10909/2024

I-10210/2024

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL

AR 342156

18/09/2024

e-20024938 36/2024

Certified that the document is admitted to Registration. The signature sheets 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

19 SEP 2024

CONVEYANCE

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

29212

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- Halta

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3.1 **SUMITRA MALLICK** alias **SUMITRA BALA GHOSH** (**PAN GZMPM7096H** and **Aadhaar No. 5571 7424 8670**), wife of Nirmal Mallick and daughter of Late Jyotish Chandra Ghosh, by faith Hindu, by occupation Housewife, nationality Indian, residing at Khamar Rameshwarpur, Majlishpur, Post Office Golabari Bazar, Police Station _____, PIN - 743423, District North 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 measuring 0.1996 (zero point one nine nine six) 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 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 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.

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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 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**) 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 (**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,

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(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 **Demise of Sita Rani Ghosh:** 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 leaving behind her surviving her 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 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.

5.1.9 **Ownership of Said Property:** In the above mentioned circumstances said Sumitra Mallick alias Sumitra Bala Ghosh (the Vendor herein) has become the sole and absolute owner in respect of the Said Property, comprised in (1) land measuring 0.1747 (zero point one seven four seven) decimal, more or less, out of the Property Of Jatish and (2) land measuring 0.0249 (zero point zero two four nine) decimal, more or less, out of the Property Of Radharani, free from all encumbrances.

5.1.10 **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, free from all encumbrances and the Said Property in 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

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excess land under the West Bengal Land Reforms Act, 1955 and the West Bengal Estates Acquisition Act, 1953.

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

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

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

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

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

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

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

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

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

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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 measuring 0.1996 (zero point one nine nine six) 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 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.26,000/- (Rupees Twenty Six 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:

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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 clarify 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. Dag 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. 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 Vendor, with regard to which the Vendor hereby indemnifies and agrees to keep the Purchaser fully and comprehensively saved, harmless and indemnified.

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

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

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

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

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

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

9. **Interpretation:**

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

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

Schedule
(Said Property)

Land (vacant) measuring 0.1996 (zero point one nine nine six) 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 Vendor in the Said Property and appurtenances and inheritances for access and user thereof.

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10. Execution and Delivery

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

Witnesses:

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

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

[illegible]

[Vendor]

Drafted by:

Alamgir Razzaq 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.26,000/- (Rupees Twenty Six 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. IOBAN24260234748	16.09.2024	Indian Overseas Bank	26,000.00
		Total:	**26,000/-**

Witnesses:

1. Saurav Ghosh.

2. Alamgir Raza Adv

সুস্মিতা সাহুকার

[Vendor]

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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

180920242021196876

GRIPS Payment Detail

GRIPS Payment ID:	180920242021196876	**Payment Init. Date:**	18/09/2024 10:21:37
Total Amount:	274	**No of GRN:**	1
Bank/Gateway:	SBI EPay	**Payment Mode:**	SBI Epay
BRN:	2097141112137	**BRN Date:**	18/09/2024 10:21:48
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	192024250211968778	Directorate of Registration & Stamp Revenue	274
		Total	**274**

IN WORDS: **TWO HUNDRED SEVENTY 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

19202425021196877 8

GRN Details

GRN:	19202425021196877 8	**Payment Mode:**	SBI Epay
GRN Date:	18/09/2024 10:21:37	**Bank/Gateway:**	SBIePay Payment Gateway
BRN :	2097141112137	**BRN Date:**	18/09/2024 10:21:48
Gateway Ref ID:	20240918762267	**Method:**	Indian Overseas Bank NB
GRIPS Payment ID:	18092024202119687 6	**Payment Init. Date:**	18/09/2024 10:21:37
Payment Status:	Successful	**Payment Ref. No:**	2002443836/2/2024 [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:	2002443836/2/2024
Dept Ref ID/DRN:	2002443836/2/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002443836/2/2024	Property Registration- Registration Fees	0030-03-104-001-16	274
			Total	**274**

IN WORDS: **TWO HUNDRED SEVENTY FOUR ONLY.**

सत्यमेव जयते

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

Query No / Year	**2002443836/2024**	**Office where deed will be registered**
Query Date	**14/09/2024 12:58:28 PM**	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	QUERY DESK 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. 26,000/-		Rs. 26,000/-
Total Stamp Duty Payable(SD)		Total Registration Fee Payable
Rs. 1,320/- (Article:23)		Rs. 274/- (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, JI No: 25, , Pin Code : 700135

Sch No	Plot Number	Khatian Number	Land Proposed	UseROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-117	RS-187	Bastu	Danga	0.1996 Dec	26,000/-	26,000/-	
	Grand Total :				**.1996Dec**	**26,000 /-**	**26,000 /-**	

Seller Details :

Sl No	Name & address	Status	Execution Admission Details :
1	SUMITRA MALLICK, (Alias: SUMITRA BALA GHOSH) Daughter of Late JYOTISH CHANDRA GHOSH,City:- , P.O:- GOLABARI BAZAR, P.S:-Deganga, District:-North 24-Parganas, West Bengal, India, PIN:- 743423 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, Date of Birth:XX-XX-1XX9, PAN No. GZxxxxxx6H, Aadhaar No.: 55xxxxxxxx8670,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Buyer Details :

Sl No	Name & address	Status	Execution Admission Details :
1	BALKRISHAN KYAL 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: India, Date of Birth:XX-XX-1XX4, PAN No. ABxxxxxx2E, Aadhaar No.: 26xxxxxxxx6204,Status :Individual, Not Executed	Individual	Not Executed

Identifier Details :

Name & address
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, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , Identifier Of SUMITRA MALLICK

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	SUMITRA MALLICK	BALKRISHAN KYAL-0.1996 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 14-10-2024) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 14-10-2024)
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.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices: D.S.R. - I SOUTH 24-PARGANAS, D.S.R. -I I SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. BHANGAR, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA

Major Information of the Deed

Deed No :	I-1604-10210/2024	Date of Registration	18/09/2024
Query No / Year	1604-2002443836/2024	Office where deed is registered	
Query Date	14/09/2024 12:58:28 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	QUERY DESK 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. 26,000/-		Rs. 26,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 1,320/- (Article:23)		Rs. 306/- (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-117	RS-187	Bastu	Danga	0.1996 Dec	26,000/-	26,000/-	
	Grand Total :				.1996Dec	26,000 /-	26,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	SUMITRA MALLICK, (Alias: SUMITRA BALA GHOSH) (Presentant) Daughter of Late JYOTISH CHANDRA GHOSH Executed by: Self, Date of Execution: 18/09/2024 , Admitted by: Self, Date of Admission: 18/09/2024 ,Place : Office	 18/09/2024	 Captured LTI 18/09/2024	18/09/2024
	City:- , P.O:- GOLABARI BAZAR, P.S:-Deganga, District:-North 24-Parganas, West Bengal, India, PIN:- 743423 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: IndiaDate of Birth:XX-XX-1XX9 , PAN No.:: GZxxxxxx6H, Aadhaar No: 55xxxxxxxx8670, 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** 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: 28xxxxxxxx6204, 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 SUMITRA MALLICK			

Transfer of property for L1		
Sl.No	**From**	**To. with area (Name-Area)**
1	SUMITRA MALLICK	BALKRISHAN KYAL-0.1996 Dec

Land Details as per Land Record

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

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	RS Plot No:- 117, RS Khatian No:- 187		

Endorsement For Deed Number : I - 160410210 / 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 11:54 hrs on 18-09-2024, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by SUMITRA MALLICK Alias SUMITRA BALA 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 26,000/-

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

Execution is admitted on 18/09/2024 by SUMITRA MALLICK, Alias SUMITRA BALA GHOSH, Daughter of Late JYOTISH CHANDRA GHOSH, P.O: GOLABARI BAZAR, Thana: Deganga, , North 24-Parganas, WEST BENGAL, India, PIN - 743423, 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 306.00/- (A(1) = Rs 260.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 306/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 18/09/2024 10:21AM with Govt. Ref. No: 192024250211968778 on 18-09-2024, Amount Rs: 274/-, Bank: SBI EPay (SBIePay), Ref. No. 2097141112137 on 18-09-2024, Head of Account 0030-03-104-001-16
Online on 18/09/2024 2:11PM with Govt. Ref. No: 192024250212691098 on 18-09-2024, Amount Rs: 32/-, Bank: SBI EPay (SBIePay), Ref. No. 0934516915033 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. 1,320/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 1,220/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 29212, 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 10:21AM with Govt. Ref. No: 192024250211968778 on 18-09-2024, Amount Rs: 0/-, Bank: SBI EPay (SBIePay), Ref. No. 2097141112137 on 18-09-2024, Head of Account
Online on 18/09/2024 2:11PM with Govt. Ref. No: 192024250212691098 on 18-09-2024, Amount Rs: 1,220/-, Bank: SBI EPay (SBIePay), Ref. No. 0934516915033 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 297767 to 297784

being No 160410210 for the year 2024.

Digitally signed by Anupam Halder
Date: 2024.09.18 15:18:11 +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.

10170/2024 I-10237/2024

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

পশ্চিমবঙ্গ पश्चिम बंगाल WEST BENGAL AS 326520

19/09/2024 Q-20024667 22/2024

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

District Sub-Registrar-IV
Registrar U/S 3 (2) of
Registration 1908
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DEED OF CONVEYANCE

1. Date: 19/09/24

2. Place: Kolkata

3. Parties:

11925

10 JUL 2024

No..... ₹ 100/- Date.....

Name :.....

Address :.....

Vendor :.....

Alipore Collectorate, 24Pgs. (South)

SUBHANKAR DAS
STAMP VENDOR
Alipore Police Court, KOI-27

Bhakta Hari Naskar.
S/o - Shibnath Naskar
P.O - Dakshin Barasat
P.S - Joynagar
South - 24 Pgs
Pin - 743372

District Sub-Registrar-IV
Registrar U/S 7 (2) of
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19 SEP 2024

3.1 **ABULKALAM LASKAR** (**PAN AIPPL3970K** and **Aadhaar No. 5235 7448 4931**), son of Late Ahammad Laskar, by faith Muslim, by nationality Indian, occupation Others, residing at Jirangacha, Laskarpara, Post Office Hatisala, Police Station Kashipur, Kolkata-700135, 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 classified as sali (agricultural) measuring 0.1911 (zero point one nine one one) decimal, more or less, out of 11 (eleven) decimal, being a portion of R.S. Dag No. 116, corresponding L.R. Dag No. 110, recorded under R.S. Khatian No. 630, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet (**BGP**), Sub-Registration District Bhangar, District South 24 Parganas (**Said Property**) and more fully described in the **Schedule** below **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof.

5. Background, Representations, Warranties and Covenants

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

5.1.1 **Ownership of Larger Second Property:** At all material time one Esarat Laskar was the sole and absolute owner in respect of land measuring 11 (eleven) decimal, being the entirety of C.S./R.S. Dag No. 116, corresponding to L.R. Dag No. 110, recorded under C.S. Khatian No. 108, 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 Esarat Laskar:** Said Esarat Laskar, a Muslim governed by the *Sunni* School of Mahomedan Law, died intestate leaving

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behind him surviving his only wife, Rupjan Bibi, 2 (two) sons, namely, (1) Entaj Ali Laskar and (2) Yunus Ali Laskar and 1 (one) daughter, Necharan Bibi alias Marijan Bibi, as his only legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Esarat Laskar in the Mother Property, free from all encumbrances.

5.1.3 **Subsequent Ownership of Mother Property:** In the above mentioned circumstances said (1) Rupjan Bibi, (2) Entaj Ali Laskar, (3) Yunus Ali Laskar and (4) Necharan Bibi alias Marijan Bibi have become the joint and absolute owners in respect of the Mother Property, recorded under R.S. Khatian No. 630, free from all encumbrances. Their respective ownership in the Mother Property is given in the chart below:

Owner	C.S./R.S. Dag	L.R. Dag	Area (in dec.)
Rupjan Bibi	116	110	1.375
Entaj Ali Laskar	116	110	3.85
Yunus Ali Laskar	116	110	3.85
Necharan Bibi alias Marijan Bibi	116	110	1.925
		Total:	**11**

5.1.4 **Sale to Elem Baksh Molla & Ors.:** By a Deed of Sale dated 13th April, 1959, registered in the Office of the Sub-Registrar, Bhangar, recorded in Book No. I, Volume No. 32, at Pages 177 to 178, being Deed No. 3272 for the year 1959, said (1) Entaj Ali Laskar and (2) Rupjan Bibi sold, conveyed and transferred their right, title and interest in the Mother Property unto and in favour of (1) Elem Baksh Molla, (2) Rahim Baksh Molla, (3) Anowar Ali Molla and (4) Moksed Ali Molla, free from all encumbrances. It is pertinent to mention here that the share of said Yunus Ali Laskar and Necharan Bibi alias Marijan Bibi in the Mother Property have also been sold vide the aforesaid Deed No. 3272/1959. However, said Yunus Ali Laskar and Necharan Bibi alias Marijan Bibi were minors represented by their mother, Rupjan Bibi without obtaining the Court Permission and therefore, such transfer of the minors' share is void in nature as per the operation of Mahommedan Law.

5.1.5 **Ownership of Elem Baksh Molla:** In the above mentioned circumstances said Elem Baksh Molla has become the sole and absolute owner in respect of land measuring 1.31 (one point three one) decimal, more or less, out of the Mother Property (**Larger Property**), free from all encumbrances.

5.1.6 **Demise of Elem Baksh Molla:** Said Elem Baksh Molla, a Muslim governed by the *Sunni* School of Mahomedan Law, died intestate leaving behind him surviving his only wife, Amena Bibi, 2 (two) sons, namely, (1) Latib Molla and (2) Ahad Baksh Molla and 2 (two) daughters, namely, (1) Hingaljan Bibi and (2) Nurjan Bibi, as his only legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Elem Baksh Molla in the Larger Property, free from all encumbrances.

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5.1.7 **Ownership of Hingaljan Bibi:** In the above mentioned events and circumstances said Hingaljan Bibi, wife of Ahammad Laskar has become the sole and absolute owner in respect of the Said Property, i.e. land measuring 0.1911 (zero point one nine one one) decimal, more or less, out of the Larger Property, free from all encumbrances.

5.1.8 **Demise of Hingaljan Bibi:** Said Hingaljan Bibi, a Muslim governed by the *Sunni* School of Mahomedan Law, died intestate leaving behind her surviving her only son, Abulkalam Laskar, as her only legal heir, who solely inherited the right, title and interest of Late Hingaljan Bibi in the Said Property, free from all encumbrances.

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

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

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

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

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

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

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

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

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

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

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

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

6. Basic Understanding

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

7. Transfer

7.1 **Hereby Made:** The Vendor hereby sells, conveys and transfers to the Purchaser the entirety of the Vendor's right, title and interest of whatsoever or howsoever nature in the Said Property, more fully described in the **Schedule** below, being, land classified as sali (agricultural) measuring 0.1911 (zero point one nine one one) decimal, more or less, out of 11 (eleven) decimal, being a portion of R.S. Dag No. 116, corresponding L.R. Dag No. 110, recorded under R.S. Khatian No. 630, 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.

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

8. Terms of Transfer

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

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

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

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

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

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

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

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Dag No. 116, corresponding L.R. Dag No. 110 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. Dag (acquired vide the aforesaid recital) under these presents whatsoever and howsoever in nature.

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

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

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

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

Land (vacant) classified as sali (agricultural) measuring 0.1911 (zero point one nine one one) decimal, more or less, out of 11 (eleven) decimal, being a portion of R.S. Dag No. 116, corresponding L.R. Dag No. 110, recorded under R.S. Khatian No. 630, 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. 116 is butted and bounded as follows:

On the North	:	By R.S. Dag No. 117
On the East	:	By R.S. Dag No. 118
On the South	:	By R.S. Dag No. 115
On the West	:	By R.S. Dag Nos. 104 & 108

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.

10. Execution and Delivery

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

Witnesses:

1. Bhaktahari Nayek
S/o Bansed,
Joynagar

[illegible]

[Vendor]

2. Arijit Roy
17, Dixon Lane
Kol-14

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

Bhaktahari Nayek

Drafted by:

Alamgir Reza WB/1366/03
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.1,00,000/- (Rupees One Lakh only)** towards full and final payment of the consideration for sale of the Said Property described in the **Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
DD No. 367749	07.08.24	Indian Overseas Bank	1,00,000.00
		Total:	**1,00,000/-**

Witnesses:

1. Bhaktahari Nayak
D/Barasat
Joyna

[illegible]

[Vendor]

2. Arijit Roy

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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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सत्यमेव जयते

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

Query No / Year	**2002466722/2024**	**Office where deed will be registered**
Query Date	**18/09/2024 2:24:10 PM**	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	QUERY DESK 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. 1,00,000/-		Rs. 1,00,000/-
Total Stamp Duty Payable(SD)		Total Registration Fee Payable
Rs. 5,020/- (Article:23)		Rs. 1,014/- (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 UseROR Proposed		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-116	RS-630	Bastu	Shali	0.1911 Dec	1,00,000/-	1,00,000/-	
	Grand Total :				**.1911Dec**	**1,00,000 /-**	**1,00,000 /-**	

Seller Details :

Sl No	Name & address	Status	Execution Admission Details :
1	ABULKALAM LASKAR Son of Ahammad Laskar,Jirangacha, City:- , P.O:- Hatisala, P.S:- Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No. Ahxxxxxx0K, Aadhaar No.: 52xxxxxxxx4931,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Buyer Details :

Sl No	Name & address	Status	Execution Admission Details :
1	ANURAG KYAL 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: India, Date of Birth:XX-XX-1XX1, PAN No. AGxxxxxx6H, Aadhaar No.: 52xxxxxxxx8314,Status :Individual, Not Executed	Individual	Not Executed

Identifier Details :

Name & address
BHAKTA HARI NASKAR Son of S NASKAR City:- , P.O:- DAKSHIN BARASAT, P.S:-Joynagar, District:-South 24-Parganas, West Bengal, India, PIN:- 743372, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , Identifier Of ABULKALAM LASKAR

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	ABULKALAM LASKAR	ANURAG KYAL-0.1911 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 18-10-2024) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 18-10-2024)
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.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices: D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - II SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. BHANGAR, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA

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

192024250213214128

GRN Details

GRN:	192024250213214128	**Payment Mode:**	SBI Epay
GRN Date:	18/09/2024 18:56:57	**Bank/Gateway:**	SBIePay Payment Gateway
BRN :	1358217649725	**BRN Date:**	18/09/2024 18:57:20
Gateway Ref ID:	20240918790534	**Method:**	Indian Overseas Bank NB
GRIPS Payment ID:	180920242021321411	**Payment Init. Date:**	18/09/2024 18:56:57
Payment Status:	Successful	**Payment Ref. No:**	2002466722/1/2024 [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):	18/09/2024
Period To (dd/mm/yyyy):	18/09/2024
Payment Ref ID:	2002466722/1/2024
Dept Ref ID/DRN:	2002466722/1/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002466722/1/2024	Property Registration- Stamp duty	0030-02-103-003-02	4920
2	2002466722/1/2024	Property Registration- Registration Fees	0030-03-104-001-16	1014
			Total	**5934**

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

PAID

Government of West Bengal
GRIPS 2.0 Acknowledgement Receipt
Payment Summary

18092024202132141 1

GRIPS Payment Detail

GRIPS Payment ID:	18092024202132141 1	**Payment Init. Date:**	18/09/2024 18:56:57
Total Amount:	5934	**No of GRN:**	1
Bank/Gateway:	SBI EPay	**Payment Mode:**	SBI Epay
BRN:	1358217649725	**BRN Date:**	18/09/2024 18:57:20
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	192024250213214128	Directorate of Registration & Stamp Revenue	5934
		Total	**5934**

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

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

PAID

Major Information of the Deed

Deed No :	I-1604-10237/2024	Date of Registration	19/09/2024
Query No / Year	1604-2002466722/2024	Office where deed is registered	
Query Date	18/09/2024 2:24:10 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	QUERY DESK Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9330394589, 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. 1,00,000/-		Rs. 1,00,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 5,020/- (Article:23)		Rs. 1,046/- (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-116	RS-630	Bastu	Shali	0.1911 Dec	1,00,000/-	1,00,000/-	
	Grand Total :				.1911Dec	1,00,000 /-	1,00,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	ABULKALAM LASKAR (Presentant) Son of Ahammad Laskar Executed by: Self, Date of Execution: 19/09/2024 , Admitted by: Self, Date of Admission: 19/09/2024 ,Place : Office	 19/09/2024	Captured LTI 19/09/2024	19/09/2024
	Jirangacha, City:- , P.O:- Hatisala, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India , PAN No.:: AIxxxxxx0K, Aadhaar No: 52xxxxxxxx4931, Status :Individual, Executed by: Self, Date of Execution: 19/09/2024 , Admitted by: Self, Date of Admission: 19/09/2024 ,Place : Office			

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**ANURAG KYAL** 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
BHAKTA HARI NASKAR Son of S NASKAR City:- , P.O:- DAKSHIN BARASAT, P.S:- Joynagar, District:-South 24-Parganas, West Bengal, India, PIN:- 743372		Captured	
	19/09/2024	19/09/2024	19/09/2024
Identifier Of ABULKALAM LASKAR			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	ABULKALAM LASKAR	ANURAG KYAL-0.1911 Dec

Endorsement For Deed Number : I - 160410237 / 2024

On 19-09-2024

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 12:20 hrs on 19-09-2024, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by ABULKALAM LASKAR ,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 1,00,000/-

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

Execution is admitted on 19/09/2024 by ABULKALAM LASKAR, Son of Ahammad Laskar, Jirangacha, P.O: Hatisala, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Others

Indetified by BHAKTA HARI NASKAR, , , Son of S NASKAR, P.O: DAKSHIN BARASAT, Thana: Joynagar, , South 24-Parganas, WEST BENGAL, India, PIN - 743372, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,046.00/- (A(1) = Rs 1,000.00/- ,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 1,014/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 18/09/2024 6:57PM with Govt. Ref. No: 192024250213214128 on 18-09-2024, Amount Rs: 1,014/-, Bank: SBI EPay (SBIePay), Ref. No. 1358217649725 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. 5,020/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 4,920/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 11925, Amount: Rs.100.00/-, Date of Purchase: 10/07/2024, Vendor name: Subhankar Das
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 18/09/2024 6:57PM with Govt. Ref. No: 192024250213214128 on 18-09-2024, Amount Rs: 4,920/-, Bank: SBI EPay (SBIePay), Ref. No. 1358217649725 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 298785 to 298801

being No 160410237 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 14:14:04 +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.

16

010559/22

I-10290/22

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबंगा पश्चिम बंगाल WEST BENGAL

AH 352992

02/09/2022

IN 20022023662/2022

5-20 P.M.

02/9/22
05/9/22

CONVEYANCE

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

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5-20 Pm
2/9/22

003918

04 JUL 2022

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

Name:.....ALAMGIR REZA

Address:.....ADVOCATE ALIPORE JUDGES COURT

Vendor:.....KOL-27

Alipur Collectorate, 24 Pgs. (S)

SUBHANKAR DAS
STAMP VENDOR
Alipur Police Court, Kol-27

6561

6562

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

And

3.2 **BALKRISHAN KYAL & OTHERS HUF (PAN AACHB2734G)** having its address at 30C, South End Park, P.S.- Rabindra Sarovar (formerly Lake) Post Office- Sarat Bose Road, Kolkata- 700 029, represented by its Karta **BALKRISHAN KYAL**, having **PAN ABDPK2892E** and **Aadhaar No. 262776696204**, son of Late Govindram Kyal, by faith Hindu, by occupation Business, nationality Indian, of 30C, South End Park, Post Office Sarat Bose Road, Kolkata- 700 029, Police Station Lake, District South 24 Parganas, (**Purchaser**, includes successors-in-interest)

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

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject Matter of Conveyance

4.1 **Said Property:** (**1**) Land classified as Shali (agricultural) measuring 5.3733 (five point three seven three three) decimal, more or less, out of 133 (one hundred and thirty three) decimal, being a portion of C.S. Dag No. 332, corresponding R.S./L.R. Dag No. 337, recorded under R.S. Khatian No. 420, Mouza Hatisala, J.L. No. 9, Police Station Kolkata Leather Complex (formerly Bhangar), within Beonta No. 2 Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas (**First Property**) and more fully described in **Part-I** of the **First Schedule** below **And** (**2**)) Land classified as Shali (agricultural) measuring 7.9294 (seven point nine two nine four) decimal, more or less, out of 119 (one hundred and nineteen) decimal, being a portion of C.S. Dag No. 236, corresponding R.S./L.R. Dag No. 240, recorded under R.S. Khatian Nos. 380 and 382, Mouza Hatisala, J.L. No. 9, Police Station Kolkata Leather Complex (formerly Bhangar), within Beonta No. 2 Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas (**Second Property**) and more fully described in **Part-II** of the **First Schedule** below, the First Property and Second Property are more fully and collectively described in the **Second Schedule** below (collectively **Said Property**) **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof.

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5. Background, Representations, Warranties and Covenants

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

5.1.1 **Ownership of Chadem Ali Molla:** At all material time one Chadem Ali Molla, son of Bahadur Molla was the sole and absolute owner in respect of land measuring 44.33 (forty four point three three) decimal, more or less, out of 133 (one hundred and thirty three) decimal, being a portion of C.S. Dag No. 332, corresponding R.S./L.R. Dag No. 337, recorded under R.S. Khatian No. 420, Mouza Hatisala, J.L. No. 9, Police Station Kolkata Leather Complex (formerly Bhangar), within Beonta No. 2 Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas (**First Larger Property**), free from all encumbrances.

5.1.2 **Sale by Chadem Ali Molla:** By a Deed of Sale dated 23rd April, 1969, registered in the Office of the Sub-Registrar of Bhangar, recorded in Book No. I, Volume No. 44, at Pages 196 to 197, being Deed No. 4747 for the year 1969, said Chadem Ali Molla sold, conveyed and transferred the First Larger Property unto and in favour of Rajendra Kumar Ghosh, free from all encumbrances.

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

5.1.4 **Ownership of Esarat & Ors.:** At all material time one Esarat Molla, Sher Ali Molla and Kauchar Molla alias Chakowar Molla, all being sons of Decharat Molla were the joint, recorded and absolute owners in respect of land measuring 24 (twenty four) decimal, more or less, out of 80 (eighty) decimal, more or less, out of 119 (one hundred and nineteen) decimal, being a portion of C.S. Dag No. 236, corresponding R.S./L.R. Dag No. 240, recorded under R.S. Khatian No. 380, Mouza Hatisala, J.L. No. 9, Police Station Kolkata Leather Complex (formerly Bhangar), within Beonta No. 2 Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas (**First Portion Of Second Larger Property**), free from all encumbrances.

5.1.5 **Demise of Esarat Molla:** Said Esarat Molla, a Muslim governed by the Sunni School of Mohammedan Law, died intestate leaving behind him surviving his 2 (two) sons, namely, (**1**) Echmail Molla and (**2**) Ismail Molla, as his only legal heirs, who jointly and in equal share inherited the right, title and interest of Late Esarat Molla in the First Portion Of Second Larger Property, free from all encumbrances.

5.1.6 **Sale by Sher Ali Molla & Ors.:** By a Deed of Sale dated 17th July, 1967, registered in the Office of the Sub-Registrar of Bhangar, recorded in Book No. I, being Deed No. 10312 for the year 1967, said (**1**) Sher Ali Molla, (**2**) Kauchar Molla alias Chakowar Molla, (**3**) Echmail Molla and (**4**) Ismail Molla sold, conveyed and transferred the First Portion Of

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Second Larger Property unto and in favour of Rajendra Kumar Ghosh, free from all encumbrances.

5.1.7 **Ownership of Taleb Ali Molla:** At all material time one Taleb Ali Molla, son of Decharat Molla was the sole, recorded and absolute owner in respect of land measuring 8 (eight) decimal, more or less, out of 80 (eighty) decimal, more or less, out of 119 (one hundred and nineteen) decimal, being a portion of C.S. Dag No. 236, corresponding R.S./L.R. Dag No. 240, recorded under R.S. Khatian No. 380, Mouza Hatisala, J.L. No. 9, Police Station Kolkata Leather Complex (formerly Bhangar), within Beonta No. 2 Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas (**Second Portion Of Second Larger Property**), free from all encumbrances.

5.1.8 **Sale by Taleb Ali Molla:** By a Deed of Sale dated 2nd June, 1971, registered in the Office of the Sub-Registrar of Bhangar, recorded in Book No. I, Volume No. 56, at Pages 197 to 198, being Deed No. 5395 for the year 1971, said Taleb Ali Molla sold, conveyed and transferred the Second Portion Of Second Larger Property unto and in favour of Rajendra Kumar Ghosh, free from all encumbrances.

5.1.9 **Ownership of Madar Box Molla & Anr.:** At all material time one Madar Box Molla and Kasem Ali Molla, both being sons of Khejer Molla were the joint, recorded and absolute owners in respect of land measuring 28 (twenty eight) decimal, more or less, out of 80 (eighty) decimal, more or less, out of 119 (one hundred and nineteen) decimal, being a portion of C.S. Dag No. 236, corresponding R.S./L.R. Dag No. 240, recorded under R.S. Khatian No. 380, Mouza Hatisala, J.L. No. 9, Police Station Kolkata Leather Complex (formerly Bhangar), within Beonta No. 2 Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas (**Third Portion Of Second Larger Property**), free from all encumbrances.

5.1.10 **Sale by Madar Box Molla & Anr.:** By a Deed of Sale dated 21st May, 1969, registered in the Office of the Sub-Registrar of Bhangar, recorded in Book No. I, Volume No. 70, at Pages 10 to 11, being Deed No. 6263 for the year 1969, said Madar Box Molla and Kasem Ali Molla sold, conveyed and transferred the Third Portion Of Second Larger Property unto and in favour of Rajendra Kumar Ghosh, free from all encumbrances.

5.1.11 **Ownership of Mamud Ali Molla:** At all material time one Mamud Ali Molla alias Mohammad Ali Ali Molla (**Mamud Ali Molla**), son of Munshi Molla was the sole, recorded and absolute owner in respect of land measuring 13 (thirteen) decimal, more or less, out of 39 (thirty nine) decimal, more or less, out of 119 (one hundred and nineteen) decimal, being a portion of C.S. Dag No. 236, corresponding R.S./L.R. Dag No. 240, recorded under R.S. Khatian No. 382, Mouza Hatisala, J.L. No. 9, Police Station Kolkata Leather Complex (formerly Bhangar), within Beonta No. 2 Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas (**Property Of Mamud Ali**), free from all encumbrances.

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5.1.12 **Demise of Mamud Ali Molla:** Said Mamud Ali Molla, a Muslim governed by the Sunni School of Mohammedan Law, died intestate leaving behind him surviving his wife, Goljan Bibi, 2 (two) sons, namely, (**1**) Mansur Ali Molla and (**2**) Mostabar Ali Molla (Minor) and 2 (two) daughters, namely, (**1**) Chakiya Khatun Bibi (Minor) and (**2**) Ujala Bibi (Minor), as his only legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Mamud Ali Molla in the Property Of Mamud Ali, free from all encumbrances.

5.1.13 **Ownership of Goljan Bibi & Anr.:** In the above mentioned circumstances said (**1**) Goljan Bibi and (**2**) Mansur Ali Molla became the joint and absolute owners in respect of land measuring 5.417 (five point four one seven) decimal, more or less, out of the Property Of Mamud Ali (**Fourth Portion Of Second Larger Property**), free from all encumbrances.

5.1.14 **Sale by Goljan Bibi & Anr.:** By a Deed of Sale dated 18th October, 1968, registered in the Office of the Sub-Registrar of Bhangar, recorded in Book No. I, Volume No. 131, at Pages 257 to 259, being Deed No. 13072 for the year 1968, said (**1**) Goljan Bibi and (**2**) Mansur Ali Molla sold, conveyed and transferred the Fourth Portion Of Second Larger Property unto and in favour of Rajendra Kumar Ghosh, free from all encumbrances.

5.1.15 **Ownership of Second Larger Property:** In the above mentioned circumstances said Rajendra Kumar Ghosh became the sole and absolute owner in respect of the First Portion Of Second Larger Property, Second Portion Of Second Larger Property, Third Portion Of Second Larger Property and Fourth Portion Of Second Larger Property (collectively **Second Larger Property**), free from all encumbrances.

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

5.1.17 **Gift by Sarojini Bala Ghosh:** By a Deed of Gift dated 21st December, 2009, registered in the Office of the District Sub-Registrar-III, South 24 Parganas at Alipore, recorded in Book No. I, CD Volume No. 31, at Pages 6002 to 6014, being Deed No. 08443 for the year 2009, said Sarodini Bala Ghosh alias Sarojini Bala Ghosh gifted, granted and transferred her right, title and interest inter alia in the First Larger Property and Second Larger Property unto and in favour of (**1**) Pravat

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Kumar Ghosh, (**2**) Sushil Kumar Ghosh and (**3**) Subhash Chandra Ghosh, free from all encumbrances.

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

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

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

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

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

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

6. Basic Understanding

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

7. Transfer

7.1 **Hereby Made:** The Vendor hereby sells, conveys and transfers to the Purchaser the entirety of the Vendor's right, title and interest of whatsoever or howsoever nature in the Said Property, more fully described in the **Second Schedule** below, being (**1**) the First Property, i.e., land measuring 5.3733 (five point three seven three three) decimal, more or less, out of 133 (one hundred and thirty three) decimal, being a portion of C.S. Dag No. 332, corresponding R.S./L.R. Dag No. 337, recorded under R.S. Khatian No. 420, Mouza Hatisala, J.L. No. 9, Police Station Kolkata Leather Complex (formerly Bhangar), within Beonta No. 2 Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-I** of the **First Schedule** below **And** (**2**) the Second Property, i.e., land measuring 7.9294 (seven point nine two nine four) decimal, more or less, out of 119 (one hundred and nineteen) decimal, being a portion of C.S. Dag No. 236, corresponding R.S./L.R. Dag No. 240, recorded under R.S. Khatian Nos. 380 and 382, Mouza Hatisala, J.L. No. 9, Police Station Kolkata Leather Complex (formerly Bhangar), within Beonta No. 2 Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-II** of the **First Schedule** below **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

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7.2 **Consideration:** The aforesaid transfer is being made in consideration of a sum of Rs. 40,00,000/-(Rupees Forty 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 Purchaser in respect of the Said Property. In this regard the Vendor hereby clarifies that the Title Deeds and L.R. Record of Rights are not in parity with the Vendor's entitlement in said R.S. Dag Nos. 337 and 240 as recited under clause 5.1 and sub-clauses thereunder. However, the Vendor hereby conveys all the Vendor's right,

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title and interest in the said R.S. Dags (acquired vide the recited Deeds) under these presents whatsoever and howsoever in nature and the Purchaser shall be entitled to rectify the Record of Rights accordingly.

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

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

8.4 **Outgoings:** All statutory revenue, cess, taxes, surcharge, outgoings and levies of or on the Said Property, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid 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

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

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

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

9. **Interpretation:**

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

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

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First Schedule
Part I
(First Property)

Land vacant classified as shali (agricultural) measuring 5.3733 (five point three seven three three) decimal, more or less, out of 133 (one hundred and thirty three) decimal, being a portion of C.S. Dag No. 332, corresponding R.S./L.R. Dag No. 337, recorded under R.S. Khatian No. 420, Mouza Hatisala, J.L. No. 9, Police Station Kolkata Leather Complex (formerly Bhangar), within Beonta No. 2 Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and the said Dag is butted and bounded as follows:

On the North	:	By R.S. Dag No. 240
On the East	:	By Mouza Jirangacha
On the South	:	By R.S. Dag No. 338
On the West	:	By R.S. Dag No. 336

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

Part II
(Second Property)

Land vacant classified as shali (agricultural) measuring 7.9294 (seven point nine two nine four) decimal, more or less, out of 119 (one hundred and nineteen) decimal, being a portion of C.S. Dag No. 236, corresponding R.S./L.R. Dag No. 240, recorded under R.S. Khatian Nos. 380 and 382, Mouza Hatisala, J.L. No. 9, Police Station Kolkata Leather Complex (formerly Bhangar), within Beonta No. 2 Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and the said Dag is butted and bounded as follows:

On the North	:	By R.S. Dag No. 239
On the East	:	By Mouza Jirangacha
On the South	:	By R.S. Dag No. 337
On the West	:	By R.S. Dag No. 336

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

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

Land vacant classified as shali (agricultural) measuring 5.3733 (five point three seven three three) decimal, more or less, out of 133 (one hundred and thirty three) decimal, being a portion of C.S. Dag No. 332, corresponding R.S./L.R. Dag No. 337, recorded under R.S. Khatian No. 420, L.R. Khatian No. 190, Mouza Hatisala, J.L. No. 9, Police Station Kolkata Leather Complex (formerly Bhangar), within Beonta No. 2 Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-I** of the **First Schedule** above

Land vacant classified as shali (agricultural) measuring 7.9294 (seven point nine two nine four) decimal, more or less, out of 119 (one hundred and nineteen) decimal, being a portion of C.S. Dag No. 236, corresponding R.S./L.R. Dag No. 240, recorded under R.S. Khatian Nos. 380 and 382, L.R. Khatian No. 190, Mouza Hatisala, J.L. No. 9, Police Station Kolkata Leather Complex (formerly Bhangar), within Beonta No. 2 Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-II** of the **First Schedule** above

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

The details of the Said Property are tabulated below:

Mouza	R.S./L.R. *Dag* No.	R.S. Khatian No.	Total Area in *Dag* (in Dec)	Area Sold (in Dec)
Hatisala	337	420	133	5.3733
Hatisala	240	380 & 382	119	7.9294
			Total:	**13.3027**

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10. Execution and Delivery

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

[Vendor]

Drafted by:

Advocate
Alipore Judges Court
Kol-27

Witnesses:

Signature Signature

Name DIBYENDU GHOSH Name RAJIB ROY

Father's Name Father's Name

Address Address

Kol- 29

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Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs.40,00,000/- (Rupees Forty Lakhs only)** towards full and final payment of the consideration for sale of the Said Property described in the **Second Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
UTI No. IOBAR52022090200606978	02.09.2022	Indian Overseas Bank	40,00,000/-
		Total:	**40,00,000/-**

[Vendor]

Witnesses:

Signature _____ Signature _____

Name DIBYENDU GHOSH Name RAJIB ROY

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SPECIMEN FORM FOR TEN FINGER PRINTS

	Post Kishan Hyd	Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
	Prabhakar	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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आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

Permanent Account Number Card

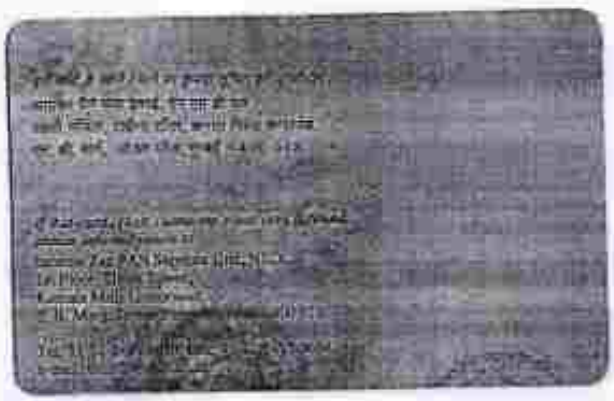
AACHB2734G

Name
BALKRISHAN KYAL & OTHERS HUF

Balkrishan Kyal

If this card is lost / someone's lost card is found, please inform / return to :
Income Tax PAN Services Unit, NSDL
4th Floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Balkrishan Kyal



भारत सरकार
GOVERNMENT OF INDIA

Bidhisha Kyal
जन्म तिथि / Year of Birth : 1954
पुरुष / Male

2627 7669 6204

आधार - साधारण मानुषेर अधिकार

Bid Krishan Kyal

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
S/O গোবিন্দ রাম কয়াল, ৩০সি, সাউথ এন্ড পার্ক, কোলকাতা, পশ্চিমবঙ্গ, 700029

Address:
S/O Govind Ram Kyal, 30C, South End Park, Kolkata, Sarat Bose Road, West Bengal, 700029

1947
www.uidai.gov.in
P.O. Box No. 1947, Bangalore 560 001

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PROVAT KUMAR GHOSH
RAJENDRA KUMAR GHOSH

01/01/1953
Permanent Account Number
AREPG3773F

Signature

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

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं :
आयकर पैन सेवा यूनिट, यू.टी.आई.आई.टी.एस.एल.,
प्लाट नं: 3, सेक्टर 11, सी.बी.डी.बेलापुर,
नवी मुंबई-400 614.

আধার

ভারত সরকার
Government of India

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

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

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

Signature valid

আপনার আধার সংখ্যা / Your Aadhaar No. :

6844 0452 3279

VID : 9168 3793 8078 4000

আমার আধার, আমার পরিচয়

ভারত সরকার
Government of India

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

Issue Date: 05/03/2018

6844 0452 3279

VID : 9168 3793 8078 4000

আমার আধার, আমার পরিচয়

Provat Kumar Ghosh

Government of India

AADHAAR

তথ্য

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

INFORMATION

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

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

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

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা:
সি/ও রাজেন্দ্র কুমার ঘোষ, জিরান গাছি, সাউথ ২৪ পরগনাস,
ওয়েস্ট বেঙ্গল - 700135

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

Downloaded Date: 02/06/2022

6844 0452 3279

VID : 9168 3793 8078 4000

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

भारत सरकार
GOVERNMENT OF INDIA

Rajib Roy
Year of Birth : 1992
Male

8196 3674 8777

आधार — आम आदमी का अधिकार

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

RAJIB ROY
PARESH CHANDRA ROY
26/05/1992
Permanent Account Number
AVSPR8594H

Rajib Roy
Signature

P.O. ⇒ New Town.
P.S. ⇒ - Do -
PIN ⇒ 700159.

Rajib Roy

(1)

सत्यमेव जयते

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

Query No / Year	**2002623662/2022**	**Office where deed will be registered**
Query Date	**31/08/2022 2:05:58 PM**	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	VINAYAK LEGAL 122/1R, Satyendra Nath Majumdar Sarani,Thana : Tollygunge, District : South 24-Parganas, WEST BENGAL, PIN - 700026, Mobile No. : 9330394689, Status :Seller/Executant	
Transaction		Additional Transaction
[0101] Sale, Sale Document		[4308] Agreement [No of Agreement : 2]
Set Forth value		Market Value
Rs. 40,00,000/-		Rs. 40,76,899/-
Total Stamp Duty Payable(SD)		Total Registration Fee Payable
Rs. 1,22,327/- (Article:23)		Rs. 40,783/- (Article:A(1), E)
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
Remarks		

Land Details :

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

Sch No	Plot Number	Khatian Number	Land Proposed	UseROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-337 (RS :-)	LR-420	Bastu	Shali	5.3733 Dec	16,15,690/-	16,92,589/-	
L2	LR-240 (RS :-)	LR-380	Bastu	Shali	7.9294 Dec	23,84,310/-	23,84,310/-	
		TOTAL :			**13.3027Dec**	**40,00,000 /-**	**40,76,899 /-**	
	Grand Total :				**13.3027Dec**	**40,00,000 /-**	**40,76,899 /-**	

Seller Details :

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

Buyer Details :

Sl No	Name & address	Status	Execution Admission Details :
1	BALKRISHAN KYAL & OTHERS HUF (HUF) ,30C, South End Park, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 PAN No. AAxxxxxx4G, ,Aadhaar No Not Provided by UIDAIStatus :Organization, Not Executed	Organization	Not Executed

Identifier Details :

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

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	PROVAT KUMAR GHOSH	BALKRISHAN KYAL & OTHERS HUF-5.3733 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	PROVAT KUMAR GHOSH	BALKRISHAN KYAL & OTHERS HUF-7.9294 Dec

Note:

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

10. It appears that seller/transferor(s) is not recorded owner/tenant(s). Please get his/her(their) name mutated at concerned Block Land & Land Reforms Office at immediately, if possible, prior to registration, for your own benefit.You may submit application for mutation now online using the following website: banglarbhumi.gov.in.

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

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

GRN Details

GRN:	192022230112008581	**Payment Mode:**	Online Payment
GRN Date:	01/09/2022 16:52:05	**Bank/Gateway:**	Indian Overseas Bank
BRN :	202209010515766	**BRN Date:**	01/09/2022 16:53:48
Payment Status:	Successful	**Payment Ref. No:**	2002623662/2/2022 [Query No*/Query Year]

Depositor Details

Depositor's Name:	BALKRISHAN KYAL AND OTHERS HUF
Address:	30C, SOUTH END PARK KOLKATA-700029
Mobile:	9830065307
Depositor Status:	Buyer/Claimants
Query No:	2002623662
Applicant's Name:	Org VINAYAK LEGAL
Identification No:	2002623662/2/2022
Remarks:	Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002623662/2/2022	Property Registration- Stamp duty	0030-02-103-003-02	122327
2	2002623662/2/2022	Property Registration- Registration Fees	0030-03-104-001-16	40783
			Total	**163110**

IN WORDS: ONE LAKH SIXTY THREE THOUSAND ONE HUNDRED TEN ONLY.

Government of West Bengal

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

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

Signature / LTI Sheet of Query No/Year 16042002623662/2022

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	PROVAT KUMAR GHOSH Jirangacha, City:- , P.O:- Hatisala, P.S:-Kashipur, District:- South 24-Parganas, West Bengal, India, PIN:- 700135	Seller			2/9/2022

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

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

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

Major Information of the Deed

Deed No :	**I-1604-10290/2022**	**Date of Registration**	**05/09/2022**
Query No / Year	**1604-2002623662/2022**	**Office where deed is registered**	
Query Date	**31/08/2022 2:05:58 PM**	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details -	VINAYAK LEGAL 122/1R, Satyendra Nath Majumdar Sarani,Thana : Tollygunge, District : South 24-Parganas, WEST BENGAL, PIN - 700026, Mobile No. : 9330394689, Status :Seller/Executant		
Transaction		Additional Transaction	
[0101] Sale, Sale Document		[4308] Other than immovable Property, Agreement [No of Agreement : 2]	
Set Forth value		Market Value	
Rs. 40,00,000/-		Rs. 40,76,899/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 1,22,427/- (Article:23)		Rs. 40,815/- (Article:A(1), E)	
Remarks			

Land Details :

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

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-337 (RS :-)	LR-420	Bastu	Shali	5.3733 Dec	16,15,690/-	16,92,589/-	
L2	LR-240 (RS :-)	LR-380	Bastu	Shali	7.9294 Dec	23,84,310/-	23,84,310/-	
		TOTAL :			**13.3027Dec**	**40,00,000 /-**	**40,76,899 /-**	
	Grand Total :				**13.3027Dec**	**40,00,000 /-**	**40,76,899 /-**	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**PROVAT KUMAR GHOSH (Presentant)** Son of Rajendra Kumar Ghosh Jirangacha, City:- , P.O:- Hatisala, P.S:-Kashipur, District:-South24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ARxxxxxx3F, Aadhaar No: 68xxxxxxxx3279, Status :Individual, Executed by: Self, Date of Execution: 02/09/2022 , Admitted by: Self, Date of Admission: 02/09/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 02/09/2022 , Admitted by: Self, Date of Admission: 02/09/2022 ,Place : Pvt. Residence

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**BALKRISHAN KYAL & OTHERS HUF** 30C, South End Park, City:- , P.O.- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 , PAN No.:: AAxxxxxx4G,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

Identifier Details :

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

Transfer of property for L1		
Sl.No	**From**	**To. with area (Name-Area)**
1	PROVAT KUMAR GHOSH	BALKRISHAN KYAL & OTHERS HUF-5.3733 Dec
Transfer of property for L2		
Sl.No	**From**	**To. with area (Name-Area)**
1	PROVAT KUMAR GHOSH	BALKRISHAN KYAL & OTHERS HUF-7.9294 Dec

Land Details as per Land Record

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

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 337, LR Khatian No:- 420		Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 240, LR Khatian No:- 380		Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 160410290 / 2022

On 02-09-2022

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

Presented for registration at 17:20 hrs on 02-09-2022, at the Private residence by PROVAT KUMAR GHOSH ,Executant.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 40,76,899/-

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

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

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

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

On 05-09-2022

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 40,815/- (A(1) = Rs 40,769/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 40,783/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 01/09/2022 4:53PM with Govt. Ref. No: 192022230112008581 on 01-09-2022, Amount Rs: 40,783/-, Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 202209010515766 on 01-09-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,22,327/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 1,22,327/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 3918, Amount: Rs.100/-, Date of Purchase: 04/07/2022, Vendor name: S Das
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 01/09/2022 4:53PM with Govt. Ref. No: 192022230112008581 on 01-09-2022, Amount Rs: 1,22,327/-, Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 202209010515766 on 01-09-2022, Head of Account 0030-02-103-003-02

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2022, Page from 302814 to 302836

being No 160410290 for the year 2022.

Digitally signed by ANUPAM HALDER
Date: 2022.09.06 10:54:48 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 2022/09/06 10:54:48 AM

DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)

12

010560/22

I 10291/22

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबंगा पश्चिम बंगाल WEST BENGAL

AH 352993

02/09/2022

'20020429261/2022

5-30 PM.

[illegible] the document is intended for registration, the whole sheets and the endorsement sheets attached with the document are part of this document.

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

CONVEYANCE

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

5-30 PM
2/9/22

003917

04 JUL 2022

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

Name:.....ALAMGIR REZA
ADVOCATE

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

Vendor:.....WB/1868/2003

Alipur Collectorate, 24 Pgs. (S)

SUBHANKAR DAS
STAMP VENDOR
Alipur Police Court, Kol-27

6561

6562

Identified by:
Raju Roy
Paresh ch. Roy
Sulanga Dakshin Para, Kol-89

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

2 = SEP 2022

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

And

3.2 **GOVINDRAM KYAL & OTHERS (HUF) (PAN AABHG6891A)** having its address at 30C, South End Park, P.S.- Rabindra Sarovar (formerly Lake) Post Office- Sarat Bose Road, Kolkata- 700 029, represented by its Karta **BALKRISHAN KYAL**, having **PAN ABDPK2892E** and **Aadhaar No. 262776696204**, son of Late Govindram Kyal, by faith Hindu, by occupation Business, nationality Indian, of 30C, South End Park, Post Office Sarat Bose Road, Kolkata- 700 029, Police Station Lake, District South 24 Parganas, (**Purchaser**, includes successors-in-interest)

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

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject Matter of Conveyance

4.1 **Said Property:** (**1**) Land classified as Danga (highland) measuring 0.8333 (zero point eight three three three) decimal, more or less, out of 5 (five) decimal, being a portion of R.S. Dag No. 107, corresponding L.R. Dag No. 102, recorded under R.S. Khatian No. 496, L.R. Khatian No. 3190, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas (**First Property**) and more fully described in **Part-I** of the **First Schedule** below **And** (**2**) land classified as Danga (highland) measuring 15.11 (fifteen point one one) decimal, more or less, out of 52 (fifty two) decimal, being a portion of R.S. Dag No. 108, corresponding L.R. Dag No. 101, recorded under R.S. Khatian No. 496, L.R. Khatian No. 3190, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas (**Second Property**) and more fully described in **Part-II** of the **First Schedule** below, the First Property and Second Property are more fully and collectively described in the **Second Schedule** below (collectively **Said Property**) **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof.

5. Background, Representations, Warranties and Covenants

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

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5.1.1 **Ownership of Sarojini Bala Ghosh:** By virtue of a Deed of Patta dated 27th December, 1951, registered in the Office of the Sub-Registrar of Bhangar, recorded in Book No. I, Volume No. 71, at Pages 184 to 185, being Deed No. 7526 for the year 1951, Sarojini Bala Ghosh alias Sarojini Bala Ghosh became the sole and absolute owner in respect of (**1**) land measuring 2.5 (two point five) decimal, more or less, out of 5 (five) decimal, being a portion of R.S. Dag No. 107, corresponding L.R. Dag No. 102, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas (**First Larger Property**) and (**2**) land measuring 45.33 (forty five point three three) decimal, more or less, out of 52 (fifty two) decimal, being a portion of R.S. Dag No. 108, corresponding L.R. Dag No. 101, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas (**Second Larger Property**), free from all encumbrances.

5.1.2 **Mutation by Sarojini Bala Ghosh:** In the above mentioned circumstances, said Sarojini Bala Ghosh alias Sarojini Bala Ghosh has become the sole and absolute owner in respect of the First Larger Property and Second Larger Property and mutated her name in the records of the Revisional Settlement Operation under R.S. Khatian No. 496, free from all encumbrances.

5.1.3 **Gift to Pravat Kumar Ghosh & Ors.:** By a Deed of Gift dated 21st December, 2009, registered in the Office of the District Sub-Registrar-III, South 24 Parganas at Alipore, recorded in Book No. I, CD Volume No. 31, at Pages 5964 to 5975, being Deed No. 08447 for the year 2009, said Sarojini Bala Ghosh alias Sarojini Bala Ghosh gifted, granted and transferred the First Larger Property and Second Larger Property, unto and in favour of (**1**) Pravat Kumar Ghosh, (**2**) Sushil Kumar Ghosh and (**3**) Subhash Chandra Ghosh, free from all encumbrances.

5.1.4 **Absolute Ownership of Vendor:** In the above mentioned events and circumstances said Pravat Kumar Ghosh (the Vendor herein) has become the sole and absolute owner in respect of the First Property out of the First Larger Property and Second Property out of the Second Larger Property and mutated his name in the records of the Block Land and Land Reforms Officer, Bhangar-II, recorded under L.R. Khatian No. 3190, free from all encumbrances. The First Property and Second Property collectively the Said Property is the subject matter of this Conveyance.

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

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

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

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

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

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

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

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

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

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

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

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

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6. Basic Understanding

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

7. Transfer

7.1 **Hereby Made:** The Vendor hereby sells, conveys and transfers to the Purchaser the entirety of the Vendor's right, title and interest of whatsoever or howsoever nature in the Said Property, more fully described in the **Second Schedule** below, being (**1**) the First Property, i.e., land measuring 0.8333 (zero point eight three three three) decimal, more or less, out of 5 (five) decimal, being a portion of R.S. Dag No. 107, corresponding L.R. Dag No. 102, recorded under R.S. Khatian No. 496, L.R. Khatian No. 3190, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-I** of the **First Schedule** below **And** (**2**) the Second Property, i.e., land measuring 15.11 (fifteen point one one) decimal, more or less, out of 52 (fifty two) decimal, being a portion of R.S. Dag No. 108, corresponding L.R. Dag No. 101, recorded under R.S. Khatian No. 496, L.R. Khatian No. 3190, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-II** of the **First Schedule** below **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

7.2 **Consideration:** The aforesaid transfer is being made in consideration of a sum of Rs.49,00,000/-(Rupees Forty Nine Lakhs only) paid by the Purchaser to the Vendor, receipt of which the Vendor hereby and by the Receipt and Memo of Consideration hereunder written, admits and acknowledges.

8. Terms of Transfer

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

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

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

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

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

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

8.2.1 **Indemnification by Vendor:** express indemnification by the Vendor about the correctness of the Vendor's title, Vendor's authority to sell and non existence of any encumbrances on the Said Property, which if found defective or untrue at any time, the Vendor shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendor hereby covenants that the Vendor or any person claiming under the Vendor in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Purchaser and/or the Purchaser's successors-in-interest and assigns, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the Purchaser and/or the Purchaser's successors-in-interest and assigns by reason of any claim made by any third parties with respect to the title of the Said Property. If any difficulty arises in respect of mutation of the Said Property in the name of the Purchaser then the Vendor shall at all times hereinafter, at the costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to mutate the name of the Purchaser in respect of the Said Property. In this regard the Vendor hereby clarifies that the Title Deeds and L.R. Record of Rights are not in parity with the Vendor's entitlement in said R.S. Dag Nos. 107 and 108, corresponding L.R. Dag Nos. 102 and 101 as recited under clause 5.1 and sub-clauses thereunder. However, the Vendor hereby conveys all the Vendor's right, title and interest in the said Dags (acquired vide the recited Deeds) under these presents whatsoever and howsoever in nature and the Purchaser shall be entitled to rectify the Record of Rights accordingly.

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

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

8.4 **Outgoings:** All statutory revenue, cess, taxes, surcharge, outgoings and levies of or on the Said Property, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid

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and discharged by the Vendor, with regard to which the Vendor hereby indemnify and agree to keep the Purchaser fully and comprehensively saved, harmless and indemnified.

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

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

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

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

9. **Interpretation:**

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

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

First Schedule
Part I
(First Property)

Land vacant classified as Danga (highland) measuring 0.8333 (zero point eight three three three) decimal, more or less, out of 5 (five) decimal, being a portion of R.S. Dag No. 107, corresponding L.R. Dag No. 102, recorded under R.S. Khatian No. 496, L.R. Khatian No. 3190, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and the said Dag is butted and bounded as follows:

On the North	:	By R.S. Dag No. 106
On the East	:	By R.S. Dag No. 108
On the South	:	By R.S. Dag No. 110
On the West	:	By Mouza Hatisala

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

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Part II
(Second Property)

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

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

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

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

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

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

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

The details of the Said Property are tabulated below:

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

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10. Execution and Delivery

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

[Vendor]

Drafted by:

Alamgir Reza WB/1366/03

Advocate

Alipore Judges Court

Kol-27

Witnesses:

Signature Dibyendu Ghosh	Signature Rajib Roy
Name DIBYENDU GHOSH	Name RAJIB ROY
Father's Name Prorod Ka Ghosh	Father's Name Paresh Ch. Roy
Address via- Jhangpada Po- Hatinda	Address Sulenga Dakshin para
P.S. Kankinara Dist-24PGS(N)	Kol- 89

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Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs.49,00,000/-(Rupees Forty Nine Lakhs only)** towards full and final payment of the consideration for sale of the Said Property described in the **Second Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
UTI No. IOBAR52022090200605279	02.09.2022	Indian Overseas Bank	49,00,000/-
		Total:	**49,00,000/-**

[Vendor]

Witnesses:

Signature Dibyendu Ghosh Signature Rajib Roy

Name DIBYENDU GHOSH Name RAJIB ROY

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Alipore, South 24 Parganas

2 - SEP 2022

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

2 = SEP 2020

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PROVAT KUMAR GHOSH
RAJENDRA KUMAR GHOSH

01/01/1953
Permanent Account Number
AREPG3773F

Signature

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

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं :
आयकर पैन सेवा यूनीट, यूटीआईटीसल लि.,
प्लाट नं: 3, सेक्टर 11, सी.बी.डी.बेलापुर,
नवी मुंबई-४०० ६१४.

আধার

ভারত সরকার
Government of India

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

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

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

Signature valid

আপনার আধার সংখ্যা / Your Aadhaar No. :
6844 0452 3279
VID : 9168 3793 8078 4000

আমার আধার, আমার পরিচয়

ভারত সরকার
Government of India

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

Issue Date: 05/03/2018

6844 0452 3279
VID : 9168 3793 8078 4000
আমার আধার, আমার পরিচয়

Government of India

AADHAAR

তথ্য

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

INFORMATION

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- আধারে আপনার মোবাইল নাম্বার ও ইমেইল আইডি আপডেট রাখুন।
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আধার

ঠিকানা:
সি/ও রাজেন্দ্র কুমার ঘোষ, জিরান গাছি, সাউথ ২৪ পরগনাস,
ওয়েস্ট বেঙ্গল - 700135

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

Download Date: 02/03/2022

6844 0452 3279

VID : 9168 3793 8078 4000

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

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AABHG6891A

नाम/Name
GOVINDRAM KYAL & OTHERS (HUF)

जन्म तिथि/Date of Birth/Date of Incorporation
[illegible]

Ballarpur Hyd

इस कार्ड के खोने, पाने या इसका सूचित करें/लौटाएं:
[illegible]

If this card is lost / someone's lost card is found, please inform / return to :
Income Tax PAN Services Unit, NSDL
[illegible]
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
email: tinpan@nsdl.co.in

भारत सरकार
GOVERNMENT OF INDIA

Sukhohan Kyal
जन्म साल / Year of Birth : 1934
पुरुष / Male

2627 7669 6204

आधार - साधारण मानुषের অধিকার

Bal Krishna Kyal

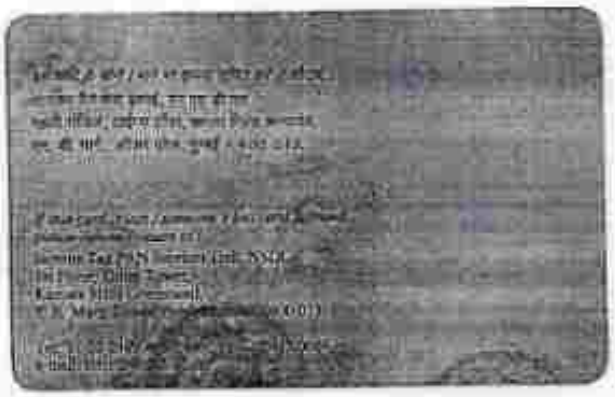
भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
S/O: গোবিন্দ রাম কয়াল, ৩০সি,
সাউথ এন্ড পার্ক, কোলকাতা,
পশ্চিমবঙ্গ, 700029

Address:
S/O Govind Ram Kyal, 30C,
South End Park, Kolkata, Sarat
Bose Road, West Bengal,
700029

1947
www.uidai.gov.in

Balkrishan Kyal



भारत सरकार
GOVERNMENT OF INDIA

Rajib Roy
Year of Birth : 1992
Male

8196 3674 8777

आधार — आम आदमी का अधिकार

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

RAJIB ROY
PARESH CHANDRA ROY
26/05/1992

Permanent Account Number
AVSPR8594H

Rajib Roy

Signature

P.O. => New Town.
P.S. => Do -
PIN => 700159.

Rajib Roy

सत्यमेव जयते

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

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

Land Details :

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

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

Seller Details :

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

Buyer Details :

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

Identifier Details :

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

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	PROVAT KUMAR GHOSH	GOVINDRAM KYAL & OTHERS HUF-0.8333 Dec

Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	PROVAT KUMAR GHOSH	GOVINDRAM KYAL & OTHERS HUF-15.11 Dec

Note:

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

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

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

GRN Details

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

Depositor Details

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

Payment Details

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

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

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

Government of West Bengal

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

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

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

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

Sl No.	Name of the Executant	Category		Finger Print	Signature with date
1	PROVAT KUMAR GHOSH Jirangacha, City:- , P.O:- Hatisala, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135	Seller			2/9/22

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

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

Alipore, South 24-Parganas

Major Information of the Deed

Deed No :	**I-1604-10291/2022**	**Date of Registration**	**05/09/2022**
Query No / Year	**1604-2002624261/2022**	**Office where deed is registered**	
Query Date	**31/08/2022 2:39:16 PM**	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	VINAYAK LEGAL 122/1R, Satyendra Nath Majumdar Sarani,Thana : Tollygunge, District : South 24-Parganas, WEST BENGAL, PIN - 700026, Mobile No. : 9330394889, Status :Seller/Executant		
Transaction		Additional Transaction	
[0101] Sale, Sale Document		[4308] Other than Immovable Property, Agreement [No of Agreement : 2]	
Set Forth value		Market Value	
Rs. 49,00,000/-		Rs. 49,00,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 1,47,120/- (Article:23)		Rs. 49,046/- (Article:A(1), E)	
Remarks			

Land Details :

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

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

Seller Details :

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

Buyer Details :

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

Identifier Details :

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

Identifier Of PROVAT KUMAR GHOSH

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	PROVAT KUMAR GHOSH	GOVINDRAM KYAL & OTHERS HUF-0.8333 Dec

Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	PROVAT KUMAR GHOSH	GOVINDRAM KYAL & OTHERS HUF-15.11 Dec

Endorsement For Deed Number : I - 160410291 / 2022

On 02-09-2022

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

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

Certificate of Market Value(WB PUVI rules of 2001)

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

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

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

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

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

On 05-09-2022

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 49,046/- (A(1) = Rs 49,000/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 49,014/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 01/09/2022 4:28PM with Govt. Ref. No: 192022230111980031 on 01-09-2022, Amount Rs: 49,014/-, Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 202209010514386 on 01-09-2022, Head of Account 0030-03-104-001-18

Payment of Stamp Duty

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

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2022, Page from 302678 to 302697

being No 160410291 for the year 2022.

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

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

(Anupam Halder) 2022/09/05 05:29:59 PM

DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)

11

01059/22

P 10294/22

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबंगा पश्चिम बंगाल WEST BENGAL AH 352991

02/9/2022

Q 20026239 19/2022

5-25 PM

Cell

02/9/22

05/9/22

CONVEYANCE

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

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

5-25 PM
2/9/22

003919

04 JUL 2022

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

Name:.....ALAMGIR REZA

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

Vendor:..... WB/1995/2005

Alipur Collectorate, 24 Pgs. (S)

SUBHANKAR DAS
STAMP VENDOR
Alipur Police Court, Kol-27

6561

6562

Identified by:
Pritis Roy
Paresh Ch. Roy
Sulanji Dakhin Pur
Kol-27

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

2 - SEP 2022

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

And

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

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

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject Matter of Conveyance

4.1 **Said Property:** (**1**) Land classified as shali (agricultural) measuring 21.91 (twenty one point nine one) decimal, more or less, out of 133 (one hundred and thirty three) decimal, being a portion of C.S. Dag No. 332, corresponding R.S./L.R. Dag No. 337, recorded under R.S. Khatian No. 420, Mouza Hatisala, J.L. No. 9, Police Station Kolkata Leather Complex (formerly Bhangar), within Beonta No. 2 Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas (**First Property**) and more fully described in **Part-I** of the **First Schedule** below **And** (**2**) land classified as shali (agricultural) measuring 8.6667 (eight point six six six seven) decimal, more or less, out of 119 (one hundred and nineteen) decimal, being a portion of C.S. Dag No. 236, corresponding R.S./L.R. Dag No. 240, recorded under R.S. Khatian No. 382, Mouza Hatisala, J.L. No. 9, Police Station Kolkata Leather Complex (formerly Bhangar), within Beonta No. 2 Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas (**Second Property**) and more fully described in **Part-II** of the **First Schedule** below, the First Property and Second Property are more fully and collectively described in the **Second Schedule** below (collectively **Said Property**) **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof.

5. Background, Representations, Warranties and Covenants

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

5.1.1 **Ownership of Anowar Ali Molla & Anr.:** By virtue of a Deed of Sale dated 24th November, 1977, registered in the Office of the Sub-

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

2 = SEP 2022

Registrar, Bhangar, recorded in Book No. I, being Deed No. 13540 for the year 1977, one (**1**) Anowar Ali Molla and (**2**) Ohab Ali Molla became the joint and absolute owners in respect of the First Property, i.e. land measuring 21.91 (twenty one point nine one) decimal, more or less, out of 133 (one hundred and thirty three) decimal, being a portion of C.S. Dag No. 332, corresponding R.S./L.R. Dag No. 337, recorded under R.S. Khatian No. 420, Mouza Hatisala, J.L. No. 9, Police Station Kolkata Leather Complex (formerly Bhangar), within Beonta No. 2 Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas, free from all encumbrances.

5.1.2 **Sale to Pravat Kumar Ghosh:** By a Deed of Sale dated 17th March, 1978, registered in the Office of the Sub-Registrar of Bhangar, recorded in Book No. I, being Deed No. 3277 for the year 1978, said (**1**) Anowar Ali Molla and (**2**) Ohab Ali Molla sold, conveyed and transferred the First Property unto and in favour of Pravat Kumar Ghosh, free from all encumbrances.

5.1.3 **Ownership of Mohar Ali Molla & Anr.:** At all material time (**1**) Sahar Ali Molla and (**2**) Montaj Ali Molla, both being the sons of Munshi Molla were the joint and absolute owners in respect of land measuring 26 (twenty six) decimal, more or less, out of 39 (thirty nine) decimal, more or less, out of 119 (one hundred and nineteen) decimal, being a portion of C.S. Dag No. 236, corresponding R.S./L.R. Dag No. 240, recorded under R.S. Khatian No. 382, Mouza Hatisala, J.L. No. 9, Police Station Kolkata Leather Complex (formerly Bhangar), within Beonta No. 2 Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas (**Second Larger Property**), free from all encumbrances.

5.1.4 **Sale by Mohar Ali Molla:** By a Deed of Sale dated 1st April, 1968, registered in the Office of the Sub-Registrar of Bhangar, recorded in Book No. I, Volume No. 25, at Pages 247 to 249, being Deed No. 2656 for the year 1969, said Sahar Ali Molla sold, conveyed and transferred his right, title and interest in the Second Larger Property unto and in favour of Fakir Ali Sahaji, free from all encumbrances.

5.1.5 **Sale by Montaj Ali Molla:** By a Deed of Sale dated 24th April, 1969, registered in the Office of the Sub-Registrar of Bhangar, recorded in Book No. I, being Deed No. 4661 for the year 1969, said Montaj Ali Molla sold, conveyed and transferred his right, title and interest in the Second Larger Property unto and in favour of Fakir Ali Sahaji, free from all encumbrances.

5.1.6 **Ownership of Fakir Ali Sahaji:** In the above mentioned circumstances said Fakir Ali Molla has become the sole and absolute owner in respect of the Second Larger Property, free from all encumbrances.

5.1.7 **Sale to Pravat Kumar Ghosh & Ors.:** By a Deed of Sale dated 26th April, 1973, registered in the Office of the Sub-Registrar of Bhangar, recorded in Book No. I, Volume No. 73, at Pages 99 to 100, being Deed No. 6282 for the year 1973, said Fakir Ali Sahaji sold, conveyed and transferred the Second Larger Property unto and in favour of (**1**) Pravat

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

2 = SEP 2022

Kumar Ghosh, (**2**) Sushil Kumar Ghosh and (**3**) Subhash Chandra Ghosh, free from all encumbrances.

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

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

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

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

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

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

6. Basic Understanding

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

7. Transfer

7.1 **Hereby Made:** The Vendor hereby sells, conveys and transfers to the Purchaser the entirety of the Vendor's right, title and interest of whatsoever or howsoever nature in the Said Property, more fully described in the **Second Schedule** below, being (**1**) the First Property, i.e., land measuring 21.91 (twenty one point nine one) decimal, more or less, out of 133 (one hundred and thirty three) decimal, being a portion of C.S. Dag No. 332, corresponding R.S./L.R. Dag No. 337, recorded under R.S. Khatian No. 420, Mouza Hatisala, J.L. No. 9, Police Station Kolkata Leather Complex (formerly Bhangar), within Beonta No. 2 Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-I** of the **First Schedule** below **And** (**2**) the Second Property, i.e., land measuring 8.6667 (eight point six six six seven) decimal, more or less, out of 119 (one hundred and nineteen) decimal, being a portion of C.S. Dag No. 236, corresponding R.S./L.R. Dag No. 240, recorded under R.S. Khatian No. 382, Mouza Hatisala, J.L. No. 9, Police Station Kolkata Leather Complex (formerly Bhangar), within Beonta No. 2 Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-II** of the **First Schedule** below **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

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7.2 **Consideration:** The aforesaid transfer is being made in consideration of a sum of Rs.91,00,000/- (Rupees ninety one Lakh only) paid by the Purchaser to the Vendor, receipt of which the Vendor hereby and by the Receipt and Memo of Consideration hereunder written, admits and acknowledges.

8. Terms of Transfer

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

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

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

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

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

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

8.2.1 **Indemnification by Vendor:** express indemnification by the Vendor about the correctness of the Vendor's title, Vendor's authority to sell and non existence of any encumbrances on the Said Property, which if found defective or untrue at any time, the Vendor shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendor hereby covenants that the Vendor or any person claiming under the Vendor in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Purchaser and/or the Purchaser's successors-in-interest and assigns, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the Purchaser and/or the Purchaser's successors-in-interest and assigns by reason of any claim made by any third parties with respect to the title of the Said Property. If any difficulty arises in respect of mutation of the Said Property in the name of the Purchaser then the Vendor shall at all times hereinafter, at the costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to mutate the name of the Purchaser in respect of the Said Property. In this regard the Vendor hereby clarifies that the Title Deeds and L.R. Record of Rights are not in parity with the Vendor's entitlement in said R.S. Dag Nos. 337 and 240 as recited under clause 5.1 and sub-clauses thereunder. However, the Vendor hereby conveys all the Vendor's right,

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title and interest in the said R.S. Dags (acquired vide the recited Deeds) under these presents whatsoever and howsoever in nature and the Purchaser shall be entitled to rectify the Record of Rights accordingly.

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

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

8.4 **Outgoings:** All statutory revenue, cess, taxes, surcharge, outgoings and levies of or on the Said Property, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid 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

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South 24 Parganas, Alipur, Kolkata

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

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

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

9. **Interpretation:**

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

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

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First Schedule
Part I
(First Property)

Land vacant classified as shali (agricultural) measuring 21.91 (twenty one point nine one) decimal, more or less, out of 133 (one hundred and thirty three) decimal, being a portion of C.S. Dag No. 332, corresponding R.S./L.R. Dag No. 337, recorded under R.S. Khatian No. 420, Mouza Hatisala, J.L. No. 9, Police Station Kolkata Leather Complex (formerly Bhangar), within Beonta No. 2 Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and the said Dag is butted and bounded as follows:

On the North	:	By R.S. Dag No. 240
On the East	:	By Mouza Jirangacha
On the South	:	By R.S. Dag No. 338
On the West	:	By R.S. Dag No. 336

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

Part II
(Second Property)

Land vacant classified as shali (agricultural) measuring 8.6667 (eight point six six six seven) decimal, more or less, out of 119 (one hundred and nineteen) decimal, being a portion of C.S. Dag No. 236, corresponding R.S./L.R. Dag No. 240, recorded under R.S. Khatian No. 382, Mouza Hatisala, J.L. No. 9, Police Station Kolkata Leather Complex (formerly Bhangar), within Beonta No. 2 Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and the said Dag is butted and bounded as follows:

On the North	:	By R.S. Dag No. 239
On the East	:	By Mouza Jirangacha
On the South	:	By R.S. Dag No. 337
On the West	:	By R.S. Dag No. 336

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

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

Vacant land classified as shali (agricultural) land measuring 21.91 (twenty one point nine one) decimal, more or less, out of 133 (one

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hundred and thirty three) decimal, being a portion of C.S. Dag No. 332, corresponding R.S./L.R. Dag No. 337, recorded under R.S. Khatian No. 420, L.R. Khatian No. 190, Mouza Hatisala, J.L. No. 9, Police Station Kolkata Leather Complex (formerly Bhangar), within Beonta No. 2 Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-I** of the **First Schedule** above

Vacant land classified as shali (agricultural) land measuring 8.6667 (eight point six six six seven) decimal, more or less, out of 119 (one hundred and nineteen) decimal, being a portion of C.S. Dag No. 236, corresponding R.S./L.R. Dag No. 240, recorded under R.S. Khatian No. 382, L.R. Khatian No. 190, Mouza Hatisala, J.L. No. 9, Police Station Kolkata Leather Complex (formerly Bhangar), within Beonta No. 2 Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-II** of the **First Schedule** above

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

The details of the Said Property are tabulated below:

Mouza	R.S./L.R. *Dag* No.	R.S. Khatian No.	Total Area in *Dag* (in Dec)	Area Sold (in Dec)
Hatisala	337	420	133	21.91
Hatisala	240	382	119	8.6667
			Total:	**30.5767**

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10. Execution and Delivery

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

[Vendor]

Drafted by:

Alamgir Raza WB/1366/03

Advocate

Alipore Judges Court
Kol-27

Witnesses:

Signature	Signature
Name DIBYENDU GHOSH	Name RAJIB ROY
Father's Name Prorotin Ghosh	Father's Name Parish Ch. Roy
Address Vill-Jiragacha Po-Sahitia P.S-Kasba Pin Dist-24 Pgs(S)	Address Sulenagar Dakshin Pur Kol-94

District Sub-Registrar
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Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs.91,00,000/- (Rupees Ninety One Lakh only)** towards full and final payment of the consideration for sale of the Said Property described in the **Second Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
UTI No. IOBAR52022090200611471	02.09.2022	Indian Overseas Bank	45,00,000/-
UTI No. IOBAR52022090200610256	02.09.2022	Indian Overseas Bank	46,00,000/-
		Total:	**91,00,000/-**

[Vendor]

Witnesses:

Signature _____ Signature _____

Name DIBYENDU GHOSH Name RAJIB ROY

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

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SPECIMEN FORM FOR TEN FINGER PRINTS

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

District Sub-Registrar
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Registration 1908
Alipore, South 24 Parganas

2 = SEP 2022

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PROVAT KUMAR GHOSH
RAJENDRA KUMAR GHOSH

01/01/1953
Permanent Account Number
AREPG3773F

Signature

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

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं :
आयकर पैन सेवा यूनिट, यूटीआईटीएसएल,
प्लाट नं: 3, सेक्टर 11, सीबीडी बेलापुर,
नवी मुंबई-400 614.

আধার

ভারত সরকার
Government of India

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

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

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

Signature valid

আপনার আধার সংখ্যা / Your Aadhaar No. :
6844 0452 3279
VID : 9168 3793 8078 4000

আমার আধার, আমার পরিচয়

ভারত সরকার
Government of India

Issue Date: 05/03/2010

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

6844 0452 3279
VID : 9168 3793 8078 4000
আমার আধার, আমার পরিচয়

Government of India

AADHAAR

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
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- এটা এক ইলেক্ট্রনিক প্রক্রিয়ায় তৈরী পত্র

INFORMATION

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- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

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

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ঠিকানা:
সি/ও রাজেন্দ্র কুমার ঘোষ, জিরান গাছি, আদিম ২৪ পরগনাস,
ওয়েস্ট বেঙ্গল - 700135

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

Downloading Date: 02/03/2022

6844 0452 3279

VID : 9168 3793 8078 4000

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आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

BALKRISHAN KYAL

GOVINDRAM KYAL

06/08/1954

Permanent Account Number

ABDPK2892E

Signature

Balkrishan Kyal

[illegible]

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

Income Tax PAN Services Unit, NSDL
1st Floor, Tower Tower,
Kamala Mills Compound,
S. B. Marg, Lower Parel, Mumbai - 400 013

Tel: 91-22-2499 4820, Fax: 91-22-2497 0066,
e-mail: tin@nsdl.co.in

ভারত সরকার
GOVERNMENT OF INDIA

Balkrishna Kyal
জন্ম সাল / Year of Birth : 1914
পুরুষ / Male

2627 7669 6204

আধার - সাধারণ মানুষের অধিকার

Bal Krishna Kyal

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
S/O গোবিন্দ রাম কয়াল, ৩০সি, সাউথ এন্ড পার্ক, কোলকাতা, পশ্চিমবঙ্গ, 700029

Address:
S/O Govind Ram Kyal, 30C, South End Park, Kolkata, Sarat Bose Road, West Bengal, 700029

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1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947, Bengaluru-560001

भारत सरकार
GOVERNMENT OF INDIA

Rajib Roy
Year of Birth : 1992
Male

8196 3674 8777

आधार — आम आदमी का अधिकार

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

RAJIB ROY
PARESH CHANDRA ROY
26/05/1992
Permanent Account Number
AVSPR8594H
Rajib Roy
Signature

Rajib Roy

P.O. ⇒ New Town.
P.S. ⇒ -Do-
PIN ⇒ 700159.

सत्यमेव जयते

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

Query No / Year	2002623914/2022	Office where deed will be registered
Query Date	31/08/2022 2:19:35 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	VINAYAK LEGAL 122/1R, Satyendra Nath Majumdar Sarani,Thana : Tollygunge, District : South 24-Parganas, WEST BENGAL, PIN - 700026, Mobile No. : 9330394689, Status :Seller/Executant	
Transaction		Additional Transaction
[0101] Sale, Sale Document		[4308] Agreement [No of Agreement : 2]
Set Forth value		Market Value
Rs. 91,00,000/-		Rs. 91,69,165/-
Total Stamp Duty Payable(SD)		Total Registration Fee Payable
Rs. 2,75,095/- (Article:23)		Rs. 91,706/- (Article:A(1), E)
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
Remarks		

Land Details :

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

Sch No	Plot Number	Khatian Number	Land Proposed	UseROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-337 (RS :-)	LR-420	Bastu	Shali	21.91 Dec	68,32,485/-	69,01,650/-	
L2	LR-240 (RS :-)	LR-382	Bastu	Shali	8.6667 Dec	22,67,515/-	22,67,515/-	
		TOTAL :			30.5767Dec	91,00,000 /-	91,69,165 /-	
	Grand	Total :			30.5767Dec	91,00,000 /-	91,69,165 /-	

Seller Details :

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

Buyer Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Mr BALKRISHAN KYAL Son of Late Govind Ram Kyal,30C, South End Park, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ABxxxxxx2E, Aadhaar No.: 26xxxxxxxx6204,Status :Individual, Not Executed	Individual	Not Executed

Identifier Details :

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

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	PROVAT KUMAR GHOSH	Mr BALKRISHAN KYAL-21.91 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	PROVAT KUMAR GHOSH	Mr BALKRISHAN KYAL-8.6667 Dec

Note:

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

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

10. It appears that seller/transferor(s) is not recorded owner/tenant(s). Please get his/her(their) name mutated at concerned Block Land & Land Reforms Office at immediately, if possible, prior to registration, for your own benefit. You may submit application for mutation now online using the following website: banglarbhumi.gov.in.

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

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

GRN Details

GRN:	192022230111990391	**Payment Mode:**	Online Payment
GRN Date:	01/09/2022 16:34:03	**Bank/Gateway:**	Indian Overseas Bank
BRN :	202209010514798	**BRN Date:**	01/09/2022 16:35:36
Payment Status:	Successful	**Payment Ref. No:**	2002623914/4/2022 [Query No*/Query Year]

Depositor Details

Depositor's Name:	BALKRISHAN KYAL
Address:	30C, SOUTH END PARK KOLKATA-700029
Mobile:	9830065307
Depositor Status:	Buyer/Claimants
Query No:	2002623914
Applicant's Name:	Org VINAYAK LEGAL
Identification No:	2002623914/4/2022
Remarks:	Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002623914/4/2022	Property Registration- Stamp duty	0030-02-103-003-02	275095
2	2002623914/4/2022	Property Registration- Registration Fees	0030-03-104-001-16	91706
			Total	**366801**

IN WORDS: **THREE LAKH SIXTY SIX THOUSAND EIGHT HUNDRED ONE ONLY.**

Office of the Dist. Sub-Registrar IV

Government of West Bengal

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

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

Signature / LTI Sheet of Query No/Year 16042002623914/2022

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	PROVAT KUMAR GHOSH Jirangachia, City:- , P.O:- Hatisala, P.S:-Kashipur, District:- South 24-Parganas, West Bengal, India, PIN:- 700135	Seller			2/9/22

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

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

Office of the Dist Sub-Registrar IV

Major Information of the Deed

Deed No :	**I-1604-10294/2022**	**Date of Registration**	**05/09/2022**
Query No / Year	**1604-2002623914/2022**	**Office where deed is registered**	
Query Date	**31/08/2022 2:19:35 PM**	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	VINAYAK LEGAL 122/1R, Satyendra Nath Majumdar Sarani,Thana : Tollygunge, District : South 24-Parganas, WEST BENGAL, PIN - 700026, Mobile No. : 9330394689, Status :Seller/Executant		
Transaction		Additional Transaction	
[0101] Sale, Sale Document		[4308] Other than Immovable Property, Agreement [No of Agreement : 2]	
Set Forth value		Market Value	
Rs. 91,00,000/-		Rs. 91,69,165/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 2,75,195/- (Article:23)		Rs. 91,738/- (Article:A(1), E)	
Remarks			

Land Details :

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

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-337 (RS :-)	LR-420	Bastu	Shali	21.91 Dec	68,32,485/-	69,01,650/-	
L2	LR-240 (RS :-)	LR-382	Bastu	Shali	8.6667 Dec	22,67,515/-	22,67,515/-	
		TOTAL :			**30.5767Dec**	**91,00,000 /-**	**91,69,165 /-**	
	Grand Total :				**30.5767Dec**	**91,00,000 /-**	**91,69,165 /-**	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**PROVAT KUMAR GHOSH (Presentant)** Son of Rajendra Kumar Ghosh Jirangacha, City:- , P.O:- Hatisala, P.S:-Kashipur, District:-South24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ARxxxxxx3F, Aadhaar No:68xxxxxxxx3279, Status :Individual, Executed by: Self, Date of Execution: 02/09/2022 , Admitted by: Self, Date of Admission: 02/09/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 02/09/2022 , Admitted by: Self, Date of Admission: 02/09/2022 ,Place : Pvt. Residence

Buyer Details :

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

Identifier Details :

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

Transfer of property for L1		
Sl.No	**From**	**To. with area (Name-Area)**
1	PROVAT KUMAR GHOSH	Mr BALKRISHAN KYAL-21.91 Dec
Transfer of property for L2		
Sl.No	**From**	**To. with area (Name-Area)**
1	PROVAT KUMAR GHOSH	Mr BALKRISHAN KYAL-8.6667 Dec

Land Details as per Land Record

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

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 337, LR Khatian No:- 420		Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 240, LR Khatian No:- 382		Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 160410294 / 2022

On 02-09-2022

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

Presented for registration at 17:25 hrs on 02-09-2022, at the Private residence by PROVAT KUMAR GHOSH ,Executant.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 91,69,165/-

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

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

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

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

On 05-09-2022

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 91,738/- (A(1) = Rs 91,692/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 91,706/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 01/09/2022 4:35PM with Govt. Ref. No: 192022230111990391 on 01-09-2022, Amount Rs: 91,706/-, Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 202209010514798 on 01-09-2022, Head of Account 0030-03-104-001 -16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs: 2,75,095/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 2,75,095/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 3919, Amount: Rs.100/-, Date of Purchase: 04/07/2022, Vendor name: S Das
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 01/09/2022 4:35PM with Govt. Ref. No: 192022230111990391 on 01-09-2022, Amount Rs: 2,75,095/-, Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 202209010514798 on 01-09-2022, Head of Account 0030-02-103-003-02

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2022, Page from 302876 to 302896

being No 160410294 for the year 2022.

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

Digitally signed by ANUPAM HALDER
Date: 2022.09.06 11:49:21 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 2022/09/06 11:49:21 AM

DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)

9

01056/22

I 10295/22

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL

AH 352990

[illegible] registration, the signature sheets and the endorsement sheets attached with this document are part of this document.

2/09/2022

02/09/2022

Q 200262 9564 2022

5-15 P.M

8/9/22

5/09/22

CONVEYANCE

1. **Date:** 02nd September, 2022

2. **Place:** Kolkata

3. **Parties**

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

5-15 PM
2/9/22

003920

04 JUL 2022

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

Name: ALAMGIR REZA
ADVOCATE
ALIPORE JUDGES COURT
KOL-27
WB/1366/2003

Address:.....

Vendor:.....

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

6561

6562

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

2 SEP 2022

Identified by:
Rajib Ray
Paresh Ch. Ray
Subhangan Dakshin Para
Kol- 59

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

And

3.2 **UMESH KYAL & OTHERS (HUF) (PAN AAAHU2146P)**, having its address at 30C, South End Park, P.S.- Rabindra Sarovar (formerly Lake) Post Office- Sarat Bose Road, Kolkata- 700 029, represented by its Karta **UMESH KYAL**, having **PAN ABDPK2892E** and **Aadhaar No. 262776696204**, son of Late Govindram Kyal, by faith Hindu, by occupation Business, nationality Indian, of 30C, South End Park, Post Office Sarat Bose Road, Kolkata- 700 029, Police Station Lake, District South 24 Parganas, (**Purchaser**, includes successors-in-interest)

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

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject Matter of Conveyance

4.1 **Said Property:** Land classified as shali (agricultural) measuring 13.546 (thirteen point five four six) decimal, more or less, out of 28 (twenty eight) decimal, more or less, out of 300 (three hundred) decimal, being a portion of C.S. Dag No. 331, corresponding R.S./L.R. Dag No. 336, recorded under R.S. Khatian Nos. 369, 382 and 410, L.R. Khatian No. 190, Mouza Hatisala, J.L. No. 9, Police Station Kolkata Leather Complex (formerly Bhangar), within Beonta No. 2 Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and 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 covenant with the Purchaser regarding title as follows:

5.1.1 **Ownership of Vendor:** Provat Kumar Ghosh (the Vendor herein) is the sole, absolute and recorded owner in respect of land measuring 28 (twenty eight) decimal, more or less, out of 300 (three hundred) decimal, being a portion of C.S. Dag No. 331, corresponding R.S./L.R. Dag No. 336, recorded under R.S. Khatian Nos. 369, 382 and 410, L.R. Khatian No. 190, Mouza Hatisala, J.L. No. 9, Police Station Kolkata Leather Complex (formerly Bhangar), within Beonta No. 2 Gram Panchayet, Sub-

District Sub-Registrar-IV
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Alipore, South 24 Parganas

2 - SEP 2022

Registration District Bhangar, District South 24 Parganas (**Larger Property**), free from all encumbrances.

5.1.2 **Absolute Ownership of Vendor:** In the above mentioned events and circumstances said Provat Kumar Ghosh (the Vendor herein) has become the sole and absolute owner in respect of the Larger Property, free from all encumbrances. The Said Property is a part and parcel of the Larger Property 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 claiming any estate or interest

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

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

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

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

6. Basic Understanding

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

7. Transfer

7.1 **Hereby Made:** The Vendor hereby sells, conveys and transfers to the Purchaser the entirety of the Vendor's right, title and interest of whatsoever or howsoever nature in the Said Property, more fully described in the **Schedule** below, being land classified as shali (agricultural) measuring 13.546 (thirteen point five four six) decimal, more or less, out of 28 (twenty eight) decimal, more or less, out of 300 (three hundred) decimal, being a portion of C.S. Dag No. 331, corresponding R.S./L.R. Dag No. 336, recorded under R.S. Khatian Nos. 369, 382 and 410, L.R. Khatian No. 190, Mouza Hatisala, J.L. No. 9, Police Station Kolkata Leather Complex (formerly Bhangar), within Beonta No. 2 Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in the **Schedule** below **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

7.2 **Consideration:** The aforesaid transfer is being made in consideration of a sum of Rs. 40,00,000/- (Rupees Forty 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:

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

2 - SEP 2022

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

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

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

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

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

2 - SEP 2022

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

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

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

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

2 = SEP 2022

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.

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

Land vacant classified as shali (agricultural) measuring 13.546 (thirteen point five four six) decimal, more or less, out of 28 (twenty eight) decimal, more or less, out of 300 (three hundred) decimal, being a portion of C.S. Dag No. 331, corresponding R.S./L.R. Dag No. 336, recorded under R.S. Khatian Nos. 369, 382 and 410, L.R. Khatian No. 190, Mouza Hatisala, J.L. No. 9, Police Station Kolkata Leather Complex (formerly Bhangar), within Beonta No. 2 Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and the said Dag is butted and bounded as follows:

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

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

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

2 = SEP 2022

10. Execution and Delivery

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

[Vendor]

Drafted by:

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

Witnesses:

Signature Dibyendu Ghosh	Signature Ranjib Roy
Name DIBYENDU GHOSH	Name RANJIB ROY
Father's Name Prorot Ku Ghosh	Father's Name Paresh Ch. Roy
Address Jirangacha P.O. Hati	Address Sulemen Dasli Pur
P.S. Kashipur Dist- 24 Pgs(S)	Kol-99

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

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

2 - SEP 2022

Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs. 40,00,000 /- (Rupees Forty 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.)
UTI No. IOBAR52022090200609156	02.09.2022	Indian Overseas Bank	40,00,000/-
		Total:	**40,00,000/-**

[Vendor]

Witnesses:

Signature _____ Signature _____

Name DIBYENDU GHOSH Name RAJIB ROY

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

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

2 SEP 2022

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)				

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

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

2 - SEP 2022

(4)

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAAHU2146P

UMESH KYAL & OTHERS (HUF)

Signature / हस्ताक्षर

Umesh Kyal

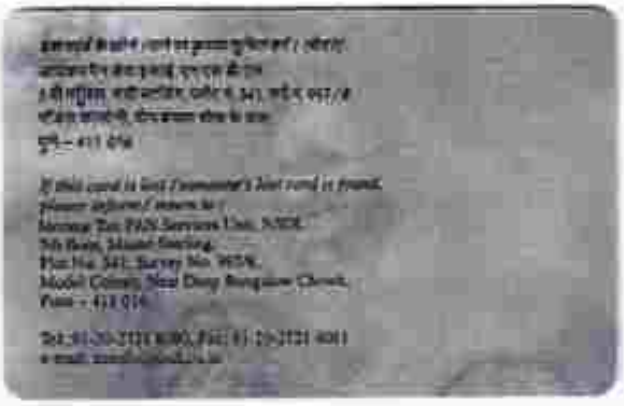
इस कार्ड के खोने/गुम हो जाने पर कृपया सूचित करें/लौटाएं

If this card is lost / misplaced / lost and found, please inform / return to :

Income Tax PAN Services Unit, NSDL
4th Floor, Mantri Sterling
Plot No.341, Survey No. 997/1,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411016.

Tel. 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tin@nsdl.co.in


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
Permanent Account Number Card
AGCPK5657R
UMESH KYAL
GOVIND RAM KYAL
13/05/1958



[redacted]

উমেশ কয়াল
Umesh Kyal
জন্মতারিখ/ DOB: 13/06/1958
পুরুষ / MALE

3221 6780 6519

MERA AADHAAR, MERI PEHCHAN

[redacted]

ঠিকানা:
S/O গোবিন্দ রাম কয়াল, ৩০সি, সাউথ এন্ড পার্ক, কোলকাতা, কোলকাতা, পশ্চিমবঙ্গ - 700029

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

Uma Kyal

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PROVAT KUMAR GHOSH
RAJENDRA KUMAR GHOSH

01/01/1953
Permanent Account Number
AREPG3773F

Signature

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

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं :
आयकर पैन सेवा यूनिट, यू टी आई आई टी एस एल,
प्लाट नं: 3, सेक्टर 11, सी.बी.डी.बेलापुर,
नवी मुंबई-४०० ६१४.

ভারত সরকার
Government of India

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

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

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

Signature valid

আপনার আধার সংখ্যা / Your Aadhaar No. :

6844 0452 3279

VID : 9168 3793 8078 4000

আমার আধার, আমার পরিচয়

ভারত সরকার
Government of India

Issue Date: 05/03/2016

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

6844 0452 3279

VID : 9168 3793 8078 4000

আমার আধার, আমার পরিচয়

Government of India

AADHAAR

তথ্য

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

INFORMATION

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

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

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

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা:
সি/ও রাজেন্দ্র কুমার ঘোষ, জিরান গাছি, সাউথ ২৪ পরগনাস,
ওয়েস্ট বেঙ্গল - 700135

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

Download Date: 02/03/2022

6844 0452 3279

VID : 9168 3793 8078 4000

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

भारत सरकार
GOVERNMENT OF INDIA

Rajib Roy
Year of Birth : 1992
Male

8196 3674 8777

आधार — आम आदमी का अधिकार

आयकर विभाग
INCOME TAX DEPARTMENT

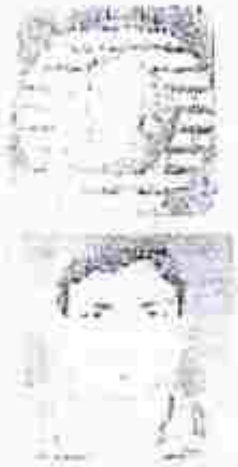
भारत सरकार
GOVT. OF INDIA

RAJIB ROY
PARESH CHANDRA ROY
26/05/1992

Permanent Account Number
AVSPR8594H

Rajib Roy

Signature



P.O. => New Town.
P.S. => -Do-
PIN => 700159.

Rajib Roy

सत्यमेव जयते

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

Query No / Year	**2002624564/2022**	**Office where deed will be registered**
Query Date	**31/08/2022 2:57:17 PM**	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	VINAYAK LEGAL 122/1R, Satyendra Nath Majumdar Sarani,Thana : Tollygunge, District : South 24-Parganas, WEST BENGAL, PIN - 700026, Mobile No. : 9330394689, Status :Seller/Executant	
Transaction		Additional Transaction
[0101] Sale, Sale Document		[4308] Agreement [No of Agreement : 2]
Set Forth value		Market Value
Rs. 40,00,000/-		Rs. 42,66,990/-
Total Stamp Duty Payable(SD)		Total Registration Fee Payable
Rs. 1,28,030/- (Article:23)		Rs. 42,684/- (Article:A(1), E)
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
Remarks		

Land Details :

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

Sch No	Plot Number	Khatian Number	Land Proposed	UseROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-336 (RS :-)	LR-369	Bastu	Shali	13.546 Dec	40,00,000/-	42,66,990/-	
	Grand Total :				**13.546Dec**	**40,00,000 /-**	**42,66,990 /-**	

Seller Details :

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

Buyer Details :

Sl No	Name & address	Status	Execution Admission Details :
1	UMESH KYAL & OTHERS HUF (HUF) ,30C, South End Park, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 PAN No. AAxxxxxx6P, ,Aadhaar No Not Provided by UIDAIStatus :Organization, Not Executed	Organization	Not Executed - -

Identifier Details :

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

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr PROVAT KUMAR GHOSH	UMESH KYAL & OTHERS HUF-13.546 Dec

Note:

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

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

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

GRN Details

GRN:	192022230112001061	**Payment Mode:**	Online Payment
GRN Date:	01/09/2022 16:44:33	**Bank/Gateway:**	Indian Overseas Bank
BRN :	202209010515404	**BRN Date:**	01/09/2022 16:47:09
Payment Status:	Successful	**Payment Ref. No:**	2002624564/1/2022 [Query No*/Query Year]

Depositor Details

Depositor's Name:	UMESH KYAL AND OTHERS HUF
Address:	30C, SOUTH END PARK KOLKATA-700029
Mobile:	9830065307
Depositor Status:	Buyer/Claimants
Query No:	2002624564
Applicant's Name:	Org VINAYAK LEGAL
Identification No:	2002624564/1/2022
Remarks:	Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002624564/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	128030
2	2002624564/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	42684
			Total	**170714**

IN WORDS: ONE LAKH SEVENTY THOUSAND SEVEN HUNDRED FOURTEEN ONLY.

Government of West Bengal

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

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

Signature / LTI Sheet of Query No/Year 16042002624564/2022

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

Sl No.	Name of the Executant	Category		Finger Print	Signature with date
1	Mr PROVAT KUMAR GHOSH Jirangacha, City:- , P.O:- Hatisala, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135	Seller			2/9/22

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	RAJIB ROY Son of Paresh Chandra Roy City:- , P.O:- New Town, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700159	Mr PROVAT KUMAR GHOSH			2/9/22

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

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

Major Information of the Deed

Deed No :	**I-1604-10295/2022**	**Date of Registration**	**05/09/2022**
Query No / Year	**1604-2002624564/2022**	**Office where deed is registered**	
Query Date	**31/08/2022 2:57:17 PM**	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	VINAYAK LEGAL 122/1R, Satyendra Nath Majumdar Sarani,Thana : Tollygunge, District : South 24-Parganas, WEST BENGAL, PIN - 700026, Mobile No. : 9330394689, Status :Seller/Executant		
Transaction		Additional Transaction	
[0101] Sale, Sale Document		[4308] Other than Immovable Property, Agreement [No of Agreement : 2]	
Set Forth value		Market Value	
Rs. 40,00,000/-		Rs. 42,66,990/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 1,28,130/- (Article:23)		Rs. 42,716/- (Article:A(1), E)	
Remarks			

Land Details :

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

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-336 (RS :-)	LR-369	Bastu	Shali	13.546 Dec	40,00,000/-	42,66,990/-	
	Grand Total :				**13.546Dec**	**40,00,000 /-**	**42,66,990 /-**	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**Mr PROVAT KUMAR GHOSH (Presentant)** Son of Mr. Rajendra Kumar Ghosh Jirangacha, City:- , P.O:- Hatisala, P.S:-Kashipur, District:-South24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ARxxxxxx3F, Aadhaar No: 68xxxxxxxx3279, Status :Individual, Executed by: Self, Date of Execution: 02/09/2022 , Admitted by: Self, Date of Admission: 02/09/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 02/09/2022 , Admitted by: Self, Date of Admission: 02/09/2022 ,Place : Pvt. Residence

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**UMESH KYAL & OTHERS HUF** 30C, South End Park, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 , PAN No.:: AAxxxxxx6P,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

Identifier Details :

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

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr PROVAT KUMAR GHOSH	UMESH KYAL & OTHERS HUF-13.546 Dec

Land Details as per Land Record

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

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 336, LR Khatian No:- 369		Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 160410295 / 2022

On 02-09-2022

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

Presented for registration at 17:15 hrs on 02-09-2022, at the Private residence by Mr PROVAT KUMAR GHOSH ,Executant.,

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 42,66,990/-

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

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

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

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

On 05-09-2022

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 42,716/- (A(1) = Rs 42,670/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 42,684/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 01/09/2022 4:47PM with Govt. Ref. No: 192022230112001061 on 01-09-2022, Amount Rs: 42,684/-, Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 202209010515404 on 01-09-2022, Head of Account 0030-03-104-001 -16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,28,030/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 1,28,030/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 3920, Amount: Rs.100/-, Date of Purchase: 04/07/2022, Vendor name: S Das
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 01/09/2022 4:47PM with Govt. Ref. No: 192022230112001061 on 01-09-2022, Amount Rs: 1,28,030/-, Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 202209010515404 on 01-09-2022, Head of Account 0030-02-103-003-02

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2022, Page from 302897 to 302914

being No 160410295 for the year 2022.

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

Digitally signed by ANUPAM HALDER
Date: 2022.09.06 11:50:57 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 2022/09/06 11:50:57 AM

DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)

10407/2024 I-10312/2024 I-10203/2024

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 342154

18/09/2024

I-200243697/2024

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

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20 SEP 2024

18 SEP 2024

CONVEYANCE

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

29214

22 NOV 2023

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,
Saurav Ghosh
S/o - Sudhir Ghosh
34, Ruby Park South,
Kasba, Kolkata - 700078.
P.S - Kasba, P.O - Haltu

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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 **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 measuring 0.1996 (zero point one nine nine six) 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 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 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

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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 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) 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 (**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

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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 **Demise of Sita Rani Ghosh:** 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 leaving behind her surviving her 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 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.

5.1.9 **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, comprised in (**1**) land measuring 0.1747 (zero point one seven four seven) decimal, more or less, out of the Property Of Jatish and (**2**) land measuring 0.0249 (zero point zero two four nine) decimal, more or less, out of the Property Of Radharani, free from all encumbrances.

5.1.10 **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, free from all encumbrances and the Said Property in 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.

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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, *baryadars* and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for 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.

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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 measuring 0.1996 (zero point one nine nine six) 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 howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

7.2 **Consideration:** The aforesaid transfer is being made in consideration of a sum of Rs.2,06,500/- (Rupees Two Lakh Six Thousand Five Hundred 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

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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 clarify 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. Dag 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. 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 Vendor, with regard to which the Vendor hereby indemnifies and agrees to keep the Purchaser fully and comprehensively saved, harmless and indemnified.

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

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

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

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

8.8 **Further Acts:** The Vendor hereby covenants that the Vendor or any person claiming under him, shall and will from time to time and at 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 covenant to be party to the declaration (if required) without raising any objection

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

9. **Interpretation:**

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

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

Schedule
(Said Property)

Land (vacant) measuring 0.1996 (zero point one nine nine six) 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 Vendor in the Said Property and appurtenances and inheritances for access and user thereof.

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10. Execution and Delivery

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

Witnesses:

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

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

Swapan Kumar Ghosh

[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.2,06,500/- (Rupees Two Lakh Six Thousand Five Hundred 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. IOBAR52024091600227472	16.09.2024	Indian Overseas Bank	2,06,500.00
		Total:	**2,06,500/-**

Witnesses:

1. Saurav Ghosh.

2. Alamgir Reza Adv

Sibaprasad Kumar Ghosh

[Vendor]

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Alipore, South 24 Parganas

19 SEP 2024

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)				

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

18 SEP 2024

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

192024250211844658

GRN Details

GRN:	192024250211844658	**Payment Mode:**	SBI Epay
GRN Date:	18/09/2024 09:12:59	**Bank/Gateway:**	SBIePay Payment Gateway
BRN :	2840697546919	**BRN Date:**	18/09/2024 09:13:11
Gateway Ref ID:	20240918759850	**Method:**	Indian Overseas Bank NB
GRIPS Payment ID:	180920242021184464	**Payment Init. Date:**	18/09/2024 09:12:59
Payment Status:	Successful	**Payment Ref. No:**	2002443697/2/2024 [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:	2002443697/2/2024
Dept Ref ID/DRN:	2002443697/2/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002443697/2/2024	Property Registration- Stamp duty	0030-02-103-003-02	10245
2	2002443697/2/2024	Property Registration- Registration Fees	0030-03-104-001-16	2079
			Total	**12324**

IN WORDS: **TWLEVE THOUSAND THREE HUNDRED TWENTY FOUR ONLY.**

Government of West Bengal
GRIPS 2.0 Acknowledgement Receipt
Payment Summary

18092024202118446 4

GRIPS Payment Detail

GRIPS Payment ID:	18092024202118446 4	**Payment Init. Date:**	18/09/2024 09:12:59
Total Amount:	12324	**No of GRN:**	1
Bank/Gateway:	SBI EPay	**Payment Mode:**	SBI Epay
BRN:	2840697546919	**BRN Date:**	18/09/2024 09:13:11
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	192024250211844658	Directorate of Registration & Stamp Revenue	12324
		Total	**12324**

IN WORDS: **TWLEVE THOUSAND THREE HUNDRED TWENTY FOUR ONLY.**

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

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

18 SEP 2024

Major Information of the Deed

Deed No :	I-1604-10312/2024	Date of Registration	20/09/2024
Query No / Year	1604-2002443697/2024	Office where deed is registered	
Query Date	14/09/2024 12:11:44 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	QUERY DESK Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9330394889, Status :Solicitor firm		
Transaction			
[0101] Sale, Sale Document		Additional Transaction	
		[4308] Other than Immovable Property, Agreement [No of Agreement : 2]	
Set Forth value		Market Value	
Rs. 2,06,500/-		Rs. 2,06,500/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 10,345/- (Article 23)		Rs. 2,111/- (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
L10	RS-117	RS-187	Bastu	Danga	0.1996 Dec	2,06,500/-	2,06,500/-	
	Grand Total :				.1996Dec	2,06,500 /-	2,06,500 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	SWAPAN KUMAR GHOSH, (Alias: SWAPAN GHOSH) (Presentant) Son of Late JYOTISH CHANDRA GHOSH Executed by: Self, Date of Execution: 18/09/2024 , Admitted by: Self, Date of Admission: 18/09/2024 ,Place : Office	 20/09/2024	Captured LTI 20/09/2024	20/09/2024
	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	**UMESH KYAL** 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.:: AGxxxxxx7R, Aadhaar No: 32xxxxxxxx6519, 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	
	20/09/2024	20/09/2024	20/09/2024
Identifier Of SWAPAN KUMAR GHOSH			

Transfer of property for L10

Sl.No	From	To. with area (Name-Area)
1	SWAPAN KUMAR GHOSH	UMESH KYAL-0.1996 Dec

Endorsement For Deed Number : I - 160410312 / 2024

On 18-09-2024

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

Presented for registration at 11:51 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 2,06,500/-

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 2,111.00/- (A(1) = Rs 2,065.00/- ,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 2,079/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 18/09/2024 9:13AM with Govt. Ref. No: 192024250211844658 on 18-09-2024, Amount Rs: 2,079/-, Bank: SBI EPay (SBIePay), Ref. No. 2840697546919 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. 10,345/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 10,245/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 29214, 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 9:13AM with Govt. Ref. No: 192024250211844658 on 18-09-2024, Amount Rs: 10,245/-, Bank: SBI EPay (SBIePay), Ref. No. 2840697546919 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

On 20-09-2024

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.

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 300444 to 300462 being No 160410312 for the year 2024.

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

Digitally signed by Anupam Halder
Date: 2024.09.20 15:26:31 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 20/09/2024
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.