

09513/24

I 09170/2021



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AK 978578

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

District Sub-Register-III  
Alipore, South 24-parganas

5 OCT 2021

## DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this 3<sup>rd</sup> day of October, Two Thousand and Twenty One (2021).

BETWEEN

Plot-C  
2128 Noyabed  
6-2198 0671

Rijoy Kumar Das

116245

S.L. No..... Sold To.....

Rs..... Adrs.....

**G.C. SAHA**

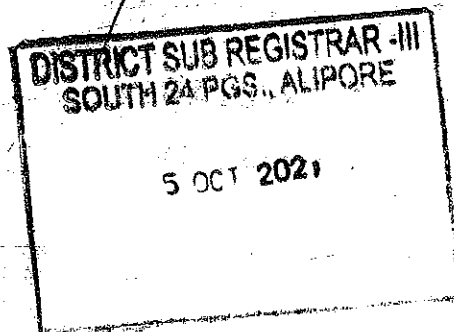
(Govt.) LICENSED STAMP VENDOR

11A, Mirza Galib Street, Kol - 87

Issue Date..... Sign.....

21 SEP 2021

S. N. Mondal (Aon)  
High Court  
61

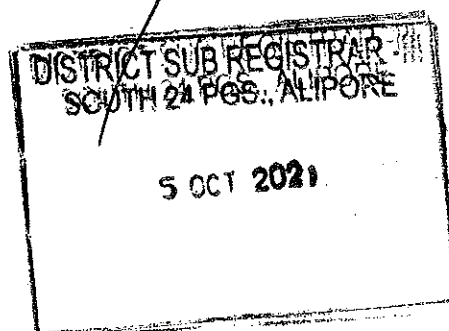
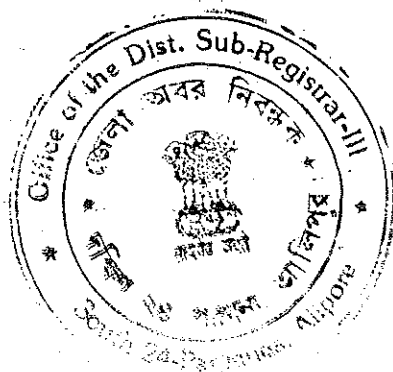


Sundaram Mondal  
Aon  
48th and Calcutta  
Encl No. 48/1094/2004

(1) **SRI MANINDRA KUMAR DAS alias MUNINDRA KUMAR DAS (PAN-ADOPD3759Q)**, (Aadhaar No.992679740841), Son of late Balahari Das, by Nationality- Indian, by faith – Hindu, by occupation – Business, (2) **SRI DHIRENDRA KUMAR DAS, (PAN-ADOPD3700H)**, (Aadhaar No.664067897217), Son of late Balahari Das by Nationality- Indian, by faith – Hindu, by occupation – Business, both are residing at Ledo Bazar Basti, P.O.- Ledo, P.S.- Margherita, Dist.-Tinsukia, Assam, Pin-786182, represented by their Constituted Attorney **SRI BIJOY KUMAR DAS, (PAN-AGHPD3960D)**, (Aadhaar No.833379686767), Son of late Balahari Das by Nationality- Indian, by faith – Hindu, by occupation – Business, residing at Ledo Bazar Basti, P.O.- Ledo, P.S.- Margherita, Dist.-Tinsukia, Assam, Pin-786182, by virtue of a registered Special Power of Attorney, Dated 27<sup>th</sup> July, 2020, which was registered in the office of Sub-Registrar, Margherita, Tinsukia, Assam and recorded in Book No. IV, being Deed No. 67 for the year 2020, and (3) **SRI BIJOY KUMAR DAS, (PAN-AGHPD3960D)**, (Aadhaar No.833379686767), Son of late Balahari Das by Nationality- Indian, by faith – Hindu, by occupation – Business, residing at Ledo Bazar Basti, P.O.- Ledo, P.S.- Margherita, Dist.-Tinsukia, Assam, Pin-786182, hereinafter referred to as the "**VENDORS**" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assignees) of the **FIRST PART**.

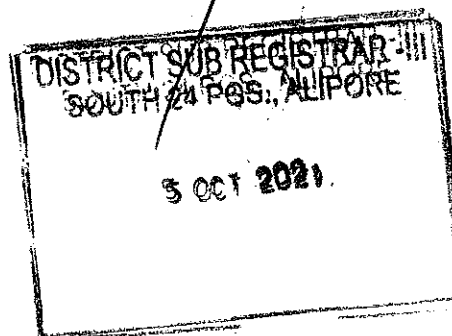
**AND**

(1) **M/S. OIENDRILA PROMOTERS AND DEVELOPERS PRIVATE LIMITED, (PAN-AABCO1239M)**, having its registered office at



27B,Bose Pukur Road, P.O.-Kasba, P.S. -Kasba, Kolkata – 700042, represented by its One of the Director namely **SRI PRABIR PAUL, (PAN- AFQPP2907Q), (Aadhaar No.905898910937)**, Son of Sri Santi Ranjan Paul, by Nationality- Indian, by faith – Hindu, by occupation – Business, residing at 248D,B.B.Chatterjee Road, P.O.- Kasba,Police Station -Kasba, Kolkata – 700042, **(2) SRI BISWANATH PAUL, (PAN-AGQPP1492D), (Aadhaar No. 348640047130)**, Son of Sri Ajit Paul, by Nationality- Indian, by faith – Hindu, by occupation – Business, residing at 130A,Sarat Ghosh Garden Road, P.O.-Dhakuria, Police Station -Kasba, Kolkata – 700031 and **(3) SRI ANUP KUMAR HALDER, (PAN-AAZPH5103Q), (Aadhaar No.778209338910)**, Son of Madhusudan Halder, by Nationality- Indian, by faith – Hindu, by occupation – Service, residing at 23K,Panchanan Tala Road, P.O.-Sarat Bose Road, Police Station -Lake, Kolkata – 700029, hereinafter referred to as the **"PURCHASERS"** (which term or expression shall unless otherwise excluded by or repugnant to the context or meaning thereof, be deemed to mean include its successors, successors-in-office, executors, administrators, legal representatives, nominees and/or assigns and include their heirs) of the **SECOND PART.**

**WHEREAS** One Nabakishore Mondal, since deceased, Pravash Chandra Mondal ,Jugal Charan Mondal of bowali were seized & possessed of or otherwise well & sufficiently entitled to ALL THAT lands mentioned below comprising in C.S.Dag No.102,R.S.Dag No.191 and 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,lying & situated at Mouza



– Nayabad, J.L. No.25, R.S. No.3, under Touzi No. 56, Parganas Khaspur, under Police Station – formerly Tollygunge there after Kasba presently Purba Jadavpur, Sub-Registry Office Sealdah, Dist.- 24 Parganas now South 24 Parganas.

**AND WHEREAS** Nagendra Nath Dey Sarkar and others the predecessor of Jnanendra Nath Dey Sarkar of Baishnabghata by four Mourashi Mokarar Pattahs took Permanent settlement from the property acquired by some of the co-sharers of the said Mondal family out of the said property and had been enjoying the said property as recorded owner thereof. Accordingly the said property was recorded in their names in Khatian No.5, of Mouza-Nayabad.

**AND WHEREAS** the said Jnanendra Nath Dey Sarkar and others establishing a firm in the name of the Subarban Agriculture Dairy & Fisheries Co.Ltd. and transferred the said property to the said firm.

**AND WHEREAS** thereafter the said Subarban Agriculture Dairy & Fisheries Co.Ltd. with the object of exclusive and separate enjoyment of the said land acquired by them instituted a Title suit as Plaintiff being T.S.No.16 of 1941, before the Learned 3<sup>rd</sup> Sub- Judge at Alipore against the Co-Sharers concerned.

**AND WHEREAS** after hearing of the said suit in the said court the plaintiff firm was declared to be the rightful owners in respect of their shares and Sri Sachindra Nath Koley Executor of the Swarnamoyee Dasi Estate the Defendant No.16, was declared to be the rightful owner in respect of his share and the Defendant Nos.12,13, and 14



DISTRICT SUB REGISTRAR -III  
SOUTH 24 PGS., ALIPORE  
5 OCT 2021



namely Pravash Chandra Mondal, since deceased, Pratul Chandra Mondal, since deceased and Amarendra Nath Mondal are declared to be the joint owners in respect of their shares, among the defendant Nos.12,13 and 14 the said pravash Chandra Mondal became the declared owner in respect of his share and other Co-sharers were declared to be the owners of the rest share. In the manner aforesaid Defendant No.12, Pravash Chandra Mondal since deceased became the absolute sixteen annas owner of the said property in the preliminary decree.

**AND WHEREAS** during the pendency of the said suit the said Pravash Chandra Mondal died intestate on 17.04.1968, leaving behind him surviving two sons Sri Sasnka Sekhar Mondal, Sri Biswa Sekhar Mondal, only wife Smt. Sudhangsu Bala Mondal and four daughters namely Smt. Ashima Rani Roy, Smt. Jamuna Rani Das, Smt. Bimala Rani Mondal (Dolui) and Miss Pratima Rani Mondal, as his only legal heirs, who were substituted in the said suit in place of 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 Registration office Alipore and recorded in Book No. I, Volume No. 11, Pages from 218 to 258, being No. 271, for the year 1969, the said Smt. Jamuna Rani Das, Smt. Bimala Rani Mondal (Dolui) and Miss Pratima Rani Mondal, granted a lease in Rayati right in favour of their two brothers the said Sri Sasnka Sekhar Mondal and Sri Biswa Sekhar Mondal, at an yearly rent of Rs. 1.75 paisa and by Registered indenture dated 25.01.1969, registered as Deed No. 275 for the year 1969 the aforesaid lessors said their right,



DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGS., ALIPORE

5 OCT 2021

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 Mondal, wife of Sri Sasnka Sekhar Mondal and the right, title and interest of the said Lessors in the said property became ceased and destroyed forever.

**AND WHEREAS** thereafter by a registered Deed of Gift dated 02.10.1069, registered at the office of the Joint Sub-Registrar, Alipore at Behala and recorded in Book No. I, Volume No. 65, Pages from 233 to 276, being Deed No. 4198 for the year 1969, the said Smt. Sudhangsu Bala Mondal, transferred, conveyed, bestowed, assured and assigned her right, title and interest acquired by her by way of inheritance from her husband unto and in favour of Sri Sasnka Sekhar Mondal and Sri Biswa Sekhar Mondal and said Smt. Sudhangsu Bala Mondal became ceased and dispossessed therefrom.

**AND WHEREAS** in the manner aforesaid said Sri Biswa Sekhar Mondal and Sri Sasnka Sekhar Mondal, jointly became the owners of 6/7<sup>th</sup> share out of the share left by the said deceased Pravash Ch. Mondal and said Smt. Ashima Rani Roy, became the owner of the rest share of the said property.

**AND WHEREAS** the said Sri Biswa Sekhar Mondal and Sri Sasnka Sekhar Mondal as the principal Party of the said suit No. 16 of 1941, applied before the learned court for sale of 1 Ganda 2 Kara being 27/320<sup>th</sup> Share of each of them and the learned court granted the said prayer.



DISTRICT SUB REGISTRAR - III  
SOUTH 24 PGS., ALIPORE

5 OCT 2021

**AND WHEREAS** thereafter Amarendra Nath Mondal the another co-sharer of the land of C.S.Dag No.102,R.S.Dag No.191 & 194 of the said Mouza-Nayabad alongwith other lands 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.16/1941,pending before the said Learned 3<sup>rd</sup> Sub- Judge at Alipore. After hearing of the said application a pleader Commissioner was appointed by the Learned Court with a view to effect partition and/or division of the said property among the co-shares thereof. Accordingly Sri Bibhuti Bhusan Majumder the Pleader Commissioner after proper survey basis divided the said land among the co-sharers and on 23.04.71 submitted his report along with plan annexed thereto before the learned court and on the basis of the report Submitted by the pleader commissioner the said suit was finally decreed on 14.07.71 by the said Learned 3<sup>rd</sup> Sub- Judge at Alipore.

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



DISTRICT SUB REGISTRAR -III  
SOUTH 24 PGS., ALIPORE  
5 OCT 2021

**AND WHEREAS** as per report submitted by the pleader Commissioner and final decree passed by an order dated 4<sup>th</sup> June ,1971 being order No.546 by the learned court based on the said report it was specifically noted that land marked "CHHA" and "JA" as delineate in the site plan annexed with the said report was absolutely allotted to Sri Biswa Sekhar Mondal.

**AND WHEREAS** by virtue of aforesaid peaceful and uninterrupted possession of the said property by the said Biswa Sekhar Mondal having in need of money for meeting his legal necessities by a Registered Indenture dated 14.10.1988, registered in the Office of the A.D.S.R.,Sealdah,24 Parganas, being Deed No.1295 for the year 1988,sold, transferred and conveyed the land and hereditaments more fully described in the Schedule hereunder written lying & situated at Mouza – Nayabad, J.L. No.25, R.S. No.3,under Touzi No. 56,Parganas Khaspur, comprising C.S. Khatian Nos.5 & 6, appertaining to C.S.Dag No.102, comprising R.S.Khatian Nos. 112, 113, 115, 116, 117, 118, 119, 120, 121, 122, 123,126, 127,128, 131, 132 &133 appertaining to R.S.Dag No.191 and 194, under Police Station – formerly Tollygunge there after Kasba presently Purba Jadavpur, Addl. Sub-Registry Office Sealdah, Dist.-24 Parganas now South 24 Parganas, now within the limits of The Kolkata Municipal Corporation, in favour of Ashoke Ghosal,son of late Jiban Chandra Ghosal of 2,Poddar Nagar, - Jadavpur, Calcuuta-700032,for the consideration mentioned therein.

**AND WHEREAS by virtue of the** abovementioned Purchased said Ashoke Ghosal became the absolute owner of the said land more fully described in the Schedule hereunder written lying & situated at



DISTRICT SUB REGISTRAR III  
SOUTH 24 PGS., ALIPORE

5 OCT 2021



Mouza – Nayabad, J.L. No.25, R.S. No.3, under Touzi No. 56, Parganas Khaspur, comprising C.S. Khatian Nos.5 & 6, appertaining to C.S.Dag No.102, comprising R.S.Khatian Nos. 112, 113, 115, 116, 117, 118, 119, 120, 121, 122, 123, 126, 127, 128, 131, 132 & 133 appertaining to R.S.Dag No.191 and 194, under Police Station – formerly Tollygunge there after Kasba presently Purba Jadavpur, Addl. Sub-Registry Office Sealdah, Dist.-24 Parganas now South 24 Parganas, now within the limits of The Kolkata Municipal Corporation, under Ward No.109 and seized & possessed the same.

**AND WHEREAS** said Ashoke Ghosal, for various reasons declared to sell out of ALL THAT Piece & Parcel of land measuring 3 Cottahs 13 Chittaks 5 Sq.ft. little more or less free being Scheme Plot No.46, from all encumbrances, charges & attachment together with all sorts easement right lying & situated at Mouza – Nayabad, J.L. No.25, R.S. No.3, under Touzi No. 56, Parganas Khaspur, comprising C.S. Khatian Nos.5 & 6, appertaining to C.S.Dag No.102, comprising R.S.Khatian Nos. 112, 113, 115, 116, 117, 118, 119, 120, 121, 122, 123, 126, 127, 128, 131, 132 & 133 appertaining to R.S.Dag No.191 and 194, under Police Station – Kasba presently Purba Jadavpur, Addl. Sub-Registry Office Sealdah, Dist.-24 Parganas now South 24 Parganas, now within the limits of The Kolkata Municipal Corporation, under Ward No.109, more fully described in the Schedule hereunder written.

**AND WHEREAS** by virtue of a Deed of Sale dated 16<sup>th</sup> day of May, 1995, sold, transferred and conveyed of ALL THAT Piece & Parcel of land measuring 3 Cottahs 13 Chittaks 5 Sq.ft. little more or less being Scheme Plot No.46, free from all encumbrances, charges &

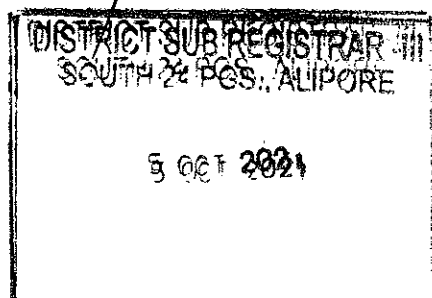
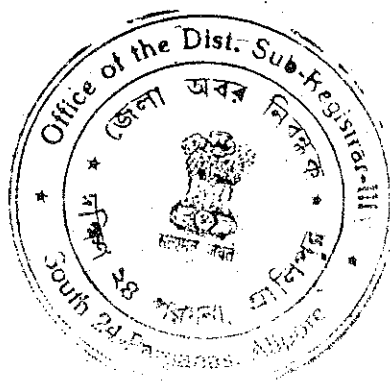


**DISTRICT SUB REGISTRAR - III**  
**SOUTH 24 PGS., ALIPORE**

5 OCT 2021

attachment together with all sorts easement right lying & situated at Mouza – Nayabad, J.L. No.25, R.S. No.3, under Touzi No. 56, Parganas Khaspur, comprising C.S. Khatian Nos.5 & 6, appertaining to C.S.Dag No.102, comprising R.S.Khatian Nos. 112, 113, 115, 116, 117, 118, 119, 120, 121, 122, 123, 126, 127, 128, 131, 132 & 133 appertaining to R.S.Dag No.191 and 194, under Police Station –Kasba presently Purba Jadavpur, Addl. Sub-Registry Office Sealdah, Dist.-24 Parganas now South 24 Parganas, now within the limits of The Kolkata Municipal Corporation, under Ward No.109, more fully described in the Schedule hereunder written, in favour of Sri Bijoy Kumar Das, Sri Manindra Kumar Das and Sri Dharendra Kumar Das, all are sons of late Balahari Das, of Ledo Bazar Basti, P.O.- Ledo, P.S.- Margherita, Dist.-Tinsukia, Assam, the Vendors herein, which was registered in the office of the D.S.R.-III, Alipore, South 24 Parganas and recorded in Book No.I, Volume No.35, Pages from 143 to 163, being No.1741 for the year 1995.

**AND WHEREAS** by virtue of the abovementioned Purchased said Sri Bijoy Kumar Das, Sri Manindra Kumar Das and Sri Dharendra Kumar Das, the Vendors herein, became absolute Joint owners of ALL THAT Piece & Parcel of land measuring 3 Cottahs 13 Chittaks 5 Sq.ft. little more or less being Scheme Plot No. 46, free from all encumbrances, charges & attachment together with all sorts easement right lying & situated at Mouza – Nayabad, J.L. No.25, R.S. No.3, under Touzi No. 56, Parganas Khaspur, comprising C.S. Khatian Nos.5 & 6, appertaining to C.S.Dag No.102, comprising R.S.Khatian Nos. 112, 113, 115, 116, 117, 118, 119, 120, 121, 122, 123, 126, 127, 128, 131, 132 & 133 appertaining to R.S.Dag No.191 and 194,



under Police Station –Purba Jadavpur, Addl. Sub-Registry Office Sealdah, Dist.- South 24 Parganas, now within the limits of The Kolkata Municipal Corporation, under Ward No.109, more fully described in the Schedule hereunder written and they jointly seized & possessed the same.

**AND WHEREAS** said Sri Bijoy Kumar Das, Sri Manindra Kumar Das and Sri Dharendra Kumar Das, the Vendors herein, duly mutated their names in records of The Kolkata Municipal Corporation in respect of ALL THAT Piece & Parcel of land measuring 3 Cottahs 13 Chittaks 5 Sq.ft. little more or less being Scheme Plot No. 46, lying & situated at Mouza – Nayabad, J.L. No.25, R.S. No.3, under Touzi No. 56, Parganas Khaspur, comprising C.S. Khatian Nos.5 & 6, appertaining to C.S.Dag No.102, comprising R.S.Khatian Nos. 112, 113, 115, 116, 117, 118, 119, 120, 121, 122, 123, 126, 127, 128, 131, 132 & 133 appertaining to R.S.Dag No.191 and 194, under Police Station –Purba Jadavpur, Addl. Sub-Registry Office Sealdah, Dist.- South 24 Parganas, and got K.M.C. Premises No. 2128, Nayabad, Ward No.109, Assessee No. 311090821287, Kolkata - 700094.

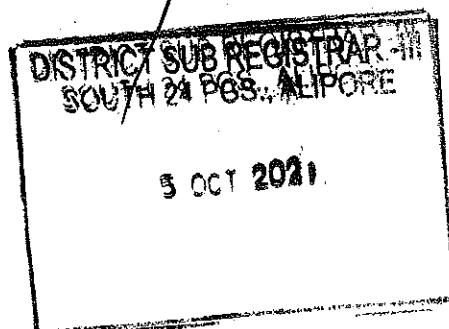
**AND WHEREAS** said Sri Bijoy Kumar Das, Sri Manindra Kumar Das and Sri Dharendra Kumar Das, the Vendors herein, became the joint owners of ALL THAT Piece & Parcel of land measuring 3 Cottahs 13 Chittaks 5 Sq.ft. little more or less being Scheme Plot No.16, lying & situated at Premises No. 2127, Nayabad, Ward No.109, Assessee No. 311090821275, Kolkata – 700094 and ALL THAT Piece & Parcel of land measuring 3 Cottahs 13 Chittaks 5 Sq.ft. little more or less being Scheme Plot No. 46, lying & situated at Premises No. 2128,



DISTRICT SUB REGISTRAR .III  
SOUTH 24 PGS., ALIPORE  
5 OCT 2021

Nayabad, Ward No.109, Assessee No. 311090821287, Kolkata – 700094, they duly mutated their names in respect of the Total land area of the above mentioned two Premises measuring 7 Cottahs 10 Chittaks 10 Sq.ft. little more or less in the records of the B.L.&L.R.O. in respect of their total land measuring 7 Cottahs 10 Chittaks 10 Sq.ft. little more or less, vide Memo Nos. 18/ mut/ 1738 / BLLRO / ATM/KASBA, Dated 07.04.2011, 18/ mut/1739/ BLLRO/ ATM/KASBA, Dated 07.04.2011, and 18/ mut /1740 /BLLRO/ ATM/KASBA, Dated 07.04.2011 and recorded their names under R.S.Khatian No.131 appertaining to R.S.Dag No.191 at Mouza – Nayabad, J.L. No.25, R.S. No.3, under Touzi No. 56, Parganas Khaspur, under Police Station – Purba Jadavpur, Kolkata - 700094, Dist.- South 24 Parganas.

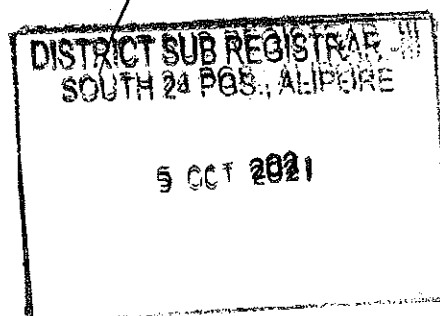
**AND WHEREAS** said Sri Bijoy Kumar Das, Sri Manindra Kumar Das and Sri Dhirendra Kumar Das, the Vendors herein, while enjoyed & possessed of ALL THAT Piece & Parcel of land measuring 3 Cottahs 13 Chittaks 5 Sq.ft. little more or less being Scheme Plot No.16, lying & situated at Premises No. 2127, Nayabad, Ward No.109, Assessee No. 311090821275, Kolkata – 700094 and ALL THAT Piece & Parcel of land measuring 3 Cottahs 13 Chittaks 5 Sq.ft. little more or less being Scheme Plot No. 46, lying & situated at Premises No. 2128, Nayabad, Ward No.109, Assessee No. 311090821287, Kolkata – 700094, free from all encumbrances, charges & attachment together with all sorts easement right lying & situated at Mouza – Nayabad, J.L. No.25, R.S. No.3, under Touzi No. 56, Parganas Khaspur, comprising R.S.Khatian No.131 appertaining to R.S.Dag No.191, now said land under L.R.Khatian Nos.1679,1680 & 1681, appertaining to L.R.Dag No.191, under Police Station – Purba Jadavpur, Kolkata -





700094, Addl. Sub-Registry Office Sealdah, Dist.- South 24 Parganas, and they decided to sell of their two Premises physical land measuring 7 Cottahs 8 Chittaks 9 Sq.ft. little more or less dividing into Three Plots marked as Plot No.A, Plot No.B and Plot No.C, in equal land area measuring 2 Cottahs 8 Chittaks 33 Sq.ft. little more or less with R.T.Shed Structure standing thereon.

**AND WHEREAS** said Sri Bijoy Kumar Das, Sri Manindra Kumar Das and Sri Dhirendra Kumar Das, the Vendors herein, while enjoyed & possessed of ALL THAT Piece & Parcel of land measuring 2 Cottahs 8 Chittaks 33 Sq.ft. little more or less with 100 sft. R.T.Shed Structure standing thereon being new Scheme Plot No.C, free from all encumbrances, charges & attachment together with all sorts easement right lying & situated at Mouza – Nayabad, J.L. No.25, R.S. No.3, under Touzi No. 56, Parganas Khaspur, comprising R.S.Khatian No.131 appertaining to R.S.Dag No.191, now said land under L.R.Khatian Nos.1679,1680 & 1681, appertaining to L.R.Dag No.191, being Portion of K.M.C. . Premises No. 2128, Nayabad, Ward No.109, Assessee No. 311090821287, Kolkata - 700094, under Police Station –Purba Jadavpur, Addl. Sub-Registry Office Sealdah, Dist.- South 24 Parganas, for various reasons at a total consideration money of Rs.25,00,000/- (Rupees Twenty Five Lac ) only considering the said price as the present market price and on coming to know the same, said **M/S.OIENDRILA PROMOTERRS AND OWNERRS PVT. LTD., Sri Biswanath Paul and SRI ANUP KUMAR HALDER,** the Purchasers herein agreed to Purchase the aforesaid land of ALL THAT Piece & Parcel of land measuring 2 Cottahs 8 Chittaks 33 Sq.ft. little more or less with 100 sft. R.T.Shed Structure standing thereon being



new Scheme Plot No.C, free from all encumbrances, charges & attachment together with all sorts easement right lying & situated at Mouza – Nayabad, J.L. No.25, R.S. No.3, under Touzi No. 56, Parganas Khaspur, comprising R.S.Khatian No.131 appertaining to R.S.Dag No.191, now said land under L.R.Khatian Nos.1679,1680 & 1681, appertaining to L.R.Dag No.191, being Portion of K.M.C. . Premises No. 2128, Nayabad, Ward No.109, Assessee No. 311090821287, Kolkata - 700094, under Police Station –Purba Jadavpur, Addl. Sub-Registry Office Sealdah, Dist.- South 24 Parganas, more fully described in the Schedule hereunder written at a consideration of Rs.25,00,000/- (Rupees Twenty Five Lac ) only and Vendors herein agreed for the same.

**AND WHEREAS** the Vendors herein declare that they have good & marketable title to the said land more fully described in the Schedule hereunder written save and except the Vendors, nobody have any right, title, interest, claim or demand whatsoever in respect of any of the same. Neither any Hindu Undivided Family nor any minor has any right, title or interest whatsoever in the said land and/or the entirety or any portion thereof.

**AND WHEREAS** the Vendors herein also declare that no part of the land described in the Schedule hereunder written is not vested or can be vested and/or deemed to be excess vacant land within the meaning of Urban Land (Ceiling and Regulation) Act, 1976.

**AND WHEREAS** the Vendors herein declare that all original documents of title relating to the said land described in the Schedule



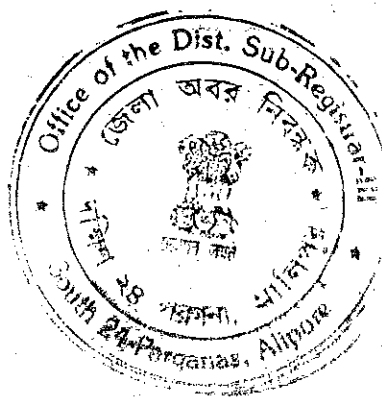
DISTRICT SUB REGISTRAR  
SOUTH 24 PGS., ALIPORE  
5 OCT 2021

hereunder written and every part & portion thereof are in the physical custody of the Vendors and the same hand over to the Purchasers at the time of completion of the sale of the said land.

**AND WHEREAS** the Vendors herein further declare that there is no legal proceeding or any injunction or other order of any Court (Civil or Criminal) in respect of the property described in the Schedule hereunder written and/or affecting, relating to or concerning the said Properties or any part or portion thereof in any manner whatsoever. There is no bar or restriction, legal or otherwise, to the sale of the said Property described in the Schedule hereunder written by the Vendors to the Purchasers in the manner herein contained.

**AND WHEREAS** the Vendors herein declare that they have not entered into any agreement or arrangement of any nature whatsoever, written or oral, with any other person(s) or entries relating to and/or concerning the said property described in the Schedule hereunder written or the said Contiguous Lands or any portion thereof in any manner whatsoever either for sale, development and/or for otherwise dealing with the said property and/or the said Contiguous Lands and the Vendors have fully and sufficiently entitled to sell and the said property described in the Schedule hereunder written to the Purchasers herein.

**AND WHEREAS** Sri Bijoy Kumar Das, Sri Manindra Kumar Das and Sri Dhirendra Kumar Das, the Vendors herein is not presently staying in Kolkata and as such by a registered Special Power of Attorney, said Sri Manindra Kumar Das and Sri Dhirendra Kumar Das, the Vendor



DISTRICT SUB REGISTRAR - III  
SOUTH 24 PGS., ALIPORE  
5 OCT 2021

Nos.1& 2 nominated, constituted and appointed their brother as well as co-sharer Sri Bijoy Kumar Das as their Constituted Attorney by virtue of a registered Special Power of Attorney, Dated 27th July, 2020, which was registered in the office of Sub-Registrar, Margherita, Tinsukia, Assam and recorded in Book No. IV, being Deed No.67 for the year 2020, said Constituted Attorney Sri Bijoy Kumar Das has authority to sign and execute this deed of conveyance and to appear before the registering authorities to register this deed of conveyance.

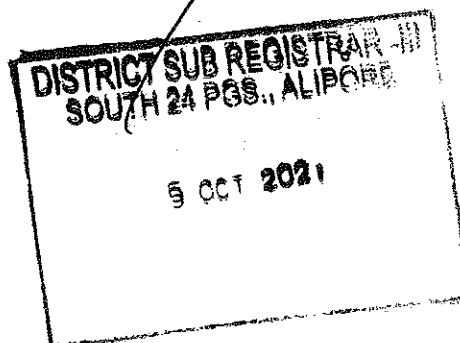
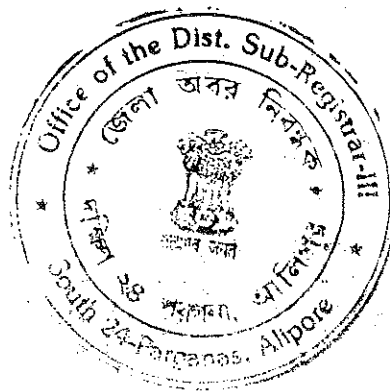
**NOW THIS DEED WITNESSETH THAT** in pursuance of the oral agreement and in consideration of the sum of Rs.25,00,000/- (Rupees Twenty Five Lac) only, truly paid by the Purchasers to the Vendors simultaneously with the execution of this Deed (the receipt whereof the Vendors doth hereby admit and acknowledge as hereinafter mentioned in the memo of consideration) the said Vendors as owners of the said plot of land do hereby indefeasibly grant, convey, sale, transfer, assign and assure unto and to the use of the said Purchasers of ALL THAT Piece & Parcel of land measuring 2 Cottahs 8 Chittaks 33 Sq.ft. little more or less with 100 sft. R.T.Shed Structure standing thereon being new Scheme Plot No.C, free from all encumbrances, charges & attachment together with all sorts easement right lying & situated at Mouza – Nayabad, J.L. No.25, R.S. No.3, under Touzi No. 56, Parganas Khaspur, comprising R.S.Khatian No.131 appertaining to R.S.Dag No.191, now said land under L.R.Khatian Nos.1679,1680 & 1681, appertaining to L.R.Dag No.191, being Portion of K.M.C. . Premises No. 2128, Nayabad, Ward No.109, Assessee No. 311090821287, Kolkata - 700094, under Police



DISTRICT SUB REGISTRAR-II  
SOUTH 24 PGS., ALIPORE  
5 OCT 2021



Station –Purba Jadavpur, Addl. Sub-Registry Office Sealdah, Dist.- South 24 Parganas, with all using rights and all rights of ingress and egress including all easement right, title, interest, possession of the said land of the Vendors **TO HAVE AND TO HOLD** the said property hereby sold, transferred, unto the Purchasers absolutely & forever and the Vendors doth hereby covenants with the Purchasers that notwithstanding any act, deeds, hereto before done, executed or knowingly suffered to the contrary the Vendors is now lawfully seized and possessed of the Schedule property and there is no suit or dispute or case pending in any Court in respect of the Schedule property hereunder written and the Vendors have full power & absolute authority to sell, transfer the said property in manner aforesaid and the Purchasers shall at all times hereafter peaceably and quietly hold possess and enjoy the Schedule property hereunder written with absolute right to sell, transfer, gift, mortgage, lease, convey whatsoever as its absolute owners and possessor without any lawful eviction from the Vendors or any persons and the Vendors covenants with the Purchasers to save the said land harmless and shall at all-time hereafter indemnify and keep indemnified the Purchasers from or against all encumbrances, losses, damages and charges whatsoever and the Vendors further covenants with the purchaser that if any dispute, claim, demand, litigation or case arise at any time regarding right, title, interest, possession of the Vendors in respect of the schedule property hereunder written in that event the Vendors shall be bound to make good or to compensate all losses, damages, sustained by the Purchasers **BE IT FURTHER STATED BY THE VENDORS** that the Purchasers shall be entitled to enjoy the rights of ingress and egress and all using rights including



all easement rights over and through road adjacent to the said property shown in the map or plan annexed herewith and the Purchasers have got every liberty to arrange for electric connection, water pipe connections, drainage system over the said Road and Purchasers shall have right to mutate their names as owners and occupiers of Schedule Property hereunder written in all public records, local body, Govt. authorities and in the records of any other authorities

**THE VENDORS DOTH HEREBY COVENANT WITH THE PURCHASERS** as follows:-

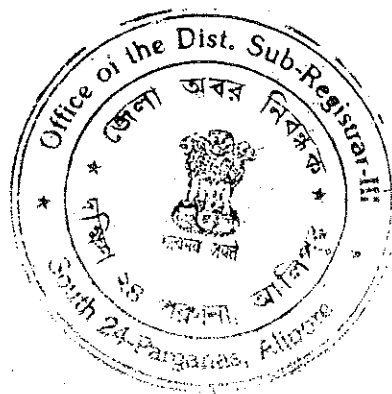
- 1) That the VENDORS have absolute right, title and full power to sell, convey and transfer unto the PURCHASERS by way of absolute sale and that the Vendors have not done anything or knowingly suffered anything whereby their right & power to sell and convey to the Purchasers the property hereby convey.
- 2) The Purchasers shall hereafter peaceably & quietly hold possess into the schedule property hereunder written in khas possession without any claim or demand whatsoever from the Vendors or any person claiming through the Vendors.
- 3) That the Vendors covenants with the Purchasers to safe harmless indemnify and keep indemnified the Purchasers from or against all encumbrances, charges and equities whatsoever.
- 4) The Vendors shall at the request and cost of the Purchasers and /or their successors, successors-in-office, legal representatives, or assigns do or execute or cause to be done or executed all such lawful acts deeds and things whatsoever for further and more perfectly conveying and assigning the said land and every



DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGS., ALIPORE  
5 OCT 2021

part thereof in the manner aforesaid according to the true intent and meaning of this deed.

- 5) The Vendors have made over and delivered to the Purchasers all original documents of title & other papers and writings relating to the schedule property hereunder written as were in the custody & possession of the Vendors and the Vendors handed over the vacant possession of the property more fully described in the Schedule hereunder written on date of execution of this Deed.
- 6) The Purchasers shall be entitled to all the estate, right, title and interest whatsoever both at law and in equity of the Vendors in respect of the Schedule Property hereunder written and every part thereof & to all rights benefits, liberties, privileges, advantages, appendages, appurtenances and easements whatsoever belonging or otherwise appertaining to the Schedule Property hereunder written and the right to use & enjoy the said Schedule Property hereunder written and every part thereof and the rents, issues & profits thereof.
- 7) The Vendors are liable to pay and shall pay all rates, taxes, levies, outgoings, impositions, expenses, charges and other liabilities whatsoever in respect of the Schedule Property hereunder written and the said Contiguous lands to any person or authority including to the Kolkata Municipal Corporation and/or any Govt. Department, local body including all interest, penalties, etc. in respect thereof and shall keep the Purchasers free from harmless and indemnified of from and against the same.



DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGS., ALIPORE  
5 OCT 2021

**THE SCHEDULE ABOVE REFERRED TO :****[THE PROPERTY HEREBY TRANSFERRED]**

ALL THAT Piece & Parcel of land measuring 2 Cottahs 8 Chittaks 33 Sq.ft. little more or less with 100 sft. R.T.Shed Structure standing thereon being new Scheme Plot No.C, free from all encumbrances, charges & attachment together with all sorts easement right lying & situated at Mouza – Nayabad, J.L. No.25, R.S. No.3, under Touzi No. 56, Parganas Khaspur, comprising R.S.Khatian No.131 appertaining to R.S.Dag No.191, now said land under L.R.Khatian Nos.1679,1680 & 1681, appertaining to L.R.Dag No.191, being Portion of K.M.C. . Premises No. 2128, Nayabad, Ward No.109, Assessee No. 311090821287, Kolkata - 700094, under Police Station –Purba Jadavpur, Addl. Sub-Registry Office Sealdah, Dist.- South 24 Parganas, morefully delineated by **RED** colour in the plan annexed herewith which is a part and parcel of this sale deed, which is butted and bounded as follows:-

- ON THE NORTH** : 9.050 Mtr. wide Common Passage ;
- ON THE SOUTH** : New Scheme Plot No.B i.e. Portion of K.M.C. Premises No. 2127 & 2128, Nayabad;
- ON THE EAST** : 6.10 Mtr. wide Road ;
- ON THE WEST** : Scheme Plot No.47 (Vacant) ;



DISTRICT SUB REGISTRAR  
SOUTH 24 PGS., ALIPORE  
5 OCT 2021



**IN WITNESS WHEREOF** the VENDORS and the PURCHASERS do hereby set and subscribed their respective hands on this the day, month and year first above written.

**SIGNED, SEALED AND DELIVERED**

at Kolkata before WITNESSES :-

1. Partha Mandal.  
Leelo Baran Busty  
Assam 786182

Bijoy Kumar Das

Self and as Constituted Attorney  
on behalf of Sri Manindra Kumar  
Das and Sri Dharendra Kumar Das .

2. Pradyot Ghosh  
7/36 MUKUNDOPUR  
KOL - 700099

**[ VENDORS ]**

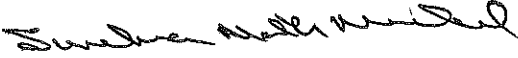
Olendrilla Promoters & Developers Pvt. Ltd.

Probin Paul.  
Director

Biswanath Paul.  
Anup Kumar Chatterjee

**[ PURCHASERS ]**

Drafted by me as per Information  
Provided by the Parties:

  
(SURENDRA NATH MONDAL )  
Advocate

High Court, Calcutta  
Enroll No.WB/1094/2004



DISTRICT SUB REGISTRAR  
SOUTH 24 PGS., ALIPORE

5 OCT 2021

### MEMO OF CONSIDERATION

**RECEIVED** of and from the within named PURCHASERS the within mentioned a sum Rs.25,00,000/- (Rupees Twenty Five Lac) only as full & final payment as per memo below.

Date	Cheque/D.D./ NEFT/RTGS No.	Bank	Amount Rs.
24.08.2020	RTGS NO.SBINR5202008240011 0989	State Bank of India (Biswanath Paul)	15,00,000.00
08.01.2021	RTGS NO.SBINR5202101080568 8291	State Bank of India (Biswanath Paul)	10,00,000.00
		<b>Total Rs.</b>	<b>25,00,000.00</b>

(Rupees Twenty Five Lac) only.

#### WITNESSES:

1. Partha Mandal  
Lido Bazar Busty  
Assam 786182

Bijoy Kumar Das  
Self and as Constituted Attorney  
on behalf of Sri Manindra Kumar  
Das and Sri Dharendra Kumar Das .

2. Pradyut Chakraborty  
7/36 MUKUNDO PUR  
KOL- 700099

[ VENDORS ]



REGISTRAR  
ALIPOR

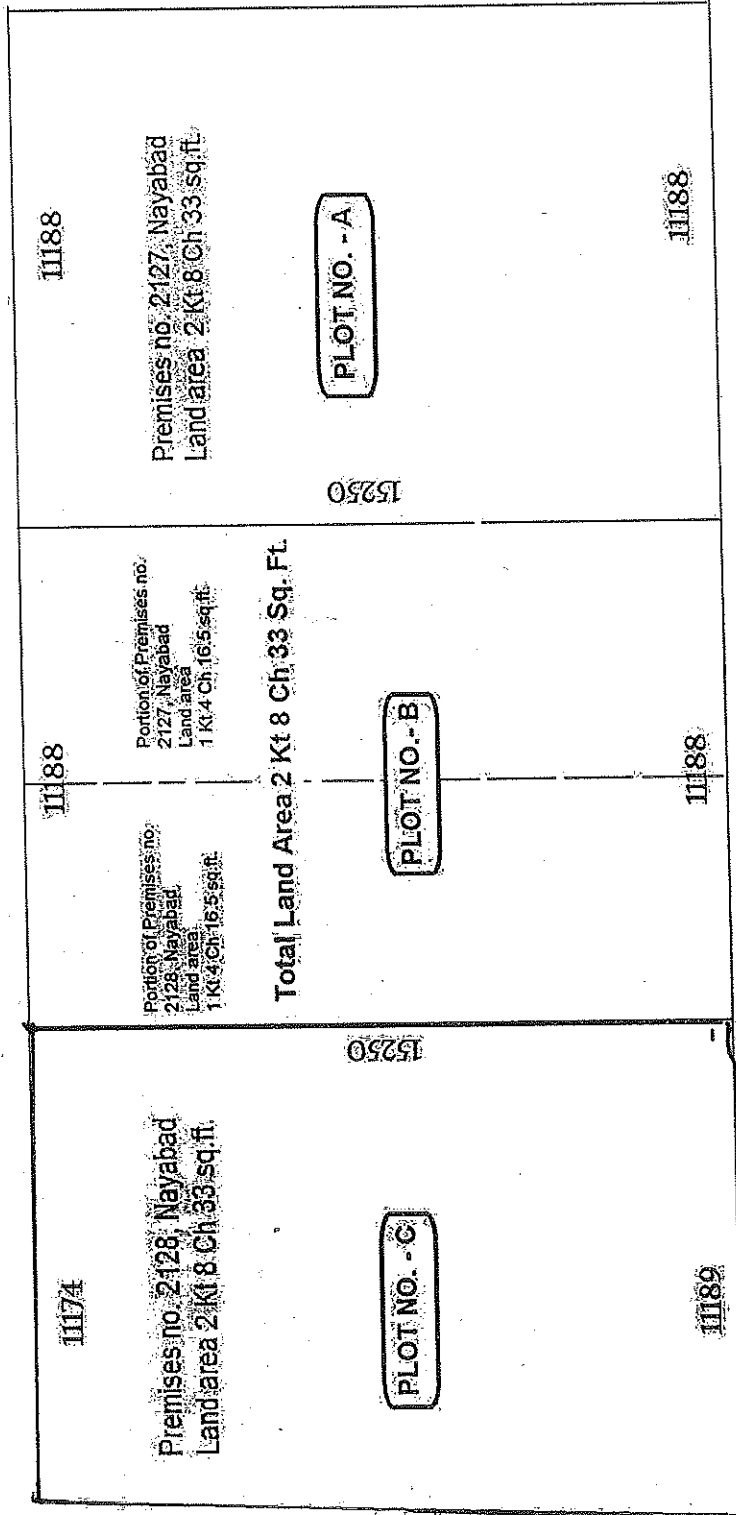
SITE PLAN OF PLOT NO.-C, PORTION PREMISES NO. 2128, NAYABAD, WARD NO. 109, P.S.-PURBA JADAVPUR, KOLKATA- 700094

LAND AREA OF PLOT NO.-C SOLD - 2 Kt 8 Ch 33 Sq. Ft. MARKED BY RED BORDER-

N

6.10 M. WIDE K.M.C. ROAD

33550



9.050 M. WIDE COMMON PASSAGE

15250

15250

15250

15250

05251

12.20 M. WIDE K.M.C. ROAD

Oiendrita Promoters & Developers Pvt. Ltd.

*Prochinda*  
Director

Signature of Purchasers

*Pooconah Paul*

*Harup Kumar Chatterjee*

*Poojy Kumar Das*












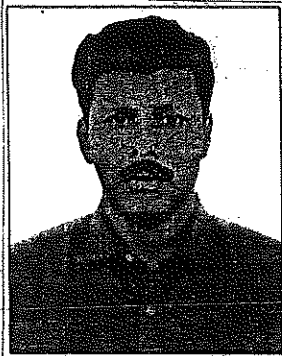










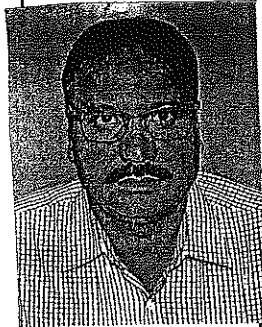










SELF AND AS A CONSTITUTED ATTORNEY  
ON BEHALF OF VENDOR NO. 1 & 2

Signature of vendors



DISTRICT SUB REGISTRAR  
SOUTH 24 PGS., ALIPORE

# SPECIMEN FORM FOR TEN FINGERPRINTS

	Bijoy Kumar Das					
		(Left Hand)				
						
		(Right Hand)				
	Prabir Paul					
		(Left Hand)				
						
		(Right Hand)				
	Biswanath Paul					
		(Left Hand)				
						
		(Right Hand)				














DISTRICT SUB REGISTRAR  
SOUTH 24 PGS., ALIPORE

5 OCT 2021



# SPECIMEN FORM FOR TEN FINGERPRINTS

	<i>Deep Kumar Acedor</i>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
Thumb	Fore	Middle	Ring	Little		
		(Right Hand)				
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				

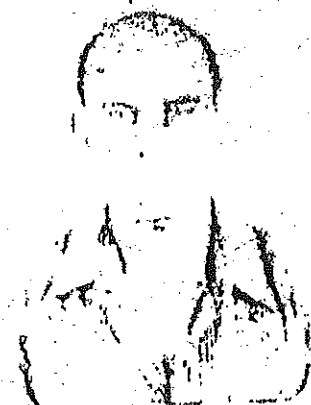


DISTRICT SUB REGISTRAR  
SOUTH 24 PGS. ALIFORE  
5 OCT 2021

स्थायी लेखा संख्या

/PERMANENT ACCOUNT NUMBER

ADOPD3759Q



नाम /NAME

MANINDRA KUMAR DAS

पिता का नाम /FATHER'S NAME

BALAHARI DAS

जन्म तिथि /DATE OF BIRTH

01-03-1951

हस्ताक्षर /SIGNATURE

*Manindra K. Das*

*Stul*

आयकर आयुक्त(सिस्टम), शिलांग

COMMISSIONER OF INCOME-TAX(SYSTEMS), SHILLONG



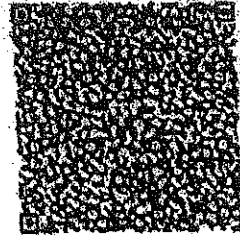


भारत सरकार

Government of India



Munindra Kr Das  
Date of Birth/DOB: 01/03/1951  
Male/ MALE



9926 7974 0841

VID: 9191 2890 5187 1222

मेरा आधार, मेरी पहचान



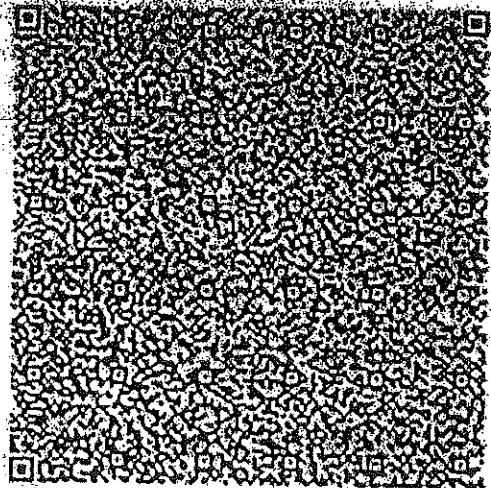
आधार

भारत सरकार, पहचान प्राधिकरण

Unique Identification Authority of India

Address:

C/O: Balahari Das, LEDO, Ledo Gaon,  
Tinsukia,  
Assam - 786182



QR Code with Photograph

9926 7974 0841

VID: 9191 2890 5187 1222



भारत सरकार, पहचान प्राधिकरण

www.uidai.gov.in

www.uidai.gov.in



स्थायी लेखा संख्या

/PERMANENT ACCOUNT NUMBER

ADOPD3700H



नाम /NAME

DHIRENDRA KUMAR DAS

पिता का नाम /FATHER'S NAME

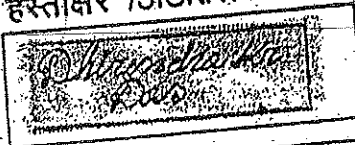
BALAHARI DAS

जन्म तिथि /DATE OF BIRTH

14-01-1957

*Handwritten signature*

हस्ताक्षर /SIGNATURE



आयकर आयुक्त (सिस्टम), शिलांग

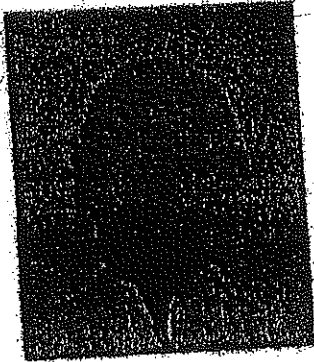
COMMISSIONER OF INCOME-TAX (SYSTEMS), SHILLONG







Download Date: 25/12/2018



धीरेन्द्र कुमार डॅस  
Dhirendra Kumar Das  
जन्म तिथि/DOB: 14/01/1957  
पुरुष/ MALE

Issue Date: 15/11/2018

6640 6789 7217

VID : 9147 8678 3542 4619

मेरा आधार, मेरी पहचान

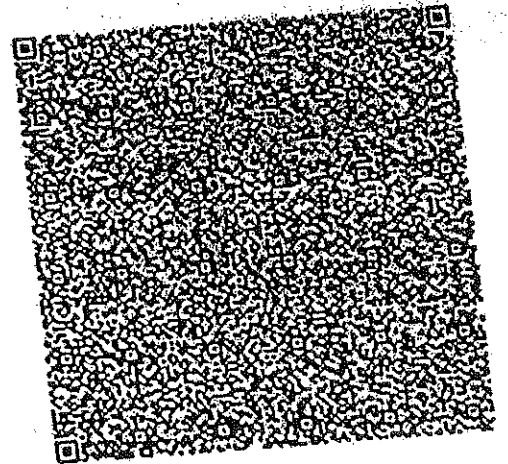


भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India



पता:  
बलहरी डॅस, एलईडीओ टीआईआरएपी, एलईडीओ  
टीआईआरएपी, लेडो गाव, टिसुकिया,  
असम - 786182

Address:  
C/O: Balahari Das, LEDO TIRAP, LEDO  
TIRAP, Ledo Gaon, Tinsukia,  
Assam - 786182



6640 6789 7217

VID : 9147 8678 3542 4619



1047



help@uidai.gov.in



www.uidai.gov.in



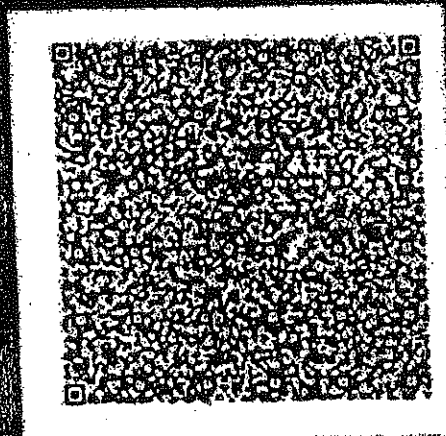
आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVERNMENT OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
AGHPD3960D



नाम / Name

ENJOY KUMAR DAS

पिता का नाम / Father's Name

BALAHARI DAS

जन्म तिथि / Date of Birth  
20/08/1966

*Enjoy Kumar Das*

हस्ताक्षर / Signature





भारत सरकार  
Government of India



Brijoy Kumar Das  
Date of Birth/DOB: 20/03/1966  
Male/MALE

8333 7968 6767

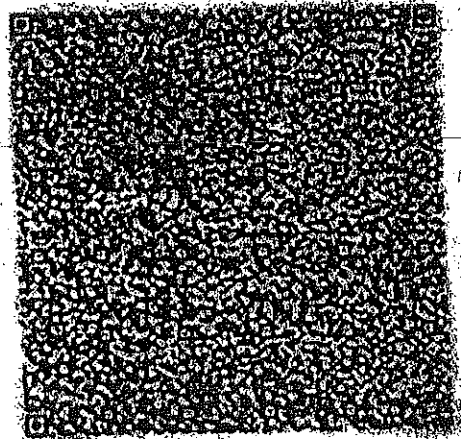
VID: 9140 3007 2397 6007

मेरा आधार, मेरी पहचान



भारत सरकार द्वारा प्रमाणित  
Unique Identification Authority of India

Address:  
C/O: Balahari Das, LEDO BAZAR, Ledo  
Gaon, Tinsukia,  
Assam - 786182



QR Code for Aadhaar Verification

8333 7968 6767

VID: 9140 3007 2397 6007



www.aadhaar.gov.in

www







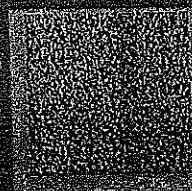


CHIEF MINISTER  
INCOME TAX DEPARTMENT

CHIEF MINISTER  
GOVT OF INDIA



सूचना प्रसारित  
आवधिकार प्रमाणित  
आवधिकार प्रमाणित



आवधिकार प्रमाणित

आवधिकार प्रमाणित

आवधिकार प्रमाणित

आवधिकार प्रमाणित

आवधिकार प्रमाणित





**भारत सरकार**  
Unique Identification Authority of India  
Government of India

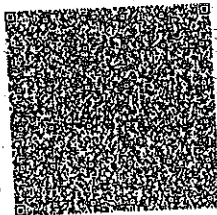
Enrolment No.: 0647/03107/64583

Download Date: 23/06/2019  
To  
PRABIR PAUL  
C/O Santi Ranjan Paul  
URBANA, TOWER-6, FLAT NO.-2404  
783 ANANDAPUR  
E.K.T  
Kolkata West Bengal - 700107  
9433443846

Generation Date: 15/06/2019

Signature valid

Digital Signature  
UNIQUE IDENTIFICATION  
AUTHORITY OF INDIA  
Date: 2019.06.15 15:01:53  
BT



QR Code with Photograph

आपका आधार क्रमांक / Your Aadhaar No. :

**9058 9891 0937**

VID : 9117 4808 1074 5403

**मेरा आधार, मेरी पहचान**



PRABIR PAUL  
Date of Birth/DOB: 07/10/1973  
Male/ MALE

**9058 9891 0937**

VID : 9117 4808 1074 5403

**मेरा आधार, मेरी पहचान**



Government of India



सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

**INFORMATION**

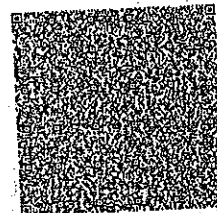
- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- आधार देश भर में मान्य है।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



भारत सरकार  
Unique Identification Authority of India

Address:  
C/O Santi Ranjan Paul, URBANA,  
TOWER-6, FLAT NO.-2404, 783  
ANANDAPUR, E.K.T, Kolkata,  
West Bengal - 700107



QR Code with Photograph

**9058 9891 0937**

VID : 9117 4808 1074 5403

www.uidai.gov.in

www.uidai.gov.in



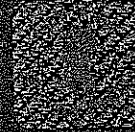
आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT OF INDIA



आयकर विभाग  
Income Tax Department

AGQPP1492D



नाम/नाम  
BISWANTH PAUL

आयकर विभाग  
INCOME TAX DEPARTMENT

आयकर विभाग

22/04/1977

आयकर विभाग



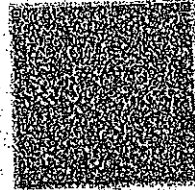




ভারত সরকার  
Government of India

ভারতীয় বিনিষ্ট পরিচয় প্রাধিকরণ  
Unique Identification Authority of India  
আধার/ভুক্তির নম্বর/Enrollment No: 0000/000613/02241

নাম  
বিস্বনাথ পাল  
BISWANATH PAUL  
জিওএইট পাল  
1812, NORTH PURBACHAL ROAD,  
GURFA,  
১১৬, Hattu,  
PO: Hattu,  
District: Kolkata,  
State: West Bengal,  
PIN Code: 700073,  
Mobile: 9433095153  
2907440  
MF029474489F1



আপনার আধার সংখ্যা/Your Aadhaar No.:

3486 4004 7130

আমার আধার, আমার পরিচয়



ভারত সরকার  
Government of India



বিস্বনাথ পাল  
BISWANATH PAUL  
তারিখ/DOB: 22/04/1977  
পুরুষ/Male

2907440

3486 4004 7130

আমার আধার, আমার পরিচয়









भारत सरकार  
GOVERNMENT OF INDIA  
Anup Kumar Halder  
DOB: 02/03/1976  
Male / MALE  
7782 0933 8910  
MERA AADHAAR MERI PEHACHAN

भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA  
Address:  
S/O Madhusudan Halder, 28K  
Ranchanan Tala Road, Dhakuna  
Sarat Bose Road, G.O. Kolkata West  
Bengal - 700029  
7782 0933 8910  
1847  
1800 300 1847  
www.uidai.gov.in





ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India  
Government of India

ভাগিকাত্তির আই ডি/Enrollment No.: 1040/19887/02556

To  
সুরেন্দ্র নাথ মন্ডল  
Surendra Nath Mondal  
18C/7 KABI SUKANTA ROAD  
Santoshpur S.O  
Santoshpur, Kolkata  
West Bengal 700075

18684863



MN186848638DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

**4184 7424 8075**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
GOVERNMENT OF INDIA

সুরেন্দ্র নাথ মন্ডল  
Surendra Nath Mondal  
পিতা : সরত কুমার মন্ডল  
Father : SARAT KUMAR MONDAL  
জন্ম সাল / Year of Birth : 1966  
পুরুষ / Male



**4184 7424 8075**

আধার - সাধারণ মানুষের অধিকার



Government of India



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন অথেনটিকেশন দ্বারা প্রাপ্ত করুন।

### INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

18687377



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:  
18 সি/7, কবি সুকান্ত রোড,  
সন্তোষপুর, কোলকাতা, পশ্চিমবঙ্গ,  
700075

Address:  
18C/7, KABI SUKANTA  
ROAD, Santoshpur S.O,  
Santoshpur, Kolkata, West  
Bengal, 700075



1947  
1800 180 1947



help@uidai.gov.in



www.uidai.gov.in



P.O. Box No.1947,  
Bengaluru-560 001



## Major Information of the Deed

Deed No.	I-1603-09170/2021	Date of Registration	05/10/2021
Query No./Year	1603-2001980671/2021	Office where deed is registered	
Query Date	30/09/2021 1:34:09 PM	1603-2001980671/2021	
Applicant Name, Address & Other Details	SURENDRA NATH MONDAL HIGH COURT CALCUTTA, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8584056827, 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. 25,00,000/-	Rs. 48,38,624/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 1,93,665/- (Article:23)	Rs. 48,432/- (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: Nayabad, , Premises No: 2128, , Ward No: 109 Pin Code : 700094

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :- )		Bastu	2 Katha 8 Chatak 33 Sq Ft	24,73,000/-	48,11,624/-	Width of Approach Road: 30 Ft.,
Grand Total :				4.2006Dec	24,73,000 /-	48,11,624 /-	

### Structure Details :

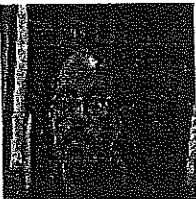


Sch No	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	27,000/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	27,000 /-	27,000 /-	

### Seller Details :



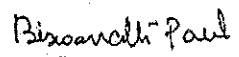


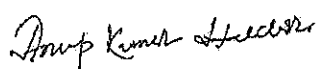
Sl No	Name, Address Photo, Finger print and Signature
1	Mr MANINDRA KUMAR DAS, (Alias: Mr MUNINDRA KUMAR DAS) Son of Late Balahari Das Ledo Bazar Basti, P.O.- Ledo, P.S.- Margherita, Dist.-Tinsukia, Assam, City:- Not Specified, P.O:- Ledo, P.S:-MARGHERITA, District:-Tinsukia, Assam, India, PIN:- 786182 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx9Q, Aadhaar No: 99xxxxxxxx0841, Status :Individual, Executed by: Attorney, Executed by: Attorney














2	<b>Mr DHIRENDRAKUMAR DAS</b> Son of Late Balahari Das Ledo Bazar Basti, P.O.- Ledo, P.S.- Margherita, Dist.-Tinsukia, Assam,, City:- Not Specified, P.O:- Ledo, P.S:-MARGHERITA, District:-Tinsukia, Assam, India, PIN:- 786182 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ADxxxxxx0H, Aadhaar No: 66xxxxxxxx7217, Status :Individual, Executed by: Attorney, Executed by: Attorney			
3	<b>Mr BIJOY KUMAR DAS</b> Son of Late Balahari Das Executed by: Self, Date of Execution: 03/10/2021 , Admitted by: Self, Date of Admission: 05/10/2021 ,Place : Office	 05/10/2021	 LTI 05/10/2021	 05/10/2021
Ledo Bazar Basti, P.O.- Ledo, P.S.- Margherita, Dist.-Tinsukia, Assam,, City:- Not Specified, P.O:- Ledo, P.S:-MARGHERITA, District:-Tinsukia, Assam, India, PIN:- 786182 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AGxxxxxx0D, Aadhaar No: 83xxxxxxxx6767, Status :Individual, Executed by: Self, Date of Execution: 03/10/2021 , Admitted by: Self, Date of Admission: 05/10/2021 ,Place : Office				

### Buyer Details :



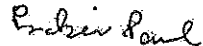


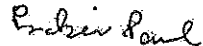


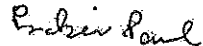
Sl No	Name/Address/Photo/Finger print and Signature			
1	<b>OIENDRILA PROMOTERS AND DEVELOPERS PRIVATE LIMITED</b> 27B,Bose Pukur Road, City:- Not Specified, P.O:- Kasba, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700043 , PAN No.: AAXxxxxx9M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			
2	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mr BISWANATH PAUL</b> Son of Mr Ajit Paul Executed by: Self, Date of Execution: 03/10/2021 , Admitted by: Self, Date of Admission: 05/10/2021 ,Place : Office	 05/10/2021	 LTI 05/10/2021	 05/10/2021
	Son of Mr Ajit Paul 130A,Sarat Ghosh Garden Road, City:- Not Specified, P.O:- Kasba, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AGxxxxxx2D, Aadhaar No: 34xxxxxxxx7130, Status :Individual, Executed by: Self, Date of Execution: 03/10/2021 , Admitted by: Self, Date of Admission: 05/10/2021 ,Place : Office			
3	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mr ANUP KUMAR HALDER</b> Son of Mr Madhusudan Halder Executed by: Self, Date of Execution: 03/10/2021 , Admitted by: Self, Date of Admission: 05/10/2021 ,Place : Office	 05/10/2021	 LTI 05/10/2021	 05/10/2021
	Son of Mr Madhusudan Halder 23K,Panchanan Tala Road, City:- Not Specified, P.O:- Sarat Bose Road, P.S Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: AAXxxxxx3Q, Aadhaar No: 77xxxxxxxx8910, Status :Individual, Executed by: Self, Date of Execution: 03/10/2021 , Admitted by: Self, Date of Admission: 05/10/2021 ,Place : Office			





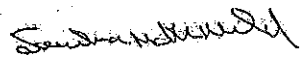
### Attorney Details :

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> <b>Mr BIJOY KUMAR DAS</b>  Son of Late Balahari Das  Date of Execution - 03/10/2021, , Admitted by: Self, Date of Admission: 05/10/2021, Place of Admission of Execution: Office </td> <td>   Oct 5 2021 3:07PM </td> <td>   LTI  05/10/2021 </td> <td>   05/10/2021 </td> </tr> </tbody> </table> <p> Ledo Bazar Basti, P.O.- Ledo, P.S.- Margherita, Dist.-Tinsukia, Assam,, City:- Not Specified, P.O:- Ledo P.S:-MARGHERITA, District:-Tinsukia, Assam, India, PIN:- 786182, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AGxxxxxx0D, Aadhaar No Not Provided by UIDAI  Status : Attorney, Attorney of : Mr MANINDRA KUMAR DAS, Mr DHIRENDRAKUMAR DAS </p>	Name	Photo	Finger Print	Signature	<b>Mr BIJOY KUMAR DAS</b> Son of Late Balahari Das Date of Execution - 03/10/2021, , Admitted by: Self, Date of Admission: 05/10/2021, Place of Admission of Execution: Office	 Oct 5 2021 3:07PM	 LTI 05/10/2021	 05/10/2021
Name	Photo	Finger Print	Signature						
<b>Mr BIJOY KUMAR DAS</b> Son of Late Balahari Das Date of Execution - 03/10/2021, , Admitted by: Self, Date of Admission: 05/10/2021, Place of Admission of Execution: Office	 Oct 5 2021 3:07PM	 LTI 05/10/2021	 05/10/2021						

### 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> <b>Mr PRABIR PAUL</b>  (Presentant)  Son of Mr Shanti Ranjan Paul  Date of Execution - 03/10/2021, , Admitted by: Self, Date of Admission: 05/10/2021, Place of Admission of Execution: Office </td> <td>   Oct 5 2021 3:12PM </td> <td>   LTI  05/10/2021 </td> <td>   05/10/2021 </td> </tr> </tbody> </table> <p> 248D, B.B.Chatterjee Road, City:- Not Specified, P.O:- Kasba, P.S:-Kasba, 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) </p>	Name	Photo	Finger Print	Signature	<b>Mr PRABIR PAUL</b> (Presentant) Son of Mr Shanti Ranjan Paul Date of Execution - 03/10/2021, , Admitted by: Self, Date of Admission: 05/10/2021, Place of Admission of Execution: Office	 Oct 5 2021 3:12PM	 LTI 05/10/2021	 05/10/2021
Name	Photo	Finger Print	Signature						
<b>Mr PRABIR PAUL</b> (Presentant) Son of Mr Shanti Ranjan Paul Date of Execution - 03/10/2021, , Admitted by: Self, Date of Admission: 05/10/2021, Place of Admission of Execution: Office	 Oct 5 2021 3:12PM	 LTI 05/10/2021	 05/10/2021						

### Identifier Details :

Name	Photo	Finger Print	Signature
<b>Mr SURENDRA NATH MONDAL</b> Son of Late SARAT KUMAR MONDAL HIGH COURT, CALCUTTA, City:- , P.O:- G P O, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001	 05/10/2021	 05/10/2021	 05/10/2021

Identifier Of Mr BIJOY KUMAR DAS, Mr BIJOY KUMAR DAS, Mr BISWANATH PAUL, Mr PRABIR PAUL, Mr ANUP KUMAR HALDER



**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr MANINDRA KUMAR DAS	OIENDRILA PROMOTERS AND DEVELOPERS PRIVATE LIMITED-0.466736 Dec,Mr BISWANATH PAUL-0.466736 Dec,Mr ANUP KUMAR HALDER-0.466736 Dec
2	Mr DHIRENDRAKUMAR DAS	OIENDRILA PROMOTERS AND DEVELOPERS PRIVATE LIMITED-0.466736 Dec,Mr BISWANATH PAUL-0.466736 Dec,Mr ANUP KUMAR HALDER-0.466736 Dec
3	Mr BIJOY KUMAR DAS	OIENDRILA PROMOTERS AND DEVELOPERS PRIVATE LIMITED-0.466736 Dec,Mr BISWANATH PAUL-0.466736 Dec,Mr ANUP KUMAR HALDER-0.466736 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mr MANINDRA KUMAR DAS	OIENDRILA PROMOTERS AND DEVELOPERS PRIVATE LIMITED-11.11111100 Sq Ft,Mr BISWANATH PAUL-11.11111100 Sq Ft,Mr ANUP KUMAR HALDER-11.11111100 Sq Ft
2	Mr DHIRENDRAKUMAR DAS	OIENDRILA PROMOTERS AND DEVELOPERS PRIVATE LIMITED-11.11111100 Sq Ft,Mr BISWANATH PAUL-11.11111100 Sq Ft,Mr ANUP KUMAR HALDER-11.11111100 Sq Ft
3	Mr BIJOY KUMAR DAS	OIENDRILA PROMOTERS AND DEVELOPERS PRIVATE LIMITED-11.11111100 Sq Ft,Mr BISWANATH PAUL-11.11111100 Sq Ft,Mr ANUP KUMAR HALDER-11.11111100 Sq Ft



On 05-10-2021

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 : 2 of Indian Stamp Act 1899.

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

Presented for registration at 14:20 hrs on 05-10-2021, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr PRABIR PAUL ..

Certificate of Market Value (WB RUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 48,38,624/-

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

Execution is admitted on 05/10/2021 by 1. Mr BIJOY KUMAR DAS, Son of Late Balahari Das, Ledo Bazar Basti, P.O. Ledo, P.S.- Margherita, Dist.-Tinsukia, Assam,, P.O: Ledo, Thana: MARGHERITA, , Tinsukia, ASSAM, India, PIN - 786182, by caste Hindu, by Profession Business, 2. Mr BISWANATH PAUL, Son of Mr Ajit Paul, 130A, Sarat Ghosh Garden Road, P.O: Kasba, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700042, by caste Hindu by Profession Business, 3. Mr ANUP KUMAR HALDER, Son of Mr Madhusudan Halder, 23K, Panchanan Tala Road, P.O: Sarat Bose Road, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Service

Indetified by Mr SURENDRA NATH MONDAL, , Son of Late SARAT KUMAR MONDAL, HIGH COURT, CALCUTTA, P.O: G P O, Thana: Hare Street, , 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 05-10-2021 by Mr PRABIR PAUL, DIRECTOR, OIENDRILA PROMOTERS AND DEVELOPERS PRIVATE LIMITED (Private Limited Company), 27B, Bose Pukur Road, City:- Not Specified, P.O:- Kasba, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700043

Indetified by Mr SURENDRA NATH MONDAL, , Son of Late SARAT KUMAR MONDAL, HIGH COURT, CALCUTTA, P.O: G P O, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Executed by Attorney

Execution by Mr BIJOY KUMAR DAS, , Son of Late Balahari Das, Ledo Bazar Basti, P.O.- Ledo, P.S.- Margherita, Dist.-Tinsukia, Assam,, P.O: Ledo, Thana: MARGHERITA, , Tinsukia, ASSAM, India, PIN - 786182, by caste Hindu, by profession Business as the constituted attorney of 1. Mr MANINDRA KUMAR DAS, Mr MUNINDRA KUMAR DAS Ledo Bazar Basti, P.O.- Ledo, P.S.- Margherita, Dist.-Tinsukia, Assam, P.O: Ledo, Thana: MARGHERITA, , Tinsukia, ASSAM, India, PIN - 786182, 2. Mr DHIRENDRAKUMAR DAS Ledo Bazar Basti, P.O.- Ledo, P.S.- Margherita, Dist.-Tinsukia, Assam,, P.O: Ledo, Thana: MARGHERITA, , Tinsukia, ASSAM, India, PIN - 786182 is admitted by him

Indetified by Mr SURENDRA NATH MONDAL, , Son of Late SARAT KUMAR MONDAL, HIGH COURT, CALCUTTA, P.O: G P O, Thana: Hare Street, , 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 48,432/- ( A(1) = Rs 48,386/- ,E = Rs 14/- ,H Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 32/-, by online = Rs 48,400/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/10/2021 2:13PM with Govt. Ref. No: 192021220092081788 on 04-10-2021, Amount Rs: 48,400/-, Ban SBI EPay (SBIPay), Ref. No. 1585488704017 on 04-10-2021, Head of Account 0030-03-104-001-16





**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 1,93,565/- and Stamp Duty paid by Stamp Rs 100/ by online = Rs 1,93,565/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no AK8578, Amount: Rs.100/-, Date of Purchase: 21/09/2021, Vendor name: G C Saha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/10/2021 2:13PM with Govt. Ref. No: 192021220092081788 on 04-10-2021, Amount Rs: 1,93,565/-, Bank: SBI EPay ( SBlePay), Ref.No: 1585488704017 on 04-10-2021, Head of Account 0030-02-103-003-02



**Debasish Dhar**

**DISTRICT SUB-REGISTRAR**

**OFFICE OF THE D.S.R. - III SOUTH 24-  
PARGANAS**

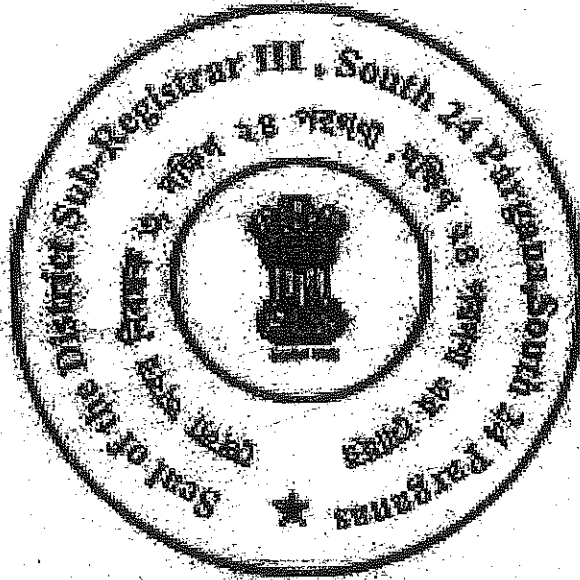
**South 24-Parganas, West Bengal**



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2021, Page from 250659 to 250705  
being No 160309170 for the year 2021.



Digitally signed by DEBASISH DHAR  
Date: 2021.10.05 18:09:43 +05:30  
Reason: Digital Signing of Deed.

*Dhar*

(Debasish Dhar) 2021/10/05 06:09:43 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)

