

F 2643/22

एक सौ रुपये

Rs. 100

₹. 100



सत्यमेव जयते

ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

15/03/2022  
Q-2000806281/2022

AG 699489

District Sub-Registrar  
Registrar U/S 7 (2) of  
Registration 1908  
Alipora, South 24 Parganas  
15 MARCH 2022

**DEED OF CONVEYANCE**

THIS INDENTURE OF SALE is made on this the 15<sup>th</sup> day of  
**March**, Two Thousand Twenty Two (2022)  
BETWEEN

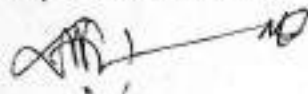
*[Signature]*  
Associate

**SRI NILANJAN DUTTA, (PAN-ADLPD4869Q), Aadhar No.5815 9745 1834**, son of Late Nirupam Kanti Dutta, by Occupation - Business, by Faith-Hindu, by Nationality-Indian, residing at 63, Bosepukur Purba Para, P.O. EKTP, Kolkata - 700107 hereinafter called and referred to as the **"VENDOR"** (which terms or expressions shall unless excluded by or repugnant to the context or subject 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** one Sri Bhupati Porel, son of Late Ramesh Porel, of Nayabad, was the absolute owner of a big plot of land situated in Mouza-Nayabad, J.L. No.25, Touzi No.75, R.S. No.3, comprising in

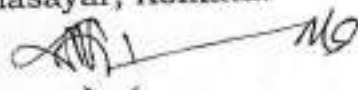




R.S. Dag No.161, under R.S. Khatian No.75 and during Revisional Settlement Operation the name of the said Sri Bhupati Porel, was recorded and published in the R.S. Record of Right.

**AND WHEREAS** by virtue of a registered Deed of Sale dated 13.08.1975, registered in the office of the Sub-Registrar, at Alipore and entered into Book No. I, Volume No.120, at Pages 128 to 132, Being No.4252 for the year 1975, said Sri Bhupati Porel, sold, conveyed, transferred, assigned and granted one demarcated plot of land measuring an area of 1 (One) Bigha situated in Mouza-Nayabad, J.L. No.25, Touzi No.75, R.S. No.3, comprising in R.S. Dag No.161, under R.S. Khatian No.75, within the presently P.S. Panchasayar, formerly P.S. Purba Jadavpur, in favour of one Sri Nirapada Dhara, son of Late Rajen Dhara, of Nayabad, District-South 24 Parganas.

**AND WHEREAS** by virtue of a registered Deed of Sale dated 18.10.1982, registered in the office of the District Sub-Registrar, Alipore and recorded in Book No.I, Volume No.363, at pages 250 to 254, Being No.14200 for the year 1982, the **OWNER** herein namely **SRI NILANJAN DUTTA** purchased a plot of land including common passage area measuring 3 (Three) Cottahs situated at Mouza - Nayabad, J.L. No. 25, R.S. No. 3, Touzi No. 56, Pargana - Khaspur, comprising in R.S. Dag No.161, under R.S. Khatian No.75, being Scheme Plot No.P-2, District - South 24 Parganas, togetherwith all easement rights from the said previous Owner namely Sri Nirapada Dhara, son of Late Rajen Dhara, residing at Nayabad, presently P.S. Panchasayar, Kolkata.

 1/10

**AND WHEREAS** in the mean time L.R. Operation has been done in Nayabad area and the plot of land has been recorded and published in L.R. Record of Right vide L.R. Dag No. 161 of Mouza-Nayabad, J.L. No.25.

**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.2637 of L.R. Dag No.161 of Mouza-Nayabad, J.L. No.25.

**AND WHEREAS** the **OWNER/VENDOR herein** recorded his name in the record of the KMC known as **KMC Premises No.3875, Nayabad, within the KMC Ward No.109**, Assessee No.31-109-08-9886-7, within the P.S. Panchasayar, Kolkata - 700099.

**AND WHEREAS** thereafter the Land **OWNER herein** converted his land from "Shali" to "Bastu" from the Ld. B.L. & L.R.O. from Kolkata vide Conversion Case No.CN/2022/1630/750 (Memo No.17/739/concertificate/BLLRO/KOL/2022 dated 08.03.2022).

**AND WHEREAS** due to valid legal reason the **VENDOR herein** declared to sale the said plot of land as mentioned above but as per present physical measurement the land area is found **02 (Two) Cottahs 11 (Eleven) Chittacks 07 (Seven) Sq.ft.** and rest land area measuring **04 (Four) Chittacks 38 (Thirty eight) Sq.ft.** has been exjausted due to extension of the adjacent road area of the property

**AND WHEREAS** now the **OWNERVENDOR herein** is the





**PURCHASER** has agreed and also paid to the **VENDOR** entire consideration sum of **Rs.37,50,000/- (Rupees Thirty seven lac and fifty 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 11 (Eleven) Chittacks 07 (Seven) Sq.ft. as per present physical measurement** togetherwith one tile shed measuring an area of 100 (One hundred) Sq.ft. known as **KMC Premises No.3875, Nayabad, within the KMC Ward No.109**, within the P.S. Panchasayar, Kolkata - 700099 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.

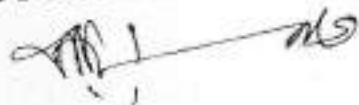
**NOW THIS INDENTURE WITNESSETH** that in pursuance of the Agreement and declared consideration of the said sum of **Rs.37,50,000/- (Rupees Thirty seven lac and fifty thousand)** only well and truly paid by the **PURCHASER** to the **VENDOR** on or before the execution of these presents and that being 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** has also delivered possession to the **PURCHASER ALL THAT** piece and



parcel of land measuring net land area of 02 (Two) Cottahs 11 (Eleven) Chittacks 07 (Seven) Sq.ft. as per present physical measurement togetherwith one tile shed measuring an area of 100 (One hundred) Sq.ft. known as **KMC Premises No.3875, Nayabad, within the KMC Ward No.109**, within the P.S. Panchasayar, Kolkata - 700099 and more specifically described in the **SCHEDULE** hereunder written and delineated in the Map or Plan annexed hereto and depicted by **RED** border lines or **HOWSOEVER** otherwise the said land and hereditaments now is or are or heretofore was or were situated, butted bounded called, known, numbered, described or distinguished together with all paths, passages, ways, sewers, drains, ditches, yards, hedges, water, water courses, and all other former and ancient rights, liberties, benefits, privileges, advantages, easements, appendages and appurtenances whatsoever to the said land belonging or in anywise appertaining thereto or usually held, used, enjoyed and occupied therewith or reputed to belong or be appurtenant thereto and the reversion or reversions, remainder or remainders and the rents, issues and profits thereof and all the estate, right, title, interest claim and demand whatsoever both at law and in equity of the **VENDOR** into or upon the said land and every part thereof and all the deeds, pattahs, muniments writings, evidences of title whatsoever relating to or concerning the said land and every part thereof which now are or may hereafter be in the custody, power, control or possession of the **VENDOR** or any person or persons from whom the said **VENDOR** may procure the same without any lawful action or suit **TO HAVE AND TO HOLD** the said land and



hereditaments so to be unto the said **PURCHASER** absolutely, forever, free from all encumbrances and the **VENDOR** do hereby covenant with the **PURCHASER** that **NOTWITHSTANDING** any act, thing, deed, matters, whatsoever made, done or executed or knowingly suffered to the contrary the **VENDOR** now 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

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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.

**THE VENDOR** do hereby declares that the 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 land alongwith 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 :**

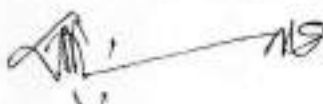
1. That in respect of the said land and hereditament as held or enjoyed by the **VENDOR** and conveyed hereby to the **PURCHASER**, the **VENDOR** has good right and title as lawful owners with full and absolute power and authority to convey, transfer, assure and assign the said land and hereditament 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 their said land and hereditament save and except with the **PURCHASER** herein.
2. That the **PURCHASER** shall have the right to mutate its name in the records of B.L. & L.R.O. and also in the records of The Kolkata Municipal Corporation and any other public bodies or offices as the absolute Owners of the said land and hereditament hereby conveyed and transferred to it by necessary proceedings or otherwise without any objection from the **VENDOR** or 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

 11

or from the **VENDOR** or any person claiming through, under or in trust arising through or for him.

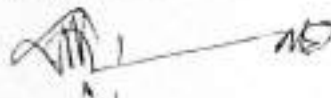
4. That the said land and hereditament hereby conveyed and transferred is absolutely free, exonerated and discharged from all encumbrances, charges, liens, debts, liabilities and the **VENDOR** fully or otherwise and sufficiently and clearly and absolutely discharge, saved harmless and keep indemnified 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 every reasonable request and at the costs of the **PURCHASER** make, do acknowledge execute, register all deeds, documents and papers to make the right, title and interest of the said land more perfect and for assuring the said land hereditament in favour of the **PURCHASER** in a better way and manner and to do and perform all such further or other acts, deeds, matters and things whatsoever for further better and more perfectly assuring their full rights of ownership, free from all encumbrances upon the said land and hereditament in favour of the **PURCHASER**.

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6. That the **PURCHASER** shall and may at all times hereafter peaceably and quietly possess and enjoy as absolute owner the said land measuring net land area of 02 (Two) Cottahs 11 (Eleven) Chittacks 07 (Seven) Sq.ft. as per present physical measurement togetherwith one tile shed measuring an area of 100 (One hundred) Sq.ft. known as **KMC Premises No.3875, Nayabad, within the KMC Ward No.109**, within the P.S. Panchasayar, Kolkata - 700099 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

A handwritten signature and initials are present at the bottom of the page. The signature is written in dark ink and appears to be a stylized name, possibly 'M. S. S. S.', followed by a horizontal line and the initials 'MS'.

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.

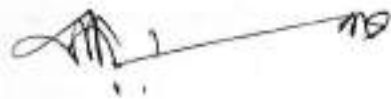
9. That the said **VENDOR** has prepared a Plan or Map of the entire land which is being conveyed and this Map/Plan has been annexed herewith and this map shall be treated as the part and parcel of this Deed.

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. That as the **PURCHASER** has already made himself satisfied about the title and Ownership of the **VEDOR** herein, regarding the said property described in the **SCHEDULE** below.

13. 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 Deed relating to the said land and Property as mentioned in the **SCHEDULE** hereunder written to the **PURCHASER** herein at the time of execution of these presents.

**SCHEDULE REFERRED TO ABOVE**

**ALL THAT** piece and parcel of 'Bastu' land measuring net land area of 02 (Two) Cottahs 11 (Eleven) Chittacks 07 (Seven) Sq.ft. as per present physical measurement togetherwith one tile shed measuring an area of 100 (One hundred) Sq.ft. Scheme Plot No.P-2, situated at Mouza - Nayabad, J.L. No. 25, R.S. No. 3, Touzi No. 56, Pargana - Khaspur, comprising in R.S. Dag No.161, under R.S. Khatian No.75, corresponding to L.R. Dag No.161, under L.R. Khatian No.2637, known as KMC Premises No.3875, Nayabad, within the KMC Ward No.109, Assessee No.31-109-08-9886-7, within the P.S. Panchasayar, Kolkata 700099 and the entire land is butted and bounded by :

ON THE NORTH : KMC Premises No.3874, Nayabad;  
ON THE SOUTH : KMC Premises No.1583, Nayabad;  
ON THE EAST : KMC Premises No.3129, Nayabad;;  
ON THE WEST : 6.050 M. wide KMC Road.



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

WITNESSES :

~~Signature of Witness~~  
~~Signature of Witness~~

*Nilayan Datta*

SIGNATURE OF THE VENDOR

2. *Abhijit Kumar Mishra*  
 69/1, Baghajatin Place  
 Kolkata - 700086

Jrendrila Promoters & Developers Pvt. Ltd.

*Prabin Paul*

Director

SIGNATURE OF THE PURCHASER

PREPARED & DRAFTED BY :

*Debes Kumar Misra* (Signature)  
 (MR. DEBES KUMAR MISRA)  
 ADVOCATE [Enrollment No.F/364/329/1989]  
 HIGH COURT, CALCUTTA

Resi-cum-Chamber : 69/1, Baghajatin  
 Place, Kolkata-700 086.  
 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 PURCHASER the sum of Rs.37,50,000/- (Rupees Thirty seven lac and fifty thousand) only by the VENDORS herein as full and final settlement of entire consideration sum in respect of the within mentioned land and property in the manner followings :

Sl. No.	Cheque/ Draft No.	Date	Name of the Bank & Branch	Amount (Rs.)
1.	370368	03.02.2022	State Bank of India, Kasba Branch	Rs. 1,00,000.00
2.	508982	14.03.2022	ICICI Bank	Rs.36,50,000.00

TOTAL Rs.37,50,000.00

(Rupees Thirty seven Lac and fifty Thousand only)

WITNESSES :

~~\_\_\_\_\_~~ ~~Mishra~~  
 \_\_\_\_\_ ~~AB~~  
 \_\_\_\_\_ ~~High Court~~  
 \_\_\_\_\_ ~~\_\_\_\_\_~~

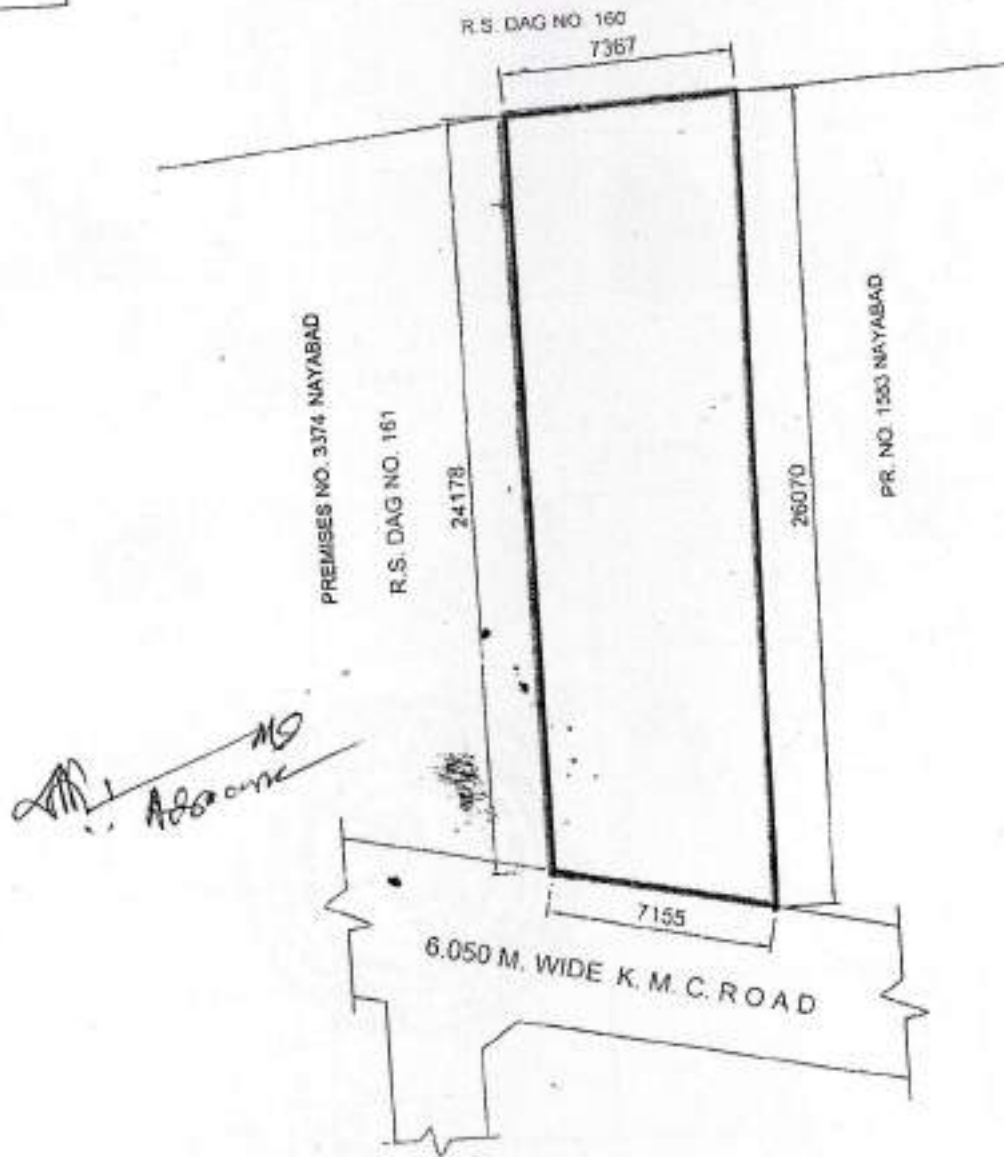
2. Alshijal Kumar Mishra  
 69/1, Baghojati Place  
 Kolkata - 700 88

Nilayan Kulkarni  
 SIGNATURE OF THE VENDOR

\_\_\_\_\_  
 Associate

SITE PLAN OF A PLOT OF LAND SITUATED AT MOUZA - NAYABAD,  
J.L. NO. 25, COMPRISING IN R.S. DAG NO.161, UNDER R.S. KHATIAN  
NO.75, CORRESPONDING TO L.R. DAG NO.161, UNDER L.R.  
KHATIAN NO.2637, KNOWN AS KMC PREMISES NO.3875,  
NAYABAD, WITHIN THE KMC WARD NO.109, WITHIN THE P.S.  
PANCHASAYAR, KOLKATA - 700099

SOLD LAND AREA : 02 COTTAHS 11 CHITTACKS 07 SQ.FT.  
SHOWN BY RED BORDRE LINE



*Nilayan Khatu*

Indriya Promoters & Developers Pvt. Ltd.

*Indriya*

Director



		Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger
PHOTO	left hand					
	right hand					

Name .....

Signature .....



		Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger
left hand						
right hand						

Name... NILANJAN DUTTA

Signature... Nilanjana Dutta

		Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger
PHOTO	left hand					
	right hand					

Name... PRABIR PAUL

Signature... Prabir Paul

		Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger
PHOTO	left hand					
	right hand					

Name .....

Signature .....



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

GRN Details

GRN: 192021220204864388  
GRN Date: 14/03/2022 12:04:05  
BRN : 9813270759736  
Gateway Ref ID: IGANENPJM0  
Payment Status: Successful

Payment Mode: Online Payment (SBI Epay)  
Bank/Gateway: SBIEpay Payment Gateway  
BRN Date: 14/03/2022 12:03:21  
Method: State Bank of India NB  
Payment Ref. No: 2000806281/2/2022  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: PRABIR PAUL  
Address: FL 2404 TOWER 6 URBANA KOL 107  
Mobile: 9830052691  
Depositor Status: Buyer/Claimants  
Query No: 2000806281  
Applicant's Name: Mr Somesh Mishra  
Identification No: 2000806281/2/2022  
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000806281/2/2022	Property Registration- Stamp duty	0030-02-103-003-02	195320
2	2000806281/2/2022	Property Registration- Registration Fees	0030-03-104-001-16	48864
			<b>Total</b>	<b>244184</b>

IN WORDS: TWO LAKH FORTY FOUR THOUSAND ONE HUNDRED EIGHTY FOUR ONLY.





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

GRN Details

GRN: 192021220204864388  
GRN Date: 14/03/2022 12:04:05  
BRN : 9813270759736  
Gateway Ref ID: IGANENPJM0  
Payment Status: Successful

Payment Mode: Online Payment (SBI Epay)  
Bank/Gateway: SBIPay Payment Gateway  
BRN Date: 14/03/2022 12:03:21  
Method: State Bank of India NB  
Payment Ref. No: 2000806281/2/2022  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: PRABIR PAUL  
Address: FL 2404 TOWER 6 URBANA KOL 107  
Mobile: 9830052691  
Depositor Status: Buyer/Claimants  
Query No: 2000806281  
Applicant's Name: Mr Somesh Mishra  
Identification No: 2000806281/2/2022  
Remarks: Sale, Sale Document

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			<b>Total</b>	<b>244184</b>

IN WORDS: TWO LAKH FORTY FOUR THOUSAND ONE HUNDRED EIGHTY FOUR ONLY.



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

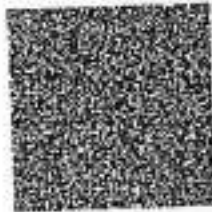
Enrolment No.: 0647/03107/64583

Download Date: 18/08/2018

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

Generation Date: 18/08/2018

Signature valid



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



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**

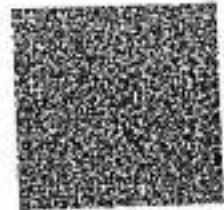
- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- 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 Santu 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



व्यक्तिगत सेवा कार्ड  
Personal Account Member Card  
AFQEP29070



नाम  
PRABHUJI  
पता नं. 101, 1st Floor  
SANTALAN PAVAN

जन्म तिथि  
02/11/1981

पिन कोड  
400001

2016

जायकर विभाग  
INCENTIVE DEPARTMENT

भारत सरकार  
GOVT OF INDIA

CHENDELA PROMOTERS AND  
DEVELOPERS PRIVATE LIMITED

06012009

AABC012345



आयकर विभाग  
INCOME TAX DEPARTMENT

NILANJAN DUTTA

NIRUPAM KANTI DUTTA

30/08/1957

Permanent Account Number

ADLPD4869Q

  
Signature



भारत सरकार  
GOVT. OF INDIA



17943015



भारत सरकार  
GOVERNMENT OF INDIA



নিরুপম দত্ত  
Nirupam Dutta  
পিতা : নিরুপম কান্তি দত্ত  
Father : NIRUPAM KANTI DUTTA  
জন্ম বর্ষ / Year of Birth : 1957  
পুরুষ / Male



5815 9745 1834

সংবিধি ১৯ - সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:  
৬৩, বোসপুকুর পূর্ব পাড়া,  
ই.কে.টি.পি, ই.কে.টি.স.ও.  
কলকাতা, পশ্চিমবঙ্গ, ৭০০১০৭

Address:  
63, BOSEPUKUR PURBA  
PARA, E.K.T.P, E.K.T.S.O.  
E.k.t. Kolkata, West Bengal,  
700107

1947  
1800 182 1947

rap@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,  
Bangalore 560 001





Government of West Bengal  
Directorate of Registration & Stamp Revenue  
e-Assessment Slip

Query No / Year	2000806281/2022	Office where deed will be registered
Query Date	11/03/2022 9:04:06 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	[0101] Sale, Sale Document	Additional Transaction [4305] Declaration [No of Declaration : 2]
Set Forth value	Rs. 37,50,000/-	Market Value
Total Stamp Duty Payable (SD)	Rs. 1,95,420/- (Article:23)	Total Registration Fee Payable
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non-Judicial Stamp
		Rs. 48,85,000/-
		Rs. 48,864/- (Article:A(1), E)
		Rs. 100/-
Remarks		

**Land Details :**

District: South 24-Parganas, Thana: Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, Premises No: 3875, Ward No: 109, Pin Code : 700099

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details	
L1	(RS :-)		Bastu		2 Katha 11 Chatak 7 Sq Ft	37,20,000/-	48,55,000/-	Width of Approach Road: 20 Ft.,	
Grand Total :						4.4504Dec	37,20,000 /-	48,55,000 /-	

**Structure Details :**

Sch No	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft	30,000/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tile Shed, Extent of Completion: Complete					
Total : 100 sq ft			30,000 /-	30,000 /-	



Seller Details :		Status	Execution Admission Details :
SI No	Name & address		
1	Shri Nilanjan Dutta Son of Late Nirupam Kanti Dutta, 63, Bosepukur Purba Para, 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. adxxxxx9q, Aadhaar No.: 58xxxxxxx1834, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Buyer Details :		Status	Execution Admission Details :
SI No	Name & address		
1	OIENDRILA 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 PAN No. AAxxxxx9M, Aadhaar No Not Provided by UIDAIStatus :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :		Representative of
SI No	Name & Address	
1	Shri PRABIR PAUL Son of Shri Santi Ranjan Paul783, Anandapur, URBANA, Tower-6 Flat No. 2404, City:- , P.O:- EKTP, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700042 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, Shri Nilanjan Dutta	

Transfer of property for L1		
SI.No	From	To. with area (Name-Area)
1	Shri Nilanjan Dutta	OIENDRILA PROMOTERS AND DEVELOPERS PRIVATE LIMITED-4.45042 Dec
Transfer of property for S1		
SI.No	From	To. with area (Name-Area)
1	Shri Nilanjan Dutta	OIENDRILA PROMOTERS AND DEVELOPERS PRIVATE LIMITED-100 Sq Ft

Note:  
1. If the given information are found incorrect, then the assessment made stands invalid.



Query No: 2000806281 of 2022, Printed On : Mar 11 2022 9:06PM, Generated from wbregistration.gov.in



### Major Information of the Deed

Deed No :	1-1604-02643/2022	Date of Registration	15/03/2022
Query No / Year	1604-2000806281/2022	Office where deed is registered	
Query Date	11/03/2022 9:04:06 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]		
Set Forth value	Market Value		
Rs. 37,50,000/-	Rs. 48,85,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,95,420/- (Article:23)	Rs. 48,896/- (Article:A(1), E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assesment slip. (Urban area)		

#### Land Details :

District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, , Premises No: 3875, , 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	2 Katha 11 Chatak 7 Sq Ft	37,20,000/-	48,55,000/-	Width of Approach Road: 20 Ft.,
<b>Grand Total :</b>				4.4504Dec	37,20,000 /-	48,55,000 /-	



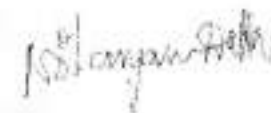
#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	30,000/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		100 sq ft	30,000 /-	30,000 /-	



Details:

Name,Address,Photo,Finger print and Signature



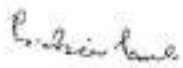


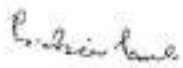


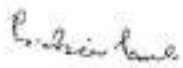
Name	Photo	Finger Print	Signature
<b>Shri Nilanjan Dutta</b> Son of Late Nirupam Kanti Dutta Executed by: Self, Date of Execution: 15/03/2022 , Admitted by: Self, Date of Admission: 15/03/2022 ,Place : Office			
	15/03/2022	LTI 15/03/2022	15/03/2022

63, Bosepukur Purba Para, 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.:: adxxxxxx9q, Aadhaar No: 58xxxxxxxx1834, Status :Individual, Executed by: Self, Date of Execution: 15/03/2022  
 , Admitted by: Self, Date of Admission: 15/03/2022 ,Place : Office

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>OIENDRILA PROMOTERS AND DEVELOPERS PRIVATE LIMITED</b> 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

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Shri PRABIR PAUL (Presentant)</b>                      Son of Shri Santi Ranjan Paul                      Date of Execution - 15/03/2022, , Admitted by: Self, Date of Admission: 15/03/2022, Place of Admission of Execution: Office                 </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td></td> <td>Mar 15 2022 2:25PM</td> <td>LTI 15/03/2022</td> <td>15/03/2022</td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	<b>Shri PRABIR PAUL (Presentant)</b> Son of Shri Santi Ranjan Paul Date of Execution - 15/03/2022, , Admitted by: Self, Date of Admission: 15/03/2022, Place of Admission of Execution: Office					Mar 15 2022 2:25PM	LTI 15/03/2022	15/03/2022
Name	Photo	Finger Print	Signature										
<b>Shri PRABIR PAUL (Presentant)</b> Son of Shri Santi Ranjan Paul Date of Execution - 15/03/2022, , Admitted by: Self, Date of Admission: 15/03/2022, Place of Admission of Execution: Office													
	Mar 15 2022 2:25PM	LTI 15/03/2022	15/03/2022										
783, Anandapur, URBANA, Tower-6 Flat No. 2404, City:- , P.O:- EKTP, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700042, 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 :

Photo	Finger Print	Signature
		
15/03/2022	15/03/2022	15/03/2022

Identifier Of Shri PRABIR PAUL, Shri Nilanjan Dutta

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri Nilanjan Dutta	OIENDRILA PROMOTERS AND DEVELOPERS PRIVATE LIMITED-4.45042 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri Nilanjan Dutta	OIENDRILA PROMOTERS AND DEVELOPERS PRIVATE LIMITED-100.00000000 Sq Ft



15-03-2022

**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 : 23 of Indian Stamp Act 1899.

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

Presented for registration at 13:12 hrs on 15-03-2022, 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 48,85,000/-

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

Execution is admitted on 15/03/2022 by Shri Nilanjan Dutta, Son of Late Nirupam Kanti Dutta, 63, Bosepukur Purba Para, P.O: EKTP, Thana: Tiljala, South 24-Parganas, WEST BENGAL, India, PIN - 700107, by caste Hindu, by Profession Business

Identified 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 15-03-2022 by Shri PRABIR PAUL, Director, OIENDRILA 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 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 48,896/- ( A(1) = Rs 48,850/-, E = Rs 14/-, H = Rs 28/-, M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 32/-, by online = Rs 48,864/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/03/2022 12:06PM with Govt. Ref. No: 192021220204864388 on 14-03-2022, Amount Rs: 48,864/-, Bank: SBI EPay ( SBlePay), Ref. No. 9813270759736 on 14-03-2022, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 1,95,420/- and Stamp Duty paid by Stamp Rs 100/- by online = Rs 1,95,320/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 4581, Amount: Rs.100/-, Date of Purchase: 11/03/2022, Vendor name: T K Purkayastha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/03/2022 12:06PM with Govt. Ref. No: 192021220204864388 on 14-03-2022, Amount Rs: 1,95,320/-, Bank: SBI EPay ( SBlePay), Ref. No. 9813270759736 on 14-03-2022, Head of Account 0030-02-103-003-02

*(Handwritten 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 1604-2022, Page from 106927 to 106958  
being No 160402643 for the year 2022.



Digitally signed by ANUPAM HALDER  
Date: 2022.03.23 13:25:08 +05:30  
Reason: Digital Signing of Deed.

*Handwritten signature*

(Anupam Halder) 2022/03/23 01:25:08 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)

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