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पश्चिम बंगाल WEST BENGAL

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Certified that the document is admitted
for registration and take the photo
Sheet and finger print sheet attached with.
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Addl. Dist. Sub-Registrar, Bishupur

29 DEC 2022

SSOS 33087

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this the 28th day of
December, Two Thousand Twenty Two (2022).

BETWEEN

044253

23 DEC 2022

MR. PALAN CHANDRA M
of Late Nona

No.....Rs. 100/- Date.....

Dhananjoy Sardar (Adv.)
Alipore Police Court
Kol - 27

Name :

Address :

Vendor :

Alipore Collectorate, 24 Pgs. (South)

SUBHANKAR DAS

STAMP VENDOR

Alipore Police Court, Kol-27

V.C.No - 1253/2022

- *Handwritten signature*

V.C.T.1- 2869

28.12.2022



Scal of the Additional District Sub-Registrar, Bishnupur, South 24 Parganas
This document is the part of the document
Sheet and finger print sheet attached with
for registration and into the photo
Casting that the document is registered

ADD: Dist. Sub-Registrar, Bishnupur

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

28 DEC 2022

Naba Kumar Mandal

Ch. Palan chandra Mandal

Vill- Gazipur, P.S. Bishnupur

P.O. Karganbenia Pin- 743503

Dist - 24 PGS (S)

(2)

MR. PALAN CHANDRA MANDAL (Aadhaar No. 9378 8235 4945), son of Late Nagendra Nath Mandal, by fath- Hindu, by nationality- Indian, by occupation- Cultivation, residing at Village- Gazipur, Post Office- Kanganberia, Police Station- Bishnupur, District- South 24 Parganas, Pin- 743503, 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 his successors, heirs, executors, administrators, legal representatives nominees and assigns) of the **FIRST PART**.

AND

OAS REALTORS PRIVATE LIMITED (PAN- AABCO1647F) a Private Limited Company, incorporated within the meaning of the Companies Act, 1956, having its registered office at Bibirhat, P.O.- Bakhrahat, P.S.- Bishnupur, District- South 24 Parganas, Pin- 743377, State- West Bengal and city office at 522A/1, Diamond Harbour Road, 1st Floor, P.O. & P.S.- Behala, District- South 24 Parganas, Kolkata- 700034, State- West Bengal, being represented by its Director- **IFTESHAM SEIKH (Aadhaar No. 5566 9049 1016, PAN- IFFPS0340G)**, daughter of Late Ramjan Ali Sk., by faith- Islam, by nationality- Indian, by occupation- Business, residing at Village- Nandabhanga, P.O.- Bakhrahat, P.S.- Bishnupur, District- South 24 Parganas, Pin- 743377,

(3)

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 Nagendra Nath Mandal, son of Late Ramanath Mandal and Niranjan Mandal, son of Late Krishna Charan Mandal, both are residing at Gazipur, P.S.- Bishnupur, District- South 24 Parganas jointly purchased **13 Decimals** Shali land comprised in **R.S. Dag No. 146**, vide R.S. Khatian No. 151 and many more land in various dags, lying and situated at **Mouza- Gazipur**, vide J.L. No.- 24, Touzi No.- 93, Resa No.- 107, within the limits of **Nahazari Gram Panchayet**, under P.S. & A.D.S.R. Office- Bishnupur, District- South 24 Parganas, by virtue of a registered Bengali Deed of Sale, which was registered on 15/06/1960 in the office of S.R. Bishnupur and recorded in Book No. I, Volume No. 53, Pages from 42 to 43, **Being No. 5945** for the year 1960.

AND WHEREAS by virtue of aforesaid registered Bengali Deed of Sale Being No. 5945/1960 aforesaid Nagendra Nath Mandal became the sole and absolute owner of his respective **1/2nd Share** i.e.

(4)

6.50 Decimals out of 13 Decimals comprised in **R.S. Dag No. 146**, vide R.S. Khatian No. 151, lying and situated at **Mouza- Gazipur**, vide J.L. No.- 24, Touzi No.- 93, Resa No.- 107, within the limits of **Nahazari Gram Panchayet**, under P.S. & A.D.S.R. Office- Bishnupur, District- South 24 Parganas and had been possessing and occupying the aforesaid land with good, clear and marketable title after paying rent and taxes to the appropriate authority.

AND WHEREAS aforesaid Nagendra Nath Mandal died intestate leaving behind his only son **Palan Chandra Mandal (i.e. the Present Vendor herein)** as his ultimate successor as per provision of the Hindu Law of Succession and according to Hindu Succession Act, 1956 the total property of Late Nagendra Nath Mandal devolved upon his son.

AND WHEREAS by way of inheritance aforesaid **Palan Chandra Mandal (i.e. the Present Vendor herein)** finally became the sole and absolute owner of land measuring an area about **6.50 Decimals** out of 13 Decimals comprised in **R.S. & L.R. Dag No. 146**, vide R.S. Khatian No. 151, lying and situated at **Mouza- Gazipur**, vide J.L. No.- 24, Touzi No.- 93, Resa No.- 107, within the limits of **Nahazari Gram Panchayet**, under P.S. & A.D.S.R. Office- Bishnupur, District- South 24

(5)

Parganas and have been possessing and occupying the aforesaid land by getting his name mutated in the Record of Rights by opening a new **L.R. Khatian No. 516** 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 said **6.50 Decimals or 3 Cottahs 15 Chattaks 02 Sq.ft.** 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.2,00,000 (Rupees Two Lakhs) only**. The Market Value has been assessed by Govt. of West Bengal is **Rs.6,14,250 (Rupees Six Lakhs Fourteen Thousand Two Hundred Fifty) only**.

NOW THIS INDENTURE WITNESSETH THAT in pursuance of the said agreement and in consideration of **Rs.2,00,000 (Rupees Two Lakhs) only** paid to the Vendor by the Purchaser as per Memo of Consideration mentioned below, at or immediately before the

(6)

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 his Predecessor-in-title or any of them do executed or knowingly suffered to the contrary. The Vendor are fully and absolutely seized and possessed of or otherwise well and

(7)

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.

4. That free and clear and freely and clearly and absolutely acquired, exonerated and released or otherwise by and at the costs and

(8)

expenses of the Vendor were and sufficiently saved, defended kept harmless and other estate, rights, title, claim, mortgages, charges, lien, lispendens, 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 their predecessor-in-title or any of them shall and will from time to time and at all times hereafter at the requests and costs of the Purchaser do and execute or cause to be done or executed all such acts, assurances, and things whatsoever for further better and perfectly assuring the said Land hereby, granted, conveyed, transferred and assigned or expressed or intended so to be and every part thereof unto and to the use of the said Purchaser in the manner aforesaid as may be reasonably required.

6. That the said Land or any and every part thereon is not attached in any proceedings including certificate proceedings started by or at the instances of Income tax, Wealth tax, or Gift tax, authorities or 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

(9)

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 he 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.

(10)

SCHEDULE OF THE SOLD PROPERTY

ALL THAT piece and parcel of **Shali** land measuring more or less **6.50 Decimals or 3 Cottahs 15 Chattaks 02 Sq.ft.** comprised in **R.S. & L.R. Dag No. 146**, vide **R.S. Khatian No. 151** of whose corresponding to **L.R. Khatian No. 516**, as follows –

R.S. Kh. No.	L.R. Kh. No.	R.S. & L.R. Dag No.	Nature	Total Land	Share	Sold Area
151	516	146	Shali	13 Dec.	5000	6.50 Decimals
Total						6.50 Decimals

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

On the North	:	Land under Dag Nos. 145 & 147.
On the South	:	Land under Dag No. 151.
On the East	:	Land under Dag No. 146(P).
On the West	:	Land under Dag No. 142

(11)

IN WITNESS WHERE OF the Vendor herein has hereunto set and subscribed his hand on the day, month and year first above written.

SIGNED SEALED & DELIVERED

by the Parties in the presence of :-

WITNESSES :-

1. Naba Kumar Mandal
Vill- Gazipur. P.S- Bishnupur
P.N. - 743503

2. Lakshmikanta Sanpui

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

गणेशजी

Signature of the VENDOR

Drafted by :-

Dhananjay Sardar

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

Computer Typist :-

Sanjib Samanta

(12)

MEMO OF CONSIDERATION

RECEIVED by the within named Vendor from the Purchaser the within mentioned sum of **Rs.2,00,000 (Rupees Two Lakhs) only** being the full and final consideration money paid the Vendor by the Purchaser.

Date	Cheque No.	Bank/Branch	Amount (Rs.)
03.12.2022	190367	IDBI Bank, Amtala Branch	1,00,000
10.12.2022	190408		1,00,000
TOTAL			2,00,000
Rupees Two Lakhs Only.			

WITNESSES:-

1. Naba Kumar Mandal

V. 1/- Gazipur P.S. Bishnupur
Pin- 743503

2.

Lakshmikanta Sanpui

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

914454 844

Signature of the VENDOR

v.e-1253/22



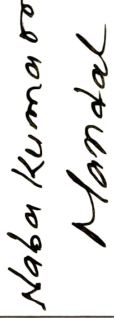
Government of West Bengal

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 16132003639644/2022

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Palan Chandra Mandal , Gazipur, City:- Not Specified, P.O:- Kanganberia, P.S:- Bishnupur, District:- South 24-Parganas, West Bengal, India, PIN:- 743503	Seller			 28.12.22
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Naba Kumar Mandal Son of Palan Chandra Mondal , Gazipur, City:- Not Specified, P.O:- Kanganberia, P.S:- Bishnupur, District:- South 24-Parganas, West Bengal, India, PIN:- 743503	Mr Palan Chandra Mandal, Iftesham Seikh			 28.12.22

38 DEC 2022

(Baishali Dasgupta)

ADDITIONAL DISTRICT
SUB-REGISTRAR

OFFICE OF THE A.D.S.R.
BISHNUPUR

South 24-Parganas, West
Bengal

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



For OAS REALTORS PVT. LTD.

Name _____

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 _____

Naba Kumar Mandal

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



192022230235449398

GRN Details

GRN: 192022230235449398
GRN Date: 29/12/2022 16:26:37
BRN: 0188838546519
Gateway Ref ID: IGAOWQYBL8
GRIPS Payment ID: 291220222023544938
Payment Status: Successful
Payment Mode: SBI Epay
Bank/Gateway: SBIEpay Payment Gateway
BRN Date: 29/12/2022 16:26:50
Method: State Bank of India NB
Payment Init. Date: 29/12/2022 16:26:37
Payment Ref. No: 2003639644/3/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr OAS REALTORS PVT LTD
Address: Bibirhat
Mobile: 7685088085
Period From (dd/mm/yyyy): 29/12/2022
Period To (dd/mm/yyyy): 29/12/2022
Payment Ref ID: 2003639644/3/2022
Dept Ref ID/DRN: 2003639644/3/2022

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003639644/3/2022	Property Registration- Stamp duty	0030-02-103-003-02	18348
2	2003639644/3/2022	Property Registration- Registration Fees	0030-03-104-001-16	6156
Total				24504

IN WORDS: TWENTY FOUR THOUSAND FIVE HUNDRED FOUR ONLY.

PAID

Major Information of the Deed

No :	I-1613-08938/2022	Date of Registration	29/12/2022
No / Year	1613-2003639644/2022	Office where deed is registered	
Entry Date	26/12/2022 8:07:56 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. 2,00,000/-	Rs. 6,14,250/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 18,448/- (Article:23)	Rs. 6,156/- (Article:A(1), E)		
Remarks			

Land Details :

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

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-146 (RS :-146)	LR-516, (RS:-151\0)	Bastu	Shali	6.5 Dec	2,00,000/-	6,14,250/-
Grand Total :				6.5Dec	2,00,000 /-	6,14,250 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr Palan Chandra Mandal Son of Late Nagendra Nath Mandal , Gazipur, City:- Not Specified, P.O:- Kanganberia, P.S:-Bishnupur, District:- South 24-Parganas, West Bengal, India, PIN:- 743503 Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, Aadhaar No: 93xxxxxxx4945, Status :Individual, Executed by: Self, Date of Execution: 28/12/2022 , Admitted by: Self, Date of Admission: 28/12/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 28/12/2022 , Admitted by: Self, Date of Admission: 28/12/2022 ,Place : Pvt. Residence

Details :
Name, Address, Photo, Finger print and Signature
OAS REALTORS PRIVATE LIMITED
Bibirhat, City:- Not Specified, P.O:- Bakhrahat, P.S:-Bishnupur, District -South 24-Parganas, West Bengal, India.
PIN:- 743377, PAN No.:: AAxxxxxx7F, Aadhaar No Not Provided by UIDAI, Status : Organization, Status : Not Executed

Representative Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	Iftesham Seikh (Presentant) 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.:: lfxxxxxx0g, Aadhaar No: 55xxxxxxxx1016 Status : Representative, Representative of : OAS REALTORS PRIVATE LIMITED (as Director)

Identifier Details :

Name	Photo	Finger Print	Signature
Naba Kumar Mandal Son of Palan Chandra Mandal , Gazipur, City:- Not Specified, P.O:- Kanganberia, P.S:-Bishnupur, District:- South 24-Parganas, West Bengal, India, PIN:- 743503			
Identifier Of Mr Palan Chandra Mandal, Iftesham Seikh			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Palan Chandra Mandal	OAS REALTORS PRIVATE LIMITED-6.5 Dec

Land Details as per Land Record

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

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 146, LR Khatian No:- 516	Owner:পালান চন্দ্র মণ্ডল, Gurdian:নগেন্দ্র নাথ, Address:নিজ , Classification:শালি, Area:0.06000000 Acre,	Mr Palan Chandra Mandal

2022

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

Admitted for registration at 19:10 hrs on 28-12-2022, at the Private residence by Iftesham Seikh .

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

Execution is admitted on 28/12/2022 by Mr Palan Chandra Mandal, Son of Late Nagendra Nath Mandal, , Gazipur, P.O: Kanganberia, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 743503, by caste Hindu, by Profession Cultivation

Indetified by Naba Kumar Mandal, , Son of Palan Chandra Mondal, , Gazipur, P.O: Kanganberia, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 743503, by caste Hindu, by profession Others

Bdasgupta

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

On 29-12-2022

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.

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 6,14,250/-

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 6,156.00/- (A(1) = Rs 6,142.00/- ,E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 6,156/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 29/12/2022 4:26PM with Govt. Ref. No: 192022230235449398 on 29-12-2022, Amount Rs: 6,156/-, Bank: SBI EPay (SBIEPay), Ref. No. 0188838546519 on 29-12-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 18,448/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 18,348/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 050443, Amount: Rs.100.00/-, Date of Purchase: 23/12/2022, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 29/12/2022 4:26PM with Govt. Ref. No: 192022230235449398 on 29-12-2022, Amount Rs: 18,348/-, Bank: SBI EPay (SBIEPay), Ref. No. 0188838546519 on 29-12-2022, Head of Account 0030-02-103-003-02

Bdasgupta

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

of Registration under section 60 and Rule 69.
in Book - I
number 1613-2023, Page from 4475 to 4494
No 161308938 for the year 2022.



Digitally signed by BAISHALI
DASGUPTA
Date: 2023.01.04 12:34:04 +05:30
Reason: Digital Signing of Deed.

Bdasgupta

(Baishali Dasgupta) 2023/01/04 12:34:04 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BISHNUPUR
West Bengal.

(This document is digitally signed.)