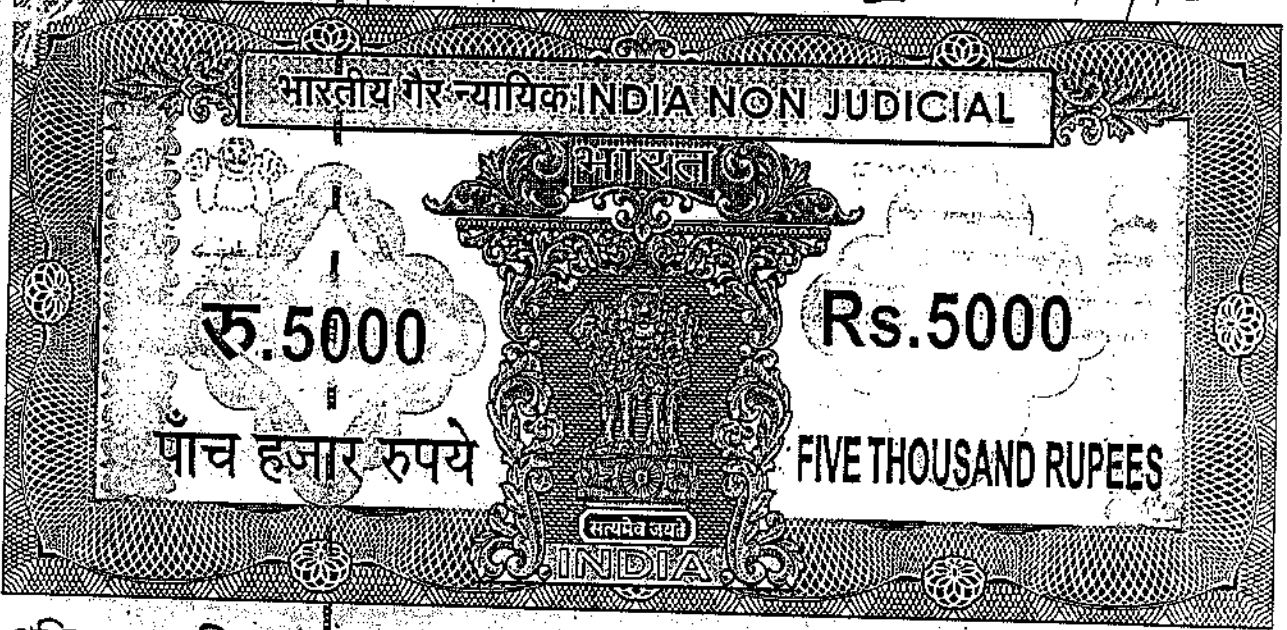


04414/18

D. 04340/18



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

E 093535

E 093535

1194993/18
 11107/18
 7.30am
 Au

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

[Signature]
 Addl. Dist. sub- Registrar
 Bannipur South 24 Pgs

16 JUL 2018

TAPAS
 KAYAL

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 Date: 09/7/18
Sold to: Maula Gazi is rty
of: VIII A P O A P S BISHNUPUR
Rupees: 100



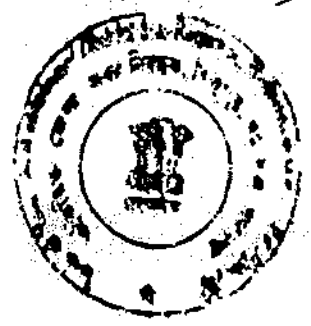
10-104

Des
Sarnitan Das
Stamp Vendor
Alipore Police Court
South 24 Pys., Kol.

V.E-1055/18

5115 n 52000 (10) fine amounting

Gyan Gouzon



2010
11/07/18

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

Gyan Gouzon



2011

Dinal Bani Gya



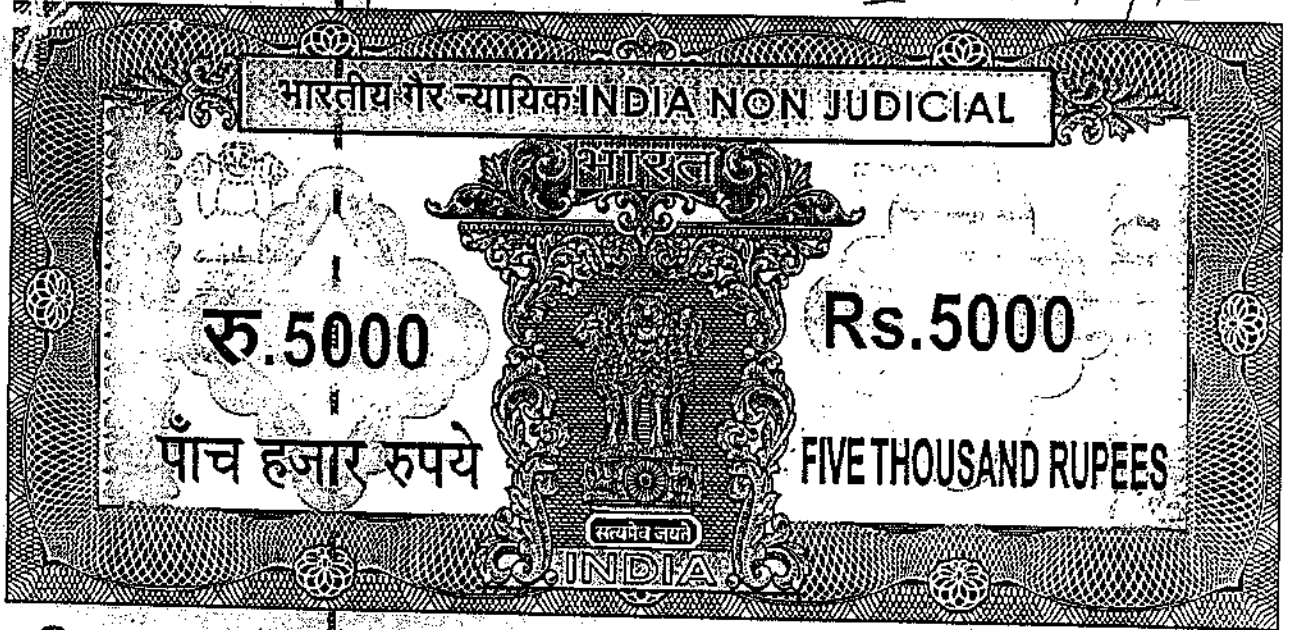
2012

Maula Gazi

Rananjoy Bardoloi
S/O - Samar Chandra Bardoloi
Alipore Police Court
Kol-24.

84414/18

D. 04340/18



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

E 093535

E 093535

11/94993/18
 11/107/18
 9.30 a.m.
 Au

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

Addl. Dist. sub- Registrar
 Bishnupur South 24 Pgs

16 JUL 2018

TAPAS
 KAYAL

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 Date 09/7/18
Sold to Maula Gazi is ors
of VIII + PO + P: Bishnupur
Rupees 1200



10-109

SD
Samiran Das
Stamp Vendor
Alipore Police Court
South 24 Pgs., Kol.

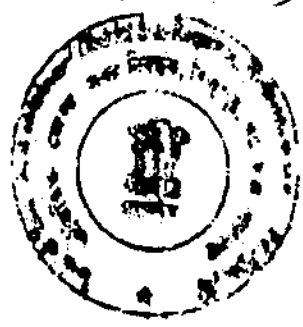
V.E-1055/18

5115 is 5200/- (Rs five thousand only)

Gyan Gouzon



2010
11/07/18



AS
Addl. Dist. Sub-Registrar, Bishnupur
District South 24 Parganas
11 JUL 2018.

Gyan Gouzon



2011

Dinal Chandra Das



2012

Maula Gazi

Bhananjoy Sarda
S/O- Samar Chandra Sarda
Alipore Police Court
Kol-24.

BETWEEN

TAPAS KAYAL, (PAN AYIPK7437K), son of Sri Biswanath Kayal, by religion – Hindu, By occupation – Business, residing at Vill – Doulatpur, P.O. Pailan, P.S. Bishnupur, 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 Muslim, by Nationality Indian, by Occupation Business, residing at Village & Post Office Pailan, Police Station Bishnupur, District South 24 Parganas, Kolkata 700104 and (2) MRINAL CANTI ROY, (PAN ADHPR5657A), 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 (in Decimal)
137	97	Sali	13.20 ✓
125	100	Sali	05.01 ✓
133	129	Sali	0.69 ✓
Total			18.90

- 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. Khatian No.512 (in the name of Tapas Kayal) (old L.R. Khatian Nos.18, 36, 89, 91, 116 and 128) in Mouza Sarmasterchak, Pargana – Magura, 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, 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 lispensens cases vestings attachments trusts uses debutters tenancies leases occupancy rights restrictions restrictive covenants bargadars 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 lispendens 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 lispendens 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 claim 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



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 lispendens 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 DOTH 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



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 lispendens 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 lispendens uses debutters trusts bargadars bhagchasis 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 DOTH HEREBY FURTHER DECLARE AND ASSURE THE PURCHASERS as follows:

i) 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;

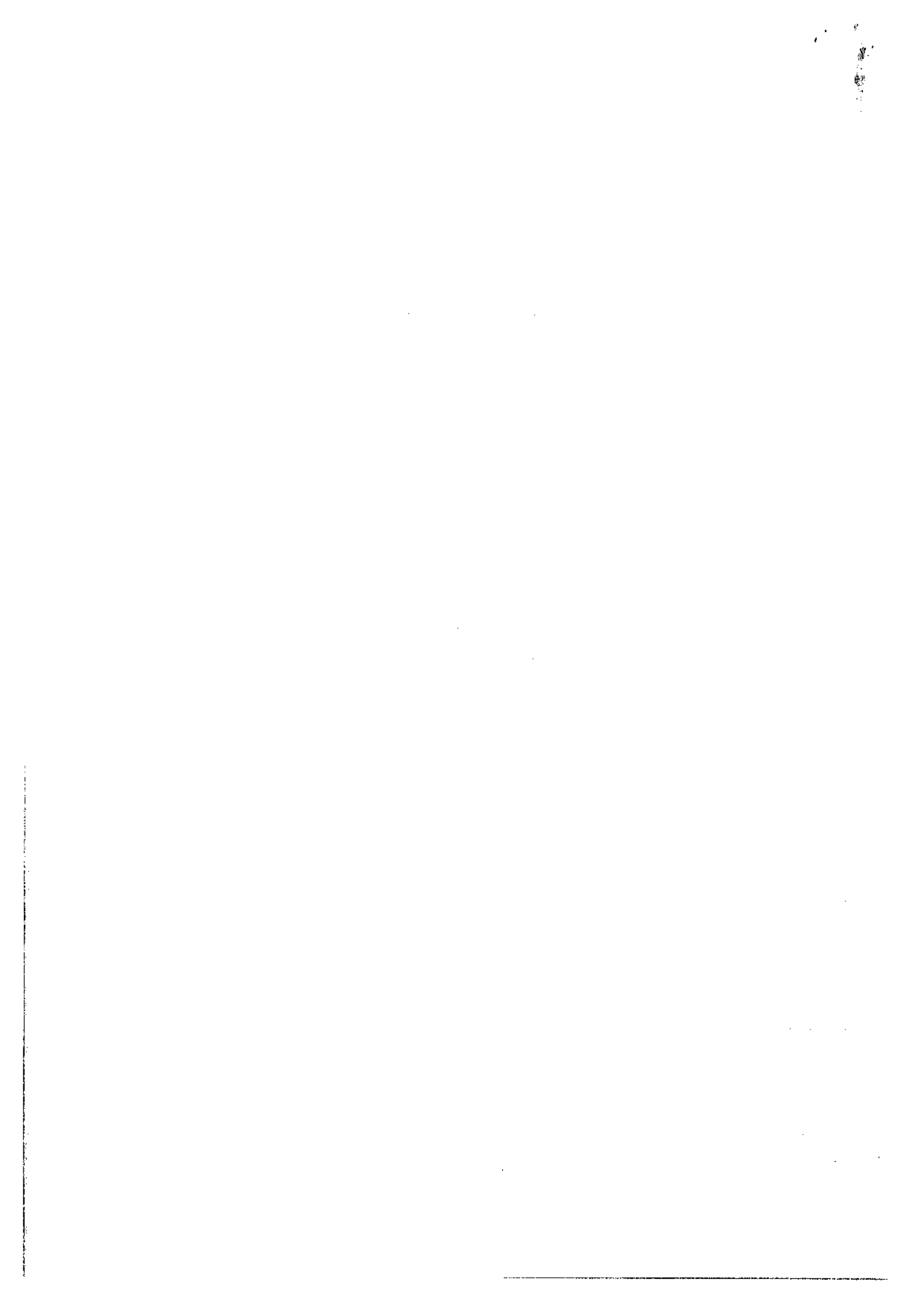
iii) AND THAT the Vendor shall sign execute and deliver all papers documents instruments and writings and assist in all manner as may be required by the Purchasers herein from time to time for having the name of the Purchasers mutated in respect of the said Property hereby sold and conveyed;

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 Kayal) (old L.R. Khatian Nos. 18, 36, 89, 91, 116 and 128) in Mouza Sarmasterchak, Pargana – Magura, 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 (in Decimal)
137	97	Sali	13.20
125	100	Sali	05.01
133	129	Sali	0.69
Total			18.90



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.



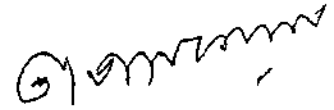
IN WITNESS WHEREOF the Parties hereto have hereunto set and subscribed their respective hands and seals the day month and year first above written.

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

1. Balu Pailon
Salish Pailon

Vi = Secrestatoh P.O = Pailon
P.S = Bishun Pur dist = 24 Parganas (S)

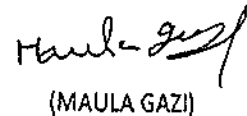
2. Sudeep Roy
17/2, Ramkrishna Street
Kolkata - 700023



(TAPAS KAYAL)

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

1. Balu Pailon



(MAULA GAZI)

2. Sudeep Roy



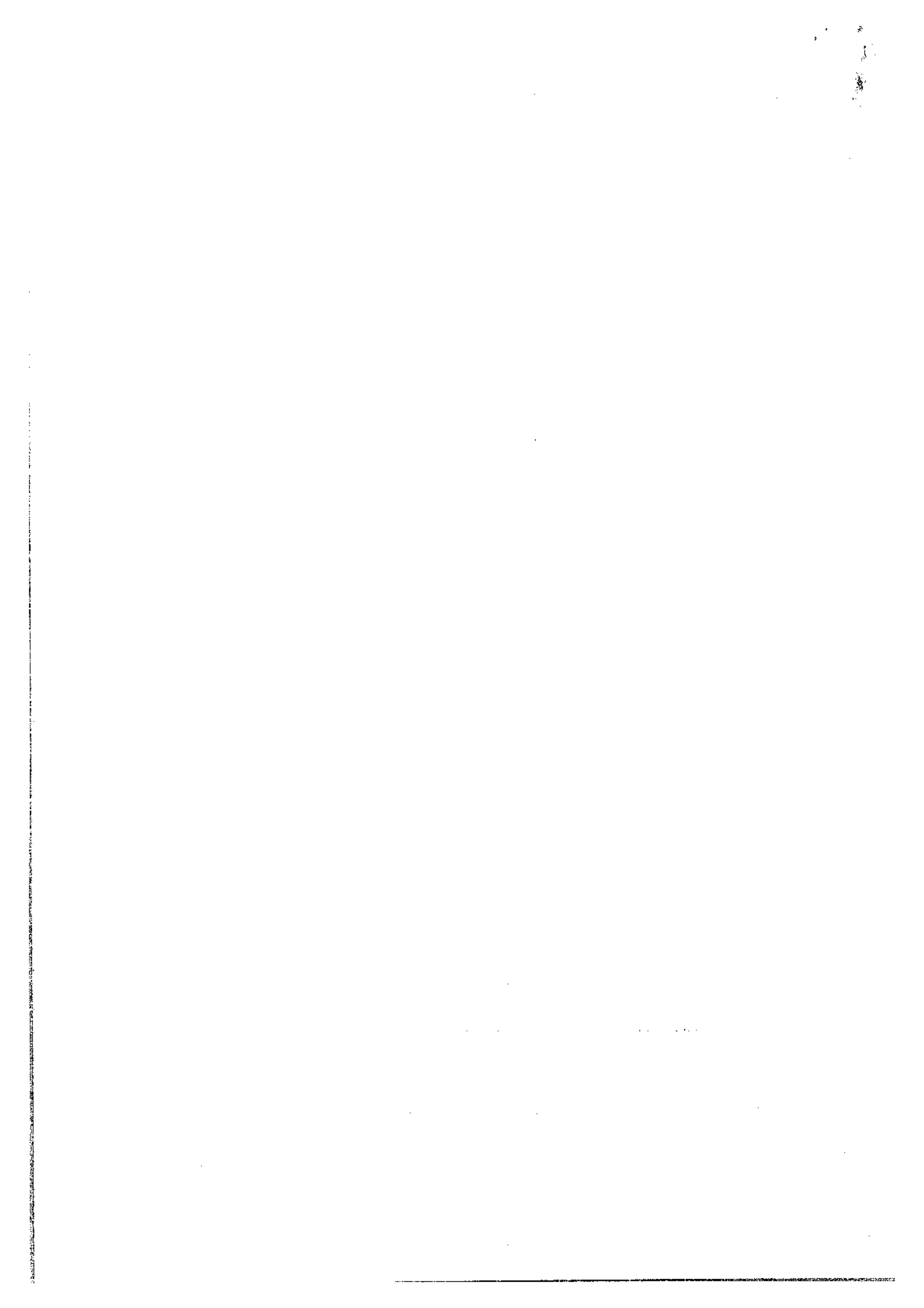
(MRINAL CANTI ROY)

Drafted by me



Dhananjoy Sardar
Advocate

F/1019/2015
Alipore Police Court, KOL-07



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>Cheque No.</u>	<u>Bank & 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, Behala, Kolkata	3,00,000/-
20/05/18	086428	Dena Bank, Behala Branch	8,00,000/-
22/05/18	253323	United Bank of India, Behala, Kolkata	7,00,000/-
23/05/18	253325	-Do-	6,00,000/-
23/05/18	086429	Dena Bank, Behala Branch	6,00,000/-
(Rupees Thirty Two Lakhs only)		Rs.	32,00,000/-

(Handwritten Signature)

(TAPAS KAYAL)
Vendor

WITNESSES:

1. Balu Tailor
Rohini Tailor
Vice President, P.S. = Bishuon Pur
P.S. = Bishuon Pur Dist. = 24 Parganas (S)
2. Sudeep Roy
24/2, Kankard Street
Kolkata - 700023



4-C-1055/18





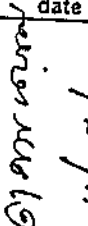





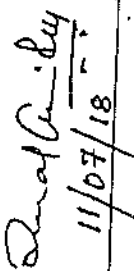
Government of West Bengal

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

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

Signature / LTI 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 Kayal , Doulatpur, P.O:- Pailan, P.S:- Bishnupur, District:-South 24- Parganas, West Bengal, India, PIN - 700104	Seller			 11/07/18
2	Maula Gazi , Pailan, P.O:- Pailan, P.S:- Bishnupur, District:- South 24-Parganas, West Bengal, India, PIN - 700104	Buyer			 11/07/18
3	Shri Mrinal Canti Roy . Rainbow Park, Housing Project, Bishnupur, P.O:- Bishnupur, P.S:- Bishnupur, District:- South 24-Parganas, West Bengal, India, PIN - 743503	Buyer			 11/07/18



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

MAULA GAZI
MOSHAROFF HOSSAIN GAZI

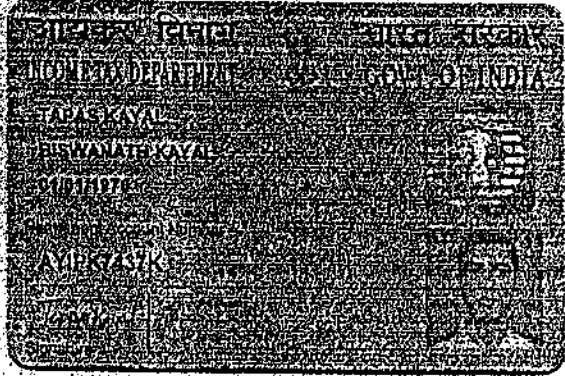


03/06/1964
Permanent Account Number
AKLPG0251A

Maula Gazi
Signature

Maula Gazi

2025 RELEASE UNDER E.O. 14176



© 2011

भारतीय रिज़र्व
भारतीय रिज़र्व
MRINAL SANKAR
CHUNI LAL ROY
20/06/1950
Permanent Account Number
ADHPRS657A
Signature



Pratul Chandra Roy

In case this card is lost, please inform the following:
Income Tax PAN Section, CIT Office,
Block No. 3, Sector 11, Connaught Place,
New Delhi - 110 028
Telephone - 400 6131

Pratul Chandra Roy

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

BRN: 19-201819-025964677-1 Payment Mode Online Payment
GRN Date: 11/07/2018 11:53:08 Bank: State Bank of India
BRN: IK00RAWMV7 BRN Date: 11/07/2018 11:53:31

DEPOSITOR'S DETAILS

Name : Dhananjay Sardar
Contact No. : Mobile No. : +91 9874934058
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.	Head of A/C Description	Head of A/C	Amount[₹]
1	16131000194993/7/2018	Property Registration- Stamp duty	0030-02-103-003-02	155520
2	16131000194993/7/2018	Property Registration- Registration Fees	0030-03-104-001-16	32114

In Words : Rupees One Lakh Eighty Seven Thousand Six Hundred Thirty Four only
Total 187634

Major Information of the Deed

Deed No :	I-1613-04340/2018	Date of Registration :	16/07/2018
Query No / Year :	1613-1000194993/2018	Office where deeds registered :	
Query Date :	10/07/2018 12:36:01 PM	A.D.S.R. BISHNUPUR, District: South 24-Parganas	
Applicant Name, Address & Other Details :	DHANANJOY SARDAR ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 7685088085, Status : Advocate		
Transaction :	Additional Transaction :		
[0101] 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. 32,114/- (Article:A(1), E)		
Remarks :			

Land Details :

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

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

Seller Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	Shri Tapas Kayal (Presentant) Son of Shri Biswanath Kayal, Doulatpur, P.O:- Pailan, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AYIPK7437K, Status : Individual, Executed by: Self, Date of Execution: 11/07/2018 , Admitted by: Self, Date of Admission: 11/07/2018, Place : Pvt. Residence, Executed by: Self, Date of Execution: 11/07/2018 , 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 Son of Late Mosaraf Hossain Gazi, Pailan, P.O:- Pailan, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.: AKLPG0251A, Status : Individual, Executed by: Self, Date of Execution: 11/07/2018 , Admitted by: Self, Date of Admission: 11/07/2018, Place : Pvt. Residence

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

Shri Mrinal Canti Roy
Son of Late Chunilal 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.:: ADHPR5657A, 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 Dhananjoy Sardar Son of Shri Samar Chandra Sardar Alipore Police Court, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of India, Identifier Of Shri Tapas Kayal, Maula Gazi, Shri Mrinal Canti 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 Canti 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 Canti 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 Canti Roy-0.345 Dec

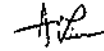
Endorsement For Deed Number : I - 161304340 / 2018

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

24/07/2018 Query No:-16131000194993 / 2018 Deed No : I - 161304340 / 2018. Document is digitally signed.

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11/07/2018
Certificate of Market Value (WB FVV) rules of 2000
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

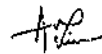
On 11-07-2018
Presentation (Under Section 52 & Rule 22A(3) & (4) W.B. Registration Rules 1962)

Presented for registration at 09:30 hrs on 11-07-2018, at the Private residence by Shri Tapas Kayal, Executant.

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

Execution is admitted on 11/07/2018 by 1. Shri Tapas Kayal, Son of Shri Biswanath 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. Shri Mrinal Canti Roy, Son of Late Chunilal 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

Indetified by Shri Dhananjoy 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 16-07-2018
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 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: 192018190259646771 on 11-07-2018, Amount Rs: 32,114/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00RAWMV7 on 11-07-2018, Head of Account 0030-03-104-001-16

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

24/07/2018 Query No:-16131000194993 / 2018 Deed No :- 161304340 / 2018, Document is digitally signed.

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Int of Stamp Duty

Stated that required Stamp Duty payable for this document is Rs. 1,60,520/- and Stamp Duty paid by Stamp Rs 1,00,000/-, by online = Rs 1,55,520/-

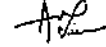
Description of Stamp

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

2. Stamp: Type: Impressed, Serial no E093535, 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: 192018190259846771 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 0030-02-103-003-02



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

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

24/07/2018 Query No:-16131000194993 / 2018 Deed No :I - 161304340 / 2018, Document is digitally signed.

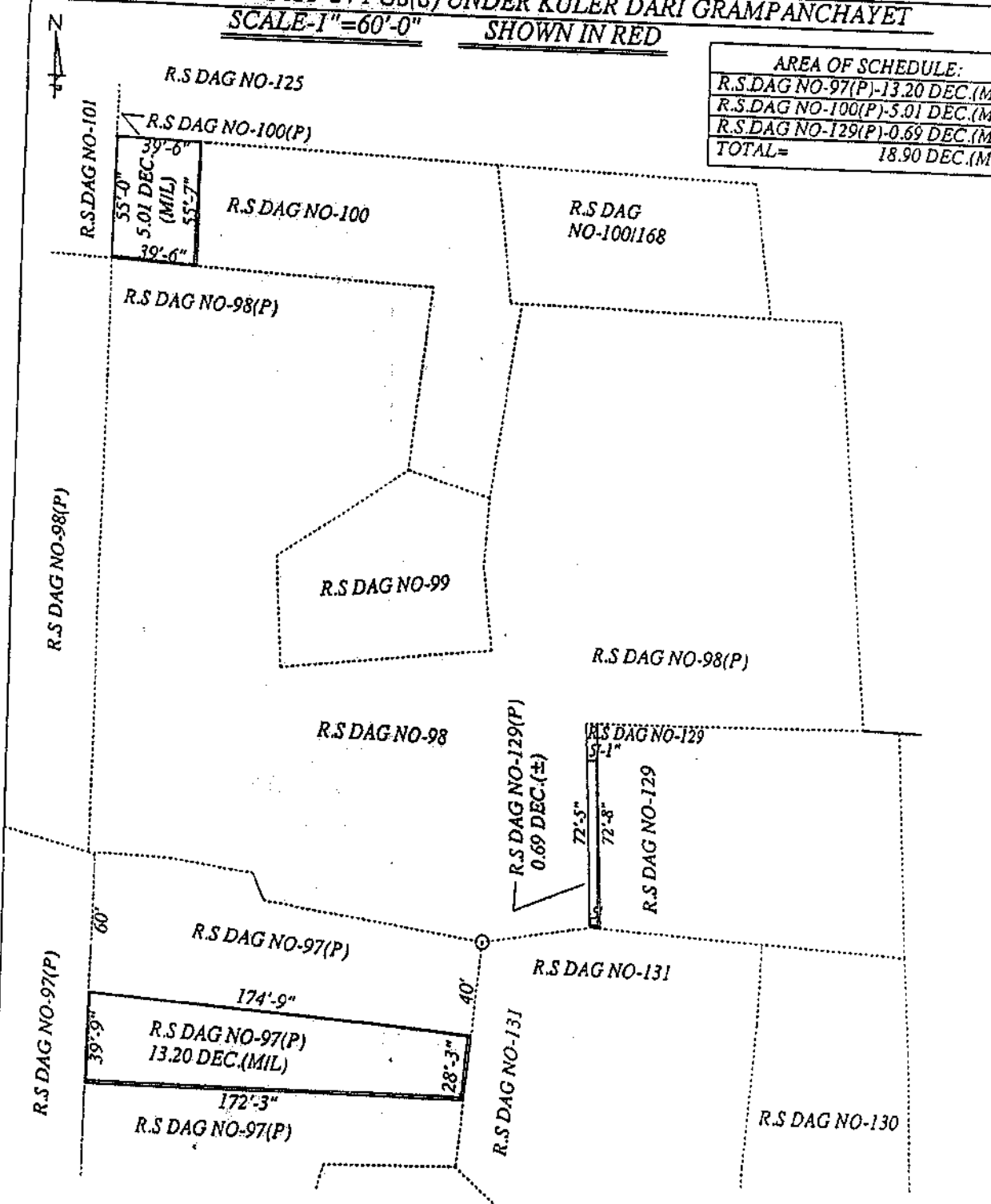
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SITE PLAN.

*** I-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

[Handwritten signature]
[Handwritten signature]












DRAWN BY:
N.A.MOLLA
[Signature]
NAZRUL ALI MOLLA
 Draughtsman, Surveyor & Planner
 Vill. & P.O.-Resapunja, P.S. - Bishnupur
 Dist. 24 Pgs (South) Kolkata-700104
 Regd. No. *[Handwritten]* Date *[Handwritten]*

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7
8

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












Name : *G. M. ...*

Signature *G. M. ...*

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

Name : *M. ...*

Signature *M. ...*

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

Name : *M. ...*

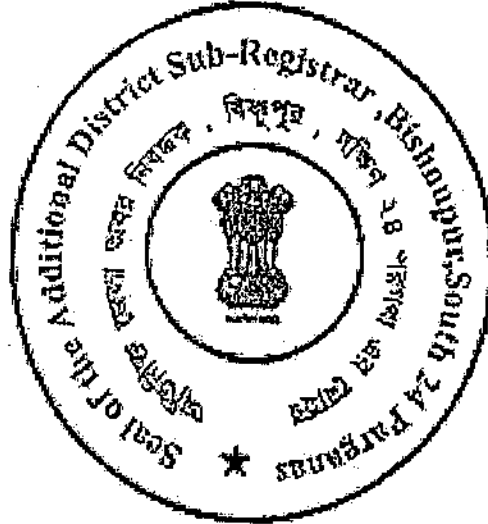
Signature *M. ...*



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

100

State 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.)