

05410/18.

D. 05350/18



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

E 126444

1/24205/18

31/08/18 at New Alipore

4.15 pm

Aug

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

Advt. Dist. Sub-Registrar
Barrackpore South 24 Pgs.

05 SEP 2018

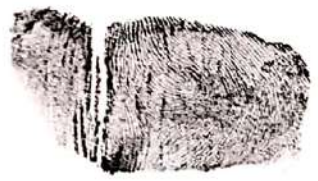
DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made this the 31st day of August Two Thousand and Eighteen (2018) BETWEEN

19375 Date 30/8/2018
Sold to OAS Realtors
at Bishnupur
Rupees 1.10 Lakhs

Samiran Das
Stamp Vendor
Alipore Police Court
South 24 Pgs., Knt. 2

19375 or 12000 (As fine home loan)
Kita Pakshit



2479

31.08.18



Kita Pakshit

2480

31 AUG 2018
Addl. Dist. Sub-Registrar, Bishnupur
District- South 24 Parganas

For OAS Realtors Pvt. Ltd.

Kangan Ali Sik
Director

Balals Beg
S/O - Lt Golam Ali Beg
Gazipur, P.O - Kanganberia
P.S - Bishnupur, 24 Pgs (S)
FH 3503.

: 2 :

SMT. MITA RAKSHIT wife of Sri Pradip Kumar Rakshit, having her PAN - ATSPR4272N, by Faith - Hindu, by Occupation - Housewife, by Nationality - Indian, formerly residing at 45, S. R. Das Road, P.O. & P.S. Kalighat, Kolkata - 700026, presently residing at 675/B, Diamond Harbour Road, P.O. & P.S. New Alipore, Kolkata - 700053, under the State of West Bengal, hereinafter called and referred to as the "**VENDOR**" (which term or expression shall unless excluded by or repugnant to the context or subject to be deemed to mean and include her 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 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 Hari Charan Patra, 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 34 Decimals out of which Sali land measuring more or less an area of 26 Decimals, comprised in R.S. Dag No. 531, appertaining to R.S. Khatian No. 209, and Sali land measuring more or less an area of 08 Decimals, comprised in R.S. Dag No. 532, appertaining to R.S. Khatian No. 182, lying and

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situate at Mouza - Gazipur, J.L. No. 24, R.S. No. 107, Pargana - Magura, District Collectorate Touzi No. 93, under Police Station - Bishnupur, within the jurisdiction of Nahazari Gram Panchayet, in the District South 24 Parganas and accordingly the said Hari Charan Patra, since deceased while seized and possessed of the said land duly recorded his name in the records of the Revisional Settlement and finally, fully and absolutely published his name in the records of rights under R.S. Khatian Nos. 209 and 182 in respect of the said land and the said Hari Charan Patra, since deceased seized and possessed of the same by paying rents and taxes to the competent authority without any lets or hindrances, free from all encumbrances.

AND WHEREAS the said Hari Charan Patra died intestate leaving behind him only son namely Bechu Ram Patra, as his only surviving legal heir or successor to inherit the said land under the provision of the Hindu Succession Act., 1956, then in force.

AND WHEREAS after the demise of the said Hari Charan Patra his only surviving legal heir and/or successor namely Bechu

Ram Patra entitled to sixteen annas owner of **ALL THAT** piece and parcel of Sali land measuring more or less an area of 34 Decimals out of which Sali land measuring more or less an area of 26 Decimals, comprised in R.S. Dag No. 531, appertaining to R.S. Khatian No. 209, and Sali land measuring more or less an area of 08 Decimals, comprised in R.S. Dag No. 532, appertaining to R.S. Khatian No. 182, lying and situate at Mouza - Gazipur, J.L. No. 24, R.S. No. 107, Pargana - Magura, District Collectorate Touzi No. 93, under Police Station - Bishnupur, within the jurisdiction of Nahazari Gram Panchayet, in the District South 24 Parganas.

AND WHEREAS in pursuance above the said Bechu Ram Patra while seized and possessed of the said land due to urgent need of money sold, transferred, conveyed, assigned and assured of **ALL THAT** piece and parcel of Sali land measuring more or less an area of 34 Decimals out of which Sali land measuring more or less an area of 26 Decimals, comprised in R.S. Dag No. 531, appertaining to R.S. Khatian No. 209, and Sali land

measuring more or less an area of 08 Decimals, comprised in R.S. Dag No. 532, appertaining to R.S. Khatian No. 182, lying and situate at Mouza - Gazipur, J.L. No. 24, R.S. No. 107, Pargana - Magura, District Collectorate, Touzi No. 93, under Police Station - Bishnupur, within the jurisdiction of Nahazari Gram Panchayet, in the District South 24 Parganas, unto and in favour of **SMT. MITA RAKSHIT** wife of Sri Pradip Kumar Rakshit, of 45, S. R. Das Road, P.O. & P.S. Kalighat, Kolkata - 700026, under the State of West Bengal, being the Present Vendor herein, by virtue of a registered Bengali Deed of Sale, dated 30.04.1982, duly registered in the office of District Registrar at Alipore, recorded in Book No.I, Volume No. 142, Pages from 1 to 7, Being No. 5386 for the year 1982 at a valuable consideration.

AND WHEREAS thus the said **SMT. MITA RAKSHIT** wife of Sri Pradip Kumar Rakshit, of 45, S. R. Das Road, P.O. & P.S. Kalighat, Kolkata - 700026, under the State of West Bengal, being the Present Vendor herein became the absolute lawful owner of **ALL THAT** piece and parcel of Sali land measuring more or less

: 7 :

an area of 34 Decimals out of which Sali land measuring more or less an area of 26 Decimals, comprised in R.S. Dag No. 531, appertaining to R.S. Khatian No. 209, and Sali land measuring more or less an area of 08 Decimals, comprised in R.S. Dag No. 532, appertaining to R.S. Khatian No. 182, lying and situate at Mouza - Gazipur, J.L. No. 24, R.S. No. 107, Pargana - Magura, District Collectorate Touzi No. 93, under Police Station - Bishnupur, within the jurisdiction of Nahazari Gram Panchayet, in the District South 24 Parganas and accordingly the Present Vendor herein duly recorded her name in the records of L.R. Settlement and finally, fully and absolutely published her name in the records of rights under **L.R. Khatian No. 686** in respect of the said land.

AND WHEREAS the Present Vendor being in need of money for meeting her various legal necessities declared for absolute sale of the said **ALL THAT** piece and parcel of **Sali land** measuring more or less an area of **20 (twenty) Cottahs 09 (nine) Chattaks 32 (thirty two) Sq.ft. corresponding to 34 Decimals** out of which **Sali land** measuring more or less an area of **26 Decimals**,

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*comprised in R.S. & L.R. Dag No. 531, appertaining to R.S. Khatian No. 209, under L.R. Khatian No. 686, and Sali land measuring more or less an area of 08 Decimals, comprised in R.S. & L.R. Dag No. 532, appertaining to R.S. Khatian No. 182, under L.R. Khatian No. 686, lying and situate at Mouza - Gazipur, J.L. No. 24, R.S. No. 107, Pargana - Magura, District Collectorate Touzi No. 93, under Police Station - Bishnupur, within the jurisdiction of Nahazari Gram Panchayet, in the District South 24 Parganas, A.D.S.R. at Bishnupur, D.S.R. - IV at Alipore, TOGETHER WITH right to use of all easement and quasi-easement attached with the said and also adjacent to the said land and the Purchaser herein proposed to purchase the said land at a fixed price of **Rs. 80,00,000/- (Rupees Eighty Lakhs) only.***

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the sum of **Rs. 80,00,000/- (Rupees Eighty Lakhs) only** being the lawful

money of the union of India well and truly paid by the said 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 hereunder written) and of and from the same and every part thereof the Vendor do hereby acquit, release and forever discharge the said Purchaser as the said land hereby transferred the Vendor do hereby grant, transfer, convey, sell, assure and assign unto the said Purchaser in respect of **ALL THAT** piece and parcel of **Sali land** measuring more or less an area of **20 (twenty) Cottahs 09 (nine) Chattaks 32 (thirty two) Sq.ft. corresponding to 34 Decimals** out of which **Sali land** measuring more or less an area of **26 Decimals**, comprised in **R.S. & L.R. Dag No. 531, appertaining to R.S. Khatian No. 209, under L.R. Khatian No. 686, and Sali land** measuring more or less an area of **08 Decimals, comprised in R.S. & L.R. Dag No. 532, appertaining to R.S. Khatian No. 182, under L.R. Khatian No. 686, lying and situate at Mouza**

: 10 :

- **Gazipur, J.L. No. 24**, R.S. No. 107, Pargana - Magura, District
Collectorate Touzi No. 93, **under Police Station - Bishnupur**,
within the jurisdiction of Nahazari Gram Panchayet, in the
District South 24 Parganas, **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 Vendor into and upon the said and

every part thereof and all the deeds, pattahs, 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 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. The Vendor 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 Vendor now has 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 the 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 Vendor 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 Vendor and receive the rents, issues, and profits thereof without any lawful eviction, interruption claim and demand etc.

FURTHER THAT the Vendor 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 Vendor 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 VENDOR also declares that the land, hereditaments and land hereby sold has not been previously leased, mortgaged,

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sold nor in any way transferred by the Vendor and there is no charge, liens, lispendens, 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 Vendor 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 Vendor 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 Vendor is subsequently found to be false or any fraud is detected hereafter the Vendor 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 20 (twenty) Cottahs 09 (nine) Chattaks 32*

: 14 :

(thirty two) Sq.ft. corresponding to 34 Decimals out of which Sali land measuring more or less an area of 26 Decimals, comprised in R.S. & L.R. Dag No. 531, appertaining to R.S. Khatian No. 209, under L.R. Khatian No. 686, and Sali land measuring more or less an area of 08 Decimals, comprised in R.S. & L.R. Dag No. 532, appertaining to R.S. Khatian No. 182, under L.R. Khatian No. 686, lying and situate at Mouza - Gazipur, J.L. No. 24, R.S. No. 107, Pargana - Magura, District Collectorate Touzi No. 93, under Police Station - Bishnupur, within the jurisdiction of Nahazari Gram Panchayet, in the District South 24 Parganas, 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 said plot of Sali land hereby sold delineated by a Map or Plan annexed hereto and depicted by "RED" border lines and the same is butted and bounded as under : -

: 15 :

<u>Mouza</u>	<u>Khatian No.</u>	<u>Dag No.</u> <u>R.S. & L.R.</u>	<u>Classification</u>	<u>Measurement</u>
Gazipur	R.S. 290	531	Sali	26 Dec.
	L.R. 686			
	R.S. 182	532	Sali	08 Dec.
	L.R. 686			
		<u>Total</u>		<u>20 Cottahs 09 Chattaks</u> <u>32 Sq.ft. equivalent to</u> <u>34 Decimals</u>

BUTTED AND BOUNDED UNDER DAG NO. 531.

ON THE NORTH : Purchaser's Land under Dag No. 532.

ON THE SOUTH : Land under Part of Dag No. 531.

ON THE EAST : Thakurpukur to Bakhrahat Road.

ON THE WEST : Purchaser's Land under Dag No. 531.

BUTTED AND BOUNDED UNDER DAG NO. 532.

ON THE NORTH : Land under Dag No. 534.

ON THE SOUTH : Purchaser's Land under Dag No. 531.

ON THE EAST : Land under Part of Dag No. 532.

ON THE WEST : Purchaser's Land under Dag No. 532.

: 16 :

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. Basils Beg
Gazipur
2. Sanjam Rakshit
SANJAM RAKSHIT
675 B BLOCK
NEW ALIPORE
KOLKATA - 700053

Mita Rakshit
SIGNATURE OF THE VENDOR

Drafted by me :-

DHANANJOY SARDAR
Advocate

Alipore Police Court
Kolkata - 700027.

Computer printed by:

Kuntal Mukherjee
Kuntal Mukherjee

For OAS Realtors Pvt. Ltd.

Ranjan Ali Sr
Director

SIGNATURE OF THE PURCHASER

: 17 :

MEMO OF CONSIDERATION

RECEIVED of and from the within named Purchaser the within mentioned the sum of **Rs. 80,00,000/- (Rupees Eighty Lakhs) only** being the full and entire consideration money of this Indenture by following memo of Consideration :

MEMO

By way of R.T.G.S. vide Transaction No. IBKLR92018082900090313, dated 29.08.18 drawn on IDBI Bank, Amtala Branch

Rs. 80,00,000/-

Rs. 80,00,000/-

(Rupees Eighty Lakhs only)

WITNESSES:

1. Bablu Bag

Gaipur

2. Sangram Rakshit

SANGRAM RAKSHIT

675 B BLOCK O

NEW ALIPORE

KOLKATA - 700 053

Mita Rakshit
SIGNATURE OF THE VENDOR

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

GRN: 19-201819-028057147-1
GRN Date: 30/08/2018 14:24:42
BRN: CKG9342269

Payment Mode: Online Payment
Bank: State Bank of India
BRN Date: 30/08/2018 14:25:19

DEPOSITOR'S DETAILS

Name: Dhananjoy Sardar
Contact No.:
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 4

Id No. : 16131000242051/4/2018
[Query No./Query Year]

Mobile No. : +91 7685088085

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16131000242051/4/2018	Property Registration- Stamp duty	0030-02-103-003-02	395020
2	16131000242051/4/2018	Property Registration- Registration Fees	0030-03-104-001-16	80014
3	16131000242051/4/2018	Mutation/Conversion -Receipt	0029-00-800-028-27	1360
Total				476394

In Words : Rupees Four Lakh Seventy Six Thousand Three Hundred Ninety Four only







Government of West Bengal

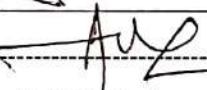
Department of Finance (Revenue), Directorate of Registration and Stamp Revenue

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

Signature / LTI Sheet of Query No/Year 16131000242051/2018

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	Smt Mita Rakshit , 675/B, Diamond Harbour Road, P.O:- New Alipore, P.S:- New Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700053	Seller	 Mita Rakshit		Mita Rakshit 31.08.18
2	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 S PRIVATE LIMITED]	 Ramjan Ali Sekh		For OAS Realtors Pvt. Ltd. Director Ramjan Ali Sekh 31/8/18
Sl No.	Name and Address of identifier	Identifier of		Signature with date	
1	Bablu Beg Son of Late Golam Ali Beg , Gazipur, P.O:- Kanganberia, P.S:- Bishnupur, District:-South 24- Parganas, West Bengal, India, PIN - 743503	Smt Mita Rakshit, Ramjan Ali Sekh		Bablu Beg 31.08.18	



(Asif Nadim)

ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
BISHNUPUR

Major Information of the Deed

Deed No :	I-1613-05350/2018	Date of Registration	05/09/2018
Query No / Year	1613-1000242051/2018	Office where deed is registered	
Query Date	29/08/2018 4:09:27 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. 80,00,000/-	Rs. 80,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 4,00,020/- (Article:23)	Rs. 80,014/- (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-531	LR-686	Bastu	Shali	26 Dec	62,00,000/-	62,00,000/-	Property is on Road Adjacent to Metal Road,
L2	LR-532	LR-686	Bastu	Shali	8 Dec	18,00,000/-	18,00,000/-	
		TOTAL :			34Dec	80,00,000 /-	80,00,000 /-	
		Grand Total :			34Dec	80,00,000 /-	80,00,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Smt Mita Rakshit (Presentant) Wife of Shri Pradip Kumar Rakshit , 675/B, Diamond Harbour Road, P.O:- New Alipore, P.S:- New Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700053 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ATSPR4272N, Status :Individual, Executed by: Self, Date of Execution: 31/08/2018 , Admitted by: Self, Date of Admission: 31/08/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 31/08/2018 , Admitted by: Self, Date of Admission: 31/08/2018 ,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

Major Information of the Deed :- I-1613-05350/2018-05/09/2018

Representative Details :

Name, Address, Photo, Finger print and Signature

1 Ramjan Ali Sekh

Son of Late Sawkat Ali Sekh , 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

Bablu Beg

Son of Late Golam Ali Beg

, Gazipur, P.O:- Kanganberia, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 743503, Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, , Identifier Of Smt Mita Rakshit, Ramjan Ali Sekh

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt Mita Rakshit	OAS REALTORS PRIVATE LIMITED-26 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Smt Mita Rakshit	OAS REALTORS PRIVATE LIMITED-8 Dec

Land Details as per Land Record

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

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 531(Corresponding RS Plot No:- 531), LR Khatian No:- 686	Owner:মিতা রক্ষিত, Gurdian:প্রদীপ কুমার, Address:45.তসআর দাস রোড,কলিকাতা-26, Classification:শালি, Area:0.45000000 Acre,
L2	LR Plot No:- 532(Corresponding RS Plot No:- 532), LR Khatian No:- 686	

Endorsement For Deed Number : I - 161305350 / 2018

Major Information of the Deed :- I-1613-05350/2018-05/09/2018

11/09/2018 Query No:-16131000242051 / 2018 Deed No :I - 161305350 / 2018, Document is digitally signed.

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Scanned by CamScanner

31-08-2018
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 80,000/-



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

On 31-08-2018

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

Presented for registration at 16:15 hrs on 31-08-2018, at the Private residence by Smt Mita Rakshit ,Executant.

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

Execution is admitted on 31/08/2018 by Smt Mita Rakshit, Wife of Shri Pradip Kumar Rakshit, , 675/B, Diamond Harbour Road, P.O: New Alipore, Thana: New Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by Profession House wife

Indetified by Bablu Beg, , , Son of Late Golam Ali Beg, , Gazipur, P.O: Kanganberia, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 743503, by caste Muslim, by profession Others

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

Execution is admitted on 31-08-2018 by Ramjan Ali Sekh, DIRECTOR, OAS REALTORS PRIVATE LIMITED (Private Limited Company), , Bibirhat, P.O:- Bakhrahata, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 743377

Indetified by Bablu Beg, , , Son of Late Golam Ali Beg, , Gazipur, P.O: Kanganberia, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 743503, by caste Muslim, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 80,014/- (A(1) = Rs 80,000/- ,E = Rs 14/-) and Registration Fees paid by by online = Rs 80,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 30/08/2018 2:25PM with Govt. Ref. No: 192018190280571471 on 30-08-2018, Amount Rs: 80,014/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKG9342269 on 30-08-2018, Head of Account 0030-03-104-001-16

Major Information of the Deed :- I-1613-05350/2018-05/09/2018

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 4,00,020/- and Stamp Duty paid by online = Rs. 3,95,020/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 30/08/2018 2:25PM with Govt. Ref. No: 192018190280571471 on 30-08-2018, Amount Rs: 3,95,020/-,
Bank: State Bank of India (SBIN0000001), Ref. No. CKG9342269 on 30-08-2018, Head of Account 0030-02-103-003-



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

On 05-09-2018

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 Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 4,00,020/- and Stamp Duty paid by Stamp Rs. 5,000/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-
2. Stamp: Type: Impressed, Serial no 126444, Amount: Rs.5,000/-, Date of Purchase: 30/08/2018, Vendor name: Samiran Das



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-1613-05350/2018-05/09/2018

Attitude of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1613-2018, Page from 128311 to 128341
Deed No 161305350 for the year 2018.

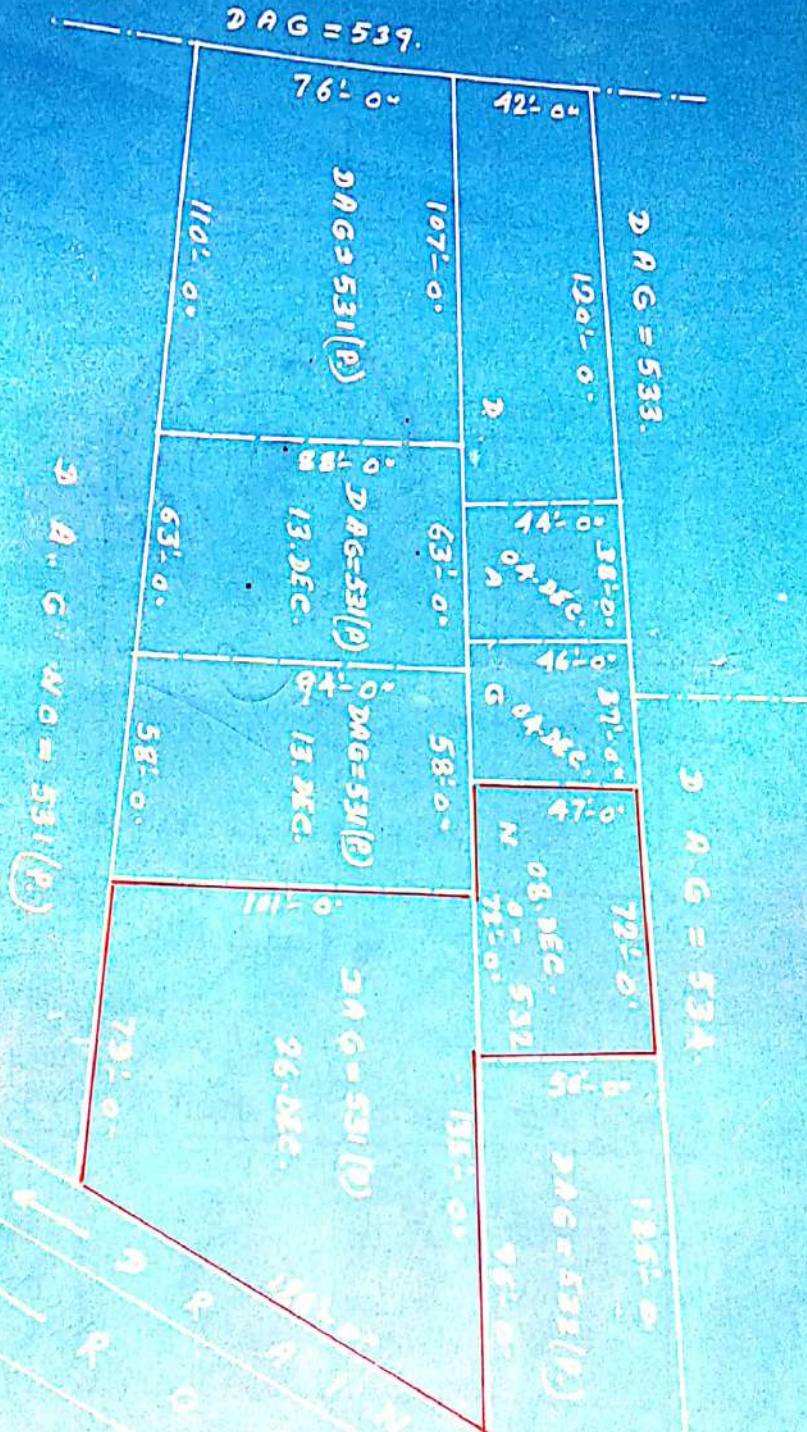


Digitally signed by ASIF NADIM
Date: 2018.09.11 17:16:43 +05:30
Reason: Digital Signing of Deed.

(Asif Nadim) 11-09-2018 17:16:25
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BISHNUPUR
West Bengal.

(This document is digitally signed.)

SALE DEED PLAN AT MOUZA-GAZIPUR II, NO-24, K.S. NO-101, 1002, NO-25,
 R.S. & L.R. DAG NO-531 & 532, R.S. KH. NO-290 & 101, L.R. KH. NO-686, LAND AREA MARKED -
 BY RED BORDER. P.S. BISHNUPUR, DIST-500TH, 24 P.S.S.
 SCALE 1:50



VENDEE -
 O.A.S. REALTORS PVT. LTD.
 DIRECTOR - RAMJAN ALI SEKH.

O.A.S. Realtors Pvt. Ltd.
 Ramjan Ali Sekh
 Director











K. K. Reddy
 S. K. Reddy
 S. G. Reddy
 S. H. Reddy
 S. I. Reddy
 S. J. Reddy
 S. K. Reddy
 S. L. Reddy
 S. M. Reddy
 S. N. Reddy
 S. O. Reddy
 S. P. Reddy
 S. Q. Reddy
 S. R. Reddy
 S. S. Reddy
 S. T. Reddy
 S. U. Reddy
 S. V. Reddy
 S. W. Reddy
 S. X. Reddy
 S. Y. Reddy
 S. Z. Reddy

29/08/2018
 SURVEYOR
 NIKHIL E.H. PATIL
 1001, Akulsho, P. G. Manasabamba
 B.S. Bishnupur, Dist. 24, P.S. (3)
 Regd. No. 1001

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name.....

Signature.....

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					













Kamran Ali SK

For OAS Realtors Pvt. Ltd.

Name.....

Signature..... *Kamran Ali SK* Director.....

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					



Kita Rakshit

Name..... *KITA RAKSHIT*

Signature..... *Kita Rakshit*