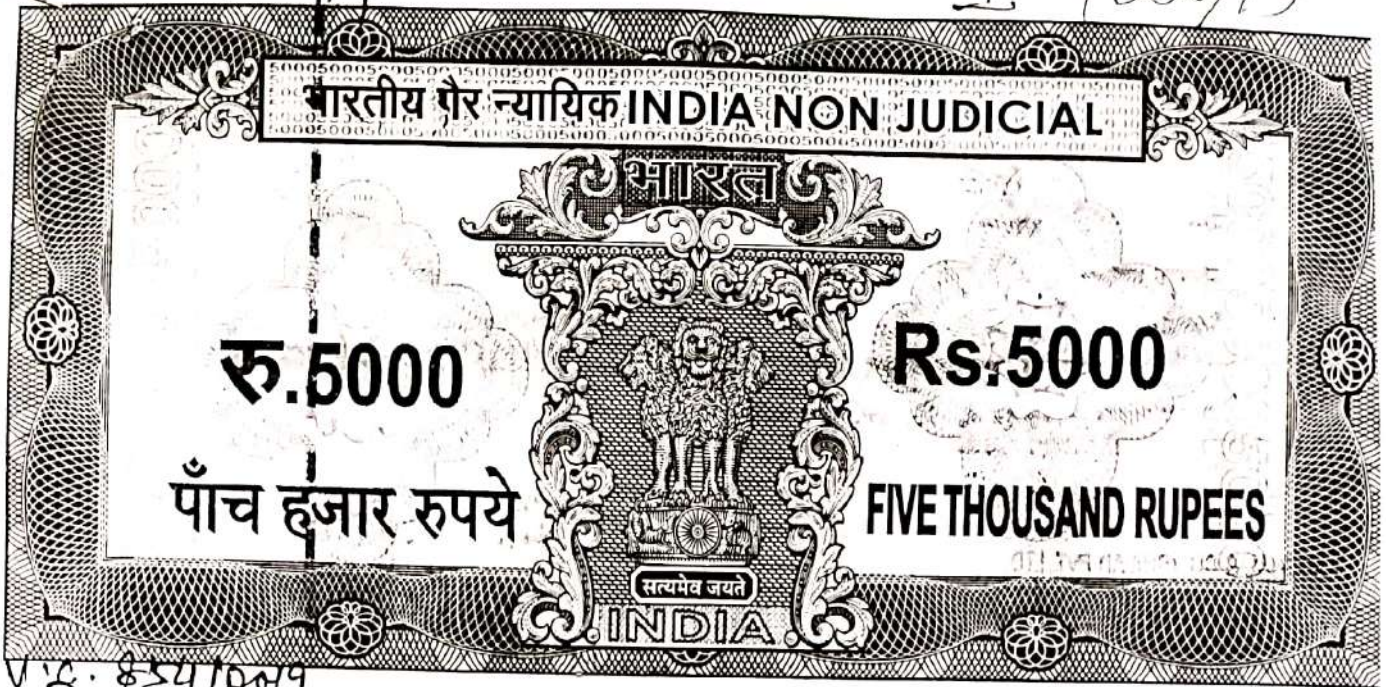


0492518

L-4880/19



V.C. 832/2019
पश्चिम बंगाल WEST BENGAL
01/09/2019
18/09/19 at Bishuab
09.25 a.m.
AU

E 987412

certified that the document is admitted
for registration and tax, the photo
sheet and finger print sheet attached with
this document is the part of this document

addl Dist. Sub-Registrar, Bishuab

16 SEP 2019

DEED OF CONVEYANCE

THIS INDENTURE is made on this the 04th day of
September, Two Thousand & Nineteen (2019) BETWEEN

KAUSHAL & CO. (BHILAI) PVT. LTD.

Prem Narayan
Ichandmal
Director

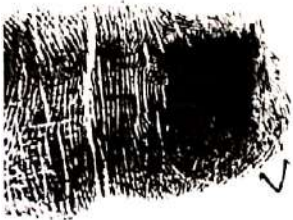
290 00/6/20 2000.01
 ক্ষেত্রীয় নাম— OAS Realtors Pvt Ltd.
 ঠিকানা— Bibihat P.S. Bishnupur.
 মলোব কুমার মন্ডল (Mondal)
 বিক্রেতা— বিক্রেতা এ. ডি. এল. আর. অডি



V.C. 854

KAUSHAL & CO. (BHILAI) PVT. LTD.

Prem Narayan Khandelwal.
 Director



V.C.T. 1980
 13/09/2019



[Signature]

KAUSHAL & CO. (BHILAI) PVT. LTD.

Prem Narayan Khandelwal.
 Director

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

13 SEP 2019



1981
 13/09/2019

For OAS Realtors Pvt. Ltd.

Kampani SK
 Director

Shri Kanta Sanpu
 1- Pancho Gopal Sanpu
 2- Mahalia
 - Bishnupur, P.S- Bishnupur
 5- 24 P.S (S).
 11- 21.0000

- :: (2) :: -

KAUSHAL & COMPANY BHILAI PVT. LTD., having its PAN - AABCK3426A, A Private Limited Company incorporated under the Companies Act., 1956, having its Registered Office at 183/2, Lenin Sarani, First Floor, P.O. Dharmatala, P.S. New Market, Kolkata - 700013, in the District - Kolkata, being represented by one of the Directors of the Company **SRI PREM NARAYAN KHANDELWAL**, son of Sri Hari Vallabh Khandelwal, having his PAN - AFOPK4554J, by Faith - Hindu, by Occupation - Chartered Accountant, by Nationality - Indian, residing at 10/16-A, Siddhi Nath Chatterjee Road, P.O. & P.S. Behala, Kolkata - 700034, in the District South 24 Parganas, presently residing at Dadpur, P.O. Ramchandra Nagar, P.S. Bishnupur, in the District South 24 Parganas, Pin - 743503, hereinafter called and referred to as the "**VENDOR**" (which term or expression shall unless excluded by or repugnant to the context or subject to be deemed to mean and include its successors-in-office, executors, administrators, legal representatives and assigns) of the **ONE PART.**

KAUSHAL & CO. (BHILAI) PVT. LTD.
Prem Narayan
Khandelwal.
Director

- :: (3) :: -

AND

OAS REALTORS PRIVATE LIMITED a Private Limited Company, incorporated within the meaning of the Companies Act., 1956, PAN - AABCO1647F, having its registered Office at Bibirhat, P.O. Bakhrahat, P.S. Bishnupur, District South 24 Parganas, Pin - 743377, and City Office at 522A/1, Diamond Harbour Road, 1st Floor, P.O. & P.S. Behala, Kolkata - 700034, being represented by its Director **RAMJAN ALI SEKH** son of Late Sawkat Ali Sekh, having PAN - AZEPS7322L, 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, hereinafter called and referred to as the **"PURCHASER"** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office, successors, executors, administrators, legal representatives and assigns) of the **OTHER PART.**

KAUSHAL & CO. (SHILAI) PVT. LTD.
Prem Narayan
Khande Lal
Director

- :: (4) :: -

WHEREAS One Smt. Charu Bala Dasi, wife of Late Sital Chandra Manna of Village- Nandabhanga, P.S.- Bishnupur, District South 24 Paraganas was seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of Sali land measuring more or less an area of 32.50 Decimals, out of which Sali land measuring more or less an area of 27 Decimals, appertaining to R.S. & L.R. Dag No. 525 and Sali land measuring more or less an area of 5.50 Decimals, appertaining to R.S. & L.R. Dag No. 527, lying and situated at Mouza- Gazipur, J.L. No. 24, R.S. No. 107, District Collectorate Touzi No. 391, Pragana- Magura, comprised in R.S. Khatian No. 100, under L.R. Khatian No. 323, Under Police Station- Bishnupur, within the jurisdiction of Nahazari Gram Panchayet, in the District South 24 Parganas, A.D.S.R. at Bishnupur, D.S.R. - IV at Alipore and accordingly the said Smt. Charu Bala Dasi, wife of Late Sital Chandra Manna of Village- Nandabhanga, P.S.- Bishnupur, District South 24

KAUSHAL & CO. (PUNJAB) PVT. LTD.
Jyoti Narayan
Khande Lal
Director

- :: (5) :: -

Parganas seized and possessed of the said land by paying rents to the competent authority without any lets or hindrances, free from all encumbrances.

AND WHEREAS the said Smt. Charu Bala Dasi, wife of Late Sital Chandra Manna of Village- Nandabhanga, P.S.- Bishnupur, District South 24 Paraganas while seized and possessed of the said land due to urgent need of money sold, transferred, conveyed, assigned and assured of **ALL THAT** piece and parcel of Sali land measuring more or less an area of 32.50 Decimals, out of which Sali land measuring more or less an area of 27 Decimals, appertaining to R.S. & L.R. Dag No. 525 and Sali land measuring more or less an area of 5.50 Decimals, appertaining to R.S. & L.R. Dag No. 527, lying and situated at Mouza- Gazipur, J.L. No. 24, R.S. No. 107, District Collectorate Touzi No. 391, Pragana- Magura, comprised in R.S. Khatian No. 100, under L.R. Khatian No. 323, Under Police Station- Bishnupur, within the jurisdiction of Nahazari Gram

INDUSTRIAL & CO. (PVT.) LTD.
Per *Narayan*
Chandelwal
Director

Panchayet, in the District South 24 Pargana, A.D.S.R. at Bishnupur, D.S.R. - IV at Alipore, unto and in favour of Anath Maity son of Sri Vim Chandra Maity of Nandabhanga, P.S. Bishnupur, District South 24 Parganas, by virtue of a registered Deed of Conveyance, dated 04.12.1992, duly registered in the office of A.D.S.R. at Bishnupur and recorded in Book No.I, Volume No. 68, Pages from 107 to 110, Being No. 6623 for the year 1992 at a valuable consideration, mentioned therein.

AND WHEREAS the said Anath Maity son of Sri Vim Chandra Maity of Nandabhanga, P.S. Bishnupur, District South 24 Parganas while seized and possessed of the said land due to urgent need of money sold, transferred, conveyed, assigned and assured of **ALL THAT** piece and parcel of Sali land measuring more or less an area of 32.50 Decimals, out of which Sali land measuring more or less an area of 27 Decimals, appertaining to R.S. & L.R. Dag No. 525 and Sali land measuring more or less an area of 5.50 Decimals, appertaining to R.S. &

KAUSHAL & CO. (BHILAI) PVT. LTD.

Prem Narayan
Khandelwal.

- :: (7) :: -

L.R. Dag No. 527, lying and situated at Mouza- Gazipur, J.L. No. 24, R.S. No. 107, District Collectorate Touzi No. 391, Pargana - Magura, comprised in R.S. Khatian No. 100, under L.R. Khatian No. 323, under Police Station - Bishnupur, within the jurisdiction of Nahazari Gram Panchayet, in the District South 24 Pargana, A.D.S.R. at Bishnupur, D.S.R. - IV at Alipore, unto and in favour of Sri Sukumar Paul, son of Sri Bankim Chandra Paul, by virtue of a Deed of Coveyance, dated 19.01.1994, duly registered in the office of A.D.S.R. at Bishnupur, recorded in Book No.I, Volume No.2, Pages from 277 to 282, Being No. 237 for the year 1994.

AND WHEREAS One Smt. Mannamayee Manna, since deceased, wife of Sri Akkhaya Manna of Village - Nandabhanga, P.S. Bishnupur, District South 24 Parganas was seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of Sali land measuring more or less an area of 44 Decimals, out of which Sali land measuring more

KAUSHAL & CO. (SHILAD) PVT. LTD.
Prem Narayan
Khandelwal
Director

or less an area of 11 Decimals, appertaining to R.S. Dag No. 528 and Sali land measuring more or less an area of 33 Decimals, appertaining to R.S. Dag No. 541, lying and situated at Mouza- Gazipur, J.L. No. 24, R.S. No. 107, District Collectorate Touzi No. 391, Pargana - Magura, comprised in R.S. Khatian No. 98, under Police Station - Bishnupur, within the jurisdiction of Nahazari Gram Panchayet, in the District South 24 Pargana, A.D.S.R. at Bishnupur, D.S.R. - IV at Alipore and accordingly the said Smt. Mannamayee Manna, since deceased, wife of Sri Akkhaya Manna of Village - Nandabhanga, P.S. Bishnupur, District South 24 Parganas seized and possessed of the said land by paying rents to the competent authority without any lets or hindrances, free from all encumbrances.

AND WHEREAS the said Smt. Mannamayee Manna, since deceased, wife of Sri Akkhaya Manna of Village - Nandabhanga, P.S. Bishnupur, District South 24 Parganas while seized and

KAUSHAL & CO. (Bhilai) PVT. LTD.
Perom Narayan
Khanda Lal
Director

possessed of the said land died intestate leaving behind her only son Niranjana Manna, as her only surviving legal heir to inherit the said land under the provision of the Hindu Succession Act., 1956, then in force.

AND WHEREAS after demise of the said Smt. Mannamayee Manna her surviving legal heir namely Niranjana Manna entitled to the said land and accordingly said Niranjana Manna due to urgent need of money sold, transferred, conveyed, assigned and assured of **ALL THAT** piece and parcel of salil land measuring more or less an area of 11 Decimals, lying and situated at Mouza- Gazipur, J.L. No. 24, R.S. No. 107, District Collectorate Touzi No. 391, pargana- Magura, comprised in R.S. Khatian No. 98, appertaining to R.S. Dag No. 528, under Police Station- Bishnupur, within the jurisdiction of Nahazari Gram Panchayet, in the District South 24 Parganas, A.D.S.R. at Bishnupur, D.S.R. - IV at Alipore, unto and in favour of Sri Adhir Chandra Mondal and his brother of Angarberia, P.S

KAUSHAL & CO. (BHILAI) PVT. LTD.
Prem Narayan
Khandelwal.
Director

Bishnupur, District South 24 Parganas, by virtue of a registered Deed of Conveyance, dated 28.06.1975, duly registered in the office of A.D.S.R. at Bishnupur, recorded in Book No.I, Being No. 879 for the year 1975.

AND WHEREAS said Sri Adhir Chandra Mondal and his brother of Angarberia, P.S. Bishnupur, District South 24 Parganas due to urgent need of money sold, transferred, conveyed, assigned and assured of **ALL THAT** piece and parcel of Sali land measuring more or less an area of 11 Decimals, lying and situated at Mouza- Gazipur, J.L. No. 24, R.S. No. 107, District Collectorate Touzi No. 391, Pargana - Magura, comprised in R.S. Khatian No. 98, appertaining to R.S. Dag No. 528, under Police Station - Bishnupur, within the jurisdiction of Nahazari Gram Panchayet, in the District South 24 Pargana, A.D.S.R. at Bishnupur, D.S.R. - IV at Alipore, unto and in favour of Smt. Hassya Bala Mondal, wife of Late Khudiram Mondal of Angarberia, P.S. Bishnupur, in the District

KAUSHAL & CO. (BILAI) PVT. LTD.
Prem Narayan
Chandelwal
Director

South 24 Parganas, by virtue of a registered Deed of Conveyance, dated 03.03.1984, duly registered in the office of A.D.S.R. at Bishnupur, recorded in Book No.I, Being No. 1730 for the year 1984.

AND WHEREAS the said Smt. Hassya Bala Mondal while seized and possessed of the said land duly recorded her name in the records of B.L. & L.R.O and finally, fully and absolutely published her name in the records of rights under **L.R. Khatian No. 1082** in respect of the said land.

AND WHEREAS the said Smt. Hassya Bala Mondal while seized and possessed of the said land due to urgent need of money sold, transferred, conveyed, assigned and assured of **ALL THAT** piece and parcel of Sali land measuring more or less an area of 11 Decimals, lying and situated at Mouza- Gazipur, J.L. No. 24, R.S. No. 107, District Collectorate Touzi No. 391, Pargana - Magura, comprised in R.S. Khatian No. 98, under L.R. Khatian No. 1082, appertaining to R.S. & L.R. Dag

KAUSHAL & CO. (SHILAI) PVT. LTD.
Prem Narayan
Chandelwal
Director

No. 528, under Police Station - Bishnupur, within the jurisdiction of Nahazari Gram Panchayet, in the District South 24 Pargana, A.D.S.R. at Bishnupur, D.S.R. - IV at Alipore, unto and in favour of Smt. Hassya Bala Mondal, wife of Late Khudiram Mondal of Angarberia, P.S. Bishnupur, in the District South 24 Parganas, unto and in favour of Rejjak Mollick, by virtue of a registered Deed of Conveyance, executed on 02.06.2004 and registered on 19.06.2007, in the office of A.D.S.R. at Bishnupur and recorded in Book No.I, Being No. 537 for the year 2007 at a valuable consideration, mentioned therein.

AND WHEREAS the said Niranjana Manna while seized and possessed of the said land, containing an area of 30 Decimals out of 33 Decimals, comprised in R.S. Dag No. 541 died intestate leaving behind him, widow Smt. Malati Manna, sons namely 1. Madan Manna, 2. Mohan Manna, 3. Tapash Manna, 4. Tapan Manna, 5. Tarun Manna and 6. Smt. Basanti

KAUSHAL & CO. (SHILAI) PVT. LTD.
Prem Narayan
Khondelml.
Director

Manna, as his only surviving legal heirs to inherit the said land under the provision of the Hindu Succession Act., 1956, each having got 1/7th respective share of 30 Decimals i.e. 4.285 Decimals in respect of entire land, as stated above.

AND WHEREAS by way of inheritance the said Smt. Basanti Manna had become owner of land measuring more or less an area of 4.285 Decimals out of 30 Decimals, comprised in R.S. Khatian No. 98, appertaining to R.S. Dag No. 541, in the District South 24 Parganas.

AND WHEREAS by virtue of a registered Deed of Conveyance, dated 30.01.1969 duly registered in the office of Sub-Registrar at Bishnupur, recorded in Book No.-I, Volume No. 10, Pages from 143 to 145, Being 842 for the year 1969, One Sri Dulal Chandra Manna Son of Late Prassanya Kumar Manna of Nandabhanga, P.S.- Bishnupur, District South 24 Parganas, therein referred to as the Vendor and Smt. Lata Bala Mondal, therein referred to as the Purchaser, whereby

KAUSHAL & CO. (BHILAI) PVT. LTD.
Prem Narayan
Phondelmal
Director

and whereunder the said Vendor therein sold, transferred, conveyed, assigned and assured of **ALL THAT** piece and parcel of Sali land measuring more or less an area of 18.5 Decimals, lying and situated at Mouza- Gazipur, J.L. No. 24, R.S. No. 107, District Collectorate Touzi No. 391, Pargana - Magura, comprised in R.S. Khatian No. 100, appertaining to R.S. Dag No. 543, under Police Station - Bishnupur, within the jurisdiction of Nahazari Gram Panchayet, in the District South 24 Pargana, A.D.S.R. at Bishnupur, D.S.R. - IV at Alipore, unto and in favour of the Purchaser therein, at a valuable consideration, mentioned therein.

AND WHEREAS in pursuance to the above the said
1. Sukumar Paul, 2. Smt. Basanti Manna alias Sajeda Bibi,
3. Md. Rejjak Mollick and 4. Smt. Lata Bala Mondal jointly
became the absolute lawful owners of **ALL THAT** piece and
parcel of Sali land measuring more or less an area of 60.785
Decimals, out of Sali land measuring more or less an area of
27 Decimals, comprised in R.S. & L.R. Dag No. 525, under

KAUSHAL & CO. (SHILAI) PVT. LTD.
Prem Narayan
Chandmal
Director

R.S. Khatian No. 100, L.R. Khatian No. 323, Sali land measuring more or less an area of 5.50 Decimals, comprised in R.S. & L.R. Dag No. 527, under R.S. Khatian No. 100, L.R. Khatian No. 323, Sali land measuring more or less an area of 5.50 Decimals, comprised in R.S. & L.R. Dag No. 528, under R.S. Khatian No. 98, L.R. Khatian No. 1082, Sali land measuring more or less an area of 4.285 Decimals, comprised in R.S. Dag No. 541, under R.S. Khatian No. 98, and Sali land measuring more or less an area of 18.50 Decimals, comprised in R.S. Dag No. 543, under R.S. Khatian No. 100, lying and situated at Mouza- Gazipur, J.L. No. 24, R.S. No. 107, District Collectorate Touzi No. 391, Pargana - Magura, under Police Station - Bishnupur, within the jurisdiction of Nahazari Gram Panchayet, in the District South 24 Pargana, A.D.S.R. at Bishnupur, D.S.R. - IV at Alipore.

AND WHEREAS the said 1. Sukumar Paul, 2. Smt. Basanti Manna alias Sajeda Bibi, 3. Md. Rejjak Mollick and 4. Smt. Lata Bala Mondal while jointly seized and possessed

KAUSHAL & CO. (BHILAI) PVT. LTD.
Prem Narayan
Phadhelmi
Director

of said land due to urgent need of money sold, transferred, conveyed, assigned and assured of **ALL THAT** piece and parcel of Sali land measuring more or less an area of 60.785 Decimals, out of Sali land measuring more or less an area of 27 Decimals, comprised in R.S. & L.R. Dag No. 525, under R.S. Khatian No. 100, L.R. Khatian No. 323, Sali land measuring more or less an area of 5.50 Decimals, comprised in R.S. & L.R. Dag No. 527, under R.S. Khatian No. 100, L.R. Khatian No. 323, Sali land measuring more or less an area of 5.50 Decimals, comprised in R.S. & L.R. Dag No. 98, L.R. Khatian No. 1082, Sali land measuring more or less an area of 4.285 Decimals, comprised in R.S. Dag No. 541, under R.S. Khatian No. 98, and Sali land measuring more or less an area of 18.50 Decimals, comprised in R.S. Dag No. 543, under R.S. Khatian No. 100, lying and situated at Mouza-Gazipur, J.L. No. 24, R.S. No. 107, District Collectorate Touzi No. 391, Pargana - Magura, under Police Station - Bishnupur, within the jurisdiction of Nahazari Gram Panchayet, in the

MAUSHAL & CO. BANGALORE
Prem Narayan
Charan Kumar
Director

District South 24 Pargana, A.D.S.R. at Bishnupur, D.S.R. - IV
at Alipore, unto and in favour of **KAUSHAL & COMPANY
BHILAI PVT. LTD.**, A Private Limited Company incorporated
under the Companies Act., 1956, having its Registered Office
at 183/2, Lenin Sarani, First Floor, P.O. Dharmatala, P.S. New
Market, Kolkata - 700013, in the District - Kolkata, being
represented by one of the Directors of the Company **SRI PREM
NARAYAN KHANDELWAL**, son of Sri Hari Vallabh Khandelwal,
of 10/16-A, Siddhi Nath Chatterjee Road, P.O. & P.S. Behala,
Kolkata - 700034, in the District South 24 Parganas, being
the Present Vendor herein, by virtue of a registered Deed of
Conveyance, executed on 18.07.2007 and registered on
09.02.2016, in the office of A.D.S.R. at Bishnupur, recorded in
Book No.I, Volume No. 1613-2016, Pages from 14057 to 14085,
Being No. 161300544 for the year 2016.

AND WHEREAS after purchasing the aforesaid landed
property the said **KAUSHAL & COMPANY BHILAI PVT. LTD.**,

A Private Limited Company incorporated under the Companies

KAUSHAL & CO. (BHILAI) PVT. LTD.
Sri Prem Narayan
Khandelwal
Director

Act., 1956, having its Registered Office at 183/2, Lenin Sarani, First Floor, P.O. Dharmatala, P.S. New Market, Kolkata - 700013, in the District - Kolkata, being represented by one of the Directors of the Company **SRI PREM NARAYAN KHANDELWAL**, son of Sri Hari Vallabh Khandelwal, of 10/16-A, Siddhi Nath Chatterjee Road, P.O. & P.S. Behala, Kolkata - 700034, in the District South 24 Parganas, being the Present Vendor herein became the absolute lawful owner of **ALL THAT** piece and parcel of Sali land measuring more or less an area of 60.785 Decimals, out of Sali land measuring more or less an area of 27 Decimals, comprised in R.S. & L.R. Dag No. 525, under R.S. Khatian No. 100, L.R. Khatian No. 323, Sali land measuring more or less an area of 5.50 Decimals, comprised in R.S. & L.R. Dag No. 527, under R.S. Khatian No. 100, L.R. Khatian No. 323, Sali land measuring more or less an area of 5.50 Decimals, comprised in R.S. & L.R. Dag No. 528, under R.S. Khatian No. 98, L.R. Khatian No. 1082, Sali land measuring more or less an area of 4.285 Decimals, comprised in R.S. Dag

KAUSHAL & CO. (CHILAN) PVT. LTD.
Prem Narayan
Khandelwal
Director

No. 541, under R.S. Khatian No. 98, and Sali land measuring more or less an area of 18.50 Decimals, comprised in R.S. Dag No. 543, under R.S. Khatian No. 100, lying and situated at Mouza- Gazipur, J.L. No. 24, R.S. No. 107, District Collectorate Touzi No. 391, Pargana - Magura, under Police Station - Bishnupur, within the jurisdiction of Nahazari Gram Panchayet, in the District South 24 Pargana, A.D.S.R. at Bishnupur, D.S.R. - IV at Alipore and accordingly the Present Vendor herein duly recorded its name in the records of B.L. & L.R.O. and finally, fully and absolutely published its name in the records of rights under **L.R. Khatian No. 1673** in respect of the said land.

AND WHEREAS the Present Vendor being in need of money for meeting its various legal necessities declared for absolute sale of **ALL THAT** piece and parcel of **Sali land** measuring more or less an area of **18.50 Decimals**, lying and situated at **Mouza- Gazipur, J.L. No. 24, R.S. No. 160, District**

KAUSHAL & CO. (BHILAI) PVT. LTD.
Ramesh Narayan
Chandrababu
Director

Collectorate Touzi No. 391, Pargana - Magura, **comprised in R.S. Khatian No. 100, under L.R. Khatian No. 1673, appertaining to R.S. & L.R. Dag No. 543, under Police Station - Bishnupur, within the jurisdiction of Nahazari Gram Panchayet, in the District South 24 Pargana, A.D.S.R. at Bishnupur, D.S.R. - IV at Alipore,** and the Purchaser herein proposed to purchase the said land at a fixed price of **Rs.10,68,000/- (Rupees Ten lakhs Sixty Eight Thousand) only.**

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the sum of **Rs.10,68,000/- (Rupees Ten lakhs Sixty Eight Thousand) only** being the lawful money of the union of India well and truly paid by the said Purchaser to the Vendor on or before the execution of these presents and that being the full consideration money of the said land (the receipt whereof the

KAUSHAL & CO. CHENNAI P. LTD.
Per *Narayan Khordelmal*
Director

- :: (21) :: -

Vendor do hereby admits and acknowledges as per Memo of consideration hereunder written) and of and from the same and every part thereof the Vendor do hereby acquits, releases and forever discharges the said Purchaser as the said land hereby transferred the Vendor do hereby grants, transfers, conveys, sells, assures and assigns unto the said Purchaser of **ALL THAT** piece and parcel of **Sali land** measuring more or less an area of **18.50 Decimals**, lying and situated at **Mouza-Gazipur, J.L. No. 24**, R.S. No. 160, District Collectorate Touzi No. 391, Pargana - Magura, **comprised in R.S. Khatian No. 100, under L.R. Khatian No. 1673, appertaining to R.S. & L.R. Dag No. 543, under Police Station - Bishnupur, within the jurisdiction of Nahazari Gram Panchayet**, in the District South 24 Pargana, **A.D.S.R. at Bishnupur, D.S.R. - IV at Alipore**, as described in the schedule hereunder written or howsoever otherwise the said land hereditaments now is or are or heretofore was or were situated, butted, bounded, called, known,

KAUSHAL & CO. (GHILAI) PVT. LTD.
Pr. M. Narayan
Khande Lal
Director

numbered, described or distinguished with all other former and ancient rights, liberties, benefits privileges, advantages, easements, appurtenances whatsoever to the said land belonging or in anywise appertaining thereto or usually held, used, enjoyed and occupied therewith or reputed to belong to be appurtenant thereto and the reversion or reversions, remainder or remainders and the rents, issues and profits thereof and all the estate, right, title interest, claim and demand whatsoever both at law and in equity of the Vendor unto and upon the said and every part thereof and all the deeds, pattahs, muniments, writings evidences, of title relating to or concerning the said land hereditaments and land or every part thereof which now are or may hereafter be in the custody power, control or possession of the Vendor or any person or persons from whom the said Vendor may procure the same without any lawful action or suit to have and to hold the said land and hereditaments so

KAUSHAL & CO. (CHILAN) P. L. LTD.
Prem Narayan
Ichande Ind. Director

to be unto the said Purchaser absolutely forever free from all encumbrances. The Vendor do hereby covenant with the said Purchaser that notwithstanding any act, thing, deed, matters, whatsoever made done or executed or knowingly suffered to the contrary the Vendor now have good right, full power, absolute authority and indefeasible title to grant, transfer, convey, sell the said land hereby sole or expressed or intended so to be unto and to the use of the said Purchaser in manner aforesaid and delivered vacant and peaceful possession thereof simultaneously with the execution of these presents and that the Purchaser shall and may at all times hereafter peaceably and quietly hold, possess and enjoy the said Vendor every part thereof and pay the rents to the Collector South 24 Parganas for the State of W. B. upon getting the name duly mutated in the B.L. & L.R.O. concerned in place of the Vendor and receive the rents, issues, and profits thereof without any lawful eviction, interruption claim and demand etc.

KAUSHAL & CO. (CHILAN) PVT. LTD.
Per *Narayan*
Chand *Ind*
Director

FURTHER THAT the Vendor and all persons having or lawfully or equitably claiming any estate or interest upon the said land or any part thereof under or in trust for the Vendor shall and will from time to time or at all times hereafter at the costs and request of the Purchaser do and execute or cause to be done and executed all such acts, deeds, and things and matters whatsoever for further better and more perfectly assuring and conveying the land to and unto the said Purchaser as shall or may reasonably be required.

THE VENDOR also declares that the land, hereditaments and land hereby sold has not been previously leased, mortgaged, sold nor in any way transferred by the Vendor and there is no charge, liens, lispendens, encumbrances and attachments whatsoever. The said land, hereditaments and land is not subject to any litigation nor any case, suit or proceeding is pending against the said land and/or land before any Court of Law. The Vendor sold the said land, hereditaments

KAUSHAL & CO. (CHILAN) P. L. LTD.
Prem Narayan
Kharche
Director

and land having good, clear and marketable title therein and free from all encumbrances.

THE SAID LAND HAS not been acquired by the State Govt. of West Bengal, Acquisition and Requisition Department or any other authority concern nor the Vendor received any notice for acquisition or requisition of the said land or any part thereof.

IF ANY OF THE REPRESENTATIONS OR COVENANTS made hereinbefore by the Vendor is subsequently found to be false or any fraud is detected hereafter the Vendor shall be liable to compensate the loss if sustained by the Purchaser.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of **Sali land** measuring more or less an area of **18.50 Decimals**, lying and situated at **Mouza-Gazipur, J.L. No. 24**, R.S. No. 160, District Collectorate Touzi No. 391, Pargana - Magura, **comprised in R.S. Khatian No.**

INDUSTRIAL & COMMERCIAL DEVELOPMENT
Prasen Narayan
Khandu
Director

100, under L.R. Khatian No. 1673, appertaining to R.S. & L.R. Dag No. 543, under Police Station - Bishnupur, within the jurisdiction of Nahazari Gram Panchayet, in the District South 24 Pargana, A.D.S.R. at Bishnupur, D.S.R. - IV at Alipore, more over and more particularly delineated attached thereto marked with **RED** border thereto and the same is butted and bounded as under : -

<u>Mouza</u>	<u>Khatian No.</u> <u>L.R.</u>	<u>Dag No.</u> <u>R.S. & L.R.</u>	<u>Classification</u>	<u>Measurement</u>
Gazipur	1673	543	Sali	18.50 Decimals

BUTTED AND BOUNDED

ON THE NORTH : Land under Dag No. 551.

ON THE SOUTH : Land under Dag No. 525.

ON THE EAST : Land under Part of Dag No. 543.

ON THE WEST : Land under Dag No. 520.

KAUSHAL & CO. (SHILAI) PVT. LTD.
Prasen Narayan
Khondelmal
Director

IN WITNESS WHEREOF the parties have hath hereunto sets and subscribed their hand and seals on this the day, month and year first above written.

SIGNED AND DELIVERED AT KOLKATA

in the presence of:

WITNESSES:-

1. *Laxshmi Kanta Sanpui*
VILL- makhadia
2. *Soumya Tolon*
Rajarampur, P. Laxshmi
Pur, Budge Budge,
Kolkata - 700140

PREMIER & CO. (Pvt.) Ltd.
Prem Narayan
Chandrasekhar
Director

SIGNATURE OF THE VENDOR

Drafted by me :-

Nabakumar Mukhopadhyay

Nabakumar Mukhopadhyay
Advocate
Alipore Police Court
Enrl. No.-WB/2037/1999
Advocate
Alipore Police Court,
Kolkata - 700 027.

Computerised Printed by
Kuntal Mukherjee
Kuntal Mukherjee

PREMIER & CO. (Pvt.) Ltd.
Ranganath SK
Director

SIGNATURE OF THE PURCHASER

MEMO OF CONSIDERATION

RECEIVED of and from the within named Purchaser the within mentioned the sum of **Rs.10,68,000/- (Rupees Ten lakhs Sixty Eight Thousand) only** being the full and entire consideration money of this Indenture by following memo of Consideration :

Sl. No.	Cheque No.	Date.	<u>MEMO</u>	Amount (Rs.)
			Drawn on	
1.	143010	10.06.19	IDBI, Amtala Br.	10,00,000/-
2.	145177	19.08.19	- Do -	68,000/-
TOTAL				Rs.10,68,000/-

(Rupees Ten Lakhs Sixty Eight Thousand only)

WITNESSES:

1. *Lakshmi Kanta Sanphui*
Vill- markhalia

2. *Soumya Palen,*
Rajarampur, P. Kanchidwarpu,
Bridge Budge - Kal - 700140

KAUSHAL & CO. (BHILAI) PVT. LTD.
Prem Narayan
Ichandhlml.
Director

KAUSHAL & CO. (BHILAI) PVT. LTD.
Prem Narayan
Ichandhlml.
Director

SIGNATURE OF THE VENDOR

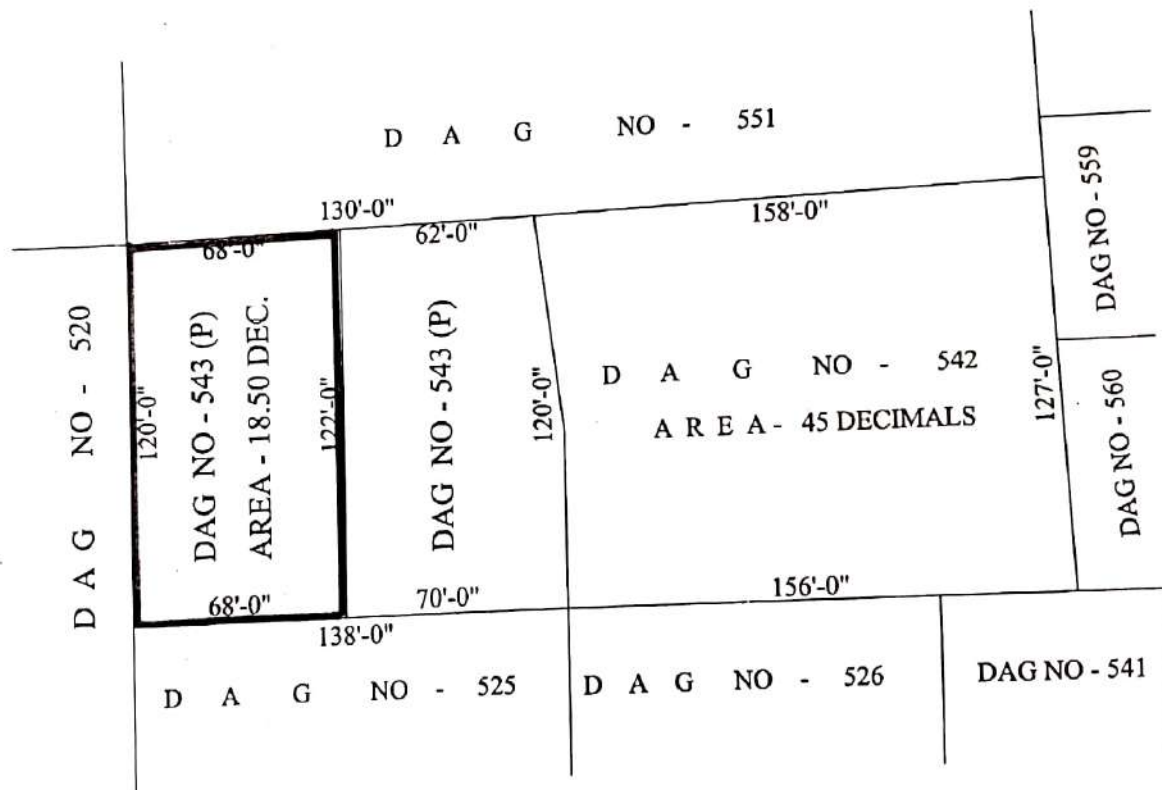
SITE PLAN OF LAND AT MOUZA - GAZIPUR, J. L. NO - 24, R. S. NO - 160,
TOUZI NO - 391, R. S. KHATIAN NO - 100, L. R. KHATIAN NO - 1673, R. S.
& L. R. DAG NO - 543, P. S. - BISHNUPUR, UNDER NAHAZARI GRAM
PANCHAYET, DIST. - 24 PARGANAS (SOUTH)

SCALE - 1" = 45'-0"

AREA OF LAND - 18.50 DECIMALS (MORE OR LESS)
SHOWN IN RED BORDER LINE

Realitors Pvt. Ltd.

Rangan Ali SK
Director



KAUSHAL & CO. (SHILAI) PVT. LTD.
Prasen Nandan
Rhoadelnd.
Director

S. m
SUDHASIT NINDAL
CHIEF MANAGER
ELEVATION NO. 1016

TRACE BY



Government of West Bengal

Department of Finance (Revenue), Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. BISHNUPUR, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 1613000139777/2019

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Shri Prem Narayan Khandelwal Dadpur, P.O:- Ramchandra Nagar, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 743503	Representative of Seller [KAUSHA L & COMPANY BHILAI PVT LTD]			KAUSHA & CO. (BHILAI) PVT LTD Prem Narayan Khandelwal 13/09/2019
2	Ramjan Ali Sekh Nandabhanga, P.O:- Bakhrabat, P.S:- Bishnupur, District:- South 24-Parganas, West Bengal, India, PIN - 743377	Representative of Buyer [OAS REALTORS PRIVATE LIMITED]			For OAS Realtors Pvt. Ltd. Ramjan Ali Sekh 13/09/2019

SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Shri Lakshmi Kanta Sanpui Son of Shri Panchu Gopal Sanpui Makhalia, P.O:- Bakhrabat, P.S:- Bishnupur, District:- South 24-Parganas, West Bengal, India, PIN - 743377	Shri Prem Narayan Khandelwal, Ramjan Ali Sekh			Lakshmi Kanta Sanpui 13/09/2019

(Asif Nadeem)

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

Name For OAS Realtors Pvt. Ltd.
 Signature Ramjan A. S. K.

Director

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

Name KAUSHAL & CO. (SHILAI) PVT. LTD.
 Signature Bram Narayan Khondelwe.

Director

	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
e-Challan

19-201920-007323141-1

Date: 14/09/2019 09:26:39

IK0AFPTRJ6

Payment Mode

Online Payment

Bank :

State Bank of India

BRN Date: 14/09/2019 09:27:32

DEPOSITOR'S DETAILS

Id No. : 16130001397777/3/2019
[Query No /Query Year]

Name: Dhananjoy Sardar
Contact No :
E-mail :
Address : Alipore Police Court
Applicant Name : Mr Dhananjoy Sardar
Office Name :
Office Address :
Status of Depositor : Advocate
Purpose of payment / Remarks : Sale, Sale Document Payment No 3

Mobile No. : +91 7685088085

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16130001397777/3/2019	Property Registration- Stamp duty	0030-02-103-003-02	48439
2	16130001397777/3/2019	Property Registration- Registration Fees	0030-03-104-001-16	10698
Total				59137

In Words : Rupees Fifty Nine Thousand One Hundred Thirty Seven only

Major Information of the Deed

No :	I-1613-04880/2019	Date of Registration	16/09/2019
Query No / Year	1613-0001397777/2019	Office where deed is registered	
Query Date	28/08/2019 7:58:10 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. 10,68,000/-	Rs. 10,68,375/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 53,439/- (Article:23)	Rs. 10,698/- (Article:A(1), E)		
Remarks			

Land Details :

District: South 24-Parganas, P.S.: Bishnupur, Gram Panchayat: NAHAJARI, Mouza: Gazipur, JI No: 24, Pin Code 743503

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-543	LR-1673	Organisati on	Shali	18.5 Dec	10,68,000/-	10,68,375/-
					18.5Dec	10,68,000 /-	10,68,375 /-
Grand Total :							

Seller Details :

Name,Address,Photo,Finger print and Signature

SI No	Name,Address,Photo,Finger print and Signature
1	KAUSHAL & COMPANY BHILAI PVT LTD 183/2, Lenin Sarani, 1st Floor, P.O.: Dharmatala, P.S.: New Market, District: Kolkata, West Bengal, India, PIN - 700013, PAN No.: AABCK3426A, Aadhaar No Not Provided by UIDAI, Status : Organization, Executed by: Representative, Executed by: Representative

Buyer Details :

Name,Address,Photo,Finger print and Signature

SI No	Name,Address,Photo,Finger print and Signature
1	OAS REALTORS PRIVATE LIMITED Bibirhat, P.O.: Bakhrahat, P.S.: Bishnupur, District: South 24-Parganas, West Bengal, India, PIN - 743377, PAN No.: AABCO1647F, Aadhaar No Not Provided by UIDAI, Status : Organization, Executed by: Representative

Identifier Details :

Name, Address, Photo, Finger print and Signature

Shri Prem Narayan Khandelwal (Presentant)

Son of Shri Hari Vallabh Khandelwal Dadpur, P.O:- Ramchandra Nagar, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 743503, Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of India, PAN No.: AFOPK4554J, Aadhaar No: 43xxxxxxxx3425 Status : Representative, Representative of : KAUSHAL & COMPANY BHILAI PVT LTD (as Director)

2 Ramjan Ali Sekh

Son of Late Sawkat Ali Sekh Nandabhanga, P.O:- Bakhrahahat, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 743377, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of India, PAN No.: AZEPS7322L, Aadhaar No: 81xxxxxxxx2202 Status : Representative, Representative of : OAS REALTORS PRIVATE LIMITED (as Director)

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Lakshmi Kanta Sanpui Son of Shri Panchu Gopal Sanpui Makhalia, P.O:- Bakhrahahat, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 743377			

Identifier Of Shri Prem Narayan Khandelwal, Ramjan Ali Sekh

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	KAUSHAL & COMPANY BHILAI PVT LTD	OAS REALTORS PRIVATE LIMITED-18.5 Dec

Land Details as per Land Record

District South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: NAHAJARI, Mouza: Gazipur, JI No: 24, Pin Code : 743503

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No - 543, LR Khatian No - 1673	Owner:কৌশল এবং কোম্পানী প্রাইভেট লিমিটেড, Gurdian:প্রম নারায় খান্ডেলওয়া, Address:183/2 লেনিন সন্নী কলি: ৭০০০১৩, Classification:শালি, Area:0.30000000 Acre,	KAUSHAL & COMPANY BHILAI PVT LTD

Endorsement For Deed Number : I - 161304880 / 2019

of Market Value(WB PUVI rules of 2001)

that the market value of this property which is the subject matter of the deed has been assessed at Rs 5/-


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

On 13-09-2019

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

Presented for registration at 09:25 hrs on 13-09-2019, at the Private residence by Shri Prem Narayan Khandelwal .

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

Execution is admitted on 13-09-2019 by Shri Prem Narayan Khandelwal, Director, KAUSHAL & COMPANY BHILAI PVT LTD (Private Limited Company), 183/2, Lenin Sarani, 1st Floor, P.O:- Dharmatala, P.S:- New Market, District:- Kolkata, West Bengal, India, PIN - 700013

Indetified by Shri Lakshmi Kanta Sanpui, . . Son of Shri Panchu Gopal Sanpui, Makhalia, P.O: Bakhrahat, Thana: Bishnupur, . South 24-Parganas, WEST BENGAL, India, PIN - 743377, by caste Hindu, by profession Business

Execution is admitted on 13-09-2019 by Ramjan Ali Sekh, Director, OAS REALTORS PRIVATE LIMITED (Private Limited Company), Bibirhat, P.O:- Bakhrahat, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 743377

Indetified by Shri Lakshmi Kanta Sanpui, . . Son of Shri Panchu Gopal Sanpui, Makhalia, P.O: Bakhrahat, Thana: Bishnupur, . South 24-Parganas, WEST BENGAL, India, PIN - 743377, by caste Hindu, by profession Business


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

On 16-09-2019

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 10,698/- (A(1) = Rs 10,684/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 10,698/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/09/2019 9:27AM with Govt. Ref. No: 192019200073231411 on 14-09-2019, Amount Rs: 10,698/-, Bank State Bank of India (SBIN0000001), Ref. No. IK0AFPTRJ6 on 14-09-2019, Head of Account 0030-03-104-001-16

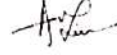
Stamp Duty

Required Stamp Duty payable for this document is Rs. 53,439/- and Stamp Duty paid by Stamp Rs 5,000/-
Rs 48,439/-

Stamp

Type Impressed, Serial no 987412, Amount: Rs.5,000/-, Date of Purchase: 30/08/2019, Vendor name: Alok Mondal

Acceptance of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
on 14/09/2019 9:27AM with Govt. Ref. No: 192019200073231411 on 14-09-2019, Amount Rs: 48,439/-, Bank
State Bank of India (SBIN0000001), Ref. No. IK0AFPTRJ6 on 14-09-2019, Head of Account 0030-02-103-003-02



Asif Nadim

**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

Number 1613-2019, Page from 114011 to 114054
No 161304880 for the year 2019.



Digitally signed by ASIF NADIM
Date: 2019.09.16 16:15:23 +05:30
Reason: Digital Signing of Deed.

(Asif Nadim) 16-09-2019 16:14:45
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BISHNUPUR
West Bengal.

(This document is digitally signed.)