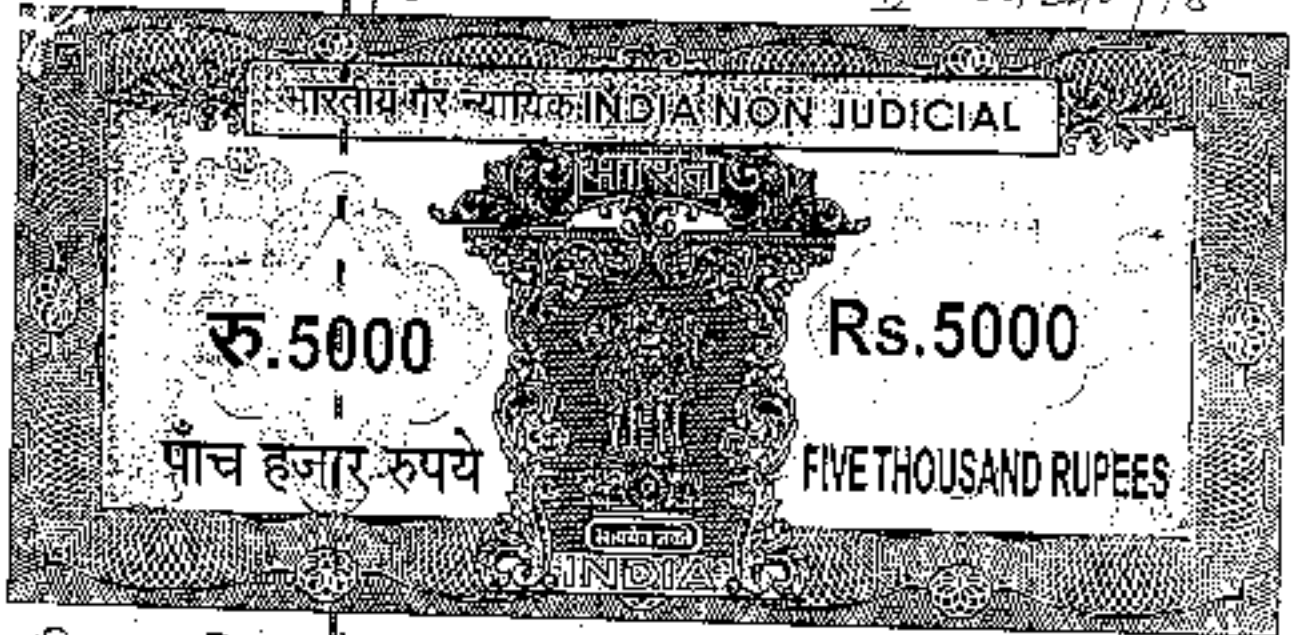


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The endorsements should be affixed to the document and the cost of this document

16 JUL 2018

16 JUL 2018

TAPAS

Original Deed will be handed over after mutation.

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made this the 11th day of July Two Thousand and Eighteen (2018) A.D.

5115 : 09/7/18  
 Date  
 Sold to: Maula Gazi is my  
 of: VIII + 20-PS Bishnupur  
 Purpose: f 7/18 10-104



V-2-1055/18

*[Signature]*  
 Sarban Das  
 Stamp Vendor  
 Alipore Police Court  
 South 24 Parganas

5115 is 52004 (as per transaction)

Gyan Ganga



2010  
 11/07/18



*[Signature]*  
 Dist. Registrar, Bishnupur  
 District: South 24 Parganas  
 11 JUL 2018

Gyan Ganga



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Dinal Chandra



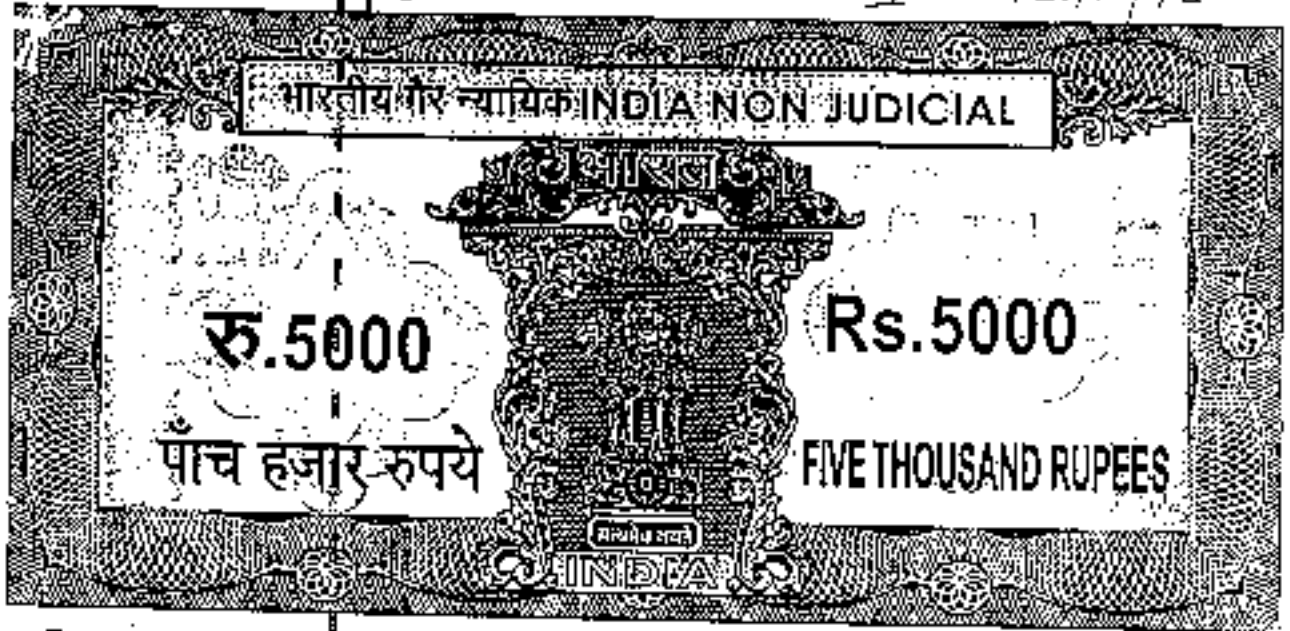
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Maula Gazi

Sharanjit Bardoloi  
 S/O- Samrat Chandra Bardoloi  
 Alipore Police Court  
 South 24 Parganas

04414/18

D. 04340/18



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

E 093535

11/9/18  
 11/10/18  
 7.30 am  
 H

The endorsement sheets attached to the document are the part of this document

*[Signature]*  
 1st. Div. Sub-Registrar  
 Bhadrabad Block 24-1/2  
 16 JUL 2018

TAPAN  
 K. S. S. S.

Original Deed will be returned after mutation.

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made this the 11th day of July Two Thousand and Eighteen (2018) A.D.

5115 Date 09/17/18  
 Sold to Maula Gazi & Co  
 Villapada Bishnupur  
 Rupass 1940 10-154



*[Signature]*  
 Sanjit Das  
 Stamp Vendor  
 Alipore Police Court  
 South 24 Pgs. Kolkata

V.C. 1055/18

5115 is 52094 (in fine amount only)

Gyan Chandra



2010  
 11/07/18

*[Signature]*  
 Adl. Dist. Registrar, Bishnupur  
 District: South 24 Parganas  
 11 JUL 2018

Gyan Chandra



2011

Amal Chandra



2012

Maula Gazi

Bhanganji Sarkar  
 S/o- Samar Chandra Sarkar  
 Alipore Police Court  
 161-24

BETWEEN

TAPAS KAYAL, [PAN AYIPK7437K], son of Sri Biswanath Kaya, by religion - Hindu, By occupation - Business, residing at Vill - Doulatpur, P.O. Pallan, P.S. Bishnugur, Dist - South 24 Parganas, Kolkata - 700 104, hereinafter called and referred to as the VENDOR (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the ONE PART.

AND

(1) MAULA GAZI, [PAN AKLPG0251A], son of Late Mosaraf Hossain Gazi, by Faith Mus'lm, by Nationality Indian, by Occupation Business, residing at Village & Post Office Pallan, Police Station Bishnupur, District South 24 Parganas, Kolkata 700104 and (2) MRINAL CANTI ROY, [PAN ADKPR5657A], son of Late Chunilal Roy, by Faith Hindu, by Nationality Indian, by Occupation Business, residing at "Rainbow Park Housing Estate", P.O. & P.S. Bishnupur, Dist - South 24 Parganas, Pin - 743503, hereinafter called and referred to as the PURCHASERS (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their and each of their heirs, executors, administrators, legal representatives and assigns) on the OTHER PART.

WHEREAS:

A. The Vendor herein has held out, represented before and assured the Purchasers and warrant in favour of the Purchasers, inter alia, as follows:

| L.R. Dag No. | R.S. Dag No. | Classification | Area Owned by said Owner<br>(In Decimal) |
|--------------|--------------|----------------|--|
| 137          | 97           | Sali           | 13.20 ✓                                  |
| 125          | 100          | Sali           | 05.01 ✓                                  |
| 133          | 129          | Sali           | 0.69 ✓                                   |
| Total        |              |                | 18.90                                    |

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- i) That Tapas Kayal, the Vendor herein is seized and possessed of and/or otherwise well and sufficiently entitled as the sole and absolute owner, to ALL THOSE various pieces and parcels of land, situate lying at and comprised in various Dags recorded in L.R. Khatlan No.512 (in the name of Tapas Kayal) [old L.R. Khatlan Nos.18, 36, 89, 91, 116 and 128] in Mouza Sarmasterchak, Pargana - Magura, J.L. No. 17, P.S. & A.O.S.R. Office - Bishnupur, Dist- South 24-Parganas under Kuferdal Gram Panchayat, together with all sorts of easement rights, morefully and particularly mentioned and described in the SCHEDULE hereunder written and hereinafter for the sake of brevity referred to as "the Said Property absolutely and forever, details whereof are mentioned herein below:-
- ii) That the said Property is free from all encumbrances mortgages charges liens lispendens cases vestings attachments trusts uses debentures tenancies leases occupancy rights restrictions restrictive covenants bargadar's bhagchasis acquisitions requisitions alignments and liabilities whatsoever or howsoever,
- iii) That the Vendor is in uninterrupted and exclusive "Khas" peaceful vacant possession of the said Property and all and every part thereof without any disturbance obstruction claim or objection whatsoever from any person or persons and that the Vendor has been using the same for its personal use and cultivation;
- iv) That the Vendor has duly made payment of the Khajana in respect of the said Property;
- v) That no part or portion of the said Property has ever vested in the State under the provisions of the West Bengal Land Reforms Act, 1955 or any other act or statute applicable to the said nor is there any case pending under such Acts or Statutes;
- vi) That the Vendor never held nor holds any excess land within the meaning of the West Bengal Land Reforms Act, 1955 or any other act or statute applicable to the said Property, nor did the predecessors-in-title or interest of

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- the Vendor ever held any excess land within the meaning of the said Acts or any other act or statute applicable to the said Property;
- vii) That the said Property or any portion thereof are not affected by any notice or scheme or alignment of the Government or any other Public Body or Authority;
- viii) That no declaration has been made or published for acquisition or requisition of the said Property or any portion thereof under the Land Acquisition Act or any other Act for the time being in force and that the said Property or any portion thereof are not affected by any notice of acquisition or requisition or alignment under any act or case whatsoever;
- ix) That the said Property or any portion thereof is not affected by any attachment including the attachment under any certificate case or any proceeding started at the instance of the Income Tax Authorities or other Government Authorities under the Public Demand Recovery Act or any other Acts or Case or otherwise whatsoever or howsoever and there is no Certificate case or proceeding against the Vendor for realization of taxes or dues or otherwise under the Public Demands Recovery Act or any other Acts for the time being in force;
- x) That there is no impediment or restriction under any law for the time being in force in the Vendor selling conveying and transferring the said Property, and the Vendor has duly complied with provisions of all concerned laws heretofore.
- xi) That no action, suit, appeal or litigation in respect of the said Property or any part thereof has been or is pending or filed at any time heretofore and that no person has ever claimed any right title interest or possession whatsoever in the said Property or any part thereof nor sent any notice in respect thereof nor filed any suit or other legal proceeding in respect thereof nor are the Vendor aware of any such claim, notice, suit or proceeding and that save and



except the Vendor, no other person can claim any right title or interest whatsoever in the said Property or any part thereof.

- xii) That the said Property or any part thereof is not affected by or subject to (a) any mortgage including mortgage by deposit of title deeds or anomalous mortgage under the Transfer of Property Act, (b) any charge lien stipendens or annuity, (c) any right of residence or maintenance under any testamentary disposition settlement or other documents or under any law, (d) any trust resulting or constructive arising under any debutter name benami transaction or otherwise, (e) any debutter wakf or devseva, (f) any attachment including attachment before judgment of any Court or authority, (g) any right of way water light support drainage or any other easement with any person or property, (h) any right of any person under any agreement or otherwise, (i) any burden or obligation other than payment of Khajana/ Revenue, (j) any other encumbrance of any kind whatsoever or any decree or order including any injunction or prohibitory order;
- B. The Vendor, being in urgent need of money, approached the Purchasers and offered to sell convey and transfer to the Purchasers All That the said Property and relying on, amongst others, the representations assurances declarations and confirmations made and/or given by the Vendor and believing the same to be true and correct and acting on faith thereof, the Purchasers agreed to purchase and acquire the said Property from the Vendor absolutely and forever free from all encumbrances mortgages charges liens stipendens attachments trusts uses debutters tenancies leases occupancy rights restrictions restrictive covenants bargadars bhagchasis acquisitions requisitions alignments claims demands and liabilities whatsoever or howsoever and with "khas" peaceful vacant possession of the said Property for the consideration and on the terms and conditions mutually agreed upon by and between the parties hereto.
- C. The Purchasers have at or before execution of this deed of sale paid to the Vendor the entire amount of the mutually agreed consideration and the



Vendor has delivered "khas" peaceful vacant possession of the said Property to the Purchasers.

1. NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the sum of Rs. 32,00,000/- (Rupees Thirty Two Lacs) only of the lawful money of the Union of India in hand and well and truly by the Purchasers to the Vendor paid at or before the execution hereof (the receipt whereof the Vendor doth hereby as also by the receipt and memo of consideration hereunder written admit and acknowledge and of and from the payment of the same and every part thereof acquit release and forever discharge the Purchasers and the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be) the Vendor doth hereby indefeasibly and absolutely grant sell convey transfer assign and assure unto and to the Purchasers ALL THAT the Said Property, fully described in the SCHEDULE hereunder written, and all and whatever ownership share rights title and interest of the Vendor and/or his predecessors in title in the entirety of the said Dag TOGETHER WITH all ownership share rights title and interest whatsoever or howsoever of the Vendor in or upon the roads, paths and passages leading to and/or abutting and/or appertaining to the said Property and/or meant for beneficial use and enjoyment of the said Property TOGETHER WITH all and singular the intangible assets edifices fixtures gates courts courtyards compound areas sewers drains ways paths passages fences hedges ditches trees walls water water courses lights and all manner of former and other rights liberties benefits privileges easements quasi-easements appendages and appurtenances whatsoever belonging or in any way appertaining thereto or reputed or known to be part or parcel or member thereof which now is or are or heretofore were or was held used occupied or enjoyed therewith TOGETHER WITH all legal incidents thereof AND reversion or reversions remainder or remainders and rents issues and profits thereof and all and every part thereof AND all the Raiyati and other estate right title interest use trust property claims and demand whatsoever both at law or in equity of the Vendor into out of or upon the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and

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assured or expressed or intended so to be TOGETHER WITH all deeds pattahs muniments writings and evidences of title in anywise relating to or connected with the said Property or any part thereof which now are or is or hereafter may be in possession power custody or control of the Vendor or any person or persons from whom the Vendor may procure the same without any action or suit at law or in equity TO HAVE AND TO HOLD the same unto and to the use of the Purchasers absolutely and forever for a perfect and indefeasible estate of inheritance in fee simple in possession without any manner of condition use trust or other thing whatsoever to alter defeat encumber or make void the same and free from all encumbrances mortgages charges liens dispondans attachments trusts uses debutters tenancies leases occupancy rights restrictions restrictive covenants bargadars bhagchasis acquisitions requisitions alignments claims demands and liabilities whatsoever or howsoever.

- II. THE VENDOR DOETH HEREBY COVENANT WITH THE PURCHASERS as follows:
- (i) THAT notwithstanding any act deed matter or thing by the Vendor done committed executed or knowingly permitted or suffered to the contrary the Vendor is now lawfully rightfully and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be without any manner of encumbrances charges conditions uses trusts or any other thing whatsoever to alter defeat encumber or make void the same;
  - (ii) AND THAT 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 whereby the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be or any part thereof can or may be impeached encumbered or affected in title;
  - (iii) AND THAT notwithstanding any act deed or thing whatsoever done as aforesaid the Vendor has now in himself good right full power and absolute authority and indefeasible title to grant sell convey transfer assign and assure

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all the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the Purchasers in the manner aforesaid according to the true intent and meaning of these presents;

- (iv) AND THAT the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be now are free from all encumbrances mortgages charges liens lispens attachments trusts uses debutters tenancies leases occupancy rights restrictions restrictive covenants bargadars bhagchasis acquisitions requisitions alignments claims demands 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.
- (v) AND THAT the Purchasers shall or may at all times hereafter peaceably and quietly hold use possess and enjoy the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be and receive the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendor or any person or persons having or lawfully rightfully or equitably claiming as aforesaid and free and clear and freely and clearly and absolutely acquitted exonerated and discharged from or by the Vendor and all person or persons having or lawfully rightfully or equitably claiming as aforesaid and effectually saved defended kept harmless and indemnified of from and against all manner of former and other estate right title interest charges mortgages leases tenancies encumbrances restrictions restrictive covenants liens attachments lispens uses debutters trusts bargadars bhagenasis acquisition requisition alignment claims demands and liabilities whatsoever or howsoever created by the Vendor or any person or persons claiming as aforesaid.



(vi) AND THAT the Vendor and all person or persons having or lawfully rightfully or equitably claiming any estate or interest in the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be through under or in trust for the Vendor or the Vendor's predecessors-in-title shall and will from time to time and at all times hereafter at the request and costs of the Purchasers do and execute or cause to be done and executed all such acts deeds and things for further better and more perfectly assuring the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the Purchasers in the manner aforesaid as shall or may reasonably be required by the Purchasers.

(vii) AND ALSO THAT the Vendor shall at all times hereafter indemnify and keep saved harmless and indemnified the Purchasers and the Purchasers' successors or successors in title and interest against all losses, damages, costs, charges, expenses, claims, demands and consequences if any suffered by the Purchasers or the Purchasers' successors or successors in title or interest by reason of any defect in the title of the Vendor to the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be or by reason of any of the representations declarations and assurances made and/or given by the Vendor to the Purchasers being found to be untrue, incorrect, false or misleading.

III. AND THE VENDOR DOETH HEREBY FURTHER DECLARE AND ASSURE THE PURCHASERS as follows:

d) THAT the Vendor is and shall always be liable for payment of all arrears of rates, taxes, khajana, land revenue and other outgoings and impositions payable in respect of the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be for the period upto the date hereof, whether demanded or not till date by the authorities concerned, and all such outgoings shall be forthwith paid by the Vendor on a demand being made by the Purchasers and the Vendor shall indemnify and keep



saved harmless and indemnified the Purchasers in respect thereof as also for all losses damages claims demands consequences and proceedings as may be suffered by the Purchasers due to non-payment or delay in payment thereof;

ii) AND THAT the Vendor has duly complied with all provisions of law prior to sale of the said Property to the Purchasers and the Vendor doth hereby further agree covenant and undertake to indemnify to keep saved harmless and indemnified the Purchasers herein against all claims, demands, injury, loss or any other harmful action against the Purchasers by any person claiming any right on the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be;

iii) AND THAT the Vendor shall sign execute and deliver all papers documents instruments and writings and assist in all manner as may be required by the Purchasers herein from time to time for having the name of the Purchasers mutated in respect of the said Property hereby sold and conveyed;

THE SCHEDULE ABOVE REFERRED TO:

{said Property}

ALL THOSE various pieces and parcels of land, situate lying at and comprised in various Dags recorded in L.R. Khatian No.512 (in the name of Tapas Koyal) (old L.R. Khatian Nos. 14, 35, 69, 91, 115 and 128) in Mouza Sarmastrachak, Pargana - Magera, J.L. No. 17, P.S. & A.D.S.R. Office - Bishnupur, Dist- South 24-Parganas under Kulerdari Gram Panchayat, together with all sorts of easement rights, details whereof are mentioned hereinbelow:-

| L.R. Dag No. | R.S. Dag No. | Classification | Area Owned by said Owner<br>(In Decmal) |
|--------------|--------------|----------------|---|
| 137          | 97           | Sall           | 13.20                                   |
| 125          | 100          | Sall           | 05.03                                   |
| 133          | 129          | Sall           | 0.69                                    |
| Total        |              |                | 18.90                                   |

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The said Property is delineated in the plan annexed hereto duly bordered thereon in "RED" and butted and bounded as follows:

Related to L.R. Dag No.137 corresponding to R.S. Dag No.97:-

on the North : By Part of R.S. Dag No.97;  
 on the South : By Part of R.S. Dag No.97;  
 on the East : By R.S. Dag No.131;  
 on the West : By Part of R.S. Dag No.97;

Related to L.R. Dag No.125 corresponding to R.S. Dag No.100:-

on the North : By Part of R.S. Dag No.125;  
 on the South : By Part of R.S. Dag No.98;  
 on the East : By Part of R.S. Dag No.100;  
 on the West : By R.S. Dag No.101;

Related to L.R. Dag No.133 corresponding to R.S. Dag No.129:-

on the North : By Part of R.S. Dag No.129;  
 on the South : By R.S. Dag No.131;  
 on the East : By Part of R.S. Dag No.129;  
 on the West : By Part of R.S. Dag No.129;

OR HOWSOEVER OTHERWISE the same now are or is or heretofore were or was situated butted bounded called known numbered described or distinguished.





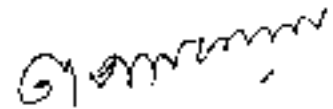
IN WITNESS WHEREOF the Parties hereto have hereunto set and subscribed their respective hands and seals the day month and year first above written.

SIGNED SEALED AND DELIVERED by the withinnamed VENDOR at Kolkata in the presence of:

1. Balbir Paloni  
~~Salish Paloni~~

Vi = Scransstohal P.O. Paloni  
 PS = Bishun P.O. Dist-24 Parganas (S)

2. Subeep Roy  
 17/2, Ramlal Street  
 Kolkata-700023

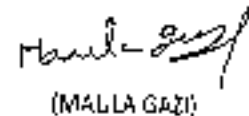


(TAPAS KOYAL)

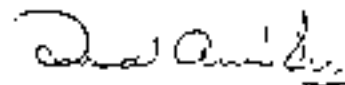
SIGNED SEALED AND DELIVERED by the withinnamed PURCHASERS at Kolkata in the presence of:

1. Balbir Paloni

2. Subeep Roy



(MALLA GAZI)



(MRINAL CANTI ROY)

Drafted by :-



Dhananjay Sardar  
 Advocate  
 F/1019/2015  
 All India People's Court, Kolkata

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## RECEIPT AND MEMO OF CONSIDERATION:

RECEIVED of and from the within named Purchasers the within mentioned sum of Rs. 32,00,000/- (Rupees Thirty Two Lacs) only being the consideration in full payable under these presents as per memo written herein below:

| <u>Date</u>                   | <u>Chique No.</u> | <u>Bank &amp; Branch</u>                 | <u>Amount (Rs.)</u> |
|-------------------------------|-------------------|--|---------------------|
| 15/01/18                      | 081956            | Dena Bank, Behala, Kolkata               | 2,00,000/-          |
| 29/01/18                      | 253319            | United Bank of India,<br>Behala, Kolkata | 3,00,000/-          |
| 20/05/18                      | 586428            | Dena Bank, Behala Branch                 | 8,00,000/-          |
| 22/05/18                      | 253323            | United Bank of India,<br>Behala, Kolkata | 7,00,000/-          |
| 23/05/18                      | 253325            | -Do-                                     | 6,00,000/-          |
| 23/05/18                      | 056429            | Dena Bank, Behala Branch                 | 6,00,000/-          |
| (Rupees Thirty Two Lacs only) |                   | Rs.                                      | 32,00,000/-         |

*(Signature)*

(TAPAS KAYAL)  
Vendor

## WITNESSES:

1. Balu Tailor  
Sahsh Tailor  
Vic. Anantababai P. - Bilva  
P.S. - Bishwanath - Dist. - 24 Parganas (D)

2. Subodh Ray  
27/2, Park Road Street  
Kolkata - 700023

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Y.E-1055/18



Government of West Bengal

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

OFFICE OF THE A.D.S.R. BISHNUPUR, District Name: South 24-Parganas

Signature / L.T.F Sheet of Query No/Year 16131000194993/2018

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      | Shri Tapas Koyal ,<br>Deotalpur, P.O:- Pailan,<br>P.S:- Bishnupur,<br>District-South 24-<br>Parganas, West Bengal,<br>India, PIN - 700104  | Seller   |       |              | <br>11/07/18        |
| 2      | Maula Gazi , Pailan,<br>P.O:- Pailan, P.S -<br>Bishnupur, District -<br>South 24-Parganas,<br>West Bengal, India, PIN -<br>700104  | Buyer    |       |              | <br>11/07/18        |
| 3      | Shri Manal Canti Roy ,<br>Rainbow Park, Housing<br>Project, Bishnupur, P.O -<br>Bishnupur, P.S:-<br>Bishnupur, District:-<br>South 24-Parganas,<br>West Bengal, India, PIN -<br>743503 | Buyer    |       |              | <br>11/07/18        |

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স্বাক্ষর বিভাগ  
MAULABAZAR  
স্বাক্ষর বিভাগ  
MAULABAZAR

MAULA GAZI  
MOSHARREF HOSSAIN GAZI  
637081984  
Parliament Account Number  
AKLPG0251A

*Maula Gazi*  
Signature

*Maula Gazi*

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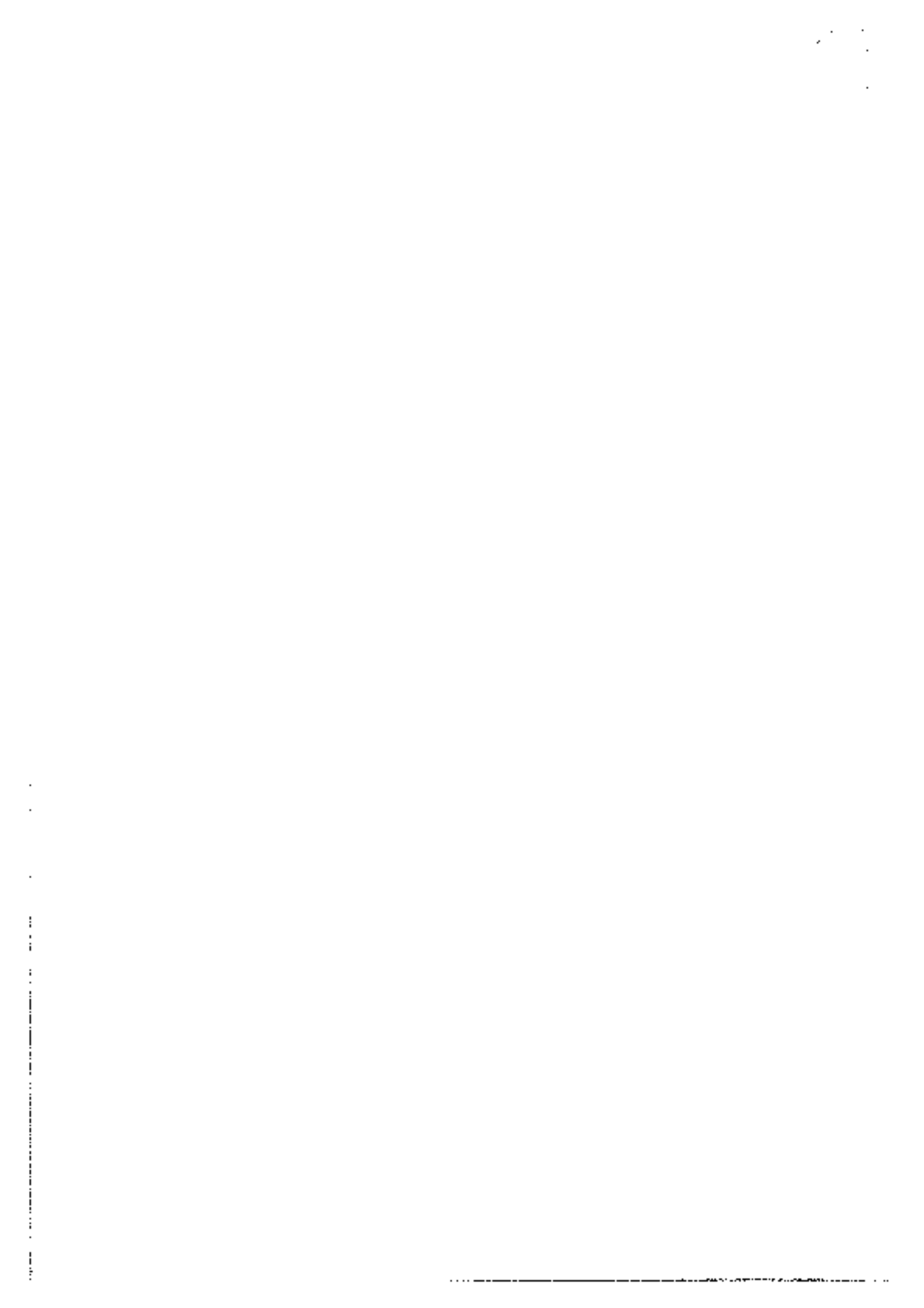
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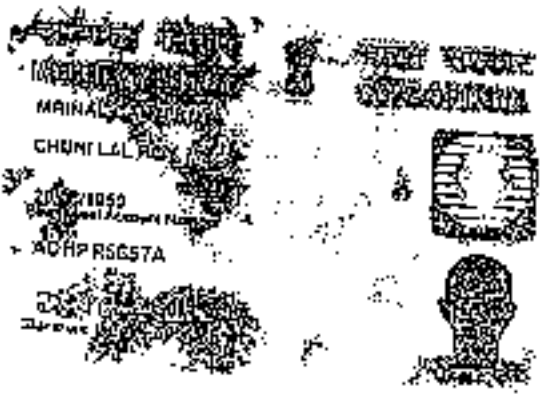
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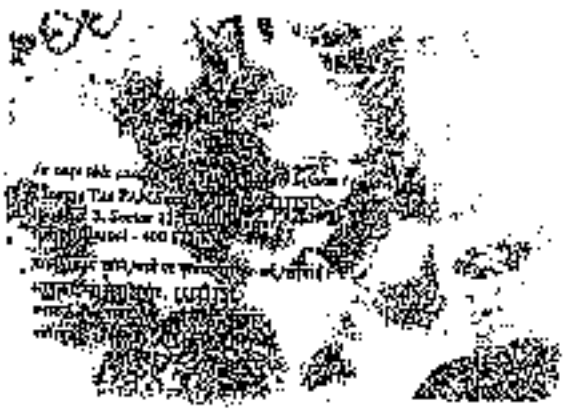


© 2000





*Dr. A. C. Roy*



*Dr. A. C. Roy*

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**Govt. of West Bengal**  
**Directorate of Registration & Stamp Revenue**  
**e-Challan**

URN: 19-201919-025964877-1      Payment Mode: Online Payment  
 GRN Date: 11/07/2019 11:53:08      Bank: State Bank of India  
 BRN: IK00RAWMV7      BRN Date: 11/07/2019 11:53:31

**DEPOSITOR'S DETAILS**

Id No. : 161310001949937/2018  
[Query No. Query Pass]

Name : Dhananjay Sardar  
 Contact No. :      Mobile No. : +91 9874933058  
 E-mail :  
 Address : Alipore Police Court  
 Applicant Name : Mr DHANANJOY SARDAR  
 Office Name :  
 Office Address :  
 Status of Depositor : Advocate  
 Purpose of payment / Remarks : Sale; Sale Document Payment No 7

**PAYMENT DETAILS**

| Sl. No. | Identification No.   | Description                              | Head of A/C        | Amount (₹) |
|---------|----------------------|--|--------------------|------------|
| 1       | 191310001949937/2018 | Property Registration- Stamp duty        | 0030-02-103-003-02 | 155200     |
| 2       | 161310001949937/2018 | Property Registration- Registration Fees | 0030-03-104-001-16 | 32114      |

**Total**      187314

In Words : Rupees One Lakh Eighty Seven Thousand Six Hundred and Thirty Four only



### Major Information of the Deed

|   |  |   |            |
|---|--|---|------------|
| Deed No :                               | I-1613-04340/2018  | Date of Registration :                          | 15/07/2018 |
| Query No / Year                         | 1613-1000194993/2018   | Office where deed is registered :               |            |
| Query Date                              | 18/07/2018 12:36:01 PM   | A.D.S.R. BISHNUPUR, District, South 24-Parganas |            |
| Applicant Name, Address & Other Details | CHANANJOY GARDAR<br>ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 7585068085, Status : Advocate |   |            |
| Transaction                             | Additional Transaction   |   |            |
| [C103] Sale, Sale Document              | [4308] Other than Immovable Property, Agreement (No of Agreement : 2)  |   |            |
| Set-Forth Value                         | Market Value   |   |            |
| Rs. 32,00,000/-                         | Rs. 32,10,000/-  |   |            |
| Stamp Duty Paid(SD)                     | Registration Fee Paid  |   |            |
| Rs. 1,60,520/- (Article:23)             | Rs. 32,144/- (Article:A(1), E)   |   |            |
| Remarks                                 |  |   |            |

#### Land Details :

District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: KULERDARI, Mouza: Sarmaster Crak

| Sch. No. | Plot Number | Khatian Number | Land Proposed | Use   | Area of Land (Bighas) | Set-Forth Value (In-Rs.) | Market Value (In-Rs.) | Other Details |
|----------|-------------|----------------|---------------|-------|-----------------------|--------------------------|-----------------------|---------------|
| L1       | RS-97       |                | Shali         | Shall | 13.2 Dec              | 26,35,000/-              | 26,40,000/-           |               |
| L2       | RS-100      |                | Shali         | Shall | 5.01 Dec              | 5,00,000/-               | 5,01,000/-            |               |
| L3       | RS-129      |                | Shali         | Shall | 0.69 Dec              | 65,000/-                 | 69,000/-              |               |
|          |             | TOTAL :        |               |       | 18.9Dec               | 32,00,000 /-             | 32,10,000 /-          |               |
|          |             | Grand Total :  |               |       | 18.8Dec               | 32,00,000 /-             | 32,10,000 /-          |               |

#### Seller Details :

| Sl No | Name, Address, Photo, Finger-print and Signature  |
|-------|---|
| 1     | Shri Tapas Kayal (Presentant)<br>Son of Sri Biswanath Kayal, Doulatpur, P.O:- Rajan, P.S:- Bishnupur, District -South 24-Parganas, West Bengal, India, PIN - 700104 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.: AYIPK7437X, Status: Individual, Executed by: Self, Date of Execution: 11/07/2018<br>. Admitted by: Self, Date of Admission: 11/07/2018, Place : Pvt. Residence, Executed by: Self, Date of Execution: 11/07/2018<br>. Admitted by: Self, Date of Admission: 11/07/2018, Place : Pvt. Residence |

#### Buyer Details :

| Sl No | Name, Address, Photo, Finger-print and Signature   |
|-------|--|
| 1     | Maula Gazi<br>Son of Late Mosaraf Hossain Gazi, Palan, P.O:- Palan, P.S:- Bishnupur, District -South 24-Parganas, West Bengal, India, PIN - 700104 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of India, PAN No. : AK,PG0251A, Status: Individual, Executed by: Self, Date of Execution: 11/07/2018<br>. Admitted by: Self, Date of Admission: 11/07/2018, Place : Pvt. Residence |

Major Information of the Deed :- I-1613-04340/2018-18/07/2018





Shri Mrinal Cantil Roy  
 Son of Late Churnil Roy, Rainbow Park, Housing Project, Bishnupur, P.O - Bishnupur, P.S- Bishnupur, District -  
 South 24-Parganas, West Bengal, India, PIN - 743503 Sex: Male, By Caste Hindu, Occupation: Business, Citizen  
 of India, PAN No.: ADHPR5857A, Status: Individual, Executed by: Self, Date of Execution: 11/07/2018  
 Admitted by: Self, Date of Admission: 11/07/2018, Place: Pvt. Residence

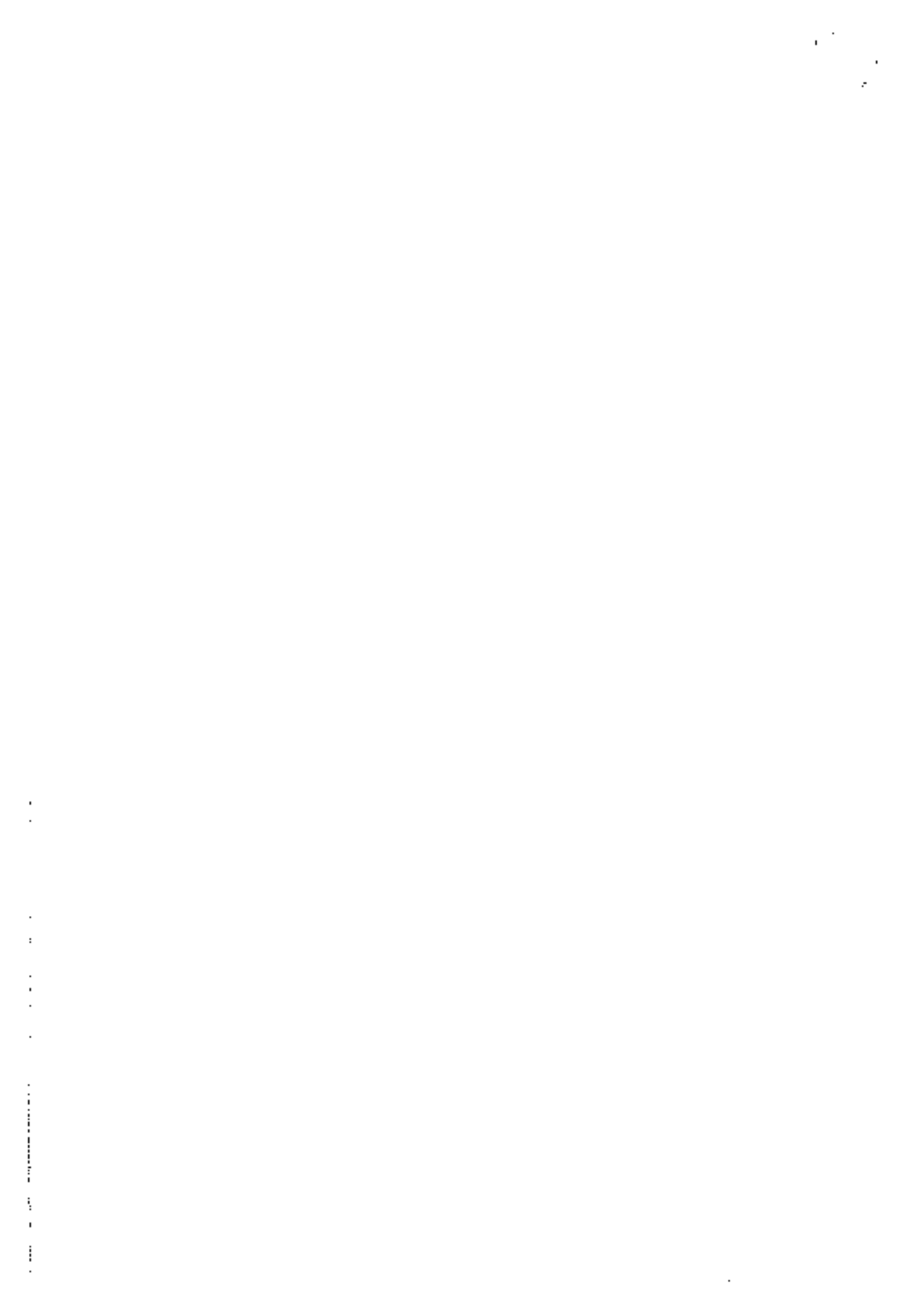
**Identifier Details :**

| Name & address   |
|--|
| Shri Dhanshjoy Sarder<br>Son of Shri Samar Chandra Sarder<br>Alipore Police Court, P.O:- Alipore, P.S:- Alipore, District-South 24-Parganas, West Bengal, India, P.N - 700027, Sex:<br>Male, By Caste: Hindu, Occupation: Advocate, Citizen of India. Identifier Of Shri Tapas Kayal, Maula Gaz. Shri Mrinal<br>Cantil Roy |
|  |

| Transfer of property for L1 |                  |  |
|-----------------------------|------------------|--|
| Sl.No                       | From             | To, with area (Name-Area)                              |
| 1                           | Shri Tapas Kayal | Maula Gazi-6.6 Dec, Shri Mrinal Cantil Roy-6.6 Dec     |
| Transfer of property for L2 |                  |  |
| Sl.No                       | From             | To, with area (Name-Area)                              |
| 1                           | Shri Tapas Kayal | Maula Gazi-2.505 Dec, Shri Mrinal Cantil Roy-2.505 Dec |
| Transfer of property for L3 |                  |  |
| Sl.No                       | From             | To, with area (Name-Area)                              |
| 1                           | Shri Tapas Kayal | Maula Gazi-0.345 Dec, Shri Mrinal Cantil Roy-0.345 Dec |

Endorsement For Deed Number :- 161304340 / 2018

Major Information of the Deed :- 1-1613-04340/2018-16/07/2018



11/07/2018  
Certificate of Market Value (WB Registration Rules 1962)  
Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 32,10,000/-

Asif Nadim  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BISHNUPUR  
South 24-Parganas, West Bengal

On 11-07-2018  
Presentation (Under Section 52 & Rule 22(3) of West Bengal Registration Rules 1962)  
Presented for registration at 09:30 hrs on 11-07-2018, at the Private residence by Shri. Tapas Kayal, Executive  
Admission of Execution (Under Section 58 of West Bengal Registration Rules 1962)  
Execution is admitted on 11/07/2018 by 1. Shri Tapas Kayal, Son of Shri B.Swarath Kayal, Doulatpur P.O. Pailan Thana: Bishnupur, South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by Profession Business, 2. Maula Gazi, Son of Late Mosaraf Hossain Gazi, Pailan, P.O: Pailan, Thana: Bishnupur, South 24-Parganas WEST BENGAL, India, PIN - 700104, by caste Muslim, by Profession Business, 3. Satri Murali Canli Roy, Son of Late Chunita Roy, Rainbow Park, Housing Project, Bishnupur, P.O: Bishnupur, Thana: Bishnupur, South 24-Parganas, WEST BENGAL, India, PIN - 743503, by caste Hindu, by Profession Business  
Indellified by Shri. Dhananjay Sardar, Son of Shri Samar Chandra Sardar, Alipore Police Court, P.O: Alipore, Thana: Alipore, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Asif Nadim  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BISHNUPUR  
South 24-Parganas, West Bengal

On 11-07-2018  
Certificate of Admissibility (Rule 43(1) of West Bengal Registration Rules 1962)  
Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 'A, Article number 23 of Indian Stamp Act 1969  
Payment of Fees  
Certified that required Registration Fees payable for this document is Rs 32,114/- ( A(1) = Rs 32,100/- , E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 32,114/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 11/07/2018 11:53AM with Govt. Ref No: 192D18190253646771 on 11-07-2018, Amount Rs 32,114/-  
Bank: State Bank of India ( SBIN0000001), Ref. No. IKGQRAWM7 on 11-07-2018, Head of Account 0030-03-104-001-16

Major Information of the Deed :- I-1813-04340/2018-18/07/2018



Amount of Stamp Duty

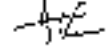
Filed that required Stamp Duty payable for this document is Rs. 1,50,520/- and Stamp Duty paid by Stamp Rs. 1,50,520/-, by online = Rs 1,55,520/-

Description of Stamp

1. Stamp. Type: Court Fees, Amount: Rs.10/-

2. Stamp. Type: Impressed, Serial no ED93535, Amount: Rs.5,000/-, Date of Purchase: 09/07/2018, Vendor name: Samiran Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 11/07/2018 11:53AM with Govt. Ref. No: 192018190253646771 on 11-07-2018, Amount Rs: 1,55,520/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00RAWMV7 on 11-07-2018, Head of Account: 0032-02-100-003-02



Asif Nadim

ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BISHNUPUR  
South 24-Parganas, West Bengal

Major Information of the Deed :- 1-1613-04340/2018-16/07/2018

24/07/2018 Query No:-16131300194993 / 2618 Deed No :- 161304340 / 2018. Document is digitally signed.

Page 28 of 27

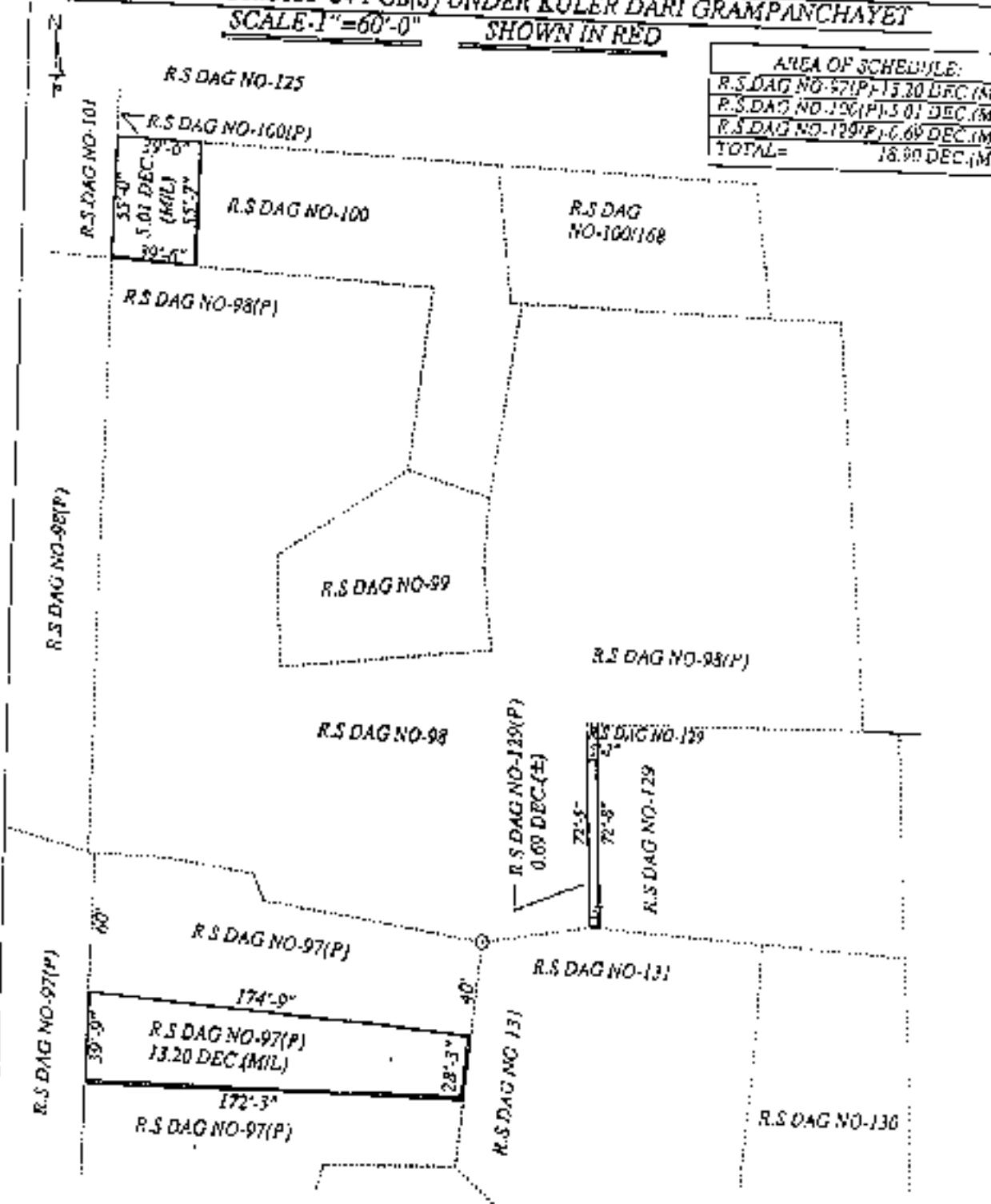


SITE PLAN.

F. MOUZA-SARMASTERCHAK J.L. NO-17 R.S. NO-327 R.S. KH. NO-74.  
L.R. KH. NO-512- PART OF R.S. DAG NOS-97, 100 & 129. L.R. DAG NOS-137, 125 & 133  
P.S. BISHNU PUR. DIST-24 PGS(S) UNDER KULER DARI GRAMPANCHAYET

SCALE-1"=60'-0" SHOWN IN RED

| AREA OF SCHEDULE:  |                   |
|--------------------|-------------------|
| R.S. DAG NO-97(P)  | 13.20 DEC. (MIL.) |
| R.S. DAG NO-100(P) | 5.01 DEC. (MIL.)  |
| R.S. DAG NO-129(P) | 0.69 DEC. (MIL.)  |
| TOTAL=             | 18.90 DEC. (MIL.) |














*[Handwritten signature]*  
 SIGN OF VENDOR'S

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*[Handwritten signature]*

DRAWN BY:  
 N.A. MOLLA  
*[Signature]*  
 NAZRI ALI MOLLA  
 Draughtsman, Surveyor & Planner  
 Vill & P.O.-Rasulpur, P.S. - Bisimpur  
 Dist. 24 Pgs (Sculi) Kolkata-750105  
 Regd. No. 12/5/1912 Date 21/6/18










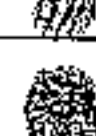
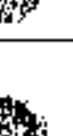




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|   | Left<br>hand's<br>finger  |  |  |  |  |  |
|   | Right<br>hand's<br>finger |  |  |  |  |  |




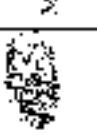
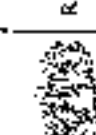
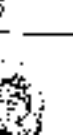




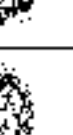
Name : *G. M. ...*

Signature *G. M. ...*

|   |                           |   |   |   |   |   |
|---|---------------------------|---|---|---|---|---|
| <br><i>M. ...</i> | Impres-<br>sion<br>of     | Thumb   | Index   | Middle  | Ring  | Little  |
|   | Left<br>hand's<br>finger  |   |   |   |   |   |
|   | Right<br>hand's<br>finger |  |  |  |  |  |

Name : *M. ...*

Signature *M. ...*

|  |                           |   |   |   |   |   |
|--|---------------------------|---|---|---|---|---|
| <br><i>M. ...</i> | Impres-<br>sion<br>of     | Thumb   | Index   | Middle  | Ring  | Little  |
|  | Left<br>hand's<br>finger  |  |  |  |  |  |
|  | Right<br>hand's<br>finger |  |  |  |  |  |

Name : *M. ...*

Signature *M. ...*



Addl. Dist. Sp. Registrar, Bishnupur  
District: South 24 Parganas  
11 JUL 2018



Date of Registration under section 60 and Rule 69.  
Registered in Book - I  
Volume number 1613-2018, Page from 103292 to 103318  
being No 161304340 for the year 2018.



*Asif Nadim*

Digitally signed by ASIF NADIM  
Date: 2018.07.24 18:02:15 +05:30  
Reason: Digital Signing of Deed.

(Asif Nadim) 24-07-2018 18:01:57  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BISHNUPUR  
West Bengal.

(This document is digitally signed.)