

06656/22

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भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

₹. 100

ONE HUNDRED RUPEES



सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AG 75881

29.04.22
Ce-21152400

... The document is submitted to
... The signature sheets and
... the original instrument attached with
... of this document.

District Sub-Register-II
Alipore South 24-pargana

29 APR 2022

DEED OF CONVEYANCE

THIS INDENTURE OF SALE is made this the 29th day of
April, Two Thousand Twenty Two (2022)
BETWEEN

11 RHOENK

MRS. PRABHJOT KAUR GOSAL ALIAS PRABHJOT KAUR, (PAN-AFVPK8907Q), Aadhar No.8217 9579 5478, wife of Jasvinder Singh, daughter of Avtar Singh Grewal, by Occupation – Housewife, by Faith-Sikh, by Nationality-Indian, residing at 2A, Madhab Chatterjee Street, P.S. Bhawanipore, Kolkata – 700020, hereinafter called and referred to as the “VENDOR” (which expression shall unless excluded by or repugnant to the context be deemed to include her legal heirs, executors, administrators and representatives) of the **FIRST PART**

AND

MESSRS OASIS TRADING CORPORATION, (PAN-AORPP0225K), a proprietorship Firm having its Business office at 248D, Banku Behari Chatterjee Road, Kolkata – 700042, represented by its sole Proprietress SMT. SHARMISTHA PAUL, (PAN-AORPP0225K), (Aadhar No.5631 5527 6893), wife of Sri Prabir Paul, by Occupation : Business, by faith : Hindu, by Nationality : Indian, residing at 783, Anandapur, URBANA, Tower-6, Flat No.2404, P.O. EKTP, P.S. Anandapur, Kolkata – 700107 hereinafter called and referred to as the “PURCHASER” (which expression shall unless excluded by or repugnant to the context be deemed to include its successors-in-interest, successors-in-office, nominees, assigns and legal representatives) of the **SECOND PART**.

WHEREAS the present OWNER/VENDOR herein is the absolute Owner of a Plot of land measuring net land area of 02 (Two) Cottahs 15 (Fifteen) Chittacks 12 (Twelve) Sq.ft. more or less togetherwith one tile shed structure measuring an area of 894 (Eight hundred and ninety four) Sq.ft. more or less standing thereon lying and situate in Mouza – Madurdaha, J.L. No.12, Touzi No.2998, comprising in C.S. Dag No.448, under C.S. Khatian No.133, corresponding to R.S. Dag No.455, under present R.S. Khatian No.187, corresponding to L.R. Dag No.455, under L.R. Khatian No.886, also lying within the jurisdiction of The Kolkata Municipal Corporation Ward No.108, known as K.M.C. Premises No.1915, Madurdah, Assessee No.31-108-05-4028-4, P.S. Anandapur, Kolkata – 700 107.

AND WHEREAS one Guiram Pramanik alias Pranab Kumar Pramanik, son of Late Fakir Chand Pramanik, was the absolute owner of a big plot of land situate in **Mouza – Madurdaha, J.L. No.12, Touzi No.2998**, comprising in C.S. Dag No.448, under C.S. Khatian No.133, corresponding to **R.S. Dag No.455, under present R.S. Khatian No.187**, and during Revisional Settlement Operation the name of the said Guiram Pramanik alias Pranab Kumar Pramanik was published and recorded in the R.S. Record of Right in the said Mouza – Madurdaha, J.L. No.12, **R.S. Dag No.455, under present R.S. Khatian No.187.**

AND WHEREAS by virtue of a registered Deed of Sale dated 09.06.1962, registered in the Office of the Sub-Registrar at Alipore and recorded in Book No.I, Volume No.87, at Pages 194 to 200, Being No.5000, for the year 1962, said Guiram Pramanik alias Pranab Kumar Pramanik and his mother namely Smt. Barada Moni Dasi, wife of Late Fakir Chand Pramanik jointly sold, transferred, conveyed, assigned and granted the aforesaid demarcated Land measuring an area of 10 (Ten) Bighas comprising in R.S. Dag No.455, under R.S. Khatian No.187, of Mouza – Madurdaha, J.L. No.12, in favour of one Smt. Nirupam Maitra, wife of Dhirendra Nath Maitra, residing at D-10 CIT Building, Rajendra Mallick Street, Kolkata – 700007 for a valuable consideration as mentioned therein.

AND WHEREAS by virtue of a registered Deed of Sale dated 29.09.1962, registered in the Office of the Sub-Registrar at Alipore and recorded in Book No.I, Volume No.148, at Pages 151 to 154, Deed No.8350, for the year 1962, said Smt. Nirupam Maitra sold, transferred, conveyed, assigned and granted part of the Land measuring an area of 02 (Two) Bighas out of her total purchased land comprising in R.S. Dag No.455, under R.S. Khatian No.187, of Mouza – Madurdaha, J.L. No.12, in favour of Smt. Binoybati Parshan, wife of Sri Mohanlal Parshan and Smt. Bimal Kumar Parshan, wife of Sri Sohan Lal Parshan, both of residing at 16/C, Asutosh Mukherjee Road, P.S. Bhawanipore, Kolkata – 700025.



AND WHEREAS by virtue of a registered Deed of Sale dated 01.08.1975, registered in the Office of the Sub-Registrar at Alipore and recorded in Book No.I, Deed No.3993, for the year 1975, said Smt. Binoybati Parshan and Smt. Bimal Kumar Parshan, jointly sold, transferred, conveyed, assigned and granted their entire purchased plot of Land measuring an area of 02 (Two) Bighas comprising in R.S. Dag No.455, under R.S. Khatian No.187, of Mouza – Madurdaha, J.L. No.12, in favour of Sri Rathindra Nath Chakraborty and Sri Ranendra Nath Chakraborty, both son of Sri Ajay Nath Chakraborty for a valuable consideration as mentioned therein and each having undivided $\frac{1}{2}$ share of the total land area.

AND WHEREAS by virtue of a registered Deed of Sale dated 28.08.1995, registered in the Office of the District-Sub-Registrar-III at Alipore and recorded in Book No.I, Volume No.16, at Pages 444 to 455, Deed No.783, for the year 1996, said Sri Rathindranath Chakraborty, sold, transferred, conveyed, assigned and granted his undivided $\frac{1}{2}$ share of the land measuring an area of 01 (One) Bigha comprising in R.S. Dag No.455, under R.S. Khatian No.187, of Mouza – Madurdaha, J.L. No.12, in favour of Smt. Chandrabali Khan, wife of Sri Debudas Khan and Miss. Purnima Khan, daughter of Sri Debudas Khan, both of residing at Kalikapore, P.S. Kasba, Kolkata – 700078.

AND WHEREAS now the said Smt. Chandrabali Khan, Miss. Purnima Khan and Sri Ranendranath Chakraborty, are the joint owners of the entire plot of land measuring an area of 02 (Two) Bighas comprising in R.S. Dag No.455, under R.S. Khatian No.187, of Mouza – Madurdaha, J.L. No.12.

AND WHEREAS said Sri Ranendranath Chakraborty has given one registered General Power of Attorney registered at SR Alipore vide Deed No.3671 for the year 1995 in favour of one Sri Debudas Khan, son of Late Mohanta Khan, for sell of his undivided $\frac{1}{2}$ share of the land measuring an area of 01 (One) Bigha comprising in R.S. Dag No.455, under R.S. Khatian No.187, of Mouza – Madurdaha, J.L. No.12 to the intending purchasers/Purchaser.

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AND WHEREAS by virtue of a registered Deed of Conveyance dated 27.06.1996, registered in the Office of A.D.S.R. Seldaha and entered into Book No. 1, Volume No.50, at Pages 63 to 78, Deed No. 1984 for the year 1996 said Smt. Chandrabali Khan, Miss. Purnima Khan and Sri Ranendranath Chakraborty, due to their valid legal reason and also being need of money sold, transferred, conveyed, assigned and granted a Plot of net land measuring land area of 02 (Two) Cottahs 08 (Eight) Chittacks more or less situate in Mouza – Madurdaha, J.L. No.12, Touzi No.2998, comprising in C.S. Dag No.448, under C.S. Khatian No.133, corresponding to R.S. Dag No.455, under present R.S. Khatian No.187, within the KMC Ward No.108, in favour of the VENDOR herein for a valuable consideration.

AND WHEREAS by virtue of a registered Deed of Sale dated 29.09.1962, registered in the Office of the Sub-Registrar at Alipore and recorded in Book No.I, Volume No.148, at Pages 147 to 150, Deed No.8349, for the year 1962 said Smt. Nirupam Maitra, further sold, transferred, conveyed, assigned and granted part of the Land measuring an area of 02 (Two) Bighas out of her total purchased land comprising in R.S. Dag No.455, under R.S. Khatian No.187, of Mouza – Madurdaha, J.L. No.12, in favour of Kushal Chand Bachhawat, since deceased son of Late Indra Chandra Bachhawat.

AND WHEREAS said Kushal Chand Bachhawat, died intestate leaving behind his wife namely Smt. Namita Bachhwat and two sons namely Sudip Bachhawat and Sumit Bachhawat, inherited the above mentioned plot of land measuring an area of 02 (Two) Bighas out of her total purchased land comprising in R.S. Dag No.455, under R.S. Khatian No.187, of Mouza – Madurdaha, J.L. No.12, as per Hindu Succession Act, 1956.

AND WHEREAS said Smt. Namita Bachhwat, Sudip Bachhawat and Sumit Bachhawat, have given one registered General Power of Attorney in favour of one Smt. Kakali Ghosh, wife of Sri Shailendra Nath Ghosh, of 112/6, Beliaghata Main Road, Kolkata – 700010..

AND WHEREAS by virtue of a registered Deed of Conveyance dated 21.02.2007,

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registered in the Office of D.S.R. III, Alipore and entered into Book No. 1, CD Volume No.16, at Pages 7187 to 7198, Deed No. 6622 for the year 2008 said Smt. Namita Bachhawat, Sudip Bachhawat and Sumit Bachhawat, due to their valid legal reason and also being need of money sold, transferred, conveyed, assigned and granted one small plot of land measuring an area of **07 (Seven) Chittacks 12 (twelve) Sq.ft.** more or less situate in **Mouza – Madurdaha, J.L. No.12**, Touzi No.2998, comprising in C.S. Dag No.448, under C.S. Khatian No.133, corresponding to **R.S. Dag No.455, under present R.S. Khatian No.187**, within the KMC Ward No.108, in favour of the **VENDOR** herein for a valuable consideration and both the plot land of the Vendor herein is adjacent to each other.


AND WHEREAS by virtue of two separate registered Deed of Sale the **VENDOR** herein purchased the total land area measuring **02 (Two) Cottahs 15 (Fifteen) Chittacks 12 (Twelve) Sq.ft.** more or less situate in **Mouza – Madurdaha, J.L. No.12**, Touzi No.2998, comprising in C.S. Dag. No.448, under C.S. Khatian No.133, corresponding to **R.S. Dag No.455, under present R.S. Khatian No.187**, also lying within the jurisdiction of The Kolkata Municipal Corporation Ward No.108, P.S. Anandapur, Kolkata – 700 107.

AND WHEREAS in the mean time L.R. Operation has been done in Madurdaha area and the plot of land has been recorded and published in L.R. Record of Right vide L.R. Dag No.455 of Mouza - Madurdaha, J.L. No.12.

AND WHEREAS the **OWNER/VENDOR** herein mutated and recorded her land in the record of the Ld. B.L. & L.R.O. from Kolkata vide L.R. Khatian No.886 of L.R. Dag No.455 of Mouza-Madurdaha, J.L. No.12.

AND WHEREAS the **OWNER/VENDOR** herein recorded her name in the record of the KMC known as **KMC Premises No.1915, Madurdaha, within the KMC Ward No.108**, Assessee No.31-108-05-4028-4, within the P.S. Anandapur, Kolkata – 700108 in respect of her entire purchased plot of land.


AND WHEREAS now the **OWNERVENDOR** herein is the absolute owner of



the said plot of land measuring an area of **02 (Two) Cottahs 15 (Fifteen) Chittacks 12 (Twelve) Sq.ft.** more or less togetherwith one tile shed structure measuring an area of **894 (Eight hundred and ninety four) Sq.ft. more or less** standing thereon lying and situate in **Mouza – Madurdaha, J.L. No.12, Touzi No.2998**, comprising in C.S. Dag No.448, under C.S. Khatian No.133, corresponding to **R.S. Dag No.455, under present R.S. Khatian No.187, corresponding to L.R. Dag No.455, under L.R. Khatian No.886**, also lying within the jurisdiction of The Kolkata Municipal Corporation Ward No.108, known as **K.M.C. Premises No.1915, Madurdah, Assessee No.31-108-05-4028-4, P.S. Anandapur, Kolkata – 700 107.**

AND WHEREAS the **VENDOR** intend to sell the said plot of land measuring net land area of **02 (Two) Cottahs 15 (Fifteen) Chittacks 12 (Twelve) Sq.ft.** more or less togetherwith one tile shed structure measuring an area of **894 (Eight hundred and ninety four) Sq.ft. more or less** standing thereon lying and situate in **Mouza – Madurdaha, J.L. No.12, Touzi No.2998**, comprising in C.S. Dag No.448, under C.S. Khatian No.133, corresponding to **R.S. Dag No.455, under present R.S. Khatian No.187, corresponding to L.R. Dag No.455, under L.R. Khatian No.886**, also lying within the jurisdiction of The Kolkata Municipal Corporation Ward No.108, known as **K.M.C. Premises No.1915, Madurdah, Assessee No.31-108-05-4028-4, P.S. Anandapur, Kolkata – 700 107** as morefully mentioned in the **SCHEDULE** below. The **PURCHASER** herein also agrees to purchase the same at or for the consideration price declared by the **VENDOR** and the **PURCHASER** has agree and also paid to the **VENDOR** entire consideration sum of **Rs.43,00,000/- (Rupees Forty three lac) only** shown in the memo of consideration below against **ALL THAT** piece and parcel of land measuring net land area of **02 (Two) Cottahs 15 (Fifteen) Chittacks 12 (Twelve) Sq.ft.** more or less togetherwith one tile shed structure measuring an area of **894 (Eight hundred and ninety four) Sq.ft. more or less** standing thereon known as **K.M.C. Premises No.1915, Madurdah, Ward No.108, P.S. Anandapur, Kolkata – 700 107** as morefully mentioned and described in the **SCHEDULE** hereunder written and delineated and shown in the annexed Plan/ Map by **RED** borderline which is the part and parcel of this Deed of Conveyance.

NOW THIS INDENTURE WITNESSETH that in pursuance of the Agreement and declared consideration of the said sum of Rs.43,00,000/- (Rupees Forty three lac) only well and truly paid by the 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 VENDOR do hereby admit and acknowledge as per Memo of Consideration here under written and of and from the same and every part thereof the VENDOR do hereby acquit, release and forever discharge the said PURCHASER as well as the said land hereby conveyed) and the VENDOR do hereby grant, transfer, convey, sell, assure and assigns unto the said PURCHASER ALL THAT piece and parcel of land measuring an area of 02 (Two) Cottahs 15 (Fifteen) Chittacks 12 (Twelve) Sq.ft. more or less togetherwith one tile shed structure measuring an area of 894 (Eight hundred and ninety four) Sq.ft. more or less standing thereon known as K.M.C. Premises No.1915, Madurdah, Ward No.108, P.S. Anandapur, Kolkata - 700 107 and more specifically described in the SCHEDULE hereunder written and delineated in the Map or Plan annexed hereto and depicted by RED border lines or HOWSOEVER otherwise the said land and hereditaments now is or are or heretofore was or were situated, butted bounded called, known, numbered, described or distinguished together with all paths, passages, ways, sewers, drains, ditches, yards, hedges, water, water courses, and all other former and ancient rights, liberties, benefits, privileges, advantages, easements, appendages and appurtenances whatsoever to the said land belonging or in anywise appertaining thereto or usually held, used, enjoyed and occupied therewith or reputed to belong or 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 or upon the said land and every part thereof and all the deeds, pattahs, muniments writings, evidences of title



whatsoever relating to or concerning the said land and 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 to be unto the said **PURCHASER** absolutely, forever, free from all encumbrances and the **VENDOR** do hereby covenant with the **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 sold or expressed or intended so to be, unto and to the use of the **PURCHASER** in manner aforesaid and deliver vacant and peaceful possession of the said land unto the **PURCHASER** simultaneously with the execution of these presents **AND** the **PURCHASER** shall and may **AT ALL** times hereafter peaceably and quietly will hold, possess, and enjoy the said land or every part thereof and pay the rents and taxes to the appropriate authorities upon getting its name duly mutated in the Kolkata Municipal Corporation in place of the **VENDOR** or her predecessors in interest and title and receive the rents, issues and profits thereof without any lawful eviction, interruption, claim and demand whatsoever by the **VENDOR** or any person or persons lawfully or equitably claiming title from under or in trust for the **VENDOR** or any of her predecessors in title and interest and the **VENDOR** hereby also covenant to keep the **PURCHASER** indemnified from or against all charges, estates, encumbrances, created by the **VENDOR** or any of her predecessors in interest and title and declares the schedule mentioned property is free from all encumbrances whatsoever made or suffered by the **VENDOR** or any person or persons lawfully or equitably claiming under them as aforesaid and **FURTHER** that the **VENDOR** and all persons having or lawfully or equitably

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

THE VENDOR do hereby declares that the land hereby sold and fully described in the **SCHEDULE** hereunder written has not been previously leased, mortgaged, sold nor in any way transferred. There is no charge, lien, lispendens or any attachments whatsoever. The said land has not been acquired by the State of West Bengal or any Public body nor the **VENDOR** received any notice for such acquisition in respect of the land hereby sold. There is no case suit or proceeding pending before any court of law in respect of the said plot of land. The **VENDOR** is selling, the said land while having good, clear and marketable title, free from all encumbrances and deliver vacant and peaceful possession of the said land unto the **PURCHASER**.

If any error or omission is transpired in future in the recitals of this Deed, the **VENDOR** shall at the costs and request of the **PURCHASER** do and execute any supplementary deed or deed of rectification in favour of the Purchaser, its successors, representatives and assigns.

THE VENDOR DO HEREBY COVENANT WITH THE PURCHASERS AS FOLLOWS :

1. That in respect of the said land and hereditament as held or enjoyed by the **VENDOR** and conveyed hereby to the **PURCHASER**, the **VENDOR** have good right and title as lawful owners with full and absolute power and authority to


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convey, transfer, assure and assign the said land and hereditament hereby sold and transferred, every part thereof unto and to the **PURCHASER** in the manner as aforesaid and the **VENDOR** further declares that she has not dealt with the said land and hereditament in any manner whatsoever with any person whatsoever till date with any one else in respect of their said land and hereditament save and except with the **PURCHASER** herein.

2. That the **PURCHASER** shall have the right to mutate its name in the records of B.L. & L.R.O. and also in the records of The Kolkata Municipal Corporation and any other public bodies or offices as the absolute Owners of the said land and hereditament hereby conveyed and transferred to it by necessary proceedings or otherwise without any objection from the **VENDOR** or her legal heirs or any person or persons claiming under them.

3. That it shall be lawful for the **PURCHASER** at all times hereafter to quietly and peaceably hold, possess and enjoy and enter into and upon the said land and hereditament hereby sold conveyed and transferred unto the **PURCHASER** and every part thereof and receive the rents, issues and profits therefrom as to be fetched without any interruption, claims or demand whatsoever by or from the **VENDOR** or any person claiming through, under or in trust arising through or for them.

4. That the said land and hereditament hereby conveyed and transferred is absolutely free, exonerated and discharged from all encumbrances, charges, lispendences, debts, liabilities and the **VENDOR** fully or otherwise and sufficiently and clearly and absolutely discharge, saved harmless and keep indemnified and/or have agreed to indemnify in future for consequences against all manners of encumbrances, charges, liens and demands, claims and other defects in title, if any, whatsoever created and/or occasioned or so arises directly or indirectly, existing or

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made by the **VENDOR** or any of her predecessors in title or any person claiming or entitled to claim in any manner through, under or in trust for the **VENDOR** or any of her predecessor in title.

5. That the **VENDOR** and every person or persons claiming any estate, right title or interest through the **VENDOR** shall and will at all times hereafter upon every reasonable request and at the costs of the **PURCHASER** make, do acknowledge execute, register all deeds, documents and papers to make the right, title and interest of the said land more perfect and for assuring the said land hereditament in favour of the **PURCHASER** in a better way and manner and to do and perform all such further or other acts, deeds, matters and things whatsoever for further better and more perfectly assuring their full rights of ownership, free from all encumbrances upon the said land and hereditament in favour of the **PURCHASER**.

6. That the **PURCHASER** shall and may at all times hereafter peaceably and quietly possess and enjoy as absolute owner the said land measuring an area of 02 (Two) Cottahs 15 (Fifteen) Chittacks 12 (Twelve) Sq.ft. more or less together with one tile shed structure measuring an area of 894 (Eight hundred and ninety four) Sq.ft. more or less standing thereon known as K.M.C. Premises No.1915, Madurdah, Ward No.108, P.S. Anandapur, Kolkata - 700 107 and shall receive the rent, issues and profits thereof without any lawful eviction, interruption, claim or demand whatsoever from or by the **VENDOR** or any person or persons lawfully or equitably claiming any estate or interest from under or in trust for the **VENDOR**.

7. That the **VENDOR** shall keep the **PURCHASER** freely and clearly and absolutely acquitted, exonerated, discharged and released and to save harmless and to keep indemnified the **PURCHASER** against all estates, claim, demands, charges, mortgages, liens, lispendents, debts, hypothecation, attachments and



encumbrances whatsoever suffered by the **VENDOR** or any person lawfully or equitably claiming from under or in trust for the **VENDOR**.

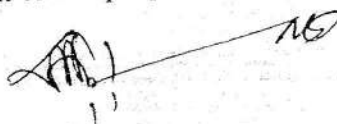
8. That the **VENDOR** and all persons having lawfully or claiming equitably any estate or interest whatsoever in the said piece and parcel of land with a tile shed hereditaments and premises hereby conveyed, granted or any part thereof from under or in trust for the **VENDOR** shall and will from time to time at all times hereafter at the request and cost of the **PURCHASER** do and execute or cause to be done and executed all such acts, deeds, matters and things whatsoever for further better and more perfectly and effectually assuring the said property unto and to the use of the **PURCHASER** accordingly to the nature, interest and meaning of these presents as shall or may reasonably be required.

9. That the said **VENDOR** have prepared a Plan or Map of the entire land which is being conveyed and this Map/Plan has been annexed herewith and this map shall be treated as the part and parcel of this Deed.

10. That the **VENDOR** also declares that she shall give full co-operation for necessary mutation (if required) before the concerned authorities in future in favour of the **PURCHASER**.

11. That the **VENDOR** also declares herein that the **PURCHASER** shall have every right of transfer of the "said property" as described in the **SCHEDULE** hereunder written such as by gift, sell, lease, mortgage to any Third Party or parties or as and when necessary or making construction or erecting the building thereon and enjoy the same without any interruption and hindrances from any person or corner whatsoever.

12. The **PURCHASER** shall be entitled to or will have the right to use the adjacent passages situated adjacent to the property and also enjoy its full easement


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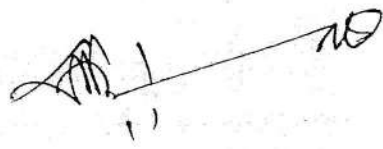
rights and the PURCHASER shall have right to bring electric, telephone, drainage and sewerage connection through it.

BE IT NOTED THAT the VENDOR has delivered the Original title Deeds relating to the said land and Property as mentioned in the SCHEDULE hereunder written to the PURCHASER herein at the time of execution of these presents.

SCHEDULE REFERRED TO ABOVE

ALL THAT piece and parcel of presently 'Bastu' land measuring an area of 02 (Two) Cottahs 15 (Fifteen) Chittacks 12 (Twelve) Sq.ft. more or less together with one tile shed structure measuring an area of 894 (Eight hundred and ninety four) Sq.ft. more or less standing thereon lying and situate in Mouza - Madurdaha, J.L. No.12, Touzi No.2998, comprising in C.S. Dag No.448, under C.S. Khatian No.133, corresponding to R.S. Dag No.455, under present R.S. Khatian No.187, corresponding to L.R. Dag No.455, under L.R. Khatian No.886, also lying within the jurisdiction of The Kolkata Municipal Corporation Ward No.108, known as K.M.C. Premises No.1915, Madurdah, Assessee No.31-108-05-4028-4, P.S. Anandapur, Kolkata - 700 107 together with the right to take electric, tap water, Gas, Telephone etc. connections through the adjacent road and also together with all easement rights through the adjacent passage and the entire sold plot of land as delineated in the Site Plan annexed hereto and shown by RED BORDER lines (property zone Mundapara-Nazirabad) and entire sold property is butted and bounded in the manner following :-

<u>ON THE NORTH</u>	:	KMC Road;
<u>ON THE SOUTH</u>	:	Part of KMC Premises No.1912, Madurdaha;
<u>ON THE EAST</u>	:	Land of R.S. Dag No.455;
<u>ON THE WEST</u>	:	14'-0" wide KMC Road.



THE PLAN OF PLOT OF LAND SITUATE IN MOUZA -
MADURDAHA, J.L. NO.12, IN R.S. DAG NO.455, UNDER R.S.
KHATIAN NO.187, L.R. DAG NO.455, UNDER L.R. KHATIAN
NO.886, WITHIN THE KMC WARD NO.108, KNOWN AS
PART OF THE K.M.C. PREMISES NO.1915, MADURDAH,
P.S. ANANDAPUR, KOLKATA - 700 107.

SOLD LAND AREA 02 KH. 15 CH. 12 SFT. MORE OR LESS
TOGETHERWITH TILE SHED STRUCTURE MEASURING
AN AREA OF 894 SQ.FT. MORE OR LESS

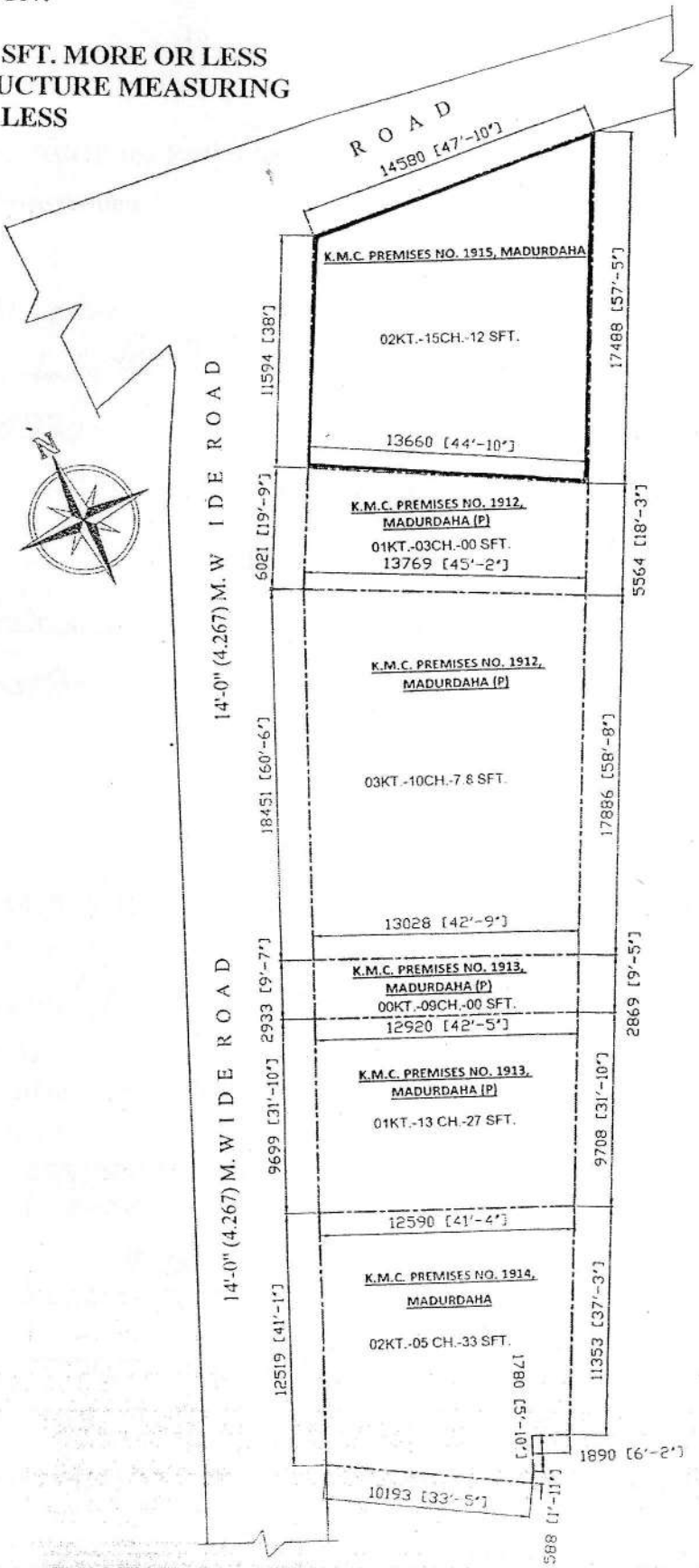
SHOWN IN RED BORDER LINE

For OASIS TRADING CORPORATION

Sharmistha Buel
Proprietor

Prabhjot Kaur

[Handwritten signature]
11/08/2004



IN WITNESS WHEREOF the Parties have put their signature hereto on this day, month and year first above written.

WITNESSES :

1. Prabhu Kumar Heerda
23K Panchanan Tala Road,
Kolkata - 700029

~~2. Somesh Mishra
High Court
Calcutta~~

Prabhjot Kaur

SIGNATURE OF THE VENDOR

For OASIS TRADING CORPORATION

Sharmistha Paul
Proprietor

SIGNATURE OF THE PURCHASER

READ OVER EXPLAINED AND
PREPARED & DRAFTED BY :

Debes Kumar Misra (Signature) (Initials) →

(DEBES KUMAR MISRA)

ADVOCATE [Enrolment No. F/364/329/1989]

HIGH COURT, CALCUTTA

Resi-cum-Chamber :69/1, Baghajatin

Place, Kolkata-86

PH-9830236148(D.K.M.),

Email:debeskumarmisra@gmail.com

9051446430(Somesh),

Email:mishrasomesh08@gmail.com

9836115120(Tapesh),

Email:tapesh.mishra85@gmail.com

IN WITNESS WHEREOF the Parties have put their signature hereto on this day, month and year first above written.

WITNESSES :

1. Prabhu Kumar Heerda
23K Panchananale Road,
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READ OVER EXPLAINED AND
PREPARED & DRAFTED BY :

Debes Kumar Misra (Signature) (MS) ←

(DEBES KUMAR MISRA)

ADVOCATE [Enrolment No. F/364/329/1989]

HIGH COURT, CALCUTTA

Resi-cum-Chamber :69/1, Baghajatin

Place, Kolkata-86

PH-9830236148(D.K.M.),

Email:debeskumarmisra@gmail.com

9051446430(Somesh),

Email:mishrasomesh08@gmail.com

9836115120(Tapesh),

Email:tapesh.mishra85@gmail.com

MEMO OF CONSIDERATION

RECEIVED with thanks from the within named PURCHASERS for the within mentioned sum of Rs.43,00,000/- (Rupees Forty three lac) only as full and final settlement of entire consideration sum in respect of the within mentioned land and property known as K.M.C. Premises No.1915, Madurdaha, P.S. Anandapur, Kolkata - 700 107 in the manner followings :

Sl. No.	Date	Online Transfer No.	Name of the Bank & Branch	Amount (Rs.)
1.	29.01.2022	980582	State Bank of India Korba B.S.	Rs. 15,00,000.00
2.	21.02.2022	980588	DO	Rs. 8,00,000.00
3.	30.03.2022	030912	DO	Rs. 5,00,000.00
4.	28.04.2022	509051	ICICI Bank, Korba Branch	Rs. 15,00,000.00

Total : Rs.43,00,000.00

(Rupees Forty three lac) only

WITNESSES :

1. Anup Kumar Maeder
2BK Panchanantala Road
Kolkata - 70028

Prabhjot Kaur

SIGNATURE OF THE VENDOR


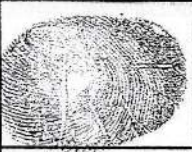









Somant Mishra
Hign Somant
Somant

Advocate

	Thumb	1 st finger	Middle finger	Ring finger	Small finger
PHOTO	left hand				
	right hand				












Name

Signature

	Thumb	1 st finger	Middle finger	Ring finger	Small finger	
 Prabhjot Kaur	left hand					
	right hand					

Name PRA BHJOT KAUR

Signature Prabhjot Kaur

	Thumb	1 st finger	Middle finger	Ring finger	Small finger	
 Sharmistha Paul	left hand					
	right hand					

Name SHARMISTHA PAUL

Signature Sharmistha Paul

	Thumb	1 st finger	Middle finger	Ring finger	Small finger
PHOTO	left hand				
	right hand				

Name

Signature



भारत सरकार



आधार

भारतीय विशिष्ट पहचान प्राधिकरण

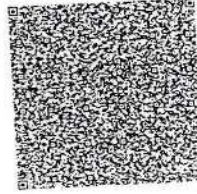
भारत सरकार
Unique Identification Authority of India
Government of India

Enrollment No.: 0647/03107/64584

To
SHARMISTHA PAUL
C/O Prabir Paul
URBANA, TOWER-6, FLAT NO.-2404 783
ANANDAPUR
E.K.T
E.k.t

Circus Avenue Kolkata
West Bengal 700107
9432862727

172499139
ME724991397FH



आपका आधार क्रमांक / Your Aadhaar No. :

5631 5527 6893

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India
SHARMISTHA PAUL
DOB : 07/10/1986
Female



5631 5527 6893

मेरा आधार, मेरी पहचान

Sharmistha Paul

आयकर विभाग
INCOME TAX DEPARTMENT



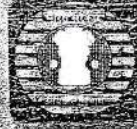
भारत सरकार
GOVT. OF INDIA

SHARMISTHA PAUL
PARESH CHANDAR TARAFDER

07/10/1986
Permanent Account Number
AORPP0225K

Sharmistha Paul

Signature



Sharmistha Paul

In case this card is lost / found, kindly inform / return to
Income Tax PAN Services Unit, UTITSI,
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

यह कार्ड खो जाने पर कृपया सूचित करें/ लौटाएं :
आयकर पैन सेवा यूनिट, UTITSI,
प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बलापुर,
नवी मुंबई-400 614.

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्थायी खाता संख्या
Permanent Account Number Card

AEVPK8907Q



नाम / Name
PRABHJOT KAUR GOSAL

पिता का नाम / Father's Name
AVTAR SINGH GREWAL

जन्म की तारीख / Date of Birth
30/11/1965

हस्ताक्षर / Signature



27042018



ভারত সরকার
Government of India



প্রভজট কৌর গোসাল
Prabhjot Kaur Gosal
পিতা : অতার সিং গ্রেওয়াল
Father : Avtar Singh Grewal
জন্মতারিখ / DOB : 30/11/1965
মহিলা / Female



8217 9579 5478

অধার - সাধারণ মানুষের অধিকার



ভারতের বিশেষ পরিচয় পরিষদ
Unique Identification Authority of India

ঠিকানা:
2A, মাধব চ্যাটার্জী স্ট্রীট,
এল.আর.সারানী, এল.আর.সারানী,
কোলকাতা, পশ্চিমবঙ্গ, 700020

Address
2A MADHAB CHATTERJEE
STREET L.R Sarani, L r sarani,
Kolkata, West Bengal 700020

8217 9579 5478



154
1800 300 1377



1800 300 1377

www

www.uidai.gov.in



सत्यमेव जयते
যথার্থই জয়লাভ করে



आधार



ভারত সরকার

Unique Identification Authority of India



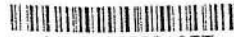
Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 1040/19567/03493

To
সোমেশ মিশ্র
Somesh Mishra
69/1 BAGHA JATIN PLACE
BAGHA JATIN
KOLKATA
Baghajatin
Kolkata
West Bengal 700086
9051446430

18/09/2012

21655621



MN216556216FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

4232 6452 4800

আধার - সাধারণ মানুষের অধিকার

Major Information of the Deed

Deed No :	I-1603-06476/2022	Date of Registration	29/04/2022
Query No / Year	1603-2001157400/2022	Office where deed is registered	
Query Date	17/04/2022 6:18:31 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Somesh Mishra High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8017593682, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 43,00,000/-	Rs. 78,18,818/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 3,12,773/- (Article:23)	Rs. 78,234/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip. (Urban area)		

Land Details :

District: South 24-Parganas. P.S:- Tiljala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Madurdaha, Road Zone : (Mundapara -- Nazirabad) , , Premises No: 1915, , Ward No: 108 Pin Code : 700107

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS -)		Bastu	2 Katha 15 Chatak 12 Sq Ft	41,66,000/-	75,77,438/-	Width of Approa Road: 15 Ft.,
Grand Total :				4.8744Dec	41,66,000 /-	75,77,438 /-	



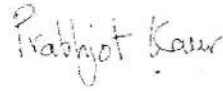
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	894 Sq Ft.	1,34,000/-	2,41,380/-	Structure Type: Structure

Gr. Floor, Area of floor : 894 Sq Ft..Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tile Shed. Extent of Completion: Complete

Total :	894 sq ft	1,34,000 /-	2,41,380 /-
---------	-----------	-------------	-------------




er Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs Prabhjot Kaur Gosal, (Alias: Prabhjot Kaur) Wife of Jasvinder Singh Executed by: Self, Date of Execution: 29/04/2022 , Admitted by: Self, Date of Admission: 29/04/2022 ,Place : Office	 <small>29/04/2022</small>	 <small>LTI 29/04/2022</small>	 <small>29/04/2022</small>
2A, Madhab Chatterjee Street, City:- , P.O:- LLR Sarani, P.S:-Bhawanipore, District:-South24-Parganas, West Bengal, India, PIN:- 700020 Sex: Female, By Caste: Sikh, Occupation: House wife, Citizen of: India, PAN No.:: afxxxxx7q, Aadhaar No: 82xxxxxxxx5478, Status :Individual, Executed by: Self, Date of Execution: 29/04/2022 , Admitted by: Self, Date of Admission: 29/04/2022 ,Place : Office				


Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Oasis Trading Corporation 248D, Banku Behari Chatterjee Road, City:- , P.O:- Kasba, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700024 PAN No.:: aoxxxxx5K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by Representative			

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Sharmistha Paul (Presentant) Wife of Prabir Paul Date of Execution - 29/04/2022, , Admitted by: Self, Date of Admission: 29/04/2022, Place of Admission of Execution: Office	 <small>Apr 29 2022 12:20PM</small>	 <small>LTI 29/04/2022</small>	 <small>29/04/2022</small>
Urbana Tower-6, Flat No. 2404 783 Anandapur, City:- , P.O:- Ektp, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700107, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AOxxxxx5K, Aadhaar No: 56xxxxxxxx6893 Status : Representative, Representative of : Oasis Trading Corporation (as sole proprietress)				

Officer Details :

Name	Photo	Finger Print	Signature
Somesh Mishra Son of Mr. D K Misra High Court, Calcutta, City - Kolkata, P.O. - P.O. P.S. - Hare Street, District - Kolkata, West Bengal, India, PIN - 700001			
	29/04/2022	29/04/2022	29/04/2022

Identifier Of Mrs Prabhjot Kaur Gosal, Sharmistha Paul

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs Prabhjot Kaur Gosal	Oasis Trading Corporation-2.43719 Dec,-2.43719 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs Prabhjot Kaur Gosal	Oasis Trading Corporation-447.00000000 Sq Ft,-447.00000000 Sq Ft

Jn 29-04-2022

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 : of Indian Stamp Act 1899.

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

Presented for registration at 11:02 hrs on 29-04-2022, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Sharmistha Paul .

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 78,18,818/-

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

Execution is admitted on 29/04/2022 by Mrs Prabhjot Kaur Gosal, Alias Prabhjot Kaur, Wife of Jasvinder Singh, 2A, Madhab Chatterjee Street, P.O: LLR Sarani, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN: 700020, by caste Sikh, by Profession House wife

Identified by Mr Somesh Mishra, , Son of Mr D K Misra, High Court, Calcutta, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 29-04-2022 by Sharmistha Paul, sole proprietress, Oasis Trading Corporation (Sole Proprietorship), 248D, Banku Behari Chatterjee Road, City:- , P.O:- Kasba, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700024

Identified by Mr Somesh Mishra, , Son of Mr D K Misra, High Court, Calcutta, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 78,234/- (A(1) = Rs 78,188/- ,E = Rs 14/- . Rs 28/- M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 78,202/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of W Online on 28/04/2022 7:28PM with Govt. Ref. No: 192022230016749058 on 28-04-2022, Amount Rs: 78,202/-, Bank SBI EPay (SBlePay), Ref. No. 1680825596932 on 28-04-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 3,12,773/- and Stamp Duty paid by Stamp Rs 10 by online = Rs 3,12,673/-

Description of Stamp

1 Stamp. Type: Impressed. Serial no 758817, Amount: Rs.100/-, Date of Purchase: 25/04/2022, Vendor name: T K Purakayastha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of W Online on 28/04/2022 7:28PM with Govt. Ref. No: 192022230016749058 on 28-04-2022, Amount Rs: 3,12,673/-, Bank SBI EPay (SBlePay), Ref. No. 1680825596932 on 28-04-2022, Head of Account 0030-02-103-003-02



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

ate of Registration under section 60 and Rule 69.
stered in Book - I
ume number 1603-2022, Page from 230362 to 230390
ing No 160306476 for the year 2022.



Digitally signed by BAISHALI
DASGUPTA
Date: 2022.05.02 13:10:30 +05:30
Reason: Digital Signing of Deed.

Baishali Dasgupta

(Baishali Dasgupta) 2022/05/02 01:10:30 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)