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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 7588

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Registered 29 APR 2022

**DEED OF CONVEYANCE**

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

Handwritten signature: A. A. A.



**AMARJIT SINGH, (PAN-ASZPS7371P), Aadhar No.4070 0853 2213**, son of Late Buta Singh @Boota Singh, by Occupation – Business, by Faith-Hindu/Sikh, by Nationality-Indian, residing at 13E, Girindra Sekar Bose Road, P.O. Tiljala, P.S. Kasba, Kolkata – 700039, hereinafter called and referred to as the “**VENDOR**” (which expression shall unless excluded by or repugnant to the context be deemed to include his 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 **04 (Four) Cottahs 13 (Thirteen) Chittacks 7.8 (Seven point eight) Sq.ft.** more or less togetherwith one tile shed structure measuring an area of **1487 (One thousand four hundred and eighty seven) 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.888**, also lying within the jurisdiction of The Kolkata Municipal

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Corporation Ward No.108, known as **K.M.C. Premises No.1912, Madurdah**, Assessee No.31-108-05-4027-2, 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 Dharendra 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.

**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.47, at Pages 386 to 399, Deed No. 1979 for the year 1996 said Smt. Chandrabali Khan, Miss. Purnima Khan and Sri Rañendranath 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 **04 (Four) Cottahs 03 (Three) 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 Sri Amarjit Singh, the **Vendor** herein and his another two brother namely Sri Shamsheer Singh and Sri Sukhpal Singh for a valuable consideration as mentioned therein and each having undivided 1/3<sup>rd</sup> share of the total property.

**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 Bachhawat 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 Bachhawat, Sudip Bachhawat and Sumit Bachhawat, have given one registered General Power of Attorney in favour of one Smt.

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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, registered in the Office of D.S.R. III, Alipore and entered into Book No. 1, CD Volume No.16, at Pages 8000 to 8012, Deed No.06621 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 **10 (Ten) Chittacks 7.8 (Seven point eight) 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 adjacent of the previous plot of land and thereafter the **VENDOR** herein recorded his land in the record of the KMC known as KMC Premises No.1916, Madurdaha, within the KMC Ward No.108, Kolkata - 700107.

**AND WHEREAS** by virtue of a registered Deed of Gift dated 13.10.2020, registered in the Office of D.S.R. II, Alipore and entered into Book No. 1, Volume No.1602-2020, at Pages 219992 to 220020, Deed No.160205610 for the year 2020 said Sri Shamsher Singh and Sri Sukhpal Singh, donated their undivided 2/3<sup>rd</sup> share of the entire plot of land measuring an area of **02 (Two) Cottahs 12 (twelve) Chittacks 30 (Thirty) Sq.ft.** out of entire plot of land measuring **04 (Four) Cottahs 03 (Three) Chittacks** more or less togetherwith tile shed 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 their brother namely **AMARJIT SINGH**, the **VENDOR** herein and thereafter the **VENDOR** herein recorded his entire plot of land measuring **04 (Four) Cottahs 03 (Three) Chittacks** more or less in the record of the KMC known as KMC Premises No.1912, Madurdaha, within the KMC Ward No.108, Kolkata - 700107.

**AND WHEREAS** by virtue of two separate registered Deed of Sale and also by

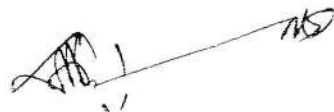
virtue of a registered Deed of Gift the **VENDOR** herein is the absolute owner of the entire plot of land measuring **04 (Four) Cottahs 13 (Thirteen) Chittacks 7.8 (Seven point eight) Sq.ft.** more or less situate in **Mouza – Madurdaha, J.L. No.12**, Touzi No.2998, comprising in C.S. Dag No.448, under 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 his land in the record of the Ld. B.L. & L.R.O. from Kolkata vide L.R. Khatian No.888 of L.R. Dag No.455 of Mouza-Madurdaha, J.L. No.12.

**AND WHEREAS** the **OWNER/VENDOR** herein recorded his entire plot of land in the record of the KMC known as **KMC Premises No.1912, Madurdaha, within the KMC Ward No.108, Assessee No.31-108-05-4027-2**, within the P.S. Anandapur, Kolkata – 700108 in respect of his 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 **04 (Four) Cottahs 13 (Thirteen) Chittacks 7.8 (Seven point eight) Sq.ft.** more or less togetherwith one tile shed structure measuring an area of **1487 (One thousand four hundred and eighty seven) 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.888**, also lying within the jurisdiction of The Kolkata Municipal Corporation Ward No.108, known as **K.M.C. Premises No.1912, Madurdah, Assessee No.31-108-05-4027-2**, P.S. Anandapur, Kolkata – 700 107 as mentioned in the **SCHEDULE A** below.





AND WHEREAS the VENDOR intend to sell part of the land from the Northern side of his entire plot of land measuring an area of 01 (One) Cottah 03 (Three) Chittacks 00 (Zero) Sq.ft. more or less out of his entire purchased plot of land measuring 04 (Four) Cottahs 13 (Thirteen) Chittacks 7.8 (Seven point eight) Sq.ft. more or less togetherwith one tile shed structure measuring an area of 360 (Three hundred and sixty) Sq.ft. more or less out of entire tile shed area measuring 1487 (One thousand four hundred and eighty seven) 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, corresponding to L.R. Dag No.455, under L.R. Khatian No.888, also lying within the jurisdiction of The Kolkata Municipal Corporation Ward No.108, part of the K.M.C. Premises No.1912, Madurdah, P.S. Anandapur, Kolkata – 700 107 as morefully mentioned in the SCHEDULE-B below. The PURCHASER herein also agreed to purchase the same at or for the consideration price declared by the VENDOR and the PURCHASERS have agreed and also paid to the VENDOR entire consideration sum of Rs.14,81,000/- (Rupees Fourteen lac and eighty one thousand) only shown in the memo of consideration below against ALL THAT piece and parcel of part of the land from the Northern side of his entire plot of land measuring an area of 01 (One) Cottah 03 (Three) Chittacks 00 (Zero) Sq.ft. more or less out of his entire purchased plot of land measuring 04 (Four) Cottahs 13 (Thirteen) Chittacks 7.8 (Seven point eight) Sq.ft. more or less togetherwith one tile shed structure measuring an area of 360 (Three hundred and sixty) Sq.ft. more or less out of entire tile shed area measuring 1487 (One thousand four hundred and eighty seven) Sq.ft. more or less known as part of the K.M.C. Premises No.1912, Madurdah, Ward No.108, P.S. Anandapur, Kolkata – 700 107 as morefully mentioned and described in the SCHEDULE-B 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.14,81,000/- (Rupees Fourteen lac and eighty one thousand) only well and truly paid by the

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**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 **01 (One) Cottah 03 (Three) Chittacks 00 (Zero) Sq.ft. more or less** out of his entire purchased plot of land measuring **04 (Four) Cottahs 13 (Thirteen) Chittacks 7.8 (Seven point eight) Sq.ft. more or less** togetherwith one tile shed structure measuring an area of **360 (Three hundred and sixty) Sq.ft. more or less** out of entire tile shed area measuring **1487 (One thousand four hundred and eighty seven) Sq.ft. more or less** known as part of the **K.M.C. Premises No.1912, Madurdah, Ward No.108, P.S. Anandapur, Kolkata – 700 107** and more specifically described in the **SCHEDULE-B** 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

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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 his 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 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

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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, lispens 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 PURCHASER 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 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 he has not dealt with the said

  
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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 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.

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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 its 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 part of the land measuring an area of **01 (One) Cottah 03 (Three) Chittacks 00 (Zero) Sq.ft.** more or less out of his entire purchased plot of land measuring **04 (Four) Cottahs 13 (Thirteen) Chittacks 7.8 (Seven point eight) Sq.ft.** more or less togetherwith one tile shed structure measuring an area of **360 (Three hundred and sixty) Sq.ft.** more or less out of entire tile shed area measuring **1487 (One thousand four hundred and eighty seven) Sq.ft.** more or less known as part of the **K.M.C. Premises No.1912, 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 said **Schedule B** mentioned property 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 he 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 B** 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





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 PURCHASERS herein at the time of execution of these presents.

**SCHEDULE-A REFERRED TO ABOVE**  
**(DESCRIPTION OF THE ENTIRE PROPERTY OF THE VENDOR HEREIN)**

ALL THAT piece and parcel of presently 'Bastu' land measuring an area of 04 (Four) Cottahs 13 (Thirteen) Chittacks 7.8 (Seven point eight) Sq.ft. more or less togetherwith one tile shed structure measuring an area of 1487 (One thousand four hundred and eighty seven) 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.888, also lying within the jurisdiction of The Kolkata Municipal Corporation Ward No.108, known as K.M.C. Premises No.1912, Madurdah, Assessee No.31-108-05-4027-2, 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 togetherwith all easement rights through the adjacent passage and the entire plot of land is butted and bounded in the manner following :-

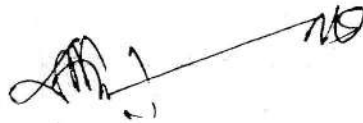
<u>ON THE NORTH</u>	:	KMC Premises No.1915, Madurdaha;
<u>ON THE SOUTH</u>	:	KMC Premises No.1913, Madurdaha;
<u>ON THE EAST</u>	:	Land of R.S. Dag No.455;
<u>ON THE WEST</u>	:	14'-0" wide KMC Road.

 MS

**SCHEDULE-B REFERRED TO ABOVE**  
**(DESCRIPTION OF THE SOLD PROPERTY OF THE VENDOR HEREIN)**

ALL THAT piece and parcel of part of the Bastu land from the Northern side of his entire plot of land measuring an area of 01 (One) Cottah 03 (Three) Chittacks 00 (Zero) Sq.ft. more or less out of his entire purchased plot of land measuring 04 (Four) Cottahs 13 (Thirteen) Chittacks 7.8 (Seven point eight) Sq.ft. more or less togetherwith one tile shed structure measuring an area of 360 (Three hundred and sixty) Sq.ft. more or less out of entire tile shed area measuring 1487 (One thousand four hundred and eighty seven) 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, corresponding to L.R. Dag No.455, under L.R. Khatian No.888, also lying within the jurisdiction of The Kolkata Municipal Corporation Ward No.108, part of the K.M.C. Premises No.1912, Madurdah, 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 togetherwith 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 the sold property is butted and bounded in the manner following :-

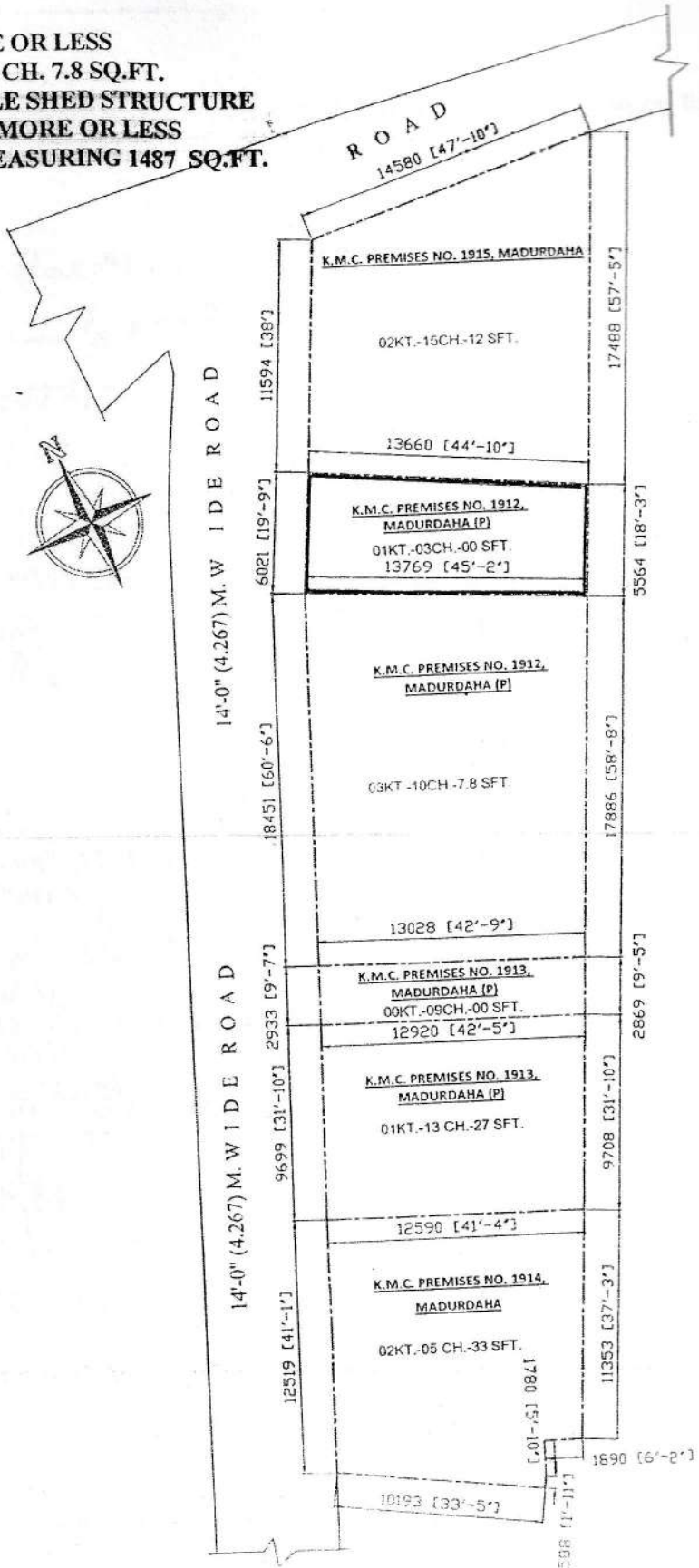
<u>ON THE NORTH</u>	:	KMC Premises No.1915, Madurdaha;
<u>ON THE SOUTH</u>	:	Part of the KMC Premises No.1912, Madurdaha;
<u>ON THE EAST</u>	:	Land of R.S. Dag No.455;
<u>ON THE WEST</u>	:	14'-0" wide KMC Road.





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.888, WITHIN THE KMC WARD NO.108, KNOWN AS PART OF  
 THE K.M.C. PREMISES NO.1912, MADURDAH, P.S. ANANDAPUR,  
 KOLKATA - 700 107.

SOLD LAND AREA 01 KH. 03 CH. MORE OR LESS  
 OUT OF TOTAL LAND AREA 04 KH. 13 CH. 7.8 SQ.FT.  
 MORE OR LESS TOGETHERWITH TILE SHED STRUCTURE  
 MEASURING AN AREA OF 360 SQ.FT. MORE OR LESS  
 OUT OF ENTIRE TILE SHED AREA MEASURING 1487 SQ.FT.  
 MORE OR LESS  
 SHOWN IN RED BORDER LINE



For OASIS TRADING CORPORATION  
*Sharmistha Paul*  
 Proprietor

*Amarijit Singh*

*MS Advocate*

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

WITNESSES :

1. *Hauptkremas Haeder*  
2Bk Panchanantala Road  
Kolkata - 700028

2. ~~Somesh Mishra~~  
High Court  
*Debes*

*Amritit Singh*

SIGNATURE OF THE VENDOR

For OASIS TRADING CORPORATION

*Sharmista Paul*  
Proprietor

SIGNATURE OF THE PURCHASER

READ OVER EXPLAINED  
PREPARED & DRAFTED BY :

*Debes Kumar Misra (AM)* *(10)*  
(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.14,81,000/- (Rupees Fourteen lac and eighty one thousand) only as full and final settlement of entire consideration sum in respect of the within mentioned land and property known as part of the K.M.C. Premises No.1912, Madurdaha, P.S. Anandapur, Kolkata - 700 107 as mentioned in the Schedule B above in the manner followings :

Sl. No.	Date	DRAFT No./ Online Transfer No.	Name of the Bank & Branch	Amount (Rs.)
---------	------	--------------------------------------	------------------------------	--------------

1. 28.04.2022 509052 ICICI Bank, Rs. 14,81,000.00  
Kerba Branch

Total : Rs.14,81,000.00

Amarjit Singh

(Rupees Fourteen lac and eighty one thousand) only

**WITNESSES :**

1. Arup Kumar Ghosh  
2Bk, Pandanantala Road  
Kolkata - 700029

~~2. Amrit Mishra  
Huda  
Calcutta~~












Amarjit Singh  
SIGNATURE OF THE VENDOR

AD@cm

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




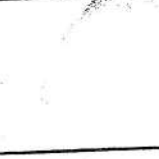
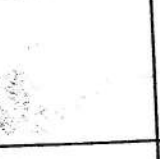






Name .....

Signature .....

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

Name... AMARJIT SINGH

Signature... Amarjit Singh

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

Name... SHARMISTHA PAUL

Signature... Sharmistha Paul

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

Name .....

Signature .....



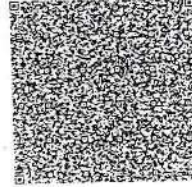


भारतीय विशिष्ट पहचान प्राधिकरण

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  
28/01/2013  
ME724991397FH



आपका आधार क्रमांक / Your Aadhaar No. :

**5631 5527 6893**

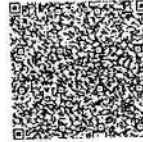
मेरा आधार, मेरी पहचान



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

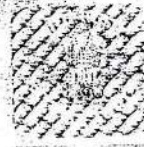
AMARJIT SINGH

BUTA SINGH

17/01/1961  
Permanent Account Number  
ASZPS7371P

*Amarjit Singh*

Signature



25072008



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT OF INDIA

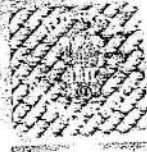
AMARJIT SINGH

BUTA SINGH

17/01/1961  
Permanent Account Number  
ASZPS7371P

*Amarjit Singh*

Signature



25072008



सत्यमेव जयते  
সত্যং জয়তে



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



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, IITISE,  
Plot No. 3, Sector 11, CBD Belapur,  
Navi Mumbai - 400 614.*

*यह कार्ड खो जाने पर कृपया सूचित करें/लौटाएं।  
आयकर पैन सेवा यूनिट, IITISE,  
प्लॉट नं. 3, सेक्टर 11, सीबीडी बेलपुर,  
नवी मुंबई - 400 614*

## Major Information of the Deed

Deed No :	I-1603-06477/2022	Date of Registration	29/04/2022
Query No / Year	1603-2001157122/2022	Office where deed is registered	
Query Date	17/04/2022 5:00:34 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. 14,81,000/-	Rs. 31,43,138/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,25,746/- (Article:23)	Rs. 31,477/- (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: 1912, , 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	1 Katha 3 Chatak	14,27,000/-	30,45,938/-	Width of Approach Road: 15 Ft.,
<b>Grand Total :</b>				1.9594Dec	14,27,000 /-	30,45,938 /-	

### Structure Details :



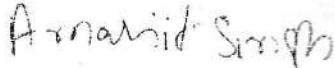
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	360 Sq Ft.	54,000/-	97,200/-	Structure Type: Structure

Gr. Floor, Area of floor : 360 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tile Shed, Extent of Completion: Complete

<b>Total :</b>	360 sq ft	54,000 /-	97,200 /-
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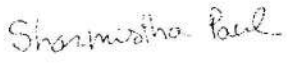
**Seller Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Amarjit Singh</b> Son of Late Bhuta Singh Executed by: Self, Date of Execution: 29/04/2022 , Admitted by: Self, Date of Admission: 29/04/2022 ,Place : Office			
		29/04/2022	LTI 29/04/2022	29/04/2022
13E, Girindra Sekar Bose Road, City:- , P.O:- Tiljala, P.S:-Kasba, District:-South24-Parganas, West Bengal, India, PIN:- 700039 Sex: Male, By Caste: Sikh, Occupation: Business, Citizen of: India, PAN No.:: asxxxxxx1p, Aadhaar No: 40xxxxxxx2213, 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	<b>Oasis Trading Corporation</b> 248D, Banku Behari Chatterjee Road, City:- , P.O:- Kasba, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042 , PAN No.:: aoxxxxxx5k,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
	<b>Sharmistha Paul (Presentant )</b> 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			
		Apr 29 2022 12:20PM	LTI 29/04/2022	29/04/2022
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.:: AOxxxxxx5K, Aadhaar No: 56xxxxxxx6893 Status : Representative, Representative of : Oasis Trading Corporation (as sole proprietress)				

Identifier Details :

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

Identifier Of Amarjit Singh, Sharmistha Paul

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Amarjit Singh	Oasis Trading Corporation-0.979688 Dec,-0.979688 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Amarjit Singh	Oasis Trading Corporation-180.00000000 Sq Ft,-180.00000000 Sq Ft



On 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 11:03 hrs on 29-04-2022, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by  
Sharmishta 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  
31,43,138/-

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

Execution is admitted on 29/04/2022 by Amarjit Singh, Son of Late Bhuta Singh, 13E, Girindra Sekar Bose Road, 1  
Tiljala, Thana: Kasba, South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Sikh, by Profession  
Business

Indetified 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 Sharmishta Paul, sole proprietress, Oasis Trading Corporation (Sole  
Proprietoship), 248D. Banku Behari Chatterjee Road, City:- , P.O:- Kasba, P.S:-Kasba, District:-South 24-Parganas  
West Bengal. India, PIN:- 700042

Indetified 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 31,477/- ( A(1) = Rs 31,431/- ,E = Rs 14/  
Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 32/-, by online = Rs 31,445/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of  
Online on 28/04/2022 7:33PM with Govt. Ref. No: 192022230016753328 on 28-04-2022, Amount Rs: 31,445/-,  
SBI EPay ( SBIEPay). Ref. No 2372439150032 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. 1,25,746/- and Stamp Duty paid by Stamp Rs  
by online = Rs 1,25,646/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 758816, Amount: Rs.100/-, Date of Purchase: 25/04/2022, Vendor name: T  
Purakayastha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of  
Online on 28/04/2022 7:33PM with Govt. Ref. No: 192022230016753328 on 28-04-2022, Amount Rs: 1,25,646  
Bank SBI EPay ( SBIEPay) Ref. No. 2372439150032 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  
PARGANAS  
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2022, Page from 230457 to 230487

being No 160306477 for the year 2022.



Digitally signed by BAISHALI  
DASGUPTA  
Date: 2022.05.02 13:15:36 +05:30  
Reason: Digital Signing of Deed.

*Baishali Dasgupta*

(Baishali Dasgupta) 2022/05/02 01:15:36 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)