

06660/22

1-6482/2022

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

29.04.22
CC-211156993

Certified that the government is authorized to register all the signature sheets and the amount of stamp is attached with the document as per page 1 of this document.

Sub-Register-III
24-paryanae

29 APR 2022

DEED OF CONVEYANCE

THIS INDENTURE OF SALE is made this the

29th

day of April,

Two Thousand Twenty Two (2022)

BETWEEN

[Signature]
MS
Advocate

SARDAR JASBIR SINGH @ JASBIR SINGH GREWAL (PAN-AENPG5529B), Aadhar No.5309 5449 0263, son of Late Sardar Sajjan Singh, by Occupation – Business, by Faith-Hindu/Sikh, by Nationality-Indian, residing at 25A, Balaram Bose 1st lane, P.S. Bhowanipur, 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**

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 remaining Plot of land measuring net land area of 01 (One) Cottah 13 (Thirteen) Chittacks 27 (Twenty seven) Sq.ft. more or less togetherwith rest tile shed structure measuring an area of 560 (Five hundred and sixty) 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.887, also lying

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within the jurisdiction of The Kolkata Municipal Corporation Ward No.108, known as part of the **K.M.C. Premises No.1913, Madurdah**, Assessee No.31-108-05-4026-0, 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.

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.46, at Pages 195 to 210, Deed No. 1977 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) 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.

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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. 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.3, at Pages 2290 to 2301, Deed No.06624 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 05 (Five) Chittacks 27 (Twenty 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, 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 06 (Six) Chittacks 27 (Twenty 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, 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.887 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.1913, Madurdaha, within the KMC Ward No.108, Assessee No.31-108-05-4026-0, within the P.S. Anandapur, Kolkata – 700108 in respect of his entire purchased plot of land.

AND WHEREAS now the OWNER/VENDOR herein is the absolute owner of the said plot of land measuring an area of 02 (Two) Cottahs 06 (Six) Chittacks 27 (Twenty seven) Sq.ft. more or less togetherwith one tile shed structure measuring an area of 731 (Seven hundred and thirty one) 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.887, also lying within the jurisdiction of The Kolkata Municipal Corporation Ward No.108, known as K.M.C. Premises No.1913, Madurdah, Assessee No.31-108-05-4026-0, P.S. Anandapur, Kolkata – 700 107.

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AND WHEREAS by virtue of a registered Deed of Sale dated 29.04.2022, registered at D.S.R. III, Alipore South 24 Parganas the LAND OWNER herein sold, conveyed, transferred part of the land from the Northern side of his entire plot of land measuring an area of 09 (Nine) Chittacks 00 (Zero) Sq.ft. more or less out of his entire purchased plot of land measuring 02 (Two) Cottahs 06 (Six) Chittacks 27 (Twenty seven) Sq.ft. more or less togetherwith one tile shed structure measuring an area of 171 (One hundred and seventy one) Sq.ft. more or less out of entire tile shed area measuring 731 (Seven hundred and thirty one) Sq.ft. more or less situate in Mouza – Madurdaha, J.L. No.12, in R.S. Dag No.455, under present R.S. Khatian No.187, corresponding to L.R. Dag No.455, under L.R. Khatian No.887, also lying within the jurisdiction of The Kolkata Municipal Corporation Ward No.108, part of the K.M.C. Premises No.1913, Madurdah, P.S. Anandapur, Kolkata – 700 107, in favor of the Third Party.

AND WHEREAS the VENDOR herein is the absolute Owner of a remaining Plot of land measuring net land area of 01 (One) Cottah 13 (Thirteen) Chittacks 27 (Twenty seven) Sq.ft. more or less togetherwith rest tile shed structure measuring an area of 560 (Five hundred and sixty) 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.887, also lying within the jurisdiction of The Kolkata Municipal Corporation Ward No.108, known as part of the K.M.C. Premises No.1913, Madurdah, P.S. Anandapur, Kolkata – 700 107.

AND WHEREAS the VENDOR intend to sell his remaining plot of land measuring net land area of 01 (One) Cottah 13 (Thirteen) Chittacks 27 (Twenty seven) Sq.ft. more or less togetherwith rest tile shed structure measuring an area of

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560 (Five hundred and sixty) 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.887, also lying within the jurisdiction of The Kolkata Municipal Corporation Ward No.108, known as part of the K.M.C. Premises No.1913, Madurdah, P.S. Anandapur, Kolkata – 700 107 as morefully mentioned in the SCHEDULE below. The PURCHASER herein also agreed to purchase the same at or for the consideration price declared by the VENDOR and the PURCHASER has agrees and also paid to the VENDOR entire consideration sum of Rs.22,76,000/- (Rupees Twenty two lac and seventy six thousand) only shown in the memo of consideration below against ALL THAT piece and parcel of remaining plot of land measuring net land area of 01 (One) Cottah 13 (Thirteen) Chittacks 27 (Twenty seven) Sq.ft. more or less togetherwith rest tile shed structure measuring an area of 560 (Five hundred and sixty) Sq.ft. more or less standing thereon known as part of the K.M.C. Premises No.1913, 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.22,76,000/- (Rupees Twenty two lac and seventy six 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

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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** have also delivered possession to the **PURCHASER ALL THAT** piece and parcel of renaming plot of land measuring net land area of **01 (One) Cottah 13 (Thirteen) Chittacks 27 (Twenty seven) Sq.ft.** more or less togetherwith rest tile shed structure measuring an area of **560 (Five hundred and sixty) Sq.ft.** more or less standing thereon known as part of the **K.M.C. Premises No.1913, 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 plot of 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 plot of 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 has 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 their names 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 his 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 his 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 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.





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THE VENDOR do hereby declares that the said land hereby sold as 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 remaining plot of land alongwith tile shed structure 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** has 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 his 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 his legal heirs.
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 him.
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 entitled to claim in any manner through, under or in trust for the **VENDOR** or any of his 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



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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 remaining plot of land measuring net land area of 01 (One) Cottah 13 (Thirteen) Chittacks 27 (Twenty seven) Sq.ft. more or less togetherwith rest tile shed structure measuring an area of 560 (Five hundred and sixty) Sq.ft. more or less standing thereon known as part of the K.M.C. Premises No.1913, 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.

Handwritten signature and initials, possibly 'MS' or 'MS' with a flourish.

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** has 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** hereby declares that he has no any right, title, claim and interest and possession upon the **Schedule Property** right from now on and the **VENDOR** released its entire possession and claim for the **Schedule property** in favour of the **PURCHASER** for ever.

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.

A handwritten signature, possibly 'A. B.', is written in dark ink. To the right of the signature, the initials 'AB' are written in a similar style. The signature is somewhat stylized and appears to be written over a faint line.

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
(DESCRIPTION OF THE SOLD PROPERTY OF THE VENDOR
HEREIN)

ALL THAT piece and parcel of remaining Plot of land measuring net land area of 01 (One) Cottah 13 (Thirteen) Chittacks 27 (Twenty seven) Sq.ft. more or less togetherwith rest tile shed structure measuring an area of 560 (Five hundred and sixty) 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.887, also lying within the jurisdiction of The Kolkata Municipal Corporation Ward No.108, known as part of the K.M.C. Premises No.1913, Madurdah, Assessee No.31-108-05-4026-0, 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 is Mundapara-Nazirabad) and the sold property is butted and bounded in the manner following :-

<u>ON THE NORTH</u>	:	Property of others;
<u>ON THE SOUTH</u>	:	KMC Premises No.1914, Madurdaha;
<u>ON THE EAST</u>	:	Land of R.S. Dag No.455;
<u>ON THE WEST</u>	:	14'-0" wide KMC Road.



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

WITNESSES :

1. *Drup Kumar Heeds*
284, Panchananatala Road,
Kolkata - 700028

Sardar Jasbir Singh
(SARDAR JASDAR SINGH)
SIGNATURE OF THE VENDOR

~~*Somesh Mishra*~~
~~*Tapesh Mishra*~~
~~*Debes Kumar Misra*~~

Oiendriila Promoters & Developers Pvt. Ltd.
Prabir Paul,
Director

SIGNATURE OF THE PURCHASER

READ OVER EXPLAINED AND
PREPARED & DRAFTED BY :

Debes Kumar Misra (Signature)
(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:tapes.mishra85@gmail.com

MEMO

RECEIVED with thanks from the within named PURCHASERS for the within mentioned sum of Rs.22,76,000/- (Rupees Twenty two lac and seventy six 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.1912, 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	980585	State Bank of India, Kanba Bso. Kol-42	Rs. 2,00,000.00
2.	28.04.2022	509049	ICICI Bank Kanba Bso.	Rs. 20,76,000.00
Total :				Rs.22,76,000.00

(Rupees twenty two lac and seventy six thousand) only

WITNESSES :

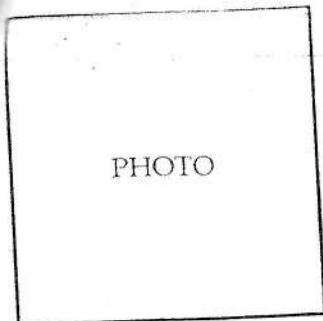
1. *Atul Kumar Ghosh*
234, Panchananataly Road
Kolkata - 700029

Prabhu
(SARDAR JASDIR SINGH)
SIGNATURE OF THE VENDOR

~~2. *Somnath Mishra*~~
High Court
Calcutta

MS
Asst. Secy

Prabhu



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

Name

Signature



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

Name SARDAR JASBIR SINGH

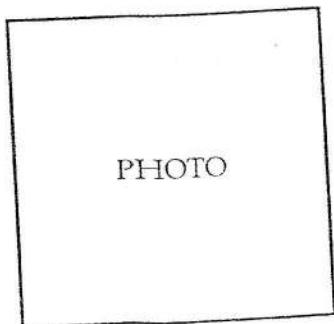
Signature Jasbir Singh



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

Name PRAHIR PAUL

Signature Prabir Paul



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

Name

Signature



ভারত সরকার

Unique Identification Authority of India
Government of India

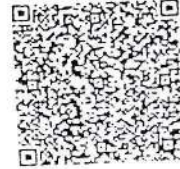
তালিকাভুক্তির আই ডি/Enrollment No.: 1040/19536/30337

To
জাসবীর সিং গারওয়াল
Jasbir Singh Grewal
25A BALARAM BOSE 1ST LANE
L.R.Sarani S.O
L.r.sarani Kolkata
West Bengal 700020

1568221



MN156822115DF



আপনার আধার সংখ্যা/Your Aadhaar No. :

5309 5449 0263

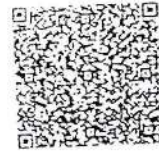
আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



জাসবীর সিং গারওয়াল
Jasbir Singh Grewal
পিতা : সজ্জন সিং গারওয়াল
Father : SAJJAN SINGH GREWAL
জন্ম সাল / Year of Birth : 1959
পুরুষ / Male



5309 5449 0263

আধার - সাধারণ মানুষের অধিকার

व्यक्ति का संख्या /PERMANENT ACCOUNT NUMBER

AENPG5529B



नाम /NAME

JASBIR SINGH GREWAL

पिता का नाम /FATHER'S NAME

SAJJAN SINGH GREWAL

जन्म तिथि /DATE OF BIRTH

14-01-1950

पिता की हस्ताक्षर /SIGNATURE

Jasbir Singh Grewal

B. B. Das

आयकर अधिकारी, पं. २-१११

COMMISSIONER OF INCOME TAX, W.P. 111

14-01-1950



ভারত সরকার

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

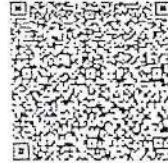
9051446430

18/09/2012

21655621



MN216556216FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

4232 6452 4800

আধার - সাধারণ মানুষের অধিকার



भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

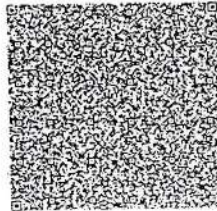
Enrolment No.: 0647/03107/64583

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

Signature valid

Digitally signed by PRABIR PAUL
 AUTHORITY: UIDAI
 Date: 2019.06.29 15:07:55
 +05'30'



QR Code with Photograph

Generation Date: 15/06/2019

आपका आधार क्रमांक / Your Aadhaar No. :

9058 9891 0937

VID : 9117 4808 1074 5403

मेरा आधार, मेरी पहचान



भारत सरकार
 Government of India



PRABIR 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

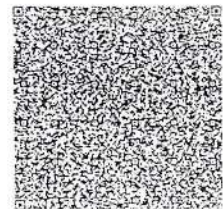
- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- आधार देश भर में मान्य है।
- 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

www.aadhaar.gov.in

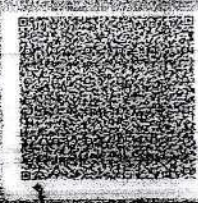
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी खाता संख्या कार्ड
Permanent Account Number Card
AFQPP2907Q



नाम / Name
BRABIR PAUL

पिता का नाम / Father's Name
SANTOSHAN PAUL

Date of Birth
07/10/1973

Signature

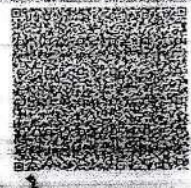
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी खाता संख्या कार्ड
Permanent Account Number Card
AFQPP2907Q



नाम / Name
PRABIR PAUL

पिता का नाम / Father's Name
SANTOSHAN PAUL

दिनांक / Date
07/10/1973

हस्ताक्षर / Signature

Major Information of the Deed

Deed No :	I-1603-06482/2022	Date of Registration	29/04/2022
Query No / Year	1603-2001156993/2022	Office where deed is registered	
Query Date	17/04/2022 4:17:33 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 22,76,000/-	Rs. 48,96,451/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,95,878/- (Article:23)	Rs. 49,011/- (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: 1913, , 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 Detail
L1	(RS -)		Bastu	1 Katha 13 Chatak 27 Sq Ft	21,92,000/-	47,45,251/-	Width of Appro Road: 15 Ft.,
Grand Total :				3.0525Dec	21,92,000 /-	47,45,251 /-	

Structure Details :



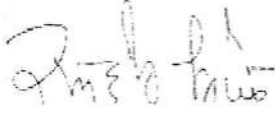
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	560 Sq Ft.	84,000/-	1,51,200/-	Structure Type: Structure

Gr Floor, Area of floor 560 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: T Shed, Extent of Completion: Complete

Total :	560 sq ft	84,000 /-	1,51,200 /-
---------	-----------	-----------	-------------

er Details :

Name,Address,Photo,Finger print and Signature



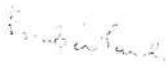


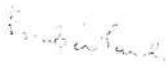


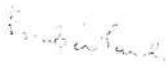
Name	Photo	Finger Print	Signature
Jasbir Singh Grewal, (Alias: Mr Sardar Jasbir Singh) Son of Late Sardar Sajjan Singh Executed by: Self, Date of Execution: 29/04/2022 , Admitted by: Self, Date of Admission: 29/04/2022 ,Place : Office			
	29/04/2022	LTI 29/04/2022	29/04/2022

25A, Balaram Bose 1st Lane, City:- , P.O:- LLR Sarani, P.S:-Bhawanipore, District:-South24-Parganas, West Bengal, India, PIN:- 700020 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: aexxxx9b, Aadhaar No: 53xxxxxxxx0263, 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	Oiendrilla 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.: aaxxxxx9m,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature												
	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> 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 i xecution: Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td></td> <td>Apr 29 2022 12:16PM</td> <td>LTI 29/04/2022</td> <td>29/04/2022</td> </tr> </tbody> </table>	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 i xecution: Office					Apr 29 2022 12:16PM	LTI 29/04/2022	29/04/2022
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 i xecution: 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 2 Parganas, West Bengal, India, PIN:- 700107, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AFxxxxx7Q, Aadhaar No: 90xxxxxxxx0937 Status : Representative, Representative of : Oiendrilla Promoters And Developers Private Limited (as Director)

Member Details :

	Photo	Finger Print	Signature
Somesh Mishra 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 Jasbir Singh Grewal, Shri PRABIR PAUL

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Jasbir Singh Grewal	Oiendrila Promoters And Developers Private Limited-1.52625 Dec,-1.52625 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Jasbir Singh Grewal	Oiendrila Promoters And Developers Private Limited-280.00000000 Sq Ft,- 280.00000000 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 11:10 hrs on 29-04-2022, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by 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 Rs 48,96,451/-

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

Execution is admitted on 29/04/2022 by Jasbir Singh Grewal, Alias Mr Sardar Jasbir Singh, Son of Late Sardar Singh, 25A, Balaram Bose 1st Lane. P.O: LLR Sarani, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL India, PIN - 700020, by caste Hindu, by Profession Business

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 Shri PRABIR PAUL, Director, Oiendriila Promoters And Developers Private Limited (Private Limited Company), 27B, Bosepukur Road, City:- , P.O:- Kasba, P.S:-Kasba, District:-South 24-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: 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 49,011/- (A(1) = Rs 48,965/- ,E = Rs 14/ Rs 28/- M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 48,979/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of West Bengal Online on 28/04/2022 7:13PM with Govt. Ref. No: 192022230016738038 on 28-04-2022, Amount Rs: 48,979/-, Bank: SBI EPay (SBlePay), Ref. No. 6175124832232 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. 1,95,878/- and Stamp Duty paid by Stamp Rs 1,95,778/- by online

Description of Stamp

1. Stamp Type: Impressed, Serial no 758813, 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 West Bengal Online on 28/04/2022 7:13PM with Govt. Ref. No: 192022230016738038 on 28-04-2022, Amount Rs: 1,95,778/-, Bank: SBI EPay (SBlePay), Ref. No. 6175124832232 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

icate of Rec under section 60 and Rule 69.
stered in B-2022, Page from 230264 to 230294
ume numb-22 for the year 2022.
ing No 16



Digitally signed by BAISHALI
DASGUPTA
Date: 2022.05.02 13:07:26 +05:30
Reason: Digital Signing of Deed.

(Baishali Dasgupta) 2022/05/02 01:07:26 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)