

29/3/23

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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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29/03/2023
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Certified that the document is stamped for Registration. The signature sheets and all other documents attached with the document are the part of this document.



District Sub-Registrar-IV
 Registrar U/S 7 (2) of
 Registration Act
 Kolkata, South 24 Parganas

02 MAR 2023

DEED OF CONVEYANCE

THIS INDENTURE OF SALE is made this the **2ND** day of **March**, Two Thousand and Twenty Three (2023)

BETWEEN


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DR. RUPA SHARAN (GANGULI), (PAN-AKTPS7732C), Aadhaar No.8074 7588 8150, wife of Dr. Subimal Gangopadhyay, by faith - Hindu, by Occupation - Medical Practitioner & Consultant Gynecologist, by Nationality - Indian, residing at Eastern High T-9/F7/G4, Block-AG, P.O. New Town, P.S. Rajarhat/New Town, Kolkata - 700156, hereinafter called and referred to as the **"OWNER/FIRST PARTY"** (which expression unless repugnant to the context shall mean and include her heir/heirs, executor/executors, assign/assigns, administrator/ administrators and representative/ 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.**

AND

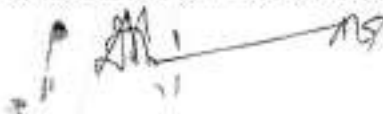


SRI ARIJIT BANERJEE, (PAN-AGGPB3896D), (Aadhaar No.4792 6019 6147), son of Late Sibananda Banerjee, by faith Hindu, by Occupation - Business, by Nationality - Indian, residing at 385, Madurdaha, P.O. EKTP, P.S. Anandapur, Kolkata - 700107, hereinafter called and referred to as the "**CONFIRMING PARTY**" (which expression shall unless excluded by or repugnant to the context be deemed to include his representative heirs, executors, administrators and assigns) of the **THIRD PART**.

WHEREAS one Sadhan Chandra Pramanik, was the absolute Owner of a big plot of land situated in Mouza - Kalikapur, J.L. No. 20, Touzi Nos.3, 5 and 12, R.S. No.2, comprising in R.S. Dag No. 356/406, under R.S. Khatian No.355 and 359, and his name was recorded and published in the R.S. Record of Right during Revisional Settlement Operation.

AND WHEREAS said Sadhan Chandra Pramanik died intestate on leaving behind his one son namely Sri Sarat Chandra Pramanik, his wife namely Smt. Malina Bala Pramanik, and four daughters namely Smt. Arati Bala Das, Bharati Pramanik, Dulu Pramanik and Rama Pramanik, who inherited the above mentioned land and property as per Hindu Succession Act, 1956.

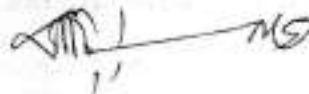
AND WHEREAS said legal heirs of the Sadhan Chandra Pramanik, namely Sri Sarat Chandra Pramanik, Smt. Malina Bala Pramanik, Smt. Arati Bala Das, Bharati Pramanik, Dulu Pramanik and Rama Pramanik partitioned their entire property among themselves and thereafter said Sri Sarat Chandra Pramanik, Smt.

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Malina Bala Pramanik and Smt. Arati Bala Das, jointly developed their portion of property situated in Mouza - Kalikapur, J.L. No. 20, Touzi Nos.3, 5 and 12, R.S. No.2, comprising in R.S. Dag No. 356/406, under R.S. Khatian No.355, and thereafter they have declared to sell some plots of land in favour of third party.

AND WHEREAS by virtue of a registered Deed of Sale dated 21.02.1975, registered in the office of the D.R. Alipore, South 24 Paraganas and recorded in Book No. I, Volume No.39, at Pages 64 to 70, Being No.985 for the year 1975, said Sri Sarat Chandra Pramanik and others, jointly sold, conveyed, transferred, assigned and granted one plot of land measuring 1 (One) Acre situated in Mouza - Kalikapur, J.L. No. 20, Touzi Nos.3, 5 and 12, R.S. No.2, comprising in R.S. Dag No. 356/406, under R.S. Khatian No.355, in favour of (1)Sri Kartick Chandra Paik, son of Sri Haran Chandra Paik, residing at Kalikapur, District-24 Parganas and (2)Sri Nityananda Das, son of Late Jagannath Das, residing at 30/A, Baghajatin Pally, P.S. Jadavpur, Kolkata - 700032.

AND WHEREAS thereafter said (1)Sri Kartick Chandra Paik and (2)Sri Nityananda Das, jointly developed their property and thereafter by virtue of a registered Deed of Sale dated 04.05.1976, registered in the office of District Sub-Registrar Alipore, South 24 Paraganas and recorded in Book No. I, Volume No.43, at Pages 61 to 67, Being No.1545 for the year 1976, sold, conveyed, transferred, assigned and granted one Scheme Plot No.2A, measuring net land area of 06 (Six) Cottahs 0 (Zero) Chittcaks 26 (Twenty six) Sq.ft. and



road/common passage area measuring 11 (Eleven) Chittacks 35 (Thirty five) Sq.ft. i.e. totaling gross land area of 06 (Six) Cottahs 12 (Twelve) Chittacks 16 (Sixteen) Sq.ft. situated in Mouza - Kalikapur, J.L. No. 20, Touzi Nos.3, 5 and 12, R.S. No.2, comprising in R.S. Dag No. 356/406, under R.S. Khatian No.355, in favour of Smt. Hasi Majumder, wife of Sri Malay Kumar Majumder, residing at 13/4/1, Sarkar Hat Lane, P.S. Thakurpukur, Kolkata - 700061.

AND WHEREAS after purchase said Smt. Hasi Majumder, recorded her name in the record of The Kolkata Municipal Corporation known as K.M.C. Premises No.739, Kalikapur, Assessee No.31-109-06-0740-0, within K.M.C. Ward No.109, under P.S. Purba Jadavpur, Kolkata - 700 099, as described in the SCHEDULE below.

AND WHEREAS by virtue of a registered Deed of Sale dated 30.04.1999, registered in the office of District Sub-Registrar-III, Alipore, South 24 Paraganas and recorded in Book No. I, Volume No.37, at Pages 1 to 12, Being No.1365 for the year 1999, said Smt. Hasi Banerjee, due to valid legal reason and also being need of money sold, conveyed, transferred, assigned and granted entire plot of land measuring net land area of 05 (Five) Cotthas 12 (twelve) Chittacks 32 (Thirty two) Sq.ft. more or less as per present physical measurement togetherwith one R.T. Shed structure measuring an area of 80 (Eighty) Sq.ft. situated in Mouza - Kalikapur, J.L. No. 20, Touzi Nos.3, 5 and 12, R.S. No.2, comprising in R.S. Dag No. 356/406, under R.S. Khatian No.355, known as K.M.C. Premises

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No.739, Kalikapur, Assessee No.31-109-06-0740-0, within K.M.C. Ward No.109, under P.S. Purba Jadavpur, Kolkata - 700 099, in favour of **Dr. Rupa Sharan Ganguli, the present Land Owner herein.**

AND WHEREAS after purchase said **Dr. Rupa Sharan Ganguli**, recorded her name in the record of The Kolkata Municipal Corporation known as K.M.C. Premises No.739, Kalikapur, Assessee No.31-109-06-0740-0, within K.M.C. Ward No.109, under P.S. Purba Jadavpur, Kolkata - 700 099, as described in the SCHEDULE below.

AND WHEREAS due to financial need and also other necessity the **LAND OWNER/VENDOR** declared to sell her total property excluding the cost of Mutation of B.L. & L.R.O. and also conversion of land as Bastu in nature and the **CONFIRMING PARTY** herein agreed to purchase the same and accordingly both the **OWNER/ VENDOR** and the **CONFIRMING PARTY** entered into an unregistered Agreement for Sale and the **CONFIRMING PARTY** began to make the payment to the **OWNER/VENDOR** part by part as the consideration amount as per said Agreement for Sale.

AND WHEREAS after execution of Agreement for Sale the **CONFIRMING PARTY** herein completed the mutation of B.L. & L.R.O. in the name of the present **OWNER/VENDOR** vide L.R. Khatian No.780 of L.R. Dag No.356/406, of Mouza - Kalikapur, J.L. No. 20 and also converted her land as Bastu vide Conversion case

 NO

No.739, Kalikapur, Assessee No.31-109-06-0740-0, within K.M.C. Ward No.109, under P.S. Purba Jadavpur, Kolkata - 700 099, in favour of **Dr. Rupa Sharan Ganguli, the present Land Owner herein.**

AND WHEREAS after purchase said **Dr. Rupa Sharan Ganguli**, recorded her name in the record of The Kolkata Municipal Corporation known as K.M.C. Premises No.739, Kalikapur, Assessee No.31-109-06-0740-0, within K.M.C. Ward No.109, under P.S. Purba Jadavpur, Kolkata - 700 099, as described in the SCHEDULE below.

AND WHEREAS due to financial need and also other necessity the **LAND OWNER/VNDOR** declared to sell her total property excluding the cost of Mutation of B.L. & L.R.O. and also conversion of land as Bastu in nature and the **CONFIRMING PARTY** herein agreed to purchase the same and accordingly both the **OWNER/ VENDOR** and the **CONFIRMING PARTY** entered into an unregistered Agreement for Sale and the **CONFIRMING PARTY** began to make the payment to the **OWNER/VENDOR** part by part as the consideration amount as per said Agreement for Sale.

AND WHEREAS after execution of Agreement for Sale the **CONFIRMING PARTY** herein completed the mutation of B.L. & L.R.O. in the name of the present **OWNER/VENDOR** vide L.R. Khatian No.780 of L.R. Dag No.356/406, of Mouza - Kalikapur, J.L. No. 20 and also converted her land as Bastu vide Conversion case



No.1075/2022 (Memo No.51A(c)/1075/259/P dated 06.01.2023). Thereafter the **CONFIRMING PARTY** also demarcated the entire property.

AND WHEREAS till the **CONFIRMING PARTY** has spent a huge money for this property but due to financial adverse circumstances the **CONFIRMING PARTY** can not purchase this property in his name and the **CONFIRMING PARTY** and the **OWNER** discussed the matter several times around the table and decided to sell the total property and accordingly the **OWNER/VENDOR** and the **CONFIRMING PARTY** decided to convey the entire property measuring net land area of 05 (Five) Cotthas 12 (Twelve) Chittacks 32 (Thirty two) Sq.ft. more or less togetherwith one R.T. Shed structure measuring an area of 80 (Eighty) Sq.ft. situated in Mouza - Kalikapur, J.L. No. 20, Touzi Nos.3, 5 and 12, R.S. No.2, comprising in R.S. Dag No. 356/406, under R.S. Khatian No.355, corresponding to L.R. Dag No.356/406, under L.R., Khatian No.780, known as K.M.C. Premises No.739, Kalikapur, Assessee No.31-109-06-0740-0, within K.M.C. Ward No.109, under P.S. Purba Jadavpur, Kolkata - 700 099 as mentioned in the **SCHEDULE** below at or for the total consolidated consideration price of **Rs.1,40,10,000/- (Rupees One Crore forty iac and ten thousand)** only out of which the **OWNER** shall receive the sum of **Rs.1,30,00,000/- (Rupees One Crore and thirty iac)** only and the **CONFIRMING PARTY** shall receive the

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sum of Rs.10,10,000/- (Rupees Ten Lakh and ten thousand) only.

AND WHEREAS so after the aforesaid discussion both the **VENDOR** and the **CONFIRMING PARTY** herein declared to sell the total property as mentioned in the **SCHEDULE** below to the Third Party from whom the part consideration sum of **Rs.10,10,000/- (Rupees Ten Lakh and ten thousand) only** shall receive by the **CONFIRMING PARTY** and the **VENDOR** shall receive the balance part of consideration sum of **Rs.1,30,00,000/- (Rupees One Crore and thirty lac) only**.

AND WHEREAS the **VENDOR** herein declare and confirm that the said total property is still free from all encumbrances having marketable title as mentioned in the **SCHEDULE** below.

AND WHEREAS now being in need of money, the **VENDOR** and the said **CONFIRMING PARTY** herein jointly declared to sell the said demarcated land measuring net land area of **05 (Five) Cotthas 12 (twelve) Chittacks 32 (Thirty two) Sq.ft. more or less** togetherwith one R.T. Shed structure measuring an area of **80 (Eighty) Sq.ft. situated in Mouza - Kalikapur, J.L. No. 20, Touzi Nos.3, 5 and 12, R.S. No.2, comprising in R.S. Dag No. 356/406, under R.S. Khatian No.355, corresponding to L.R. Dag No.356/406, under L.R. Khatian No.780, known as K.M.C. Premises No.739, Kalikapur, Assessee No.31-109-06-0740-0, within K.M.C. Ward No.109, under P.S. Purba Jadavpur, Kolkata - 700 099, moreully mentioned in the **SCHEDULE** below at or for the total**



700 099, moreully mentioned in the **SCHEDULE** below at or for the total consideration money of **Rs.1,40,10,000/-**(Rupees One Crore forty lac and ten thousand) only and the **PURCHASER** herein agreed to purchase the same on the said declared consideration price of the **VENDOR** and the **CONFIRMING PARTY**.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said consideration sum of **Rs.1,40,10,000/-**(Rupees One Crore forty lac and ten thousand) only hereby paid by the **PURCHASER** to the **VENDOR** and the receipt whereof the **VENDOR** has received the same of **Rs.1,30,00,000/-** (Rupees One Crore and thirty lac) only and the **Party of the Third Part/Confirming Party herein** has received the balance sum of **Rs.10,10,000/-**(Rupees Ten Lakh and ten thousand) only as per memo below and the **VENDOR** and the **Party of the Third Part/Confirming Party herein** do hereby and hereunder grant, convey, sell, transfer, assign and assure unto and to the use of the **PURCHASER** all that piece and parcel of land measuring net land area of 05 (Five) Cotthas 12 (twelve) Chittacks 32 (Thirty two) Sq.ft. more or less togetherwith one R.T. Shed structure measuring an area of 80 (Eighty) Sq.ft. situated in Mouza - Kalikapur, J.L. No. 20, Touzi Nos.3, 5 and 12, R.S. No.2, comprising in R.S. Dag No. 356/406, under R.S. Khatian No.355, corresponding to L.R. Dag No.356/406, under L.R. Khatian No.780, known as K.M.C. Premises No.739, Kalikapur, Assessee No.31-109-06-0740-0, within K.M.C. Ward No.109, under P.S. Purba Jadavpur, Kolkata -

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700 099, fully mentioned in the **SCHEDULE** below together with all sorts of easement rights over the adjacent common passage and all the estate, right, title, interest claim and demand whatsoever of the **VENDOR** into or upon the said property and every part thereof **TO HAVE AND TO HOLD** the said land heriditaments and demarcated property as described in the **SCHEDULE** below together with the right and privileges appurtenant thereto as aforesaid unto and to the use of the said **PURCHASER** absolutely and forever according to the nature and tenure thereof and the said **VENDOR** alongwith the **Party of the Third Part/Confirming Party herein** doth hereby covenant with the said **PURCHASER** that notwithstanding any act, deed, matter or thing whatsoever by the said **VENDOR** being done or executed or knowingly suffered to the contrary the said **VENDOR** now hath in her good, right, full power, absolute authority to grant transfer sale and convey the said property heriditemants and property hereby granted transferred, sold and conveyed or expressed and intended so to be unto and to the use of the **PURCHASER** herein and the **PURCHASER** herein shall and may at all times hereafter peacefully and quietly enter upon possess and enjoy the said land heriditemants forever and the said property **as mentioned in the SCHEDULE below** without any interruption and hindrances from anybody else and shall be able to receive all rents issues and profits arising out thereof without any lawful eviction, interruption, claim or demand whatsoever from or by the said **VENDOR** and the **Party of the Third Part/Confirming Party herein** or any person or persons lawfully and equitably



claiming from under or in trust for the **VENDOR** and that free and clear and/or freely and clearly and absolutely acquitted, exonerated and released or other by and at the costs and expenses of the **VENDOR** kept harmless sufficiently indemnify of from and against all manner or claims, charges, liens, debts, attachments, lispence and encumbrances whatsoever created made done occasioned or suffered by the **VENDOR** or by any persons or persons having lawfully or equitably claiming any estate or interest whatsoever in the said land, heriditaments and property or any part thereof from under or in trust for the said **VENDOR** and the **Party of the Third Part/Confirming Party herein** shall and will from time to time and/or at all times hereafter and at the request and costs of the said **PURCHASER** do and execute or caused to be done and executed all such acts deeds and things of whatsoever manner or nature for further and more perfectly assuring the said land heriditaments and property as described in the **SCHEDULE** below and every part thereof unto and to the use of the said **PURCHASER** in the manner as shall of may be reasonably required at all period of time and the said **VENDOR** doth hereby further covenant with the said **PURCHASER** that save and except documents which are being handed over to the **PURCHASER** herein at the time of execution of this Deed of Conveyance, shall time to time and at all times hereafter upon and every reasonable requests and costs of the **PURCHASER** or its attorneys or agents produce or caused to be produced to its agents or representatives or at any trial hearing commission or otherwise as occasion shall

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require any deeds documents papers writings bills etc. for manifesting defending and proving the right title and interest of the **PURCHASER** in respect of the said demarcated land hereditaments and property as described in the **SCHEDULE** below hereby granted transferred, sold and conveyed or expressed or intended so to be or any part thereof.

THE VENDOR AND THE CONFIRMING PARTY DO HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS :

1. That all right, title and interest of the sole **VENDOR** of the said land and hereditament as held or enjoyed by the **VENDOR** and conveyed herein to the **PURCHASER** herein, the **VENDOR** have good right title and interest as lawful owner with full and absolute power and authority to convey transfer assure and assign the said land alongwith a tile shed as described in the **SCHEDULE** below and hereditament hereby sold and transferred every part thereof unto and to the **PURCHASER** in the manner as aforesaid and the **VENDOR** further declare that she has not dealt with the said land and hereditament in any manner whatsoever with any person whatsoever till date with any one else except the **Party of the Third Part/Confirming Party herein** in respect of his said land and hereditament save and except with the **PURCHASER** herein.

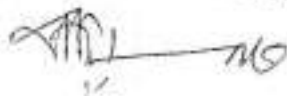
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2. That the **PURCHASER** shall have the right to mutate its name in the record of B.L. & L.R.O. and also in the record of The Kolkata Municipal Corporation and any other public bodies or offices as the absolute Owner of its purchased land as described in the **SCHEDULE** herein below and hereditament hereby conveyed and transferred to him by necessary proceedings or otherwise without any objection from the **VENDOR and the Party of the Third Part/Confirming Party herein.**
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 land as described in the **SCHEDULE** herein below 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 claim or demand whatsoever by the **VENDOR and also Party of the Third Part/Confirming Party herein** or any person claiming through under or in trust arising through or for them.
4. That the land alongwith RT shed as described in the **SCHEDULE** herein below and hereditament hereby conveyed and transferred is freed, exonerated and discharged from all encumbrances charges, lispences, debts liabilities and the **VENDOR AND ALSO THE Party of the Third Part/Confirming Party herein** fully or otherwise and sufficiently

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and other defects in title whatsoever created and/or occasion so arises directly or indirectly existing or made by the **VENDOR AND ALSO THE Party of the Third Part/Confirming Party herein** or any of their predecessors in title or any person claiming or entitled to claim in any manner through under or in trust for the **VENDOR** or any of her predecessor in title.

5. That the **VENDOR** and every person or persons claiming any estate right title or interest through the **VENDOR AND ALSO THE Party of the Third Part/Confirming Party herein** shall and will at all times hereafter upon every reasonable request and at the costs of the **PURCHASER** make do acknowledge execute and register all deeds documents and papers to make more perfect and assuring the said land and tile shed as described in the **SCHEDULE** herein below hereditament in favour of the **PURCHASER** and to do and perform all such further or other acts deeds matters and things whatsoever for further better and more perfectly assuring their full rights of ownership free from all encumbrances upon the said land and hereditament in favour of the **PURCHASER**.
6. That the **PURCHASER** shall and may at all times hereafter peaceably and quietly even possess and enjoy the homestead land known as **K.M.C. Premises No.739, Kalikapur**, within **K.M.C. Ward No.109, under P.S. Purba Jadavpur, Kolkata - 700 099**, as described in the **SCHEDULE** below and receive the rent issues and profits thereof without any lawful eviction



PURCHASER herein and the **VENDOR AND ALSO THE Party of the Third Part/Confirming Party herein** 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 land and tile shed as described in the **SCHEDULE** herein below unto and to the use of the **PURCHASER** accordingly to the nature, interest and meaning of these presents as shall or may reasonably required:

9. That the **VENDOR** hereby declare that the land and tile shed as described in the **SCHEDULE** herein below hereby sold have not been previously leased, mortgaged, sold nor in any way transferred and there is no charge, lien or any attachments in connection with the said property. The **VENDOR** and also the **Party of the Third Part/Confirming Party herein** declared and confirmed that sold land and RT shed as described in the **SCHEDULE** herein below is not the subject matter of any case, suit or proceedings pending before any Court of Law and it has not been vested nor requisitioned by any notice nor acquisitioned by the Government body or Public body. The **VENDOR** sold the land and tile shed as described in the **SCHEDULE** herein below while having good and marketable title and free from all encumbrances and



delivered khas and peaceful vacant possession of the land and tile shed as described in the **SCHEDULE** herein below to the **PURCHASER**. The **VENDOR AND ALSO THE Party of the Third Part/Confirming Party herein** declare that the sold property is found a defective one in future both the **VENDOR and the Party of the Third Part/Confirming Party herein** shall remain liable to indemnify the **PURCHASER**. Both the **VENDOR and the Party of the Third Part/Confirming Party herein** further declare that if any error or omission are found in this Deed in future, any kind of Deed of Declaration or Rectification shall be required to be registered, they shall then execute and register such Deed of Declaration or Rectification at the cost of the **PURCHASER** whenever they shall be called for.

10. That the said **VENDOR** has prepared a Plan or Map for the sold land and property and this Map/Plan has been annexed herewith and this map shall be treated as the part and parcel of this Deed. The said property has been shown in the annexed plan by **RED** border line.
11. That the **VENDOR** also declares that she shall give full co-operation for necessary mutation in respect of the sold property under the concerned authorities in future in favour of the **PURCHASER** and at the time of execution and registration of this Deed of Conveyance the **Party of the Third Part/Confirming Party herein** and the **VENDOR**

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delivered, physical possession of the sold property to the **PURCHASER**.

12. That the **VENDOR** also declares herein that the **PURCHASER** shall have every right of transfer 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 make construction and/or erect the building thereon and enjoy the same without any interruption and hindrances from their end.

BE IT NOTED THAT the **VENDOR** has delivered the Original title Deed, Original Link Deed, paid up K.M.C. tax bill, K.M.C. Mutation Certificate, Mutation of B.L. & L.R.O. relating to the land and Property as mentioned in the **SCHEDULE** hereunder written, to the **PURCHASER** herein at the time of execution of these presents.

FURTHER NOTED THAT the **VENDOR** herein declare and confirm that she has received the consideration money of **Rs.1,30,00,000/- (Rupees One Crore and thirty lac) only** and the balance amount of **Rs.10,10,000/- (Rupees Ten Lakh and ten thousand) only** has been received by the **CONFIRMING PARTY** from the **PURCHASER** herein relating to the sold property as per their desire and claim and so the **VENDOR** and **Party of the Third Part/Confirming Party herein** alongwith their future legal heirs and successors declare and confirm that in future they shall never establish any further claim or demand upon the **PURCHASER**

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herein in respect of the sold property, if it is done so, they or their future legal heirs shall face the legal consequences from the end of the **PURCHASER**.

SCHEDULE REFERRED TO ABOVE
(DESCRIPTION OF THE SOLD PROPERTY)

ALL THAT piece and parcel of land measuring net land area of 05 (Five) Cotthas 12 (twelve) Chittacks 32 (Thirty two) Sq.ft. more or less togetherwith one R.T. Shed structure measuring an area of 80 (Eighty) Sq.ft. **situated in Mouza - Kalikapur, J.I. No. 20, Touzi Nos.3, 5 and 12, R.S. No.2, comprising in R.S. Dag No. 356/406, under R.S. Khatian No.355, corresponding to L.R. Dag No.356/406, under L.R. Khatian No.780, known as K.M.C. Premises No.739, Kalikapur, Assessee No.31-109-06-0740-0, within K.M.C. Ward No.109, under P.S. Purba Jadavpur, Kolkata - 700 099, Additional District Sub-Registration Office Sealdah, property ZONE is Kalikapur to Kalikapur, and the entire property is butted and bounded by:**

- ON THE NORTH** : Property of others;
ON THE SOUTH : 20'-0" wide KMC Road;
ON THE EAST : Property of others;
ON THE WEST : Property of others.



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

WITNESSES :

~~1. ^{Mishra} ~~Somaj~~ ~~Advocate~~
High Court Calcutta~~

Rupa
RUPA SHARAN GANGULI

SIGNATURE OF THE VENDOR

2. Rupa Sharan
5/67, B.P. Township.
Batala, Kol-74

Oiendria Promoters & Developers Pvt. Ltd.

Probin Paul

Director

SIGNATURE OF THE PURCHASER

Arunmit Banerjee

SIGNATURE OF THE CONFIRMING PARTY

**READ OVER, EXPLAINED AND ALSO
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

MEMO OF CONSIDERATION

RECEIVED with thanks from the within named PURCHASER for the within mentioned sum of Rs.1,40,10,000/- (Rupees One Crore forty lac and ten thousand) only against the within mentioned land alongwith a RT shed and property known as KMC Premises No.739, Kalikapur, Ward No.109, Kolkata - 700099 out of which the VENDOR has received the sum of Rs.1,30,00,000/- (Rupees One Crore and thirty lac) only and the Confirming Party has received the sum of Rs.10,10,000/- (Rupees Ten Lakh and ten thousand) only in the following manner:

Sl. No.	Cheque/Draft/Online Transfer No.	Date	Name of the Bank and Branch	Paid in favour of	Amount (Rs.)
1.	RTGS vide No. SBINR520220 220 32917634	20.02.2023	State Bank of India	Confirming Party	Rs. 10,00,000.00
2.	TDS	--	--	--	Rs. 10,000.00
3.	054467	02.02.2023	State Bank of India	Vendor	Rs. 1,20,00,000.00
4.	TDS	--	--	--	Rs. 1,30,000.00

Total: Rs.1,40,10,000.00

(Total Rupees One Crore forty lac and ten thousand) only

WITNESSES :

~~Tomar Mishra~~
~~Hign~~ ~~over~~
~~Calcutta~~

Rsharan

Rupa Sharan Gargali
SIGNATURE OF THE VENDOR

2. Keyli Sharma
D/47, B.P. Townships
Batala Colony

Aswinit Banerjee

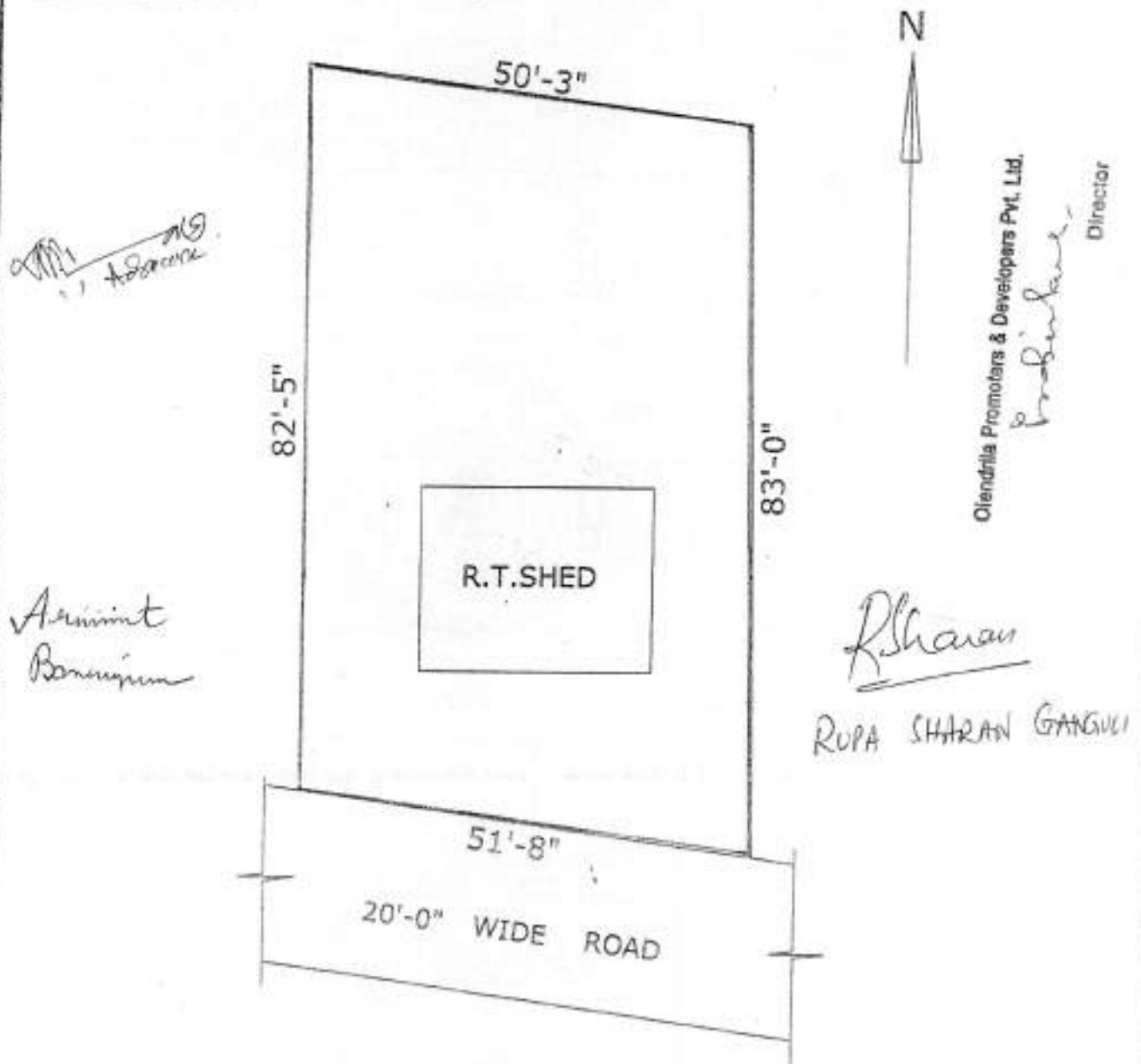
SIGNATURE OF THE CONFIRMING PARTY

Aswinit Banerjee

SITE PLAN OF A PLOT OF LAND SITUATED IN MOUZA - KALIKAPUR, J.L. NO. 20, IN R.S. DAG NO. 356/406, UNDER R.S. KHANDA KHATIAN NO.355, CORRESPONDING TO L.R DAG NO.356/406, UNDER L.R. KHATIAN NO.780, KNOWN AS K.M.C. PREMISES NO.739, KALIKAPUR, WITHIN K.M.C. WARD NO.109, UNDER P.S. PURBA JADAVPUR, KOLKATA - 700 099.

SOLD LAND AREA : 05 KH. 12 CH. 32 SQ.FT. MORE OR LESS TOGETHERWITH ONE R.T. SHED STRUCTURE **SHOWN IN RED BORDER LINE.**

SCALE : 1:200





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

Name RUPA SHARAN GANGULI

Signature R Sharan



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

Name PRA BIR PAUL

Signature Prabir Paul



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

Name ARJIT BANERJEE

Signature Arjit Banerjee



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

Name

Signature



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



192022230318108821

GRN Details

GRN:	192022230318108821	Payment Mode:	Online Payment
GRN Date:	02/03/2023 12:44:12	Bank/Gateway:	HDFC Bank
BRN :	2067505445	BRN Date:	02/03/2023 12:45:27
GRIPS Payment ID:	020320232031810881	Payment Init. Date:	02/03/2023 12:44:12
Payment Status:	Successful	Payment Ref. No:	2000564036/8/2023

[Query No*/Query Year]

Depositor Details

Depositor's Name:	SOMESH MISHRA
Address:	ALIPORE
Mobile:	9051446430
Depositor Status:	Advocate
Query No:	2000564036
Applicant's Name:	Mr Somesh Mishra
Identification No:	2000564036/8/2023
Remarks:	Sale, Sale Document Payment No 8
Period From (dd/mm/yyyy):	02/03/2023
Period To (dd/mm/yyyy):	02/03/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000564036/8/2023	Property Registration- Stamp duty	0030-02-103-003-02	762941
2	2000564036/8/2023	Property Registration- Registration Fees	0030-03-104-001-16	162718
			Total	925659

IN WORDS: NINE LAKH TWENTY FIVE THOUSAND SIX HUNDRED FIFTY NINE ONLY.



Somesh Mishra

CARD NO 3421 DATE OF MEMBERSHIP 22.12.08

ADDRESS 69/1, Baghajatin Place
Kolkata - 700 086

TEL RES (033) 2425-0490

CH (033) 2425-0490

MOBILE 9051446430

ENROLMENT NO F/985/924 of 2008

ENROLMENT DATE 11.12.2008



Government of West Bengal
Directorate of Registration & Stamp Revenue

e-Assessment Slip

Chakraborty
Sikha

Query No / Year	2000564036/2023	Office where deed will be registered
Query Date	01/03/2023 2:52:58 PM	Deed can be registered in any of the offices mentioned on Note: 11
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], [4311] Other than Immovable Property, Receipt [Rs : 10,10,000/-]	
Set Forth value	Market Value	
Rs. 1,40,10,000/-	Rs. 1,52,60,408/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 7,63,041/- (Article:23)	Rs. 1,62,718/- (Article:A(1), E.)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks		

Land Details :

District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Kalikapur, Road Zone : (Kalikapur -- Kalikapur) , , Premises No: 739, , Ward No: 109 Pin Code : 700099

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	5 Katha 12 Chatak 32 Sq Ft	1,39,80,000/-	1,52,30,408/-	Width of Approach Road: 20 Ft.,
Grand Total :				9.5608Dec	139,80,000 /-	152,30,408 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	80 Sq Ft.	30,000/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 80 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		80 sq ft	30,000 /-	30,000 /-	

Seller Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Dr Rupa Sharan Ganguli, (Allas: Rupa Ganguli) Wife of Dr Subimal Gangopadhyay T-9/7/g4, Block AG, City:- , P.O:- New Town, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700156 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: akxxxxx2c, Aadhaar No: 80xxxxxxx8150, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	Shri Arjit Banerjee Son of Late Sibananda Banerjee 385, Madurdaha, 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.:: agxxxxx6d, Aadhaar No: 47xxxxxxx5147, Status :Confirming Party, Executed by: Self To be Admitted by: Self	Confirming Party	Executed by: Self To be Admitted by: Self

Buyer Details :

Sl No	Name & address	Status	Execution Admission Details :
1	OIENDRILA PROMOTERS AND DEVELOPERS PRIVATE LIMITED 27B, Bose Pukur 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	Organization	Executed by: Representative

Representative Details :

Sl No	Name & Address	Representative of
1	Shri PRABIR PAUL Son of Late Santi Ranjan Paul Urbana, Tower-6, Flat-2404, 783, Anandapur, 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.:: AFxxxxx7Q, Aadhaar No: 90xxxxxxx0937	OIENDRILA PROMOTERS AND DEVELOPERS PRIVATE LIMITED (as Director)

Identifier Details :

Name & address
Mr Somesh Mishra Son of Mr Debes Kumar Misra High Court, Calcutta, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Shri PRABIR PAUL, Dr Rupa Sharan Ganguli, Shri Arjit Banerjee

Major Information of the Deed

Deed No :	I-1604-02503/2023	Date of Registration	02/03/2023
Query No / Year	1604-2000564036/2023	Office where deed is registered	
Query Date	01/03/2023 2:52:58 PM	D.S.R. - IV 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], [4311] Other than Immovable Property, Receipt [Rs : 10,10,000/-]		
Set Forth value	Market Value		
Rs. 1,40,10,000/-	Rs. 1,52,60,408/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,63,041/- (Article:23)	Rs. 1,62,750/- (Article:A(1), E.)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



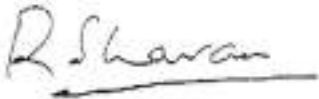


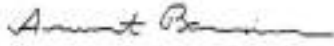
District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Kalikapur, Road Zone : (Kalikapur -- Kalikapur) , , Premises No: 739, , Ward No: 109 Pin Code : 700099

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	5 Katha 12 Chatak 32 Sq Ft	1,39,80,000/-	1,52,30,408/-	Width of Approach Road: 20 Ft.,
Grand Total :				9.5608Dec	139,80,000 /-	152,30,408 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	80 Sq Ft.	30,000/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 80 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		80 sq ft	30,000 /-	30,000 /-	




Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Dr Rupa Sharan Ganguli, (Alias: Rupa Ganguli) Wife of Dr Subimal Gangopadhyay Executed by: Self, Date of Execution: 02/03/2023 , Admitted by: Self, Date of Admission: 02/03/2023 ,Place : Office	Photo  02/03/2023	Finger Print  LTI 02/03/2023	Signature  02/03/2023
T-9/f7/g4, Block AG, City;- , P.O:- New Town, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700156 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: akxxxxxx2c, Aadhaar No: 80xxxxxxxx8150, Status :Individual, Executed by: Self, Date of Execution: 02/03/2023 , Admitted by: Self, Date of Admission: 02/03/2023 ,Place : Office				
2	Name Shri Arjit Banerjee Son of Late Sibananda Banerjee Executed by: Self, Date of Execution: 02/03/2023 , Admitted by: Self, Date of Admission: 02/03/2023 ,Place : Office	Photo  02/03/2023	Finger Print  LTI 02/03/2023	Signature  02/03/2023
385, Madurdaha, 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.:: agxxxxxx6d, Aadhaar No: 47xxxxxxxx5147, Status :Confirming Party, Executed by: Self, Date of Execution: 02/03/2023 , Admitted by: Self, Date of Admission: 02/03/2023 ,Place : Office				

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	OIENDRILA PROMOTERS AND DEVELOPERS PRIVATE LIMITED 27B, Bose Pukur 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			

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri PRABIR PAUL (Presentant) Son of Late Santi Ranjan Paul Date of Execution - 02/03/2023, , Admitted by: Self, Date of Admission: 02/03/2023, Place of Admission of Execution: Office	 <small>Mar 2 2023 1:07PM</small>	 <small>L1 02/03/2023</small>	 <small>02/03/2023</small>
Urbana, Tower-6, Flat-2404, 783, Anandapur, 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 : OIENDRILA PROMOTERS AND DEVELOPERS PRIVATE LIMITED (as Director)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Somesh Mishra Son of Mr Debes Kumar Misra High Court, Calcutta, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001	 <small>02/03/2023</small>	 <small>02/03/2023</small>	 <small>02/03/2023</small>
Identifier Of Shri PRABIR PAUL, Dr Rupa Sharan Ganguli, Shri Arijit Banerjee			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Dr Rupa Sharan Ganguli	OIENDRILA PROMOTERS AND DEVELOPERS PRIVATE LIMITED-9.56083 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Dr Rupa Sharan Ganguli	OIENDRILA PROMOTERS AND DEVELOPERS PRIVATE LIMITED-80.00000000 Sq Ft

Endorsement For Deed Number : I - 160402503 / 2023

On 02-03-2023

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.

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

Presented for registration at 13:03 hrs on 02-03-2023, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Shri 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 1,52,60,408/-

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

Execution is admitted on 02/03/2023 by 1. Dr Rupa Sharan Ganguli, Alias Rupa Ganguli, Wife of Dr Subimal Gangopadhyay, T-9/17/g4, Block AG, P.O: New Town, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700156. by caste Hindu, by Profession-Others, 2. Shri Arjit Banerjee, Son of Late Sibananda Banerjee, 385, Madurdaha, P.O: EKTP, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700107, by caste Hindu, by Profession Business

Indetified by Mr Somesh Mishra, , Son of Mr Debes Kumar 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 02-03-2023 by Shri PRABIR PAUL, Director, OIENDRILA PROMOTERS AND DEVELOPERS PRIVATE LIMITED (Private Limited Company), 27B, Bose Pukur 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 Debes Kumar 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 1,62,750.00/- (A(1) = Rs 1,52,604.00/- ,B = Rs 10,100.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 1,62,718/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 02/03/2023 12:45PM with Govt. Ref. No: 192022230318108821 on 02-03-2023, Amount Rs: 1,62,718/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 2067505445 on 02-03-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,63,041/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 7,62,941/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 38077, Amount: Rs.100.00/-, Date of Purchase: 17/02/2023, Vendor name: SMRITI BIKASH DAS

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 02/03/2023 12:45PM with Govt. Ref. No: 192022230318108821 on 02-03-2023, Amount Rs: 7,62,941/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 2067505445 on 02-03-2023, Head of Account 0030-02-103-003-02

(Signature)

Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2023, Page from 70941 to 70973
being No 160402503 for the year 2023.



Digitally signed by ANUPAM HALDER
Date: 2023.03.02 14:57:53 -08:00
Reason: Digital Signing of Deed.

(Handwritten signature)

(Anupam Halder) 2023/03/02 02:57:53 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)