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1. 806/2024



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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for registration and take the photo
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this document is the part of this document
Addl. Dist. Sub-Registrar, Bishupur

09 FEB 2024

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this the 9th day of February,

Two Thousand Twenty Four (2024).

BETWEEN

8820

08 FEB 2024

No.....Rs.5000/- Date.....

Name : OAS Realty Rt. Ltd.

Address : Sanjua, P.S. Bishnupur, South 24 Pgs,

Vendor : Subhankar Das Pin - 743377.
Alipore Collectorate, 24 Pgs. (South)

SUBHANKAR DAS
STAMP VENDOR
Alipore Police Court, Kol-27

8820 = 5000/-



Addl. Dist. Sub-Registrar, Bishnupur
District- South 24 Parganas

09 FEB 2024

Dhananjay Sardar

Dhananjay Sardar (Adv.)
S/o - Sri Samar Chandra Sardar
Alipore Police Court
P.O. + P.S.- Alipore,
Kolkata - 700027.

(1) MS. CHAPALA MONDAI
CDHPM8953N
Mond...

(2)

(1) **MS. CHAPALA MONDAL** (Aadhaar No. 7097 8784 9657, PAN- CDHPM8953N, Voter Id No. KKC1255256), wife of Late Jitendra Nath Mondal, (2) **SRI BABURAM MONDAL** (Aadhaar No. 5463 7298 3175, PAN- BHCPM9919C, Voter Id No. KKC0191429), (3) **SRI SURATH MONDAL** (Aadhaar No. 6425 1269 2131, PAN- BGSPM7844P, Voter Id No. KKC1254564), (4) **SRI SANAT MONDAL** (Aadhaar No. 2582 0769 4141, PAN- BFJPM3064D, Voter Id No. KKC0191437), Vendor No. 2 to 4 all are sons of Late Jitendra Nath Mondal, all by faith- Hindu, by nationality- Indian, by occupation- Housewife & Cultivation respectively, residing at Village- Angarberia, Post Office- Nahazari, Police Station- Bishnupur, District- South 24 Parganas, Pin- 700104, State- West Bengal, hereinafter jointly called and referred to as "**VENDORS**" (which expression shall unless excluded by or repugnant to the context and subject be deemed to mean and include their successors, heirs, executors, administrators, legal representatives nominees and assigns) of the **FIRST PART**.

AND

OAS REALTY PRIVATE LIMITED (PAN- AABC01647F), a Private Limited Company, incorporated within the meaning of the Companies Act, 1956, having its registered Office at Sanjua, P.O.- Bakhrabat, P.S.- Bishnupur, District- South 24 Parganas, Pin- 743377, being

(3)

represented by its Director IFTESHAM SEIKH (PAN - LFFPS0340G, Aadhaar No. 5566 9049 1016) daughter of Late Ramjan Ali Sk, by Faith- Islam, by Nationality- Indian, by Occupation - Business, residing at Village- Nandabhanga, P.O.- Bakhrahat, P.S.- Bishnupur, District- South 24 Parganas, Pin- 743377, State- West Bengal hereinafter called and referred to as "**PURCHASER**" (which expression shall unless excluded by or repugnant to the context and subject be deemed to mean and include its successor-in-office, heirs, executors, administrators, legal representatives nominees and assigns) of the **OTHER PART.**

WHEREAS one **Jitendra Nath Mondal**, son of Motilal Mondal of Angarberia, P.S.- Bishnupur, Dist.- South 24 Parganas purchased **61 Decimals** Shali land out of 61 Decimals land comprised in **R.S. Dag No. 155**, vide R.S. Khatian No. 375, lying and situated at **Mouza- Gazipur**, vide J.L. No.- 24, Touzi No.- 93, Resa No.- 107, within the limits of **Nahazari Gram Panchayet**, under P.S. & A.D.S.R. Office- Bishnupur, District- South 24 Parganas from Sri Tinkori Dutta, son of Late Nabin Chandra Dutta of Khastika, P.S.- Bishnupur, Dist.- South 24 Parganas, vide a registered Bengali Deed of Sale, which was registered on 05/05/1971 in the office of S.R. Bishnupur and recorded

(4)

in Book No. I, Volume No. 48, Pages from 211 to 213, Being No. 4529 for the year 1971.

AND WHEREAS after purchase aforesaid Jitendra Nath Mondal became the sole and absolute owner of land measuring an area about **61 Decimals** Shali land out of 61 Decimals land comprised in **R.S. Dag No. 155**, vide R.S. Khatian No. 375, lying and situated at **Mouza- Gazipur**, vide J.L. No.- 24, Touzi No.- 93, Resa No.- 107, within the limits of **Nahazari Gram Panchayet**, under P.S. & A.D.S.R. Office- Bishnupur, District- South 24 Parganas and while possessing and occupying the aforesaid landed property with good, clear and marketable title, he died intestate leaving behind his wife **Chapala Mondal (i.e. the Present Vendor No. 1 herein)** and three sons namely **Baburam Mondal (i.e. the Present Vendor No. 2 herein)**, **Surath Mondal (i.e. the Present Vendor No. 3 herein)** & **Sanat Mondal (i.e. the Present Vendor No. 4 herein)** as his legal heirs as per the provision of Hindu Law of Succession Act, 1956.

AND WHEREAS by way of inheritance aforesaid **Chapala Mondal (i.e. the Present Vendor No. 1 herein)** inherited her respective $1/4^{\text{th}}$ share from her predeceased husband Late Jitendra Nath Mondal and have been possessing and occupying the aforesaid

(5)

land by getting her name mutated in the Record of Rights by opening a new **L.R. Khatian No. 317** after paying rent and taxes to the appropriate authority.

AND WHEREAS by way of inheritance aforesaid **Baburam Mondal** (i.e. the Present Vendor No. 2 herein), **Surath Mondal** (i.e. the Present Vendor No. 3 herein) & **Sanat Mondal** (i.e. the Present Vendor No. 4 herein) jointly inherited their respective $3/4^{\text{th}}$ share from their predeceased father **Late Jitendra Nath Mondal** and have been possessing and occupying the aforesaid land by getting their names mutated in the Record of Rights by opening three new **L.R. Khatian Nos. 596 (Baburam Mondal), 1013 (Surath Mondal) & 896 (Sanat Mondal)** respectively after paying rent and taxes to the appropriate authority.

AND WHEREAS the Present Vendors herein have jointly decided and declared to sell unto the Purchaser and the Purchaser has agreed to purchase said **61 Decimals Shali land** comprised in **R.S. & L.R. Dag No. 155**, free from all encumbrance, charges liens, lispence, attachments, debutters, trusts, leases, leniencies, liabilities, restriction, respective covenants, claims, demands, mortgages of whatsoever nature and with vacant peaceful possession together with all easements, rights, amenities and facilities attached therewith

(6)

for a total consideration of **Rs.30,00,000 (Rupees Thirty Lakhs) only**. The Market Value has been assessed by Govt. of West Bengal is **Rs.30,37,952 only**.

NOW THIS INDENTURE WITNESSETH THAT in pursuance of the said agreement and in consideration of **Rs.30,00,000 (Rupees Thirty Lakhs) only** paid to the Vendors by the Purchaser as per Memo of Consideration mentioned below, at or immediately before the execution of these presents (the receipt whereof the Vendors doth hereby as well by the receipt hereunder written, admit and acknowledge and or and from the same and every part thereof hereby acquit, release and forever discharge the said Purchaser as well as the said Land, particularly described in the Schedule hereunder written). The Vendors doth hereby sell, grant, transfer, convey, assign and assure unto the purchaser free from all encumbrances attachments, charges, lines, lispendents all that piece or parcel of Shali Land (Agricultural) with all rights of assessments and appurtenances, as particularly mentioned and described in the schedule hereunder written **TO HAVE AND TO HOLD** the said land hereby granted, transferred, conveyed and assigned or expressed or intended so to be with the appurtenances unto the purchaser absolutely and forever free from all encumbrances whatsoever.

THE VENDORS DOTH HEREBY COVENANT WITH THE PURCHASER as

under:-

1. That notwithstanding any acts, deeds, matters or things whatsoever done by the Vendors or their Predecessor-in-title or any of them do executed or knowingly suffered to the contrary. The Vendors are fully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said land hereby granted and conveyed or expressed or intended so to be for a perfect indefeasible state or inheritance, estate or inheritance without any manner or condition use trust or other thing whatsoever to alter or make void the same.

2. That notwithstanding any such acts, deeds or things whatsoever aforesaid the Vendors now have good rights, full lawful and absolute authority and indefeasible title to grant, convey, transfer and assign their land hereby granted, conveyed, transferred and assigned or expressed or intended so to be with the appurtenances unto and to the use of the Purchaser in the manner aforesaid and according to the true intent and meaning of these presents.

3. That the Purchaser shall and may from time to time and at all times hereafter peacefully and quietly hold, occupy, possess and enjoy the land hereby granted, conveyed, transferred and assigned

(8)

and take rents, issues and profits thereof for its absolute use and benefit without any lawful hindrance, interruption, disturbance, suit, eviction, claim or demand whatsoever from or by the Vendors or any person or persons whomsoever.

4. That free and clear and freely and clearly and absolutely acquired, exonerated and released or otherwise by and at the costs and expenses of the Vendors were and sufficiently saved, defended kept harmless and other estate, rights, title, claim, mortgages, charges, lien, lispens, attachments and encumbrances whatsoever.

5. Further that the Vendors and all persons having and lawfully or equitably claiming any estate right, title or interest whatsoever unto or upon the said Land and every part thereof from under or in trust for the Vendors and/or their predecessor-in-title or any of them shall and will from time to time and at all times hereafter at the requests and costs of the Purchaser do and execute or cause to be done or executed all such acts, assurances, and things whatsoever for further better and perfectly assuring the said Land hereby, granted, conveyed, transferred and assigned or expressed or intended so to be and every part thereof unto and to the use of the said Purchaser in the manner aforesaid as may be reasonably required.

(9)

6. That the said Land or any and every part thereon is not attached in any proceedings including certificate proceedings started by or at the instances of Income tax, Wealth tax, or Gift tax, authorities or department or under the provisions of the Public Demand Recovery Act or otherwise and that no certificate has been filed in the office of certificate officer under the provisions of the Public Demand Recovery Act and no steps taken in execution of any certificate at the instance of the - income tax, and/or wealth tax and/or estate duty authorities.

7. That no notice had been issued under the Public Demand Recovery Act, and has not been served on the Vendors or any such notice has been published.

8. That the Vendors have not yet received any notice of requisition or acquisition of the property described in the Schedule below from any authority or authorities.

9. That the Purchaser and all person or persons claiming through or under it shall have undisputed and all manner of rights through ever or under the passage.

10. It is hereby declared that the Land, as described in the Schedule below, is the self-acquired property of the Vendors and they are not the benamidars of any one.

11. The Vendors delivers this day khas possession of the said land unto the Purchaser by demarcating its boundaries.

SCHEDULE OF THE SOLD PROPERTY

ALL THAT piece and parcel of **Shali** land measuring more or less **61 Decimals** comprised in **R.S. & L.R. Dag No. 155**, vide **R.S. Khatian No. 375** of whose corresponding to **L.R. Khatian Nos. 317, 596, 1013 & 896**, as follows –

R.S. Kh. No.	L.R. Kh. No.	R.S. & L.R. Dag No.	Nature	Total Land	Share	Sold Area
375	317	155	Shali	61 Dec.	2500	15.25 Decimals (Sold by Vendor No.1)
375	596	155	Shali	61 Dec.	2500	15.25 Decimals (Sold by Vendor No.2)
375	1013	155	Shali	61 Dec.	2500	15.25 Decimals (Sold by Vendor No.3)
375	896	155	Shali	61 Dec.	2500	15.25 Decimals (Sold by Vendor No.4)
Total						61 Decimals

lying and situated at **Mouza- Gazipur**, J.L. No.- 24, Pargana- Magura, Touzi No.- 93, Resa No. 107, within the limits of **Nahazari Gram Panchayet**, under Police Station and Sub-Registry Office at **Bishnupur**, in the **District of South 24-Parganas**, together with all

easement rights and appurtenances thereto, being butted and bounded as follows: -

On the North	:	Purchaser's Land.
On the South	:	Land of O.A.S. Realtors Pvt. Ltd.
On the East	:	Purchaser's Land.
On the West	:	Purchaser's Land.

IN WITNESS WHERE OF the Vendors herein have hereunto set and subscribed their hand on the day, month and year first above written.

SIGNED SEALED & DELIVERED

by the Parties in the presence of: -

WITNESSES: -

1. *Lakshmi Kanta Sanpui*

Lakshmikanta Sanpui
S/O- Panchu Gopal Sanpui
Vill.-Makhalia, P.O.-Bakhrabat,
P.S.-Bishnupur, South 24 Pgs.,
PIN-743377



L.T.I of Chapala Mandul
By the pen of *Dhananjay Sardar*

2 *Anupam Mondul*
S/O- *Asit Mondul*
Vill+P.O- *Kanganberia*
P.S- *Bishnupur*
Pin- *743503*

Anupam Mondul
Asit Mondul
Anupam Mondul

Signature of the VENDORS

Drafted by :-

Dhananjay Sardar

Dhananjay Sardar (Adv.)
F - 1019/1190/2015
Alipore Police Court
Kol - 27

MEMO OF CONSIDERATION

RECEIVED by the within named Vendors from the Purchaser the within mentioned sum of **Rs.30,00,000 (Rupees Thirty Lakhs) only** being the full and final consideration money paid the Vendors by the Purchaser.

Date	Cheque No./Cash	Bank/Branch	Amount (Rs.)
06/02/2023	192903	IDBI Bank, Amtala Branch	2,00,000
06/02/2023	192904		2,00,000
06/02/2023	192905		2,00,000
18/02/2023	192050		2,00,000
18/02/2023	192051		2,00,000
18/02/2023	192052		2,00,000
18/02/2023	192053		2,00,000
08/04/2023	196624		2,00,000
08/04/2023	196626		2,00,000
08/04/2023	196641		2,00,000
10/06/2023	198211		1,50,000
10/06/2023	198212		1,50,000

(13)

10/06/2023	198213	IDBI Bank, Amtala Branch	1,50,000
30/09/2023	199324		1,00,000
30/09/2023	199325		1,00,000
30/09/2023	199326		1,00,000
23/01/2024	565514	S.B.I., Bakrahat Branch	2,00,000
07/02/2024	Cash		50,000
TOTAL			30,00,000
Rupees Thirty Lakhs Only.			

WITNESSES:-

1.

Lakshmi Kanta Sanpui

Lakshmikanta Sanpui
S/O- Panchu Gopal Sanpui
Vill.-Makhalia, P.O.-Bakrahat,
P.S.-Bishnupur, South 24 Pgs.,
PIN-743377



L.T.I of Chapala Mondal
By the pen of Bhawanijit Mondal

20/02/2024

2. Anupam Mondal
S/O- Asit Mondal
Vill+P.O- Kangarberia
P.S- Bishnupur
Pin - 743503

3/2/24 5:57 PM
Bishnupur

Signature of the VENDORS

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name OAS Realty Pvt. Ltd.

Signature Aftabham Saikh
Director

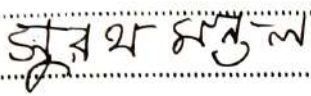
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right hand					

Name L.T.I of Chapala Mondal
Signature By the pen of Ananias Sazkar

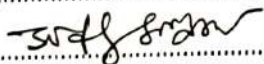
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Name
Signature

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	left hand					
	right hand					

Name.....
 Signature..... 

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	left hand					
	right hand					

Name.....
 Signature..... 

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name.....
 Signature.....



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



GRN Details

GRN:	192023240377083978	Payment Mode:	SBI E pay
GRN Date:	08/02/2024 23:29:01	Bank/Gateway:	SBIePay Payment Gateway
BRN:	8222552025723	BRN Date:	08/02/2024 23:29:30
Gateway Ref ID:	IGAQVIHWC6	Method:	State Bank of India NB
GRIPS Payment ID:	080220242037708396	Payment Init. Date:	08/02/2024 23:29:01
Payment Status:	Successful	Payment Ref. No:	2000329430/3/2024
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	Mr OAS REALTY PRIVATE LIMITED
Address:	Sanjua
Mobile:	7685088085
Period From (dd/mm/yyyy):	08/02/2024
Period To (dd/mm/yyyy):	08/02/2024
Payment Ref ID:	2000329430/3/2024
Dept Ref ID/DRN:	2000329430/3/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000329430/3/2024	Property Registration- Stamp duty	0030-02-103-003-02	86159
2	2000329430/3/2024	Property Registration- Registration Fees	0030-03-104-001-16	30394
Total				116553

IN WORDS: ONE LAKH SIXTEEN THOUSAND FIVE HUNDRED FIFTY THREE ONLY.

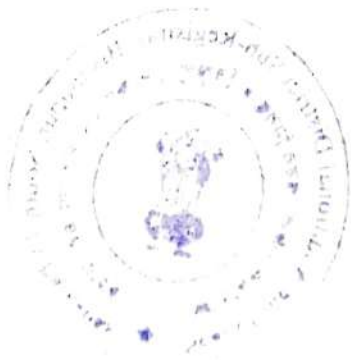
Major Information of the Deed

Deed No :	I-1613-00806/2024	Date of Registration	09/02/2024
Query No / Year	1613-2000329430/2024	Office where deed is registered	
Query Date	05/02/2024 10:30:43 PM	A.D.S.R. BISHNUPUR, District: South 24-Parganas	
Applicant Name, Address & Other Details	Dhananjay Sardar Alipore Police Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 7685088085, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 30,00,000/-	Rs. 30,37,952/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 91,159/- (Article:23)	Rs. 30,394/- (Article:A(1), E)		
Remarks			

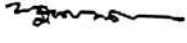
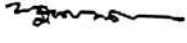
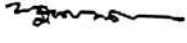
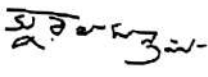
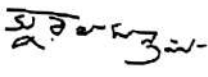
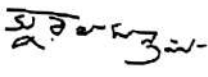
Land Details :

District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: NAHAJARI, Mouza: Gazipur, JI No: 24, Pin Code : 700104

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-155 (RS :-155)	LR-317	Organisati on	Shali	15.25 Dec	7,50,000/-	7,59,488/-	
L2	LR-155 (RS :-155)	LR-596	Organisati on	Shali	15.25 Dec	7,50,000/-	7,59,488/-	
L3	LR-155 (RS :-155)	LR-1013	Organisati on	Shali	15.25 Dec	7,50,000/-	7,59,488/-	
L4	LR-155 (RS :-155)	LR-896	Organisati on	Shali	15.25 Dec	7,50,000/-	7,59,488/-	
		TOTAL :			61Dec	30,00,000 /-	30,37,952 /-	
		Grand Total :			61Dec	30,00,000 /-	30,37,952 /-	



Seller 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> Chapala Mandal (Presentant) Wife of Late Jitendra Nath Mandal Executed by: Self, Date of Execution: 09/02/2024 , Admitted by: Self, Date of Admission: 09/02/2024 ,Place : Office </td> <td>  09/02/2024 </td> <td>  LTI 09/02/2024 Captured </td> <td>  09/02/2024 </td> </tr> </tbody> </table> Angarberia, City:- Not Specified, P.O:- Nahazari, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: cdxxxxxx3n, Aadhaar No: 70xxxxxxxx9657, Status :Individual, Executed by: Self, Date of Execution: 09/02/2024 , Admitted by: Self, Date of Admission: 09/02/2024 ,Place : Office	Name	Photo	Finger Print	Signature	Chapala Mandal (Presentant) Wife of Late Jitendra Nath Mandal Executed by: Self, Date of Execution: 09/02/2024 , Admitted by: Self, Date of Admission: 09/02/2024 ,Place : Office	 09/02/2024	 LTI 09/02/2024 Captured	 09/02/2024
Name	Photo	Finger Print	Signature						
Chapala Mandal (Presentant) Wife of Late Jitendra Nath Mandal Executed by: Self, Date of Execution: 09/02/2024 , Admitted by: Self, Date of Admission: 09/02/2024 ,Place : Office	 09/02/2024	 LTI 09/02/2024 Captured	 09/02/2024						
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Baburam Mandal Son of Late Jitendra Nath Mandal Executed by: Self, Date of Execution: 09/02/2024 , Admitted by: Self, Date of Admission: 09/02/2024 ,Place : Office </td> <td>  09/02/2024 </td> <td>  LTI 09/02/2024 Captured </td> <td>  09/02/2024 </td> </tr> </tbody> </table> Angarberia, City:- Not Specified, P.O:- Nahazari, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, PAN No.:: bhxxxxxx9c, Aadhaar No: 54xxxxxxxx3175, Status :Individual, Executed by: Self, Date of Execution: 09/02/2024 , Admitted by: Self, Date of Admission: 09/02/2024 ,Place : Office	Name	Photo	Finger Print	Signature	Baburam Mandal Son of Late Jitendra Nath Mandal Executed by: Self, Date of Execution: 09/02/2024 , Admitted by: Self, Date of Admission: 09/02/2024 ,Place : Office	 09/02/2024	 LTI 09/02/2024 Captured	 09/02/2024
Name	Photo	Finger Print	Signature						
Baburam Mandal Son of Late Jitendra Nath Mandal Executed by: Self, Date of Execution: 09/02/2024 , Admitted by: Self, Date of Admission: 09/02/2024 ,Place : Office	 09/02/2024	 LTI 09/02/2024 Captured	 09/02/2024						
3	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Surath Mondal Son of Late Jitendra Nath Mondal Executed by: Self, Date of Execution: 09/02/2024 , Admitted by: Self, Date of Admission: 09/02/2024 ,Place : Office </td> <td>  09/02/2024 </td> <td>  LTI 09/02/2024 Captured </td> <td>  09/02/2024 </td> </tr> </tbody> </table> Angarberia, City:- Not Specified, P.O:- Nahazari, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, PAN No.:: bgxxxxxx4p, Aadhaar No: 64xxxxxxxx2131, Status :Individual, Executed by: Self, Date of Execution: 09/02/2024 , Admitted by: Self, Date of Admission: 09/02/2024 ,Place : Office	Name	Photo	Finger Print	Signature	Surath Mondal Son of Late Jitendra Nath Mondal Executed by: Self, Date of Execution: 09/02/2024 , Admitted by: Self, Date of Admission: 09/02/2024 ,Place : Office	 09/02/2024	 LTI 09/02/2024 Captured	 09/02/2024
Name	Photo	Finger Print	Signature						
Surath Mondal Son of Late Jitendra Nath Mondal Executed by: Self, Date of Execution: 09/02/2024 , Admitted by: Self, Date of Admission: 09/02/2024 ,Place : Office	 09/02/2024	 LTI 09/02/2024 Captured	 09/02/2024						

Name	Photo	Finger Print	Signature
Sanat Mondal Son of Late Jitendra Nath Mondal Executed by: Self, Date of Execution: 09/02/2024 , Admitted by: Self, Date of Admission: 09/02/2024 ,Place : Office	 09/02/2024	 LTI 09/02/2024	 09/02/2024
Angarberia, City:- Not Specified, P.O:- Nahazari, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, PAN No.:: bfxxxxxx4d, Aadhaar No: 25xxxxxxxx4141, Status :Individual, Executed by: Self, Date of Execution: 09/02/2024 , Admitted by: Self, Date of Admission: 09/02/2024 ,Place : Office			

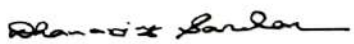
Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	OAS REALTY PRIVATE LIMITED Sanjua, City:- Not Specified, P.O:- Bakhrahat, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743377 , PAN No.:: aaxxxxxx7f,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Iftesham Seikh Daughter of Late Ramjan Ali Sk Nandabhanga, City:- Not Specified, P.O:- Bakhrahat, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743377, Sex: Female, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: Ifxxxxxx0g, Aadhaar No: 55xxxxxxxx1016 Status : Representative, Representative of : OAS REALTY PRIVATE LIMITED (as DIRECTOR)

Identifier Details :

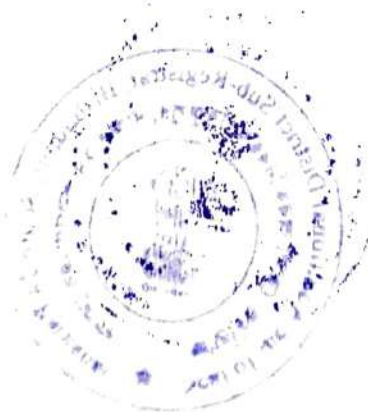
Name	Photo	Finger Print	Signature
Shri Dhananjoy Sardar Son of Shri Samar Chandra Sardar Alipore Police Court, City:- Not Specified, P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027	 09/02/2024	 Captured 09/02/2024	 09/02/2024
Identifier Of Chapala Mandal, Baburam Mandal, Surath Mondal, Sanat Mondal, Iftesham Seikh			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Chapala Mandal	OAS REALTY PRIVATE LIMITED-15.25 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Baburam Mandal	OAS REALTY PRIVATE LIMITED-15.25 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Surath Mondal	OAS REALTY PRIVATE LIMITED-15.25 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Sanat Mondal	OAS REALTY PRIVATE LIMITED-15.25 Dec

Land Details as per Land Record

District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: NAHAJARI, Mouza: Gazipur, JI No: 24, Pin Code : 700104

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 155, LR Khatian No:- 317	Owner:চন্দ্রা মণ্ডল, Gurdian:জীতেন্দ্র নাথ, Address:আসারবেড়িয়া, Classification:শালি, Area:0.16000000 Acre,	Chapala Mandal
L2	LR Plot No:- 155, LR Khatian No:- 596	Owner:বাবুরাম মণ্ডল, Gurdian:জীতেন্দ্র নাথ, Address:আসারবেড়িয়া, Classification:শালি, Area:0.15000000 Acre,	Baburam Mandal
L3	LR Plot No:- 155, LR Khatian No:- 1013	Owner:সুরথ মণ্ডল, Gurdian:জীতেন্দ্র নাথ, Address:আসারবেড়িয়া, Classification:শালি, Area:0.15000000 Acre,	Surath Mondal
L4	LR Plot No:- 155, LR Khatian No:- 896	Owner:সনত মণ্ডল, Gurdian:জীতেন্দ্র নাথ, Address:আসারবেড়িয়া, Classification:শালি, Area:0.15000000 Acre,	Sanat Mondal



Endorsement For Deed Number : I - 161300806 / 2024

On 09-02-2024

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.

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

Presented for registration at 12:24 hrs on 09-02-2024, at the Office of the A.D.S.R. BISHNUPUR by Chapala Mandal , one of the Executants.

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 30,37,952/-

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

Execution is admitted on 09/02/2024 by 1. Chapala Mandal, Wife of Late Jitendra Nath Mandal, Angarberia, P.O: Nahazari, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by Profession House wife, 2. Baburam Mandal, Son of Late Jitendra Nath Mandal, Angarberia, P.O: Nahazari, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by Profession Cultivation, 3. Surath Mondal, Son of Late Jitendra Nath Mandal, Angarberia, P.O: Nahazari, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by Profession Cultivation, 4. Sanat Mondal, Son of Late Jitendra Nath Mandal, Angarberia, P.O: Nahazari, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by Profession Cultivation

Indetified by Shri Dhananjoy Sardar, , Son of Shri Samar Chandra Sardar, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 30,394.00/- (A(1) = Rs 30,380.00/- ,E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 30,394/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 08/02/2024 11:29PM with Govt. Ref. No: 192023240377083978 on 08-02-2024, Amount Rs: 30,394/-,
Bank: SBI EPay (SBlePay), Ref. No. 8222552025723 on 08-02-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 91,159/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 86,159/-

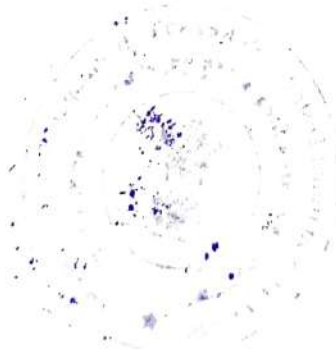
Description of Stamp

1. Stamp: Type: Impressed, Serial no 411238, Amount: Rs.5,000.00/-, Date of Purchase: 08/02/2024, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 08/02/2024 11:29PM with Govt. Ref. No: 192023240377083978 on 08-02-2024, Amount Rs: 86,159/-,
Bank: SBI EPay (SBlePay), Ref. No. 8222552025723 on 08-02-2024, Head of Account 0030-02-103-003-02

Bdasgupta

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



Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1613-2024, Page from 20511 to 20534
Deed No 161300806 for the year 2024.



Bdasgupta

Digitally signed by BAISHALI DASGUPTA
Date: 2024.02.12 16:32:58 +05:30
Reason: Digital Signing of Deed.

(Baishali Dasgupta) 12/02/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BISHNUPUR
West Bengal.