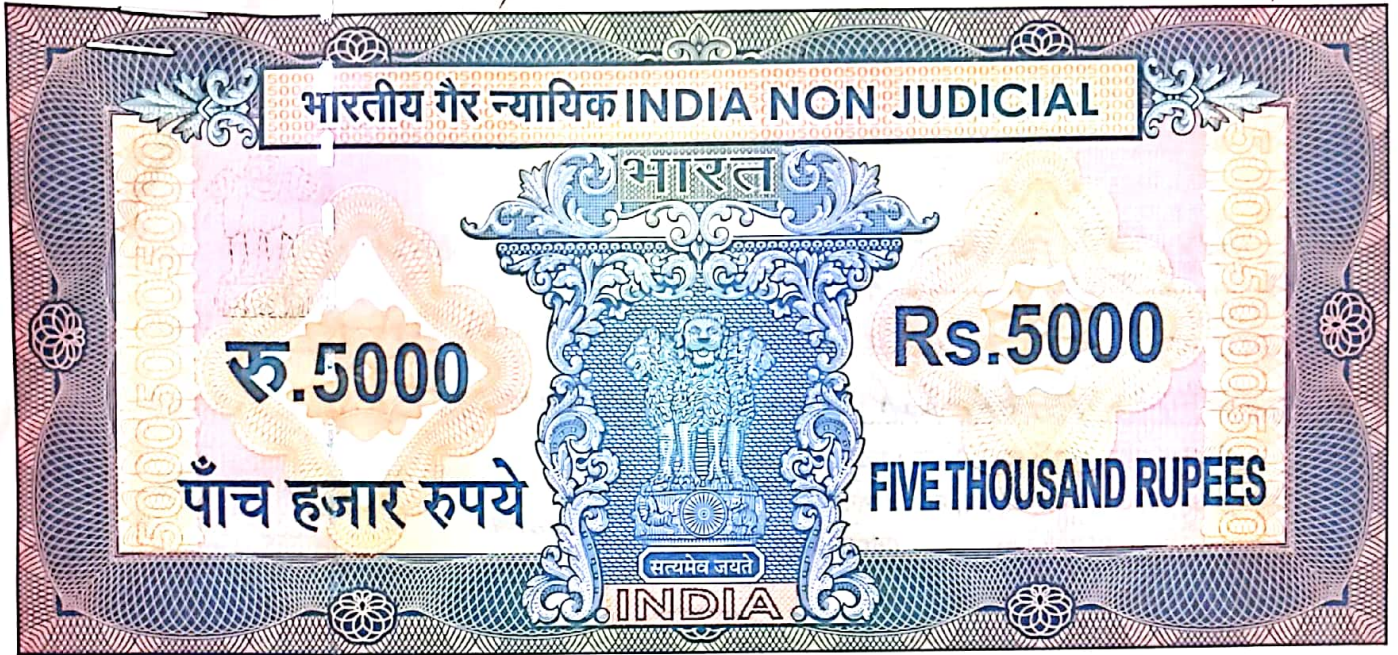


02546/23

I-2583/2023



अन्तिमवर्ग पश्चिम बंगाल WEST BENGAL

2 - 96738/23 H 093541
ms 22, 03, 078/-

13/4/23
12/4/23

Certified that the documents is admitted
For registration and take the photo
Sheet and fin, in print sheet attached with.
This document is the part of this document

Addl Dist. Sub-Registrar, Bishupur

19 APR 2023

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this the 19th day of April,

Two Thousand Twenty Three (2023).

BETWEEN

নং 1266 তারিখ 18/04/2023 মূল্য ৫০০০/-

ক্রোতার নাম OAS Realtors Pvt. Ltd.

ঠিকানা Bibirhat p.o. Bishnupur

স্ট্যাম্প ভেং- আজিজ উদ্দিন গাজী
বিষ্ণুপুর এ. ডি. এস. আর. অফিস, দঃ ২৪ পরগনা।

ভেংতার স্বাক্ষর

[Signature]



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

19 APR 2023

[Signature]

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

(1) IBRAHIM 7
AARPZ76

(2)

(1) **IBRAHIM ZAMADAR** (Aadhaar No. 3543 4920 7782, PAN- AARPZ7908F), (2) **IQUEBAL ZAMADAR** (Aadhaar No. 3435 9687 8277, PAN- ALOPJ8994M), (3) **ABUL HASSAN ZAMADAR** (Aadhaar No. 7236 5179 6691, PAN- AAMPZ0979P), all are sons of Late Sajahan Zamadar, by faith- Islam, by nationality- Indian, by occupation- Cultivation, residing at Village- Gazipur, 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 REALTORS PRIVATE LIMITED (PAN- AABCO1647F) a Private Limited Company, incorporated within the meaning of the Companies Act, 1956, having its registered office at Bibirhat, P.O.- Bakhrahat, P.S.- Bishnupur, District- South 24 Parganas, Pin- 743377, State- West Bengal and City Office at 522A/1, Diamond Harbour Road, 1st Floor, P.O. & P.S.- Behala, District- South 24 Parganas, Kolkata- 700034, State- West Bengal, being represented by its Director- **IFTESHAM**

(3)

SEIKH (Aadhaar No. 5566 9049 1016, PAN- LFFPS0340G), 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 Sajahan Zamadar purchased 53.66 Decimals Shali land out of 161 Decimals land comprised in R.S. & L.R. Dag No. 176, vide R.S. Khatian No. 176, along with other properties, 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 Panchu Charan Sau and others vide a registered Bengali Deed of Sale, which was registered on 07/05/1976 in the office of S.R. Bishnupur and recorded in Book No. I, Volume No. 57, Pages from 26 to 28, Being No. 4346 for the year 1976.

(4)

AND WHEREAS by virtue of aforesaid registered Deed of Sale, Being No. 4346/1976 aforesaid Sajahan Zamadar became the sole and absolute owner of land measuring an area about **53.66 Decimals** Shali land out of 161 Decimals land comprised in **R.S. & L.R. Dag No. 176**, vide R.S. Khatian No. 176, along with other properties, 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 gifted the same to his three sons namely **Ibrahim Zamadar (i.e. the Present Vendor No. 1 herein)**, **Iquebal Zamadar (i.e. the Present Vendor No. 2 herein)**, **Abul Hassan Zamadar (i.e. the Present Vendor No. 3 herein)** by virtue of registered Bengali Deed of Gift, which was executed on 16/12/1991 and registered on 07/02/1992 in the office of S.R. Bishnupur and recorded in Book No. I, Volume No. 6, Pages from 479 to 484, Being No. 613 for the year 1992.

AND WHEREAS by virtue of aforesaid registered Bengali Deed of Gift, Being No. 613/1992 aforesaid **Ibrahim Zamadar (i.e. the Present Vendor No. 1 herein)**, **Iquebal Zamadar (i.e. the Present Vendor No. 2 herein)** and **Abul Hassan Zamadar (i.e. the Present**

(5)

*Vendor No. 3 herein) finally became the sole and absolute owners of land measuring **53.66 Decimals** Shali land out of 161 Decimals land comprised in **R.S. & L.R. Dag No. 176**, vide R.S. Khatian No. 176, 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 have been possessing and occupying the aforesaid land with good, clear and marketable title by getting their names mutated in the Record of Rights by opening three new **L.R. Khatian Nos. 1697 (Ibrahim Zamadar)**, **1698 (Iquebal Zamadar)** & **1699 (Abul Hasan Zamadar)** after paying rent and taxes to the appropriate authority.*

***AND WHEREAS** the Present Vendors herein have decided and declared to sell unto the Purchaser and the Purchaser has agreed to purchase said **53.66 Decimals** Shali land comprised in **R.S. & L.R. Dag No. 176**, free from all encumbrance, charges liens, lispendence, 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 for a total consideration of **Rs.26,00,000 (Rupees Twenty Six Lakhs)** only. The Market Value has been assessed by Govt. of West Bengal is*

(6)

Rs.27,03,078 (Rupees Twenty Seven Lakhs Three Thousand Seventy Eight) only.

NOW THIS INDENTURE WITNESSETH THAT in pursuance of the said agreement and in consideration of Rs.26,00,000 (Rupees Twenty Six 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.

(7)

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 and take rents, issues and profits thereof for its absolute use and

(8)

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.

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

(9)

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.

(9)

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 **53.66 Decimals** comprised in **R.S. & L.R. Dag No. 176**, vide **R.S. Khatian No. 176** of whose corresponding to **L.R. Khatian Nos. 1697, 1698 & 1699**, as follows –

R.S. Kh. No.	L.R. Kh. No.	R.S. & L.R. Dag No.	Nature	Total Land	Share	Sold Area
176	1697	176	Shali	161 Dec.	1111	17.88 Decimals
176	1698	176	Shali	161 Dec.	1111	17.89 Decimals
176	1699	176	Shali	161 Dec.	1111	17.89 Decimals
Total						53.66 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 under Dag No. 176(P).
On the East	:	Purchaser's Land.
On the West	:	Land under Dag No. 176(P).

SCHEDULE OF THE SOLD PROPERTY

ALL THAT piece and parcel of **Shali** land measuring more or less **53.66 Decimals** comprised in **R.S. & L.R. Dag No. 176**, vide **R.S. Khatian No. 176** of whose corresponding to **L.R. Khatian Nos. 1697, 1698 & 1699**, as follows =

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176	1699	176	Shali	161 Dec.	1111	17.89 Decimals
Total						53.66 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 under Dag No. 176(P).
On the East	:	Purchaser's Land.
On the West	:	Land under Dag No. 176(P).

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. *Dhananjay Sardar*

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

2. *Lakshmi Kanta Sanpu*

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



Ibrahim Zamadar

Iqbal Zamadar

Mohd Hassan Zamadar

Signature of the VENDORS

Drafted by :-

Dhananjay Sardar

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

Computer Typist :-

Sanjib Samanta

(12)

MEMO OF CONSIDERATION

RECEIVED by the within named Vendors from the Purchaser the within mentioned sum of **Rs.26,00,000 (Rupees Twenty Six Lakhs)** only being the full and final consideration money paid the Vendors by the Purchaser.

Date	Cheque No.	Bank/Branch	Amount (Rs.)
17/03/2022	180738	IDBI Bank, Amtala Br.	4,00,000
13/08/2022	186637		3,00,000
10/09/2022	187613		5,00,000
07/11/2022	189879		3,00,000
30/11/2022	190351		3,00,000
30/11/2022	190354		3,00,000
18/04/2023	196941		5,00,000
TOTAL			26,00,000
Rupees Twenty Six Lakhs Only.			

WITNESSES:-

1. *Dhananjay Sardar*

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

2. *Lakshmi Kanta Sanpui*

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

Ibrahim Zamadar

Iqbal Zamadar

Mohd Hassan Zamadar

Signature of the VENDORS

Thumb 1st finger Middle Finger Ring Finger Small Finger

	Left hand					
	Right hand					

Name.....For OAS REALTORS PVT. LTD

Signature.....*Abdham Seeth*

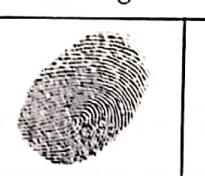
Thumb 1st finger Middle Finger Ring Finger Small Finger

	Left hand					
	Right hand					

Name.....

Signature.....*Abraham Zamadar*

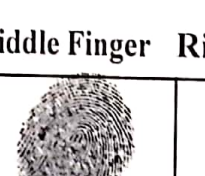
Thumb 1st finger Middle Finger Ring Finger Small Finger

	Left hand					
	Right hand					

Name.....

Signature.....*Iqbal Zamadar*

Thumb 1st finger Middle Finger Ring Finger Small Finger

	Left hand					
	Right hand					

Name.....

Signature.....*Paul Hassan Kamadar*



		Thumb	1st finger	Middle Finger	Ring Finger	Small
Left hand						
Right hand						

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

		Thumb	1st finger	Middle Finger	Ring Finger	Small
Left hand						
Right hand						

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

		Thumb	1st finger	Middle Finger	Ring Finger	Small
Left hand						
Right hand						

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

		Thumb	1st finger	Middle Finger	Ring Finger	Small
Left hand						
Right hand						

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

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



192023240018881828

Payment Details

GRN:	192023240018881828	Payment Mode:	SBI Epay
GRN Date:	18/04/2023 18:52:44	Bank/Gateway:	SBIePay Payment Gateway
BRN :	7589351255729	BRN Date:	18/04/2023 18:53:00
Gateway Ref ID:	IGAPLRITL9	Method:	State Bank of India NB
GRIPS Payment ID:	180420232001888180	Payment Init. Date:	18/04/2023 18:52:44
Payment Status:	Successful	Payment Ref. No:	2000967384/6/2023
			[Query No/*Query Year]

Depositor Details

Depositor's Name:	Mr OAS REALTORS PRIVATE LIMITED
Address:	Bibirhat
Mobile:	7685088085
Period From (dd/mm/yyyy):	18/04/2023
Period To (dd/mm/yyyy):	18/04/2023
Payment Ref ID:	2000967384/6/2023
Dept Ref ID/DRN:	2000967384/6/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000967384/6/2023	Property Registration- Stamp duty	0030-02-103-003-02	76112
2	2000967384/6/2023	Property Registration- Registration Fees	0030-03-104-001-16	27045
Total				103157

IN WORDS: ONE LAKH THREE THOUSAND ONE HUNDRED FIFTY SEVEN ONLY.

PAID

Major Information of the Deed

No :	I-1613-02583/2023	Date of Registration	19/04/2023
Query No / Year	1613-2000967384/2023	Office where deed is registered	
Query Date	17/04/2023 12:20:48 AM	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. 26,00,000/-		Rs. 27,03,078/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 81,112/- (Article:23)		Rs. 27,045/- (Article:A(1), E)	
Remarks			

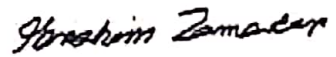
Land Details :

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

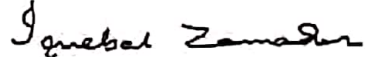
Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-176 (RS :-176)	LR-1697, (RS:-176\0)	Organisati on	Shali	17.88 Dec	8,66,666/-	9,00,690/-	
L2	LR-176 (RS :-176)	LR-1698, (RS:-176\0)	Organisati on	Shali	17.89 Dec	8,66,667/-	9,01,194/-	
L3	LR-176 (RS :-176)	LR-1699, (RS:-176\0)	Organisati on	Shali	17.89 Dec	8,66,667/-	9,01,194/-	
		TOTAL :			53.66Dec	26,00,000 /-	27,03,078 /-	
	Grand Total :				53.66Dec	26,00,000 /-	27,03,078 /-	

Details :

Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
Ibrahim Zamadar (Presentant) Son of Late Sajahan Zamadar Executed by: Self, Date of Execution: 19/04/2023 , Admitted by: Self, Date of Admission: 19/04/2023 ,Place : Office			
19/04/2023	LTI 19/04/2023	19/04/2023	

, Gazipur, City:- Not Specified, P.O:- Nahazari, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 Sex: Male, By Caste: Muslim, Occupation: Cultivation, Citizen of: India, PAN No.:: aaxxxxxx8f, Aadhaar No: 35xxxxxxxx7782, Status :Individual, Executed by: Self, Date of Execution: 19/04/2023
 , Admitted by: Self, Date of Admission: 19/04/2023 ,Place : Office

Name	Photo	Finger Print	Signature
Iquebal Zamadar Son of Late Sajahan Zamadar Executed by: Self, Date of Execution: 19/04/2023 , Admitted by: Self, Date of Admission: 19/04/2023 ,Place : Office			
19/04/2023	LTI 19/04/2023	19/04/2023	

, Gazipur, City:- Not Specified, P.O:- Nahazari, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 Sex: Male, By Caste: Muslim, Occupation: Cultivation, Citizen of: India, PAN No.:: alxxxxxx4m, Aadhaar No: 34xxxxxxxx8277, Status :Individual, Executed by: Self, Date of Execution: 19/04/2023
 , Admitted by: Self, Date of Admission: 19/04/2023 ,Place : Office

Name	Photo	Finger Print	Signature
Abul Hassan Zamadar Son of Late Sajahan Zamadar Executed by: Self, Date of Execution: 19/04/2023 , Admitted by: Self, Date of Admission: 19/04/2023 ,Place : Office			
19/04/2023	LTI 19/04/2023	19/04/2023	

, Gazipur, City:- Not Specified, P.O:- Nahazari, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 Sex: Male, By Caste: Muslim, Occupation: Cultivation, Citizen of: India, PAN No.:: aaxxxxxx9p, Aadhaar No: 72xxxxxxxx6691, Status :Individual, Executed by: Self, Date of Execution: 19/04/2023
 , Admitted by: Self, Date of Admission: 19/04/2023 ,Place : Office

Details :

Name,Address,Photo,Finger print and Signature

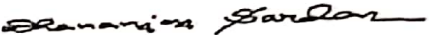
OAS REALTORS PRIVATE LIMITED

, Bibirhat, 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 REALTORS PRIVATE LIMITED (as DIRECTOR)

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Dhananjay 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			
	19/04/2023	19/04/2023	19/04/2023
Identifier Of Ibrahim Zamadar, Iqebal Zamadar, Abul Hassan Zamadar, Iftesham Seikh			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Ibrahim Zamadar	OAS REALTORS PRIVATE LIMITED-17.88 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Iqebal Zamadar	OAS REALTORS PRIVATE LIMITED-17.89 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Abul Hassan Zamadar	OAS REALTORS PRIVATE LIMITED-17.89 Dec

Details as per Land Record

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

No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 176, LR Khatian No:- 1697	Owner:ইব্রাহিম জমাদার, Gurdian:শাজাহান জমাদার, Address:নিজ , Classification:শালি, Area:0.19000000 Acre,	Ibrahim Zamadar
L2	LR Plot No:- 176, LR Khatian No:- 1698	Owner:ইকবাল জমাদার, Gurdian:শাজাহান জমাদার, Address:নিজ , Classification:শালি, Area:0.18000000 Acre,	Iquebal Zamadar
L3	LR Plot No:- 176, LR Khatian No:- 1699	Owner:আবুল হাসান জমাদার, Gurdian:শাজাহান জমাদার, Address:নিজ , Classification:শালি, Area:0.17000000 Acre,	Abul Hassan Zamadar

4-2023

State 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 Indian Stamp Act 1899.

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

Presented for registration at 13:39 hrs on 19-04-2023, at the Office of the A.D.S.R. BISHNUPUR by Ibrahim Zamadar, 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 27,03,078/-

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

Execution is admitted on 19/04/2023 by 1. Ibrahim Zamadar, Son of Late Sajahan Zamadar, , Gazipur, P.O: Nahazari, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Muslim, by Profession Cultivation, 2. Iqbal Zamadar, Son of Late Sajahan Zamadar, , Gazipur, P.O: Nahazari, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Muslim, by Profession Cultivation, 3. Abul Hassan Zamadar, Son of Late Sajahan Zamadar, , Gazipur, P.O: Nahazari, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Muslim, 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 27,045.00/- (A(1) = Rs 27,031.00/- , E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 27,045/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 18/04/2023 6:53PM with Govt. Ref. No: 192023240018881828 on 18-04-2023, Amount Rs: 27,045/-, Bank: SBI EPay (SBIPay), Ref. No. 7589351255729 on 18-04-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 81,112/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 76,112/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 093541, Amount: Rs.5,000.00/-, Date of Purchase: 18/04/2023, Vendor name: Ajij Uddin Gazi

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 18/04/2023 6:53PM with Govt. Ref. No: 192023240018881828 on 18-04-2023, Amount Rs: 76,112/-, Bank: SBI EPay (SBIPay), Ref. No. 7589351255729 on 18-04-2023, Head of Account 0030-02-103-003-02

Bdassgupta

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

, of Registration under section 60 and Rule 69.
red in Book - I
e number 1613-2023, Page from 57497 to 57518
g No 161302583 for the year 2023.



Bdasgupta

Digitally signed by BAISHALI
DASGUPTA
Date: 2023.04.24 15:28:56 +05:30
Reason: Digital Signing of Deed.

(Baishali Dasgupta) 2023/04/24 03:28:56 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BISHNUPUR
West Bengal.

(This document is digitally signed.)