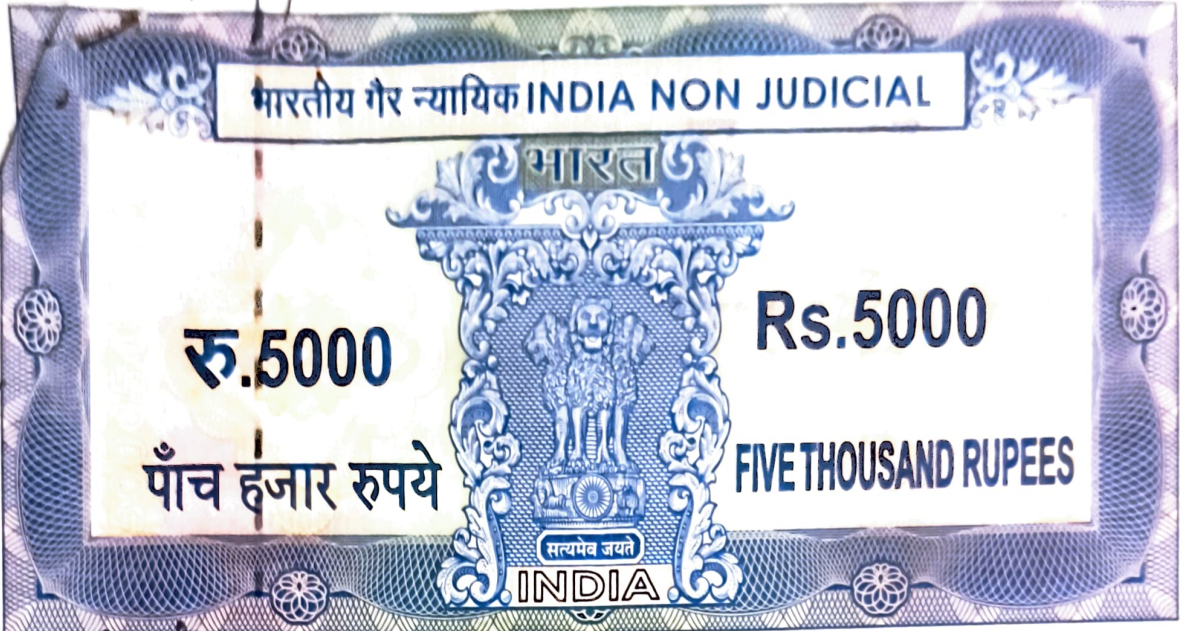


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पश्चिम बंगाल WEST BENGAL
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13/09/19 at Bishnupur
9.20 a.m.
AVZ

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

addl Dist Sub-Registrar, Bishnupur

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.
Pran Narayan
Chandani
Director

-298 02/6/20 2000.00
 OAS Realtors Pvt Ltd.
 Bishnupur p.s. Bishnupur.
 D. K. Nanda!

V.C 853/19

KAUSHAL & CO. (PVT.) LTD.
 prem Narayan
 Ichandehml.
 Director

V.C.T.I. 1980

13/09/2019



KAUSHAL & CO. (PVT.) LTD.
 prem Narayan
 Ichandehml.
 Director

V.C.T.I. 1981

13/09/2019

Handwritten signature

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

13 SEP 2019

For OAS Realtors Pvt. Ltd.
 Rangan Ali SK
 Director

Lakshmi Kanta Sanpui
 S/o- panchu kopal Sanpui
 vill- marhalia.
 P.O- Barchahat
 Dis- 24 Pgs (S).
 Pin- 743377

- :: (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. (BHILAI) PVT. LTD.

prem Narayan
Chand Khatri
Director

- :: (4) :: -

WHEREAS One Smt. Sailabala Manna, since deceased, wife of Late Nibaran Manna of Village - Gazipur under P.S. Bishnupur, in the 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 1 Acres 28 Decimals, out of which Sali land measuring more or less an area of 83 Decimals, appertaining to R.S. Dag No. 526 and Sali land measuring more or less an area of 45 Decimals, appertaining to R.S. Dag No. 542, 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. 96, 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 said Smt. Sailabala Manna, since deceased during her life time had been paying rents to the competent authority without any lets or hindrances, free from all encumbrances.

KAUSHAL & CO. (BHILAI) PVT. LTD.
Prasen Narayan
Chandel
Director

AND WHEREAS the said Smt. Sailabala Manna, since deceased, wife of Late Nibaran Manna of Village - Gazipur under P.S. Bishnupur, in the District South 24 Parganas while seized and possessed of the same died intestate leaving behind her only married daughter Smt. Promila Bala Jana, wife of Late Jugal Charan Jana of Nandabhanga, P.S. Bishnupur, District South 24 Parganas, 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. Sailabala Manna her surviving legal heir namely Smt. Promila Bala Jana entitled to and acquired absolute ownership of the said land and accordingly she had been 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. 878 in respect of the said land.

AND WHEREAS in pursuance to the above the said Smt. Promila Bala Jana, wife of Late Jugal Charan Jana of

KAUSHAL & CO. (BHILAI) PVT. LTD.
for on behalf of
1 Chandan
Director

- :: (6) :: -

Nandabhanga, P.S. Bishnupur, District South 24 Parganas becomes the absolute lawful owner of **ALL THAT** piece and parcel of Sali land measuring more or less an area of 1 Acres 28 Decimals, out of which Sali land measuring more or less an area of 83 Decimals, appertaining to R.S. & L.R. Dag No. 526 and Sali land measuring more or less an area of 45 Decimals, appertaining to R.S. & L.R. Dag No. 542, 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. 96, under L.R. Khatian No. 878, 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 thereafter the said Smt. Promila Bala Jana, wife of Late Jugal Charan Jana of Nandabhanga, P.S. Bishnupur, District South 24 Parganas while seized and possessed of the said land in consideration for love and affection gifted, transferred and conveyed of **ALL THAT** piece and parcel

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

- :: (7) :: -

of Sali land measuring more or less an area of 27.50 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. 96, under L.R. Khatian No. 878, appertaining to R.S. & L.R. Dag No. 526, 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 Sunil Kumar Jana, by virtue of a registered Bengali Deed of Gift, dated 22.01.1985, duly registered in the office of A.D.S.R. at Bishnupur, recorded in Book No.I, Volume No. 6, Pages from 65 to 69, Being No. 491 for the year 1985.

AND WHEREAS the said Smt. Promila Bala Jana, wife of Late Jugal Charan Jana of Nandabhanga, P.S. Bishnupur, District South 24 Parganas while seized and possessed of the said land in consideration for love and affection gifted, transferred and conveyed of **ALL THAT** piece and parcel of

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

Sali land measuring more or less an area of 36.50 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. 96, under L.R. Khatian No. 878, appertaining to R.S. & L.R. Dag No. 526, 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 Sukumar Jana, by virtue of a registered Bengali Deed of Gift, dated 22.01.1985, duly registered in the office of A.D.S.R. at Bishnupur, recorded in Book No.I, Volume No. 6, Pages from 117 to 121, Being No. 501 for the year 1985.

AND WHEREAS the said Smt. Promila Bala Jana, wife of Late Jugal Charan Jana of Nandabhanga, P.S. Bishnupur, District South 24 Parganas while seized and possessed of the said land in consideration for love and affection gifted, transferred and conveyed of **ALL THAT** piece and parcel of Sali land measuring more or less an area of 32 Decimals, out

KAUSHAL & CO. (BHILAI) PVT. LTD.
Prem Narayan
Rhande/Inf.
Director

- :: (9) :: -

of which Sali land measuring more or less an area of 19 Decimals, appertaining to R.S. & L.R. Dag No. 526 and Sali land measuring more or less an area of 13 Decimals, appertaining to R.S. & L.R. Dag No. 542, 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. 96, under L.R. Khatian No. 878, 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 Susil Kumar Jana, by virtue of a registered Bengali Deed of Gift, dated 22.01.1985, duly registered in the office of A.D.S.R. at Bishnupur, recorded in Book No.I, Volume No. 6, Pages from 39 to 43, Being No. 486 for the year 1985.

AND WHEREAS the said Smt. Promila Bala Jana, wife of Late Jugal Charan Jana of Nandabhanga, P.S. Bishnupur, District South 24 Parganas while seized and possessed of the said land in consideration for love and affection gifted,

KAUSHAL & CO. (BHILAI) PVT. LTD.
Pran Narayan
Chandani
Director

- :: (10) :: -

transferred and conveyed of **ALL THAT** piece and parcel of Sali land measuring more or less an area of 32 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. 96, under L.R. Khatian No. 878, appertaining to R.S. & L.R. Dag No. 542, 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 Subal Chandra Jana, by virtue of a registered Bengali Deed of Gift, dated 22.01.1985, duly registered in the office of A.D.S.R. at Bishnupur, recorded in Book No.I, Volume No. 6, Pages from 71 to 75, Being No. 492 for the year 1985.

AND WHEREAS thus said 1. Sunil Kumar Jana, 2. Sukumar Jana, 3. Susil Kumar Jana, and 4. Subal Chandra Jana, all sons of Late Jugal Chandra Jana jointly became the absolute lawful owners of **ALL THAT** piece and parcel of Sali land measuring more or less an area of 1 Acres 28 Decimals,

KAUSHAL & CO. (BHILAI) PVT. LTD.
Prem Narayan
Chandel/ml.
Director

out of which Sali land measuring more or less an area of 83 Decimals, appertaining to R.S. & L.R. Dag No. 526 and Sali land measuring more or less an area of 45 Decimals, appertaining to R.S. & L.R. Dag No. 542, 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. 96, under L.R. Khatian No. 878, 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. Sunil Kumar Jana, 2. Sukumar Jana, 3. Susil Kumar Jana, and 4. Subal Chandra Jana, all sons of Late Jugal Chandra Jana 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 1 Acres 28 Decimals, out of which Sali land measuring more or less an area of 83 Decimals, appertaining to R.S. & L.R. Dag

KAUSHAL & CO. (BHILAI) PVT. LTD.
P. M. Narayan
Chandrabh. S.
Director

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No. 526 and Sali land measuring more or less an area of 45 Decimals, appertaining to R.S. & L.R. Dag No. 542, 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. 96, under L.R. Khatian No. 878, 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 **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 17.08.2007

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

and registered on 11.12.2015, in the office of A.D.S.R. at Bishnupur, recorded in Book No.I, Volume No. 1613-2015, Pages from 67938 to 67956, Being No. 161306039 for the year 2015.

AND WHEREAS after purchasing the aforesaid landed property the said **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 KHANDLWAL**, 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 1 Acres 28 Decimals, out of which Sali land measuring more or less an area of 83 Decimals, appertaining to R.S. & L.R. Dag

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

No. 526 and Sali land measuring more or less an area of 45 Decimals, appertaining to R.S. & L.R. Dag No. 542, 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. 96, under L.R. Khatian No. 878, 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 **45 Decimals**, lying and situated at **Mouza- Gazipur**,

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

J.L. No. 24, R.S. No. 160, District Collectorate Touzi No. 391, Pargana - Magura, **comprised in R.S. Khatian No. 96, under L.R. Khatian No. 1673, appertaining to R.S. & L.R. Dag No. 542, 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.25,52,000/- (Rupees Twenty Five Lakhs Fifty Two Thousand) only**.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the sum of **Rs.25,52,000/- (Rupees Twenty Five Lakhs Fifty Two 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

KAUSHAL & CO. (BHILAI) PVT. LTD.
Pran Norayan
Khande/mh.
Director

- :: (16) :: -

whereof the 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 acquit, 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 **45 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. 96, under L.R. Khatian No. 1673, appertaining to R.S. & L.R. Dag No. 542, 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

KAUSHAL & CO. (CHILAKI) PVT. LTD.
Prasen Narayan
Chandrasekhar
Director

- :: (17) :: -

or heretofore was or were situated, butted, bounded, called, known, 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 into 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

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

- :: (18) :: -

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 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 has 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.

KAUSHAL & CO. (BHILAI) PVT. LTD.
Prasen Narayan
Phandefm.

Director

concerned in place of the Vendor and receive the rents, issues, and profits thereof without any lawful eviction, interruption claim and demand etc.

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, lispens, encumbrances and attachments whatsoever. The said land, hereditaments and

KAUSHAL & CO. (CHILAN) PVT. LTD.
Preet Narayan
Chandelwal
Director

- :: (20) :: -

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 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 **45 Decimals**, lying and situated at **Mouza-**

KAUSHAL & CO. (GHILAI) PVT. LTD.
For *Narayan*
Chandani
Director

- :: (21) :: -

Gazipur, J.L. No. 24, R.S. No. 160, District Collectorate Touzi No. 391, Pargana - Magura, **comprised in R.S. Khatian No. 96**, under **L.R. Khatian No. 1673**, appertaining to **R.S. & L.R. Dag No. 542**, 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	542	Sali	45 Decimals

BUTTED AND BOUNDED

ON THE NORTH : Land under Dag No. 551.

ON THE SOUTH : Land under Dag Nos. 526 & 541.

ON THE EAST : Land under Dag No. 543.

ON THE WEST : Land under Dag Nos. 559 & 560.

KAUSHAL & CO. (BHILAI) PVT. LTD.
Preet Narayan
Chandani.
Director

- :: (22) :: -

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. *Lakshmi Kanta Sanyal*
VILL - markhola
2. *Soumya Polen*
Rajorampur, Paschim
Rameshwarpur, Budge -
Budge - Kal - 700140

KAUSHAL & CO. (BHILAI) PVT. LTD.
Prasen Narayan
Chandani
Director

SIGNATURE OF THE VENDOR

Drafted by me :-

Nabakumar Mukherjee

Nabakumar Mukherjee
Advocate
Alipore Police Court
Enrl. No.-WB/2037/1999

Advocate
Alipore Police Court,
Kolkata - 700 027.

Computerised Printed by

Kuntal Mukherjee
Kuntal Mukherjee

For OAS Realtors Pvt. Ltd.

Ranjan Ali SK
Director

SIGNATURE OF THE PURCHASER



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 16130001397843/2019

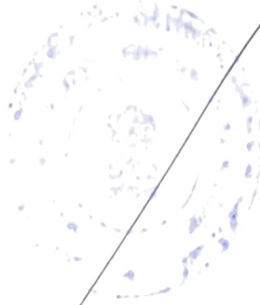
I. Signature of the Person(s) admitting the Execution at Private Residence.

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]			KAUSHAL & CO. (BHILAI) PVT. LTD. Prem Narayan Khandelwal Director 13/09/2019
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Ramjan Ali Sekh Nandabhanga, P.O.- Bakhrahat, P.S.- Bishnupur, District:- South 24-Parganas, West Bengal, India, PIN - 743377	Representative of Buyer [OAS REALTORS PRIVATE LIMITED]			OAS Realtors Pvt. Ltd. Ramjan Ali Sekh Director 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:- Bakhrahat, 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 Nadim)

ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A D S R
BISHNUPUR

South 24-Parganas, West
Bengal



13 SEP 2019
Office of the Additional District Sub-Registrar, Bishnupur, South 24 Parganas, West Bengal

स्थायी लेखा संख्या

/PERMANENT ACCOUNT NUMBER
AABCK3426A



नाम /NAME

KAUSHAL & COMPANY BHILAI PVT LTD

निगमन/बनने की तिथि /DATE OF INCORPORATION/FORMATION

03-05-1995

[Signature]

आयकर अधिकारी, व.स. XI

COMMISSIONER OF INCOME-TAX, (W.D. - XI)

KAUSHAL & CO. (BHILAI) PVT. LTD.

*Pran Narayan
Phardevml.*

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-201920-006848953-1
GRN Date: 04/09/2019 07:54:55
BRN: IK0AFGQLR5

Payment Mode Online Payment
Bank : State Bank of India
BRN Date: 04/09/2019 07:55:59

DEPOSITOR'S DETAILS

Id No. : 16130001397843/3/2019
[Query No./Query Year]

Name : Dhananjay Sardar
Contact No. :
E-mail :
Address : Alipore Police Court
Applicant Name : Mr Dhananjay Sardar
Office Name :
Office Address :
Status of Depositor : Advocate
Purpose of payment / Remarks :

Mobile No. : +91 7685088085

Sale, Sale Document Payment No 3

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16130001397843/3/2019	Property Registration- Stamp duty	0030-02-103-003-02	122632
2	16130001397843/3/2019	Property Registration- Registration Fees	0030-03-104-001-16	25536
Total				148168

In Words : Rupees One Lakh Forty Eight Thousand One Hundred Sixty Eight only

Major Information of the Deed

Deed No :	I-1613-04881/2019	Date of Registration	16/09/2019
Query No / Year	1613-0001397843/2019	Office where deed is registered	
Query Date	28/08/2019 8:15:15 AM	A D S R. BISHNUPUR, District South 24-Parganas	
Applicant Name, Address & Other Details	Dhananjoy 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. 25,52,000/-	Rs. 25,52,232/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,27,632/- (Article:23)	Rs. 25,536/- (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-542	LR-1673	Organisati on	Shali	45 Dec	25,52,000/-	25,52,232/-
					45Dec	25,52,000 /-	25,52,232 /-
Grand Total :							

Seller Details :

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 :

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

Representative Details :

Name, Address, Photo, Finger print and Signature

1 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: 43xxxxxxx3425 Status : Representative, Representative of : KAUSHAL & COMPANY BHILAI PVT LTD (as Director)

2 Ramjan Ali Sekh

Son of Late Sawkat Ali Sekh Nandabhanga, P.O:- Bakhrabat, 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: 81xxxxxxx2202 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:- Bakhrabat, 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-45 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 - 542, LR Khatian No - 1673	Owner:কৌশল এবং কোম্পানী প্রাইভেট লিমিটেড, Gurdian:প্রম নায়া খান্ডেলওয়া, Address:183/2 লেনিন সরনী কলি: ৭০০০১৩, Classification:শালি, Area:0.45000000 Acre,	KAUSHAL & COMPANY BHILAI PVT LTD

Endorsement For Deed Number : I - 161304881 / 2019

08-2019

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 25,52,232/-



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 09:20 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 25,536/- (A(1) = Rs 25,522/- , E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 25,536/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/09/2019 7:55AM with Govt. Ref. No: 192019200068489531 on 04-09-2019, Amount Rs: 25,536/-, Bank State Bank of India (SBIN0000001), Ref. No. IK0AFGQLR5 on 04-09-2019, Head of Account 0030-03-104-001-16

ment of Stamp Duty

certified that required Stamp Duty payable for this document is Rs. 1,27,632/- and Stamp Duty paid by Stamp Rs 1,000/- by online = Rs 1,22,632/-

Description of Stamp

1 Stamp Type Impressed, Serial no 987411, Amount: Rs.5,000/-, Date of Purchase: 30/08/2019, Vendor name: Alok Kumar Mondal

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/09/2019 7.55AM with Govt. Ref. No. 192019200068489531 on 04-09-2019, Amount Rs. 1,22,632/-, Bank State Bank of India (SBIN0000001), Ref. No. IK0AFGQLR5 on 04-09-2019, 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

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1613-2019, Page from 113972 to 114010
being No 161304881 for the year 2019.



Digitally signed by ASIF NADIM
Date: 2019.09.16 16:13:56 +05:30
Reason: Digital Signing of Deed.

(Asif Nadim) 16-09-2019 16:13:46
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BISHNUPUR
West Bengal.

(This document is digitally signed.)

MEMO OF CONSIDERATION

RECEIVED of and from the within named Purchaser the within mentioned the sum of **Rs.25,52,000/- (Rupees Twenty Five Lakhs Fifty Two Thousand) only** being the full and entire consideration money of this Indenture by following memo of Consideration :

<u>MEMO</u>				
Sl. No.	Cheque No.	Date.	Drawn on	Amount (Rs.)
1.	143008	10.06.19	IDBI, Amtala Br.	10,00,000/-
2.	143009	10.06.19	- Do -	10,00,000/-
3.	145176	19.08.19	- Do -	5,52,000/-

TOTAL Rs.25,52,000/-

(Rupees Twenty Five Lakhs Fifty Two Thousand only)

WITNESSES:

1. *Laxshmi Kanta Sarpani*
vill- machhalia

2. *Soumya Patra*
Rajarampur, Paschim
Rameshwarpur, Budge Budge
Kal- 700140

KAUSHAL & CO. (BHILAI) PVT. LTD.
Prasen Narayan
Chandelwal
Director

KAUSHAL & CO. (BHILAI) PVT. LTD.
Prasen Narayan
Chandelwal
Director

SIGNATURE OF THE VENDOR

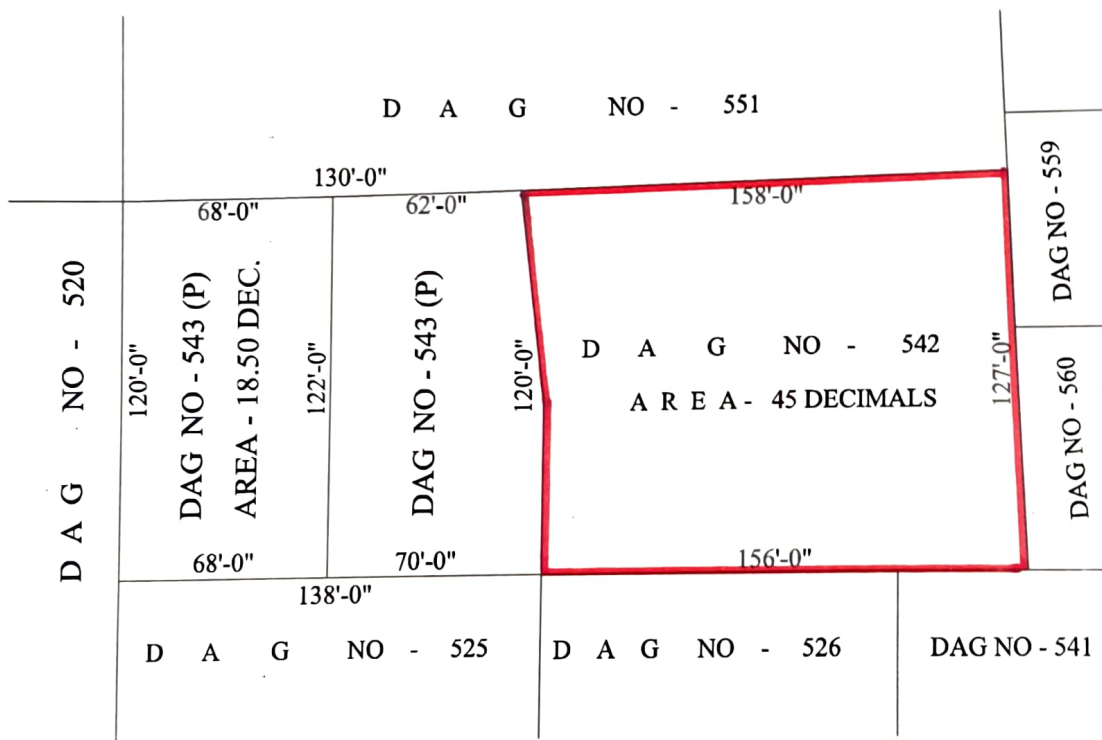
SITE PLAN OF LAND AT MOUZA - GAZIPUR, J. L. NO - 24, R. S. NO - 160,
TOUZI NO - 391, R. S. KHATIAN NO - 96, L. R. KHATIAN NO - 1673, R. S.
& L. R. DAG NO - 542, P. S. - BISHNUPUR, UNDER NAHAZARI GRAM
PANCHAYET, DIST. - 24 PARGANAS (SOUTH)

SCALE - 1" = 45'-0"

AREA OF LAND - 45 DECIMALS (MORE OR LESS)
SHOWN IN RED BORDER LINE

For OAS Realtors Pvt. Ltd.

Rangan A. S. K
Director



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

S. Mondal
SUBHASIS MONDAL
CIVIL D. MANSHIP &
SURVEYOR Rg. No.- 4926

TRACE BY

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

Name For OAS Realtors Pvt. Ltd

Signature Ramjan Ali SK
Director

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

Name KAUSHAL & CO. (SHILAO) PVT. LTD.

Signature forem Narayan Ichandhl.
Director

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

Name _____

Signature _____



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

13 SEP 2019