10408/2024 I-10199/2024

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL AR 342157

18/09/2024

Q- 20024438 03/2024

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

District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas
11 SEP 2024

**CONVEYANCE**

1. **Date:** 18/09/24
2. **Place:** Kolkata
3. **Parties**

2 2 NOV 2023

29211

No.....Rs. 1/- Date.....

Name:-B. C. LAHIRI
Advocate
Address:-Alipore Judge's Court, Kol-27
Alipore Collectorate, 24 Pgs. (S)
SUBHANKAR DAS
STAMP VENDOR
Alipore Police Court, Kol-27
Vendor .....

Identified by me,
Sourav Ghosh
S/o - Sudhir Ghosh
39, Ruby Park South,
Kasba, Kolkata - 700078
P.S - Kasba. P.O - Haltu.

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3.1 **BUDDHISWAR GHOSH** (**PAN DPCPG5189A** and **Aadhaar No. 4016 7059 7590**), son of Late Jyotish Chandra Ghosh, by faith Hindu, by occupation Others, nationality Indian, residing at Jirangacha, Post Office Hatisala, Police Station Polerhat, PIN – 700 135, District South 24 Parganas;

3.2 **BISTU PADA GHOSH** *alias* **BISHTUPADA GHOSH** (**PAN AWJPG3690B** and **Aadhaar No. 7854 0461 5477**), son of Late Jyotish Chandra Ghosh, by faith Hindu, by occupation Others, nationality Indian, residing at Benota Kantatala, Post Office Beonta, Police Station Kolkata Leather Complex, PIN – 743502, District South 24 Parganas,

3.3 **MENAKA GHOSH** *alias* **MENAKA BALA GHOSH** (**PAN BUYPG5292B** and **Aadhaar No. 2472 5653 8688**), wife of Panchanan and daughter of Late Jyotish Chandra Ghosh, by faith Hindu, by occupation Housewife, nationality Indian, residing at Bamunia, Post Office Bamunia, Police Station Kashipur, PIN - 743 502, District South 24 Parganas;

3.4 **BRINDA GHOSH** *alias* **BRINDARANI GHOSH** (**PAN BVEPG6649H** and **Aadhaar No. 2028 9873 5541**), wife of Sunil Kr Ghosh and daughter of Late Jyotish Chandra Ghosh, by faith Hindu, by occupation Housewife, nationality Indian, residing at Madanpur, Krishnapur Post Office Naopara, Police Station Madhyamgram, PIN - 700128, District North 24 parganas;

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

**And**

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

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 measuring 0.1653 (zero point one six five three) decimal, more or less, out of 11 (eleven) decimal, being a portion of R.S. Dag No. 117, corresponding L.R. Dag No. 111, recorded under R.S. Khatian No. 187, L.R. Khatian Nos. 3198 and 3201, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet (**BGP**), Sub-Registration District Bhangar, District South 24 Parganas (**Said**

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**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 Mother Property:** At all material time one Uttam Chandra Ghosh was the sole and absolute owner in respect of land measuring 11 (eleven) decimal, being the entirety of R.S. Dag No. 117, recorded under R.S. Khatian No. 187, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Mother Property**), free from all encumbrances.

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

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

5.1.4 **Ownership of Jatish Chandra Ghosh & Radharani Ghosh:** In the above mentioned circumstances said (**1**) Jatish Chandra Ghosh has become the sole and absolute owner in respect of land measuring 1.2222 (one point two two two two) decimal, more or less, out of the Mother Property and mutated his name in the records of the Block Land and Land Reforms Officer, Bhangar-II, under L.R. Khatian No. 3198 (**Property Of Jatish**) and (**2**) Radharani Ghosh has become the sole and absolute owner in respect of land measuring 1.2222 (one point two two two two) decimal, more or less, out of the Mother Property and mutated her name in the records of the Block Land

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and Land Reforms Officer, Bhangar-II, under L.R. Khatian No. 3201 (**Property Of Radharani**), free from all encumbrances.

5.1.5 **Demise of Jatish Chandra Ghosh:** Said Jatish Chandra Ghosh, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate leaving behind him surviving his wife, Sita Rani Ghosh alias Sita Bala Ghosh, 4 (four) sons, namely, (**1**) Buddhiswar Ghosh, (**2**) Sambhu Nath Ghosh, (**3**) Bistu Pada Ghosh *alias* Bistupada Ghosh and (**4**) Swapan Kumar Ghosh alias Swapan Ghosh and 3 (three) daughters, namely, (**1**) Menaka Ghosh *alias* Menaka Bala Ghosh, (**2**) Sumitra Mallick alias Sumitra Bala Ghosh and (**3**) Brinda Ghosh alias Brindarani Ghosh (**Legal Heirs Of Jatish**), as his only legal heirs and heiresses, who jointly and in equal share inherited the right, title and interest of Late Jatish Chandra Ghosh in the Property Of Jatish, free from all encumbrances.

5.1.6 **Demise of Radharani Ghosh:** Said Radharani Ghosh, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate issueless leaving behind her surviving the surviving legal heirs and heiresses of her 6 (six) predeceased brothers, namely, (**1**) Bipin Bihari Ghosh, (**2**) Jatish Chandra Ghosh, (**3**) Nagendra Nath Ghosh, (**4**) Khitish Chandra Ghosh, (**5**) Rajendra Nath Ghosh alias Rajendra Kumar Ghosh and (**6**) Lalit Mohan Ghosh and 1 (one) predeceased sister, Subodh Bala Ghosh, as her only legal heirs and heiresses, who inherited the right, title and interest of Late Radharani Ghosh in the Property Of Radharani, free from all encumbrances as per the Hindu Succession Act, 1956 and the rules framed thereunder.

5.1.7 **Descendants of Jatish Chandra Ghosh:** As mentioned in clause no. 5.1.5, hereinabove, said Jatish Chandra Ghosh, died intestate leaving behind him surviving the Legal Heirs Of Jatish and it is pertinent to mention here that all the Legal Heirs Of Jatish were alive on the date of demise of Late Radha Rani Ghosh to collectively inherit 1/7th share out of the Property Of Radharani left behind by said Radha Rani Ghosh, free from all encumbrances as per the Hindu Succession Act, 1956 and the rules framed thereunder.

5.1.8 **Sale by Buddhiswar Ghosh:** By dint of 2 nos. of Conveyances both dated 27th March, 2023, registered in the Office of the District Sub-Registrar-IV, South 24 Parganas at Alipore, recorded in Book No. I, being Deed Nos. 03861 and 03863 both for the year 2023, said Buddhiswar Ghosh sold, conveyed and transferred his right, title and interest in the Property Of Jatish, in favour of (**1**) Rishi Kyal and (**2**) Rahul Kyal, respectively.

5.1.9 **Sale by Bistupada Ghosh:** By dint of a Conveyances dated 21st September, 2022, registered in the Office of the District Sub-Registrar-IV, South 24 Parganas at Alipore, recorded in Book No. I, being Deed No. 11255 for the year 2022, said Bistu Pada Ghosh *alias* Bistupada Ghosh sold, conveyed and transferred his right, title and interest in the Property Of Jatish, in favour of Uma Kyal.

5.1.10 **Sale by Menaka Ghosh:** By dint of a Conveyances dated 28th September, 2022, registered in the Office of the District Sub-

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Registrar IV, South 24 Parganas at Alipore, recorded in Book No. I, being Deed No. 12068 for the year 2022, said Menaka Ghosh *alias* Menaka Bala Ghosh sold, conveyed and transferred her right, title and interest in the Property Of Jatish, in favour of Umesh Kyal & Others (HUF).

5.1.11 **Sale by Brindarani Ghosh:** By dint of a Conveyances dated 13th March, 2024, registered in the Office of the District Sub-Registrar-IV, South 24 Parganas at Alipore, recorded in Book No. I, being Deed No. 03146 for the year 2024, said Brinda Ghosh alias Brindarani Ghosh sold, conveyed and transferred her right, title and interest in the Property Of Jatish and Property Of Radharani, in favour of Priti Kyal.

5.1.12 **Demise of Sita Rani Ghosh:** Subsequently, said Sita Rani Ghosh *alias* Sita Bala Ghosh, wife of Late Jatish Chandra Ghosh, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate on 20.06.2024, leaving behind her surviving her 4 (four) sons, namely, (**1**) Buddhiswar Ghosh, (**2**) Sambhu Nath Ghosh, (**3**) Bistu Pada Ghosh *alias* Bistupada Ghosh and (**4**) Swapan Kumar Ghosh alias Swapan Ghosh and 3 (three) daughters, namely, (**1**) Menaka Ghosh *alias* Menaka Bala Ghosh, (**2**) Sumitra Mallick alias Sumitra Bala Ghosh and (**3**) Brinda Ghosh alias Brindarani Ghosh, as her only legal heirs and heiresses, who jointly and in equal share inherited the right, title and interest of Late Sita Rani Ghosh *alias* Sita Bala Ghosh in the Property Of Jatish and Property Of Radharani, free from all encumbrances.

5.1.13 **Ownership of First Property:** In the above mentioned circumstances said Buddhiswar Ghosh (the Vendor No. 3.1 herein) became the sole and absolute owner in respect of (**1**) land measuring 0.0218 (zero point zero two one eight) decimal, more or less, out of the Property Of Jatish and (**2**) land measuring 0.025 (zero point zero two five) decimal, more or less, out of the Property Of Radharani, collectively land measuring 0.0468 (zero point zero four six eight) decimal, more or less, out of the Mother Property (**First Property**), free from all encumbrances.

5.1.14 **Ownership of Second Property:** In the above mentioned circumstances said Bistu Pada Ghosh *alias* Bistupada Ghosh (the Vendor No. 3.2 herein) became the sole and absolute owner in respect of (**1**) land measuring 0.0218 (zero point zero two one eight) decimal, more or less, out of the Property Of Jatish and (**2**) land measuring 0.025 (zero point zero two five) decimal, more or less, out of the Property Of Radharani, collectively land measuring 0.0468 (zero point zero four six eight) decimal, more or less, out of the Mother Property (**Second Property**), free from all encumbrances.

5.1.15 **Ownership of Third Property:** In the above mentioned circumstances said Menaka Ghosh *alias* Menaka Bala Ghosh (the Vendor No. 3.3 herein) became the sole and absolute owner in respect of (**1**) land measuring 0.0218 (zero point zero two one eight) decimal, more or less, out of the Property Of Jatish and (**2**) land measuring 0.025 (zero point zero two five) decimal, more or less, out

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of the Property Of Radharani, collectively land measuring 0.0468 (zero point zero four six eight) decimal, more or less, out of the Mother Property (**Third Property**), free from all encumbrances.

5.1.16 **Ownership of Fourth Property:** In the above mentioned circumstances said Brinda Ghosh alias Brindarani Ghosh (the Vendor No. 3.4 herein) became the sole and absolute owner in respect of (**1**) land measuring 0.0218 (zero point zero two one eight) decimal, more or less, out of the Property Of Jatish and (**2**) land measuring 0.0031 (zero point zero zero three one) decimal, more or less, out of the Property Of Radharani, collectively land measuring 0.0249 (zero point zero two four nine) decimal, more or less, out of the Mother Property (**Fourth Property**), free from all encumbrances.

5.1.17 **Absolute Ownership of Said Property:** In the above mentioned events and circumstances (**1**) Buddhiswar Ghosh, (**2**) Bistu Pada Ghosh *alias* Bistupada Ghosh, (**3**) Menaka Ghosh *alias* Menaka Bala Ghosh and (**4**) Brinda Ghosh alias Brindarani Ghosh (collectively the Vendors herein) have become the absolute owners in respect of the Said Property, comprised in the First Property, Second Property, Third Property and Fourth Property, respectively, free from all encumbrances and the Said Property in 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.

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

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

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

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

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

**6. Basic Understanding**

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

**7. Transfer**

7.1 **Hereby Made:** The Vendors hereby sell, convey and transfer to the Purchaser the entirety of the Vendors' right, title and interest of whatsoever or howsoever nature in the Said Property, more fully described in the **Schedule** below, being land measuring 0.1653 (zero point one six five three) decimal, more or less, out of 11 (eleven) decimal, being a portion of R.S. Dag No. 117, corresponding L.R. Dag No. 111, recorded under R.S. Khatian No. 187, L.R. Khatian Nos. 3198 and 3201, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or

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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.1,55,000/- (Rupees One Lakh Fifty Five 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 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

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responsibility of the Vendors, forthwith take all necessary steps to mutate the name of the Purchaser in respect of the Said Property. In this regard the Vendors hereby clarify that the R.S. Record of Rights and L.R. Record of Rights are not in parity with the Vendors' entitlement in said R.S. Dag 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.

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

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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) 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)**

Land (vacant) measuring 0.1653 (zero point one six five three) decimal, more or less, out of 11 (eleven) decimal, being a portion of R.S. Dag No. 117, corresponding L.R. Dag No. 111, recorded under R.S. Khatian No. 187, L.R. Khatian Nos. 3198 and 3201, 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. 117 is butted and bounded as follows:

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

**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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**10. Execution and Delivery**

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

Witnesses:

1. Sourav Ghosh
39, Ruby Park South,
Kasba, Kolkata - 700078.

2. Alamgir Reza Adv
28/1, Judges Court Road
Kol-27

1. [illegible] Ghosh

2. [illegible]

3. [illegible]

4. Barnali Ghosh

**Drafted by:**

Alamgir Reza WB/1366/03

Advocate

Alipore Judges Court
Kol-27

**[Vendors]**

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

18 SEP 2024

**Receipt And Memo of Consideration**

Received from the within named Purchaser the within mentioned sum of Rs.1,55,000/- (Rupees One Lakh Fifty Five Thousand only) towards full and final payment of the consideration for sale of the Said Property described in the **Schedule** above, in the following manner:

| Mode | Date | Bank | Amount (Rs.) | In favour of |
|---|---|---|---|---|
| UTR No. IOBAN24260236431 | 16.09.2024 | Indian Overseas Bank | 38,750.00 | Buddhiswar Ghosh |
| UTR No. IOBAN24260237322 | 16.09.2024 | Indian Overseas Bank | 38,750.00 | Bishtupada Ghosh |
| UTR No. IOBAN24260236007 | 16.09.2024 | Indian Overseas Bank | 38,750.00 | Menaka Ghosh |
| UTR No. IOBAN24260236906 | 16.09.2024 | Indian Overseas Bank | 38,750.00 | Brinda Ghosh |
| | | **Total:** | **1,55,000/-** | |

Witnesses:

1. Saurav Ghosh

2. Alamgir Reza Adv

1. Buddhiswar Ghosh

2. [illegible]

3. [illegible]

4. Brinda Ghosh

**[Vendors]**

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

18 SEP 2024

# SPECIMEN FORM FOR TEN FINGER PRINTS

| | | | | | | |
|---|---|---|---|---|---|---|
|  | | | | | | |
| | | Little | Ring | Middle | Fore | Thumb |
| | | (Left Hand) | | | | |
| | | | | | | |
| | | Thumb | Fore | Middle | Ring | Little |
| | | (Right Hand) | | | | |
|  | Buddhi Sunt Ghosh | | | | | |
| | | Little | Ring | Middle | Fore | Thumb |
| | | (Left Hand) | | | | |
| | | | | | | |
| | | Thumb | Fore | Middle | Ring | Little |
| | | (Right Hand) | | | | |
|  | | | | | | |
| | | Little | Ring | Middle | Fore | Thumb |
| | | (Left Hand) | | | | |
| | | | | | | |
| | | Thumb | Fore | Middle | Ring | Little |
| | | (Right Hand) | | | | |

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

18 SEP 2024

## SPECIMEN FORM FOR TEN FINGER PRINTS

| | | | | | | |
|---|---|---|---|---|---|---|
|  | [illegible] | | | | | |
| | | Little | Ring | Middle | Fore | Thumb |
| | | (Left Hand) | | | | |
| | | Thumb | Fore | Middle | Ring | Little |
| | | (Right Hand) | | | | |
|  | Bonnda Ghosh | | | | | |
| | | Little | Ring | Middle | Fore | Thumb |
| | | (Left Hand) | | | | |
| | | Thumb | Fore | Middle | Ring | Little |
| | | (Right Hand) | | | | |
| PHOTO | | | | | | |
| | | Little | Ring | Middle | Fore | Thumb |
| | | (Left Hand) | | | | |
| | | Thumb | Fore | Middle | Ring | Little |
| | | (Right Hand) | | | | |

District Sub-Registrar-IV
Alipore, South 24 Parganas

18 SEP 2021

# Government of West Bengal
# GRIPS 2.0 Acknowledgement Receipt
# Payment Summary

180920242021195717

## GRIPS Payment Detail

| | | | |
|---|---|---|---|
| **GRIPS Payment ID:** | 180920242021195717 | **Payment Init. Date:** | 18/09/2024 10:16:05 |
| **Total Amount:** | 9234 | **No of GRN:** | 1 |
| **Bank/Gateway:** | SBI EPay | **Payment Mode:** | SBI Epay |
| **BRN:** | 9303727998255 | **BRN Date:** | 18/09/2024 10:16:24 |
| **Payment Status:** | Successful | **Payment Init. From:** | Department Portal |

## Depositor Details

| | |
|---|---|
| **Depositor's Name:** | Mr BALKRISHAN KYAL |
| **Mobile:** | 9330394689 |

## Payment(GRN) Details

| Sl. No. | GRN | Department | Amount (₹) |
|---|---|---|---|
| 1 | 192024250211957208 | Directorate of Registration & Stamp Revenue | 9234 |
| | | **Total** | **9234** |

**IN WORDS:** **NINE THOUSAND TWO HUNDRED THIRTY FOUR ONLY.**

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

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

## GRN Details

| | | | |
|---|---|---|---|
| **GRN:** | 192024250211957208 | **Payment Mode:** | SBI Epay |
| **GRN Date:** | 18/09/2024 10:16:05 | **Bank/Gateway:** | SBIePay Payment Gateway |
| **BRN :** | 9303727998255 | **BRN Date:** | 18/09/2024 10:16:24 |
| **Gateway Ref ID:** | 20240918762012 | **Method:** | Indian Overseas Bank NB |
| **GRIPS Payment ID:** | 180920242021195717 | **Payment Init. Date:** | 18/09/2024 10:16:05 |
| **Payment Status:** | Successful | **Payment Ref. No:** | 2002443803/3/2024 |
| | | | [Query No*/Query Year] |

## Depositor Details

| | |
|---|---|
| **Depositor's Name:** | Mr BALKRISHAN KYAL |
| **Address:** | 30C, SOUTH END PARK, KOLKATA-700029 |
| **Mobile:** | 9330394689 |
| **Period From (dd/mm/yyyy):** | 18/09/2024 |
| **Period To (dd/mm/yyyy):** | 18/09/2024 |
| **Payment Ref ID:** | 2002443803/3/2024 |
| **Dept Ref ID/DRN:** | 2002443803/3/2024 |

## Payment Details

| Sl. No. | Payment Ref No | Head of A/C Description | Head of A/C | Amount (₹) |
|---|---|---|---|---|
| 1 | 2002443803/3/2024 | Property Registration- Stamp duty | 0030-02-103-003-02 | 7670 |
| 2 | 2002443803/3/2024 | Property Registration- Registration Fees | 0030-03-104-001-16 | 1564 |
| | | | **Total** | **9234** |

**IN WORDS:** **NINE THOUSAND TWO HUNDRED THIRTY FOUR ONLY.**

## Major Information of the Deed

| | | | |
|---|---|---|---|
| Deed No : | I-1604-10199/2024 | Date of Registration | 18/09/2024 |
| Query No / Year | 1604-2002443803/2024 | Office where deed is registered | |
| Query Date | 14/09/2024 12:45:58 PM | D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas | |
| Applicant Name, Address & Other Details | QUERY DESK<br>Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9330394689, Status :Solicitor firm | | |
| Transaction | | Additional Transaction | |
| [0101] Sale, Sale Document | | [4308] Other than Immovable Property, Agreement [No of Agreement : 2] | |
| Set Forth value | | Market Value | |
| Rs. 1,55,000/- | | Rs. 1,55,000/- | |
| Stampduty Paid(SD) | | Registration Fee Paid | |
| Rs. 7,770/- (Article:23) | | Rs. 1,596/- (Article:A(1), E) | |
| Remarks | | | |

### Land Details :

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

| Sch No | Plot Number | Khatian Number | Land Use Proposed | Land Use ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|---|---|---|---|---|---|---|---|---|
| L1 | RS-117 | RS-187 | Bastu | Danga | 0.1653 Dec | 1,55,000/- | 1,55,000/- | |
| | Grand Total : | | | | .1653Dec | 1,55,000 /- | 1,55,000 /- | |

### Seller Details :

| Sl No | Name,Address,Photo,Finger print and Signature | | | |
|---|---|---|---|---|
| 1 | Name | Photo | Finger Print | Signature |
| | BUDDHISWAR GHOSH<br>Son of Late JYOTISH CHANDRA GHOSH<br>Executed by: Self, Date of Execution: 18/09/2024<br>, Admitted by: Self, Date of Admission: 18/09/2024 ,Place : Office |  <br>18/09/2024 |  <br>Captured<br>LTI<br>18/09/2024 | 18/09/2024 |
| | City:- , P.O:- HATISALA, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: IndiaDate of Birth:XX-XX-1XX4 , PAN No.:: DPxxxxxx9A, Aadhaar No: 40xxxxxxxx7590, Status :Individual, Executed by: Self, Date of Execution: 18/09/2024<br>, Admitted by: Self, Date of Admission: 18/09/2024 ,Place : Office | | | |

| 2 | Name | Photo | Finger Print | Signature |
|---|---|---|---|---|
| | **BISTU PADA GHOSH, (Alias: BISHTUPADA GHOSH) (Presentant )**<br>Son of JYOTISH CHANDRA GHOSH<br>Executed by: Self, Date of Execution: 18/09/2024<br>, Admitted by: Self, Date of Admission: 18/09/2024 ,Place : Office |  <br>18/09/2024 | Captured<br>LTI<br>18/09/2024 | 18/09/2024 |

City:- , P.O:- BEONTA, P.S:-Kolkata Leather Camp, District:-South 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX5 , PAN No.:: AWxxxxxx0B, Aadhaar No: 78xxxxxxxx5477, Status :Individual, Executed by: Self, Date of Execution: 18/09/2024
, Admitted by: Self, Date of Admission: 18/09/2024 ,Place : Office

| 3 | Name | Photo | Finger Print | Signature |
|---|---|---|---|---|
| | **MENAKA GHOSH, (Alias: MENAKA BALA GHOSH)**<br>Daughter of Late JATISH CHANDRA GHOSH<br>Executed by: Self, Date of Execution: 18/09/2024<br>, Admitted by: Self, Date of Admission: 18/09/2024 ,Place : Office |  <br>18/09/2024 | Captured<br>LTI<br>18/09/2024 | 18/09/2024 |

City:- , P.O:- BAMUNIA, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX9 , PAN No.:: BUxxxxxx2B, Aadhaar No: 24xxxxxxxx8688, Status :Individual, Executed by: Self, Date of Execution: 18/09/2024
, Admitted by: Self, Date of Admission: 18/09/2024 ,Place : Office

| 4 | Name | Photo | Finger Print | Signature |
|---|---|---|---|---|
| | **BRINDA GHOSH, (Alias: BRINDARANI GHOSH)**<br>Daughter of Late JYOTISH CHANDRA GHOSH<br>Executed by: Self, Date of Execution: 18/09/2024<br>, Admitted by: Self, Date of Admission: 18/09/2024 ,Place : Office |  <br>18/09/2024 | Captured<br>LTI<br>18/09/2024 | 18/09/2024 |

City:- , P.O:- NAOPARA, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700128 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX5 , PAN No.:: BVxxxxxx9H, Aadhaar No: 20xxxxxxxx5541, Status :Individual, Executed by: Self, Date of Execution: 18/09/2024
, Admitted by: Self, Date of Admission: 18/09/2024 ,Place : Office

**Buyer Details :**

| Sl No | Name,Address,Photo,Finger print and Signature |
|---|---|
| 1 | **BALKRISHAN KYAL**<br>Son of Late GOVINDRAM KYAL 30C, South End Park, City:- , P.O:- SARAT BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX4 , PAN No.:: ABxxxxxx2E, Aadhaar No: 26xxxxxxxx6204, Status :Individual, Status : Not Executed |

**Identifier Details :**

| Name | Photo | Finger Print | Signature |
|---|---|---|---|
| **SOURAV GHOSH**<br>Son of Sudhir Ghosh<br>39, Ruby Park South, City:- , P.O:- Haltu, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 |  | Captured | |
| | 18/09/2024 | 18/09/2024 | 18/09/2024 |
| Identifier Of BUDDHISWAR GHOSH, BISTU PADA GHOSH, MENAKA GHOSH, BRINDA GHOSH | | | |

| Transfer of property for L1 | | |
|---|---|---|
| Sl.No | From | To. with area (Name-Area) |
| 1 | BUDDHISWAR GHOSH | BALKRISHAN KYAL-0.041325 Dec |
| 2 | BISTU PADA GHOSH | BALKRISHAN KYAL-0.041325 Dec |
| 3 | MENAKA GHOSH | BALKRISHAN KYAL-0.041325 Dec |
| 4 | BRINDA GHOSH | BALKRISHAN KYAL-0.041325 Dec |

## Endorsement For Deed Number : I - 160410199 / 2024

**On 18-09-2024**

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

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

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

Presented for registration at 11:52 hrs on 18-09-2024, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by BISTU PADA GHOSH Alias BISHTUPADA GHOSH, one of the Executants.

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

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,55,000/-

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

Execution is admitted on 18/09/2024 by 1. BUDDHISWAR GHOSH, Son of Late JYOTISH CHANDRA GHOSH, P.O: HATISALA, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Others, 2. BISTU PADA GHOSH, Alias BISHTUPADA GHOSH, Son of JYOTISH CHANDRA GHOSH, P.O: BEONTA, Thana: Kolkata Leather Camp, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Hindu, by Profession Business, 3. MENAKA GHOSH, Alias MENAKA BALA GHOSH, Daughter of Late JATISH CHANDRA GHOSH, P.O: BAMUNIA, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Hindu, by Profession Business, 4. BRINDA GHOSH, Alias BRINDARANI GHOSH, Daughter of Late JYOTISH CHANDRA GHOSH, P.O: NAOPARA, Thana: Madhyamgram, , North 24-Parganas, WEST BENGAL, India, PIN - 700128, by caste Hindu, by Profession Business

Indetified by SOURAV GHOSH, , , Son of Sudhir Ghosh, 39, Ruby Park South, P.O: Haltu, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by profession Service

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 1,596.00/- ( A(1) = Rs 1,550.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 1,564/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 18/09/2024 10:16AM with Govt. Ref. No: 192024250211957208 on 18-09-2024, Amount Rs: 1,564/-, Bank: SBI EPay ( SBIePay), Ref. No. 9303727998255 on 18-09-2024, Head of Account 0030-03-104-001-18

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 7,770/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 7,670/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 29211, Amount: Rs.100.00/-, Date of Purchase: 22/11/2023, Vendor name: Subhankar Das
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 18/09/2024 10:16AM with Govt. Ref. No: 192024250211957208 on 18-09-2024, Amount Rs: 7,670/-, Bank: SBI EPay ( SBIePay), Ref. No. 9303727998255 on 18-09-2024, 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 1604-2024, Page from 297603 to 297623**

**being No 160410199 for the year 2024.**

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

Digitally signed by Anupam Halder
Date: 2024.09.18 14:19:54 +05:30
Reason: Digital Signing of Deed.

**(Anupam Halder) 18/09/2024**

**DISTRICT SUB-REGISTRAR**

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

**West Bengal.**

10406/2024 I-10201/2024

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL AR 342155

18/09/2024

Q-20024943697/2024

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

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

18 SEP 2024

**CONVEYANCE**

1. **Date:** 18/09/24
2. **Place:** Kolkata
3. **Parties**

29213 22 NOV 2023

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

Name:-B. C. LAHIRI
Advocate
Address:-Alipore Judge's Court, Kol-27
Alipore Collectorate, 24 Pgs. (S)
SUBHANKAR DAS
STAMP VENDOR
Alipore Police Court, Kol-27
Vendor .....

Identified by me,
Sourav Ghosh.
S/o - Sudhir Ghosh
39, Ruby Park South,
Kasba, Kolkata - 700078,
P.S- Kasba, P.O- Haltu,

District Sub-Registrar-IV
Registration u/s 7 (2) of
Registration Act
Alipore, South 24 Parganas

18 SEP 2024

3.1 **PALASH GHOSH** (**PAN CGTPG6271N** and **Aadhaar No. 7915 4474 4791**), son of Buddhiswar Ghosh, by faith Hindu, by occupation Business, nationality Indian, residing at Jirangacha, Post Office Hatisala, Police Station Polerhat, PIN - 700 135, District South 24 Parganas (**Vendor**, includes successors-in-interest)

**And**

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

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

## NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

### 4. Subject Matter of Conveyance

4.1 **Said Property:** Land admeasuring 3.4975 (three point four nine seven five) decimal, more or less, comprised in R.S. Dag Nos. 92, 94, 100, 102, 111, 112, 113 and 118, corresponding L.R. Dag Nos. 86, 88, 94, 96, 105, 106, 107 and 112, respectively, recorded under R.S. Khatian Nos. 181 and 629, L.R. Khatian No. 4025, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet (**BGP**), Sub-Registration District Bhangar, District South 24 Parganas (collectively **Said Property**) and more fully described in the **Schedule** below **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof.

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

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

5.1.1 **Ownership of Mother Property:** At all material time one Uttam Chandra Ghosh was the sole and absolute owner in respect of land admeasuring 686 (six hundred eighty six) decimal, comprised in R.S. Dag Nos. 92, 94, 100, 102, 111, 112, 113 and 118, recorded under R.S. Khatian Nos. 181 and 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (collectively **Mother Property**), free from all encumbrances. The details of the Mother Property are given in the chart below:

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

18 SEP 2021

| R.S. *Dag* No. | R.S. Khatian No. | Total Area in *Dag* (in Dec) | Area (in Dec) |
|---|---|---|---|
| 92 | 181 | 150 | 112 |
| 94 | 181 | 42 | 42 |
| 100 | 629 | 101 | 101 |
| 102 | 629 | 154 | 154 |
| 111 | 629 | 12 | 12 |
| 112 | 629 | 94 | 94 |
| 113 | 629 | 40 | 40 |
| 118 | 629 | 131 | 131 |
| | | **Total:** | **686** |

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

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

5.1.4 **Ownership of Radharani Ghosh:** In the above mentioned circumstances said Radharani Ghosh has become the sole and absolute owner in respect of land measuring 76.21 (seventy six point two one) decimal, more or less, out of the Mother Property (**Property Of Radharani**) and mutated her name in the records of the Block Land and Land Reforms Officer, Bhangar-II, under L.R. Khatian No. 1034, free from all encumbrances. The details of the Property Of Radharani are given in the chart below:

| R.S. *Dag* No. | R.S. Khatian No. | Total Area in *Dag* (in Dec) | Area (in Dec) |
|---|---|---|---|
| 92 | 181 | 150 | 12.44 |
| 94 | 181 | 42 | 4.67 |
| 100 | 629 | 101 | 11.22 |
| 102 | 629 | 154 | 17.11 |
| 111 | 629 | 12 | 1.33 |

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

18 SEP 2001

| | | | |
|---|---|---|---|
| 112 | 629 | 94 | 10.44 |
| 113 | 629 | 40 | 4.44 |
| 118 | 629 | 131 | 14.56 |
| | | **Total:** | **76.21** |

5.1.5 **Sale to Sadhan Kumar Ghosh:** By a Deed of Sale dated 12th August, 2008, registered in the Office of the Additional District Sub-Registrar, Bhangar, recorded in Book No. I, CD Volume No. 10, at Pages 3449 to 3464, being Deed No. 04303 for the year 2008, said Radharani Ghosh sold, conveyed and transferred her right, title and interest in *inter alia* the Property Of Radharani vis-à-vis the Mother Property unto and in favour of Sadhan Kumar Ghosh, free from all encumbrances.

5.1.6 **Sale to Swapan Ghosh & Ors.:** By a Deed of Sale dated 8th September, 2008, registered in the Office of the Additional District Sub-Registrar, Bhangar, recorded in Book No. I, CD Volume No. 12, at Pages 97 to 111, being Deed No. 04750 for the year 2008, said Sadhan Kumar Ghosh sold, conveyed and transferred land admeasuring 13.99 (thirteen point nine nine) decimal, more or less, out of the Property Of Radharani (**Larger Property**) unto and in favour of (**1**) Swapan Kumar Ghosh alias Swapan Ghosh, (**2**) Bishtupada Ghosh, (**3**) Palash Ghosh and (**4**) Gouranga Ghosh, free from all encumbrances. The details of the Larger Property are given in the chart below:

| R.S. *Dag* No. | R.S. Khatian No. | Total Area in *Dag* (in Dec) | Area (in Dec) |
|---|---|---|---|
| 92 | 181 | 150 | 2.81 |
| 94 | 181 | 42 | 0.96 |
| 100 | 629 | 101 | 2.25 |
| 102 | 629 | 154 | 3.57 |
| 111 | 629 | 12 | 0.28 |
| 112 | 629 | 94 | 0.18 |
| 113 | 629 | 40 | 0.92 |
| 118 | 629 | 131 | 3.02 |
| | | **Total:** | **13.99** |

5.1.7 **Ownership of Said Property:** In the above mentioned circumstances said Palash Ghosh (the Vendor herein) has become the sole and absolute owner in respect of the Said Property, being land measuring 3.4975 (three point four nine seven five) decimal, more or less, out of the Larger Property, free from all encumbrances. The details of the Said Property are given in the chart below:

| R.S. *Dag* No. | R.S. Khatian No. | Total Area in *Dag* (in Dec) | Area (in Dec) |
|---|---|---|---|
| 92 | 181 | 150 | 0.7025 |
| 94 | 181 | 42 | 0.24 |
| 100 | 629 | 101 | 0.5625 |
| 102 | 629 | 154 | 0.8925 |
| 111 | 629 | 12 | 0.07 |
| 112 | 629 | 94 | 0.045 |

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| | | | |
|---|---|---|---|
| 113 | 629 | 40 | 0.23 |
| 118 | 629 | 131 | 0.755 |
| | | **Total:** | **3.4975** |

5.1.8 **Absolute Ownership of Vendor:** In the above mentioned events and circumstances the Vendor has become the sole and absolute owner in respect of the Said Property out of the Larger Property, free from all encumbrances and mutated his name in the records of the Block Land and Land Reforms Officer, Bhangar-II, under L.R. Khatian No. 4025 and the Said Property is the subject matter of this Conveyance.

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

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

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

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

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

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

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

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

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

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

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

**6. Basic Understanding**

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

**7. Transfer**

7.1 **Hereby Made:** The Vendor hereby sells, conveys and transfers to the Purchaser the entirety of the Vendor's right, title and interest of whatsoever or howsoever nature in the Said Property, more fully described in the **Schedule** below, being land admeasuring 3.4975 (three point four nine seven five) decimal, more or less, comprised in R.S. Dag Nos. 93, 94, 100, 102, 111, 112, 113 and 118, corresponding L.R. Dag Nos. 86, 88, 94, 96, 105, 106, 107 and 112, respectively, recorded under R.S. Khatian Nos. 181 and 629, L.R. Khatian No. 4025, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

7.2 **Consideration:** The aforesaid transfer is being made in consideration of a sum of Rs.10,15,000/- (Rupees Ten Lakh Fifteen Thousand only) paid by the Purchaser to the Vendor, receipt of which the Vendor hereby and by the Receipt and Memo of Consideration hereunder written, admits and acknowledges.

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## 8. Terms of Transfer

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

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

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

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

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

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

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

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

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

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

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

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**)

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consents to the same, notwithstanding the nature of use and classification of the balance portion of the Dag (from which the Said Property has been carved out) being and remaining the same as earlier and (**b**) appoints the Purchaser as the constituted attorney of the Vendor and empowers and authorizes the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendor undertakes to cooperate with the Purchaser in all respect to cause mutation of the Said Property in the name of the Purchaser and conversion of the nature of use and classification thereof and in this regard shall sign all documents and papers as required by the Purchaser.

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

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

9. **Interpretation:**

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

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

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

Land (vacant) admeasuring 3.4975 (three point four nine seven five) decimal, more or less, comprised in R.S. Dag Nos. 92, 94, 100, 102, 111, 112, 113 and 118, corresponding L.R. Dag Nos. 86, 88, 94, 96, 105, 106, 107 and 112, respectively, recorded under R.S. Khatian Nos. 181 and 629, L.R. Khatian No. 4025, 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, 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:

| Classification | R.S. *Dag* | L.R. *Dag* | R.S. Khatian | Total Area in *Dag* (in Dec) | Area Sold (in Dec) |
|---|---|---|---|---|---|
| Sali | 92 | 86 | 181 | 150 | 0.7025 |
| Danga | 94 | 88 | 181 | 42 | 0.24 |
| Sali | 100 | 94 | 629 | 101 | 0.5625 |
| Danga | 102 | 96 | 629 | 154 | 0.8925 |
| Danga | 111 | 105 | 629 | 12 | 0.07 |
| Danga | 112 | 106 | 629 | 94 | 0.045 |
| Sali | 113 | 107 | 629 | 40 | 0.23 |
| Danga | 118 | 112 | 629 | 131 | 0.755 |
| | | | | **Total:** | **3.4975** |

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

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

Said R.S. Dag No. 94 is butted and bounded as follows:

**On the North** : By R.S. Dag No. 67
**On the East** : By R.S. Dag No. 95
**On the South** : By R.S. Dag Nos. 96, 100 & 93
**On the West** : By R.S. Dag Nos. 92 & 93

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

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

Said R.S. Dag No. 102 is butted and bounded as follows:

**On the North** : By R.S. Dag No. 92
**On the East** : By R.S. Dag Nos. 100 & 101
**On the South** : By R.S. Dag Nos. 103 & 105
**On the West** : By Mouza Hatisala

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Said R.S. Dag No. 111 is butted and bounded as follows:

| | | |
|---|---|---|
| **On the North** | : | By R.S. Dag No. 110 |
| **On the East** | : | By R.S. Dag No. 112 |
| **On the South** | : | By R.S. Dag No. 497 |
| **On the West** | : | By Mouza Hatisala |

Said R.S. Dag No. 112 is butted and bounded as follows:

| | | |
|---|---|---|
| **On the North** | : | By R.S. Dag Nos. 109 & 114 |
| **On the East** | : | By R.S. Dag No. 113 |
| **On the South** | : | By R.S. Dag No. 497 |
| **On the West** | : | By R.S. Dag No. 111 |

Said R.S. Dag No. 113 is butted and bounded as follows:

| | | |
|---|---|---|
| **On the North** | : | By R.S. Dag No. 114 |
| **On the East** | : | By R.S. Dag No. 118 |
| **On the South** | : | By R.S. Dag No. 497 |
| **On the West** | : | By R.S. Dag No. 112 |

Said R.S. Dag No. 118 is butted and bounded as follows:

| | | |
|---|---|---|
| **On the North** | : | By R.S. Dag No. 100 |
| **On the East** | : | By R.S. Dag Nos. 99, 119 & 121 |
| **On the South** | : | By R.S. Dag No. 497 |
| **On the West** | : | By R.S. Dag Nos. 101, 117, 116, 115, 114 & 113 |

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## 10. Execution and Delivery

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

Witnesses:

1. Sourav Ghosh
39, Ruby Park South,
Kasba, Kolkata-700078.

[illegible]

[Vendor]

2. Alamgir Raza Adv
28/1, Judges Court Road
Kol-27

**Drafted by:**

Alamgir Raza WB/1366/03

Advocate

Alipore Judges Court
Kol-27

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**Receipt And Memo of Consideration**

Received from the within named Purchaser the within mentioned sum of **Rs.10,15,000/- (Rupees Ten Lakh Fifteen Thousand only)** towards full and final payment of the consideration for sale of the Said Property described in the **Schedule** above, in the following manner:

| Mode | Date | Bank | Amount (Rs.) |
|---|---|---|---|
| UTR No. IOBAR52024091600221124 | 16.09.2024 | Indian Overseas Bank | 10,15,000.00 |
| | | **Total:** | **10,15,000/-** |

Witnesses:

1. Saurav Ghosh.

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**[Vendor]**

2. Alamgir Raza Adv

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# SPECIMEN FORM FOR TEN FINGER PRINTS

| | | | | | | |
|---|---|---|---|---|---|---|
|  | Bed Kishwar | Little | Ring | Middle | Fore | Thumb |
| | | (Left Hand) | | | | |
| | | Thumb | Fore | Middle | Ring | Little |
| | | (Right Hand) | | | | |
|  | Md Mehfuz Alam | Little | Ring | Middle | Fore | Thumb |
| | | (Left Hand) | | | | |
| | | Thumb | Fore | Middle | Ring | Little |
| | | (Right Hand) | | | | |
| PHOTO | | Little | Ring | Middle | Fore | Thumb |
| | | (Left Hand) | | | | |
| | | Thumb | Fore | Middle | Ring | Little |
| | | (Right Hand) | | | | |

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# Government of West Bengal
# GRIPS 2.0 Acknowledgement Receipt
# Payment Summary

180920242021194436

## GRIPS Payment Detail

| | | | |
|---|---|---|---|
| **GRIPS Payment ID:** | 180920242021194436 | **Payment Init. Date:** | 18/09/2024 10:09:42 |
| **Total Amount:** | 60834 | **No of GRN:** | 1 |
| **Bank/Gateway:** | SBI EPay | **Payment Mode:** | SBI Epay |
| **BRN:** | 0614970355346 | **BRN Date:** | 18/09/2024 10:09:56 |
| **Payment Status:** | Successful | **Payment init. From:** | Department Portal |

## Depositor Details

| | |
|---|---|
| **Depositor's Name:** | Mr BALKRISHAN KYAL |
| **Mobile:** | 9330394689 |

## Payment(GRN) Details

| Sl. No. | GRN | Department | Amount (₹) |
|---|---|---|---|
| 1 | 192024250211944378 | Directorate of Registration & Stamp Revenue | 60834 |
| | | **Total** | **60834** |

**IN WORDS:** **SIXTY THOUSAND EIGHT HUNDRED THIRTY FOUR ONLY.**

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

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

19202425021194437 8

## GRN Details

| | | | |
|---|---|---|---|
| **GRN:** | 19202425021194437 8 | **Payment Mode:** | SBI Epay |
| **GRN Date:** | 18/09/2024 10:09:42 | **Bank/Gateway:** | SBIePay Payment Gateway |
| **BRN :** | 0614970355346 | **BRN Date:** | 18/09/2024 10:09:56 |
| **Gateway Ref ID:** | 20240918761719 | **Method:** | Indian Overseas Bank NB |
| **GRIPS Payment ID:** | 180920242021194436 | **Payment Init. Date:** | 18/09/2024 10:09:42 |
| **Payment Status:** | Successful | **Payment Ref. No:** | 2002443637/3/2024 [Query No/*/Query Year] |

## Depositor Details

| | |
|---|---|
| **Depositor's Name:** | Mr BALKRISHAN KYAL |
| **Address:** | 30C, SOUTH END PARK, KOLKATA-700026 |
| **Mobile:** | 9330394689 |
| **Period From (dd/mm/yyyy):** | 18/09/2024 |
| **Period To (dd/mm/yyyy):** | 18/09/2024 |
| **Payment Ref ID:** | 2002443637/3/2024 |
| **Dept Ref ID/DRN:** | 2002443637/3/2024 |

## Payment Details

| Sl. No. | Payment Ref No | Head of A/C Description | Head of A/C | Amount (₹) |
|---|---|---|---|---|
| 1 | 2002443637/3/2024 | Property Registration- Stamp duty | 0030-02-103-003-02 | 50670 |
| 2 | 2002443637/3/2024 | Property Registration- Registration Fees | 0030-03-104-001-16 | 10164 |
| | | | **Total** | **60834** |

**IN WORDS:** **SIXTY THOUSAND EIGHT HUNDRED THIRTY FOUR ONLY.**

## Major Information of the Deed

| | | | |
|---|---|---|---|
| Deed No : | I-1604-10201/2024 | Date of Registration | 18/09/2024 |
| Query No / Year | 1604-2002443637/2024 | Office where deed is registered | |
| Query Date | 14/09/2024 11:49:48 AM | D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas | |
| Applicant Name, Address & Other Details | QUERY DESK<br>Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9330394669, Status :Solicitor firm | | |
| Transaction | | Additional Transaction | |
| [0101] Sale, Sale Document | | [4308] Other than Immovable Property, Agreement [No of Agreement : 2] | |
| Set Forth value | | Market Value | |
| Rs. 10,15,000/- | | Rs. 10,15,000/- | |
| Stampduty Paid(SD) | | Registration Fee Paid | |
| Rs. 50,770/- (Article:23) | | Rs. 10,196/- (Article:A(1), E) | |
| Remarks | | | |

### Land Details :

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

| Sch No | Plot Number | Khatian Number | Land Proposed | Use ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|---|---|---|---|---|---|---|---|---|
| L1 | RS-92 | RS-181 | Bastu | Danga | 0.7025 Dec | 2,00,000/- | 2,00,000/- | |
| L2 | RS-94 | RS-181 | Bastu | Shali | 0.24 Dec | 70,000/- | 70,000/- | |
| L3 | RS-100 | RS-629 | Bastu | Shali | 0.5625 Dec | 1,60,000/- | 1,60,000/- | |
| L4 | RS-102 | RS-629 | Bastu | Danga | 0.8925 Dec | 2,55,000/- | 2,55,000/- | |
| L5 | RS-111 | RS-629 | Bastu | Danga | 0.07 Dec | 20,000/- | 20,000/- | |
| L6 | RS-112 | RS-629 | Bastu | Danga | 0.045 Dec | 28,000/- | 28,000/- | |
| L7 | RS-113 | RS-629 | Bastu | Shali | 0.23 Dec | 66,000/- | 66,000/- | |
| L8 | RS-118 | RS-629 | Bastu | Danga | 0.755 Dec | 2,16,000/- | 2,16,000/- | |
| | | TOTAL : | | | 3.4975Dec | 10,15,000 /- | 10,15,000 /- | |
| | Grand Total : | | | | 3.4975Dec | 10,15,000 /- | 10,15,000 /- | |

**Seller Details :**

| Sl No. | Name,Address,Photo,Finger print and Signature | | | |
|---|---|---|---|---|
| 1 | Name | Photo | Finger Print | Signature |
| | **PALASH GHOSH (Presentant )**<br>Son of BUDDHISWAR GHOSH<br>Executed by: Self, Date of Execution: 18/09/2024<br>, Admitted by: Self, Date of Admission: 18/09/2024 ,Place : Office |  | Captured | |
| | | 18/09/2024 | LTI 18/09/2024 | 18/09/2024 |
| | City:- , P.O:- HATISALA, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: IndiaDate of Birth:XX-XX-1XX9 , PAN No.:: CGxxxxxx1N, Aadhaar No: 79xxxxxxxx4791, Status :Individual, Executed by: Self, Date of Execution: 18/09/2024<br>, Admitted by: Self, Date of Admission: 18/09/2024 ,Place : Office | | | |

**Buyer Details :**

| Sl No | Name,Address,Photo,Finger print and Signature |
|---|---|
| 1 | **BALKRISHAN KYAL**<br>Son of Late GOVINDRAM KYAL City:- , P.O:- SARAT BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX4 , PAN No.:: ABxxxxxx2E, Aadhaar No: 26xxxxxxxx6204, Status :Individual, Status : Not Executed |

**Identifier Details :**

| Name | Photo | Finger Print | Signature |
|---|---|---|---|
| **SOURAV GHOSH**<br>Son of Sudhir Ghosh<br>39, Ruby Park South,, City:- , P.O:- Haltu, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 |  | Captured | |
| | 18/09/2024 | 18/09/2024 | 18/09/2024 |
| Identifier Of PALASH GHOSH | | | |

| Transfer of property for L1 | | |
|---|---|---|
| Sl.No | From | To. with area (Name-Area) |
| 1- | PALASH GHOSH | BALKRISHAN KYAL-0.7025 Dec |
| Transfer of property for L2 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | PALASH GHOSH | BALKRISHAN KYAL-0.24 Dec |
| Transfer of property for L3 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | PALASH GHOSH | BALKRISHAN KYAL-0.5625 Dec |
| Transfer of property for L4 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | PALASH GHOSH | BALKRISHAN KYAL-0.8925 Dec |
| Transfer of property for L5 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | PALASH GHOSH | BALKRISHAN KYAL-0.07 Dec |
| Transfer of property for L6 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | PALASH GHOSH | BALKRISHAN KYAL-0.045 Dec |
| Transfer of property for L7 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | PALASH GHOSH | BALKRISHAN KYAL-0.23 Dec |
| Transfer of property for L8 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | PALASH GHOSH | BALKRISHAN KYAL-0.755 Dec |

**Endorsement For Deed Number : I - 160410201 / 2024**

**On 18-09-2024**

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

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

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

Presented for registration at 11:49 hrs on 18-09-2024, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by PALASH 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 10,15,000/-

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

Execution is admitted on 18/09/2024 by PALASH GHOSH, Son of BUDDHISWAR GHOSH, P.O: HATISALA, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Others

Identified by SOURAV GHOSH, , , Son of Sudhir Ghosh, 39, Ruby Park South,, P.O: Haltu, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by profession Service

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 10,196.00/- ( A(1) = Rs 10,150.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 10,164/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/09/2024 10:09AM with Govt. Ref. No: 192024250211944378 on 18-09-2024, Amount Rs: 10,164/-, Bank: SBI EPay ( SBIePay), Ref. No. 0614970355346 on 18-09-2024, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 50,770/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 50,670/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 29213, Amount: Rs.100.00/-, Date of Purchase: 22/11/2023, Vendor name: Subhankar Das
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/09/2024 10:09AM with Govt. Ref. No: 192024250211944378 on 18-09-2024, Amount Rs: 50,670/-, Bank: SBI EPay ( SBIePay), Ref. No. 0614970355346 on 18-09-2024, 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 1604-2024, Page from 297785 to 297805**

**being No 160410201 for the year 2024.**

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

Digitally signed by Anupam Halder
Date: 2024.09.18 15:21:32 +05:30
Reason: Digital Signing of Deed

**(Anupam Halder) 18/09/2024**

**DISTRICT SUB-REGISTRAR**

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

**West Bengal.**

10403/2024 I-10202/2024

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL AR 342151

18/09/2024
Q-200244202 7/2024

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

**CONVEYANCE**

1. **Date:** 18/09/2024
2. **Place:** Kolkata
3. **Parties**

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2 2 NOV 2023

29217

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

Name:-B. C. LAHIRI
Advocate
Address:-Alipore Judge's Court, Kol-27
Alipore Collectorate, 24 Pgs. (S)
SUBHANKAR DAS
STAMP VENDOR
Alipore Police Court, Kol-27
Vendor .....

Identified by me,
Sourav Ghosh
S/O - Sudhir Ghosh.
39, Ruby Park South,
Kasba, Kolkata - 700078.
P.S. Kasba, P.O. Halta.

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3.1 **SWAPAN KUMAR GHOSH** alias **SWAPAN GHOSH** (**PAN ALLPG5420A** and **Aadhaar No. 5723 5344 5359**), son of Late Jyotish Chandra Ghosh, by faith Hindu, by occupation Others, nationality Indian, residing at Jirangacha, Post Office Hatisala, Police Station Polerhat (formerly Kashipur), PIN – 700 135, District South 24 Parganas (**Vendor**, includes successors-in-interest)

**And**

3.2 **UMA KYAL** (**PAN ABDPK2889B** and **Aadhaar No. 7198 7662 5923**), wife 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 Rabindra Sarovar (formerly Lake), District South 24 Parganas (**Purchaser**, includes successors-in-interest)

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

## NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

### 4. Subject Matter of Conveyance

4.1 **Said Property:** Land admeasuring 3.92 (three point nine two) decimal, more or less, comprised in R.S. Dag Nos. 100 and 113, corresponding L.R. Dag Nos. 94 and 107, respectively, recorded under R.S. Khatian No. 629, L.R. Khatian Nos. 4023 and 1504, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet (**BGP**), Sub-Registration District Bhangar, District South 24 Parganas (collectively **Said Property**) and more fully described in the **Schedule** below **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof.

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

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

5.1.1 **Ownership of Mother Property:** At all material time one Uttam Chandra Ghosh was the sole and absolute owner in respect of land admeasuring 141 (one hundred forty one) decimal, comprised in R.S. Dag Nos. 100 and 113, recorded under R.S. Khatian No. 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (collectively **Mother Property**), free from all encumbrances. The details of the Mother Property are given in the chart below:

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| R.S. *Dag* No. | R.S. Khatian No. | Total Area in *Dag* (in Dec) | Area (in Dec) |
|---|---|---|---|
| 100 | 629 | 101 | 101 |
| 113 | 629 | 40 | 40 |
| | | **Total:** | **141** |

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

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

5.1.4 **Ownership of Satish Chandra Ghosh:** In the above mentioned circumstances said Satish Chandra Ghosh has become the sole and absolute owner in respect of land measuring 15.66 (fifteen point six six) decimal, more or less, out of the Mother Property (**Larger Property**), free from all encumbrances. The details of the Larger Property are given in the chart below:

| R.S. *Dag* No. | R.S. Khatian No. | Total Area in *Dag* (in Dec) | Area (in Dec) |
|---|---|---|---|
| 100 | 629 | 101 | 11.22 |
| 113 | 629 | 40 | 4.44 |
| | | **Total:** | **15.66** |

5.1.5 **Sold to Buddheshwar Ghosh & Ors.:** By a Deed of Sale dated 20th October, 1986, registered in the Office of the District Sub-Registrar, Alipore, recorded in Book No. I, Volume No. 354, at Pages 348 to 353, being Deed No. 17879 for the year 1986, said Satish Chandra Ghosh sold, conveyed and transferred his right, title and interest in the Larger Property unto and in favour of (**1**) Buddheshwar Ghosh, (**2**) Sambhu Nath Ghosh, (**3**) Bistu Pada Ghosh and (**4**) Swapan Kumar Ghosh alias Swapan Ghosh, free from all encumbrances.

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5.1.6 **Ownership of Said Property:** In the above mentioned circumstances said Swapan Kumar Ghosh alias Swapan Ghosh (the Vendor herein) has become the sole and absolute owner in respect of the Said Property, being land measuring 3.92 (three point nine two) decimal, more or less, out of the Larger Property, free from all encumbrances. The details of the Said Property are given in the chart below:

| R.S. *Dag* No. | R.S. Khatian No. | Total Area in *Dag* (in Dec) | Area (in Dec) |
|---|---|---|---|
| 100 | 629 | 101 | 2.81 |
| 113 | 629 | 40 | 1.11 |
| | | **Total:** | **3.92** |

5.1.7 **Absolute Ownership of Vendor:** In the above mentioned events and circumstances the Vendor has become the sole and absolute owner in respect of the Said Property out of the Larger Property, free from all encumbrances and mutated his name in the records of the Block Land and Land Reforms Officer, Bhangar-II, under L.R. Khatian Nos. 4023 and 1504 and the Said Property is the subject matter of this Conveyance.

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

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

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

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

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

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

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

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

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

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

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

**6. Basic Understanding**

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

**7. Transfer**

7.1 **Hereby Made:** The Vendor hereby sells, conveys and transfers to the Purchaser the entirety of the Vendor's right, title and interest of whatsoever or howsoever nature in the Said Property, more fully described in the **Schedule** below, being land admeasuring 3.92 (three point nine two) decimal, more or less, comprised in R.S. Dag Nos. 100 and 113, corresponding L.R. Dag Nos. 94 and 107, respectively, recorded under R.S. Khatian No. 629, L.R. Khatian Nos. 4023 and 1504, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and

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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.33,00,000/- (Rupees Thirty-Three Lakhs only) paid by the Purchaser to the Vendor, receipt of which the Vendor hereby and by the Receipt and Memo of Consideration hereunder written, admits and acknowledges.

**8. Terms of Transfer**

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

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

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

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

8.1.4 **Together with All Other Appurtenances:** together with all other rights the Vendor has in the Said Property and all other 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

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Purchaser in respect of the Said Property. In this regard the Vendor hereby clarifies that the R.S. Record of Rights and L.R. Record of Rights are not in parity with the Vendor's entitlement in said R.S. Dags as recited under clause 5.1 and sub-clauses thereunder. However, the Vendor hereby convey all the Vendor's right, title and interest in the said R.S. Dags (acquired vide the aforesaid recital) under these presents whatsoever and howsoever in nature and the Purchaser shall be entitled to rectify the erroneous record of rights, if any.

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

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

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

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

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

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

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

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

9. **Interpretation:**

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

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

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

Land (vacant) admeasuring 3.92 (three point nine two) decimal, more or less, comprised in R.S. Dag Nos. 100 and 113, corresponding L.R. Dag Nos. 94 and 107, respectively, recorded under R.S. Khatian No. 629, L.R. Khatian Nos. 4023 and 1504, 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, 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:

| Classification | R.S. *Dag* | L.R. *Dag* | R.S. Khatian | L.R. Khatian | Total Area in *Dag* (Dec) | Area Sold (Dec) |
|---|---|---|---|---|---|---|
| Sali | 100 | 94 | 629 | 4023 | 101 | 2.81 |
| Sali | 113 | 107 | 629 | 1504 | 40 | 1.11 |
| | | | | | **Total:** | **3.92** |

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

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

Said R.S. Dag No. 113 is butted and bounded as follows:

**On the North** : By R.S. Dag No. 114
**On the East** : By R.S. Dag No. 118
**On the South** : By R.S. Dag No. 497
**On the West** : By R.S. Dag No. 112

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**10. Execution and Delivery**

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

Witnesses:

1. Sourav Ghosh
39, Ballygunge Park South,
Kasba, Kolkata - 700078.

2. Alamgir Reza Adv
28/1, Judges Court Road
Kol-27

Sudhir Kumar Goddy

**[Vendor]**

**Drafted by:** Alamgir Reza WB/1366/03

Advocate

Alipore Judges Court
Kol-27

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## Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs.33,00,000/- (Rupees Thirty-Three Lakhs only)** towards full and final payment of the consideration for sale of the Said Property described in the **Schedule** above, in the following manner:

| Mode | Date | Bank | Amount (Rs.) |
|---|---|---|---|
| UTR No. IOBAR52024091600225023 | 16.09.2024 | Indian Overseas Bank | 33,00,000/- |
| | | **Total:** | **33,00,000/-** |

Witnesses:

1. Sourav Ghosh.

Swapan Kumar Ghosh

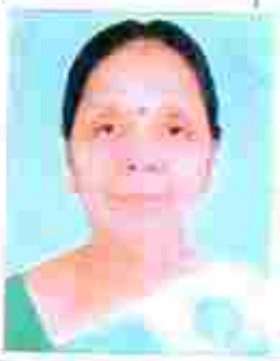
**[Vendor]**

2. Alamgir Reza Adv

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

18 SEP 2024

## SPECIMEN FORM FOR TEN FINGER PRINTS



Uma Kyal

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

Sudip Kumar Ghosh

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

PHOTO

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

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

सत्यमेव जयते

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

| | | |
|---|---|---|
| **Query No / Year** | **2002442027/2024** | **Office where deed will be registered** |
| **Query Date** | **13/09/2024 5:05:00 PM** | Deed can be registered in any of the offices mentioned on Note: 11 |
| **Applicant Name, Address & Other Details** | QUERY DESK<br>Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9330394689, Status :Solicitor firm | |
| Transaction | | Additional Transaction |
| [0101] Sale, Sale Document | | [4308] Agreement [No of Agreement : 2] |
| Set Forth value | | Market Value |
| Rs. 33,00,000/- | | Rs. 33,00,000/- |
| Total Stamp Duty Payable(SD) | | Total Registration Fee Payable |
| Rs. 1,65,020/- (Article:23) | | Rs. 33,014/- (Article:A(1), E) |
| Mutation Fee Payable | Expected date of Presentation of Deed | Amount of Stamp Duty to be Paid by Non Judicial Stamp |
| | | Rs. 100/- |
| Remarks | | |

## Land Details :

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

| Sch No | Plot Number | Khatian Number | Land Proposed | UseROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|---|---|---|---|---|---|---|---|---|
| L1 | RS-100 | RS-629 | Bastu | Shali | 2.81 Dec | 23,65,000/- | 23,65,000/- | |
| L2 | RS-113 | RS-629 | Bastu | Shali | 1.11 Dec | 9,35,000/- | 9,35,000/- | |
| | | **TOTAL :** | | | **3.92Dec** | **33,00,000 /-** | **33,00,000 /-** | |
| | **Grand Total :** | | | | **3.92Dec** | **33,00,000 /-** | **33,00,000 /-** | |

## Seller Details :

| Sl No | Name & address | Status | Execution Admission Details : |
|---|---|---|---|
| 1 | SWAPAN KUMAR GHOSH, (Alias: SWAPAN GHOSH)<br>Son of Late JYOTISH CHANDRA GHOSH,City:- , P.O:- HATISALA, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135<br>Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Date of Birth:XX-XX-1XX8, PAN No. ALxxxxxx0A, Aadhaar No.: 57xxxxxxxx5359,Status :Individual, Executed by: Self<br>To be Admitted by: Self | Individual | Executed by: Self<br>To be Admitted by: Self |

**Buyer Details :**

| Sl No | Name & address | Status | Execution Admission Details : |
|---|---|---|---|
| 1 | UMA KYAL<br>Wife of UMESH KYAL,30C, South End Park, City:- , P.O:- SARAT BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029<br>Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX9, PAN No. ABxxxxxx9B, Aadhaar No.: 71xxxxxxxx5923,Status :Individual, Not Executed | Individual | Not Executed |

**Identifier Details :**

| Name & address |
|---|
| SOURAV GHOSH<br>Son of Sudhir Ghosh<br>39, Ruby Park South,, City:- , P.O:- Haltu, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078,<br>Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , Identifier Of SWAPAN KUMAR GHOSH |

| Transfer of property for L1 | | |
|---|---|---|
| **Sl.No** | **From** | **To. with area (Name-Area)** |
| 1 | SWAPAN KUMAR GHOSH | UMA KYAL-2.81 Dec |
| **Transfer of property for L2** | | |
| **Sl.No** | **From** | **To. with area (Name-Area)** |
| 1 | SWAPAN KUMAR GHOSH | UMA KYAL-1.11 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 13-10-2024) for e-Payment . Assessed market value & Query is valid for 30 days (i.e. upto 13-10-2024)
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.

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

192024250211434808

## GRN Details

| | | | |
|---|---|---|---|
| **GRN:** | 192024250211434808 | **Payment Mode:** | SBI Epay |
| **GRN Date:** | 17/09/2024 18:15:36 | **Bank/Gateway:** | SBIePay Payment Gateway |
| **BRN :** | 0994887159827 | **BRN Date:** | 17/09/2024 18:16:26 |
| **Gateway Ref ID:** | 20240917752187 | **Method:** | Indian Overseas Bank NB |
| **GRIPS Payment ID:** | 170920242021143479 | **Payment Init. Date:** | 17/09/2024 18:15:36 |
| **Payment Status:** | Successful | **Payment Ref. No:** | 2002442027/3/2024 [Query No/*/Query Year] |

## Depositor Details

| | |
|---|---|
| **Depositor's Name:** | Mrs UMA KYAL |
| **Address:** | 30C, SOUTH END PARK, KOLKATA-700029 |
| **Mobile:** | 9330394689 |
| **Period From (dd/mm/yyyy):** | 17/09/2024 |
| **Period To (dd/mm/yyyy):** | 17/09/2024 |
| **Payment Ref ID:** | 2002442027/3/2024 |
| **Dept Ref ID/DRN:** | 2002442027/3/2024 |

## Payment Details

| Sl. No. | Payment Ref No | Head of A/C Description | Head of A/C | Amount (₹) |
|---|---|---|---|---|
| 1 | 2002442027/3/2024 | Property Registration- Stamp duty | 0030-02-103-003-02 | 164920 |
| 2 | 2002442027/3/2024 | Property Registration- Registration Fees | 0030-03-104-001-16 | 33014 |
| | | | **Total** | **197934** |

**IN WORDS:** **ONE LAKH NINETY SEVEN THOUSAND NINE HUNDRED THIRTY FOUR ONLY.**

# Government of West Bengal
# GRIPS 2.0 Acknowledgement Receipt
# Payment Summary

170920242021143479

## GRIPS Payment Detail

| | | | |
|---|---|---|---|
| **GRIPS Payment ID:** | 170920242021143479 | **Payment Init. Date:** | 17/09/2024 18:15:36 |
| **Total Amount:** | 197934 | **No of GRN:** | 1 |
| **Bank/Gateway:** | SBI EPay | **Payment Mode:** | SBI Epay |
| **BRN:** | 0994887159827 | **BRN Date:** | 17/09/2024 18:16:26 |
| **Payment Status:** | Successful | **Payment Init. From:** | Department Portal |

## Depositor Details

| | |
|---|---|
| **Depositor's Name:** | Mrs UMA KYAL |
| **Mobile:** | 9330394689 |

## Payment(GRN) Details

| Sl. No. | GRN | Department | Amount (₹) |
|---|---|---|---|
| 1 | 192024250211434808 | Directorate of Registration & Stamp Revenue | 197934 |
| | | **Total** | **197934** |

**IN WORDS:** **ONE LAKH NINETY SEVEN THOUSAND NINE HUNDRED THIRTY FOUR ONLY.**

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

## Major Information of the Deed

| | | | |
|---|---|---|---|
| **Deed No :** | **I-1604-10202/2024** | **Date of Registration** | **18/09/2024** |
| **Query No / Year** | **1604-2002442027/2024** | **Office where deed is registered** | |
| **Query Date** | **13/09/2024 5:05:00 PM** | D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas | |
| **Applicant Name, Address & Other Details** | QUERY DESK<br>Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9330394689, Status :Solicitor firm | | |

| Transaction | Additional Transaction |
|---|---|
| **[0101] Sale, Sale Document** | [4308] Other than Immovable Property, Agreement [No of Agreement : 2] |
| Set Forth value | Market Value |
| Rs. 33,00,000/- | Rs. 33,00,000/- |
| Stampduty Paid(SD) | Registration Fee Paid |
| Rs. 1,65,020/- (Article:23) | Rs. 33,046/- (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-100 | RS-629 | Bastu | Shali | 2.81 Dec | 23,65,000/- | 23,65,000/- | |
| L2 | RS-113 | RS-629 | Bastu | Shali | 1.11 Dec | 9,35,000/- | 9,35,000/- | |
| | | **TOTAL :** | | | **3.92Dec** | **33,00,000 /-** | **33,00,000 /-** | |
| | **Grand Total :** | | | | **3.92Dec** | **33,00,000 /-** | **33,00,000 /-** | |

### Seller Details :

| Sl No | Name,Address,Photo,Finger print and Signature | | | |
|---|---|---|---|---|
| 1 | **Name** | **Photo** | **Finger Print** | **Signature** |
| | **SWAPAN KUMAR GHOSH, (Alias: SWAPAN GHOSH) (Presentant )**<br>Son of Late JYOTISH CHANDRA GHOSH<br>Executed by: Self, Date of Execution: 18/09/2024<br>, Admitted by: Self, Date of Admission: 18/09/2024 ,Place : Office |  |  | |
| | | 18/09/2024 | LTI<br>18/09/2024 | 18/09/2024 |

| | |
|---|---|
| | City:- , P.O:- HATISALA, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: IndiaDate of Birth:XX-XX-1XX8 , PAN No.:: ALxxxxxx0A, Aadhaar No: 57xxxxxxxx5359, Status :Individual, Executed by: Self, Date of Execution: 18/09/2024 , Admitted by: Self, Date of Admission: 18/09/2024 ,Place : Office |

**Buyer Details :**

| Sl No | Name,Address,Photo,Finger print and Signature |
|---|---|
| 1 | **UMA KYAL** Wife of UMESH KYAL 30C, South End Park, City:- , P.O:- SARAT BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX9 , PAN No.:: ABxxxxxx9B, Aadhaar No: 71xxxxxxxx5923, Status :Individual, Status : Not Executed |

**Identifier Details :**

| Name | Photo | Finger Print | Signature |
|---|---|---|---|
| **SOURAV GHOSH** Son of Sudhir Ghosh 39, Ruby Park South,, City:- , P.O:- Haltu, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 |  | Captured | |
| | 18/09/2024 | 18/09/2024 | 18/09/2024 |
| Identifier Of SWAPAN KUMAR GHOSH | | | |

| Transfer of property for L1 | | |
|---|---|---|
| Sl.No | From | To. with area (Name-Area) |
| 1 | SWAPAN KUMAR GHOSH | UMA KYAL-2.81 Dec |

| Transfer of property for L2 | | |
|---|---|---|
| Sl.No | From | To. with area (Name-Area) |
| 1 | SWAPAN KUMAR GHOSH | UMA KYAL-1.11 Dec |

## Endorsement For Deed Number : I - 160410202 / 2024

**On 18-09-2024**

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

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

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

Presented for registration at 11:44 hrs on 18-09-2024, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by SWAPAN KUMAR GHOSH Alias SWAPAN 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 33,00,000/-

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

Execution is admitted on 18/09/2024 by SWAPAN KUMAR GHOSH, Alias SWAPAN GHOSH, Son of Late JYOTISH CHANDRA GHOSH, P.O: HATISALA, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Others

Identified by SOURAV GHOSH, , , Son of Sudhir Ghosh, 39, Ruby Park South,, P.O: Haltu, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by profession Service

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 33,046.00/- ( A(1) = Rs 33,000.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 33,014/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 17/09/2024 6:16PM with Govt. Ref. No: 192024250211434808 on 17-09-2024, Amount Rs: 33,014/-, Bank: SBI EPay ( SBIePay), Ref. No. 0994887159827 on 17-09-2024, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 1,65,020/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 1,64,920/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 29217, Amount: Rs.100.00/-, Date of Purchase: 22/11/2023, Vendor name: Subhankar Das
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 17/09/2024 6:16PM with Govt. Ref. No: 192024250211434808 on 17-09-2024, Amount Rs: 1,64,920/-, Bank: SBI EPay ( SBIePay), Ref. No. 0994887159827 on 17-09-2024, 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 1604-2024, Page from 299700 to 299717**

**being No 160410202 for the year 2024.**

Digitally signed by Anupam Halder
Date: 2024.09.19 17:18:05 +05:30
Reason: Digital Signing of Deed.

**(Anupam Halder) 19/09/2024**

**DISTRICT SUB-REGISTRAR**

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

**West Bengal.**

10405/2024

I-10204/2024

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबंगा पश्चिम बंगाल WEST BENGAL

AR 342153

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

18/09/2024

I-200294359/2024

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

18 SEP 2024

18 SEP 2024

**CONVEYANCE**

1. **Date:** 18/09/24
2. **Place:** Kolkata
3. **Parties**

22 NOV 2023

29215

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

Name:- B. C. LAHIRI

*Advocate*

Address:- Alipore Judge's Court, Kol-27

Alipore Collectorate, 24 Pgs. (S)

SUBHANKAR DAS

STAMP VENDOR

Alipore Police Court, Kol-27

Vendor .....

Identified by me,
Saurav Ghosh
S/o - Sudhir Ghosh,
39, Ruby Park South,
Kasba, Kolkata-700078
P.S- Kasba, P.O- Haltu,

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

18 SEP 2024

3.1 **SWAPAN KUMAR GHOSH** alias **SWAPAN GHOSH** (**PAN ALLPG5420A** and **Aadhaar No. 5723 5344 5359**), son of Late Jyotish Chandra Ghosh, by faith Hindu, by occupation Others, nationality Indian, residing at Jirangacha, Post Office Hatisala, Police Station Polerhat (formerly Kashipur), PIN – 700 135, District South 24 Parganas (**Vendor**, includes successors-in-interest)

**And**

3.2 **UMESH KYAL**, having **PAN AGCPK9667R** and **Aadhaar No. 3221 6780 6519**, son of Late Govind Ram Kyal, by faith Hindu, by occupation Business, nationality Indian, residing at 30C South End Park, Post Office Sarat Bose Road, Kolkata- 700 029, Police Station Lake, District South 24 Parganas (**Purchaser**, includes successors-in-interest)

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

## NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

### 4. Subject Matter of Conveyance

4.1 **Said Property:** Land admeasuring 3.8775 (three point eight seven seven five) decimal, more or less, comprised in R.S. Dag Nos. 92, 94, 100, 102, 111, 112, 113, 118, 501 and 503, corresponding L.R. Dag Nos. 86, 88, 94, 96, 105, 106, 107, 112, 469 and 471, respectively, recorded under R.S. Khatian Nos. 181, 629 and 582, L.R. Khatian Nos. 1034, 4023 and 1504, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet (**BGP**), Sub-Registration District Bhangar, District South 24 Parganas (collectively **Said Property**) and more fully described in the **Schedule** below **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof.

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

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

5.1.1 **Ownership of Mother Property:** At all material time one Uttam Chandra Ghosh was the sole and absolute owner in respect of land admeasuring 746.575 (seven hundred forty six point five seven five) decimal, comprised in R.S. Dag Nos. 92, 94, 100, 102, 111, 112, 113, 118, 501 and 503, recorded under R.S. Khatian Nos. 181, 629 and 582, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (collectively **Mother**

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

18 SEP 2024

**Property**), free from all encumbrances. The details of the Mother Property are given in the chart below:

| R.S. *Dag* No. | R.S. Khatian No. | Total Area in *Dag* (in Dec) | Area (in Dec) |
|---|---|---|---|
| 92 | 181 | 150 | 112 |
| 94 | 181 | 42 | 42 |
| 100 | 629 | 101 | 101 |
| 102 | 629 | 154 | 154 |
| 111 | 629 | 12 | 12 |
| 112 | 629 | 94 | 94 |
| 113 | 629 | 40 | 40 |
| 118 | 629 | 131 | 131 |
| 501 | 582 | 99 | 39.2 |
| 503 | 582 | 57 | 21.375 |
| | | **Total:** | **746.575** |

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

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

5.1.4 **Ownership of Radharani Ghosh:** In the above mentioned circumstances said Radharani Ghosh has become the sole and absolute owner in respect of land measuring 82.95 (eighty two point nine five) decimal, more or less, out of the Mother Property (**Property Of Radharani**) and mutated her name in the records of the Block Land and Land Reforms Officer, Bhangar-II, under L.R. Khatian No. 1034, free from all encumbrances. The details of the Property Of Radharani are given in the chart below:

| R.S. *Dag* No. | R.S. Khatian No. | Total Area in *Dag* (in Dec) | Area (in Dec) |
|---|---|---|---|
| 92 | 181 | 150 | 12.44 |

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

18 SEP 2024

| | | | |
|---|---|---|---|
| 94 | 181 | 42 | 4.67 |
| 100 | 629 | 101 | 11.22 |
| 102 | 629 | 154 | 17.11 |
| 111 | 629 | 12 | 1.33 |
| 112 | 629 | 94 | 10.44 |
| 113 | 629 | 40 | 4.44 |
| 118 | 629 | 131 | 14.56 |
| 501 | 582 | 99 | 4.36 |
| 503 | 582 | 57 | 2.38 |
| | | **Total:** | **82.95** |

5.1.5 **Sale to Sadhan Kumar Ghosh:** By a Deed of Sale dated 12th August, 2008, registered in the Office of the Additional District Sub-Registrar, Bhangar, recorded in Book No. I, CD Volume No. 10, at Pages 3449 to 3464, being Deed No. 04303 for the year 2008, said Radharani Ghosh sold, conveyed and transferred her right, title and interest in *inter alia* the Property Of Radharani vis-à-vis the Mother Property unto and in favour of Sadhan Kumar Ghosh, free from all encumbrances.

5.1.6 **Sale to Swapan Ghosh & Ors.:** By a Deed of Sale dated 8th September, 2008, registered in the Office of the Additional District Sub-Registrar, Bhangar, recorded in Book No. I, CD Volume No. 12, at Pages 97 to 111, being Deed No. 04750 for the year 2008, said Sadhan Kumar Ghosh sold, conveyed and transferred land admeasuring 15.51 (fifteen point five one) decimal, more or less, out of the Property Of Radharani (**Larger Property**) unto and in favour of (**1**) Swapan Kumar Ghosh alias Swapan Ghosh, (**2**) Bishtupada Ghosh, (**3**) Palash Ghosh and (**4**) Gouranga Ghosh, free from all encumbrances. The details of the Larger Property are given in the chart below:

| R.S. *Dag* No. | R.S. Khatian No. | Total Area in *Dag* (in Dec) | Area (in Dec) |
|---|---|---|---|
| 92 | 181 | 150 | 2.81 |
| 94 | 181 | 42 | 0.96 |
| 100 | 629 | 101 | 2.25 |
| 102 | 629 | 154 | 3.57 |
| 111 | 629 | 12 | 0.28 |
| 112 | 629 | 94 | 0.18 |
| 113 | 629 | 40 | 0.92 |
| 118 | 629 | 131 | 3.02 |
| 501 | 582 | 99 | 0.93 |
| 503 | 582 | 57 | 0.59 |
| | | **Total:** | **15.51** |

5.1.7 **Ownership of Said Property:** In the above mentioned circumstances said Swapan Kumar Ghosh alias Swapan Ghosh (the Vendor herein) has become the sole and absolute owner in respect of the Said Property, being land measuring 3.8775 (three point eight seven seven five) decimal, more or less, out of the Larger Property, free from all encumbrances. The details of the Said Property are given in the chart below:

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| R.S. *Dag* No. | R.S. Khatian No. | Total Area in *Dag* (in Dec) | Area (in Dec) |
|---|---|---|---|
| 92 | 181 | 150 | 0.7025 |
| 94 | 181 | 42 | 0.24 |
| 100 | 629 | 101 | 0.5625 |
| 102 | 629 | 154 | 0.8925 |
| 111 | 629 | 12 | 0.07 |
| 112 | 629 | 94 | 0.045 |
| 113 | 629 | 40 | 0.23 |
| 118 | 629 | 131 | 0.755 |
| 501 | 582 | 99 | 0.2325 |
| 503 | 582 | 57 | 0.1475 |
| | | **Total:** | **3.8775** |

5.1.8 **Absolute Ownership of Vendor:** In the above mentioned events and circumstances the Vendor has become the sole and absolute owner in respect of the Said Property out of the Larger Property, free from all encumbrances and mutated his name in the records of the Block Land and Land Reforms Officer, Bhangar-II, under L.R. Khatian Nos. 4023 and 1504 and the Said Property is the subject matter of this Conveyance.

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

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

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

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

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

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

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

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

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

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

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

## 6. Basic Understanding

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

## 7. Transfer

7.1 **Hereby Made:** The Vendor hereby sells, conveys and transfers to the Purchaser the entirety of the Vendor's right, title and interest of whatsoever or howsoever nature in the Said Property, more fully described in the **Schedule** below, being land admeasuring 3.8775 (three point eight seven seven five) decimal, more or less, comprised in R.S. Dag Nos. 92, 94, 100, 102, 111, 112, 113, 118, 501 and 503, corresponding L.R. Dag Nos. 86, 88, 94, 96, 105, 106, 107, 112, 469 and 471, respectively, recorded under R.S. Khatian Nos. 181, 629 and 582, L.R. Khatian Nos. 1034, 4023 and 1504, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible

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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.32,60,000/- (Rupees Thirty Two Lakh Sixty Thousand only) paid by the Purchaser to the Vendor, receipt of which the Vendor hereby and by the Receipt and Memo of Consideration hereunder written, admits and acknowledges.

**8. Terms of Transfer**

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

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

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

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

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

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

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

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

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

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

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

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

8.6 **No Objection to Mutation and Conversion:** The Vendor covenants, confirms and declares that (1) the Purchaser shall be fully entitled to

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

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

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

9. **Interpretation:**

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

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

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

Land (vacant) admeasuring 3.8775 (three point eight seven seven five) decimal, more or less, comprised in R.S. Dag Nos. 92, 94, 100, 102, 111, 112, 113, 118, 501 and 503, corresponding L.R. Dag Nos. 86, 88, 94, 96, 105, 106, 107, 112, 469 and 471, respectively, recorded under R.S. Khatian Nos. 181, 629 and 582, L.R. Khatian Nos. 1034, 4023 and 1504, 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, 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:

| Classification | R.S. *Dag* | L.R. *Dag* | R.S. Khatian | Total Area in *Dag* (in Dec) | Area Sold (in Dec) |
|---|---|---|---|---|---|
| Sali | 92 | 86 | 181 | 150 | 0.7025 |
| Danga | 94 | 88 | 181 | 42 | 0.24 |
| Sali | 100 | 94 | 629 | 101 | 0.5625 |
| Danga | 102 | 96 | 629 | 154 | 0.8925 |
| Danga | 111 | 105 | 629 | 12 | 0.07 |
| Danga | 112 | 106 | 629 | 94 | 0.045 |
| Sali | 113 | 107 | 629 | 40 | 0.23 |
| Danga | 118 | 112 | 629 | 131 | 0.755 |
| Danga | 501 | 469 | 582 | 99 | 0.2325 |
| Danga | 503 | 471 | 582 | 57 | 0.1475 |
| | | | | **Total:** | **3.8775** |

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

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

Said R.S. Dag No. 94 is butted and bounded as follows:

**On the North** : By R.S. Dag No. 67
**On the East** : By R.S. Dag No. 95
**On the South** : By R.S. Dag Nos. 96, 100 & 93
**On the West** : By R.S. Dag Nos. 92 & 93

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

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

Said R.S. Dag No. 102 is butted and bounded as follows:

**On the North** : By R.S. Dag No. 92

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**On the East** : By R.S. Dag Nos. 100 & 101
**On the South** : By R.S. Dag Nos. 103 & 105
**On the West** : By Mouza Hatisala

Said R.S. Dag No. 111 is butted and bounded as follows:
**On the North** : By R.S. Dag No. 110
**On the East** : By R.S. Dag No. 112
**On the South** : By R.S. Dag No. 497
**On the West** : By Mouza Hatisala

Said R.S. Dag No. 112 is butted and bounded as follows:
**On the North** : By R.S. Dag Nos. 109 & 114
**On the East** : By R.S. Dag No. 113
**On the South** : By R.S. Dag No. 497
**On the West** : By R.S. Dag No. 111

Said R.S. Dag No. 113 is butted and bounded as follows:
**On the North** : By R.S. Dag No. 114
**On the East** : By R.S. Dag No. 118
**On the South** : By R.S. Dag No. 497
**On the West** : By R.S. Dag No. 112

Said R.S. Dag No. 118 is butted and bounded as follows:
**On the North** : By R.S. Dag No. 100
**On the East** : By R.S. Dag Nos. 99, 119 & 121
**On the South** : By R.S. Dag No. 497
**On the West** : By R.S. Dag Nos. 101, 117, 116, 115, 114 & 113

Said R.S. Dag No. 501 is butted and bounded as follows:
**On the North** : By R.S. Dag No. 497
**On the East** : By R.S. Dag No. 500
**On the South** : By R.S. Dag No. 502
**On the West** : By R.S. Dag No. 503

Said R.S. Dag No. 503 is butted and bounded as follows:
**On the North** : By R.S. Dag No. 497
**On the East** : By R.S. Dag No. 501, 502, 504, 505, 506 & 507
**On the South** : By R.S. Dag No. 507
**On the West** : By Mouza Hatisala

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## 10. Execution and Delivery

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

Witnesses:

1. Sourav Ghosh
   39, Ruby Park South,
   Kasba, Kolkata - 700078.

Sasadhar Kumar Ghosh

**[Vendor]**

2. Alamgir Raza Adv
   28/1, Judges Court Road
   Kol-27

**Drafted by:**

Alamgir Raza WB/1366/03

Advocate

Ali'pore Judges Court
Kol-27

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**Receipt And Memo of Consideration**

Received from the within named Purchaser the within mentioned sum of **Rs.32,60,000/- (Rupees Thirty Two Lakh Sixty Thousand only)** towards full and final payment of the consideration for sale of the Said Property described in the **Schedule** above, in the following manner:

| Mode | Date | Bank | Amount (Rs.) |
|---|---|---|---|
| UTR No. IOBAR52024091600224668 | 16.09.2024 | Indian Overseas Bank | 6,00,000.00 |
| UTR No. IOBAR52024091600226848 | 16.09.2024 | Indian Overseas Bank | 26,60,000.00 |
| | | **Total:** | **32,60,000/-** |

Witnesses:

1. Sourav Ghosh.

Sabyasachi Kumar Ghosh

**(Vendor)**

2. Alamgir Reza Ali

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## SPECIMEN FORM FOR TEN FINGER PRINTS

Uma Syed

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

Swapan Kumar Ghosh

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

PHOTO

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

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सत्यमेव जयते

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

| | | |
|---|---|---|
| **Query No / Year** | **2002443597/2024** | **Office where deed will be registered** |
| **Query Date** | **14/09/2024 11:34:36 AM** | Deed can be registered in any of the offices mentioned on Note: 11 |
| **Applicant Name, Address & Other Details** | QUERY DESK<br>Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9330394689, Status :Solicitor firm | |
| Transaction | | Additional Transaction |
| [0101] Sale, Sale Document | | [4308] Agreement [No of Agreement : 2] |
| Set Forth value | | Market Value |
| Rs. 32,60,000/- | | Rs. 32,60,000/- |
| Total Stamp Duty Payable(SD) | | Total Registration Fee Payable |
| Rs. 1,63,020/- (Article:23) | | Rs. 32,614/- (Article:A(1), E) |
| Mutation Fee Payable | Expected date of Presentation of Deed | Amount of Stamp Duty to be Paid by Non Judicial Stamp |
| | | Rs. 100/- |
| Remarks | | |

### Land Details :

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

| Sch No | Plot Number | Khatian Number | Land Proposed | UseROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|---|---|---|---|---|---|---|---|---|
| L1 | RS-100 | RS-629 | Bastu | Shali | 0.5625 Dec | 4,70,000/- | 4,70,000/- | |
| L2 | RS-102 | RS-629 | Bastu | Danga | 0.8925 Dec | 7,50,000/- | 7,50,000/- | |
| L3 | RS-111 | RS-629 | Bastu | Danga | 0.07 Dec | 58,000/- | 58,000/- | |
| L4 | RS-112 | RS-629 | Bastu | Danga | 0.045 Dec | 38,000/- | 38,000/- | |
| L5 | RS-113 | RS-629 | Bastu | Danga | 0.23 Dec | 1,95,000/- | 1,95,000/- | |
| L6 | RS-116 | RS-629 | Bastu | Danga | 0.755 Dec | 6,35,000/- | 6,35,000/- | |
| L7 | RS-92 | RS-181 | Bastu | Danga | 0.7025 Dec | 5,90,000/- | 5,90,000/- | |
| L8 | RS-94 | RS-181 | Bastu | Danga | 0.24 Dec | 2,00,000/- | 2,00,000/- | |
| L11 | RS-501 | RS-582 | Bastu | Danga | 0.2325 Dec | 1,95,000/- | 1,95,000/- | |
| L12 | RS-503 | RS-582 | Bastu | Danga | 0.1475 Dec | 1,29,000/- | 1,29,000/- | |
| | | **TOTAL :** | | | **3.8775Dec** | **32,60,000 /-** | **32,60,000 /-** | |
| | **Grand Total :** | | | | **3.8775Dec** | **32,60,000 /-** | **32,60,000 /-** | |

**Seller Details :**

| Sl No | Name & address | Status | Execution Admission Details : |
|---|---|---|---|
| 1 | SWAPAN KUMAR GHOSH, (Alias: SWAPAN GHOSH)<br>Son of Late JYOTISH CHANDRA GHOSH,City:- , P.O.:- Hatisala, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135<br>Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Date of Birth:XX-XX-1XX8, PAN No. ALxxxxxx0A, Aadhaar No.: 57xxxxxxxx5359,Status :Individual, Executed by: Self<br>To be Admitted by: Self | Individual | Executed by: Self<br>To be Admitted by: Self |

**Buyer Details :**

| Sl No | Name & address | Status | Execution Admission Details : |
|---|---|---|---|
| 1 | UMESH KYAL<br>Son of Late GOVINDRAM KYAL,30C, South End Park, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029<br>Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX8, PAN No. AGxxxxxx7R, Aadhaar No:: 32xxxxxxxx6519,Status :Individual, Not Executed | Individual | Not Executed |

**Identifier Details :**

| Name & address |
|---|
| SOURAV GHOSH<br>Son of Sudhir Ghosh<br>39, Ruby Park South,, City:- , P.O:- Haltu, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078,<br>Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , Identifier Of SWAPAN KUMAR GHOSH |

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

192024250211835678

## GRN Details

| | | | |
|---|---|---|---|
| **GRN:** | 192024250211835678 | **Payment Mode:** | SBI Epay |
| **GRN Date:** | 18/09/2024 09:06:53 | **Bank/Gateway:** | SBIePay Payment Gateway |
| **BRN :** | 4656898250319 | **BRN Date:** | 18/09/2024 09:07:05 |
| **Gateway Ref ID:** | 20240918759715 | **Method:** | Indian Overseas Bank NB |
| **GRIPS Payment ID:** | 1809202420211835 66 | **Payment Init. Date:** | 18/09/2024 09:06:53 |
| **Payment Status:** | Successful | **Payment Ref. No:** | 2002443597/2/2024 [Query No/*/Query Year] |

## Depositor Details

| | |
|---|---|
| **Depositor's Name:** | Mr UMESH KYAL |
| **Address:** | 30C, SOUTH END PARK, KOLKATA-700029 |
| **Mobile:** | 9330394689 |
| **Period From (dd/mm/yyyy):** | 18/09/2024 |
| **Period To (dd/mm/yyyy):** | 18/09/2024 |
| **Payment Ref ID:** | 2002443597/2/2024 |
| **Dept Ref ID/DRN:** | 2002443597/2/2024 |

## Payment Details

| Sl. No. | Payment Ref No | Head of A/C Description | Head of A/C | Amount (₹) |
|---|---|---|---|---|
| 1 | 2002443597/2/2024 | Property Registration- Stamp duty | 0030-02-103-003-02 | 162920 |
| 2 | 2002443597/2/2024 | Property Registration- Registration Fees | 0030-03-104-001-16 | 32614 |
| | | | **Total** | **195534** |

**IN WORDS:** **ONE LAKH NINETY FIVE THOUSAND FIVE HUNDRED THIRTY FOUR ONLY.**

# Government of West Bengal
# GRIPS 2.0 Acknowledgement Receipt
# Payment Summary

180920242021183566

## GRIPS Payment Detail

| | | | |
|---|---|---|---|
| **GRIPS Payment ID:** | 180920242021183566 | **Payment Init. Date:** | 18/09/2024 09:06:53 |
| **Total Amount:** | 195534 | **No of GRN:** | 1 |
| **Bank/Gateway:** | SBI EPay | **Payment Mode:** | SBI Epay |
| **BRN:** | 4656898250319 | **BRN Date:** | 18/09/2024 09:07:05 |
| **Payment Status:** | Successful | **Payment Init. From:** | Department Portal |

## Depositor Details

**Depositor's Name:** Mr UMESH KYAL

**Mobile:** 9330394689

## Payment(GRN) Details

| Sl. No. | GRN | Department | Amount (₹) |
|---|---|---|---|
| 1 | 192024250211835678 | Directorate of Registration & Stamp Revenue | 195534 |
| | | **Total** | **195534** |

**IN WORDS:** **ONE LAKH NINETY FIVE THOUSAND FIVE HUNDRED THIRTY FOUR ONLY.**

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

## Major Information of the Deed

| | | | |
|---|---|---|---|
| Deed No : | I-1604-10204/2024 | Date of Registration | 16/09/2024 |
| Query No / Year | 1604-2002443597/2024 | Office where deed is registered | |
| Query Date | 14/09/2024 11:34:36 AM | D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas | |
| Applicant Name, Address & Other Details | QUERY DESK<br>Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9330394689, Status :Solicitor firm | | |
| Transaction | | Additional Transaction | |
| [0101] Sale, Sale Document | | [4308] Other than Immovable Property, Agreement [No of Agreement : 2] | |
| Set Forth value | | Market Value | |
| Rs. 32,60,000/- | | Rs. 32,60,000/- | |
| Stamp duty Paid(SD) | | Registration Fee Paid | |
| Rs. 1,63,020/- (Article:23) | | Rs. 32,646/- (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-100 | RS-629 | Bastu | Shali | 0.5625 Dec | 4,70,000/- | 4,70,000/- | |
| L2 | RS-102 | RS-629 | Bastu | Danga | 0.8925 Dec | 7,50,000/- | 7,50,000/- | |
| L3 | RS-111 | RS-629 | Bastu | Danga | 0.07 Dec | 58,000/- | 58,000/- | |
| L4 | RS-112 | RS-629 | Bastu | Danga | 0.045 Dec | 38,000/- | 38,000/- | |
| L5 | RS-113 | RS-629 | Bastu | Danga | 0.23 Dec | 1,95,000/- | 1,95,000/- | |
| L6 | RS-118 | RS-629 | Bastu | Danga | 0.755 Dec | 6,35,000/- | 6,35,000/- | |
| L7 | RS-92 | RS-181 | Bastu | Danga | 0.7025 Dec | 5,90,000/- | 5,90,000/- | |
| L8 | RS-94 | RS-181 | Bastu | Danga | 0.24 Dec | 2,00,000/- | 2,00,000/- | |
| L11 | RS-501 | RS-582 | Bastu | Danga | 0.2325 Dec | 1,95,000/- | 1,95,000/- | |
| L12 | RS-503 | RS-582 | Bastu | Danga | 0.1475 Dec | 1,29,000/- | 1,29,000/- | |
| | | TOTAL : | | | 3.8775Dec | 32,60,000 /- | 32,60,000 /- | |
| | Grand Total : | | | | 3.8775Dec | 32,60,000 /- | 32,60,000 /- | |

**Seller Details :**

| Sl No | Name,Address,Photo,Finger print and Signature | | | |
|---|---|---|---|---|
| 1 | **Name** | **Photo** | **Finger Print** | **Signature** |
| | **SWAPAN KUMAR GHOSH, (Alias: SWAPAN GHOSH) (Presentant )**<br>Son of Late JYOTISH CHANDRA GHOSH<br>Executed by: Self, Date of Execution: 18/09/2024<br>, Admitted by: Self, Date of Admission: 18/09/2024 ,Place : Office |  |  | |
| | | 18/09/2024 | LTI<br>18/09/2024 | 18/09/2024 |
| | City:- , P.O:- Hatisala, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: IndiaDate of Birth:XX-XX-1XX8 , PAN No.:: ALxxxxxx0A, Aadhaar No: 57xxxxxxxx5359, Status :Individual, Executed by: Self, Date of Execution: 18/09/2024<br>, Admitted by: Self, Date of Admission: 18/09/2024 ,Place : Office | | | |

**Buyer Details :**

| Sl No | Name,Address,Photo,Finger print and Signature |
|---|---|
| 1 | **UMESH KYAL**<br>Son of Late GOVINDRAM KYAL 30C, South End Park, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX8 , PAN No.:: AGxxxxx7R, Aadhaar No: 32xxxxxxxx6519, Status :Individual, Status : Not Executed |

**Identifier Details :**

| Name | Photo | Finger Print | Signature |
|---|---|---|---|
| **SOURAV GHOSH**<br>Son of Sudhir Ghosh<br>39, Ruby Park South,, City:- , P.O:- Haltu, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 |  |  | |
| | 18/09/2024 | 18/09/2024 | 18/09/2024 |
| Identifier Of SWAPAN KUMAR GHOSH | | | |

| Transfer of property for L1 | | |
|---|---|---|
| Sl.No | From | To. with area (Name-Area) |
| 1 | SWAPAN KUMAR GHOSH | UMESH KYAL-0.5625 Dec |

| Transfer of property for L11 | | |
|---|---|---|
| Sl.No | From | To. with area (Name-Area) |
| 1 | SWAPAN KUMAR GHOSH | UMESH KYAL-0.2325 Dec |

| Transfer of property for L12 | | |
|---|---|---|
| Sl.No | From | To. with area (Name-Area) |
| 1 | SWAPAN KUMAR GHOSH | UMESH KYAL-0.1475 Dec |

| Transfer of property for L2 | | |
|---|---|---|
| Sl.No | From | To. with area (Name-Area) |
| 1 | SWAPAN KUMAR GHOSH | UMESH KYAL-0.8925 Dec |

| Transfer of property for L3 | | |
|---|---|---|
| Sl.No | From | To. with area (Name-Area) |
| 1 | SWAPAN KUMAR GHOSH | UMESH KYAL-0.07 Dec |

| Transfer of property for L4 | | |
|---|---|---|
| Sl.No | From | To. with area (Name-Area) |
| 1 | SWAPAN KUMAR GHOSH | UMESH KYAL-0.045 Dec |

| Transfer of property for L5 | | |
|---|---|---|
| Sl.No | From | To. with area (Name-Area) |
| 1 | SWAPAN KUMAR GHOSH | UMESH KYAL-0.23 Dec |

| Transfer of property for L6 | | |
|---|---|---|
| Sl.No | From | To. with area (Name-Area) |
| 1 | SWAPAN KUMAR GHOSH | UMESH KYAL-0.755 Dec |

| Transfer of property for L7 | | |
|---|---|---|
| Sl.No | From | To. with area (Name-Area) |
| 1 | SWAPAN KUMAR GHOSH | UMESH KYAL-0.7025 Dec |

| Transfer of property for L8 | | |
|---|---|---|
| Sl.No | From | To. with area (Name-Area) |
| 1 | SWAPAN KUMAR GHOSH | UMESH KYAL-0.24 Dec |

**Endorsement For Deed Number : I - 160410204 / 2024**

**On 18-09-2024**

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

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

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

Presented for registration at 11:47 hrs on 18-09-2024, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by SWAPAN KUMAR GHOSH Alias SWAPAN 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 32,60,000/-

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

Execution is admitted on 18/09/2024 by SWAPAN KUMAR GHOSH, Alias SWAPAN GHOSH, Son of Late JYOTISH CHANDRA GHOSH, P.O: Hatisala, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Others

Indetified by SOURAV GHOSH, , , Son of Sudhir Ghosh, 39, Ruby Park South,, P.O: Haltu, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by profession Service

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 32,648.00/- ( A(1) = Rs 32,600.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 32,614/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/09/2024 9:07AM with Govt. Ref. No: 192024250211835678 on 18-09-2024, Amount Rs: 32,614/-, Bank: SBI EPay ( SBIePay), Ref. No. 4656898250319 on 18-09-2024, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 1,63,020/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 1,62,920/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 29215, Amount: Rs.100.00/-, Date of Purchase: 22/11/2023, Vendor name: Subhankar Das
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/09/2024 9:07AM with Govt. Ref. No: 192024250211835678 on 18-09-2024, Amount Rs: 1,62,920/-, Bank: SBI EPay ( SBIePay), Ref. No. 4656898250319 on 18-09-2024, 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 1604-2024, Page from 299660 to 299680**

**being No 160410204 for the year 2024.**

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

Digitally signed by Anupam Halder
Date: 2024.09.19 17:08:35 +05:30
Reason: Digital Signing of Deed.

**(Anupam Halder) 19/09/2024**

**DISTRICT SUB-REGISTRAR**

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

**West Bengal.**

10401/2024 I-10205/2024

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL AR 342152

18/09/2024

I-200243538/2024

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

District Sub-Registrar-IV
Alipore, South 24 Parganas

18 SEP 2024

**CONVEYANCE**

1. **Date:** 18/09/24
2. **Place:** Kolkata
3. **Parties**

2 2 NOV 2023

29216

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

Name:-B. C. LAHIRI

*Advocate*

Address:-Alipore Judge's Court, Kol-27

Alipore Collectorate, 24 Pgs. (S)

SUBHANKAR DAS

STAMP VENDOR

Alipore Police Court, Kol-27

Vendor .....

Identified by me,
Sourav Ghosh.
S/O - Sudhir Ghosh.
99, Ruby Park South,
Kasba, Kolkata - 700078,
P.S - Kasba, P.O - Halta

District Sub-Registrar-IV
Registrar U/S 7 (2) of
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3.1 **SWAPAN KUMAR GHOSH** alias **SWAPAN GHOSH** (**PAN ALLPG5420A** and **Aadhaar No. 5723 5344 5359**), son of Late Jyotish Chandra Ghosh, by faith Hindu, by occupation Others, nationality Indian, residing at Jirangacha, Post Office Hatisala, Police Station Polerhat (formerly Kashipur), PIN – 700 135, District South 24 Parganas (**Vendor**, includes successors-in-interest)

**And**

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

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

## NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

### 4. Subject Matter of Conveyance

4.1 **Said Property:** Land admeasuring 18.13 (eighteen point one three) decimal, more or less, comprised in R.S. Dag Nos. 92, 94, 100, 102, 111, 112, 113, 118, 501 and 503, corresponding L.R. Dag Nos. 86, 88, 94, 96, 105, 106, 107, 112, 469 and 471, respectively, recorded under R.S. Khatian Nos. 181, 629 and 582, L.R. Khatian Nos. 4023 and 1504, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet (**BGP**), Sub-Registration District Bhangar, District South 24 Parganas (collectively **Said Property**) and more fully described in the **Schedule** below **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof.

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

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

5.1.1 **Ownership of Mother Property:** At all material time one Uttam Chandra Ghosh was the sole and absolute owner in respect of land admeasuring 746.575 (seven hundred forty six point five seven five) decimal, comprised in R.S. Dag Nos. 92, 94, 100, 102, 111, 112, 113, 118, 501 and 503, recorded under R.S. Khatian Nos. 181, 629 and 582, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (collectively **Mother**

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**Property**), free from all encumbrances. The details of the Mother Property are given in the chart below:

| R.S. *Dag* No. | R.S. Khatian No. | Total Area in *Dag* (in Dec) | Area (in Dec) |
|---|---|---|---|
| 92 | 181 | 150 | 112 |
| 94 | 181 | 42 | 42 |
| 100 | 629 | 101 | 101 |
| 102 | 629 | 154 | 154 |
| 111 | 629 | 12 | 12 |
| 112 | 629 | 94 | 94 |
| 113 | 629 | 40 | 40 |
| 118 | 629 | 131 | 131 |
| 501 | 582 | 99 | 39.2 |
| 503 | 582 | 57 | 21.375 |
| | | **Total:** | **746.575** |

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

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

5.1.4 **Ownership of Jatish Chandra Ghosh:** In the above mentioned circumstances said Jatish Chandra Ghosh has become the sole and absolute owner in respect of land measuring 82.95 (eighty two point nine five) decimal, more or less, out of the Mother Property (**Property Of Jatish**), free from all encumbrances. The details of the Property Of Jatish are given in the chart below:

| R.S. *Dag* No. | R.S. Khatian No. | Total Area in *Dag* (in Dec) | Area (in Dec) |
|---|---|---|---|
| 92 | 181 | 150 | 12.44 |
| 94 | 181 | 42 | 4.67 |
| 100 | 629 | 101 | 11.22 |

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| | | | |
|---|---|---|---|
| 102 | 629 | 154 | 17.11 |
| 111 | 629 | 12 | 1.33 |
| 112 | 629 | 94 | 10.44 |
| 113 | 629 | 40 | 4.44 |
| 118 | 629 | 131 | 14.56 |
| 501 | 582 | 99 | 4.36 |
| 503 | 582 | 57 | 2.38 |
| | | **Total:** | **82.95** |

5.1.5 **Demise of Jatish Chandra Ghosh:** Said Jatish Chandra Ghosh, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate leaving behind him surviving his wife, Sita Rani Ghosh alias Sita Bala Ghosh, 4 (four) sons, namely, (**1**) Buddheshwar Ghosh, (**2**) Sambhu Nath Ghosh, (**3**) Bistu Pada Ghosh and (**4**) Swapan Kumar Ghosh alias Swapan Ghosh and 3 (three) daughters, namely, (**1**) Menoka Bala Ghosh, (**2**) Sumitra Mallick alias Sumitra Bala Ghosh and (**3**) Brinda Rani Ghosh, as his only legal heirs and heiresses, who jointly and in equal share inherited the right, title and interest of Late Jatish Chandra Ghosh in the Property Of Jatish, free from all encumbrances.

5.1.6 **Gift to Buddheshwar Ghosh & Ors.:** By a Deed of Gift dated 15th December, 2006, registered in the Office of the Additional District Sub-Registrar, Bhangar, recorded in Book No. 1, Volume No. 7, at Pages 185 to 192, being Deed No. 309 for the year 2007, said (**1**) Sita Rani Ghosh alias Sita Bala Ghosh, (**2**) Sumitra Mallick alias Sumitra Bala Ghosh and (**3**) Brinda Rani Ghosh gifted, granted and transferred their right, title and interest in the Property Of Jatish unto and in favour of (**1**) Buddheshwar Ghosh, (**2**) Sambhu Nath Ghosh, (**3**) Bistu Pada Ghosh and (**4**) Swapan Kumar Ghosh alias Swapan Ghosh, free from all encumbrances.

5.1.7 **Ownership of Said Property:** In the above mentioned circumstances said Swapan Kumar Ghosh alias Swapan Ghosh (the Vendor herein) has become the sole and absolute owner in respect of the Said Property, being land measuring 18.13 (eighteen point one three) decimal, more or less, out of the Property Of Jatish, free from all encumbrances. The details of the Said Property are given in the chart below:

| R.S. *Dag* No. | R.S. Khatian No. | Total Area in *Dag* (in Dec) | Area (in Dec) |
|---|---|---|---|
| 92 | 181 | 150 | 2.72 |
| 94 | 181 | 42 | 1.02 |
| 100 | 629 | 101 | 2.45 |
| 102 | 629 | 154 | 3.74 |
| 111 | 629 | 12 | 0.29 |
| 112 | 629 | 94 | 2.28 |
| 113 | 629 | 40 | 0.97 |
| 118 | 629 | 131 | 3.19 |
| 501 | 582 | 99 | 0.96 |
| 503 | 582 | 57 | 0.52 |
| | | **Total:** | **18.13** |

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5.1.8 **Absolute Ownership of Vendor:** In the above mentioned events and circumstances the Vendor has become the sole and absolute owner in respect of the Said Property out of the Property Of Jatish, free from all encumbrances and mutated his name in the records of the Block Land and Land Reforms Officer, Bhangar-II, under L.R. Khatian Nos. 4023 and 1504 and the Said Property is the subject matter of this Conveyance.

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

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

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

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

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

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

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

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

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claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title and the title of the Vendor to the Said Property is free, clear and marketable.

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

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

**6. Basic Understanding**

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

**7. Transfer**

7.1 **Hereby Made:** The Vendor hereby sells, conveys and transfers to the Purchaser the entirety of the Vendor's right, title and interest of whatsoever or howsoever nature in the Said Property, more fully described in the **Schedule** below, being land admeasuring 18.13 (eighteen point one three) decimal, more or less, comprised in R.S. Dag Nos. 92, 94, 100, 102, 111, 112, 113, 118, 501 and 503, corresponding L.R. Dag Nos. 86, 88, 94, 96, 105, 106, 107, 112, 469 and 471, respectively, recorded under R.S. Khatian Nos. 181, 629 and 582, L.R. Khatian Nos. 4023 and 1504, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

7.2 **Consideration:** The aforesaid transfer is being made in consideration of a sum of **Rs.1,52,00,000/- (Rupees One Crore Fifty Two Lakhs only)** paid by the Purchaser to the Vendor, receipt of which the Vendor hereby and by the Receipt and Memo of Consideration hereunder written, admits and acknowledges.

**8. Terms of Transfer**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

9. **Interpretation:**

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

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

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

Land (vacant) admeasuring 18.13 (eighteen point one three) decimal, more or less, comprised in R.S. Dag Nos. 92, 94, 100, 102, 111, 112, 113, 118, 501 and 503, corresponding L.R. Dag Nos. 86, 88, 94, 96, 105, 106, 107, 112, 469 and 471, respectively, recorded under R.S. Khatian Nos. 181, 629 and 582, L.R. Khatian Nos. 4023 and 1504, 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, 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:

| Classification | R.S. *Dag* | L.R. *Dag* | R.S. Khatian | L.R. Khatian | Total Area in *Dag* (Dec) | Area Sold (Dec) |
|---|---|---|---|---|---|---|
| Sali | 92 | 86 | 181 | 4023 | 150 | 2.72 |
| Danga | 94 | 88 | 181 | 4023 | 42 | 1.02 |
| Sali | 100 | 94 | 629 | 4023 | 101 | 2.45 |
| Danga | 102 | 96 | 629 | 4023 | 154 | 3.74 |
| Danga | 111 | 105 | 629 | 4023 | 12 | 0.29 |
| Danga | 112 | 106 | 629 | 1504 | 94 | 2.28 |
| Sali | 113 | 107 | 629 | 1504 | 40 | 0.97 |
| Danga | 118 | 112 | 629 | 1504 | 131 | 3.19 |
| Danga | 501 | 469 | 582 | Nil | 99 | 0.95 |
| Danga | 503 | 471 | 582 | Nil | 57 | 0.52 |
| | | | | | **Total:** | **18.13** |

Said R.S. Dag No. 92 is butted and bounded as follows:
**On the North** : By R.S. Dag No. 91
**On the East** : By R.S. Dag Nos. 94, 93 & 100
**On the South** : By R.S. Dag No. 102
**On the West** : By Mouza Hatisala

Said R.S. Dag No. 94 is butted and bounded as follows:
**On the North** : By R.S. Dag No. 67
**On the East** : By R.S. Dag No. 95
**On the South** : By R.S. Dag Nos. 96, 100 & 93
**On the West** : By R.S. Dag Nos. 92 & 93

Said R.S. Dag No. 100 is butted and bounded as follows:
**On the North** : By R.S. Dag Nos. 93, 94 & 96
**On the East** : By R.S. Dag Nos. 96 & 99
**On the South** : By R.S. Dag Nos. 101 & 118
**On the West** : By R.S. Dag Nos. 92, 101 & 102

Said R.S. Dag No. 102 is butted and bounded as follows:
**On the North** : By R.S. Dag No. 92
**On the East** : By R.S. Dag Nos. 100 & 101

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**On the South** : By R.S. Dag Nos. 103 & 105
**On the West** : By Mouza Hatisala

Said R.S. Dag No. 111 is butted and bounded as follows:
**On the North** : By R.S. Dag No. 110
**On the East** : By R.S. Dag No. 112
**On the South** : By R.S. Dag No. 497
**On the West** : By Mouza Hatisala

Said R.S. Dag No. 112 is butted and bounded as follows:
**On the North** : By R.S. Dag Nos. 109 & 114
**On the East** : By R.S. Dag No. 113
**On the South** : By R.S. Dag No. 497
**On the West** : By R.S. Dag No. 111

Said R.S. Dag No. 113 is butted and bounded as follows:
**On the North** : By R.S. Dag No. 114
**On the East** : By R.S. Dag No. 118
**On the South** : By R.S. Dag No. 497
**On the West** : By R.S. Dag No. 112

Said R.S. Dag No. 118 is butted and bounded as follows:
**On the North** : By R.S. Dag No. 100
**On the East** : By R.S. Dag Nos. 99, 119 & 121
**On the South** : By R.S. Dag No. 497
**On the West** : By R.S. Dag Nos. 101, 117, 116, 115, 114 & 113

Said R.S. Dag No. 501 is butted and bounded as follows:
**On the North** : By R.S. Dag No. 497
**On the East** : By R.S. Dag No. 500
**On the South** : By R.S. Dag No. 502
**On the West** : By R.S. Dag No. 503

Said R.S. Dag No. 503 is butted and bounded as follows:
**On the North** : By R.S. Dag No. 497
**On the East** : By R.S. Dag No. 501, 502, 504, 505, 506 & 507
**On the South** : By R.S. Dag No. 507
**On the West** : By Mouza Hatisala

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## 10. Execution and Delivery

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

Witnesses:

1. Saurav Ghosh
39, Ruby Park South,
Kasba, Kolkata - 700078.

2. Alamgir Raza Adv
28/1, Judge Court Road
Kol-27

Sasadhar Kumar Ghosh

**[Vendor]**

**Drafted by:**

Alamgir Raza WB/1366/03

Advocate

Alipore Judge Court
Kol-27

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**Receipt And Memo of Consideration**

Received from the within named Purchaser the within mentioned sum of **Rs.1,52,00,000/- (Rupees One Crore Fifty-Two Lakhs only)** towards full and final payment of the consideration for sale of the Said Property described in the **Schedule** above, in the following manner:

| Mode | Date | Bank | Amount (Rs.) |
|---|---|---|---|
| UTR No. IOBAR52024091600233137 | 16.09.2024 | Indian Overseas Bank | 51,48,000.00 |
| UTR No. IOBAR52024091600232361 | 16.09.2024 | Indian Overseas Bank | 50,00,000.00 |
| UTR No. IOBAR52024091600231105 | 16.09.2024 | Indian Overseas Bank | 49,00,000.00 |
| TDS | | | 1,52,000.00 |
| **Total:** | | | **1,52,00,000/-** |

Witnesses:

1. Sourav Ghosh

Subhash Kumar Ghosh

[**Vendor**]

2. Alamgir Reza Adv

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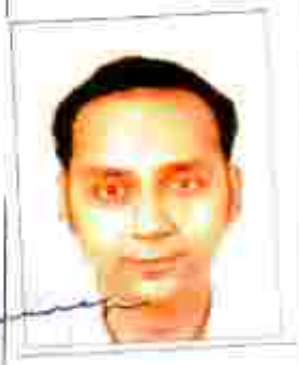
## SPECIMEN FORM FOR TEN FINGER PRINTS



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

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

PHOTO

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

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# Government of West Bengal
# GRIPS 2.0 Acknowledgement Receipt
# Payment Summary

17092024202114439 9

## GRIPS Payment Detail

| | | | |
|---|---|---|---|
| **GRIPS Payment ID:** | 17092024202114439 9 | **Payment Init. Date:** | 17/09/2024 18:24:24 |
| **Total Amount:** | 1063934 | **No of GRN:** | 1 |
| **Bank/Gateway:** | SBI EPay | **Payment Mode:** | SBI Epay |
| **BRN:** | 5675971051827 | **BRN Date:** | 17/09/2024 18:26:12 |
| **Payment Status:** | Successful | **Payment Init. From:** | Department Portal |

## Depositor Details

| | |
|---|---|
| **Depositor's Name:** | Mr ANURAG KYAL |
| **Mobile:** | 9330394689 |

## Payment(GRN) Details

| Sl. No. | GRN | Department | Amount (₹) |
|---|---|---|---|
| 1 | 192024250211444018 | Directorate of Registration & Stamp Revenue | 1063934 |
| | | **Total** | **1063934** |

**IN WORDS:** **TEN LAKH SIXTY THREE THOUSAND NINE HUNDRED THIRTY FOUR ONLY.**

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

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

192024250211444018

## GRN Details

| | | | |
|---|---|---|---|
| **GRN:** | 192024250211444018 | **Payment Mode:** | SBI Epay |
| **GRN Date:** | 17/09/2024 18:24:24 | **Bank/Gateway:** | SBIePay Payment Gateway |
| **BRN :** | 5675971051827 | **BRN Date:** | 17/09/2024 18:26:12 |
| **Gateway Ref ID:** | 20240917752451 | **Method:** | Indian Overseas Bank NB |
| **GRIPS Payment ID:** | 170920242021144399 | **Payment Init. Date:** | 17/09/2024 18:24:24 |
| **Payment Status:** | Successful | **Payment Ref. No:** | 2002443538/3/2024 [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):** | 17/09/2024 |
| **Period To (dd/mm/yyyy):** | 17/09/2024 |
| **Payment Ref ID:** | 2002443538/3/2024 |
| **Dept Ref ID/DRN:** | 2002443538/3/2024 |

## Payment Details

| Sl. No. | Payment Ref No | Head of A/C Description | Head of A/C | Amount (₹) |
|---|---|---|---|---|
| 1 | 2002443538/3/2024 | Property Registration- Stamp duty | 0030-02-103-003-02 | 911920 |
| 2 | 2002443538/3/2024 | Property Registration- Registration Fees | 0030-03-104-001-16 | 152014 |
| | | | **Total** | **1063934** |

**IN WORDS:** **TEN LAKH SIXTY THREE THOUSAND NINE HUNDRED THIRTY FOUR ONLY.**

## Major Information of the Deed

| | | | |
|---|---|---|---|
| Deed No : | I-1604-10205/2024 | Date of Registration | 18/09/2024 |
| Query No / Year | 1604-2002443538/2024 | Office where deed is registered | |
| Query Date | 14/09/2024 11:16:01 AM | D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas | |
| Applicant Name, Address & Other Details | QUERY DESK<br>Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9330394689, Status :Solicitor firm | | |
| Transaction | | Additional Transaction | |
| [0101] Sale, Sale Document | | [4308] Other than Immovable Property, Agreement [No of Agreement : 2] | |
| Set Forth value | | Market Value | |
| Rs. 1,52,00,000/- | | Rs. 1,52,00,000/- | |
| Stampduty Paid(SD) | | Registration Fee Paid | |
| Rs. 9,12,020/- (Article:23) | | Rs. 1,52,046/- (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-100 | RS-629 | Bastu | Shali | 2.45 Dec | 20,50,000/- | 20,50,000/- | |
| L2 | RS-102 | RS-629 | Bastu | Danga | 3.74 Dec | 31,30,000/- | 31,30,000/- | |
| L3 | RS-111 | RS-629 | Bastu | Danga | 0.29 Dec | 2,40,000/- | 2,40,000/- | |
| L4 | RS-112 | RS-629 | Bastu | Danga | 2.28 Dec | 19,15,000/- | 19,15,000/- | |
| L5 | RS-113 | RS-629 | Bastu | Danga | 0.97 Dec | 8,13,000/- | 8,13,000/- | |
| L6 | RS-118 | RS-629 | Bastu | Danga | 3.19 Dec | 26,80,000/- | 26,80,000/- | |
| L7 | RS-92 | RS-181 | Bastu | Danga | 2.72 Dec | 22,80,000/- | 22,80,000/- | |
| L8 | RS-94 | RS-181 | Bastu | Danga | 1.02 Dec | 8,55,000/- | 8,55,000/- | |
| L11 | RS-501 | RS-582 | Bastu | Danga | 0.95 Dec | 8,00,000/- | 8,00,000/- | |
| L13 | RS-503 | RS-582 | Bastu | Danga | 0.52 Dec | 4,37,000/- | 4,37,000/- | |
| | | TOTAL : | | | 18.13Dec | 152,00,000 /- | 152,00,000 /- | |
| | Grand Total : | | | | 18.13Dec | 152,00,000 /- | 152,00,000 /- | |

**Seller Details :**

| Sl No | Name,Address,Photo,Finger print and Signature | | | |
|---|---|---|---|---|
| 1 | **Name** | **Photo** | **Finger Print** | **Signature** |
| | **SWAPAN KUMAR GHOSH, (Alias: SWAPAN GHOSH) (Presentant )**<br>Son of Late JYOTISH CHANDRA GHOSH<br>Executed by: Self, Date of Execution: 18/09/2024<br>, Admitted by: Self, Date of Admission: 18/09/2024 ,Place : Office |  | Captured | |
| | | 18/09/2024 | LTI 18/09/2024 | 18/09/2024 |
| | City:- , P.O:- Hatisala, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: IndiaDate of Birth:XX-XX-1XX8 , PAN No.:: ALxxxxxx0A, Aadhaar No: 57xxxxxxxx5359, Status :Individual, Executed by: Self, Date of Execution: 18/09/2024<br>, Admitted by: Self, Date of Admission: 18/09/2024 ,Place : Office | | | |

**Buyer Details :**

| Sl No | Name,Address,Photo,Finger print and Signature |
|---|---|
| 1 | **ANURAG KYAL**<br>Son of UMESH KYAL 30C, South End Park, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX1 , PAN No.:: AGxxxxxx6H, Aadhaar No: 52xxxxxxxx8314, Status :Individual, Status : Not Executed |

**Identifier Details :**

| Name | Photo | Finger Print | Signature |
|---|---|---|---|
| **SOURAV GHOSH**<br>Son of Sudhir Ghosh<br>39, Ruby Park South,, City:- , P.O:- Haltu, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 |  | Captured | |
| | 18/09/2024 | 18/09/2024 | 18/09/2024 |
| Identifier Of SWAPAN KUMAR GHOSH | | | |

| Transfer of property for L1 | | |
|---|---|---|
| Sl.No | From | To. with area (Name-Area) |
| 1 | SWAPAN KUMAR GHOSH | ANURAG KYAL-2.45 Dec |
| Transfer of property for L11 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | SWAPAN KUMAR GHOSH | ANURAG KYAL-0.95 Dec |
| Transfer of property for L13 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | SWAPAN KUMAR GHOSH | ANURAG KYAL-0.52 Dec |
| Transfer of property for L2 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | SWAPAN KUMAR GHOSH | ANURAG KYAL-3.74 Dec |
| Transfer of property for L3 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | SWAPAN KUMAR GHOSH | ANURAG KYAL-0.29 Dec |
| Transfer of property for L4 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | SWAPAN KUMAR GHOSH | ANURAG KYAL-2.28 Dec |
| Transfer of property for L5 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | SWAPAN KUMAR GHOSH | ANURAG KYAL-0.97 Dec |
| Transfer of property for L6 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | SWAPAN KUMAR GHOSH | ANURAG KYAL-3.19 Dec |
| Transfer of property for L7 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | SWAPAN KUMAR GHOSH | ANURAG KYAL-2.72 Dec |
| Transfer of property for L8 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | SWAPAN KUMAR GHOSH | ANURAG KYAL-1.02 Dec |

## Endorsement For Deed Number : I - 160410205 / 2024

**On 18-09-2024**

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

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

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

Presented for registration at 11:45 hrs on 18-09-2024, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by SWAPAN KUMAR GHOSH Alias SWAPAN GHOSH,Executant.

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

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,52,00,000/-

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

Execution is admitted on 18/09/2024 by SWAPAN KUMAR GHOSH, Alias SWAPAN GHOSH, Son of Late JYOTISH CHANDRA GHOSH, P.O: Hatisala, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Others

Indetified by SOURAV GHOSH, , , Son of Sudhir Ghosh, 39, Ruby Park South,, P.O: Haltu, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by profession Service

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 1,52,048.00/- ( A(1) = Rs 1,52,000.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 1,52,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/09/2024 6:26PM with Govt. Ref. No: 192024250211444018 on 17-09-2024, Amount Rs: 1,52,014/-, Bank: SBI EPay ( SBIePay), Ref. No. 5675971051827 on 17-09-2024, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs: 9,12,020/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 9,11,920/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 29216, Amount: Rs.100.00/-, Date of Purchase: 22/11/2023, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/09/2024 6:26PM with Govt. Ref. No: 192024250211444018 on 17-09-2024, Amount Rs: 9,11,920/-, Bank: SBI EPay ( SBIePay), Ref. No. 5675971051827 on 17-09-2024, 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 1604-2024, Page from 299639 to 299659**

**being No 160410205 for the year 2024.**

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

Digitally signed by Anupam Halder
Date: 2024.09.19 17:05:16 +05:30
Reason: Digital Signing of Deed

**(Anupam Halder) 19/09/2024**

**DISTRICT SUB-REGISTRAR**

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

**West Bengal.**