxxx2353, Status :Individual, Executed by: Self, Date of Execution: 11/04/2023 , Admitted by: Self, Date of Admission: 11/04/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 11/04/2023 , Admitted by: Self, Date of Admission: 11/04/2023 ,Place : Pvt. Residence



2	DEOYAN RABIUL ISLAM, (Alias: RABIUL ISLAM DEOYAN) Son of Mojammel Deoyan Chaltaberia,, City:- , P.O:- Bamunia, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No.:: ACxxxxxx6J, Aadhaar No: 59xxxxxxxx4984, Status :Individual, Executed by: Self, Date of Execution: 11/04/2023 , Admitted by: Self, Date of Admission: 11/04/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 11/04/2023 , Admitted by: Self, Date of Admission: 11/04/2023 ,Place : Pvt. Residence
3	DEOYAN RAKHIUL ISLAM, (Alias: RAKHIUL ISLAM DEOYAN) Son of Mojammel Deoyan Panchgachia,, City:- , P.O:- Kathalia, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No.:: ABxxxxxx3P, Aadhaar No: 43xxxxxxxx9055, Status :Individual, Executed by: Self, Date of Execution: 11/04/2023 , Admitted by: Self, Date of Admission: 11/04/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 11/04/2023 , Admitted by: Self, Date of Admission: 11/04/2023 ,Place : Pvt. Residence
4	DEOYAN SAFIKUL ISLAM, (Alias: SAFIKUL ISLAM DEOYAN) Son of Mojammel Deoyan Chaltaberia,, City:- , P.O:- Bamunia, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, Aadhaar No: 92xxxxxxxx9350, Status :Individual, Executed by: Self, Date of Execution: 11/04/2023 , Admitted by: Self, Date of Admission: 11/04/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 11/04/2023 , Admitted by: Self, Date of Admission: 11/04/2023 ,Place : Pvt. Residence
5	MANOWARA BIBI Daughter of Majammel Deoyan Maricha, Chakborall, City:- , P.O:- Chakbarani, P.S:-Bhangar, District:-South 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Female, By Caste: Muslim, Occupation: Others, Citizen of: India, Aadhaar No: 84xxxxxxxx4896, Status :Individual, Executed by: Self, Date of Execution: 11/04/2023 , Admitted by: Self, Date of Admission: 11/04/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 11/04/2023 , Admitted by: Self, Date of Admission: 11/04/2023 ,Place : Pvt. Residence
6	ANOWARA BIBI Daughter of Mojammel Deoyan Minakhan, City:- , P.O:- Minakhan, P.S:-Bhangar, District:-South 24-Parganas, West Bengal, India, PIN:- 743425 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, PAN No.:: DAxxxxxx2B, Aadhaar No: 24xxxxxxxx5700, Status :Individual, Executed by: Self, Date of Execution: 11/04/2023 , Admitted by: Self, Date of Admission: 11/04/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 11/04/2023 , Admitted by: Self, Date of Admission: 11/04/2023 ,Place : Pvt. Residence
7	SAHANARA BIBI DEOYAN Daughter of Mojammel Deoyan Narayanpur, City:- , P.O:- Bhangar, P.S:-Bhangar, District:-South 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, PAN No.:: DCxxxxxx7P, Aadhaar No: 22xxxxxxxx2122, Status :Individual, Executed by: Self, Date of Execution: 11/04/2023 , Admitted by: Self, Date of Admission: 11/04/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 11/04/2023 , Admitted by: Self, Date of Admission: 11/04/2023 ,Place : Pvt. Residence

Buyer Details :

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

[The page contains extremely faint and illegible text, likely bleed-through from the reverse side of the document. The text is too light to transcribe accurately.]

Representative Details :

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

Identifier Details :

Name	Photo	Finger Print	Signature
Mr RAJIB ROY Son of Mr 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 MOJAMMEL DEOYAN, DEOYAN RABIUL ISLAM, DEOYAN RAKHIUL ISLAM, DEOYAN SAFIKUL ISLAM, MANOWARA BIBI, ANOWARA BIBI, SAHANARA BIBI DEOYAN, AMRITA GHOSH

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	MOJAMMEL DEOYAN	KYAL DEVELOPERS PRIVATE LIMITED-0.253571 Dec
2	DEOYAN RABIUL ISLAM	KYAL DEVELOPERS PRIVATE LIMITED-0.253571 Dec
3	DEOYAN RAKHIUL ISLAM	KYAL DEVELOPERS PRIVATE LIMITED-0.253571 Dec
4	DEOYAN SAFIKUL ISLAM	KYAL DEVELOPERS PRIVATE LIMITED-0.253571 Dec
5	MANOWARA BIBI	KYAL DEVELOPERS PRIVATE LIMITED-0.253571 Dec
6	ANOWARA BIBI	KYAL DEVELOPERS PRIVATE LIMITED-0.253571 Dec
7	SAHANARA BIBI DEOYAN	KYAL DEVELOPERS PRIVATE LIMITED-0.253571 Dec

...the first of these is the fact that the ...

...the second of these is the fact that the ...

...the third of these is the fact that the ...

...the fourth of these is the fact that the ...

...the fifth of these is the fact that the ...

...the sixth of these is the fact that the ...

...the seventh of these is the fact that the ...

...the eighth of these is the fact that the ...

...the ninth of these is the fact that the ...

On 10-04-2023

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 2,00,000/-



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

On 11-04-2023

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

Presented for registration at 14:15 hrs on 11-04-2023, at the Private residence by AMRITA GHOSH ,.

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

Execution is admitted on 11/04/2023 by 1. MOJAMMEL DEOYAN, Son of Miyajan Deoyan, Challa Beria,, P.O: Bamunia, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Muslim, by Profession Others, 2. DEOYAN RABIUL ISLAM, Alias RABIUL ISLAM DEOYAN, Son of Mojammel Deoyan, Chaltaberia,, P.O: Bamunia, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Muslim, by Profession Others, 3. DEOYAN RAKHIUL ISLAM, Alias RAKHIUL ISLAM DEOYAN, Son of Mojammel Deoyan, Panchgachia,, P.O: Kathalia, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Muslim, by Profession Others, 4. DEOYAN SAFIKUL ISLAM, Alias SAFIKUL ISLAM DEOYAN, Son of Mojammel Deoyan, Chaltaberia,, P.O: Bamunia, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Muslim, by Profession Others, 5. MANOWARA BIBI, Daughter of Majammel Deoyan, Maricha, Chakborall, P.O: Chakbarani, Thana: Bhangar, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Muslim, by Profession Others, 6. ANOWARA BIBI, Daughter of Mojammel Deoyan, Minakhan, P.O: Minakhan, Thana: Bhangar, , South 24-Parganas, WEST BENGAL, India, PIN - 743425, by caste Muslim, by Profession House wife, 7. SAHANARA BIBI DEOYAN, Daughter of Mojammel Deoyan, Narayanpur, P.O: Bhangar, Thana: Bhangar, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Muslim, by Profession House wife

Indetified by Mr RAJIB ROY, , , Son of Mr 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

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

Execution is admitted on 11-04-2023 by AMRITA GHOSH,

Indetified by Mr RAJIB ROY, , , Son of Mr 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

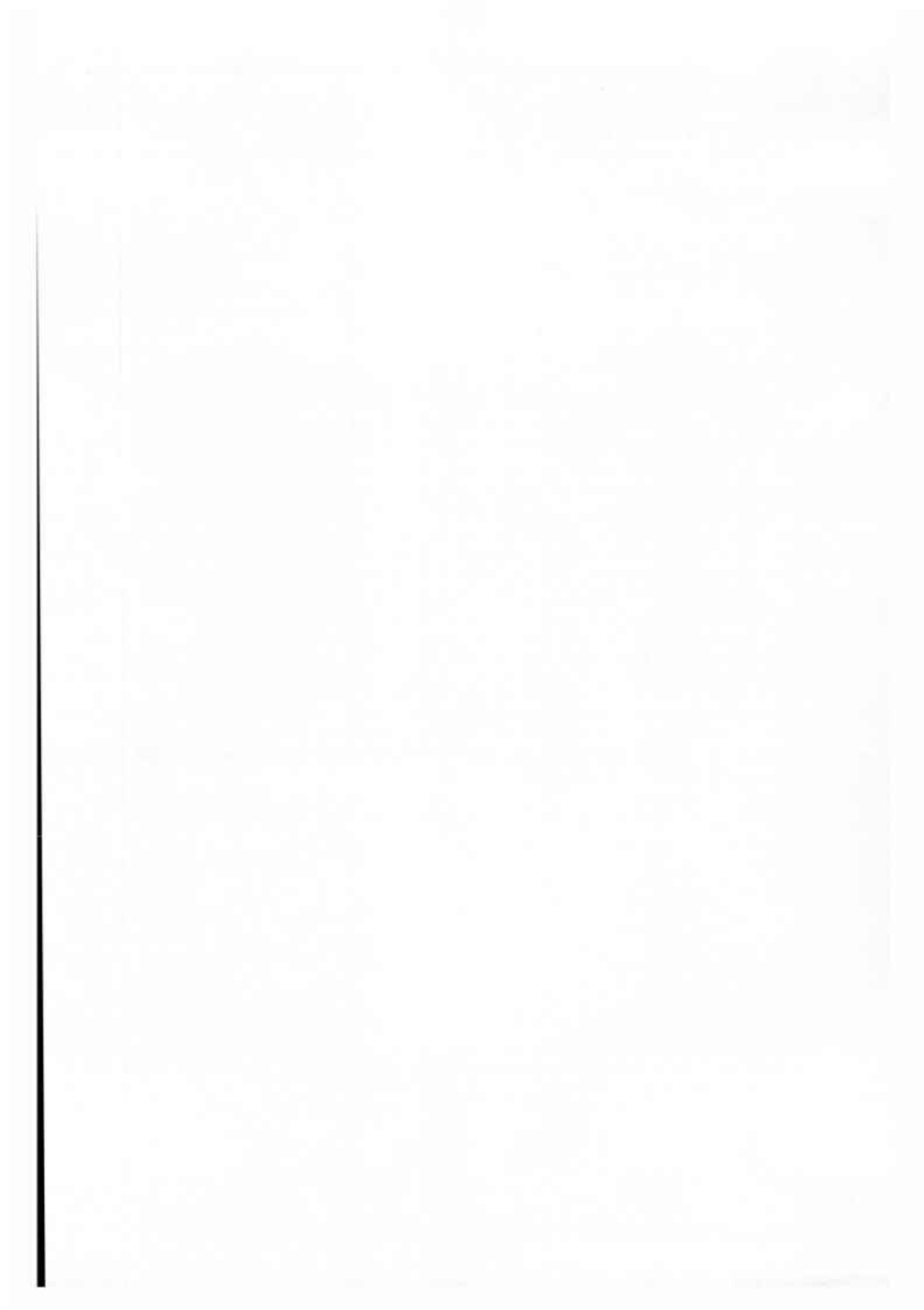


Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 12-04-2023

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 11/04/2023 1:01PM with Govt. Ref. No: 192023240014214698 on 11-04-2023, Amount Rs: 2,046/-, Bank: SBI EPay (SBlePay), Ref. No. 3214917816826 on 11-04-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 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 110328, Amount: Rs.100.00/-, Date of Purchase: 20/01/2023, Vendor name: Jaydeep Chatterjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 11/04/2023 1:01PM with Govt. Ref. No: 192023240014214698 on 11-04-2023, Amount Rs: 5,920/-, Bank: SBI EPay (SBlePay), Ref. No. 3214917816826 on 11-04-2023, Head of Account 0030-02-103-003-02



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



ertificate of Registration under section 60 and Rule 69.
egistered in Book - I
olume number 1604-2023, Page from 124160 to 124189
eing No 160404405 for the year 2023.



Digitally signed by ANUPAM HALDER
Date: 2023.04.12 11:29:59 -07:00
Reason: Digital Signing of Deed.

Handwritten signature

(Anupam Halder) 2023/04/12 11:29:59 AM
STRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)

12

010560/22

F 10291/22



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AH 352993

02/09/2022
 2002429261/2022

When the document is stamped
 & registered, the signature sheets and
 the endorsement sheets attached with
 the document are part of this document.

5-30 P.M.



CONVEYANCE

1. Date: 02nd September, 2022
2. Place: Kolkata
3. Parties

5-30 P.M.
 2/9/22

Handwritten text at the bottom of the page, including a signature and some illegible notes.

003917

04 JUL 2022

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

Name:..... **ALAMGIR REZA**

Address:..... **ADVOCATE
ALIPUR JUDGES COURT**

Vendor:..... **KOL-27
24/08/2003**

Alipur Collectorate, 24 Pgs. (S)

**SUBHANKAR DAS
STAMP VENDOR**

Alipur Police Court, Kol-27

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6561

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6562

Identified by:

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Sulanga, Dakshin Pame, Kol-27



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

And

- 3.2 **GOVINDRAM KYAL & OTHERS (HUF) (PAN AABHG6891A)** having its address at 30C, South End Park, P.S.- Rabindra Sarovar (formerly Lake) Post Office- Sarat Bose Road, Kolkata- 700 029, represented by its Karta **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 0.8333 (zero point eight three three three) decimal, more or less, out of 5 (five) decimal, being a portion of R.S. Dag No. 107, corresponding L.R. Dag No. 102, recorded under R.S. Khatian No. 496, L.R. Khatian No. 3190, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas (**First Property**) and more fully described in **Part-I** of the **First Schedule** below **And** (2) land classified as Danga (highland) measuring 15.11 (fifteen point one one) decimal, more or less, out of 52 (fifty two) decimal, being a portion of R.S. Dag No. 108, corresponding L.R. Dag No. 101, recorded under R.S. Khatian No. 496, L.R. Khatian No. 3190, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas (**Second Property**) and more fully described in **Part-II** of the **First Schedule** below, the First Property and Second Property are more fully and collectively described in the **Second Schedule** below (collectively **Said Property**) **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof.

5. Background, Representations, Warranties and Covenants

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



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- 5.1.1 **Ownership of Sarojini Bala Ghosh:** By virtue of a Deed of Patta dated 27th December, 1951, registered in the Office of the Sub-Registrar of Bhangar, recorded in Book No. I, Volume No. 71, at Pages 184 to 185, being Deed No. 7526 for the year 1951, Sarojini Bala Ghosh alias Sarojini Bala Ghosh became the sole and absolute owner in respect of (1) land measuring 2.5 (two point five) decimal, more or less, out of 5 (five) decimal, being a portion of R.S. Dag No. 107, corresponding L.R. Dag No. 102, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas (**First Larger Property**) and (2) land measuring 45.33 (forty five point three three) decimal, more or less, out of 52 (fifty two) decimal, being a portion of R.S. Dag No. 108, corresponding L.R. Dag No. 101, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas (**Second Larger Property**), free from all encumbrances.
- 5.1.2 **Mutation by Sarojini Bala Ghosh:** In the above mentioned circumstances, said Sarojini Bala Ghosh alias Sarojini Bala Ghosh has become the sole and absolute owner in respect of the First Larger Property and Second Larger Property and mutated her name in the records of the Revisional Settlement Operation under R.S. Khatian No. 496, free from all encumbrances.
- 5.1.3 **Gift to Pravat Kumar Ghosh & Ors.:** By a Deed of Gift dated 21st December, 2009, registered in the Office of the District Sub-Registrar-III, South 24 Parganas at Alipore, recorded in Book No. I, CD Volume No. 31, at Pages 5964 to 5975, being Deed No. 08447 for the year 2009, said Sarojini Bala Ghosh alias Sarojini Bala Ghosh gifted, granted and transferred the First Larger Property and Second Larger Property, unto and in favour of (1) Pravat Kumar Ghosh, (2) Sushil Kumar Ghosh and (3) Subhash Chandra Ghosh, free from all encumbrances.
- 5.1.4 **Absolute Ownership of Vendor:** In the above mentioned events and circumstances said Pravat Kumar Ghosh (the Vendor herein) has become the sole and absolute owner in respect of the First Property out of the First Larger Property and Second Property out of the Second Larger Property and mutated his name in the records of the Block Land and Land Reforms Officer, Bhangar-II, recorded under L.R. Khatian No. 3190, free from all encumbrances. The First Property and Second Property collectively 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



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

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



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6. **Basic Understanding**

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

7. **Transfer**

- 7.1 **Hereby Made:** The Vendor hereby sells, conveys and transfers to the Purchaser the entirety of the Vendor's right, title and interest of whatsoever or howsoever nature in the Said Property, more fully described in the **Second Schedule** below, being (1) the First Property, i.e., land measuring 0.8333 (zero point eight three three three) decimal, more or less, out of 5 (five) decimal, being a portion of R.S. Dag No. 107, corresponding L.R. Dag No. 102, recorded under R.S. Khatian No. 496, L.R. Khatian No. 3190, 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** below **And** (2) the Second Property, i.e., land measuring 15.11 (fifteen point one one) decimal, more or less, out of 52 (fifty two) decimal, being a portion of R.S. Dag No. 108, corresponding L.R. Dag No. 101, recorded under R.S. Khatian No. 496, L.R. Khatian No. 3190, 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** 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.49,00,000/- (Rupees Forty Nine 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.



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- 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 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 Title Deeds and L.R. Record of Rights are not in parity with the Vendor's entitlement in said R.S. Dag Nos. 107 and 108, corresponding L.R. Dag Nos. 102 and 101 as recited under clause 5.1 and sub-clauses thereunder. However, the Vendor hereby conveys all the Vendor's right, title and interest in the said Dags (acquired vide the recited Deeds) 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



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



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- 8.7 **Title Documents:** Simultaneously herewith, the Vendor has handed over all original title papers and documents in respect of the Said Property to the Purchaser.
- 8.8 **Further Acts:** The Vendor hereby covenants that the Vendor or any person claiming under him, shall and will from time to time and at all times hereafter, upon every request and at the cost of the Purchaser and/or its successors-in-interest and assigns, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Property. Notwithstanding the aforesaid covenant, the Vendor further covenants with the Purchaser that the Purchaser shall be entitled to rectify and/or modify any material defect of this Deed of Conveyance through a declaration without affecting the right of the 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 vacant classified as Danga (highland) measuring 0.8333 (zero point eight three three three) decimal, more or less, out of 5 (five) decimal, being a portion of R.S. Dag No. 107, corresponding L.R. Dag No. 102, recorded under R.S. Khatian No. 496, L.R. Khatian No. 3190, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and the said Dag is butted and bounded as follows:

On the North : By R.S. Dag No. 106
On the East : By R.S. Dag No. 108
On the South : By R.S. Dag No. 110
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 First Property and appurtenances and inheritances for access and user thereof.



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Part II
(Second Property)

Land vacant classified as Danga (highland) measuring 15.11 (fifteen-point one one) decimal, more or less, out of 52 (fifty-two) decimal, being a portion of R.S. Dag No. 108, corresponding L.R. Dag No. 101, recorded under R.S. Khatian No. 496, L.R. Khatian No. 3190, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and the said Dag is butted and bounded as follows:

- On the North** : By R.S. Dag No. 104
On the East : By R.S. Dag Nos. 115 & 116
On the South : By R.S. Dag No. 109
On the West : By R.S. Dag No.107

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.

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

Land Vacant classified as Danga (highland) land measuring 0.8333 (zero point eight three three three) decimal, more or less, out of 5 (five) decimal, being a portion of R.S. Dag No. 107, corresponding L.R. Dag No. 102, recorded under R.S. Khatian No. 496, L.R. Khatian No. 3190, 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) land measuring 15.11 (fifteen-point one one) decimal, more or less, out of 52 (fifty-two) decimal, being a portion of R.S. Dag No. 108, corresponding L.R. Dag No. 101, recorded under R.S. Khatian No. 496, L.R. Khatian No. 3190, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-II** of the **First Schedule** above

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

The details of the Said Property are tabulated below:

Mouza	R.S. Dag No.	L.R. Dag No.	L.R. Khatian	Total Area in Dag (in Dec)	Area Sold (in Dec)
Jirangacha	107	102	3190	5	0.8333
Jirangacha	108	101	3190	52	15.11
Total:				57	15.9433



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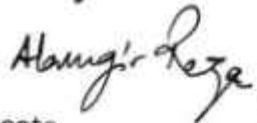
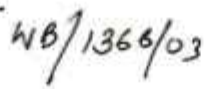
10. Execution and Delivery

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

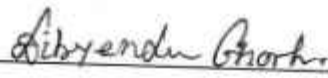
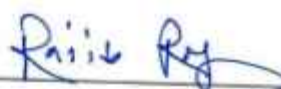


[Vendor]

Drafted by:


Advocate 
Alipwa Judges Court
KOL-27

Witnesses:

Signature 	Signature 
Name <u>DIBYENDU GHOSH</u>	Name <u>RASID ROY</u>
Father's Name <u>Anwarul Kar Ghosh</u>	Father's Name <u>Parash Ch. Roy</u>
Address <u>Via - Jhargada Po - Hatindur</u>	Address <u>Sulungo Pukhi pur</u>
<u>P.S. Kandiapur Dist - 248950</u>	<u>KOL - 29</u>



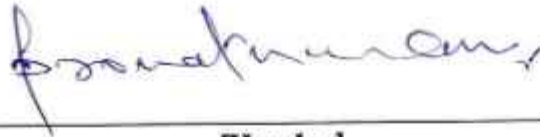
District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

2nd SEP 2022

Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs.49,00,000/- (Rupees Forty Nine 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.)
UTI No. IOBAR52022090200605279	02.09.2022	Indian Overseas Bank	49,00,000/-
Total:			49,00,000/-



[Vendor]

Witnesses:

Signature Diryendu Ghosh

Name DIRYENDU GHOSH

Signature Rajib Roy

































Name RAJIB ROY



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

2 = SEP 2022

SPECIMEN FORM FOR TEN FINGER PRINTS

	<i>Bob Krishna (4)</i>					
		Little Ring Middle Fore Thumb				
		(Left Hand)				
						
Thumb Fore Middle Ring Little						
(Right Hand)						
	<i>Prasanna</i>					
		Little Ring Middle Fore Thumb				
		(Left Hand)				
						
Thumb Fore Middle Ring Little						
(Right Hand)						
<p align="center">PHOTO</p>						
		Little Ring Middle Fore Thumb				
		(Left Hand)				
						
Thumb Fore Middle Ring Little						
(Right Hand)						



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

2 = SEP 2022

आयकर विभाग

INCOME TAX DEPARTMENT

PROVAT KUMAR GHOSH

RAJENDRA KUMAR GHOSH



भारत सरकार

GOVT. OF INDIA



01/01/1953

Permanent Account Number

AREPG3773F

Provata Kumar Ghosh

Signature

Provata Kumar Ghosh

In case this card is lost / found, kindly inform / return to :

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

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं :
आयकर पैन सेवा यूनिट, यू टी आई टी एस यू एल,
प्लॉट नं: ३, सेक्टर ११, सी.बी.डी.बेलापुर,
नवी मुंबई-४०० ६१४।



ভারত সরকার
Government of India

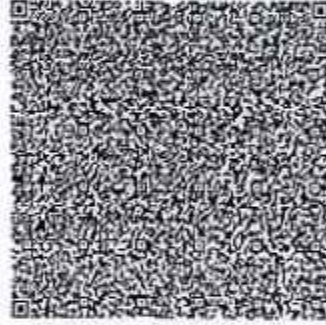
ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

তালিকাভুক্তির নম্বর/ Enrolment No.: 0000/00150/48439

To
প্রভাত কুমার ঘোষ
Provat Kumar Ghosh
C/O Rajendra Kumar Ghosh
Jiran Gachhi
South 24 Parganas West Bengal - 700135
9836290871

Signature valid

Digital signed by
Unique Identification
Authority of India
Date: 2016.03.03 10:57:17
UTC



আপনার আধার সংখ্যা / Your Aadhaar No. :

6844 0452 3279

VID : 9168 3793 8078 4000

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



Issue Date: 05/03/2016



প্রভাত কুমার ঘোষ
Provat Kumar Ghosh
জন্মতারিখ/DOB: 01/01/1953
পুরুষ/ MALE

6844 0452 3279

VID : 9168 3793 8078 4000

আমার আধার, আমার পরিচয়

ভাষ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- নিম্নোক্ত কিউআর কোড / অফলাইন এক্সএমএল / অনলাইন প্রমাণীকরণ ব্যবহার করে পরিচয় যাচাই করুন।
- এটা এক ইলেক্ট্রনিক প্রক্রিয়ায় তৈরী পত্র

INFORMATION

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

- আধার সারা দেশে মান্য
- আধার আপনাকে বিভিন্ন সরকারী ও বেসরকারী পরিষেবা প্রাপ্তিতে সাহায্য করে।
- আধারে আপনার মোবাইল নাম্বার ও ইমেইল আইডি আপডেটে রাখুন।
- আধার নিজের স্মার্ট ফোনে রাখুন, mAadhaar App দ্বারা।

- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.

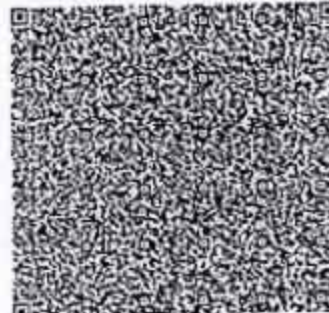


ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India



ঠিকানা:
কি/এ রাজেন্দ্র কুমার ঘোষ, জিরান গাছী, সাউথ ২৪
পারগানাস,
ওয়েস্ট বেঙ্গল - 700135

Address:
C/O Rajendra Kumar Ghosh, Jiran Gachhi,
South 24 Parganas,
West Bengal - 700135



6844 0452 3279

VID : 9168 3793 8078 4000

आयकर विभाग
INCOME TAX DEPARTMENT

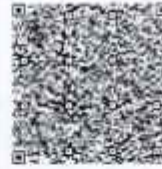


भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AABHG6891A

संस्था/नाम
GOVINDRAM KYAL & OTHERS (HUF)



08033002

संस्थापन / पंजीकरण तिथि
Date of Incorporation/Registration
01/01/0001

Balvirinder 14/01/20

इस कार्ड के लोप/पहरे पर कृपया सूचित करें/सौंपें।

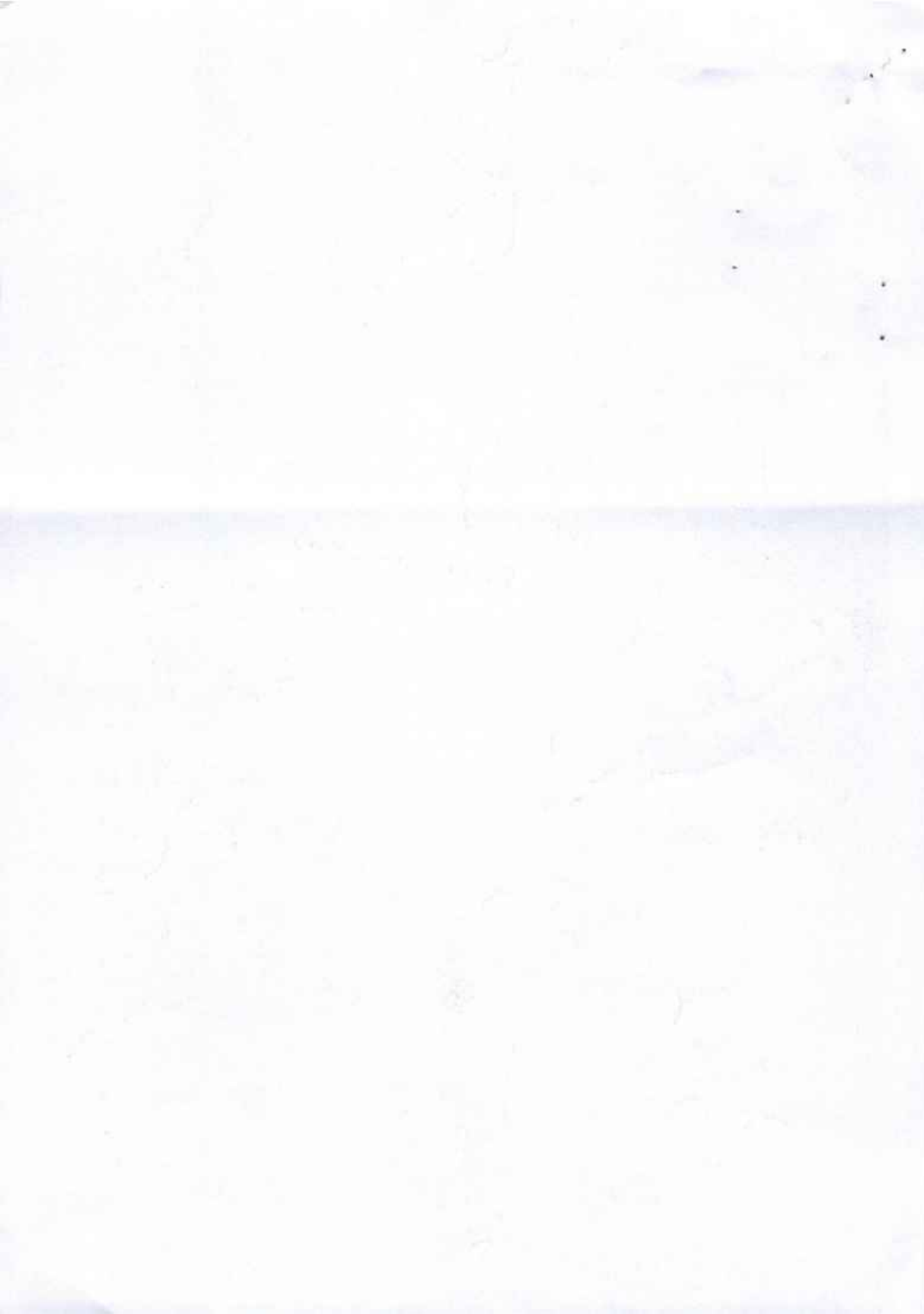
आयकर सेवा केंद्र, एन.एस.डी. लि.
चौथी मंजरी, पुणे 411 016.
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडेल कॉलोनी, डीएन.डी. चौक के पास,
पुणे - 411 016.



*If this card is lost / someone's lost card is found,
please inform / return to*

Income Tax PAN Services Unit, NSDL
4th Floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 01-20-2721 8080, Fax: 01-20-2721 8081
e-mail: info@nsdl.co.in





भारत सरकार
GOVERNMENT OF INDIA



नाम/नाम
Belkrishan Kyal
जन्म वर्ष / Year of Birth : 1954
लिंग / Male



2627 7669 6204

आधार - साधारण मानुषेअ अधिकार

Belkrishan Kyal



भारतीय विशिष्ट परिचय प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ठिकाना:

S/O गोविंद राम क्यल, 30C,
साउथ एंड पार्क, कोलकाता,
पश्चिम बंगाल, 700029

Address:

S/O Govind Ram Kyal, 30C,
South End Park, Kolkata, West
Bengal, West Bengal,
700029

1947
1800 182 1947

help@uaid.gov.in

www.uaid.gov.in

PO Box No. 1947
Bengaluru-560 001

आयकर विभाग
INCOME TAX DEPARTMENT


भारत सरकार
GOVT OF INDIA

BALKRISHAN KYAL
GOVINDRAM KYAL

06/08/1954
 Permanent Account Number
ABDPK2892E


 Signature

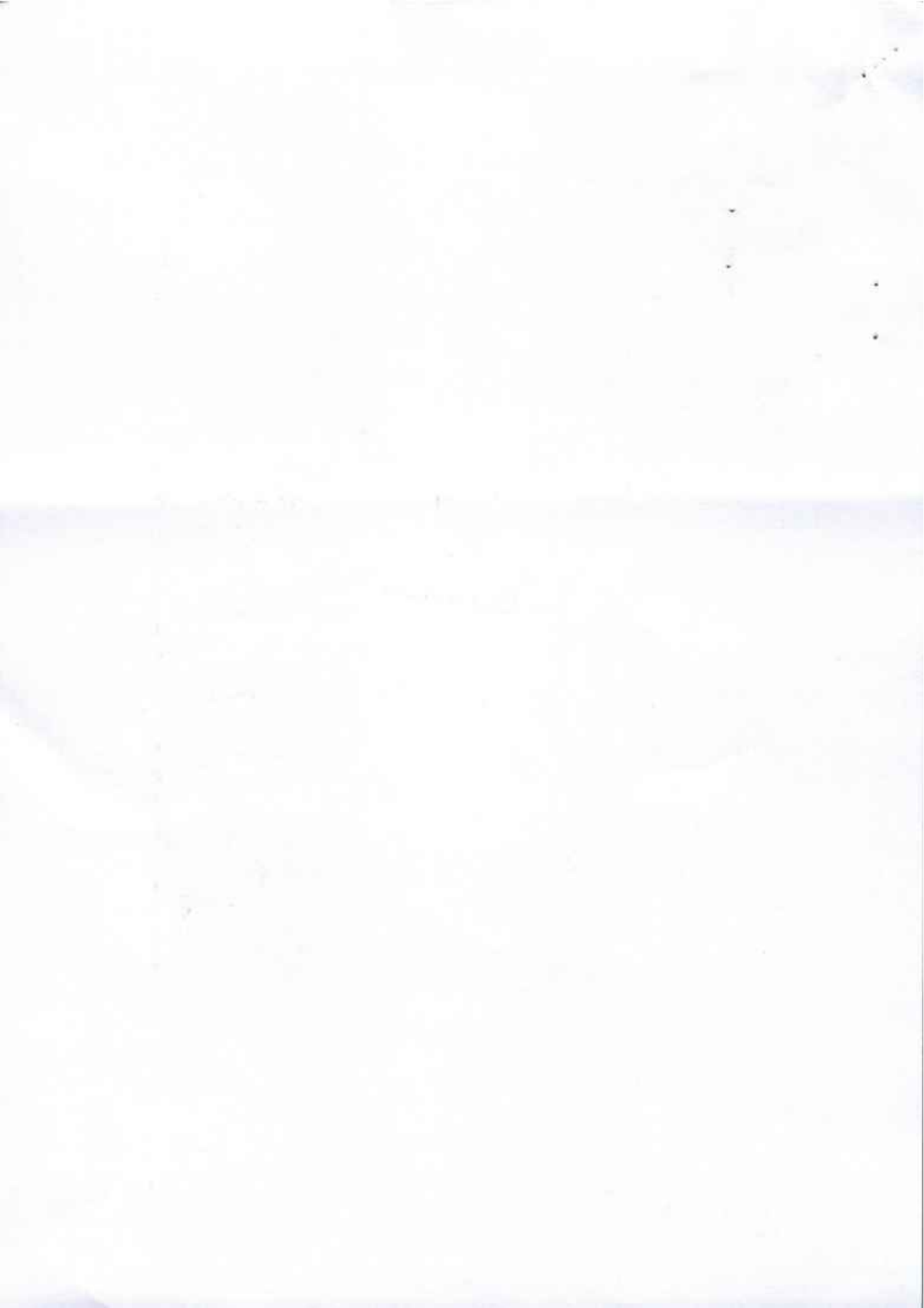

 400130047

Bal Krishna Kyal

इस कार्ड के साथ / पत्र पर कृपया सुविधा करें / सहित
 आयकर विभाग, कक्षा 104, एन एन सी एन
 प्लॉट नंबर 1, टॉवर टी 1, कान्हा मिल्स कॉम्पाउंड,
 एन. बी. मार्ग, अहमदाबाद, गुजरात - 400 013.

If this card is lost / someone has this card in hand,
 please inform / return to
 Income Tax FAN Services Unit, NSDL,
 1st Floor, Glass Tower,
 Kanaha Mills Compound,
 S. B. Marg Tower, Ahmedabad - 400 013.

Tel: 91-22-24774000 / 24774001
 e-mail: info@nsdl.com





भारत सरकार
GOVERNMENT OF INDIA



Rajib Roy
Year of Birth : 1992
Male



8196 3674 8777

आधार — आम आदमी का अधिकार

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

RAJIB ROY
PARESH CHANDRA ROY
26/05/1992

Permanent Account Number

AVSPR8594H

Rajib Roy

Signature



P.O. ⇒ New Town.

P.S. ⇒ Do -

PIN ⇒ 700159.

Rajib Roy





সত্যমেব জয়তে

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

Query No / Year	2002624261/2022	Office where deed will be registered
Query Date	31/08/2022 2:39:16 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	VINAYAK LEGAL 122/1R, Satyendra Nath Majumdar Sarani, Thana : Tollygunge, District : South 24-Parganas, WEST BENGAL, PIN - 700026, Mobile No. : 9330394689, Status : Seller/Executant	
Transaction	Additional Transaction	
[0101] Sale, Sale Document	[4308] Agreement [No of Agreement : 2]	
Set Forth value	Market Value	
Rs. 49,00,000/-	Rs. 49,00,000/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 1,47,020/- (Article:23)	Rs. 49,014/- (Article:A(1), E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
Remarks		

Land Details :

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

Sch No	Plot Number	Khatian Number	Land Use	ROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-107	RS-496	Bastu	Danga	0.8333 Dec	1,00,000/-	1,00,000/-	
L2	RS-108	RS-496	Bastu	Danga	15.11 Dec	48,00,000/-	48,00,000/-	
		TOTAL :			15.9433Dec	49,00,000 /-	49,00,000 /-	
	Grand Total :				15.9433Dec	49,00,000 /-	49,00,000 /-	

Seller Details :

SI No	Name & address	Status	Execution Admission Details :
1	PROVAT KUMAR GHOSH Son of Rajendra Kumar Ghosh, Jirangacha, City:- , P.O:- Hatisala, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. ARxxxxxx3F, Aadhaar No.: 68xxxxxxxx3279, Status : Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self



Query No: 2002624261 of 2022, Printed On : Sep 1 2022 11:13AM, Generated from wregistration.gov.in

Buyer Details :

Sl No	Name & address	Status	Execution Admission Details :
1	GOVINDRAM KYAL & OTHERS HUF (HUF) ,30C, South End Park, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 PAN No. AAxxxxxx1A, Aadhaar No Not Provided by UIDAI Status :Organization, Not Executed	Organization	Not Executed

Identifier Details :

Name & address
RAJIB ROY Son of Paresh Chandra Roy City:- , P.O:- New Town, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700159, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Identifier Of PROVAT KUMAR GHOSH

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	PROVAT KUMAR GHOSH	GOVINDRAM KYAL & OTHERS HUF-0.8333 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	PROVAT KUMAR GHOSH	GOVINDRAM KYAL & OTHERS HUF-15.11 Dec

Note:

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



11.

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







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

GRN Details

GRN: 192022230111980031 Payment Mode: Online Payment
GRN Date: 01/09/2022 16:25:19 Bank/Gateway: Indian Overseas Bank
BRN : 202209010514386 BRN Date: 01/09/2022 16:28:07
Payment Status: Successful Payment Ref. No: 2002624261/4/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: GOVINDRAM KYAL AND OTHERS HUF
Address: 30C, SOUTH END PARK KOLKATA-700029
Mobile: 9830065307
Depositor Status: Buyer/Claimants
Query No: 2002624261
Applicant's Name: Org VINAYAK LEGAL
Identification No: 2002624261/4/2022
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002624261/4/2022	Property Registration- Stamp duty	0030-02-103-003-02	147020
2	2002624261/4/2022	Property Registration- Registration Fees	0030-03-104-001-16	49014
			Total	196034

IN WORDS: ONE LAKH NINETY SIX THOUSAND THIRTY FOUR ONLY.








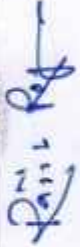


Government of West Bengal

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

Signature / LTI Sheet of Query No/Year 16042002624261/2022

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	PROVAT KUMAR GHOSH Jirangacha, City:- , P.O:- Hatisala, P.S:-Kashipur, District:- South 24-Parganas, West Bengal, India, PIN:- 700135	Seller			 2/9/22
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	RAJIB ROY Son of Paresh Chandra Roy City:- , P.O:- New Town, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700159	PROVAT KUMAR GHOSH			 2/9/22

(Anupam Halder)

DISTRICT SUB-
REGISTRAR

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

Handwritten text, possibly a signature or date, located on the left side of the page.



Major Information of the Deed

Deed No :	I-1604-10291/2022	Date of Registration	05/09/2022
Query No / Year	1604-2002624261/2022	Office where deed is registered	
Query Date	31/08/2022 2:39:16 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	VINAYAK LEGAL 122/1R, Satyendra Nath Majumdar Sarani, Thana : Tollygunge, District : South 24-Parganas, WEST BENGAL, PIN - 700026, Mobile No. : 9330394689, Status : Seller/Executant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 49,00,000/-	Rs. 49,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,47,120/- (Article:23)	Rs. 49,046/- (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-107	RS-496	Bastu	Danga	0.8333 Dec	1,00,000/-	1,00,000/-	
L2	RS-108	RS-496	Bastu	Danga	15.11 Dec	48,00,000/-	48,00,000/-	
		TOTAL :			15.9433Dec	49,00,000 /-	49,00,000 /-	
		Grand Total :			15.9433Dec	49,00,000 /-	49,00,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	PROVAT KUMAR GHOSH (Presentant) Son of Rajendra Kumar Ghosh Jirangacha, City:- , P.O:- Hatisala, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: ARxxxxxx3F, Aadhaar No: 68xxxxxxxx3279, Status : Individual, Executed by: Self, Date of Execution: 02/09/2022 , Admitted by: Self, Date of Admission: 02/09/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 02/09/2022 , Admitted by: Self, Date of Admission: 02/09/2022 ,Place : Pvt. Residence



Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	GOVINDRAM KYAL & OTHERS HUF 30C, South End Park, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 , PAN No.:: AAxxxxxx1A,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

Identifier Details :

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

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	PROVAT KUMAR GHOSH	GOVINDRAM KYAL & OTHERS HUF-0.8333 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	PROVAT KUMAR GHOSH	GOVINDRAM KYAL & OTHERS HUF-15.11 Dec

On 02-09-2022

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

Presented for registration at 17:30 hrs on 02-09-2022, at the Private residence by PROVAT KUMAR GHOSH ,Executant.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 49,00,000/-

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

Execution is admitted on 02/09/2022 by PROVAT KUMAR GHOSH, Son of Rajendra Kumar Ghosh, Jirangacha, P.O. Hatisala, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Others

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

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

On 05-09-2022

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 49,046/- (A(1) = Rs 49,000/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 49,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 01/09/2022 4:28PM with Govt. Ref. No: 192022230111980031 on 01-09-2022, Amount Rs: 49,014/-, Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 202209010514386 on 01-09-2022, Head of Account 0030-03-104-001-16

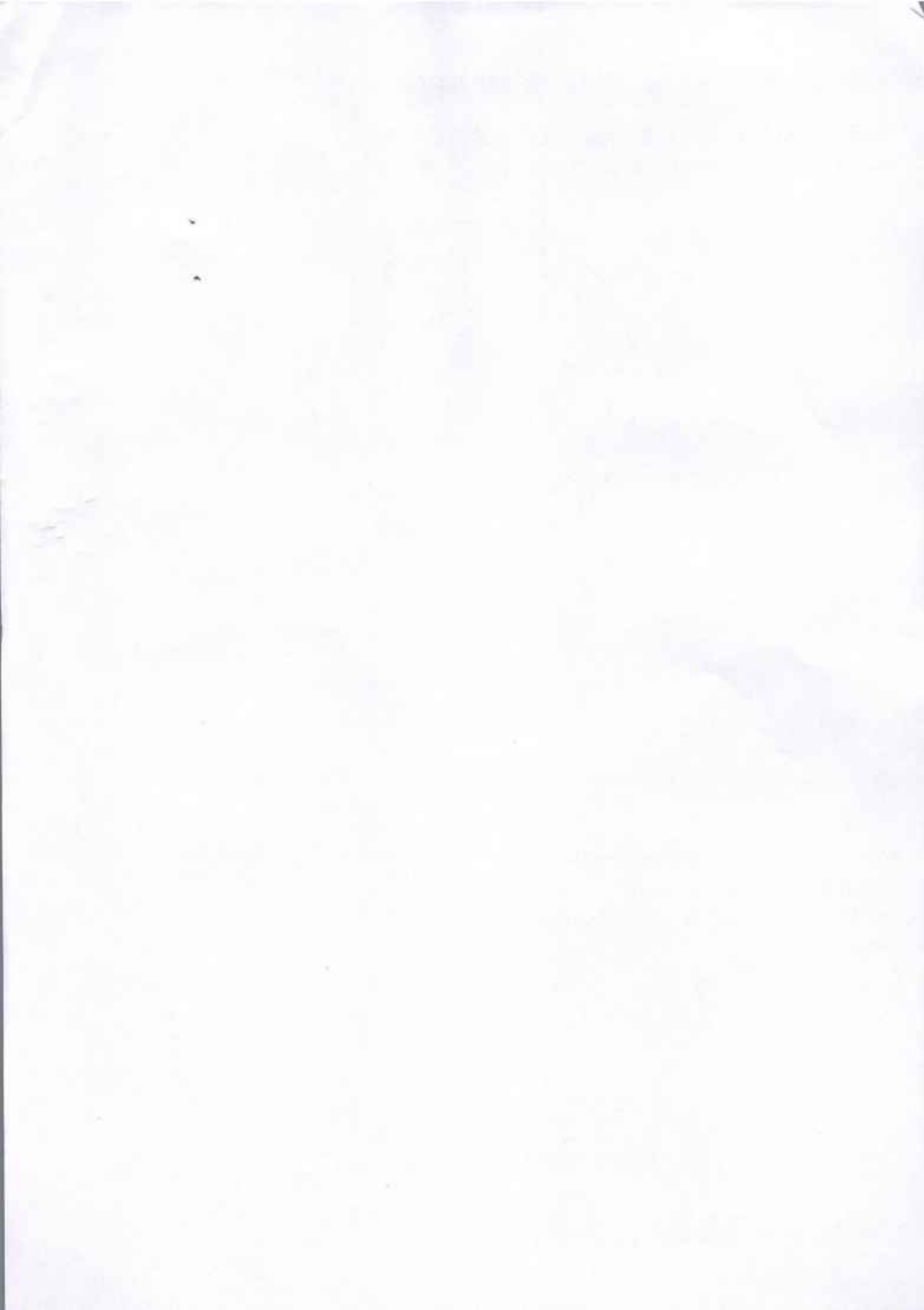
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,47,020/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 1,47,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3917, Amount: Rs.100/-, Date of Purchase: 04/07/2022, Vendor name: S Das
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 01/09/2022 4:28PM with Govt. Ref. No: 192022230111980031 on 01-09-2022, Amount Rs: 1,47,020/-, Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 202209010514386 on 01-09-2022, Head of Account 0030-02-103-003-02

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



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2022, Page from 302678 to 302697

being No 160410291 for the year 2022.



Digitally signed by ANUPAM HALDER
Date: 2022.09.05 17:29:59 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder)
(Anupam Halder) 2022/09/05 05:29:59 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)