

07/66/2024

D-06995/2024



पश्चिम बंगाल WEST BENGAL

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24/06/2024
Q-2001480263/2024

Certifies that the document is admitted for
Registration. The signature sheets and the
submittment sheets attached with the
document are the part of this document

Registrar-IV
Registration 1908
Muzaffarpur, South 24 Parganas
24 JUN 2024

DEED OF CONVEYANCE

THIS INDENTURE OF SALE is made this 24th day
of **June**, Two Thousand and **Twenty Four** (2024)

BETWEEN

19186

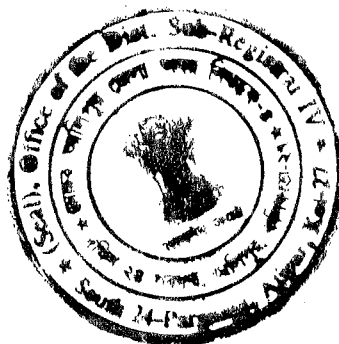
DEBES KUMAR MISRA
ADVOCATE
CALCUTTA HIGH COURT
KOLKATA - 700 001

Sl. No.
Re.
Name.
Address.

18 JUN 2024

18 JUN 2024

SMRITI BIKASH DAS
Govt. Licence ~~South 24 Parganas~~
Allpore Police Court
Kat-27



Identified by:

Somen Mishra
Adv.
High Court
Calcutta

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Registrar U/S 7 (2) of
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SMT. ANURADHA ROY CHOWDHURY (PAN-AQLPG6545R), Aadhaar No.9210 2549 5750, (OCI NO.A2634455), daughter of Ashim Kumar Ghosh and wife of Sayan Roy Chowdhury, by faith – Hindu, by Occupation – Business, by Nationality – British, residing at 29B, Ballygunge Circular Road, P.O. & P.S. Ballygunge, Kolkata - 700 019, hereinafter called and referred to as the **“OWNER/FIRST PARTY”** (which expression unless repugnant to the context shall mean and include her heir/heirs, executor/executors, assign/assigns, administrator/ administrators and representative/ representatives) of the **FIRST PART**

AND

M/S OIENDRILA PROMOTERS & DEVELOPERS PRIVATE LIMITED (PAN-AABCO1239M) a company incorporated under the Indian Companies Act, 1956, having its registered office at 27B, Bose Pukur Road, P.O. & P.S. Kasba, Kolkata – 700 042, represented by its Director namely **SRI PRABIR PAUL, (PAN-AFQPP2907Q), (Aadhar No.9058 9891 0937),** son of Sri Santi Ranjan Paul, by Occupation : Business, by faith : Hindu, by Nationality : Indian, residing at 783, Anandapur, URABANA, Tower-6, Flat No.2404, P.O. EKTP, P.S. Anandapur, Kolkata – 700107, hereinafter referred to and called as **“PURCHASER”** (which term or expression shall unless excluded by or repugnant to the context be deemed to include its successors-in-interest, successors-in-office, nominees, assigns and legal representatives) of the **SECOND PART.**

WHEREAS one Sri Gobardhan Pramanik alias Sri Pranab Kumar Pramanik, son of Late Fakir Chandra Pramanik, of Kalikapur, P.S. Jadavpur, District 24 Parganas was the absolute Owner of a big



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plot of land situated in Mouza - Kalikapur, J.L. No. 20, Touzi Nos.3, 5 and 12, R.S. No.2, comprising in R.S. Dag No. 356/406, under R.S. Khatian No.357 and his name was recorded and published in the R.S. Record of Right during Revisional Settlement Operation and the said Sri Gobardhan Pramanik alias Sri Pranab Kumar Pramanik, was the owners of other Dags and Khatian.

AND WHEREAS by virtue of a registered Deed of Sale dated 08.11.1968, registered in the office of the S.R. Alipore, South 24 Paraganas and recorded in Book No. I, Volume No.112, at Pages 261 to 267, Deed No.6530 for the year 1968, said Sri Gobardhan Pramanik alias Sri Pranab Kumar Pramanik, sold, conveyed, transferred, assigned and granted one plot of land measuring 1 (One) Acre situated in Mouza - Kalikapur, J.L. No. 20, Touzi Nos.3, 5 and 12, R.S. No.2, comprising in R.S. Dag No. 356/406, under R.S. Khatian No.357 and other plot of land in other Dags and Khatian in favour of Sri Bhaben Krishna Roy, son of Late Kali Krishna Roy, residing at 247A, Chittaranjan Avenue, Kolkata - 700006.

AND WHEREAS by virtue of a registered Deed of Sale dated 23.05.1973, registered in the office of the S.R. Alipore, South 24 Paraganas and recorded in Book No. I, Volume No.51, at Pages 218 to 225, Being No.2408 for the year 1973, said Sri Bhaben Krishna Roy, sold, conveyed, transferred, assigned and granted one plot of land measuring 02 (Two) Bigha 16 (Sixteen) Cottahs 08 (Eight) Chittacks situated in Mouza - Kalikapur, J.L. No. 20, Touzi Nos.3, 5 and 12, R.S. No.2, comprising in R.S. Dag No. 356/406, under R.S.



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Khatian No.357, in favour of (1)Sri Gobinda Pada Das, son of Sri Nityananda Das, residing at A/30, Baghajatin Pally, P.S. Jadavpur, Kolkata - 700032 and (2)Sri Umapada Paik, son of Haran Chandra Paik, residing at Kalikapur, P.S. Purba Jadavpur, (formerly P.S. Jadavpur), Kolkata - 700099.

AND WHEREAS by virtue of a registered Deed of Sale dated 03.07.1973, registered in the office of the S.R. Alipore, South 24 Paraganas and recorded in Book No. I, Volume No.76, at Pages 179 to 186, Being No.3266 for the year 1973, said Sri Gobinda Pada Das and Sri Umapada Paik, jointly sold, conveyed, transferred, assigned and granted a plot of land measuring 01 (One) Bigha 17 (Seventeen) Cottahs 03 (Three) Chittacks situated in Mouza - Kalikapur, J.L. No. 20, Touzi Nos.3, 5 and 12, R.S. No.2, comprising in R.S. Dag No. 356/406, under R.S. Khatian No.357, in favour of (1)Sri Radha Madhab Debnath, son of Late Ishan Chandra Debnath, residing at Rasmoni Bagan, Santoshpur, Jadavpur, Kolkata - 700032 and (2)Sri Tapan Kanti Nath, son of Late Hare Krishna Nath, residing at Rasmoni Bagan, Santoshpur, Binoda Bhaban, Jadavpur, Kolkata - 700032.

AND WHEREAS by virtue of a registered Deed of Sale dated 02.02.1982, registered in the office of the S.R. Alipore, South 24 Paraganas and recorded in Book No. I, Volume No.32, at Pages 159 to 165, Being No.933 for the year 1982, said Sri Radha Madhab Debnath and Sri Tapan Kani Nath, jointly sold, conveyed, transferred, assigned and granted a plot of land measuring 19

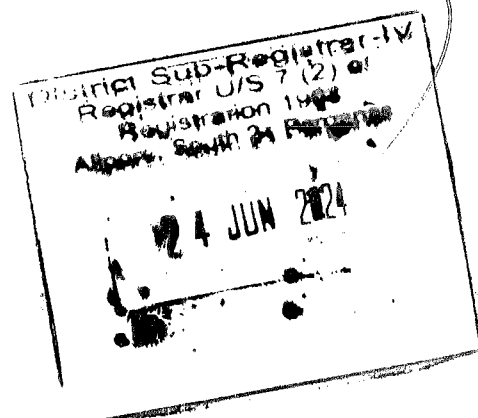


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(Nineteen) Cottahs 09 (Nine) Chittacks situated in Mouza - Kalikapur, J.L. No. 20, Touzi Nos.3, 5 and 12, R.S. No.2, comprising in R.S. Dag No. 356/406, under R.S. Khatian No.357, in favour of Smt. Bela Debnath, wife of Sri Radha Madhab Debnath, residing at 30, Purbalok, North Block-6, P.O. Kalikapur, P.S. Purba Jadavpur, Kolkata - 700099.

AND WHEREAS by virtue of a registered Deed of Sale dated 03.10.1997, registered in the office of the District Sub-Registrar-III, Alipore, South 24 Paraganas and recorded in Book No. I, Volume No.79, at Pages 414 to 427, Being No.3103 for the year 1999, said Smt. Bela Debnath, sold, conveyed, transferred, assigned and granted two scheme plots of land vide Nos.P-30E & P-30F measuring land area of 05 (Five) Cottahs 15 (Fifteen) Chittacks 27 (Twenty Seven) Sq.ft. togetherwith one Tile shed structure situated in Mouza - Kalikapur, J.L. No. 20, Touzi Nos.3, 5 and 12, R.S. No.2, comprising in R.S. Dag No. 356/406, under R.S. Khatian No.357, in favour of Sri Ashim Kumar Ghosh, son of Sri Arun Kumar Ghosh, residing at Padmaneer, Flat No.804, 43, Sarat Bose Road, P.S. Bhowanipur, Kolkata - 700020 togetherwith all easement rights thereto.

AND WHEREAS after purchase said Sri Ashim Kumar Ghosh, recorded his name in the record of The Kolkata Municipal Corporation known as K.M.C. Premises No.317/1, Kalikapur, Assessee No.31-109-06-1131-1, within K.M.C. Ward No.109, under P.S. Purba Jadavpur, Kolkata - 700 099, as described in the SCHEDULE



below.

AND WHEREAS by virtue of a registered Deed of Gift dated 29.06.2022, registered in the office of A.R.A. IV, Kolkata and recorded in Book No. I, Volume No.1904-2022, at Pages 725182 to 725209, Being No.190410851 for the year 2022, said Sri Ashim Kumar Ghosh, due to his love and affection donated his entire purchased property measuring net land area of 05 (Five) Cotthas 15 (Fifteen) Chittacks 27 (Twenty seven) Sq.ft. more or less as per present physical measurement togetherwith one R.T. Shed structure measuring an area of 200 (Two hundred) Sq.ft. situated in Mouza - Kalikapur, J.L. No. 20, Touzi Nos.3, 5 and 12, R.S. No.2, comprising in R.S. Dag No. 356/406, under R.S. Khatian No.357, known as K.M.C. Premises No.317/1, Kalikapur, Assessee No.31-109-06-1131-1, within K.M.C. Ward No.109, under P.S. Purba Jadavpur, Kolkata - 700 099, in favour of his daughter namely **Smt. Anuradha Roy Chowdhury, the present Land Owner herein.**

AND WHEREAS after obtaining said **Smt. Anuradha Roy Chowdhury**, recorded her name in the record of The Kolkata Municipal Corporation known as K.M.C. Premises No.317/1, Kalikapur, Assessee No.31-109-06-1131-1, within K.M.C. Ward No.109, under P.S. Purba Jadavpur, Kolkata - 700 099, as described in the SCHEDULE below.

AND WHEREAS after registration of the said Deed of Gift one typographical error was found in 1st line to 3rd line of point No.3, and the same has been rectified by virtue of a registered Deed



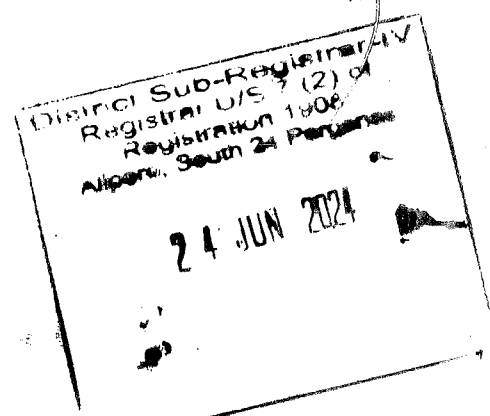
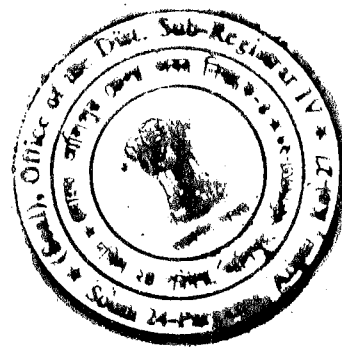
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of Declaration dated 06.05.2024, registered at D.S.R. IV, Alipore, South 24 Parganas and recorded in Book No. I, Volume No.1604-2024, at Pages 146634 to 146646, Being No.160404944 for the year 2024.

AND WHEREAS in the mean time L.R. Operation has been done in Kalikapur area and the plot of land has been recorded and published in L.R. Record of Right in the name of the R.S. Recorded Owner namely Gobardhan Pramanik as Rayat vide L.R. Khatian No.64 of L.R. Dag No.356/406 of Mouza- Kalikapur, J.L. No.20.

AND WHEREAS due to financial need and also other necessity the **LAND OWNER/VENDOR** declared to sell her total property and the **PURCHASER** herein agreed to purchase the same.

AND WHEREAS the **OWNER/VENDOR** herein decided to convey the entire property **measuring net land area of 05 (Five) Cotthas 15 (Fifteen) Chittacks 27 (Twenty seven) Sq.ft. more or less** togetherwith one R.T. Shed structure measuring an area of 200 (Two hundred) Sq.ft. situated in **Mouza - Kalikapur, J.L. No. 20,** Touzi Nos.3, 5 and 12, R.S. No.2, **comprising in R.S. Dag No. 356/406, under R.S. Khatian No.357, corresponding to L.R. Dag No.356/406, under L.R. Khatian No.64, known as K.M.C. Premises No.317/1, Kalikapur, Assessee No.31-109-06-1131-1, within K.M.C. Ward No.109, under P.S. Purba Jadavpur, Kolkata - 700 099 as mentioned in the SCHEDULE below at or for the total consolidated consideration price of Rs.1,70,000,00/- (Rupees One crore and seventy lac) only.**



AND WHEREAS the **VENDOR** herein declares and confirms that the said total property is still free from all encumbrances having marketable title as mentioned in the **SCHEDULE** below.

AND WHEREAS now being in need of money, the **VENDOR** herein declares to sell the said demarcated land measuring net land area of **05 (Five) Cotthas 15 (Fifteen) Chittacks 27 (Twenty seven) Sq.ft. more or less** togetherwith one R.T. Shed structure measuring an area of 200 (Two hundred) Sq.ft. situated in **Mouza - Kalikapur, J.L. No. 20, Touzi Nos.3, 5 and 12, R.S. No.2, comprising in R.S. Dag No. 356/406, under R.S. Khatian No.357, corresponding to L.R. Dag No.356/406, under L.R. Khatian No.64, known as K.M.C. Premises No.317/1, Kalikapur, Assessee No.31-109-06-1131-1, within K.M.C. Ward No.109, under P.S. Purba Jadavpur, Kolkata - 700 099, moreully mentioned in the SCHEDULE below at or for the total consideration money of Rs.1,70,000,00/- (Rupees One crore and seventy lac) only and the PURCHASER herein agreed to purchase the same on the said declared consideration price of the VENDOR.**

NOW THIS INDENTURE WITNESSETH that in pursuance of the said consideration sum of **Rs.1,70,000,00/- (Rupees One crore and seventy lac) only** hereby paid by the **PURCHASER** to the **VENDOR** and the receipt whereof the **VENDOR** has received the same of **Rs.1,70,000,00/- (Rupees One crore and seventy lac) only** as per memo below and the **VENDOR** do hereby and hereunder grant, convey, sell, transfer, assign and assure unto and



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to the use of the **PURCHASER** all that piece and parcel of land measuring net land area of 05 (Five) Cotthas 15 (Fifteen) Chittacks 27 (Twenty seven) Sq.ft. more or less together with one R.T. Shed structure measuring an area of 200 (Two hundred) Sq.ft. situated in **Mouza - Kalikapur, J.L. No. 20**, Touzi Nos.3, 5 and 12, R.S. No.2, comprising in R.S. Dag No. 356/406, under R.S. Khatian No.357, corresponding to L.R. Dag No.356/406, under L.R. Khatian No.64, known as **K.M.C. Premises No.317/1, Kalikapur**, Assessee No.31-109-06-1131-1, within K.M.C. Ward No.109, under P.S. Purba Jadavpur, Kolkata - 700 099 fully mentioned in the **SCHEDULE** below together with all sorts of easement rights over the adjacent common passage and all the estate, right, title, interest claim and demand whatsoever of the **VENDOR** into or upon the said property and every part thereof **TO HAVE AND TO HOLD** the said land heriditaments and demarcated property as described in the **SCHEDULE** below together with the right and privileges appurtenant thereto as aforesaid unto and to the use of the said **PURCHASER** absolutely and forever according to the nature and tenure thereof and the said **VENDOR** doth hereby covenant with the said **PURCHASER** that notwithstanding any act, deed, matter or thing whatsoever by the said **VENDOR** being done or executed or knowingly suffered to the contrary the said **VENDOR** now hath in her good, right, full power, absolute authority to grant transfer sale and convey the said property heriditemants and property hereby granted transferred, sold and conveyed or expressed and intended so to be unto and to the use of the **PURCHASER** herein and the **PURCHASER** herein shall and



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may at all times hereafter peacefully and quietly enter upon possess and enjoy the said land heriditemants forever and the said property **as mentioned in the SCHEDULE below** without any interruption and hindrances from anybody else and shall be able to receive all rents issues and profits arising out thereof without any lawful eviction, interruption, claim or demand whatsoever from or by the said **VENDOR herein** or any person or persons lawfully and equitably claiming from under or in trust for the **VENDOR** and that free and clear and/or freely and clearly and absolutely acquitted, exonerated and released or other by and at the costs and expenses of the **VENDOR** kept harmless sufficiently indemnify of from and against all manner or claims, charges, liens, debts, attachments, lispence and encumbrances whatsoever created made done occasioned or suffered by the **VENDOR** or by any persons or persons having lawfully or equitably claiming any estate or interest whatsoever in the said land, heriditaments and property or any part thereof from under or in trust for the said **VENDOR herein** shall and will from time to time and/or at all times hereafter and at the request and costs of the said **PURCHASER** do and execute or caused to be done and executed all such acts deeds and things of whatsoever manner or nature for further and more perfectly assuring the said land heriditaments and property as described in the **SCHEDULE** below and every part thereof unto and to the use of the said **PURCHASER** in the manner as shall of may be reasonably required at all period of time and the said **VENDOR** doth hereby further covenant with the said **PURCHASER** that save and except documents which are being handed over to the



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PURCHASER herein at the time of execution of this Deed of Conveyance, shall time to time and at all times hereafter upon and every reasonable requests and costs of the **PURCHASER** or its attorneys or agents produce or caused to be produced to its agents or representatives or at any trial hearing commission or otherwise as occasion shall require any deeds documents papers writings bills etc. for manifesting defending and proving the right tile and interest of the **PURCHASER** in respect of the said demarcated land heriditaments and property as described in the **SCHEDULE** below hereby granted transferred, sold and conveyed or expressed or intended so to be or any part thereof.

**THE VENDOR AND THE CONFIRMING PARTY DO
HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS :**

1. That all right, title and interest of the sole **VENDOR** of the said land and hereditament as held or enjoyed by the **VENDOR** and conveyed herein to the **PURCHASER** herein, the **VENDOR** have good right title and interest as lawful owner with full and absolute power and authority to convey transfer assure and assign the said land alongwith a tile shed as described in the **SCHEDULE** below and hereditament hereby sold and transferred every part thereof unto and to the **PURCHASER** in the manner as aforesaid and the **VENDOR** further declares that she has not dealt with the said land and hereditament in any manner whatsoever with any person whatsoever till date with any one else in respect



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of his said land and hereditament save and except with the **PURCHASER** herein.

2. That the **PURCHASER** shall have the right to mutate its name in the record of B.L. & L.R.O. and also in the record of The Kolkata Municipal Corporation and any other public bodies or offices as the absolute Owner of its purchased land as described in the **SCHEDULE** herein below and hereditament hereby conveyed and transferred to him by necessary proceedings or otherwise without any objection from the **VENDOR herein**.
3. That it shall be lawful for the **PURCHASER** at all times hereafter to quietly and peaceably hold, possess and enjoy and enter into and upon the land as described in the **SCHEDULE** herein below and hereditament hereby sold conveyed and transferred unto the **PURCHASER** and every part thereof and receive the rents issues and profits therefrom as to be fetched without any interruption claim or demand whatsoever by the **VENDOR herein** or any person claiming through under or in trust arising through or for them.
4. That the land alongwith RT shed as described in the **SCHEDULE** herein below and hereditament hereby conveyed and transferred is freed, exonerated and discharged from all encumbrances charges, lispences, debts liabilities and the **VENDOR herein** fully or otherwise and sufficiently and clearly



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and absolutely discharge, saved harmless and keep indemnified and/or have agreed to indemnify for consequences against all manner of encumbrances, charges, liens and demands claims and other defects in title whatsoever created and/or occasion so arises directly or indirectly existing or made by the **VENDOR herein** or any of their predecessors in title or any person claiming or entitled to claim in any manner through under or in trust for the **VENDOR** or any of her predecessor in title.

5. That the **VENDOR** and every person or persons claiming any estate right title or interest through the **VENDOR herein** shall and will at all times hereafter upon every reasonable request and at the costs of the **PURCHASER** make do acknowledge execute and register all deeds documents and papers to make more perfect and assuring the said land and tile shed as described in the **SCHEDULE** herein below hereditament in favour of the **PURCHASER** and to do and perform all such further or other acts deeds matters and things whatsoever for further better and more perfectly assuring their full rights of ownership free from all encumbrances upon the said land and hereditament in favour of the **PURCHASER**.
6. That the **PURCHASER** shall and may at all times hereafter peaceably and quietly even possess and enjoy the homestead land known as **K.M.C. Premises No.317/1, Kalikapur,**

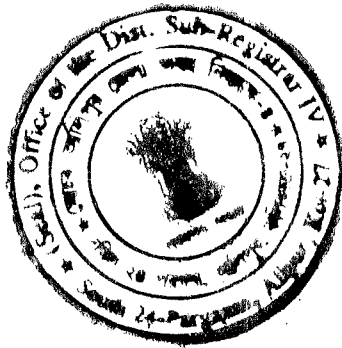


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within K.M.C. Ward No.109, under P.S. Purba Jadavpur, Kolkata - 700 099, as described in the **SCHEDULE** below and receive the rent issues and profits thereof without any lawful eviction interruption, claim or demand whatsoever from or by the **VENDOR herein** any person or persons lawfully or equitably claiming any estate or interest from under or in trust for the **VENDOR herein**.

7. That the **VENDOR** shall keep the **PURCHASER** freely and clearly and absolutely acquitted, exonerated, discharged and released and to save harmless and to keep indemnified the **PURCHASER** against all estates, claim, demands, charges, mortgages, liens, lispendents, debts, hypothecation, attachments and encumbrances whatsoever suffered by the **VENDOR herein** any person lawfully or equitably claiming from under or in trust for the **VENDOR herein**.
8. That the **VENDOR** and all persons having lawfully or claiming equitably any estate or interest whatsoever in the said piece or parcel of land and one RT shed as described in the **SCHEDULE** herein below of her total land hereditaments and premises hereby conveyed, granted or any part thereof from under or in trust in favour of the **PURCHASER** herein and the **VENDOR herein** shall and will from time to time at all times hereafter at the request and cost of the **PURCHASER** do and execute or cause to be done and executed all such acts, deeds, matters and things whatsoever for further better



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and more perfectly and effectually assuring the said land and tile shed as described in the **SCHEDULE** herein below unto and to the use of the **PURCHASER** accordingly to the nature, interest and meaning of these presents as shall or may reasonably required.

9. That the **VENDOR** hereby declare that the land and tile shed as described in the **SCHEDULE** herein below hereby sold have not been previously leased, mortgaged, sold nor in any way transferred and there is no charge, lien or any attachments in connection with the said property. The **VENDOR herein** declared and confirmed that sold land and RT shed as described in the **SCHEDULE** herein below is not the subject matter of any case, suit or proceedings pending before any Court of Law and it has not been vested nor requisitioned by any notice, nor acquisitioned by the Government body or Public body. The **VENDOR** sold the land and tile shed as described in the **SCHEDULE** herein below while having good and marketable title and free from all encumbrances and delivered khas and peaceful vacant possession of the land and tile shed as described in the **SCHEDULE** herein below to the **PURCHASER**. The **VENDOR herein** declare that the sold property is found a defective one in future the **VENDOR herein** shall remain liable to indemnify the **PURCHASER**. The **VENDOR herein** further declares that if any error or omission are found in this Deed in future, any kind of Deed of Declaration or Rectification shall



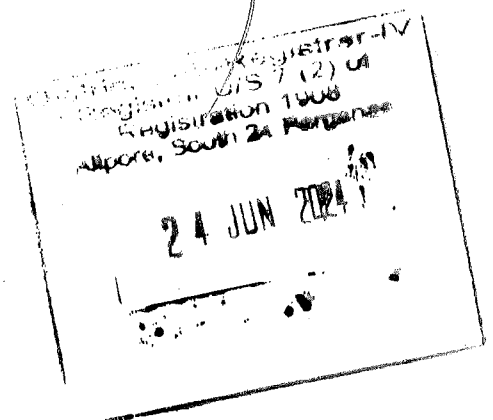
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be required to be registered, they shall then execute and register such Deed of Declaration or Rectification at the cost of the **PURCHASER** whenever they shall be called for.

10. That the said **VENDOR** has prepared a Plan or Map for the sold land and property and this Map/Plan has been annexed herewith and this map shall be treated as the part and parcel of this Deed. The said property has been shown in the annexed plan by RED border line.
11. That the **VENDOR** also declares that she shall give full co-operation for necessary mutation in respect of the sold property under the concerned authorities in future in favour of the **PURCHASER** and at the time of execution and registration of this Deed of Conveyance the **VENDOR** delivered physical possession of the sold property to the **PURCHASER**.
12. That the **VENDOR** also declares herein that the **PURCHASER** shall have every right of transfer the "said property" as described in the **SCHEDULE** hereunder written such as by gift, sell, lease, mortgage to any Third Party or parties or as and when necessary or make construction and/or erect the building thereon and enjoy the same without any interruption and hindrances from their end.

BE IT NOTED THAT the **VENDOR** has delivered the Original title Deed, Original Link Deed, paid up K.M.C. tax bill, K.M.C.



Mutation Certificate relating to the land and Property as mentioned in the **SCHEDULE** hereunder written, to the **PURCHASER** herein at the time of execution of these presents.

SCHEDULE REFERRED TO ABOVE
(DESCRIPTION OF THE SOLD PROPERTY)

ALL THAT piece and parcel of Bastu land **measuring net land area of 05 (Five) Cotthas 15 (Fifteen) Chittacks 27 (Twenty seven) Sq.ft. more or less** together with one R.T. Shed structure measuring an area of 200 (Two hundred) Sq.ft. Scheme Flot No.30E & 30F, situated in **Mouza - Kalikapur, J.L. No. 20**, Touzi Nos.3, 5 and 12, R.S. No.2, **comprising in R.S. Dag No. 356/406, under R.S. Khatian No.357, corresponding to L.R. Dag No.356/406, under L.R. Khatian No.64**, known as **K.M.C. Premises No.317/1, Kalikapur**, Assessee No.31-109-06-1131-1, within K.M.C. Ward No.109, under P.S. Purba Jadavpur, Kolkata - 700 099, Additional District Sub-Registration Office Sealdah, property ZONE is Kalikapur to Kalikapur, and the entire property is butted and bounded by:

<u>ON THE NORTH</u>	:	Property of others;
<u>ON THE SOUTH</u>	:	Property of others;
<u>ON THE EAST</u>	:	<u>30'-0" wide KMC Road;</u>
<u>ON THE WEST</u>	:	Property of others.



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

IN WITNESS WHEREOF the Parties have put their signature hereto on this day, month and year first above written.

WITNESSES: *He*

1. SAYAN ROY CHOWDHURY
29 B BALLYGOVINE CIRCULAR ROAD.
KOLKATA - 700019.

Anuradha Roy Chowdhury
SIGNATURE OF THE VENDOR

Oiendrilla Promoters & Developers Pvt. Ltd.

Probin Paul.

Director

2. Biswanath Dolui
5/1 E L.N.B. 8. Lane
KOL-46.

SIGNATURE OF THE PURCHASER

Read over, explained in Vernacular to the Parties and admitted to be correct and as per the instructions given by the parties, drafted by me and prepared by me in my chamber as per the documents supplied by the Parties herein PREPARED & DRAFTED BY :

Debes Kumar Misra (Signature)
(DEBES KUMAR MISRA)
ADVOCATE [Enrollment No.F/364/329/1989]
HIGH COURT, CALCUTTA
Resi-cum-Chamber :69/1, Baghajatin
Place, Kolkata-86
PH-9830236148(D.K.M.),
Email:debeskumarmisra@gmail.com
9051446430(Somesh),
Email:mishrasomesh08@gmail.com
9836115120(Tapesh),
Email:tapesh.mishra85@gmail.com



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

MEMO OF CONSIDERATION

RECEIVED with thanks from the within named **PURCHASER** for the within mentioned sum of **Rs.1,70,000,00/- (Rupees One crore and seventy lac) only** against the within mentioned land alongwith a RT shed and property known as K.M.C. Premises No.317/1, Kalikapur, within K.M.C. Ward No.109, under P.S. Purba Jadavpur, Kolkata - 700 099 in the following manner:

Sl. No.	Draft No.	Date	Name of the Bank & Branch	Amount (Rs.)
1.	510449	21.06.2024	ICICI Bank	Rs.84,15,000.00
2.	510450	21.06.2024	-Do-	Rs.84,15,000.00
	TDS			Rs. 1,70,000.00

TOTAL Rs.1,70,00,000.00

(Rupees One crore and seventy lac only)

WITNESSES :

1.

[Signature]
 SAYAN ROY CHOWDHURY
 29B BALLYGUNGE CIRCULAR ROAD
 KOLKATA 700019.

[Signature]
 Anuradha Roy Chowdhury

SIGNATURE OF THE VENDOR

2. Biswanath Dalmi

5/1E. L.N.B. lane

KOL-46.



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

24 JUN 2024

SITE PLAN OF A PLOT OF LAND SITUATED IN MOWZA-KALIKAPUR, J.L. NO. 20, IN R.S. DAG NO. 356/406, UNDER R.S. KHATAN NO. 357, CORRESPONDING TO L.R. DAG NO. 356/406, UNDER L.R. KHATAN NO. 64, KNOWN AS K.M.C. PREMISES NO. 317/1, KALIKAPUR, WITHIN K.M.C. WARD NO. 109, UNDER P.S. PURBA-JADAVPUR, KOLKATA-700099,

SOLD LAND AREA-05KH-15CH-27SQFT.
SOLD PLOT OF LAND TOGETHER WITH TILE
SHEED SHOWN BY RED BORDER LINE,



Olendrilla Promoters & Developers Pvt. Ltd.

Probiha.

Director

Anuradha Roy Chowdhury

TRACED BY

S. Mondal
SUBHASIS MONDAL
CIVIL D. MANSHIP &
SURVEYOR Rg. No.-4926



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

24 JUN 2024

	Thumb	1 st finger	Middle finger	Ring finger	Small finger
PHOTO	left hand				
	right hand				

Name

Signature

	Thumb	1 st finger	Middle finger	Ring finger	Small finger	
	left hand					
	right hand					

Name..ANURADHA ROY CHOWDHURY

Signature Anuradha Roy Chowdhury

	Thumb	1 st finger	Middle finger	Ring finger	Small finger	
	left hand					
	right hand					

Name ...PRABIR PAUL

Signature Prabir Paul

	Thumb	1 st finger	Middle finger	Ring finger	Small finger
PHOTO	left hand				
	right hand				

Name

Signature



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



प्रारूप 1
पंजीकरण प्रमाण-पत्र

कॉर्पोरेट पहचान संख्या : U45400WB2009PTC131749

2008 - 2009

मैं एतद्वारा सत्यापित करता हूँ कि निम्नलिखित

OIENDRILA PROMOTERS AND DEVELOPERS PRIVATE LIMITED

का पंजीकरण, कम्पनी अधिनियम 1956 (1956 का 1) के अंतर्गत आज किया जाता है और यह कम्पनी प्राइवेट लिमिटेड है।

यह निगमन-पत्र आज दिनांक छह जनवरी दो हजार नौ को मेरे हस्ताक्षर से कोलकाता में जारी किया जाता है।

Form 1

Certificate of Incorporation

Corporate Identity Number : U45400WB2009PTC131749

2008 - 2009

I hereby certify that OIENDRILA PROMOTERS AND DEVELOPERS PRIVATE LIMITED is this day incorporated under the Companies Act, 1956 (No. 1 of 1956) and that the company is private limited.

Given under my hand at Kolkata this Sixth day of January Two Thousand Nine.

(ANIL MOHAN SINGH)

उप कम्पनी रजिस्ट्रार / Deputy Registrar of Companies

पश्चिम बंगाल
West Bengal

कम्पनी रजिस्ट्रार के कार्यालय अभिलेख में उपलब्ध पत्राचार का पता

Mailing Address as per record available in Registrar of Companies office.

OIENDRILA PROMOTERS AND DEVELOPERS PRIVATE LIMITED

39/1, BOSE PUKUR ROAD, 3RD FLOOR,

KOLKATA - 700039.

West Bengal, INDIA



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



240620242009021924

GRIPS Payment Detail

GRIPS Payment ID:	240620242009021924	Payment Init. Date:	24/06/2024 10:45:19
Total Amount:	1019934	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	5381179395332	BRN Date:	24/06/2024 10:45:43
Payment Status:	Successful	Payment Init. From:	Department Portal

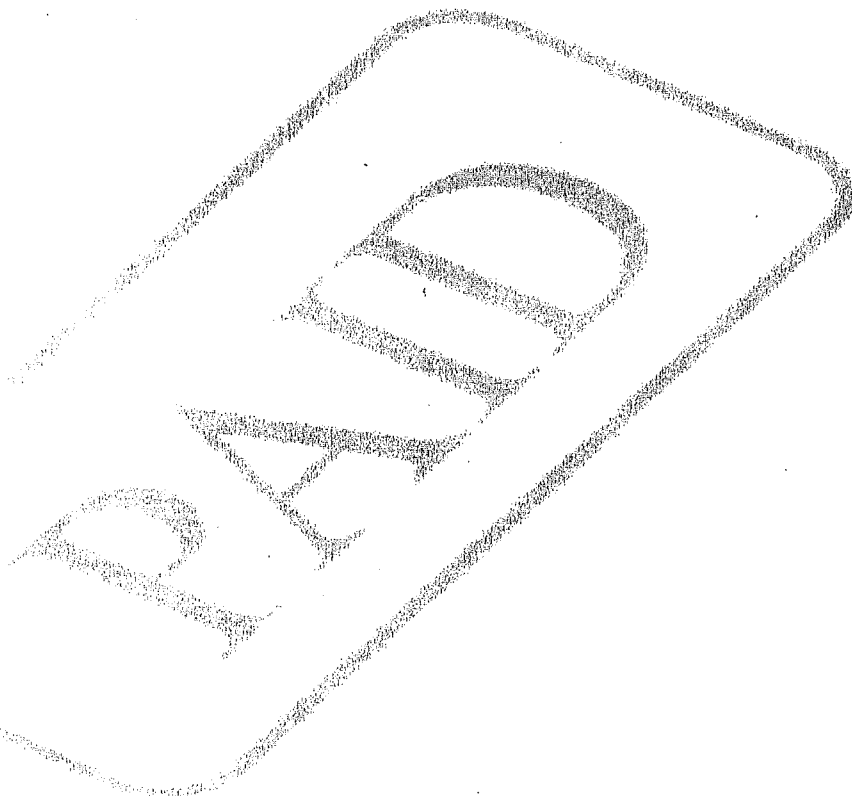
Depositor Details

Depositor's Name:	Mr OIENDRILA PROMOTERS AND DEVELOPERS PVT LTD
Mobile:	9830052691

Payment(GRN) Details

Sl. No.	GRN	Department	Amount(₹)
1	192024250090219258	Directorate of Registration & Stamp Revenue	1019934
Total			1019934

IN WORDS: TEN LAKH NINETEEN THOUSAND NINE HUNDRED THIRTY FOUR ONLY.
DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.





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



192024250090219258

GRN Details

GRN:	192024250090219258	Payment Mode:	SBI Epay
GRN Date:	24/06/2024 10:45:19	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	5381179395332	BRN Date:	24/06/2024 10:45:43
Gateway Ref ID:	CHQ2902036	Method:	State Bank of India NB
GRIPS Payment ID:	240620242009021924	Payment Init. Date:	24/06/2024 10:45:19
Payment Status:	Successful	Payment Ref. No:	2001480263/1/2024
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr OIENDRILA PROMOTERS AND DEVELOPERS PVT LTD
Address:	27B BOSEPUKUR ROAD KOLKATA 700042
Mobile:	9830052691
Period From (dd/mm/yyyy):	24/06/2024
Period To (dd/mm/yyyy):	24/06/2024
Payment Ref ID:	2001480263/1/2024
Dept Ref ID/DRN:	2001480263/1/2024

Payment Details

Sl. No	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001480263/1/2024	Property Registration- Stamp duty	0030-02-103-003-02	849920
2	2001480263/1/2024	Property Registration- Registration Fees	0030-03-104-001-16	170014

Total 1019934

IN WORDS: TEN LAKH NINETEEN THOUSAND NINE HUNDRED THIRTY FOUR ONLY.

Major Information of the Deed

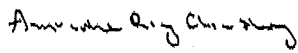
Deed No :	I-1604-06995/2024	Date of Registration	24/06/2024
Query No / Year	1604-2001480263/2024	Office where deed is registered	
Query Date	17/06/2024 12:52:02 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Somesh Mishra High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8017593682, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 1,70,00,000/-	Rs. 1,70,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 8,50,020/- (Article:23)	Rs. 1,70,046/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Kalikapur, Road Zone : (Kalikapur -- Kalikapur) , , Premises No: 317/1, , Ward No: 109 Pin Code : 700099

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	5 Katha 15 Chatak 27 Sq Ft	1,70,00,000/-	1,70,00,000/-	Width of Approach Road: 30 Ft.,
Grand Total :				9.8588Dec	170,00,000 /-	170,00,000 /-	

Seller Details :

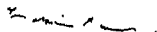
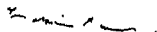
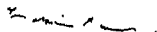
SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Smt Anuradha Roy Chowdhury Daughter of Ashim Kumar Ghosh Executed by: Self, Date of Execution: 24/06/2024 , Admitted by: Self, Date of Admission: 24/06/2024 ,Place : Office		 Captured	
		24/06/2024	LTI 24/06/2024	24/06/2024

29B, Ballygunge Circular Road, City:- , P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: aqxxxxxx5r, Aadhaar No: 92xxxxxxxx5750, Status :Individual, Executed by: Self, Date of Execution: 24/06/2024 , Admitted by: Self, Date of Admission: 24/06/2024 ,Place : Office

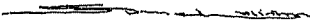
Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	OIENDRILA PROMOTERS AND DEVELOPERS PRIVATE LIMITED 27B, Bosepukur Road, City:- , P.O:- Kasba, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042 , PAN No.:: AAxxxxxx9M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature								
1	<table><tr><th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr><tr><td>Shri PRABIR PAUL (Presentant) Son of Shri Santi Ranjan Paul Date of Execution - 24/06/2024, , Admitted by: Self, Date of Admission: 24/06/2024, Place of Admission of Execution: Office</td><td> Jun 24 2024 1:21PM</td><td> Captured LTI 24/06/2024</td><td> 24/06/2024</td></tr></table>	Name	Photo	Finger Print	Signature	Shri PRABIR PAUL (Presentant) Son of Shri Santi Ranjan Paul Date of Execution - 24/06/2024, , Admitted by: Self, Date of Admission: 24/06/2024, Place of Admission of Execution: Office	 Jun 24 2024 1:21PM	 Captured LTI 24/06/2024	 24/06/2024
Name	Photo	Finger Print	Signature						
Shri PRABIR PAUL (Presentant) Son of Shri Santi Ranjan Paul Date of Execution - 24/06/2024, , Admitted by: Self, Date of Admission: 24/06/2024, Place of Admission of Execution: Office	 Jun 24 2024 1:21PM	 Captured LTI 24/06/2024	 24/06/2024						
783, Anandapur, URBANA, Tower-6 Flat No. 2404, City:- , P.O:- EKTP, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700042, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx7Q, Aadhaar No: 90xxxxxxxx0937 Status : Representative, Representative of : OIENDRILA PROMOTERS AND DEVELOPERS PRIVATE LIMITED (as Director)									

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Somesh Mishra Son of Mr Debes Kumar Misra High Court,Calcutta, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001	 24/06/2024	 Captured 24/06/2024	 24/06/2024
Identifier Of Shri PRABIR PAUL, Smt Anuradha Roy Chowdhury			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt Anuradha Roy Chowdhury	OIENDRILA PROMOTERS AND DEVELOPERS PRIVATE LIMITED-9.85875 Dec

Endorsement For Deed Number : I - 160406995 / 2024

On 24-06-2024

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 12:40 hrs on 24-06-2024, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Shri PRABIR PAUL ,,

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 1,70,00,000/-

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

Execution is admitted on 24/06/2024 by Smt Anuradha Roy Chowdhury, Daughter of Ashim Kumar Ghosh, 29B, Ballygunge Circular Road, P.O: Ballygunge, Thana: Bullygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession Business

Indetified by Mr Somesh Mishra, , , Son of Mr Debes Kumar Misra, High Court,Calcutta, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 24-06-2024 by Shri PRABIR PAUL, Director, OIENDRILA PROMOTERS AND DEVELOPERS PRIVATE LIMITED (Private Limited Company), 27B, Bosepukur Road, City:- , P.O:- Kasba, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042

Indetified by Mr Somesh Mishra, , , Son of Mr Debes Kumar Misra, High Court,Calcutta, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,70,046.00/- (A(1) = Rs 1,70,000.00/- ,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 1,70,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/06/2024 10:45AM with Govt. Ref. No: 192024250090219258 on 24-06-2024, Amount Rs: 1,70,014/-, Bank: SBI EPay (SBlePay), Ref. No. 5381179395332 on 24-06-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 8,50,020/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 8,49,920/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 19186, Amount: Rs.100.00/-, Date of Purchase: 18/06/2024, Vendor name: Smriti Bikash Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/06/2024 10:45AM with Govt. Ref. No: 192024250090219258 on 24-06-2024, Amount Rs: 8,49,920/-, Bank: SBI EPay (SBlePay), Ref. No. 5381179395332 on 24-06-2024, Head of Account 0030-02-103-003-02

(Signature)

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 204991 to 205022

being No 160406995 for the year 2024.



Digitally signed by Anupam Halder
Date: 2024.06.25 11:07:29 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 25/06/2024

DISTRICT SUB-REGISTRAR

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

West Bengal.