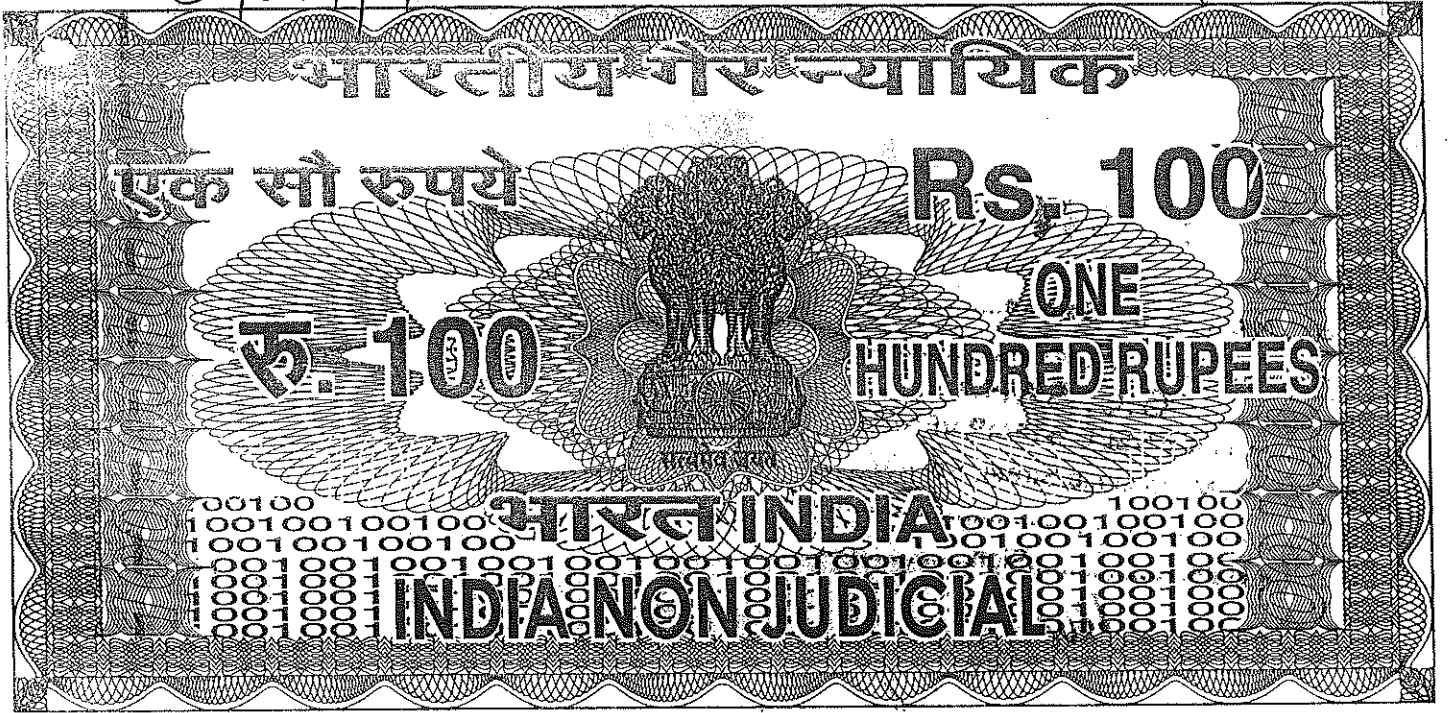


09/5/4/24

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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AK 978579

5/10/21
21977726

certified that the document is admissible for registration. The signature sheet is the endorsement sheet is attached with the document and is part of this document.

[Signature]
District Sub-Registrar-II
Aizpur, South 24-p.

5 OCT 2021

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this 4th day of October, Two Thousand and Twenty One (2021).

BETWEEN

Bijoy Kumar Das

Plot-A
2127

116244

S.L. No. Sold To

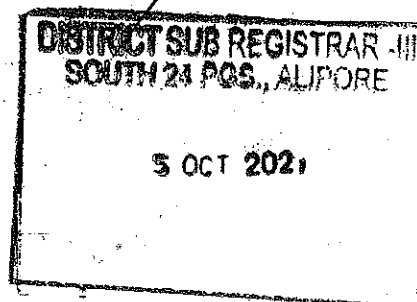
Rs. Addrs.

G.C. SAHA
(Govt.) LICENSED STAMP VENDOR
11A, Mirza Galib Street, Kol - 87

Issue Date. Sign.

21 SEP 2021

S. N. Mondal (Adm)
High Court
@,



Servant N. N. Mondal
10940000

High Court, Alipore
Encl No. 118/1094/2004

(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 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, 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



DISTRICT SUB REGISTRAR JB
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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



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– 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 3rd 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



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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 paise and by Registered indenture dated 25.01.1969, registered as Deed No. 275 for the year 1969 the aforesaid lessors said their right,



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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 6/7th 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 27/320th Share of each of them and the learned court granted the said prayer.



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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 3rd 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 3rd 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.



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AND WHEREAS as per report submitted by the pleader Commissioner and final decree passed by an order dated 4th 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



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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.16, 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 16th 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.16, free from all encumbrances, charges &



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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 161 to 180, being No.1742 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.16, 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,

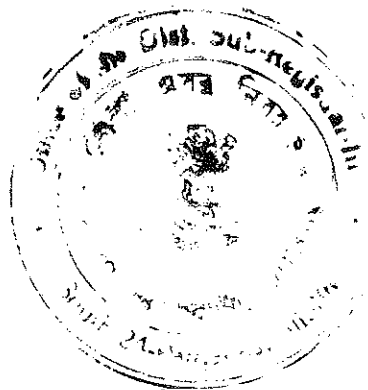


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under Police Station –Purba Jadavpur, Addl. Sub-Registry Office Sealdah, Dist.- South 24 Parganas, now within the limits of The Kolkata Municipal Corporation, under Ward No.109, more fully described in the Schedule hereunder written and they jointly 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.16, 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. 2127, Nayabad, Ward No.109, Assessee No. 311090821275, 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,



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SOUTH 24 PGS., ALIPORE
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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 -



DISTRICT SUB REGISTRAR .III
SOUTH 24 PGS., ALIPORE
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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.A, 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. 2127, Nayabad, Ward No.109, Assessee No. 311090821275, 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



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new Scheme Plot No.A, 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. 2127, Nayabad, Ward No.109, Assessee No. 311090821275, 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



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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 Dharendra 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 Dharendra Kumar Das, the Vendor



DISTRICT SUB REGISTRAR
SOUTH 24 PARGANAS
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.A, 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. 2127, Nayabad, Ward No.109, Assessee No. 311090821275, Kolkata -



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5 OCT 2021

700094, under Police 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



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SOUTH 24 PGS., ALIPORE
5 OCT 2021

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 convening 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
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.A, 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. 2127, Nayabad, Ward No.109, Assessee No. 311090821275, 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 : New Scheme Plot No.B i.e. Portion of K.M.C. Premises No. 2127 & 2128, Nayabad;

ON THE SOUTH : 12.20 Mtr. wide Road ;

ON THE EAST : 6.10 Mtr. wide Road ;

ON THE WEST : Scheme Plot No.17 (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 Mondal*
Leelo Bazar Borty
Assam 786182

2. *Pradyut Ghosh*
7/36 MUKUNDAPUR
Kol-700099

Bijoy Kumar Das

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

[VENDORS]

Oiendrita Promoters & Developers Pvt. Ltd.

Prabirboul.

Director

Besisanathi Paul,
Anup Kumar Heedee

[PURCHASERS]

Drafted by me as per Information
 Provided by the Parties:

Surendra Nath Mondal

(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.
26.08.201 9	RTGS NO.ICICR52019082600 413433	ICICI Bank	10,00,000.00
03.10.201 9	RTGS NO.ICICR52019100300 204938	ICICI Bank	5,00,000.00
30.09.202 1	RTGS NO.SBINR52021093044 611145	S.B.I.	3,00,000.00
05.10.2021	RTGS No. SBINR520 21100545242234	S.B.I. KASBA	7,00,000.00
		Total Rs.	25,00,000.00

Bijoy Kumar Das

(Rupees Twenty Five Lac) only.

WITNESSES:

1. Partha Mandal
Lado Bazar Berty
Assam 786182

2. Pradyut Choudhury
Kolkata 700099

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

[VENDORS]



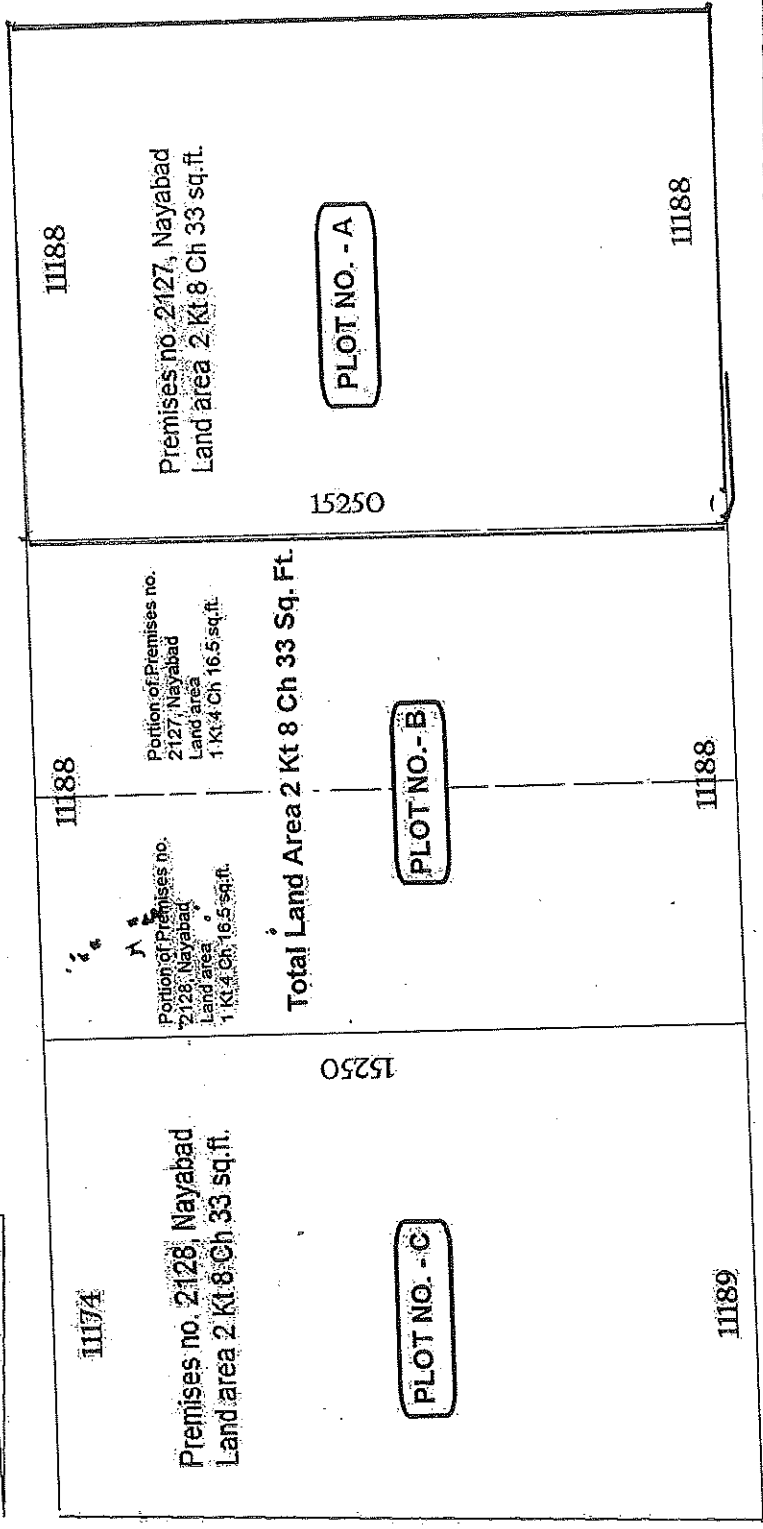
DISTRICT SUB REGISTRAR - III
SOUTH 24 PARGANAS, WEST BENGAL
5 OCT 2021

LAND AREA OF PLOT NO.-A SOLD - 2 Kt 8 Ch 33 Sq.ft., MARKED BY RED BORDER-



6.10 M. WIDE K.M.C. ROAD

33550



12.20 M. WIDE K.M.C. ROAD

9.050 M. WIDE COMMON PASSAGE

Pooja Kumar Das

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

Signature of vendors

Priyanka Paul

Anup Kumar Halder

Prabir


































Signature of Purchasers

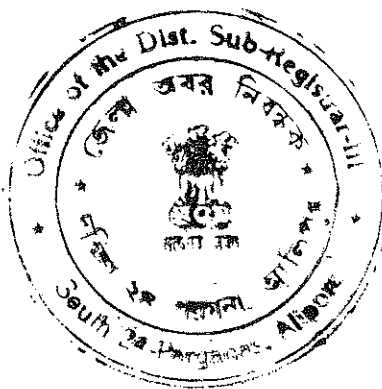


DISTRICT SUB REGISTRAR - III
SOUTH 24 PGS. ALIPORE

5 OCT 2021

SPECIMEN FORM FOR TEN FINGERPRINTS

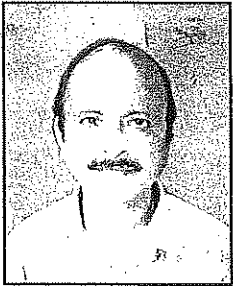




















	<i>Bijoy Kumar Das</i>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
	<i>Prabir Das</i>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
	<i>Biswanath Paul</i>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				

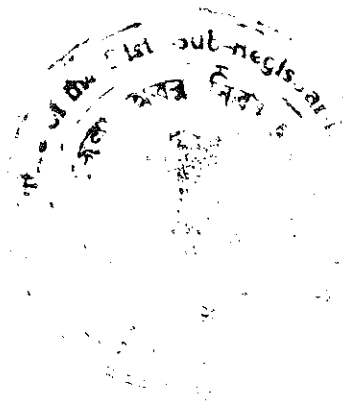


DISTRICT SUB REGISTRAR OF
SOUTH 24 PGS., ALIPORE

5 OCT 2021

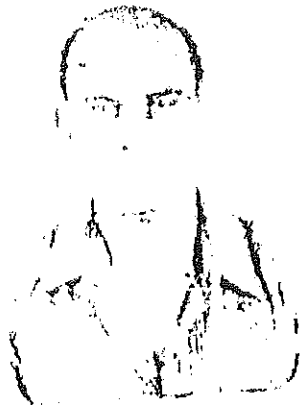
SPECIMEN FORM FOR TEN FINGERPRINTS

	<i>Arjun Kumar Havelar</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. ALIPUR
01 OCT 2021

स्थाई 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

Shah

आयकर आयुक्त(सिस्टम), शिलांग

COMMISSIONER OF INCOME-TAX(SYSTEMS), SHILLONG

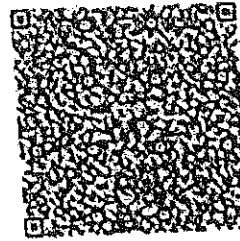


भारत सरकार

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

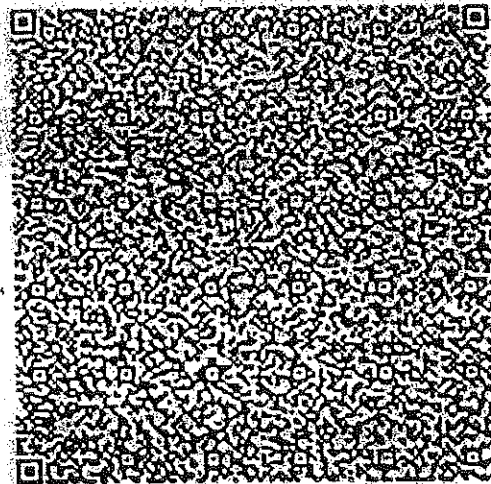


भारतीय पहचान प्राधिकरण

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



For more information visit

www

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

हस्ताक्षर /SIGNATURE

आयकर आयुक्त(सिस्टम), शिलांग
COMMISSIONER OF INCOME-TAX(SYSTEMS), SHILLONG



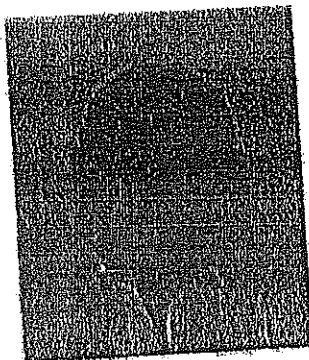
भारत सरकार

भारत गणराज्य



आधार

Download Date: 23/12/2019



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

Issue Date: 13/11/2019

6640 6789 7217

VID : 9147 8678 3542 4619

मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण

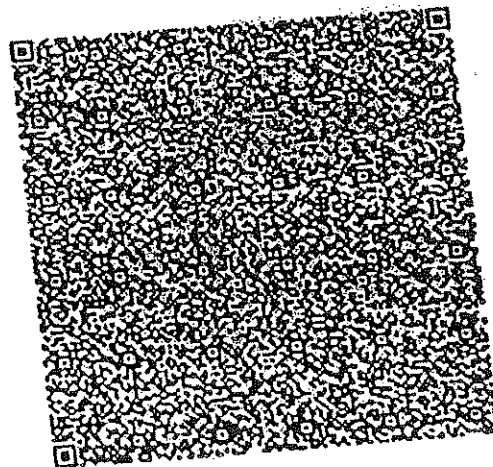
Unique Identification Authority of India



AADHAAR

पता:
द्वारा: बलाहरी डॅस, एलईडीओ टीआईआरएपी, एलईडीओ
टीआईआरएपी, लेडो गांव, टिंसुकिया,
असम - 786182

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



6640 6789 7217

VID : 9147 8678 3542 4619

1947



help@uidai.gov.in



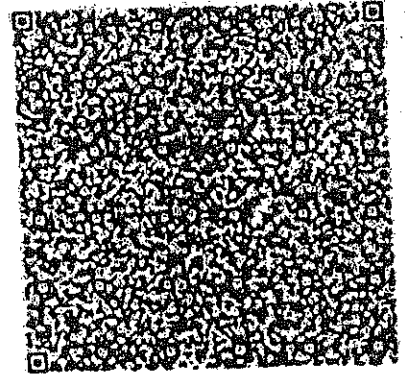
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आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVERNMENT OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AGHPD3960D



नाम / Name

BIJOY KUMAR DAS

पिता/पितासम / Father's Name

BALAHARI DAS

जन्म तिथि / Date of Birth
20/08/1966

Bijoy Kumar Das

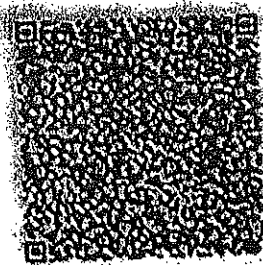
हस्ताक्षर / Signature



भारत सरकार
Government of India



Bijoy Kumar Das
Date of Birth/DOB: 20/08/1966
Male/MALE



8333 7968 6767

VID: 9140 3007 2397 6007

मेरा आधार, मेरी पहचान

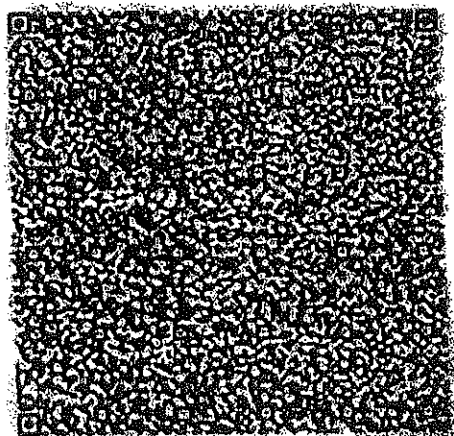


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Government of India

Unique Identification Authority of India

Address:

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



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8333 7968 6767

VID: 9140 3007 2397 6007



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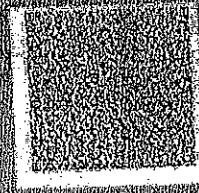
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आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA



आयकर विभाग
INCOME TAX DEPARTMENT
AFOPP 2007/Q



श्री. एन. ए.
प्राबु (A)

आयकर विभाग
SANTHANALAY

दस्तावेज संख्या
Date of Birth
07/06/1973



भारत सरकार

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Government of India

Enrolment No.: 0647/03107/64583

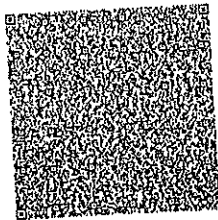
To
PRABIR PAUL
C/O Santi Ranjan Paul
URBANA, TOWER-6, FLAT NO.-2404
783 ANANDAPUR
E.K.T
E.k.t
Kolkata West Bengal - 700107
9433443846

Download Date: 29/06/2019

Generation Date: 15/06/2019

Signature valid

Digital Signature
UNIQUE IDENTIFICATION
AUTHORITY OF INDIA
Date: 20/06/2019 15:51:55
ID



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आपका आधार क्रमांक / Your Aadhaar No. :

9058 9891 0937

VID : 9117 4808 1074 5403

मेरा आधार, मेरी पहचान



भारत सरकार
Unique Identification Authority of India



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

9058 9891 0937

VID : 9117 4808 1074 5403

मेरा आधार, मेरी पहचान



भारत सरकार
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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

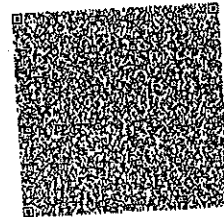
- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- 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
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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

http://uidai.gov.in

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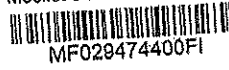
ভারত সরকার
Government of India

ভারতীয় বৈশিষ্ট্য পরিচয় প্রাধিকরণ
Unique Identification Authority of India

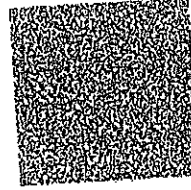
তালিকাভুক্তির নম্বর / Enrollment No.: 0000/00613/02211

To
বিস্বনাথ পাল
BISWANATH PAUL
C/O AJIT PAUL,
18/2, NORTH PURBACHAL ROAD,
GARFA,
VTC: Hattu,
PO: Hattu,
District: Kolkata,
State: West Bengal,
PIN Code: 700078,
Mobile: 9433095153

24/01/2013
2947440



MF029474400FI



আপনার আধার সংখ্যা / Your Aadhaar No. :

3486 4004 7130

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India

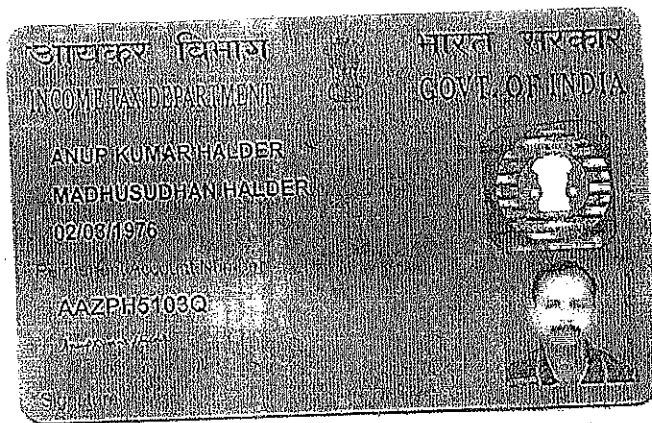


বিস্বনাথ পাল
BISWANATH PAUL
জন্মতারিখ / DOB : 22/04/1977
পুরুষ / Male

3486 4004 7130

আমার আধার, আমার পরিচয়

24/01/2013



1. 1000 1000 1000
2. 1000 1000 1000
3. 1000 1000 1000
4. 1000 1000 1000
5. 1000 1000 1000
6. 1000 1000 1000
7. 1000 1000 1000
8. 1000 1000 1000
9. 1000 1000 1000
10. 1000 1000 1000

भारत सरकार
GOVERNMENT OF INDIA

Anup Kumar Halder
DOB: 02/03/1976
Male / MALE

7782 0933 8910

7782 0933 8910

मेरा आदhaar, मेरी पहचान

०१

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address:
S/O Madhusudan Halder, 23K
Panchanan Tala Road, Dhakuria
Sarat Bose Road S/O, Kolkata, West
Bengal - 700029

7782 0933 8910

1847
1800 300 1847

help@uidai.gov.in www.uidai.gov.in

PO Box No. 1847
Bengaluru 560 001



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
ভারত সরকার
Unique Identification Authority of India
Government of India

তালিকাভুক্তির 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 : শরৎ কুমার মন্ডল
Father : SARAT KUMAR MONDAL
জন্ম মাল / 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 অথেন্টিকেশন 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-1603-09171/2021	Date of Registration	05/10/2021
Query No / Year	1603-2001977726/2021	Office where deed is registered	
Query Date	30/09/2021 11:26:55 AM	1603-2001977726/2021	
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. 50,67,749/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 2,02,830/- (Article:23)	Rs. 50,723/- (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: 2127, , 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 8 Chatak 33 Sq Ft	24,73,000/-	50,40,749/-	Width of Approach Road: 42 Ft.,
Grand Total :				4.2006Dec	24,73,000 /-	50,40,749 /-	

Structure Details :






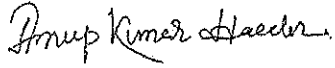
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	27,000/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	27,000 /-	27,000 /-	

Seller Details :




SI 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, 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: 99xxxxxxx0841, Status :Individual, Executed by: Attorney Executed by: Attorney

2	Mr DHIRENDRA 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.: ADxxxxxx0H, Aadhaar No: 66xxxxxxxx7217, Status :Individual, Executed by: Attorney, Executed by: Attorney			
3	Name Mr BIJOY KUMAR DAS Son of Late Balahari Das Executed by: Self, Date of Execution: 04/10/2021 , Admitted by: Self, Date of Admission: 05/10/2021 ,Place : Office	Photo 	Finger Print 	Signature 
	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: 04/10/2021 , Admitted by: Self, Date of Admission: 05/10/2021 ,Place : Office				



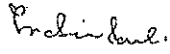
Buyer Details :

Sl No	Name, Address, Photo, Finger print and Signature			
1	OIENDRILA PROMOTERS AND DEVELOPERS PRIVATE LIMITED 27B, Bose Pukur Road, City:- Not Specified, 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			
2	Name Mr BISWANATH PAUL Son of Mr AJIT PAUL Executed by: Self, Date of Execution: 04/10/2021 , Admitted by: Self, Date of Admission: 05/10/2021 ,Place : Office	Photo 	Finger Print 	Signature 
	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:- DHAKURIA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AGxxxxxx2D, Aadhaar No: 34xxxxxxxx7130, Status :Individual, Executed by: Self, Date of Execution: 04/10/2021 , Admitted by: Self, Date of Admission: 05/10/2021 ,Place : Office				
3	Name Mr ANUP KUMAR HALDER Son of Mr Madhusudan Halder Executed by: Self, Date of Execution: 04/10/2021 , Admitted by: Self, Date of Admission: 05/10/2021 ,Place : Office	Photo 	Finger Print 	Signature 
	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: 04/10/2021 , Admitted by: Self, Date of Admission: 05/10/2021 ,Place : Office				



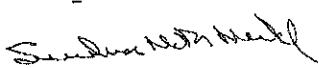
Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr BIJOY KUMAR DAS Son of Late BALAHARI DAS Date of Execution - 04/10/2021, , Admitted by: Self, Date of Admission: 05/10/2021, Place of Admission of Execution: Office			
	Oct 5 2021 3:08PM	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 : Attorney, Attorney of : Mr MANINDRA KUMAR DAS, Mr DHIRENDRA KUMAR DAS				

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr PRABIR PAUL (Presentant) Son of Mr Santi Ranjan Paul Date of Execution - 04/10/2021, , Admitted by: Self, Date of Admission: 05/10/2021, Place of Admission of Execution: Office			
	Oct 5 2021 3:13PM	LTI 05/10/2021	05/10/2021	
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)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SURENDRA NATH MONDAL Son of Late SARAT KUMAR MONDAL HIGH COURT CALCUTTA, City:- Not Specified, P.O:- GPO, 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 BISWANATH PAUL, Mr BIJOY KUMAR DAS, 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 DHIRENDRA KUMAR 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 DHIRENDRA 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
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 : 23 of Indian Stamp Act 1899.

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

Presented for registration at 14:22 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 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 50,67,749/-

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: DHAKURIA, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700031, 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: GPO, 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:- 700042

Indetified by Mr SURENDRA NATH MONDAL, , , Son of Late SARAT KUMAR MONDAL, HIGH COURT CALCUTTA, P.O: GPO, 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, P.O: Ledo, Thana: MARGHERITA, , Tinsukia, ASSAM, India, PIN - 786182, 2. Mr DHIRENDRA KUMAR 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: GPO, 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 50,723/- (A(1) = Rs 50,677/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 50,691/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 04/10/2021 1:49PM with Govt. Ref. No: 192021220092054368 on 04-10-2021, Amount Rs: 50,691/-, Bank: SBI EPay (SBlePay), Ref. No. 1489368565317 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. 2,02,730/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 2,02,730/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no AK8579, 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 1:49PM with Govt. Ref. No: 192021220092054368 on 04-10-2021, Amount Rs: 2,02,730/-,
Bank: SBI EPay (SBlePay), Ref. No. 1489368565317 on 04-10-2021, Head of Account 0030-02-103-003-02

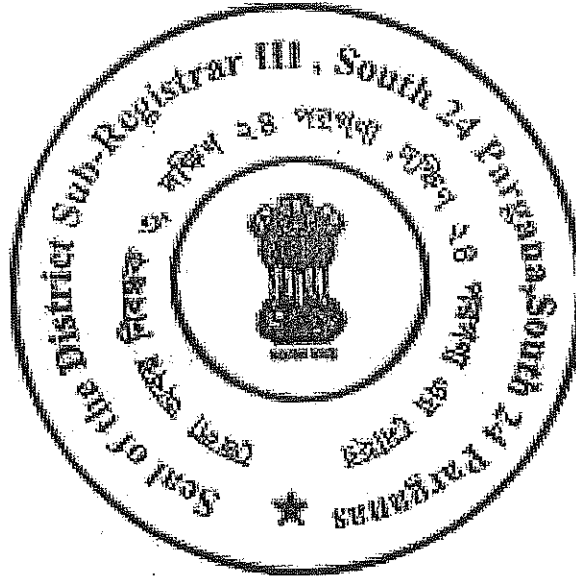


Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2021, Page from 250506 to 250552
being No 160309171 for the year 2021.



Dhar

Digitally signed by DEBASISH DHAR
Date: 2021.10.05 18:06:07 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2021/10/05 06:06:07 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)

