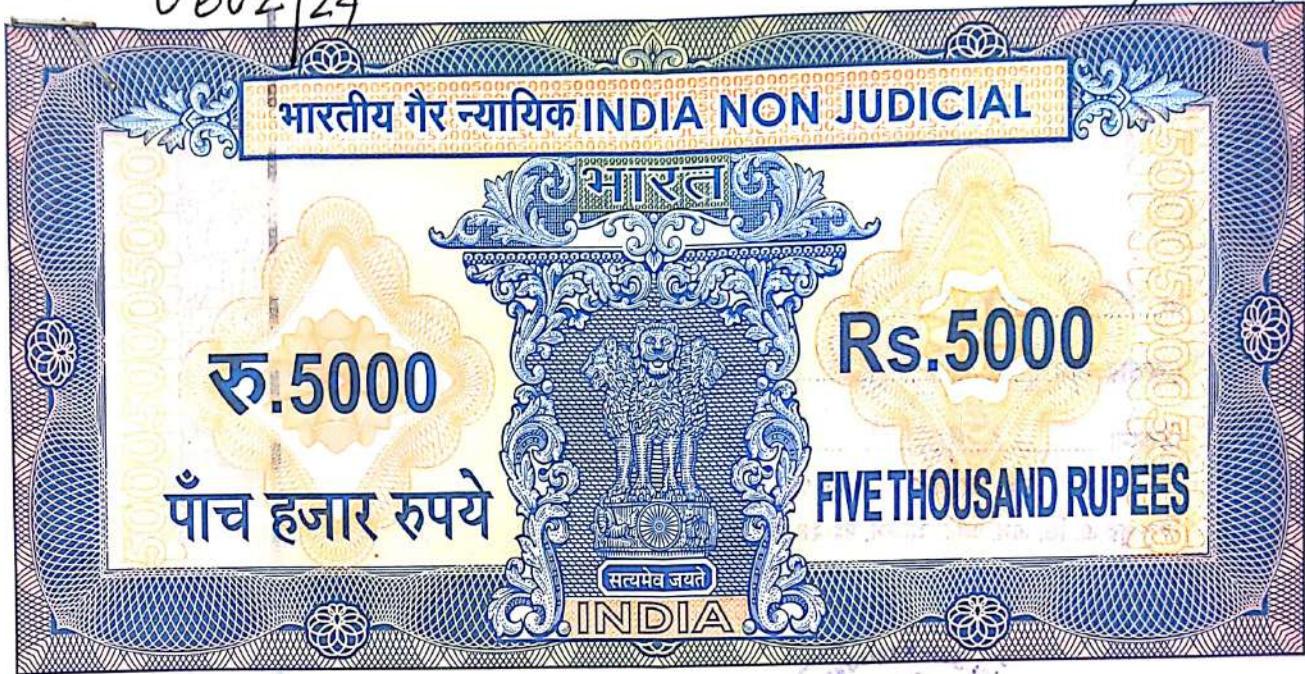


0602/24

T-635/2024



भारतीय गैर न्यायिक पश्चिम बंगाल WEST BENGAL

K 412154

2-2024/25/24
ms 15.00, owl-

2-23/24
owl/m

Certified that the document is admitted
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, Bishupur

02 FEB 2024

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this the 2nd day of
February, Two Thousand Twenty Four (2024).

(Signature)
Notary Public
Bishupur

0008
নং 3061 তারিখ 30/01/2024 মূল্য ১০০/-
ক্রেতার নাম OAS Realty Pvt. Ltd.
ঠিকানা Sanyua.
স্ট্যাম্প ভেং- আভিজ উদ্দিন গাজী
বিক্রপূর এ. ডি. এস. আর. অফিস, দঃ ২৪ পরগনা।
ভেংতার স্বাক্ষর



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

02 FEB 2024

Dhananjay Sardar

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



(2)

BETWEEN

AAKHITARA BIBI (Aadhaar No. 5960 1828 7457, PAN- AJZPB3964A, Voter Id No. KKC2023042), wife of Rahamatulla Sk, by faith- Islam, by nationality- Indian, by occupation- Housewife, residing at Village- Gazipur, Post Office- Kanganberia, Police Station- Bishnupur, District- South 24 Parganas, Pin- 700104, State- West Bengal, hereinafter called and referred to as "**VENDOR**" (which expression shall unless excluded by or repugnant to the context and subject be deemed to mean and include her successors, heirs, executors, administrators, legal representatives nominees and assigns) of the **FIRST PART**.

AND

OAS REALTY PRIVATE LIMITED (PAN- AABC01647F), a Private Limited Company, incorporated within the meaning of the Companies Act., 1956, having its registered Office at Sanjua, P.O.- Bakhrahat, P.S.- Bishnupur, District- South 24 Parganas, Pin- 743377, being represented by its Director **IFTESHAM SEIKH** (PAN - LFFPS0340G, Aadhaar No. 5566 9049 1016) daughter of Late Ramjan Ali Sk, by Faith - Islam, by Nationality - Indian, by Occupation - Business, residing at Village- Nandabhanga, P.O.- Bakhrahat, P.S.- Bishnupur, District- South 24 Parganas, Pin-



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

02 FEB 2024

(3)

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 **Aakhitara Bibi (i.e. the Present Vendor herein)** purchased **26.40 Decimals** Shali land out of 108 Decimals comprised in **R.S. & L.R. Dag No. 162**, vide R.S. Khatian No. 156 of whose corresponding to L.R. Khatian No. 1549, lying and situated at **Mouza- Gazipur**, vide J.L. No.- 24, Paragana- Magura, 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 Nasirudding Mallick, son of Giyasudding Mallick of Raipur Sk Para, P.S.- Bishnupur, Dist.- South 24 Parganas by virtue of a registered Bengali Deed of Sale, which was registered on 08/03/2019 in the office of A.D.S.R. Bishnupur and recorded in Book No. I, Volume No. 1613-2019, Pages from 34822 to 34838, Being No. 161301318 for the year 2019.

AND WHEREAS after purchase aforesaid **Aakhitara Bibi (i.e. the Present Vendor herein)** finally became the sole and absolute owner of land measuring an area about **26.40 Decimals** Shali land

(4)

out of 108 Decimals comprised in **R.S. & L.R. Dag No. 162**, vide R.S. Khatian No. 156 of whose corresponding to L.R. Khatian No. 1549 and many more land in various dag, lying and situated at **Mouza-Gazipur**, vide J.L. No.- 24, Paragana- Magura, 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 by getting her name mutated in the Record of Rights by opening a new **L.R. Khatian No. 1755** after paying rent and taxes to the appropriate authority.

AND WHEREAS the Present Vendor herein has decided and declared to sell unto the Purchaser and the Purchaser has agreed to purchase aforesaid **26.40 Decimals** Shali land free from all encumbrance, charges liens, lispence, attachments, debutters, trusts, leases, leniencies, liabilities, restriction, respective covenants, claims, demands, mortgages of whatsoever nature and with vacant peaceful possession together with all easements, rights, amenities and facilities attached therewith for a total consideration of **Rs.15,00,000 (Rupees Fifteen Lakhs) only**.

NOW THIS INDENTURE WITNESSETH THAT in pursuance of the said agreement and in consideration of **Rs.15,00,000 (Rupees**

(5)

*Fifteen Lakhs) only paid to the Vendor by the Purchaser as per Memo of Consideration mentioned below, at or immediately before the execution of these presents (the receipt whereof the Vendor 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 Vendor doth hereby sell, grant, transfer, convey, assign and assure unto the purchaser free from all encumbrances attachments, charges, lines, lispendents all that piece or parcel of Shali Land (Agricultural) with all rights of assessments and appurtenances, as particularly mentioned and described in the schedule hereunder written **TO HAVE AND TO HOLD** the said land hereby granted, transferred, conveyed and assigned or expressed or intended so to be with the appurtenances unto the purchaser absolutely and forever free from all encumbrances whatsoever.*

THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER as under:-

1. That notwithstanding any acts, deeds, matters or things whatsoever done by the Vendor or her Predecessor-in-title or any

(6)

of them do executed or knowingly suffered to the contrary. The Vendor 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 Vendor 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 benefit without any lawful hindrance, interruption, disturbance, suit, eviction, claim or demand whatsoever from or by the Vendor or any person or persons whomsoever.

(7)

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 Vendor was and sufficiently saved, defended kept harmless and other estate, rights, title, claim, mortgages, charges, lien, lispens, attachments and encumbrances whatsoever.

5. Further that the Vendor 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 Vendor and/or her 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

(8)

or department or under the provisions of the Public Demand Recovery Act or otherwise and that no certificate has been filed in the office of certificate officer under the provisions of the Public Demand Recovery Act and no steps taken in execution of any certificate at the instance of the - income tax, and/or wealth tax and/or estate duty authorities.

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

8. That the Vendor has 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 Vendor and she is not the benamidars of any one.

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

(9)

SCHEDULE OF THE SOLD PROPERTY

ALL THAT piece and parcel of **Shali** land measuring more or less **26.40 Decimals** comprised in **R.S. & L.R. Dag No. 162**, vide **R.S. Khatian No. 156** of whose corresponding to **L.R. Khatian No. 1755** as follows –

R.S. Kh. No.	L.R. Kh. No.	R.S. & L.R. Dag No.	Nature	Total Land	Share	Sold Area
156	1755	162	Shali	108 Dec.	2444	26.40 Dec.
Total						26.40 Dec.

lying and situated at **Mouza- Gazipur**, vide J.L. No.- 24, Paragana- Magura, 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, 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 Part of R.S. & L.R. Dag No. 162.
On the East	:	Purchaser's Land.
On the West	:	Land under Part of R.S. & L.R. Dag No. 162.

(10)

IN WITNESS WHERE OF the Vendor herein has hereunto set and subscribed her 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. *Abdulhamid Molliek*
of - Chak? Buxetnagar.

অমিত জবাবি

Signature of the VENDOR

Drafted by :-

Dhananjay Sardar

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

(11)

MEMO OF CONSIDERATION

RECEIVED by the within named Vendor from the Purchaser the within mentioned sum of **Rs.15,00,000 (Rupees Fifteen Lakhs) only** being the full and final consideration money paid the Vendor by the Purchaser.

Date	Cheque/ Transaction No.	Bank/Branch	Amount (Rs.)
21/11/2023	IBKLR92023112000083899	IDBI Bank, Amtala Branch	15,00,000
TOTAL			15,00,000
Rupees Fifteen 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. *Abdul Mannan Hollick*
of Chak Enayet nagar.

অমল গুপ্তা

Signature of the VENDOR

TESTIMONY OF IDENTIFIER

[As per Rule 47 of West Bengal Registration Rule & Sec 68 of Indian Evidence Act, 1872]



1. NAME OF THE IDENTIFIER - Dhananjoy Sardar
2. FATHER'S NAME - Sri Samar Chandra Sardar
3. PROFESSION - Advocate
4. RELATION TO THE EXECUTANTS - Client
5. ENROLLMENT NO - F-1019/1190/2015
6. MOB NO- 7685088085 / 9874934058
7. ADDRESS- Alipore Police Court, POST OFFICE - Alipore,

POLICE STATION- Alipore, DISTRICT- South 24 Pgs KOL - 700027

I do hereby declare that I am personally acquainted with executants / executants of the deed presented for registration and also verify the identity of executants.

Dhananjay Sardar

Signature of the Identifier

Date- 02/02/2024



LEFT THUMB IMPRESSION.

N.B- This testimony is obtained from the identifier because in this case, the Registering officer acting under Registration Act and rule here under is not personally known / acquainted with the executants.



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



192023240367282308

GRN Details

GRN: 192023240367282308 Payment Mode: SBI Epay
GRN Date: 01/02/2024 22:34:22 Bank/Gateway: SBIEPay Payment Gateway
BRN: 3969607004023 BRN Date: 01/02/2024 22:35:02
Gateway Ref ID: IGAQULVJQ6 Method: State Bank of India NB
GRIPS Payment ID: 010220242036728229 Payment Init. Date: 01/02/2024 22:34:22
Payment Status: Successful Payment Ref. No: 2000209925/4/2024
[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr OAS REALTY PRIVATE LIMITED
Address: Sanjua
Mobile: 7685088085
Period From (dd/mm/yyyy): 01/02/2024
Period To (dd/mm/yyyy): 01/02/2024
Payment Ref ID: 2000209925/4/2024
Dept Ref ID/DRN: 2000209925/4/2024

Payment Details

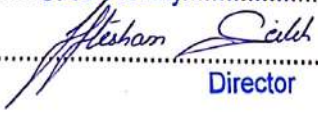
Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000209925/4/2024	Property Registration- Stamp duty	0030-02-103-003-02	40020
2	2000209925/4/2024	Property Registration- Registration Fees	0030-03-104-001-16	15014
Total				55034

IN WORDS: FIFTY FIVE THOUSAND THIRTY FOUR ONLY.



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

Name.....OAS Realty Pvt. Ltd.....

Signature.....
Director

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

Name.....

Signature.....

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

Name.....

Signature.....

Major Information of the Deed

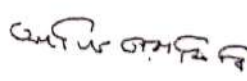
Deed No :	I-1613-00635/2024	Date of Registration	02/02/2024
Query No / Year	1613-2000209925/2024	Office where deed is registered	
Query Date	24/01/2024 4:00:01 PM	A.D.S.R. BISHNUPUR, District: South 24-Parganas	
Applicant Name, Address & Other Details	Dhananjay Sardar Alipore Police Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 7685088085, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 15,00,000/-	Rs. 15,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 45,020/- (Article:23)	Rs. 15,014/- (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	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-162 (RS :-162)	LR-1755, (RS:-156\0)	Organisati on	Shali	26.4 Dec	15,00,000/-	15,00,000/-
Grand Total :				26.4Dec	15,00,000 /-	15,00,000 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Aakhitara Bibi (Presentant) Wife of Rahamatulla Sk Executed by: Self, Date of Execution: 02/02/2024 , Admitted by: Self, Date of Admission: 02/02/2024 ,Place : Office		 Captured	
		02/02/2024	LTJ 02/02/2024	02/02/2024
Gazipur, City:- Not Specified, P.O:- Kanganberia, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, PAN No.:: ajxxxxxx4a, Aadhaar No: 59xxxxxxxx7457, Status :Individual, Executed by: Self, Date of Execution: 02/02/2024 , Admitted by: Self, Date of Admission: 02/02/2024 ,Place : Office				

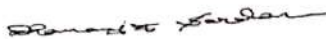
Buyer Details :

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

Representative Details :

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

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Dhananjoy Sardar Son of Shri Samar Chandra Sardar Alipore Police Court, City:- Not Specified, P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027		 Captured	
	02/02/2024	02/02/2024	02/02/2024
Identifier Of Aakhitara Bibi, ,			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Aakhitara Bibi	OAS REALTY PRIVATE LIMITED-26.4 Dec

Land Details as per Land Record

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

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 162, LR Khatian No:- 1755		Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 161300635 / 2024

On 02-02-2024

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

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

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

Presented for registration at 14:23 hrs on 02-02-2024, at the Office of the A.D.S.R. BISHNUPUR by Aakhitara Bibi ,Executant.

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 15,00,000/-

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

Execution is admitted on 02/02/2024 by Aakhitara Bibi, Wife of Rahamatulla Sk, Gazipur, P.O: Kanganberia, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 743503, by caste Muslim, by Profession House wife
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

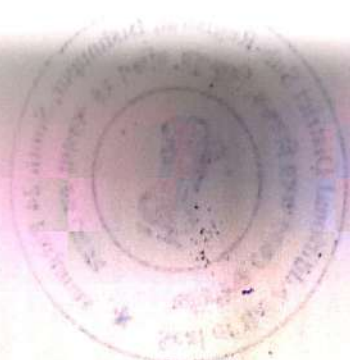
Certified that required Registration Fees payable for this document is Rs 15,014.00/- (A(1) = Rs 15,000.00/- ,E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 15,014/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 01/02/2024 10:35PM with Govt. Ref. No: 192023240367282308 on 01-02-2024, Amount Rs: 15,014/-,
Bank: SBI EPay (SBlePay), Ref. No. 3969607004023 on 01-02-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 45,020/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 40,020/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 412154, Amount: Rs.5,000.00/-, Date of Purchase: 30/01/2024, Vendor name: Ajjjuddin Gazi
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 01/02/2024 10:35PM with Govt. Ref. No: 192023240367282308 on 01-02-2024, Amount Rs: 40,020/-,
Bank: SBI EPay (SBlePay), Ref. No. 3969607004023 on 01-02-2024, Head of Account 0030-02-103-003-02

Baishali Dasgupta

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



Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1613-2024, Page from 17169 to 17187
being No 161300635 for the year 2024.



Bdasgupta

Digitally signed by BAISHALI DASGUPTA
Date: 2024.02.07 17:07:47 +05:30
Reason: Digital Signing of Deed.

(Baishali Dasgupta) 07/02/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BISHNUPUR
West Bengal.