

05560/18

I-5508/18



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

E 128147

The endorsement sheets attached to this document are the part of this document

Addl. Dist. & Reg. Sd/-
Bishnupur South 24 Pgs

12 SEP 2018

DEED OF CONVEYANCE

THIS INDENTURE is made on this the 05th day of September
Two Thousand and Eighteen (2018) **B E T W E E N**

04 SEP 2018

Sl. No. 1516 Dt. 04/09/2018 Amount 5000/-
M/s. Sri / Smt. Oas Realtors Pvt Ltd.
Address. Bishihat
P.S. Bishnupur, 24 Pgs (S) PIN-743377.
Vendor. S. K. Dey

Santosh Kr. Dey
ALIPORE POLICE COURT
Kolkata-27

04 SEP 2018

1516 - 5000x1 = 5000/-

Sukumar Mandal,



2497

Sukumar Mandal,



2498

Rabindra Nath Mandal.



2495

For OAS Realtors Pvt. Ltd.
Ranjana A. S. K.
Director



Aug

Addl. Dist. Sub-Registrar, Bishnupur
District - South 24 Parganas
05 SEP 2018

Lalshmi Kanta Sanjui
S/O - Panchu Gopal Sanjui
Vill - machhalia.
PO - Banchrahat
Dist - 24 Pgs (S).
PIN - 743377

- :: (2) :: -

1. **SRI SUKUMAR MONDAL**, having his PAN - BEIPM0535D **AND**
2. **SRI RABINDRA NATH MONDAL**, having his PAN - BWTPM3358M, both sons of Late Naresh Chandra Mondal, both by Faith - Hindu, by Nationality - Indian, by Occupation - Cultivation, both are residing at Gazipur, P.O. Kanganberia, P.S. Bishnupur, in the District South 24 Parganas, Pin - 743503, State of West Bengal, hereinafter jointly called and referred to as the "**VENDORS**" (which term or expression shall unless excluded by or repugnant to the context or subject to be deemed to mean and include their respective heirs, successors, executors, administrators, legal representatives and assigns) of the **ONE PART**.

AND

OAS REALTORS PRIVATE LIMITED a Private Limited Company, incorporated within the meaning of the Companies Act., 1956, PAN - AABCO1647F, having its registered Office at Bibirhat, P.O. Bakhrahat, P.S. Bishnupur, District South 24 Parganas, Pin - 743377, and City Office at 522A/1, Diamond Harbour Road, 1st Floor, P.O. & P.S. Behala, Kolkata - 700034, being represented by its Director **RAMJAN ALI SEKH** son of Late Sawkat Ali Sekh, having PAN - AZEPS7322L, by Faith - Islam, by Nationality - Indian, by Occupation - Business, residing at Village Nandabhanga, P.O. Bakhrahat, P.S. Bishnupur, District South 24 Parganas, Pin - 743377, hereinafter

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called and referred to as the "PURCHASER" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office, successors, executors, administrators, legal representatives and assigns) of the OTHER PART.

WHEREAS One Dharanidhar Jana, since deceased was seized and possessed of or otherwise well and sufficiently entitled to ALL THAT piece and parcel of Sali land measuring more or less an area of 12 Cottahs 01 Chittaks 03 Sq.ft. corresponding to 19.91 Decimals, out of which Sali land measuring more or less an area of 6.54 Decimals, comprised in R.S. Khatian No. 146, appertaining to R.S. Dag No. 537, and Sali land measuring more or less an area of 13.37 Decimals, comprised in R.S. Khatian No. 147, appertaining to R.S. Dag No. 538, lying and situated at Mouza- Gazipur, J.L. No. 24, R.S. No. 160, District Collectorate Touzi No. 391, Pargana - Magura, under Police Station - Bishnupur, within the jurisdiction of Nahazari Gram Panchayet, in the District South 24 Pargana, A.D.S.R. at Bishnupur, D.S.R. - IV at Alipore and the said Dharanidhar Jana, since deceased seized and possessed of the said land by paying rents and taxes to the competent authority without any lets or hindrances, free from all encumbrances.

AND WHEREAS the said Dharanidhar Jana while seized and possessed of the said land died intestate leaving behind him, four sons namely Charu Chandra Jana, Atul Krishna Jana, since deceased, Baburam Jana, since deceased and Bankim Chandra Jana, since deceased, as his only surviving legal heirs to inherit the said land under the provision of the Hindu Succession of Act., 1956, then in force.

AND WHEREAS after demise of the said Dharanidhar Jana his surviving legal heirs namely Charu Chandra Jana, Atul Krishna Jana, since deceased, Baburam Jana, since deceased and Bankim Chandra Jana, since deceased jointly entitled to the said land and accordingly they jointly recorded their names in the records of L.R. Settlement and finally, fully and published their names in the records of rights under L.R. Khatian Nos. 575 (Bankim Chandra Jana, since deceased) and 595 (Baburam Jana, since deceased) in respect of the said land.

AND WHEREAS the said Bankim Chandra Jana while seized and possessed of his respective share of land died intestate without any issue leaving behind him, three brothers namely Charu Chandra Jana, Atul Krishna Jana, since deceased, Baburam Jana, since deceased, as his only surviving legal heirs to inherit the said land under the provision of the Hindu Succession of Act.,

1956, then in force.

AND WHEREAS thereafter the said Baburam Jana while seized and possessed of his respective share of land died intestate as a bachelor leaving behind him, two brothers namely Charu Chandra Jana and Atul Krishna Jana, since deceased, as his only surviving legal heirs to inherit the said land under the provision of the Hindu Succession of Act., 1956, then in force.

AND WHEREAS after demise of the said Bankim Chandra Jana and Baburam Jana their only surviving legal heirs or successors namely Charu Chandra Jana and Atul Krishna Jana, since deceased jointly becomes the absolute lawful owners of **ALL THAT** piece and parcel of Sali land measuring more or less an area of 12 Cottahs 01 Chattaks 03 Sq.ft. corresponding to 19.91 Decimals, out of which Sali land measuring more or less an area of 6.54 Decimals, comprised in R.S. Khatian No. 146, under L.R. Khatian Nos. 575 and 595, appertaining to R.S. & L.R. Dag No. 537, and Sali land measuring more or less an area of 13.37 Decimals, comprised in R.S. Khatian No. 147, under L.R. Khatian No. 595, appertaining to R.S. & L.R. Dag No. 538, lying and situated at Mouza- Gazipur, J.L. No. 24, R.S. No. 160, District Collectorate Touzi No. 391, Pargana - Magura, under Police Station - Bishnupur, within the jurisdiction of Nahazari Gram Panchayet, in the District South 24 Pargana, A.D.S.R. at Bishnupur, D.S.R. -

IV at Alipore.

AND WHEREAS the said Atul Krishna Jana while seized and possessed of his respective share of land died intestate without any issue leaving behind him, two sons namely Kalipada Jana and Panchanan Jana, as his only surviving legal heirs to inherit the said land under the provision of the Hindu Succession of Act., 1956, then in force.

AND WHEREAS after demise of the said Atul Krishna Jana his surviving legal heirs and/or successors namely 1. Kalipada Jana, 2. Panchanan Jana, both sons of Late Atul Krishna Jana, along with 3. Charu Chandra Jana, son of Late Dharanidhar Jana, all of Gazipur, P.S. Bishnupur, District South 24 Parganas jointly seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of **Sali land** measuring more or less an area of **12 Cottahs 01 Chattaks 03 Sq.ft.** corresponding to **19.91 Decimals**, out of which **Sali land** measuring more or less an area of **6.54 Decimals**, comprised in **R.S. Khatian No. 146**, under **L.R. Khatian Nos. 575 and 595**, appertaining to **R.S. & L.R. Dag No. 537**, and **Sali land** measuring more or less an area of **13.37 Decimals**, comprised in **R.S. Khatian No. 147**, under **L.R. Khatian No. 595**, appertaining to **R.S. & L.R. Dag No. 538**, lying and situated at **Mouza- Gazipur, J.L. No. 24**, **R.S. No. 160**, District

Collectorate Touzi No. 391, Pargana - Magura, under Police Station - Bishnupur, within the jurisdiction of Nahazari Gram Panchayet, in the District South 24 Pargana, A.D.S.R. at Bishnupur, D.S.R. - IV at Alipore, unto and in favour of 1. SRI SUKUMAR MONDAL, AND 2. SRI RABINDRA NATH MONDAL, both sons of Late Naresh Chandra Mondal, both of Gazipur, P.O. Kanganberia, P.S. Bishnupur, in the District South 24 Parganas, Pin - 743503, State of West Bengal, being the Present Vendors herein, by virtue of a registered Bengali Deed of Sale, dated 26/02/1968, duly registered in the office of Sub-Registrar at Bishnupur, recorded in Book No. I, Volume No. 31, Pages from 135 to 138, Being No. 2517 for the year 1968.

AND WHEREAS after purchasing the aforesaid land the said 1. SRI SUKUMAR MONDAL, AND 2. SRI RABINDRA NATH MONDAL, both sons of Late Naresh Chandra Mondal, both of Gazipur, P.O. Kanganberia, P.S. Bishnupur, in the District South 24 Parganas, Pin - 743503, State of West Bengal, being the Present Vendors herein became the absolute lawful joint owners of ALL THAT piece and parcel of **Sali land** measuring more or less an area of **12 Cottahs 01 Chattaks 03 Sq.ft.** corresponding to **19.91 Decimals**, out of which **Sali land** measuring more or less an area of **6.54 Decimals**, comprised in R.S. Khatian No. 146, under L.R. Khatian Nos. 575 and 595, appertaining

to R.S. & L.R. Dag No. 537, and Sali land measuring more or less an area of 13.37 Decimals, comprised in R.S. Khatian No. 147, under L.R. Khatian No. 595, appertaining to R.S. & L.R. Dag No. 538, lying and situated at Mouza- Gazipur, J.L. No. 24, R.S. No. 160, District Collectorate Touzi No. 391, Pargana - Magura, under Police Station - Bishnupur, within the jurisdiction of Nahazari Gram Panchayet, in the District South 24 Pargana, A.D.S.R. at Bishnupur, D.S.R. - IV at Alipore, and accordingly the Present Vendors herein duly recorded their names in the records of L.R. Settlement and finally, fully and absolutely published their names in the records of rights under L.R. Khatian No. 987 (Sukumar Mondal) under L.R. Dag No. 537, L.R. Khatian No. 986 (Sukumar Mondal) under L.R. Dag No. 538 AND L.R., Khatian No. 820 (Rabindra Nath Mondal) under L.R. Dag Nos. 537 and 538 in respect of the said land.

AND WHEREAS the Present Vendors being in need of money for meeting their various legal necessities declared for absolute sale of ALL THAT piece and parcel of Sali land measuring more or less an area of 12 Cottahs 01 Chattaks 03 Sq.ft. corresponding to 19.91 Decimals, out of which Sali land measuring more or less an area of 6.54 Decimals, comprised in R.S. Khatian No. 146, under L.R. Khatian Nos. 575, 595,

987 & 820, appertaining to R.S. & L.R. Dag No. 537, and Sali land measuring more or less an area of 13.37 Decimals, comprised in R.S. Khatian No. 147, under L.R. Khatian Nos. 595, 986 & 820, appertaining to R.S. & L.R. Dag No. 538, lying and situated at Mouza- Gazipur, J.L. No. 24, R.S. No. 160, District Collectorate Touzi No. 391, Pargana - Magura, under Police Station - Bishnupur, within the jurisdiction of Nahazari Gram Panchayet, in the District South 24 Pargana, A.D.S.R. at Bishnupur, D.S.R. - IV at Alipore, TOGETHER WITH right to use of all easement and quasi-easement adjacent to the said land and the Purchaser herein proposed to purchase the said land at a fixed price of **Rs.4,00,000/- (Rupees Four Lakhs) only.**

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the sum of **Rs.4,00,000/- (Rupees Four Lakhs) only** being the lawful money of the union of India well and truly paid by the said Purchaser to the Vendors on or before the execution of these presents and that being the full consideration money of the said land (the receipt whereof the Vendors do hereby admit and acknowledge as per Memo of consideration hereunder written) and of and from the same and every part thereof the Vendors do hereby acquit, release and forever discharge the said Purchaser

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as the said land hereby transferred the Vendors do hereby grant, transfer, convey, sell, assure and assign unto the said Purchaser of **ALL THAT** piece and parcel of **Sali land** measuring more or less an area of **12 Cottahs 01 Chattaks 03 Sq.ft.** corresponding to **19.91 Decimals**, out of which **Sali land** measuring more or less an area of **6.54 Decimals**, comprised in **R.S. Khatian No. 146**, under **L.R. Khatian Nos. 575, 595, 987 & 820**, appertaining to **R.S. & L.R. Dag No. 537**, and **Sali land** measuring more or less an area of **13.37 Decimals**, comprised in **R.S. Khatian No. 147**, under **L.R. Khatian Nos. 595, 986 & 820**, appertaining to **R.S. & L.R. Dag No. 538**, lying and situated at **Mouza- Gazipur, J.L. No. 24**, **R.S. No. 160**, **District Collectorate Touzi No. 391**, **Pargana - Magura**, under **Police Station - Bishnupur**, within the jurisdiction of **Nahazari Gram Panchayet**, in the **District South 24 Pargana**, **A.D.S.R. at Bishnupur, D.S.R. - IV at Alipore TOGETHER WITH** right to use of all easement and quasi-easement adjacent to the said property as described in the schedule hereunder written or howsoever otherwise the said land hereditaments now is or are or heretofore was or were situated, butted, bounded, called, known, numbered, described or distinguished with all other former and ancient rights, liberties, benefits privileges, advantages, easements,

appurtenances whatsoever to the said land belonging or in anywise appertaining thereto or usually held, used, enjoyed and occupied therewith or reputed to belong to 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 Vendors into and upon the said and every part thereof and all the deeds, pattaahs, muniments, writings evidences, of title relating to or concerning the said land hereditaments and land or every part thereof which now are or may hereafter be in the custody power, control or possession of the Vendors or any person or persons from whom the said Vendors 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. The Vendors do hereby covenant with the said Purchaser that notwithstanding any act, thing, deed, matters, whatsoever made done or executed or knowingly suffered to the contrary the Vendors now have good right, full power, absolute authority and indefeasible title to grant, transfer, convey, sell the said land hereby sole or expressed or intended so to be unto and to the use of the said Purchaser in manner aforesaid and delivered vacant and peaceful possession thereof

simultaneously with the execution of these presents and that the Purchaser shall and may at all times hereafter peaceably and quietly hold, possess and enjoy the said Vendors every part thereof and pay the rents to the Collector South 24 Parganas for the State of W. B. upon getting the name duly mutated in the B.L. & L.R.O. concerned in place of the Vendors and receive the rents, issues, and profits thereof without any lawful eviction, interruption claim and demand etc.

FURTHER THAT *the Vendors and all persons having or lawfully or equitably claiming any estate or interest upon the said land or any part thereof under or in trust for the Vendors shall and will from time to time or at all times hereafter at the costs and request of the Purchaser do and execute or cause to be done and executed all such acts, deeds, and things and matters whatsoever for further better and more perfectly assuring and conveying the land to and unto the said Purchaser as shall or may reasonably be required.*

THE VENDORS *also declares that the land, hereditaments and land hereby sold has not been previously leased, mortgaged, sold nor in any way transferred by the Vendors and there is no charge, liens, lispens, encumbrances and attachments whatsoever. The said land, hereditaments and land is not subject*

to any litigation nor any case, suit or proceeding is pending against the said land and/or land before any Court of Law. The Vendors sold the said land, hereditaments and land having good, clear and marketable title therein and free from all encumbrances.

THE SAID LAND HAS not been acquired by the State Govt. of West Bengal, Acquisition and Requisition Department or any other authority concern nor the Vendors received any notice for acquisition or requisition of the said land or any part thereof.

IF ANY OF THE REPRESENTATIONS OR COVENANTS made hereinbefore by the Vendors are subsequently found to be false or any fraud is detected hereafter the Vendors shall be liable to compensate the loss if sustained by the Purchaser.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of **Sali land** measuring more or less an area of **12 Cottahs 01 Chattaks 03 Sq.ft.** corresponding to **19.91 Decimals**, out of which **Sali land** measuring more or less an area of **6.54 Decimals**, comprised in **R.S. Khatian No. 146**, under **L.R. Khatian Nos. 575, 595, 987 & 820**, appertaining to **R.S. & L.R. Dag No. 537**, and **Sali land** measuring more or less an area of **13.37 Decimals**, comprised in **R.S. Khatian No. 147**, under **L.R. Khatian Nos. 595, 986 & 820**, appertaining to **R.S. & L.R. Dag No. 538**, lying and situated at **Mouza- Gazipur, J.L. No. 24, R.S.**

No. 160, District Collectorate Touzi No. 391, Pargana - Magura, under Police Station - Bishnupur, within the jurisdiction of Nahazari Gram Panchayet, in the District South 24 Pargana, A.D.S.R. at Bishnupur, D.S.R. - IV at Alipore, TOGETHER WITH right to use of all easements and quasi-easements adjacent to the said plot of land thereto and the same is butted and bounded as under :-

<u>Mouza</u>	<u>Khatian No.</u>	<u>Dag No.</u>	<u>Classification</u>	<u>Measurement</u>
	<u>L.R.</u>	<u>R.S. & L.R.</u>		
Gazipur	575	537	Sali	0.17 Dec.
	595	537	Sali	3.17 Dec.
	987	537	Sali	1.60 Dec.
	820	537	Sali	1.60 Dec.
	595	538	Sali	6.67 Dec.
	986	538	Sali	3.35 Dec.
	820	538	Sali	3.35 Dec.
			<u>Total</u>	<u>19.91 Decimals</u>
			<u>and/or 12 Cottahs 01 Chattaks</u>	<u>03 Sq.ft.</u>

BUTTED AND BOUNDED

ON THE NORTH : Purchaser's Land.

ON THE SOUTH : Land under Part of Dag Nos. 537 & 538.

ON THE EAST : Land under Part of Dag Nos. 537 & 538.

ON THE WEST : Purchaser's Land.

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IN WITNESS WHEREOF the parties have hath hereunto sets
and subscribed their hand and seals on this the day, month and
year first above written.

SIGNED AND DELIVERED AT KOLKATA

in the presence of:

WITNESSES:-

1. Lakshmi Kanta Sanjhi
S/O - Panchu Kopal Sanjhi
Vill - Makhalia.
Dist - Bardhaman
Dist - 24 P 25 (3). Pin - 743377
2. Puranjay Ban
Sonu. Bakhrabat
Dist - 24 P 25 (3) Pin - 743377

Sukumar Mondal,

Rabindra Nath Mondal.
SIGNATURE OF THE VENDORS

Drafted by me :-



DHANANJOY SARDAR
Advocate
Enrollment No. F-1019/2015
Alipore Police Court,
Kolkata - 700 027.
Computerised Printed by
Kuntal Mukherjee
Kuntal Mukherjee

For OAS Realtors Pvt. Ltd.

Rangan Athi Sa
Director

SIGNATURE OF THE PURCHASER

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MEMO OF CONSIDERATION

RECEIVED of and from the within named Purchaser the within mentioned the sum of **Rs.4,00,000/- (Rupees Four Lakhs) only** being the full and entire consideration money of this Indenture by following memo of Consideration :

MEMO

by way of Cheque No. 738168 dt. 02.09.18 drawn on S.B.I., Bakhrahat Branch in favour of Rabindra Nath Mondal	Rs.2,00,000/-
by way of Cheque No. 738169 dt. 02.09.18 drawn on S.B.I., Bakhrahat Branch in favour of Sukumar Mondal	Rs.2,00,000/-

Total Rs.4,00,000/-

(Rupees Four Lakhs only)

WITNESSES:

1. Laxshmi Kanta Samph
S/o Panchu Choud Samph
vill- machalia.
P.O. - Bakhrahat
Dist - 24 P.S. (S).
P.S. No - 243327

Purajoy Das
Sujua, Bakhrahat
24 P.S. (S) P.O. 743327

Sukumar Mondal,

Rabindra Nath Mondal.

SIGNATURE OF THE VENDORS

V.E-1295/18



Government of West Bengal

Department of Finance (Revenue), Directorate of Registration and Stamp Revenue

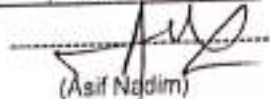
OFFICE OF THE A.D.S.R. BISHNUPUR, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16131000247021/2018

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Shri Sukumar Mandal , Gazipur, P.O.- Kanganberia, P.S.- Bishnupur, District - South 24-Parganas, West Bengal, India, PIN - 743503	Seller			Sukumar Mandal, 05.09.18
2	Shri Rabindra Nath Mondal , Gazipur, P.O.- Kanganberia, P.S.- Bishnupur, District - South 24-Parganas, West Bengal, India, PIN - 743503	Seller			Rabindra Nath Mondal, 05.09.18
3	Ramjan Ali Sekh , Nandabhanga, P.O.- Bakhrabat, P.S.- Bishnupur, District - South 24-Parganas, West Bengal, India, PIN - 743377	Represent ative of Buyer [OAS REALTOR & PRIVATE LIMITED]			For OAS Realtors Pvt. Ltd. Ramjan Ali Sekh Director 05.09.18

Sl No.	Name and Address of Identifier	Identifier of	Signature with date
1	Lakshmi Kanta Sanpui Son of Shri Panchu Gopal Sanpui , Makhalia, P.O:- Bakhrachat, P.S:- Bishnupur, District:-South 24- Parganas, West Bengal, India, PIN - 743377	Shri Sukumar Mandal, Shri Rabindra Nath Mondal, Ranjan Ali Sekh	Lakshmi Kanta Sanpui 05.09.18


 (Asif Nadim)
 ADDITIONAL DISTRICT
 SUB-REGISTRAR
 OFFICE OF THE A.D.S.R.
 BISHNUPUR
 South 24-Parganas, West
 Bengal

आयकर विभाग

INCOME TAX DEPARTMENT

SUKUMAR MANDAL
NARESH MANDAL

03/06/1966

Permanent Account Number

BEIPM0535D

Sukumar Mandal

Signature



भारत सरकार

GOVT. OF INDIA



In case this card is lost / found, kindly inform / return to:
 Income Tax PAN Services Unit, IITPSU
 Plot No. 3, Sector 11, CBD Delapur,
 New Mumbai - 400 614.

इस कार्ड के खोने/पहोचने के कुरा सूचित करें/सौंपें।
 आयकर पैन सेवा यूनिट, मुंबई/नई मुंबई
 प्लॉट नं. 3, सेक्टर 11, सीडी डेलपुर,
 नया मुंबई - 400 614

Sukumar Mandal

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

RABINDRA NATH MONDAL
NARESH CHANDRA MONDAL

15/10/1965
Permanent Account Number
BWTPM3358M

Rabindra Nath
Mondal

Signature



In case this card is lost / found, kindly inform / return to:
Income Tax PAN Services Unit, UTTISI
Plot No. 3, Sector 11, CHD Gurgaon,
New Mumbai - 400 614.

यदि कार्ड खोया/प्राप्त पर कृपया सूचित करें/सौंपें।
आयकर सेवा इकाई, UTTISI
प्लॉट नं. 3, सेक्टर 11, सीडी गुरुगंज,
नई मुंबई - 400 614

Rabindra Nath Mondal.

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN. 19-201819-028362748-1
GRN Date: 07/09/2018 11:30:42
BRN : CKH0203526

Payment Mode Online Payment
Bank : State Bank of India
BRN Date: 07/09/2018 11:30:58

DEPOSITOR'S DETAILS

Name : Dhananjoy Sardar
Contact No. : Mobile No. : +91 7685088085
E-mail :
Address : Alipore Police Court
Applicant Name : Mr DHANANJOY SARDAR
Office Name :
Office Address :
Status of Depositor : Advocate
Purpose of payment / Remarks : Sale, Sale Document Payment No 3

Id No. : 16131000247021/3/2018
(Query No./Query Year)

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount [₹]
1	16131000247021/3/2018	Property Registration- Stamp duty	0030-02-103-003-02	40805
2	16131000247021/3/2018	Property Registration- Registration Fees	0030-03-104-001-16	9171
3	16131000247021/3/2018	Mutation/Conversion -Receipt	0029-00-800-028-27	796
Total				50772

In Words : Rupees Fifty Thousand Seven Hundred Seventy Two only

Major Information of the Deed

Deed No :	I-1613-05508/2018	Date of Registration	12/09/2018
Query No / Year	1613-1000247021/2018	Office where deed is registered	
Query Date	05/09/2018 4:13:04 PM	A.D.S.R. BISHNUPUR, District: South 24-Parganas	
Applicant Name, Address & Other Details	DHANANJOY SARDAR ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 7685088085, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 4,00,000/-	Rs. 9,15,702/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 45,805/- (Article:23)	Rs. 9,171/- (Article:A(1), E)		
Remarks			

Land Details :

District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: NAHAJARI, Mouza: Gazipur

Sch No	Plot Number	Khatian Number	Land Use		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L1	LR-537	LR-575	Organisati on	Shali	0.17 Dec	20,000/-	20,000/-	
L2	LR-537	LR-595	Organisati on	Shali	3.17 Dec	40,000/-	1,43,839/-	
L3	LR-537	LR-987	Organisati on	Shali	1.6 Dec	30,000/-	72,600/-	
L4	LR-537	LR-820	Organisati on	Shali	1.6 Dec	30,000/-	72,600/-	
L5	LR-538	LR-595	Organisati on	Shali	6.67 Dec	*1,40,000/-	3,02,651/-	
L6	LR-538	LR-986	Organisati on	Shali	3.35 Dec	70,000/-	1,52,008/-	
L7	LR-538	LR-820	Organisati on	Shali	3.35 Dec	70,000/-	1,52,008/-	
TOTAL :					19.91Dec	4,00,000 /-	9,15,702 /-	
Grand Total :					19.91Dec	4,00,000 /-	9,15,702 /-	

Seller Details :

SI No	Name, Address, Photo, Finger print and Signature
1	Shri Sukumar Mandal (Presentant) Son of Late Naresh Chandra Mandal, Gazipur, P.O:- Kanganberia, P.S - Bishnupur, District -South 24-Parganas, West Bengal, India. PIN - 743503 Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of India, PAN No.: BEIPM0535D. Status : Individual, Executed by: Self, Date of Execution: 05/09/2018 . Admitted by: Self, Date of Admission: 05/09/2018, Place : Pvt. Residence, Executed by: Self, Date of Execution: 05/09/2018 , Admitted by: Self, Date of Admission: 05/09/2018, Place : Pvt. Residence

Major Information of the Deed :- I-1613-05508/2018-12/09/2018

Shri Rabindra Nath Mondal
 Son of Late Naresh Charandra Mandal, Gazipur, P.O:- Kanganberia, P.S:- Bishnupur, District-South 24-Parganas,
 West Bengal, India, PIN - 743503 Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, PAN No.:
 BWTFPM3358M, Status: Individual, Executed by: Self, Date of Execution: 05/09/2018
 Admitted by: Self, Date of Admission: 05/09/2018, Place: Pvt. Residence, Executed by: Self, Date of
 Execution: 05/09/2018
 Admitted by: Self, Date of Admission: 05/09/2018, Place: Pvt. Residence

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	OAS REALTORS PRIVATE LIMITED Bibirhat, P.O:- Bakhrahat, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 743377, PAN No.: AABCO1647F, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Ramjan Ali Sekh Son of Late Sawkat Ali Sk, Nandabhanga, P.O:- Bakhrahat, P.S:- Bishnupur, District:-South 24- Parganas, West Bengal, India, PIN - 743377, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.: AZEPS7322L Status : Representative, Representative of : OAS REALTORS PRIVATE LIMITED (as DIRECTOR)

Identifier Details :

Name & address	
Lakshmi Kanta Sanpui Son of Shri Panchu Gopal Sanpui Makhalia, P.O:- Bakhrahat, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 743377, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Identifier Of Shri Sukumar Mandal, Shri Rabindra Nath Mondal, Ramjan Ali Sekh	

Major Information of the Deed :- I-1613-05508/2018-12/09/2018

Document is digitally signed

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Shri Sukumar Mandal	OAS REALTORS PRIVATE LIMITED-0.085 Dec
2	Shri Rabindra Nath Mondal	OAS REALTORS PRIVATE LIMITED-0.085 Dec

Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Shri Sukumar Mandal	OAS REALTORS PRIVATE LIMITED-1.585 Dec
2	Shri Rabindra Nath Mondal	OAS REALTORS PRIVATE LIMITED-1.585 Dec

Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Shri Sukumar Mandal	OAS REALTORS PRIVATE LIMITED-0.8 Dec
2	Shri Rabindra Nath Mondal	OAS REALTORS PRIVATE LIMITED-0.8 Dec

Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Shri Sukumar Mandal	OAS REALTORS PRIVATE LIMITED-0.8 Dec
2	Shri Rabindra Nath Mondal	OAS REALTORS PRIVATE LIMITED-0.8 Dec

Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Shri Sukumar Mandal	OAS REALTORS PRIVATE LIMITED-3.335 Dec
2	Shri Rabindra Nath Mondal	OAS REALTORS PRIVATE LIMITED-3.335 Dec

Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Shri Sukumar Mandal	OAS REALTORS PRIVATE LIMITED-1.675 Dec
2	Shri Rabindra Nath Mondal	OAS REALTORS PRIVATE LIMITED-1.675 Dec

Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	Shri Sukumar Mandal	OAS REALTORS PRIVATE LIMITED-1.675 Dec
2	Shri Rabindra Nath Mondal	OAS REALTORS PRIVATE LIMITED-1.675 Dec

Details as per Land Record

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 537(Corresponding RS Plot No:- 537), LR Khatian No:- 575	Owner:বক্শিম চন্দ্র জানা, Gurdian:ধরনীধর, Address:নিজ, Classification:শালি,
L2	LR Plot No:- 537(Corresponding RS Plot No:- 537), LR Khatian No:- 595	Owner:বাবুরাম জানা, Gurdian:ধরনীধর, Address:নিজ, Classification:শালি, Area:0.04000000 Acre,
L3	LR Plot No:- 537(Corresponding RS Plot No:- 537), LR Khatian No:- 987	Owner:সুকুমার মণ্ডল, Gurdian:নরেশ চন্দ্র, Address:নিজ, Classification:শালি, Area:0.02000000 Acre,
L4	LR Plot No:- 537(Corresponding RS Plot No:- 537), LR Khatian No:- 820	Owner:রবীন্দ্র নাথ মণ্ডল, Gurdian:নরেশ চন্দ্র, Address:নিজ, Classification:শালি, Area:0.01000000 Acre,
L5	LR Plot No:- 538(Corresponding RS Plot No:- 538), LR Khatian No:- 595	Owner:বাবুরাম জানা, Gurdian:ধরনীধর, Address:নিজ, Classification:শালি, Area:0.07000000 Acre,
L6	LR Plot No:- 538(Corresponding RS Plot No:- 538), LR Khatian No:- 986	Owner:সুকুমার মণ্ডল, Gurdian:নরেশ চন্দ্র, Address:নিজ, Classification:শালি, Area:0.03000000 Acre,
L7	LR Plot No:- 538(Corresponding RS Plot No:- 538), LR Khatian No:- 820	Owner:রবীন্দ্র নাথ মণ্ডল, Gurdian:নরেশ চন্দ্র, Address:নিজ, Classification:শালি, Area:0.03000000 Acre,

Endorsement For Deed Number : I - 161305508 / 2018

On 05-09-2018

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

Presented for registration at 16:10 hrs on 05-09-2018, at the Private residence by Shri Sukumar Mandal, one of the Executants.

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 9,15,702/-

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

Execution is admitted on 05/09/2018 by 1. Shri Sukumar Mandal, Son of Late Naresh Chandra Mandal, Gazipur, P.O: Kanganberia, Thana: Bishnupur, South 24-Parganas, WEST BENGAL, India, PIN - 743503, by caste Hindu, by Profession Cultivation, 2. Shri Rabindra Nath Mondal, Son of Late Naresh Chandra Mandal, Gazipur, P.O: Kanganberia, Thana: Bishnupur, South 24-Parganas, WEST BENGAL, India, PIN - 743503, by caste Hindu, by Profession Cultivation

Indetified by Lakshmi Kanta Sanpui, Son of Shri Panchu Gopal Sanpui, Makhalia, P.O: Bakhrahat, Thana: Bishnupur, South 24-Parganas, WEST BENGAL, India, PIN - 743377, by caste Hindu, by profession Business

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

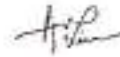
Execution is admitted on 05-09-2018 by Ramjan Ali Sekh, DIRECTOR, OAS REALTORS PRIVATE LIMITED (Private Limited Company), Bibirhat, P.O:- Bakhrahat, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 743377

Major Information of the Deed :- I-1613-05508/2018-12/09/2018

14/09/2018 Query No:-16131000247021 / 2018 Deed No : I - 161305508 / 2018, Document is digitally signed.

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Deed by Lakshmi Kanta Sanpui, , Son of Shri Panchu Gopal Sanpui, , Makhalia, P.O: Bakhrahat, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 743377, by caste Hindu, by profession Business



Asif Nadim
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BISHNUPUR
South 24-Parganas, West Bengal

On 12-09-2018

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 9,171/- (A(1) = Rs 9,157/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 9,171/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 07/09/2018 11:30AM with Govt. Ref. No: 192018190283627481 on 07-09-2018, Amount Rs: 9,171/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKH0203526 on 07-09-2018, Head of Account 0030-03-104-001-16

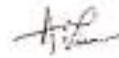
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 45,805/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 40,805/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 128147, Amount: Rs.5,000/-, Date of Purchase: 04/09/2018, Vendor name: SANTOSH KR DEY

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 07/09/2018 11:30AM with Govt. Ref. No: 192018190283627481 on 07-09-2018, Amount Rs: 40,805/-,
Bank: State Bank of India (SBIN0000001), Ref. No. CKH0203526 on 07-09-2018, Head of Account 0030-02-103-003-02



Asif Nadim
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BISHNUPUR
South 24-Parganas, West Bengal

Major Information of the Deed :- I-1613-05508/2018-12/09/2018

14/09/2018 Query No:-16131000247021 / 2018 Deed No :- 161305508 / 2018, Document is digitally signed.

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Document of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1613-2018, Page from 131667 to 131699
being No 161305508 for the year 2018.













Digitally signed by ASIF NADIM
Date: 2018.09.14 17:57:41 +05:30
Reason: Digital Signing of Deed.

(Asif Nadim) 14-09-2018 17:57:26
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BISHNUPUR
West Bengal.












(This document is digitally signed.)

Thumb 1st finger Middle Finger Ring Finger Small Finger

	Left hand					
	Right hand					

Name.....
Signature..... *Sukumar Mondal*

Thumb 1st finger Middle Finger Ring Finger Small Finger

	Left hand					
	Right hand					

Name.....
Signature..... *Rabindra Nath Mondal*

Thumb 1st finger Middle Finger Ring Finger Small Finger

	Left hand					
	Right hand					

Name..... *Ramjan Arsi SK*
Signature..... *Ramjan Arsi SK*
Director



Addl. Dist. Sub-Registrar, Bishnupur
District- South 24 Parganas

6 5 SEP 2018