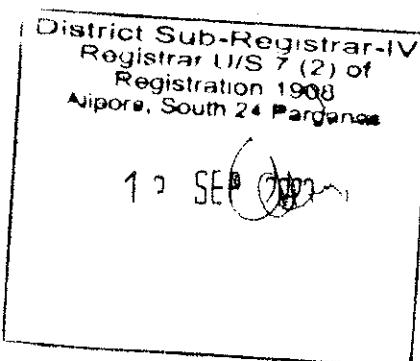




পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AP 791045

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



DEED OF CONVEYANCE

THIS INDENTURE OF SALE is made on this the 13th day of September,
Two Thousand Twenty Three (2023).

BETWEEN

[Signature] *Advocate*

(1) **SMT. SUKLA CHOWDHURY, (PAN-ACQPC7805F)** (Aadhar No.2070 7100 8643), Wife of Late Jayanta Chowdhury, by Occupation -Housewife, by Faith-Hindu, by Nationality-Indian, residing at 7/F, Abinash Chandra Banerjee Lane, Beleghata, P.S. Beliaghata, Kolkata - 700010 and (2) **NEHA CHOWDHURY, (PAN-BBGPC4216E)**, Aadhar No.9928 7167 8750, daughter of Late Jayanta Chowdhury, by Occupation – Service, by Faith-Hindu, by Nationality-Indian, residing at 7/F, Abinash Chandra Banerjee Lane, Beleghata, P.S. Beliaghata, Kolkata - 700010, hereinafter called and referred to as the “**VENDORS**” (which expression shall unless excluded by or repugnant to the context be deemed to include their legal heirs, executors, administrators and representatives) of the **FIRST PART**, the **VENDOR No.2** herein represented by her Constituted lawful Attorney her mother i.e. the Vendor No.1 herein by virtue of a registered General Power of Attorney dated 26.06.2023, registered at D.S.R. IV, Alipore, South 24 Parganas and recorded into Book No.I, Volume No.1604-2023, at Pages 256062 to 256080, Deed No.07906 for the year 2023.

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 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**.

[Signature] MO

WHEREAS one Nabakishore Mondal, since deceased, Pravash Chandra Mondal, Jugal Chandra Mondal of Bawali, were seized and possessed of or otherwise well and sufficiently entitled to the landed property comprising C.S. Dag No.102, R.S. Dag Nos. 191 & 194, appertaining to District Settlement Khatian Nos. 5 & 6, R.S. Khatian Nos. 112, 113, 115, 116, 117, 118, 119, 120, 121, 122, 123, 126, 127, 128, 131, 132, & 133, situate in Mouza - Nayabad, J.L. No.25, R.S. No.3, under Touzi No.56, Pargana - Khaspur, P.S. formerly Tollygunge, thereafter P.S. Kasba, thereafter P.S. Purba Jadavpur, at present P.S. Panchasayar, Additional Sub-Registry office at Sealdah, District South 24-Parganas.

AND WHEREAS one Nagendra Nath Dey Sarkar and others being the predecessors of Jnanendra Nath Dey Sarkar of Baishnabghata by four Mourashi Mokarari Pattas took permanent Settlement in respect of the property acquired by some of the co-sharers of the said Mondal family in respect of their shares in the said property and thus the said Nagendra Nath Dey Sarkar started enjoying the said property as owner thereof after recording their name in respect of Khatian No.5 of Mouza-Nayabad.

AND WHEREAS the said Jnanendra Nath Dey Sarkar and others after becoming the owners in respect thereof established a firm in the name of the Suburban Agricultural Dairy & Fisheries Co. Ltd. and transferred the said property to the said firm.

AND WHEREAS thereafter the said Suburban Agricultural Dairy & Fisheries Co. Ltd., with the object of demarcation of its shares and exclusive and separate enjoyment of the said land acquired by its, instituted a Civil Suit as Plaintiff vide No.16 of 1941 before the Learned 3rd Sub-Judge at Alipore against the other co-sharers of the property.

[Signature]

AND WHEREAS after hearing of the said suit in the said Court the Plaintiff firm was declared to be the rightful owner in respect of its shares and Sri Sachindra Nath Koley, Executor of the Swarnamoyee Dassi Estate, the Defendant No.16 was declared to be the rightful owner in respect his shares and the Defendant Nos. 12, 13 & 14 namely Pravash Chandra Mondal, since deceased, Pratul Chandra Mondal and Amarendra Nath Mondal were declared to be the owners in respect of their respective shares in the said property.

AND WHEREAS during the pendency of the said suit the said Pravash Chandra Mondal died intestate on 17.04.1968, leaving behind him surviving his two sons Sri Sasanka Sekhar Mondal, Sri Biswa Sekhar Mondal, only wife Smt. Sudhangsu Bala Mondal and four daughters namely (1) Smt. Ashima Rani Roy, (2) Smt. Jamuna Rani Das, (3) Smt. Bimala Rani Mondal (Dolui) and (4) Miss. Pratima Rani Mondal as his only legal heirs who were substituted in the said Suit in place of the deceased Pravash Chandra Mondal, the Defendant No.12.

AND WHEREAS thereafter by a registered short-term lease dated 15.02.1969, registered at the District Registrar, Alipore and recorded in Book No.I, Volume No.11, Pages 218 to 255, Being No.271, for the year 1969, the said Smt. Jamuna Rani Das, Smt. Bimala Rani Mondal (Dolui) and Smt. Pratima Rani Mondal granted a Lease in Rayati right in favour of two brothers the said Biswa Sekhar Mondal and Sasanka Sekhar Mondal at an yearly rent of Rs.1.75 Paise and by registered Indenture dated 25.01.1969, recorded as Deed No.275, for the year 1969, the aforesaid Lessors sold their right, title and interest in the said lease hold land unto and in favour of Smt. Sudhangsu Bala Mondal, wife of Late Pravash Chandra Mondal and Smt. Nilima Rani Mondal, wife of Sri Sasanka Sakhar Mondal and the right, title and interest of the said lessors in the said property became ceased and destroyed there from forever.

A handwritten signature consisting of a stylized 'A' or 'M' followed by a diagonal line and the number '19'.

AND WHEREAS thereafter by a registered Deed of Gift dated 03.10.1969, registered at the office of the Joint Sub-Registrar at Alipore at Behala and recorded in Book No.I, Volume No.65, Pages 233 to 276, as Deed No.4190, for the year 1969, the said Smt. Sudhangsu Bala Mondal transferred, conveyed, sold and assigned, bestowed and assured her right, title and interest acquired by her by way of succession and inheritance from her husband unto and in favour of Sri Biswa Sekhar Mondal and his eldest brother Sasanka Sekhar Mondal and the said Smt. Sudhangsu Bala Mondal became ceased and dispossessed there from.

AND WHEREAS in the manner aforesaid the said Biswa Sekhar Mondal and Sasanka Sekhar Mondal jointly became the owners of $\frac{6}{7}$ th share of the share left by the said deceased Pravash Chandra Mondal and the said Smt. Ashima Rani Roy became the owner of her share of the said property.

AND WHEREAS thereafter the said Biswa Sekhar Mondal and Sasanka Sekhar Mondal as the Principal Party of the said Suit No.16 of 1941, applied before the Ld. Court for Sale of 1 Ganda 2 Karas being $\frac{27}{320}$ th share of each of them and the Ld. Court granted the said prayer.

AND WHEREAS thereafter Amarendra Nath Mondal the another co-sharer of the land of C.S. Dag No.102, R.S. Dag Nos. 191 and 194 of the said Mouza – Nayabad alongwith other land with the object of exclusive possession and separate enjoyment of the said land filed an application praying inter-alia for partition of his share in the suit property in partition suit No.16 of 1941 pending before the Ld. Sub-Judge at Alipore. After hearing of the said application a Pleader Commissioner was appointed by the said Ld. Court with a view to effect partition and/or separation and/ or division of the said property among the co-sharers thereof. Accordingly Sri Bibhuti Bhushan Majumdar, the Pleader Commissioner after proper survey of the said land prepared a Sketch Plan annexed thereto submitted his Report before the said Ld. Court and on the basis of

✓ 119

the report submitted by the Pleaser Commissioner the said Suit was finally decreed on 14.07.1971, by the Ld. 3rd Sub-Judge, Alipore.

AND WHEREAS as per decree passed by the said Ld. Court based on the report of the Pleader Commissioner, Sri Biswa Sekhar Mondal was absolutely allotted a separately demarcated area of land of the said Mouza - Nayabad, comprising C.S. Khatian Nos. 5 and 6, appertaining to C.S. Dag No.102, corresponding to R.S. Khatian Nos. 112, 113, 115, 116, 117, 118, 119, 120, 121, 122, 123, 126, 127, 128, 131, 132 & 133, of R.S. Dag Nos.191 and 194 and since then the said Biswa Sekhar Mondal had been enjoying the said property peaceably and in severally from others.

AND WHEREAS as per report submitted by the Pleader Commissioner and final decree passed by an order dated 04th June, 1971, being Order No.546, by the said Ld. Court based on the said report it was specifically noted of land marked "CHHA" and land marked "JA" of land as delineated in the Site Plan annexed with the said report was absolutely allotted to Sri Biswa Sekhar Mondal.

AND WHEREAS while being in peaceful and uninterrupted possession of the said property, said Sri Biswa Sekhar Mondal being in need of money and for his legal necessities, by a registered Indenture dated 14.10.1988 registered in the office of A.D.S.R. Sealdah, 24-Parganas recorded in Book No.1, Deed No.1295, for the year 1988, sold, transferred and conveyed a plot of land measuring about 9 Bighas 15 Cottahs situate in the said Mouza - Nayabad, comprising C.S. Dag No.102, appertaining to C.S. Khatian No.6, in R.S. Khatian Nos. 112, 113, 115, 116, 117, 118, 119, 120, 121, 122, 123, 126, 127, 128, 131, 132 & 133, of R.S. Dag No.191 and 194, J.L. No.25, R.S. No.3, under Collectorate Touzi No.56, P.S. formerly Tollygunge, thereafter Kasba, thereafter P.S. Purba Jadavpur, at present P.S. Panchasayar, also lying within the local limits of The Kolkata Municipal Corporation Ward No.109 in favour of Sri Ashoke Ghosal, son of Late Jiban

[Signature] *MR*

Chandra Ghosal, residing at 2, Podder Nagar, C-21, P.S. Jadavpur, Kolkata - 700032.

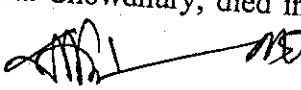
AND WHEREAS said Sri Ashoke Ghosal, were in continuous possession of his said purchased land alongwith unfettered right, title, interest thereto and they has been paying the necessary taxes to the concerned authority.

AND WHEREAS in need of cash money and also for other various legal necessities said Sri Ashoke Ghosal, decided to sell his property by dividing his total purchased land into several small plots of land leaving therein passages for egress and ingress.

AND WHEREAS by virtue of a registered Deed of Sale dated 23.12.1994, registered in the office of the District Sub-Registrar-III, Alipore and recorded in Book No.I, Volume No.3, at pages 17 to 34, Being No.9 for the year 1994, one Jayanta Chowdhury, since deceased father of the Land Owner No.2 herein and husband of the Land Owner No.1 herein purchased a plot of land measuring 02 (Two) Cottahs 10 (Ten) Chittacks 35 (Thirty five) Sq.ft. situated at Mouza - Nayabad, J.L. No. 25, R.S. No. 3, Touzi No. 56, Pargana - Khaspur, in C.S. Dag No.102, under C.S. Khatian No.6, comprising in R.S. Dag No.191, under R.S. Khatian No.131, being Scheme Plot No.18, District - South 24 Parganas, togetherwith all easement rights from the previous Owner namely Sri Ashoke Ghosal, son of Late Jiban Chandra Ghosal, residing at 2, Podder Nagar, C-21, P.S. Jadavpur, Kolkata - 700032.

AND WHEREAS thereafter said Jayanta Chowdhury, since deceased recorded his land in the record of the KMC known as KMC Premises No.2124, Nayabad, within the KMC Ward No.109, Assessee No.31-109-08-2124-0, presently P.S. Panchasayar, formerly P.S. Purba Jadavpur, Kolkata - 700094.

AND WHEREAS said Jayanta Chowdhury, died intestate on 28.01.2013

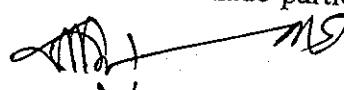


and his only one son namely Agnik Chowdhury, died intestate on 18.05.2013 as bachelor leaving behind his wife, Smt. Sukla Chodhury, the Owner No.1 herein and his daughter Neha Chowdhury, the Owner No.2 herein inherited the above mentioned plot of land as per Hindu Succession Act, 1956.

AND WHEREAS now the said Smt. Sukla Chodhury and Neha Chowdhury, are the joint owners of the said plot of land measuring 02 (Two) Cottahs 10 (Ten) Chittacks 35 (Thirty five) Sq.ft. situated at Mouza - Nayabad, J.L. No. 25, R.S. No. 3, Touzi No. 56, Pargana - Khaspur, comprising in R.S. Dag No.191, under R.S. Khatian No.131, being Scheme Plot No.18, District - South 24 Parganas, known as KMC Premises No.2124, Nayabad, within the KMC Ward No.109, Assessee No.31-109-08-2124-0, presently P.S. Pancharasayar, formerly P.S. Purba Jadavpur, Kolkata - 700094 each having undivided 1/2 share of the total property as described in the **SCHEDULE** below and thereafter both the land Owners herein mutated their names in the record of the B.L. & L.R.O. vide L.R. Khatian Nos.3107 and 3108 of L.R. Dag No.191, of Mouza - Nayabad, J.L. No. 25.

AND WHEREAS THE VENDORS doth hereby covenant :

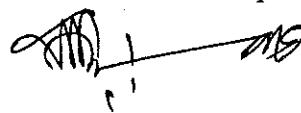
- i) Since acquiring the right title interest in the said land and hereditament the VENDORS are in physical possession of the said land and hereditament.
- ii) The VENDORS have not received any notice from any authority for acquisition or requisition and declare that the said land and hereditament is not affected by any scheme or notice of acquisition or requisition of Government or any other statutory body.
- iii) Save as mentioned hereinabove, since acquiring the right title interest of the said land and hereditament the VENDORS have not at any time done or executed or knowingly suffered or been made parties or done any act,



deed, matter or thing whereby the said land and hereditament can or may be impeached, encumbered or affected or defective in title.

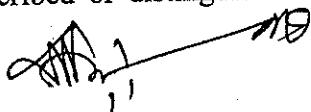
- iv) The **VENDORS** have now good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure all in respect of the said land and hereditament.
- v) The said land and hereditament is now free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lispendens, usages debutters, trusts, prohibitions, Income Tax attachments, financial institution charges and liabilities whatsoever or howsoever made or suffered by the **VENDORS** or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the **VENDORS** or the **VENDORS'** predecessor in title. Further the said land and hereditament is not affected by or subjected to any personal security for securing any financial accommodation.

AND WHEREAS being in need of money the present **VENDORS** have decided for absolute sale of their said plot of land measuring an area of 02 (Two) Cottahs 10 (Ten) Chittacks 35 (Thirty five) Sq.ft. situated at Mouza - Nayabad, J.L. No. 25, comprising in R.S. Dag No.191, under R.S. Khatian No.131, corresponding to L.R. Dag No.191, under L.R. Khatian Nos.3107 and 3108, known as KMC Premises No.2124, Nayabad, within the KMC Ward No.109, P.S. Panchasayar, Kolkata - 700094 as morefully mentioned in the **SCHEDULE** below and the **PURCHASER** herein also necessary to search and satisfied the same has also agreed to purchase the same at or for the consideration price declared by the **VENDORS** and the **PURCHASER** has paid to the **VENDORS** the total consideration sum of Rs.49,90,000/- (Rupees Forty nine lac and Ninety thousand) only as full and final consideration money as described in the Memo herein below against **ALL THAT** piece and parcel of land

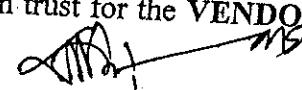


measuring an area of 02 (Two) Cottahs 10 (Ten) Chittacks 35 (Thirty five) Sq.ft. situated at Mouza - Nayabad, J.L. No. 25, comprising in R.S. Dag No.191, under R.S. Khatian No.131, corresponding to L.R. Dag No.191, under L.R. Khatian Nos.3107 and 3108, known as KMC Premises No.2124, Nayabad, within the KMC Ward No.109, P.S. Panchasayar, Kolkata - 700094 as morefully mentioned and described in the **SCHEDULE** hereunder written and delineated and shown in the annexed Plan/ Map by **RED** borderline which is the part and parcel of this Deed of Conveyance.

NOW THIS INDENTURE WITNESSETH that in pursuance of the Agreement and declared consideration of the said sum of Rs.49,90,000/- (Rupees Forty nine lac and Ninety thousand) only well and truly paid by the **PURCHASER** to the **VENDORS** on or before the execution of these presents and that being the full consideration money of the said land, (the receipt whereof the **VENDORS** do hereby admit and acknowledge as per Memo of Consideration here under written and of and from the same and every part thereof the **VENDORS** do hereby acquit, release, and forever discharge the said **PURCHASER** as well as the said land hereby conveyed) and the **VENDORS** do hereby grant, transfer, convey, sell, assure and assigns unto the said **PURCHASER** ALL THAT piece and parcel of land measuring an area of 02 (Two) Cottahs 10 (Ten) Chittacks 35 (Thirty five) Sq.ft. situated at Mouza - Nayabad, J.L. No. 25, comprising in R.S. Dag No.191, under R.S. Khatian No.131, corresponding to L.R. Dag No.191, under L.R. Khatian Nos.3107 and 3108, known as KMC Premises No.2124, Nayabad, within the KMC Ward No.109, P.S. Panchasayar, Kolkata - 700094 and more specifically described in the **SCHEDULE** hereunder written and delineated in the Map or Plan annexed hereto and depicted by **RED** border lines or **HOWSOEVER** otherwise the said land and hereditaments now is or are or heretofore was or were situated, butted bounded called, known, numbered, described or distinguished together with all



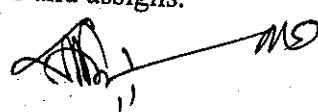
paths, passages, ways, sewers, drains, ditches, yards, hedges, water, water courses, and all other former and ancient rights, liberties, benefits, privileges, advantages, easements, appendages and appurtenances whatsoever to the said land belonging or in anywise appertaining thereto or usually held, used, enjoyed and occupied therewith or reputed to belong or be appurtenant thereto and the reversion or reversions, remainder or remainders and the rents, issues and profits thereof and all the estate, right, title, interest claim and demand whatsoever both at law and in equity of the **VENDORS** into or upon the said land and every part thereof and all the deeds, pattahs, muniments writings, evidences of title whatsoever relating to or concerning the said land and every part thereof which now are or may hereafter be in the custody, power, control or possession of the **VENDORS** or any person or persons from whom the said **VENDORS** may procure the same without any lawful action or suit **TO HAVE AND TO HOLD** the said land and hereditaments so to be unto the said **PURCHASER** absolutely, forever, free from all encumbrances and the **VENDORS** do hereby covenant with the **PURCHASER** that **NOTWITHSTANDING** any act, thing, deed, matters, whatsoever made, done or executed or knowingly suffered to the contrary the **VENDORS** now have good, right, full, power, absolute authority and indefeasible title to grant, transfer, convey, sell the said land hereby sold or expressed or intended so to be, unto and to the use of the **PURCHASER** in manner aforesaid and deliver vacant and peaceful possession of the said land unto the **PURCHASER** simultaneously with the execution of these presents **AND** the **PURCHASER** shall and may **AT ALL** times hereafter peaceably and quietly will hold, possess, and enjoy the said land or every part thereof and pay the rents and taxes to the appropriate authorities upon getting their names duly mutated in the Kolkata Municipal Corporation in place of the **VENDORS** or their predecessors in interest and title and receive the rents, issues and profits thereof without any lawful eviction, interruption, claim and demand whatsoever by the **VENDORS** or any person or persons lawfully or equitably claiming title from under or in trust for the **VENDORS** or any of their



predecessors in title and interest and the VENDORS hereby also covenant to keep the PURCHASER indemnified from or against all charges, estates, encumbrances, created by the VENDORS or any of their predecessors in interest and title and declares the schedule mentioned property is free from all encumbrances whatsoever made or suffered by the VENDORS or any person or persons lawfully or equitably claiming under them as aforesaid and FURTHER that the VENDORS and all persons having or lawfully or equitably claiming any estate or interest upon the said land or part thereof from under or in trust for the VENDORS shall and will from time to time or at all times hereafter at the costs and requests of the PURCHASERS do and execute or cause to be done and executed all such acts, deeds, things and matters whatsoever for further, better and more perfectly assuring and conveying the said land to and unto the said PURCHASER as shall or may reasonably be required.

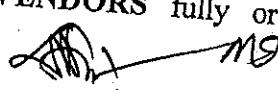
THE VENDORS do hereby declare that the land hereby sold and fully described in the SCHEDULE hereunder written has not been previously leased, mortgaged, sold nor in any way transferred. There is no charge, lien, lispendens or any attachments whatsoever. The said land has not been acquired by the State of West Bengal or any Public body nor the VENDORS received any notice for such acquisition in respect of the land hereby sold. There is no case suit or proceeding pending before any court of law in respect of the said plot of land. The VENDORS is selling, the said land while having good, clear and marketable title, free from all encumbrances and deliver vacant and peaceful possession of the said land unto the PURCHASER.

If any error or omission is transpired in future in the recitals of this Deed, the VENDORS shall at the costs and request of the PURCHASER do and execute any supplementary deed or deed of rectification in favour of the Purchaser, its successors, representatives and assigns.



THE VENDORS DO HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS:

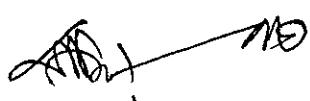
1. That in respect of the said land and hereditament as held or enjoyed by the VENDORS and conveyed hereby to the PURCHASER, the VENDORS have good right and title as lawful owners with full and absolute power and authority to convey, transfer, assure and assign the said land and hereditament hereby sold and transferred, every part thereof unto and to the PURCHASER in the manner as aforesaid and the VENDORS further declare that they have not dealt with the said land and hereditament in any manner whatsoever with any person whatsoever till date with any one else, in respect of their 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 records of B.L. & L.R.O. and also in the records of The Kolkata Municipal Corporation and any other public bodies or offices as the absolute Owners of the said land and hereditament hereby conveyed and transferred to it by necessary proceedings or otherwise without any objection from the VENDORS or their legal heirs or any person or persons claiming under them.
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 said land 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, claims or demand whatsoever by or from the VENDORS or any person claiming through, under or in trust arising through or for them.
4. That the said land and hereditament hereby conveyed and transferred is absolutely free, exonerated and discharged from all encumbrances, charges, lis pendentes, debts, liabilities and the VENDORS fully or otherwise and



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sufficiently and clearly and absolutely discharge, saved harmless and keep indemnified and/or have agreed to indemnify in future for consequences against all manners of encumbrances, charges, liens and demands, claims and other defects in title, if any, whatsoever created and/or occasioned or so arises directly or indirectly, existing or made by the **VENDORS** 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 **VENDORS** or any of their predecessor in title.

5. That the **VENDORS** and every person or persons claiming any estate, right title or interest through the **VENDORS** shall and will at all times hereafter upon every reasonable request and at the costs of the **PURCHASER** make, do acknowledge execute, register all deeds, documents and papers to make the right, title and interest of the said land more perfect and for assuring the said land hereditament in favour of the **PURCHASER** in a better way and manner 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 possess and enjoy as absolute owner the said land measuring an area of 02 (Two) Cottahs 10 (Ten) Chittacks 35 (Thirty five) Sq.ft. known as KMC Premises No.2124, Nayabad, within the KMC Ward No.109, P.S. Panchasayar, Kolkata - 700094 and shall receive the rent, issues and profits thereof without any lawful eviction, interruption, claim or demand whatsoever from or by the **VENDORS** or any person or persons lawfully or equitably claiming any estate or interest from under or in trust for the **VENDORS**.
7. That the **VENDORS** 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, lis pendents, debts, hypothecation, attachments and encumbrances whatsoever suffered by the VENDORS or any person lawfully or equitably claiming from under or in trust for the VENDORS.

8. That the VENDORS and all persons having lawfully or claiming equitably any estate or interest whatsoever in the said piece and parcel of land with a tile shed hereditaments and premises hereby conveyed, granted or any part thereof from under or in trust for the VENDORS 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 and more perfectly and effectually assuring the said property unto and to the use of the PURCHASER accordingly to the nature, interest and meaning of these presents as shall or may reasonably be required.
9. That the said VENDORS have prepared a Plan or Map of the entire land which is being conveyed and this Map/Plan has been annexed herewith and this map shall be treated as the part and parcel of this Deed.
10. That the VENDORS also declare that they shall give full co-operation for necessary mutation (if required) before the concerned authorities in future in favour of the PURCHASER.
11. That the VENDORS also declare herein that the PURCHASER shall have every right of transfer of 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 making construction or erecting the building thereon and enjoy the same without any interruption and hindrances from any person or corner whatsoever.

A handwritten signature in black ink, appearing to be "M. D." or a similar initials, is written over a stylized, abstract mark that looks like a hand or a signature.

12. The PURCHASER shall be entitled to or will have the right to use the adjacent passages situated adjacent to the property and also enjoy its full easement rights and the PURCHASER shall have right to bring electric, telephone, drainage and sewerage connection through it.

BE IT NOTED THAT the VENDORS have delivered the Original title Deed, Power of Attorney, upto date paid up land-tax bills, B.L. & L.R.O. Mutation certificate, R.S. Record of Right, K.M.C. Mutation Certificate, paid up K.M.C. tax bills etc, relating to the said 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

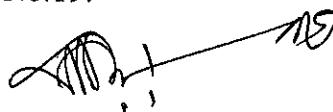
ALL THAT piece and parcel of a vacant Bastu plot of land measuring net land area of 02 (Two) Cottahs 10 (Ten) Chittacks 35 (Thirty five) Sq.ft. being Scheme Plot No.18, situated at Mouza - Nayabad, J.L. No. 25, R.S. No. 3, Touzi No. 56, Pargana - Khaspur, comprising in R.S. Dag No.191, under R.S. Khatian No.131, corresponding to L.R. Dag No.191, under L.R. Khatian Nos.3107 and 3108, known as KMC Premises No.2124, Nayabad, within the KMC Ward No.109, Assessee No.31-109-08-2124-0, presently P.S. Panchasayar, formerly P.S. Purba Jadavpur, Kolkata - 700094 and the entire land is butted and bounded by :

ON THE NORTH : Plot No.48;

ON THE SOUTH : 40'-0" wide Road;

ON THE EAST : Plot No.17/KMC Premises No.2122, Nayabad;

ON THE WEST : Plot No.19.



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

WITNESSES :

1. *Sukla Chowdhury*
12/3/2015
Attarbari - 28

Sukla Chowdhury

(SMT. SUKLA CHOWDHURY)

Self as the Vendor No.1 herein and also as Constituted lawful Attorney of the Vendor No.2 herein namely Neha Chowdhury

2. *Abhejil Kumar Misra*
69/1, Baghajatin Place
Kolkata - 700086

SIGNATURE OF THE VENDORS

Oleniria Promoters & Developers Pvt. Ltd.

Parimal

Director

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

(DKM) - MS

(MR. DEBES KUMAR MISRA)

ADVOCATE [Enrolment No.F/364/329/1989]

HIGH COURT, CALCUTTA

Resi-cum-Chamber : 69/1, Baghajatin

Place, Kolkata-700 086.

PH-9830236148(D.K.M.),

Email:debeskumarmisra@gmail.com

9051446430(Somesh),

Email:mishrasomesh08@gmail.com

9836115120(Tapesh),

Email:tapesh.mishra85@gmail.com

MEMO OF CONSIDERATION

RECEIVED with thanks from the within named PURCHASER the within mentioned sum of **Rs.49,90,000/- (Rupees Forty nine lac and Ninety thousand) only** as full and final settlement of entire consideration sum in respect of the within mentioned land and property in the manner followings :

Sl. No.	RTGS/ Draft No.	Date	Name of the Bank & Branch	Amount (Rs.)
1.	RTGS No. ICICR520 23062600320 941	26.06.2023	ICICI Bank, Kasba Branch	Rs. 5,00,000.00
2.	509805	11.09.2023	-Do-	Rs.19,95,000.00
3.	509806	11.09.2023	-Do-	Rs.24,95,000.00

TOTAL Rs.49,90,000.00

(Rupees Forty nine lac and ninety thousand only)

WITNESSES :

1. *Sukla Chowdhury
Neha Chowdhury
26/06/2023*
2. *Abhejil Kumar Mishra
69/1, Baghajatin Place
Kolkata - 700086*

Sukla Chowdhury

(SMT. SUKLA CHOWDHURY)

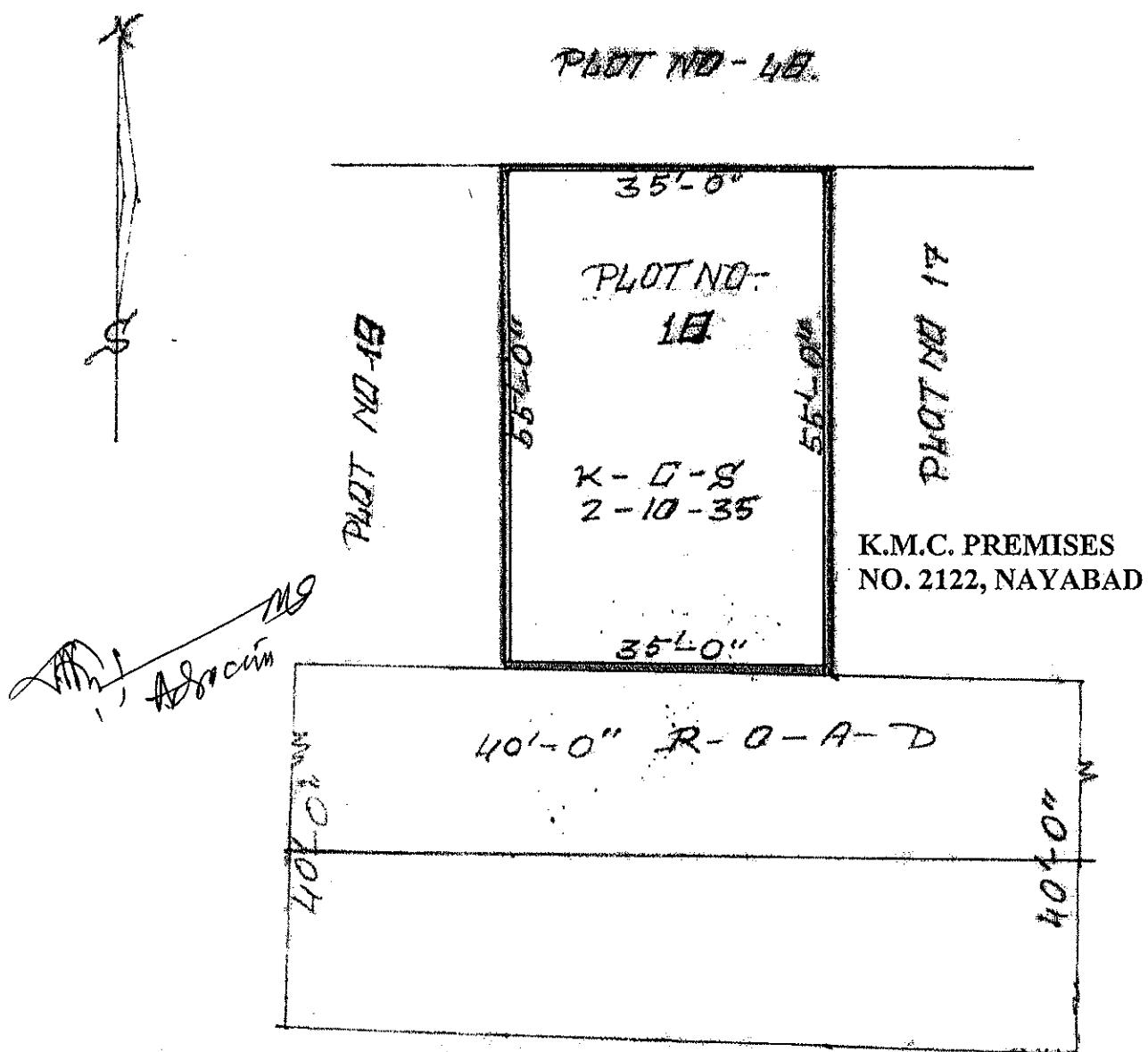
Self as the Vendor No.1 herein and also as Constituted lawful Attorney of the Vendor No.2 herein namely Neha Chowdhury

SIGNATURE OF THE VENDORS

*Abhejil
Kumar
Mishra
Advocate*

SITE PLAN OF A PLOT OF LAND SITUATED AT MOUZA - NAYABAD, J.L. NO. 25, COMPRISING IN R.S. DAG NO.191, UNDER R.S. KHATIAN NO.131, CORRESPONDING TO L.R. DAG NO.191, UNDER L.R. KHATIAN NO.3107 AND 3108, KNOWN AS KMC PREMISES NO.2124, NAYABAD, WITHIN THE KMC WARD NO.109, P.S. PANCHASAYAR, KOLKATA - 700094.

SOLD LAND AREA : 02 KH. 10 CH. 35 SQ.FT. SHOWN IN RED BORDER LINE.

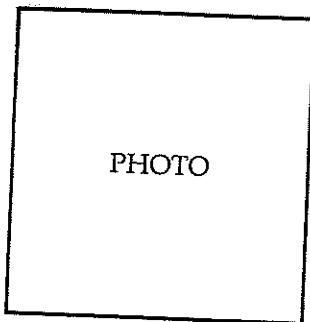


Olendrila Promoters & Developers Pvt. Ltd.

Paribane

Director

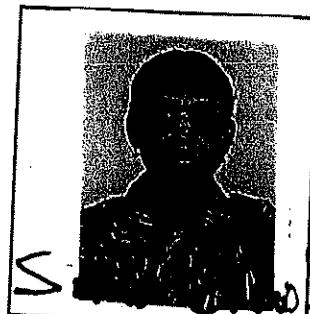
Sukhran. Chowdhury
Self as vendor No.1 herein
and attorney of the vendor



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

Name

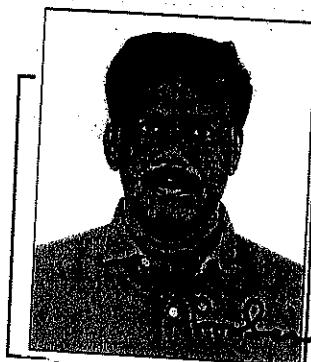
Signature



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

Name.....SUKLA CHOWDHURY

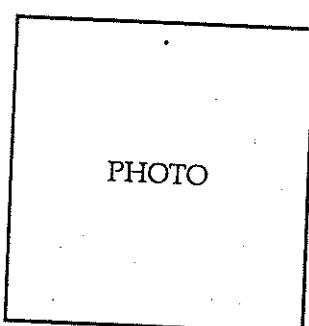
Signature



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

NameP.R.A.B.I.R. PAUL

Signature



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

Name

Signature



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

Query No./ Year	2002191555/2023	Office where deed will be registered
Query Date	27/08/2023 10:49:00 PM	Deed can be registered in any of the offices mentioned on Note: 11
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] Declaration [No of Declaration : 2]
Set Forth value		Market Value
Rs. 49,90,000/-		Rs. 52,93,749/-
Total Stamp Duty Payable (SD)		Total Registration Fee Payable
Rs. 2,11,770/- (Article:23)		Rs. 52,951/- (Article:A(1), E)
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non-Judicial Stamp
		Rs. 100/-
Remarks		

Land Details :

District: South 24-Parganas, Thana: Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, , Premises No: 2124, , Ward No: 109, Pin Code : 700094

Sch No	Plot Number	Khatian Number	Land Use ROR Proposed	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	2 Katha 10 Chatak 35 Sq Ft	49,90,000/-	52,93,749/-	Width of Approach Road: 40 Ft.,
	Grand Total :			4.4115Dec	49,90,000 /-	52,93,749 /-	

Seller Details :

S. No	Name & address	Status	Execution/Admission Details
1	Smt Sukla Chowdhury Wife of Late Jayanta Chowdhury, 7/f, Abinash Chandra Banerjee Lane, City:-, P.O:- Bellaghata, P.S:-Bellaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700010 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. ACxxxxxx5F, Aadhaar No.: 20xxxxxxxx8643, Status :Individual, Executed by: Attorney	Individual	Executed by: Attorney



Query No: 2002191555 of 2023, Printed On : Sep 6 2023 11:17AM, Generated from wbregistration.gov.in

2	Miss Neha Chowdhury Daughter of Late Jayanta Chowdhury, 7/F, Abinash Chandra Banerjee Lane, City:-, P.O:- Beliaghata, P.S:-Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700010 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. BBxxxxxx6E, Aadhaar No.: 99xxxxxxxx8750, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
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Buyer Details :

Sl. No	Name & address	Status	Execution Admission Details
1	OIENDRILA PROMOTERS AND DEVELOPERS PRIVATE LIMITED (Private Limited Company) ,27B, Bosespukur 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	Organization	Executed by: Representative

Attorney Details :

Sl. No	Name & Address	Attorney of
1	Miss Neha Chowdhury Daughter of Late Jayanta Chowdhury 7/F, Abinash Chandra Banerjee Lane, City:-, P.O:- Beliaghata, P.S:-Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700010 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. BBxxxxxx6E, Aadhaar No.: 99xxxxxxxx8750	Smt Sukla Chowdhury

Representative Details :

Sl. No	Name & Address	Representative of
1	Shri PRABIR PAUL Son of Shri Santi Ranjan Paul 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	OIENDRILA PROMOTERS AND DEVELOPERS PRIVATE LIMITED (as Director)

Identifier Details :

Name & address	
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, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, Identifier Of Shri PRABIR PAUL, Miss Neha Chowdhury, Miss Neha Chowdhury	

Transfer of property for L-1

Sl.No	From	To. with area (Name-Area)
1	Smt Sukla Chowdhury	OIENDRILA PROMOTERS AND DEVELOPERS PRIVATE LIMITED-2.20573 Dec
2	Miss Neha Chowdhury	OIENDRILA PROMOTERS AND DEVELOPERS PRIVATE LIMITED-2.20573 Dec



Query No: 2002191555 of 2023, Printed On : Sep 6 2023 11:17AM, Generated from wbregistration.gov.in

Major Information of the Deed

Deed No :	I-1604-11332/2023	Date of Registration	13/09/2023
Query No / Year	1604-2002191555/2023	Office where deed is registered	
Query Date	27/08/2023 10:49:00 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. 49,90,000/-	Rs. 52,93,749/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 2,11,770/- (Article:23)	Rs. 52,983/- (Article:A(1), E, M(b), H)		
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: Nayabad, , Premises No: 2124, , Ward No: 109 Pin Code : 700094

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	2 Katha 10 Chatak 35 Sq Ft	49,90,000/-	52,93,749/-	Width of Approach Road: 40 Ft.,
	Grand Total :			4.4115Dec	49,90,000 /-	52,93,749 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>Name: Smt Sukla Chowdhury Wife of Late Jayanta Chowdhury Executed by: Self, Date of Execution: 13/09/2023 Admitted by: Self, Date of Admission: 13/09/2023 ,Place : Office</p> <div style="display: flex; justify-content: space-around; align-items: flex-end;"> <div style="text-align: center;">  <p>13/09/2023</p> </div> <div style="text-align: center;">  <p>13/09/2023</p> </div> <div> <p>Sukla Chowdhury</p> <p>13/09/2023</p> </div> </div> <p>7/f, Abinash Chandra Banerjee Lane, City:- , P.O:- Beliaghata, P.S:-Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700010 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: ACxxxxxx5F, Aadhaar No: 20xxxxxxxx8643, Status :Individual, Executed by: Self, Date of Execution: 13/09/2023 Admitted by: Self, Date of Admission: 13/09/2023 ,Place : Office</p>

2	Miss Neha Chowdhury Daughter of Late Jayanta Chowdhury 7/F, Abinash Chandra Banerjee Lane, City:-, P.O:- Bellaghata, P.S:- Bellaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700010 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: BBxxxxxx6E, Aadhaar No: 99xxxxxxxx8750, Status :Individual, Executed by: Attorney, Executed by: Attorney
---	---

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	OIENDRILA PROMOTERS AND DEVELOPERS PRIVATE LIMITED 27B, Bopukur 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

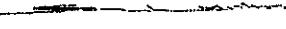
Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature																
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td>Mrs SUKLA Chowdhury Wife of Late JAYANTA CHOWDHURY Date of Execution - 13/09/2023, , Admitted by: Self, Date of Admission: 13/09/2023, Place of Admission of Execution: Office</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Sep 13 2023 1:04PM</td> <td>LTI</td> <td>13/09/2023</td> <td>13/09/2023</td> </tr> <tr> <td colspan="4">7/F, Abinash Chandra Banerjee Lane, City:-, P.O:- Bellaghata, P.S:-Bellaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700010, Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, , PAN No.: ACxxxxxx5F, Aadhaar No: 20xxxxxxxx8643 Status : Attorney, Attorney of : Miss Neha Chowdhury</td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mrs SUKLA Chowdhury Wife of Late JAYANTA CHOWDHURY Date of Execution - 13/09/2023, , Admitted by: Self, Date of Admission: 13/09/2023, Place of Admission of Execution: Office				Sep 13 2023 1:04PM	LTI	13/09/2023	13/09/2023	7/F, Abinash Chandra Banerjee Lane, City:-, P.O:- Bellaghata, P.S:-Bellaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700010, Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, , PAN No.: ACxxxxxx5F, Aadhaar No: 20xxxxxxxx8643 Status : Attorney, Attorney of : Miss Neha Chowdhury			
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Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature																
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td>Shri PRABIR PAUL (Presentant) Son of Shri Santi Ranjan Paul Date of Execution - 13/09/2023, , Admitted by: Self, Date of Admission: 13/09/2023, Place of Admission of Execution: Office</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Sep 13 2023 1:06PM</td> <td>LTI</td> <td>13/09/2023</td> <td>13/09/2023</td> </tr> <tr> <td colspan="4">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)</td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Shri PRABIR PAUL (Presentant) Son of Shri Santi Ranjan Paul Date of Execution - 13/09/2023, , Admitted by: Self, Date of Admission: 13/09/2023, Place of Admission of Execution: Office				Sep 13 2023 1:06PM	LTI	13/09/2023	13/09/2023	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)			
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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			
	13/09/2023	13/09/2023	13/09/2023

Identifier Of Shri PRABIR PAUL, Smt Sukla Chowdhury, Mrs SUKLA Chowdhury

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Smt Sukla Chowdhury	OIENDRILA PROMOTERS AND DEVELOPERS PRIVATE LIMITED-2,20573 Dec
2	Miss Neha Chowdhury	OIENDRILA PROMOTERS AND DEVELOPERS PRIVATE LIMITED-2,20573 Dec

Endorsement For Deed Number : I - 160411332 / 2023

On 13-09-2023

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 12:17 hrs on 13-09-2023, 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 52,93,749/-

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

Execution is admitted on 13/09/2023 by Smt Sukla Chowdhury, Wife of Late Jayanta Chowdhury, 7/f, Abinash Chandra Banerjee Lane, P.O: Bellaghata, Thana: Bellaghata, , South 24-Parganas, WEST BENGAL, India, PIN - 700010, by caste Hindu, by Profession House wife
Indentified 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 13-09-2023 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
Indentified 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

Executed by Attorney

Execution by Mrs SUKLA Chowdhury, , Wife of Late JAYANTA CHOWDHURY, 7/F, Abinash Chandra Banerjee Lane, P.O: Bellaghata, Thana: Bellaghata, , South 24-Parganas, WEST BENGAL, India, PIN - 700010, by caste Hindu, by profession House wife as constituted attorney for Miss Neha Chowdhury 7/F, Abinash Chandra Banerjee Lane, P.O: Bellaghata, Thana: Bellaghata, , South 24-Parganas, WEST BENGAL, India, PIN - 700010 is admitted by him
Indentified 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 52,983.00/- (A(1) = Rs 52,937.00/- ,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 52,951/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/09/2023 6:02PM with Govt. Ref. No: 192023240216982408 on 12-09-2023, Amount Rs: 52,951/-, Bank: SBI EPay (SBEPay), Ref. No. 6731420301819 on 12-09-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,11,770/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 2,11,670/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 5045, Amount: Rs.100.00/-, Date of Purchase: 07/09/2023, Vendor name:

SMRITI BIKASH DAS

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 12/09/2023 6:02PM with Govt. Ref. No: 192023240216982408 on 12-09-2023, Amount Rs: 2,11,670/-,
Bank: SBI EPay (SBlePay), Ref. No. 6731420301819 on 12-09-2023, Head of Account 0030-02-103-003-02

(Anupam Halder)

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 1604-2023, Page from 358954 to 358984

being No 160411332 for the year 2023.



(Anupam Halder)

Digitally signed by Anupam Halder
Date: 2023.09.21 11:07:56 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 21/09/2023

**DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.**

DATED THIS DAY OF 2023

BETWEEN

SMT. SUKLA CHODHURY
NEHA CHOWDHURY

VENDORS

AND

M/S OIENDRILA PROMOTERS &
DEVELOPERS PRIVATE LIMITED

PURCHASERS

DEED OF CONVEYANCE

MR. DEBES KUMAR MISRA WITH
SOMESH MISHRA & TAPESH MISHRA

ADVOCATES
HIGH COURT, CALCUTTA
69/1, BAGHAJATIN PLACE
(NEAR BAGHAJATIN RLY. STN.)
KOLKATA-700086.
PH. 2425-0490
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2051446430, 9836115120.