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7-6488/2022

भारतीय नैर न्यायिक

एक सौ रुपये

Rs. 100



रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

अभिदलन पश्चिम बंगाल WEST BENGAL

AG 7588

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Certified that the document is admitted to registration. The signature sheets and the endorsement sheets attached with the document are those of this document.

District Sub-Registrar
Asmara, South 24-pal

29 APR 2022

DEED OF CONVEYANCE

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

BETWEEN

[Handwritten signatures]

MR. HARPREET SINGH BENEPAL @ HARPREET SINGH @ HARPRIT SINGH, (PAN-AHCPB0651R), Aadhar No.5101 0033 8324, son of Jagjit Singh Benepal @Jagjit Singh, by Occupation – Business, by Faith-Hindu/Sikh, by Nationality-Indian, residing at 27/4B, Chakraberia lane, P.O. L.L.R. Sarani, P.S. Balllygunge, 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 his legal heirs, executors, administrators and representatives) of the **FIRST PART** represented by his constituted lawful Attorney namely **SRI JAGJIT SINGH BENEPAL @ JAGJIT SINGH**, son of Mohinder Singh Benepal, residing at 27/4B, Chakraberia lane, P.O. L.L.R. Sarani, P.S. Balllygunge, Kolkata – 700020, by virtue of a registered general Power of Attorney dated 26.07.2017, registered at DSR III, Alipore South 24 Parganas and recorded into Book No.IV, Volume No.1603-2017, at Pages 8344 to 8362, Deed No.160300512 for the year 2017.

AND

M/S OIENDRILA PROMOTERS & DEVELOPERS PRIVATE LIMITED (PAN-AABCO1239M) a company incorporated under the Indian Companies Act, 1956, having CIN of the company U45500WB2016 PTC218446 having its registered office at 27B, Bose Pukur Road, P.O. & P.S. Kasba, Kolkata – 700 042, represented by its Director namely **SRI PRABIR PAUL, (PAN-AFQPP2907Q), (Aadhar No.9058 9891 0937)**, son of Sri Santi Ranjan Paul, by Occupation : Business, by faith : Hindu, by Nationality : Indian, residing at 783, Anandapur, URABANA, Tower-6, Flat No.2404, P.O. EKTP, P.S. Anandapur, Kolkata – 700107, hereinafter referred to and called as “PURCHASER” (which term or 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 05 (Five) Chittacks 33 (Thirty three) Sq.ft.** more or less togetherwith one tile shed structure measuring an area of **714 (Seven hundred and fourteen) 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.891, also lying within the jurisdiction of The Kolkata Municipal Corporation Ward No.108, known as **K.M.C. Premises No.1914, Madurdah**, Assessee No.31-108-05-4025-9, P.S. Anandapur, Kolkata – 700 107.

AND WHEREAS one Guiram Pramanik alias Pranab Kumar Pramanik, son of Late Fakir Chhand 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.

AND WHEREAS by virtue of a registered Deed of Conveyance dated 27.06.1996, registered in the Office of ADSR Seldaha and entered into Book No. 1, Volume No.46, at Pages 179 to 194, Deed No. 1976 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 01 (One) Chittack 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.1,

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, registered in the Office of D.S.R. III, Alipore and entered into Book No. 1, CD Volume No.16, at Pages 7415 to 7426, Deed No. 6623 for the year 2008 said Smt. Namita Bachhwat, 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 04 (Four) Chittacks 33 (Thirty three) 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 plots 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 05 (Five) Chittacks 33 (Thirty three) 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.891**, 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.1914, Madurdaha**, within the **KMC Ward No.108, Assessee No.31-108-05-4025-9**, 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 05 (Five) Chittacks 33 (Thirty three) Sq.ft.** more or less togetherwith one tile shed structure measuring an area of **714 (Seven hundred and fourteen) 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**,

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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.891, also lying within the jurisdiction of The Kolkata Municipal Corporation Ward No.108, known as K.M.C. Premises No.1914, Madurdah, Assessee No.31-108-05-4025-9, 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 05 (Five) Chittacks 33 (Thirty three) Sq.ft. more or less togetherwith one tile shed structure measuring an area of 714 (Seven hundred and fourteen) 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.891, also lying within the jurisdiction of The Kolkata Municipal Corporation Ward No.108, known as K.M.C. Premises No.1914, Madurdah, P.S. Anandapur, Kolkata – 700 107 as morefully mentioned in the SCHEDULE below. The PURCHASER herein also agree to purchase the same at or for the consideration price declared by the VENDOR and the PURCHASER has agreed and also paid to the VENDOR entire consideration sum of Rs.28,90,000/- (Rupees Twenty eight lac and ninety thousand) only shown in the memo of consideration below against ALL THAT piece and parcel of land measuring net land area of 02 (Two) Cottahs 05 (Five) Chittacks 33 (Thirty three) Sq.ft. more or less togetherwith one tile shed structure measuring an area of 714 (Seven hundred and fourteen) Sq.ft. more or less standing thereon situated within the K.M.C. Premises No.1914, 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.28,90,000/- (Rupees Twenty eight lac and ninety thousand) 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 05 (Five) Chittacks 33 (Thirty three) Sq.ft. more or less togetherwith one tile shed structure measuring an area of 714 (Seven hundred and fourteen) Sq.ft. more or less standing thereon situated within the K.M.C. Premises No.1914, Madurdah, Ward No.108, P.S. Anandapur, Kolkata - 700 107 and more specifically described in the SCHEDULE hereunder written and delinated 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 claiming any estate or interest upon the said land or part thereof from under or in trust for the



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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, lispensens 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 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 record of The Kolkata Municipal Corporation and any other public bodies or offices as the absolute Owner of the said land and hereditament hereby conveyed and transferred to it by necessary proceedings or otherwise without any objection from the **VENDOR** or his 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 there from 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 his predecessors in title or any person claiming or

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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 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 land measuring an area of 02 (Two) Cottahs 05 (Five) Chittacks 33 (Thirty three) Sq.ft. more or less togetherwith one tile shed structure measuring an area of 714 (Seven hundred and fourteen) Sq.ft. more or less standing thereon situated within the K.M.C. Premises No.1914, 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



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 REFERRED TO ABOVE

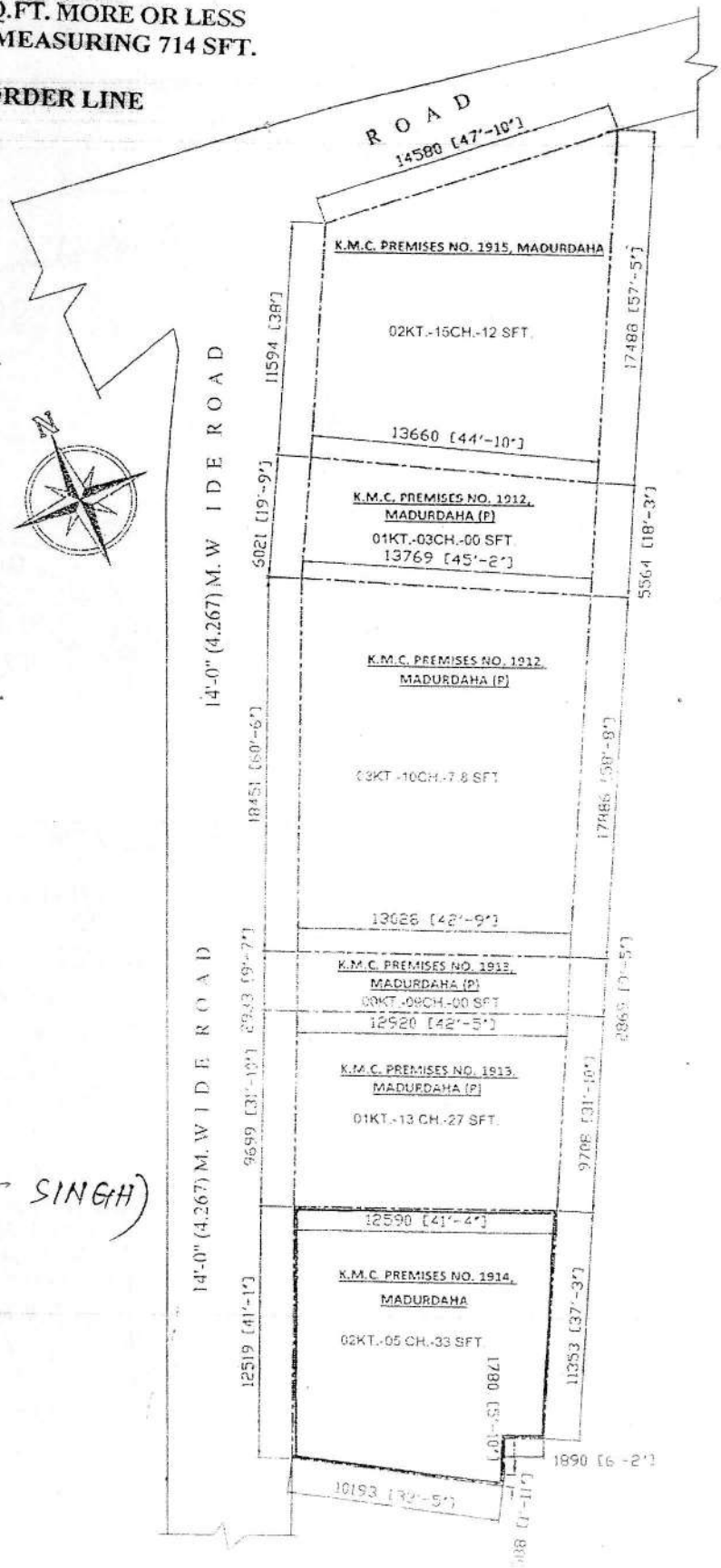
ALL THAT piece and parcel of presently 'Bastu' land measuring an area of 02 (Two) Cottahs 05 (Five) Chittacks 33 (Thirty three) Sq.ft. more or less togetherwith one tile shed structure measuring an area of 714 (Seven hundred and fourteen) Sq.ft. more or less standing thereon lying and situate in Mouza – 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.891, also lying within the jurisdiction of The Kolkata Municipal Corporation Ward No.108, known as K.M.C. Premises No.1914, Madurdah, Assessee No.31-108-05-4025-9, 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 entire sold property is butted and bounded in the manner following :-

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

SITE 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.891, WITHIN THE KMC WARD NO.108, KNOWN AS K.M.C.
 PREMISES NO.1914, MADURDAH, P.S. ANANDAPUR, KOLKATA
 - 700 107.

SOLD LAND AREA 02 KH. 05 CH. 33 SQ.FT. MORE OR LESS
 TOGETHERWITH TILE SHED AREA MEASURING 714 SFT.

SOLD PROPERTY SHOWN IN RED BORDER LINE



Oiendri Promoters & Developers Pvt. Ltd.

Robinder
 Director

ਗੁਰਮਿਤ ਸਿੰਘ (JAGJIT SINGH)

As Constituted lawful
 Attorney of the vendor
 herein

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

WITNESSES :

1. Hanup Kumar Haedar
2Bk Pan Chamanatala Road
Kolkata - 700028

ਗੁਰਜੀਤ ਸਿੰਘ (JAGJIT SIN)
AS Constituted lawyer Attorney
the vendor

SIGNATURE OF THE VENDOR

~~Somesh Mishra~~
~~Adv~~
High Court
Calcutta

Oiendriia Promoters & Developers Pvt. Ltd.

Robinul

Director

SIGNATURE OF THE PURCHASER

READ OVER EXPLAINED AND PREPARED & DRAFTED BY :

Debes Kumar Misra (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.28,90,000/- (Rupees Twenty eight lac and ninety thousand)** 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.1914, Madurdaha, P.S. Anandapur, Kolkata – 700 107** in the manner followings :

Sl. No.	Date	Cheque/Draft No.	Name of the Bank & Branch	Amount (Rs.)
1.	09.02.2022	980586	State Bank of India, Konba Ro. KOL-42	Rs. 2,00,000.00
2.	28.04.2022	509050	ICICI Bank, Konba Branch	Rs. 26,90,000.00

Total : Rs.28,90,000.00

(Rupees Twenty eight lac and ninety thousand) only

WITNESSES :

1. Anup Kumar Ghosh
2BK, Panaha mantala Road
Kolkata - 700029

Jagjit Singh (JAGJIT SINGH)
As constituted lawful Attorney
of the vendor herein

SIGNATURE OF THE VENDOR

Prasanta Mishra
Hign Court
Kolkata

पिन
हालात

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

Name

Signature



ਜਗਜੀਤ

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

Name JAGJIT SINGH

Signature ਜਗਜੀਤ ਸਿੰਘ



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

Name PRABIR PAUL

Signature Prabir Paul

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

Name

Signature

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

HARPREET SINGH BENEPAI

JAGJIT SINGH BENEPAI

12/06/1967

Permanent Account Number

AHCPB0651R

Harpreet Singh

Signature



02062015

इस कार्ड को खोलें। फल में कृपया सुविधाएं। नीचे
आयकर विभाग का पता, पं. एन. डी. ए. ज.
। विभाग में भेजी जावेगी। प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, नज़द डीप बंगलाउ चौक,
पुणे - 411 016.

If this card is lost, someone's loss card is found,
please inform / return to:
Income Tax PAN Services Unit, NSDL,
5th floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in



ভারতীয় বিশেষ পরিচয় প্রাধিকরণ

ভারত সরকার

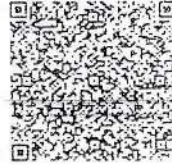
Identification Authority of India
Government of India

ভাণিকাকৃতির আই ডি/Enrollment No.: 1040/19887/01806

To
হরপ্রীত সিং বেনেপাল
HARPREET SINGH BENEPAL
27.4B CHAKRABERIA LANE
L.R Sarani S.O
L. Sarani, Kolkata
West, Bengal 700020



MN156773984DF



আপনার সংখ্যা/ Your No. :

5101 0033 8324

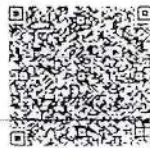
- সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



হরপ্রীত সিং বেনেপাল
HARPREET SINGH BENEPAL
পিতা : জাগজিত সিং বেনেপাল
Father : JAGJIT SINGH BENEPAL
জন্ম সাল / Year of Birth : 1967
পুরুষ / Male



5101 0033 8324

- সাধারণ মানুষের অধিকার

THIS IS A DOCUMENT OF THE GOVERNMENT OF INDIA
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CITY OR TOWN.

श्री / श्रीमती का पता / Name of Holder / Address

JAGJIT SINGH BENEPAL

श्री / श्रीमती का पता / Name of Holder

SUKHDEV KAUH BENEPAL

श्री / श्रीमती का पता / Name of Spouse

MANINDER KAUR BENEPAL

श्री / श्रीमती का पता / Address

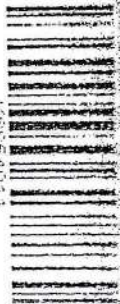
16A, PRANNATH PANDIT STREET

BLOCK-B, FLAT-1D, KOLKATA

PIN: 700025, WEST BENGAL, INDIA

श्री / श्रीमती का पता / Address

CA2061858630913



K8804911



भारत सरकार
GOVERNMENT OF INDIA



Jagjit Singh Benepal
DOB: 14/09/1948
MALE



6018 3302 9236

आधार - साधारण मानुषेर् अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address

S/O Late Mohinder Singh Benepal, 27/4B
Chakraberia Lane, L.R.Sarani S.O,
Kolkata,
West Bengal - 700020

6018 3302 9236



1947
1800 300 1947

भारत सरकार
भारतसर्वकार
www.india.gov.in

www.india.gov.in

P.O. Box No. 1947,
Bengaluru-560 001

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

JAGJIT SINGH BENEPAL

MOHINDER SINGH

14/09/1948

Permanent Account Number

AJHPS9370B

Signature





भारत सरकार
Unique Identification Authority of India
Government of India

Enrolment No.: 0647/03107/64583

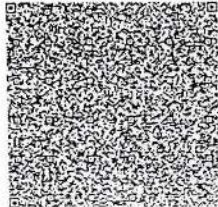
Download Date: 29/06/2019

To
PRABIR PAUL
C/O Santi Ranjan Paul
URBANA, TOWER-6, FLAT NO.-2404
783 ANANDAPUR
E.K.T
E.k.t
Kolkata West Bengal - 700107
9433443846

Generation Date: 15/06/2019

Signature valid

Digitally signed by
PRABIR PAUL
Date: 2019.06.15 18:41:55
IST



QR Code with Photograph

आपका आधार क्रमांक / Your Aadhaar No. :

9058 9891 0937

VID : 9117 4808 1074 5403

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



PRAHIR PAUL
Date of Birth/DOB: 07/10/1973
Male/ MALE



9058 9891 0937

VID : 9117 4808 1074 5403

मेरा आधार, मेरी पहचान

सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

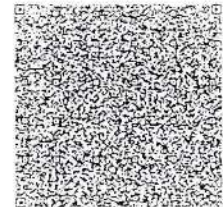
- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

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- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Address:
C/O Santi Ranjan Paul, URBANA,
TOWER-6, FLAT NO.-2404, 783
ANANDAPUR, E.K.T, Kolkata,
West Bengal - 700107



QR Code with Photograph

9058 9891 0937

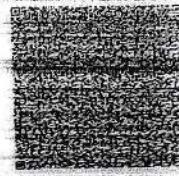
VID : 9117 4808 1074 5403

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AFQPP2907Q



नाम / Name
PRADIP PAUL

पिता/पिताजी/पत्नी/पत्नी का नाम / Father's Name
SANTOSH PAUL

जन्म तिथि / Date of Birth
07/10/1973

हस्ताक्षर / Signature

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

DIENDRILA PROMOTERS AND
DEVELOPERS PRIVATE LIMITED



06/01/2009

Revenue Account Number

AABCO1239M

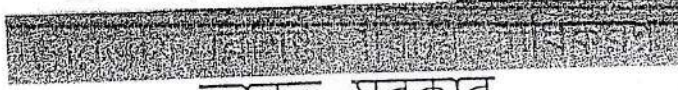
100/201



भारत सरकार



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

18/09/2012

West Bengal 700066
9051446430

21655621



MN216556216FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

4232 6452 4800

আধার - সাধারণ মানুষের অধিকার

Major Information of the Deed

Deed No :	I-1603-06486/2022	Date of Registration	29/04/2022
Query No / Year	1603-2001156596/2022	Office where deed is registered	
Query Date	17/04/2022 1:44:22 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 28.90,000/-	Rs. 62,41,906/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs 2,49,696/- (Article:23)	Rs. 62,465/- (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: 1914, , 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 5 Chatak 33 Sq Ft	27,83,000/-	60,49,126/-	Width of Appro Road: 15 Ft.,
Grand Total :				3.8913Dec	27,83,000 /-	60,49,126 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	714 Sq Ft.	1,07,000/-	1,92,780/-	Structure Type: Structure

Cr Floor, Area of floor .714 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Shed, Extent of Completion: Complete

Total :	714 sq ft	1,07,000 /-	1,92,780 /-
---------	-----------	-------------	-------------




Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr Harpreet Singh Benepal Son of Jagjit Singh Benepal 27/4B, Chakraberia Lane, City:- , P.O:- LLR Sarani, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ahxxxxxx1r, Aadhaar No: 51xxxxxxxx8324, Status :Individual, Executed by: Attorney, Executed by: Attorney



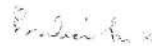
Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Oiendriila Promoters And Developers Private Limited 27B, Bosepukur Road, City:- , P.O:- Kasba, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042 , PAN No.:: aaxxxxxx9m.Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Jagjit Singh Benepal Son of Mohinder Singh Benepal Date of Execution - 29/04/2022, , Admitted by: Self, Date of Admission: 29/04/2022, Place of Admission of Execution: Office	 Apr 29 2022 12:27PM	 LTI 29/04/2022	 29/04/2022
27/4B, Chakraberia Lane, City:- , P.O:- LLR Sarani, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700020, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Aadhaar No Not Provided by UIDAI Status : Attorney, Attorney of : Mr Harpreet Singh Benepal				

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri PRABIR PAUL (Presentant) Son of Santi Ranjan 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 12:16PM	 LTI 29/04/2022	 29/04/2022
783. Anandapur, URBANA. Tower-6, Flat No.2404, City:- , P.O:- EKTP, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700107, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AFxxxxxx7Q, Aadhaar No: 90xxxxxxxx0937 Status : Representative, Representative of Oiendriila Promoters And Developers Private Limited (as Director)				

Identifier Details :

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

Identifier Of Shri Jagjit Singh Benepal, Shri PRABIR PAUL

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Harpreet Singh Benepal	Oiendrila Promoters And Developers Private Limited-1.94563 Dec,-1.94563 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Harpreet Singh Benepal	Oiendrila Promoters And Developers Private Limited-357.00000000 Sq Ft,- 357.00000000 Sq Ft

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 11:20 hrs on 29-04-2022, at the Office of the D.S.R. - III SOUTH 24-PARGANAS PRABIR 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 62,41,906/-

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

Execution is admitted on 29 04-2022 by Shri PRABIR PAUL, Director, Oiendriila Promoters And Developers Limited (Private Limited Company), 27B, Bosepukur Road, City:-, P.O:- Kasba, P.S:-Kasba, District:-South Parganas, West Bengal, India, PIN:- 700042

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

Executed by Attorney

Execution by Shri Jagjit Singh Benepal, . . Son of Mohinder Singh Benepal, 27/4B, Chakraberia Lane, P.O: Thana: Bullygunge, . South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by profession as the constituted attorney of Mr Harpreet Singh Benepal 27/4B, Chakraberia Lane, P.O: LLR Sarani, Thana: Bullygunge, . South 24-Parganas, WEST BENGAL, India, PIN - 700020 is admitted by him

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 62,465/- (A(1) = Rs 62,419/- , E = Rs 28/- , M(1) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 62,433/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Online on 28/04/2022 7:21PM with Govt. Ref. No: 192022230016744858 on 28-04-2022, Amount Rs: 62,433/- Bank: SBI EPay (SBIEPay), Ref. No. 5955328969232 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. 2,49,696/- and Stamp Duty paid by SBI EPay (SBIEPay) by online = Rs 2,49,696/-

Description of Stamp

1 Stamp Type Impressed, Serial no 758812, Amount: Rs.100/-, Date of Purchase: 25/04/2022, Vendor Purakayastha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Online on 28/04/2022 7:21PM with Govt. Ref. No: 192022230016744858 on 28-04-2022, Amount Rs: 100/- Bank: SBI EPay (SBIEPay), Ref. No. 5955328969232 on 28-04-2022, Head of Account 0030-02-103-001-16

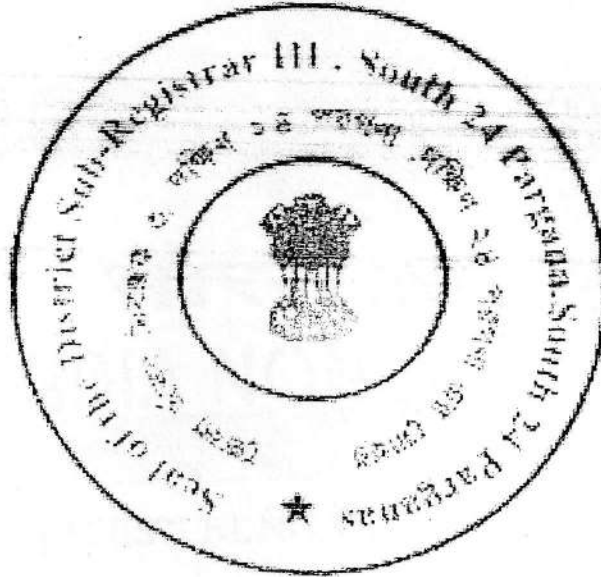
Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II
SOUTH 24-PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2022, Page from 230422 to 230456

being No 160306486 for the year 2022.



Digitally signed by BAISHALI
DASGUPTA
Date: 2022.05.02 13:13:53 +05:30
Reason: Digital Signing of Deed.

(Baishali Dasgupta) 2022/05/02 01:13:53 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)