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1-3846 1-2943



पश्चिमबंग पश्चिम बंगाल WEST BENGAL

K 221807

12.50/117  
23516

Q. NO. 674839/2016

*Certified that the Endorsement Sheet's and the Signature Sheet's attached to this documents are part of the Document.*

Manglam Realtors  
Hafizul Islam  
Partner

Manglam Realtors  
Sudipto Kojouhar  
Partner

Manglam Realtors  
Ramesh Bajoria  
Partner

Manglam Realtors  
Lalita Bhowmik  
Partner

Manglam Realtors  
Pradip Ghosh  
Partner

30

JUN 2016

Additional District Sub-Registrar  
Raniganj, Burdwan

23 MAY 2016

Hassan Khan Obaid  
attias Hassan Khan

Sardul Singh Oberoi

Baldev Oberoi

Soram Oberoi

MOUZA:: Amrasota, P.S. :: Raniganj,

### DEED OF SALE

THIS DEED OF SALE IS MADE THIS THE 23<sup>RD</sup> DAY OF MAY

2016

Contd...P/2.

Chhola  
(Adv)

ID-20160000740040  
Mokud-3434330308

23 MAY 2016

Additional District Sub-Registrar  
Rangaj, Burdwan



STAMP VENDOR - SRI ASHIS MONDAL  
A. D. S. R. OFFICE, RANGAJ  
L. No. - 2 (2005-06)

Asli's mark

SERIAL No. 954  
PURCHASERS NAME M/s Mangalam Realtors  
ADDRESS Rangaj  
DISTRICT Burdwan  
STAMP PURCHASED FROM ASANSOL  
TREASURY ON DATED 26 NOV 2015  
VALUE OF THE STAMP 12005-06



Manglam Realtors  
Sukhchain  
Partner

Manglam Realtors  
Swati Rejuice  
Partner

Manglam Realtors  
Ramon Bajoria  
Partner

Manglam Realtors  
Rajal Khatun  
Partner

Manglam Realtors  
Pandeep Coe  
Partner

Harsharan Kaur Oberoi alias Harsharan Kaur

Sarabjeet Singh Oberoi

Jasleen Oberoi

Sonam Oberoi

BY:-

1] MRS. HARSHARAN KAUR OBEROI ALIAS HARSHARAN KAUR(having Income Tax PAN::AADOP4484B) Wife of Late Sukhchain Singh Oberoi,2] MR.SARABJEET SINGH OBEROI(having Income Tax PAN::AAIPO3196R) Son of Late Sukhchain Singh Oberoi,3]MISS SONAM OBEROI (having Income Tax PAN::AAPP01203J)Daughter of Late Sukhchain Singh Oberoi 4] MISS JASLEEN OBEROI(having Income Tax PAN::ABEPO7864P) Daughter of Late Sukhchain Singh Oberoi all by Occupation- Business & House-Wife,by faith Hindu, by Nationality- Indian resident of N.S.B. Road by lane (Near Neelkantha Hotel) P.O.& P.S. Raniganj, Sub-Division- Asansol, Addl.District Sub-Registry Office Raniganj, in the District of Burdwan,within the state of West Bengal here-in-after jointly and severally called the "SELLERS" (which expression shall include and mean all their respective heirs, successors, executors,administrators, legal representative and assigns) of the **ONE PART.**

Contd....P/3.

Chal  
Adar

23 MAY 2018

Additional District Sub-Registrar  
Raigarh, Bargarh





Manglam Realtors  
Deepak Jalan  
Partner

Manglam Realtors  
Swati Kejriwal  
Partner

Manglam Realtors  
Pawan Bajoria  
Partner

Manglam Realtors  
Gopal Kharia  
Partner

Manglam Realtors  
Pradeep Goel  
Partner

Harsaran Kaur Shree alicetastaran Kaur

Sudhat Singh Devi

Sareen Oburoi

Sonam Thari

IN FAVOUR OF :-

-:: 3 ::-

M/S MANGLAM REALTORS, (having Income Tax PAN:: AAZFM6209Q) a Partnership firm, having its Office at Tirupati Apartment, 102/2, P.N. Malia Road, Raniganj, P.O. & P.S. Raniganj, Sub-Division Asansol, District Burdwan, within the State of West Bengal, represented by its Partners 1] MR. DEEPAK JALAN (having Income Tax PAN::ACPPJ2477H) Son of Sri Viswanath Jalan, 2] MRS. SWATI KEJRIWAL (having Income Tax PAN::ADUPA4502G) Wife of Sri Pawan Kejriwal, 3] MR. PAWAN BAJORIA (having Income Tax PAN::ADEPB5489R) Son of Sri Ramavtar Bajoria, 4] MR. GOPAL KHERIA (having Income Tax PAN::AESP5979C) Son of Late Biswanath Kheria, 5] MR. PRADEEP GOEL (having Income Tax PAN::ACZPG6875C) Son of Sri Bajrang Lal Goel, all by faith Hindu, Nationality-Indian, by Occupation Business, all are resident of Raniganj, P.O. & P.S. Raniganj, Pin No. 713347, Sub-Division Asansol, District Burdwan within the State of West Bengal, of, here-in-after called the "P U R C H A S E R" (which expression shall include and means all its respective heirs, successors, executors, administrators, legal representative and assigns) of the **OTHER PART**.

Cont.....P/4



*(Signature)*  
**Additional District Sub-Registrar**  
Rangaj, Burdwan

**23 MAY 2016**



Manglam Realtors  
Partner  
Jaspreet Singh

Manglam Realtors  
Partner  
Swati Kejriwal

Manglam Realtors  
Partner  
Pawan Bajaj

Manglam Realtors  
Partner  
Gopal Khanna

Manglam Realtors  
Partner  
Pradeep Goel

-:4:-

Harsharan Kaur Oberoi alias Harsharan Kaur

Sarbjot Singh Oberoi

Jasleen Oberoi  
Sonam Oberoi

WHEREAS Sukhchain Singh Oberoi (Since Deceased), Harsharan Kaur Oberoi alias Harsharan Kaur (Seller No. 1) and Sarbjot Singh Oberoi (Seller No. 2), jointly purchased the land mentioned in schedule below by virtue of a registered deed of sale being no. 3717 for the year 2009 of the Addl. District Sub-Registry Office Raniganj. AND their names has duly been reorded in the finally published L.R. Record of Right in their respective L.R. Khatians against the said Schedule mentioned land.

AND WHEREAS the said land has been converted as "Bastu" vide conversion Case No. 07/10-11 ASL memo no. 370/LM/SDL & LRO/ASL/2010, Dt. 29.11.2010. AND conversion Case No. 06/10-11 ASL & memo no. 371/LM/SDL & LRO/ASL/2010, Dt. 29.11.2010 AND conversion Case No. 19/2010 memo no. 523/BLRO/RANI/10, Dt. 19.04 2010.

AND WHEREAS the aforesaid Sukhchain Singh Oberoi died leaving behind his wife namely Harsharan Kaur Oberoi alias Harsharan Kaur (Seller No. 1) and son namely Sarbjot Singh Oberoi (Seller No. 2) and two daughter namely Sonam Oberoi (Seller No. 3) and Jasleen Oberoi (Seller No. 4) as his only legal heirs.

Cont...P/5

(Adv)



**Additional District Sub-Registrar**  
Raigarh, Odisha

**23 MAY 2016**



Manglam Realtors  
Rajiv Jadhav  
Partner

Manglam Realtors  
Rajiv Jadhav  
Partner

Manglam Realtors  
Pawan Bajoria  
Partner

Manglam Realtors  
Swati Kejriwal  
Partner

Manglam Realtors  
Rudheep Goel  
Partner

Hastharam Kaur alias Hastharam Kaur Oberoi

Sarjant Singh Oberoi

Jasleen Oberoi

Sonam Oberoi

:-5:-

AND WHEREAS accordingly the said Sellers are lawfully owned, possessed & occupied the landed property with all easement right attached thereto details of which is mentioned in schedule below without any disturbance or hindrance from any body.

AND WHEREAS the Sellers abovenamed desiring to develop their other property out of the consideration received from the sale as also to meet up other lawful necessity have decided and announced to sell the said property more fully described and mentioned in schedule below & delineated in the plan annexed hereto.

AND WHEREAS the Purchaser having come to know of such intention of the Sellers have proposed to purchase the said property more clearly mentioned in schedule below and delineated in the plan annexed hereto and offered a sum of **Rs.13,73,625/- (Rupees thirteen lakh seventy-three thousand six hundred twenty-five) only.**

Cont.....P/6



**Additional District Sub-Registrar**  
**Raniganj, Bardwan**

**23 MAY 2016**



Manglam Realtors

*Deepak Jodani*  
Partner

Partner

Manglam Realtors

*Swati Rajivoo*  
Partner

Manglam Realtors

*Pawan Bajoria*  
Partner

Partner

Manglam Realtors

*Rohit Khera*  
Partner

Partner

Manglam Realtors

*Pradeep Goel*  
Partner

Partner

*Harsaran Kaur alias,*

*Harsaran Kaur alias,*

*Harsaran Kaur alias,*

*Harsaran Kaur alias,*

*Harsaran Kaur alias,*

*Harsaran Kaur alias,*

*Harsaran Kaur alias,*

*Harsaran Kaur alias,*

*Harsaran Kaur alias,*

*Harsaran Kaur alias,*

-:6:-

AND WHEREAS the Sellers considering the said price offered by the purchaser to be the best fair, reasonable and highest in the present market rate have accepted the said offer of the purchaser and have agreed to sell the said lands, properties and hereditaments with all easement rights attached thereto unto the purchaser together with all their subsisting right, title interest and possession therein free from all encumbrances.

NOW THIS SALE DEED WITNESSETH that in consideration of the payment of the sum of **Rs.13,73,625/- (Rupees thirteen lakh seventy-three thousand six hundred twenty-five) only** made by the purchaser to the Sellers in the manners as mentioned in page no. 12 of this deed as "MEMO OF CONSIDERATION" the whole of the aforesaid consideration money as the sale price of the property (the receipt where-of the said Sellers do here by jointly admit and acknowledge) and the said Sellers do here by sell, convey, grant, transfer unto the purchaser all those piece and parcels of land more particularly mentioned in schedule below together with all existing passage, lights, rights liberties privileges, easements benefits advantages and appurtenances whatsoever thereunto belonging or in any way appertaining there to or there with usually held, occupied enjoyed reputed or known as parts and parcels there- of or appurtenant thereto the said property here by conveyed and transferred unto the purchaser AND all estate, right, title interest and possession, claim and demand what-so-ever of the Sellers into or upon the same and every part there -of TO HAVE AND TO HOLD the same unto and to the use of the purchaser its heirs executors, administrators, assigns absolutely and for ever together with all easement rights attached thereto free from all encumbrances and the purchaser from this date by virtue of this deed became the absolute owner of the same.

*[Handwritten signature]*



**Additional District Sub-Registrar**  
**Raniganj, Burdwan**

**23 MAY 2016**



Manglam Realtors  
Partner

Manglam Realtors  
Partner

Manglam Realtors  
Partner

Manglam Realtors  
Partner

Manglam Realtors  
Partner

Handwritten notes in Hindi:   
हस्तक्षेप करने से  
बचाव-हस्तक्षेप करने

Handwritten signature: Sarbjit Singh

Handwritten signature: Parveen Oberoi

Handwritten signature: Pawan Thakur

The Sellers do here by covenant with the purchaser as follows:-

1] That the Sellers have good and perfect title and full power and absolute authority to grant, sell, convey, transfer, assign and assure the said property and every part there-of in the manner aforesaid and that the said property hereby conveyed and sold is free from all encumbrances.

2] That the Sellers do hereby covenant & declare that the Sellers themselves and any predecessors-in-title of the Sellers had/have never made or done any thing or execute any deed or committed or knowingly suffered to the contrary to the absolute title of the Sellers and the Sellers are lawfully and rightfully seized and possessed - of or otherwise well and sufficiently entitled to the said property hereby granted as an absolute and indefeasible estate, equivalent thereto free from all encumbrances and charges what-so-ever and that the Sellers have fully power and absolute and indefeasible right & authority to grant, convey settle transfer and assure the said land /property hereby granted unto the Purchaser, in the manner aforesaid and according to the true intent and meaning of this deed.

3] That the Sellers do hereby covenants with the Purchaser that the said property described and mentioned in the schedule below that, the Purchaser shall hereafter peaceably and quitly hold, possess and enjoy the property in khas or otherwise in the right, title, interest of the Sellers without any interruption or disturbance claim or demand whatsoever from the Sellers or any person claiming through or under them by **constructing building** there-on and/or transferring the said land to any person or authority.

Handwritten initials: (P/Adm)



*(Signature)*  
Additional District Sub-Registrar  
Rangpur, Bangladesh

23 MAY 2016



Manglam Realtors  
Partner  
Rajesh Kumar

Manglam Realtors  
Partner  
Swati Kejriwal

Manglam Realtors  
Partner  
Raman Bajaria

Manglam Realtors  
Partner  
Rohit Mehta

Manglam Realtors  
Partner  
Pradeep Goel

:::8:::

Hasslorendra Oberoi  
alias Hasslorendra Oberoi

Sarbjit Singh Dhillon

Rajesh Oberoi

Raman Oberoi

4] That the said property is not affected by attachment including attachment under any certificate case or any proceedings started at the instance of the Income Tax Authority or Estate Duty Authority or other Govt. Authorities under public demand and recovery act and / or any other acts or otherwise what - so - ever and that there is no certificate case or proceedings against the Sellers for realisation of arrears of Income Tax or Estate Duty and / or other Taxes and dues or otherwise under the public demand and recovery act and / or any other acts for time being in force and that the said property is not otherwise charged, mortgaged or encumbered.

5] That the said property hereby transferred and conveyed is free and discharged by the Sellers from all rents, cesses and taxes and other impositions whatsoever due up - to - date or sufficiently indemnified against all encumbrances claims and demands what-so-ever created or made by the Sellers.

6] That the Sellers do hereby further agree and declare that the Purchaser will be entitled from this day to enjoy the property hereby sold as absolute owner by **constructing building** and/or transferring the said land to any person authority, without any disturbance or interruption of the Sellers or their heirs, executors and legal representatives .

7] That the Sellers at the cost of the Purchaser do every act, deed and things and execute such deed or instrument for further or more perfectly

Contd....P/9

(Adv)



**Additional District Sub-Registrar**  
Rajnagar, Bardwan

23 MAY 2010



Manglam Realtors  
Anupam Jain  
Partner

Manglam Realtors  
Sudati Kejriwal  
Partner

Manglam Realtors  
Pawan Bhatia  
Partner

Manglam Realtors  
Gobalkrishna  
Partner

Manglam Realtors  
Randeep Goel  
Partner

Hassan Khan Oberoi  
also Hassan Khan

Sardul Singh Anand

Jasvir Oberoi

Sonam Theroi

assuring the right, title, interest and possession of the Purchaser in the said property as shall be reasonably required in that behalf without claiming any further monetary consideration therefor.

8] That in case of the Purchaser will be deprived of the whole or any part of the property hereby sold by reason of any defect be found in the title of the Sellers or of any Encumbrance or charges on the same to which this sale is not subject be found in future the Sellers will pay to the Purchaser by way of damages the whole of the sale price without interest and other cost for such part of it and shall bear the same proportionately to the whole as the case may be and the Sellers shall always indemnify the Purchaser from such wrong or defect or for any charge of the said property and shall make good the defect in title of the property hereby demised at their own cost.

9] That the Sellers their heirs, executors, assigns and administrators further covenants with the Purchaser, to save harmless, indemnify and keep indemnified the Purchaser its heirs executors, assigns and administrator against all encumbrances charges and equities whatsoever.

10] That the Sellers hereby give their consent and approval for recording of name of the Purchaser in the Land Lords Serista and municipality/Corporation and will help the Purchaser in such recording of and mutation of its names in such places and the Purchaser henceforth shall pay all rents and taxes to the concerned Govt. Revenue Department.

*(Handwritten signature)*



**Additional District Sub-Registrar  
Raniganj, Burdwan**

**23 MAY 2016**



Sudipak Taluk  
Partner

Manglam Realtors

Swate Kojwal  
Partner

Manglam Realtors

Pawan Bojoria  
Partner

Manglam Realtors

Sudipak Taluk  
Partner

Manglam Realtors

Rudrak Goel  
Partner

:::10:::

Anshuman alias theslo  
Namobrah

Sabyat Singh Deroi

Jasun Oberoi

Anam Oberoi

**SCHEDULE OF LAND ABOVE REFERRED TO**

All that piece and parcel of lands, properties, hereditaments and appurtenances with all easement rights attached thereto situated in the District of Burdwan, Additional District Sub-Registry Office - Raniganj, P.S. - Raniganj, Sub-division- Asansol, Mouza- Amrasota, J.L.No.18 (Eighteen), appertaining to R.S. Khatian No. 551 (Five hundred fifty-one) & 552 (Five hundred fifty-two) Corresponding to L.R. Khatian No. 2076 (Two thousand seventy-six), 2077 (Two thousand seventy-seven), & 2078 (Two thousand seventy-eight) bearing R.S. Plot No. 1269 (One thousand two hundred sixty-nine) Corresponding to L.R. Plot No. 2875 (Two thousand eight hundred seventy-five) Class of Land "Bastu", measuring an area of 4 (Four) Cottah 10 (Ten) Chhataks or 0.076 (Zero point zero seven six) Acres of residential vacant land hereby sold, as delineated in the plan annexed herewith and shown by red hatch line should be treated as part of this deed.

**THE AFORESAID LAND BUTTED AND BOUNDED BY:-**

On North	:- Vacant Land.	On East	:- 28fts. Wide Road.
On South	:- Vacant Land.	On West	:- Vacant Land.

The finger prints of ten fingers in both hands of all the Sellers and the Purchaser have taken in separate sheet (demy), enclosed herewith and the same will be treated as part of this deed.



**Additional District Sub-Registrar  
Raniganj, Burdwan**

**23 MAY 2018**



The proportionate ground rent is payable to the B.L.& L.R.O. Raniganj.

In Witness here-of the Sellers and the purchaser put their signature on the day month and year written above first.

WITNESSES:-

1. Desak Keyman  
S/o Late Gopal Das Keyman  
G.N. Mpha Road  
Raniganj (U.B.)  
2. P.M. 713347

महेश्वर मिश्र

महादेव मिश्र

झनी ठाकुर

Haslovan Kaur Oberoi  
alias Haslovan Kaur

Sarbat Singh Oberoi

Haslovan Oberoi

Sonam Oberoi

SIGNATURE OF THE SELLERS

Manglam Realtors

Deepak Jain

Partner

Manglam Realtors

Swati Kojariwal

Partner

Manglam Realtors

Pawan Bajaria

Partner

Manglam Realtors

Gopal Khosla

Partner

Manglam Realtors

Randeep Goel

Partner

DRAFTED BY ME AND  
TYPED IN MY OFFICE

Jarankanti Ghosh

ADVOCATE

E. NO. F-944/938 of 1988

SIGNATURE OF THE PURCHASER



*[Handwritten Signature]*  
**Additional District Sub-Registrar  
Raniganj, Burdwan**

**23 MAY 2016**



**MEMO OF CONSIDERATION**

1] Vide A/c Payee Cheque being no.000087, Dt.13.10.2015 of HDFC Bank  
Raniganj Branch pay to the Seller No.1

2] Vide A/c Payee Cheque being no.000117, Dt.28.11.2015 of HDFC Bank  
Raniganj Branch pay to the Seller No.1

3] Vide A/c Payee Cheque being no.000121, Dt.28.11.2015 of HDFC Bank  
Raniganj Branch pay to the Seller No.2

4] Vide A/c Payee Cheque being no.000119, Dt.28.11.2015 of HDFC Bank  
Raniganj Branch pay to the Seller No.3

5] Vide A/c Payee Cheque being no.000120, Dt.28.11.2015 of HDFC Bank  
Raniganj Branch pay to the Seller No.4

Hosslaran Lawi alias Hosslaran Kamoberi  
Sardyeet Singh Oberoi  
Jastees Oberoi  
Sonam Oberoi

*(Handwritten initials)*

**SIGNATURE OF THE SELLERS**



*(Handwritten signature)*  
**Additional District Sub-Registrar  
Raniganj, Burdwan**

**23 MAY 2016**



Thumb      littlefinger to fore finger

Left Hand  

Thumb      fore finger to littlefinger

Right Hand  

Finger Print attested by me:  

Thumb      littlefinger to forefinger

Left Hand  

Thumb      fore finger to littlefinger

Right Hand  

Finger Print attested by me:  

Thumb      littlefinger to forefinger

Left Hand  

Thumb      fore finger to littlefinger

Right Hand  

Finger Print attested by me:  

Thumb      littlefinger to forefinger

Left Hand  

Thumb      fore finger to littlefinger

Right Hand  

Finger Print attested by me:  



**Additional District Sub-Registrar  
Raniganj, Burdwan**

**23 MAY 2016**





Finger Print attested by me: *Randeep Goel*



Finger Print attested by me: *Harsaran Kaur alias Harsaran Kaur Oberoi*



Finger Print attested by me: *Sarbjot Singh Oberoi*



Finger Print attested by me: *Jasleen Oberoi*



**Additional District Sub-Registrar  
Burdwan, Burdwan**

**23 MAY 2016**

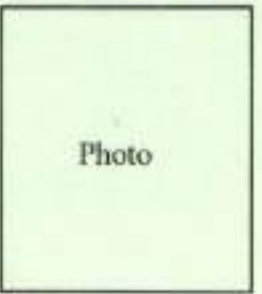
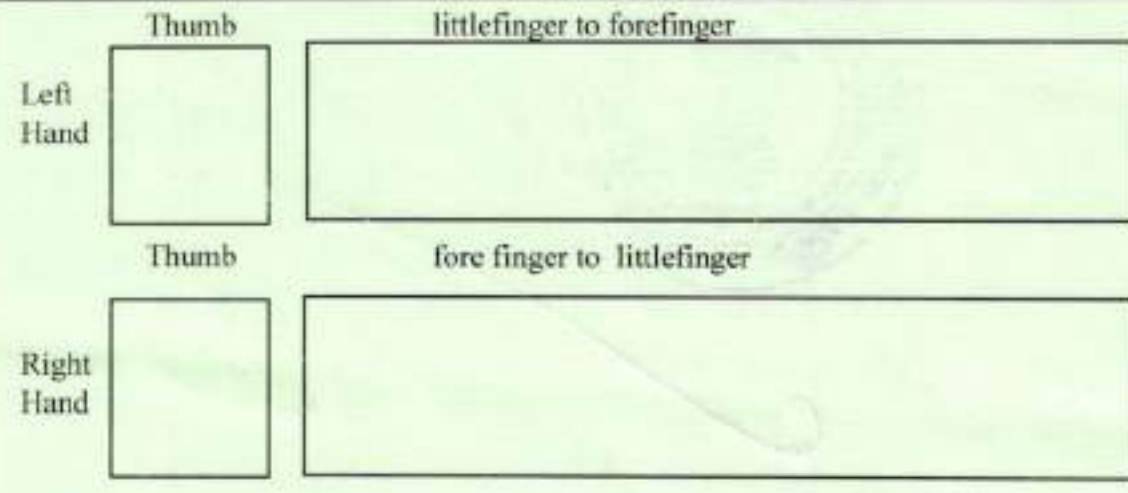




Finger Print attested by me: Sonam Oberoi



Finger Print attested by me:



Finger Print attested by me:



Finger Print attested by me:



**Additional District Sub-Registrar  
Raniganj, Burdwan**

**23 MAY 2016**



**PLAN SHOWING IN MOUZA AMRASOTA J.L. NO:- 18, R.S PLOT NO :-1269 L.R PLOT NO:-2875, P.S.:- RANIGANJ, DIST :-BURDWAN. SCALE 64"=1 MILE**

**LAND MEASURING AREA :-**

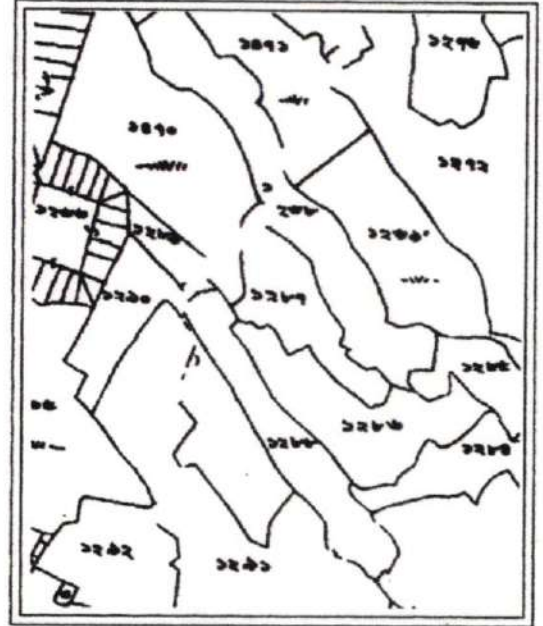
**04 K 10 CH OR 0.076 ACRE WITHIN R.S PLOT NO:-1269 SHOWN THUS** 



**PURCHASED BY:-**  
**M/S MANGLAM REALTORS**  
**102/1 P.N.MALIA ROAD**

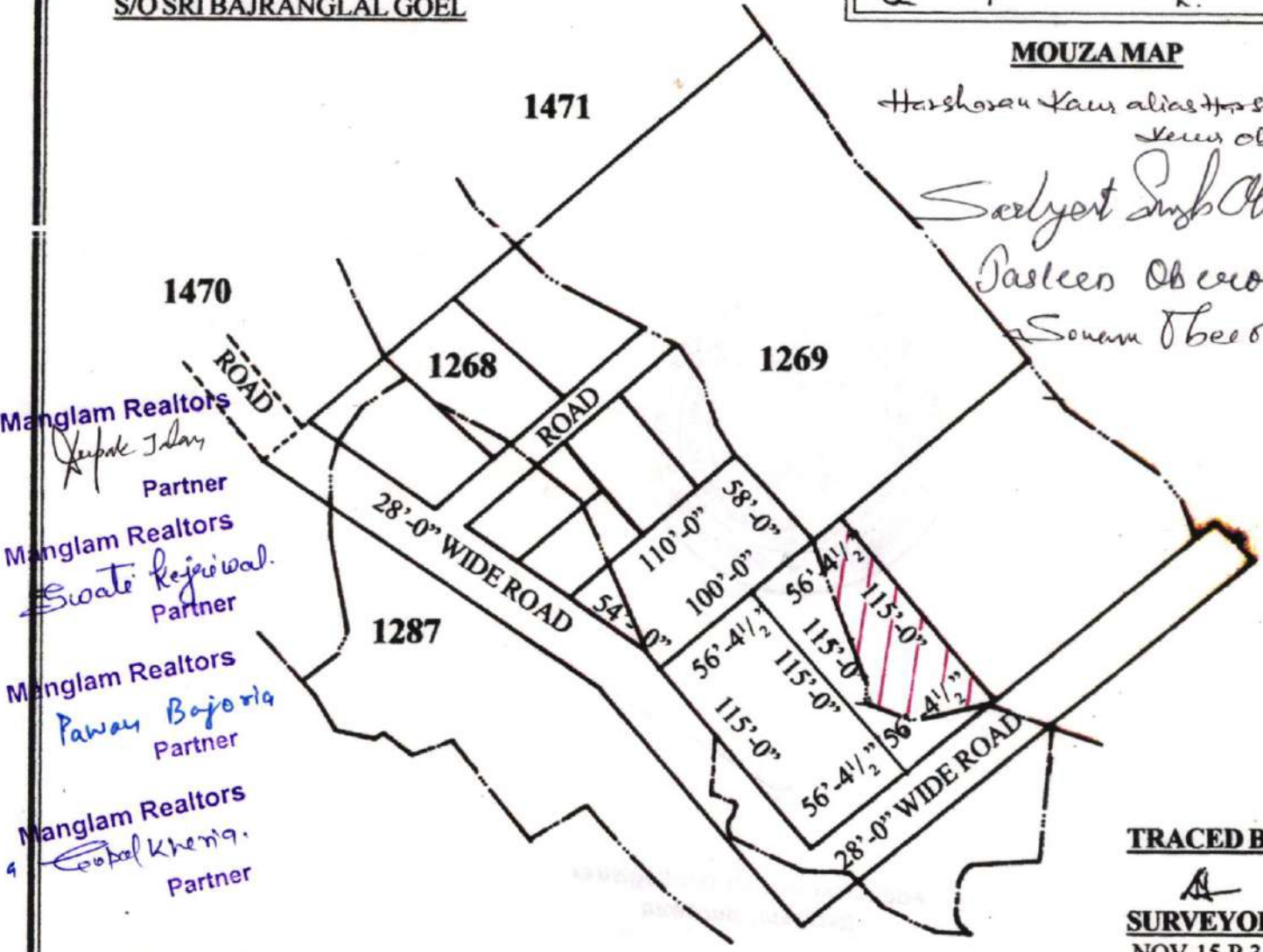
**REPRESENTED BY:-(PARTNERS)**

- 1)SRI DEEPAK JALAN**  
S/O SRI VISHWAMATH JALAN
- 2)SMT.SWATI KEJRIWAL**  
W/O SRI PAWAN KEJRIWAL
- 3)SRI PAWAN BAJORIA**  
S/O SRI RAMAWATAR BAJORIA
- 4)SRI GOPAL KHERIA**  
S/O LATE BISHWANATH KHERIA
- 5)SRI PRADEEP GOEL**  
S/O SRI BAJRANGLAL GOEL



**MOUZA MAP**

*Harshoran Kaur alias Harshoran  
 Kaur Oberoi  
 Saryot Singh Oberoi  
 Pastern Oberoi  
 Souam Oberoi*




**Manglam Realtors**  
*Deepak Jalan*  
Partner

**Manglam Realtors**  
*Swati Kejriwal*  
Partner

**Manglam Realtors**  
*Pawan Bajoria*  
Partner

**Manglam Realtors**  
*Gopal Kheria*  
Partner

**TRACED BY:**

  
**SURVEYOR**  
 NOV 15 P 3

**Manglam Realtors**  
*Pradeep Goel*  
Partner







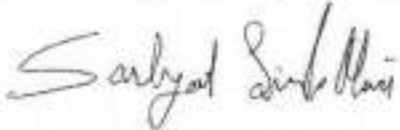





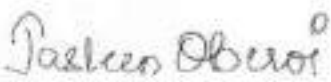
## Seller, Buyer and Property Details

### A. Seller & Buyer Details

Presentant Details			
SL No.	Name, Address, Photo, Finger print and Signature of Presentant		
1	<p>Mrs Harsharan Kaur Oberoi (Alias Name: Mrs Harsharan Kaur)                      Wife of Late Sukhchain Singh Oberoi                      N.S.B.Road, Bye Lane Near Neelkantha Hotel,                      P.O:- Raniganj, P.S:- Raniganj, Raniganj, District:-                      Burdwan, West Bengal, India, PIN - 713347</p>	 23/05/2016 4:13:56 PM	 LTI 23/05/2016 4:14:11 PM
		<p><i>Harsharan Kaur alias</i>  <i>Harsharan Kaur Oberoi</i></p> 23/05/2016 4:14:59 PM	






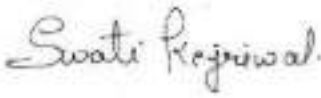
Seller Details			
SL No.	Name, Address, Photo, Finger print and Signature		
1	<p>Mrs Harsharan Kaur Oberoi (Alias: Mrs Harsharan Kaur)                      Wife of Late Sukhchain Singh Oberoi                      N.S.B.Road, Bye Lane Near Neelkantha Hotel,                      P.O:- Raniganj, P.S:- Raniganj, Raniganj, District:-                      Burdwan, West Bengal, India, PIN - 713347 Sex:                      Female, By Caste: Hindu, Occupation: House                      wife, Citizen of: India, PAN No. AADOP4484B,;                      Status : Individual; Date of Execution :                      23/05/2016; Date of Admission : 23/05/2016;                      Place of Admission of Execution : Office</p>	 23/05/2016 4:13:56 PM	 LTI 23/05/2016 4:14:11 PM
		<p><i>Harsharan Kaur alias</i>  <i>Harsharan Kaur Oberoi</i></p> 23/05/2016 4:14:59 PM	

**Seller Details**



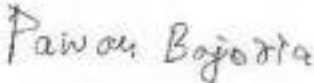


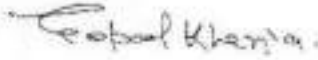


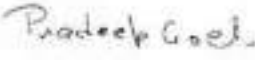
SL No.	Name, Address, Photo, Finger print and Signature		
2	<p>Mr Sarabjeet Singh Oberoi                      Son of Late Sukhchain Singh Oberoi                      N.S.B.Road, Bye Lane Near Neelkantha Hotel,                      P.O:- Raniganj, P.S:- Raniganj, Raniganj, District:-                      Burdwan, West Bengal, India, PIN - 713347 Sex:                      Male, By Caste: Hindu, Occupation: Business,                      Citizen of: India, PAN No. AAIPO3196R,; Status :                      Individual; Date of Execution : 23/05/2016; Date of                      Admission : 23/05/2016; Place of Admission of                      Execution : Office</p>	 23/05/2016 4:11:35 PM	 LTI 23/05/2016 4:11:45 PM
 23/05/2016 4:12:06 PM			
3	<p>Miss Sonam Oberoi                      Daugther of Late Sukhchain Singh Oberoi                      N.S.B.Road, Bye Lane Near Neelkantha Hotel,                      P.O:- Raniganj, P.S:- Raniganj, Raniganj, District:-                      Burdwan, West Bengal, India, PIN - 713347 Sex:                      Female, By Caste: Hindu, Occupation: Others,                      Citizen of: India, PAN No. AAPPO1203J,; Status :                      Individual; Date of Execution : 23/05/2016; Date of                      Admission : 23/05/2016; Place of Admission of                      Execution : Office</p>	 23/05/2016 4:12:24 PM	 LTI 23/05/2016 4:12:37 PM
 23/05/2016 4:12:52 PM			
4	<p>Miss Jasleen Oberoi                      Daugther of Late Sukhchain Singh Oberoi                      N.S.B.Road, Bye Lane Near Neelkantha Hotel,                      P.O:- Raniganj, P.S:- Raniganj, Raniganj, District:-                      Burdwan, West Bengal, India, PIN - 713347 Sex:                      Female, By Caste: Hindu, Occupation: Others,                      Citizen of: India, PAN No. ABEPO7864P,; Status :                      Individual; Date of Execution : 23/05/2016; Date of                      Admission : 23/05/2016; Place of Admission of                      Execution : Office</p>	 23/05/2016 4:13:08 PM	 LTI 23/05/2016 4:13:19 PM
 23/05/2016 4:13:35 PM			



**Buyer Details**

SL No.	Name, Address, Photo, Finger print and Signature		
1	<p>M/S MANGLAM REALTORS                      102/2, P.N. Malia Road, Raniganj, P.O:- Raniganj, P.S:- Raniganj, Raniganj, District:-Burdwan, West Bengal, India, PIN - 713347 PAN No. AAZFM6209Q,; Status : Organization; Represented by representative as given below:-</p>		
1(1)	<p>Mr Deepak Jalan                      Raniganj, P.O:- Raniganj, P.S:- Raniganj, Raniganj, District:-Burdwan, West Bengal, India, PIN - 713347 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ACPPJ2477H,; Status : Representative; Date of Execution : 23/05/2016; Date of Admission : 23/05/2016; Place of Admission of Execution : Office</p>	 23/05/2016 4:15:59 PM	 LTI 23/05/2016 4:16:06 PM
		 23/05/2016 4:16:22 PM	
(2)	<p>Mrs Swati Kejrival                      Raniganj, P.O:- Raniganj, P.S:- Raniganj, Raniganj, District:-Burdwan, West Bengal, India, PIN - 713347 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. ADUPA4502G,; Status : Representative; Date of Execution : 23/05/2016; Date of Admission : 23/05/2016; Place of Admission of Execution : Office</p>	 23/05/2016 4:16:50 PM	 LTI 23/05/2016 4:16:59 PM
		 23/05/2016 4:17:17 PM	

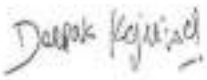
### Buyer Details

SL No.	Name, Address, Photo, Finger print and Signature		
(3)	<p>Mr Pawan Bajoria                      Raniganj, P.O:- Raniganj, P.S:- Raniganj,                      Raniganj, District:-Burdwan, West Bengal, India,                      PIN - 713347 Sex: Male, By Caste: Hindu,                      Occupation: Business, Citizen of: India, PAN No.                      ADEPB5489R.; Status : Representative; Date of                      Execution : 23/05/2016; Date of Admission :                      23/05/2016; Place of Admission of Execution :                      Office</p>	 23/05/2016 4:17:43 PM	 LTI 23/05/2016 4:17:52 PM
		 23/05/2016 4:18:07 PM	
(4)	<p>Mr Gopal Kheria                      Raniganj, P.O:- Raniganj, P.S:- Raniganj,                      Raniganj, District:-Burdwan, West Bengal, India,                      PIN - 713347 Sex: Male, By Caste: Hindu,                      Occupation: Business, Citizen of: India, PAN No.                      AESPK5979C.; Status : Representative; Date of                      Execution : 23/05/2016; Date of Admission :                      23/05/2016; Place of Admission of Execution :                      Office</p>	 23/05/2016 4:15:20 PM	 LTI 23/05/2016 4:15:31 PM
		 23/05/2016 4:15:45 PM	
(5)	<p>Mr Pradeep Goel                      Raniganj, P.O:- Raniganj, P.S:- Raniganj,                      Raniganj, District:-Burdwan, West Bengal, India,                      PIN - 713347 Sex: Male, By Caste: Hindu,                      Occupation: Business, Citizen of: India, PAN No.                      ACZPG6875C.; Status : Representative; Date of                      Execution : 23/05/2016; Date of Admission :                      23/05/2016; Place of Admission of Execution :                      Office</p>	 23/05/2016 4:18:19 PM	 LTI 23/05/2016 4:18:29 PM
		 23/05/2016 4:18:55 PM	

### B. Identifire Details

#### Identifier Details



Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Mr Deepak Kejriwal Son of Late Gopal Kejriwal P.N. Malia Road, Raniganj, P.O:- Raniganj, P.S:- Raniganj, Raniganj, District:-Burdwan, West Bengal, India, PIN - 713347 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,	Mrs Harsharan Kaur Oberoi, Mr Sarabjeet Singh Oberoi, Miss Sonam Oberoi, Miss Jasleen Oberoi, Mr Deepak Jalan, Mrs Swati Kejriwal, Mr Pawan Bajoria, Mr Gopal Kheria, Mr Pradeep Goel	  23/05/2016 4:19:13 PM

### C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: Burdwan, P.S:- Raniganj, Municipality: RANIGANJ, Road: Unnamed Municipal Road (Raniganj), Mouza: Amrasata	LR Plot No:- 2875 LR Khatian No:- 2076	4 Katha 10 Chatak	12,00,000/-	13,73,625/-	Proposed Use: Bastu, ROR: Bastu, Width of Approach Road: 28 Ft.,

Transfer of Property from Seller to Buyer				
Sch No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)
L1	Mrs Harsharan Kaur Oberoi	M/S MANGLAM REALTORS	1.90781	25
	Mr Sarabjeet Singh Oberoi	M/S MANGLAM REALTORS	1.90781	25
	Miss Sonam Oberoi	M/S MANGLAM REALTORS	1.90781	25
	Miss Jasleen Oberoi	M/S MANGLAM REALTORS	1.90781	25

### D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	Ranjit Mishra
Address	Searsole Rajbari, Thana : Raniganj, District : Burdwan, WEST BENGAL, PIN - 713347
Applicant's Status	Deed Writer

Office of the A.D.S.R. RANIGANJ, District: Burdwan

Endorsement For Deed Number : I - 020403846 / 2016

Query No/Year	02040000674839/2016	Serial no/Year	0204002864 / 2016
Deed No/Year	I - 020403846 / 2016		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Mrs Harsharan Kaur Oberoi	Presented At	Office
Date of Execution	23-05-2016	Date of Presentation	23-05-2016

Remarks

On 23/05/2016

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

Presented for registration at 12:50 hrs on : 23/05/2016, at the Office of the A.D.S.R. RANIGANJ by Mrs Harsharan Kaur Oberoi Alias Mrs Harsharan Kaur, 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 13,73,625/-

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

Execution is admitted on 23/05/2016 by

Mrs Harsharan Kaur Oberoi, Alias Mrs Harsharan Kaur, Wife of Late Sukhchain Singh Oberoi, N.S.B.Road, Bye Lane Near Neelkantha Hotel, P.O: Raniganj, Thana: Raniganj, , City/Town: RANIGANJ, Burdwan, WEST BENGAL, India, PIN - 713347, By caste Hindu, By Profession House wife

Indetified by Mr Deepak Kejriwal, Son of Late Gopal Kejriwal, P.N. Malia Road, Raniganj, P.O: Raniganj, Thana: Raniganj, , City/Town: RANIGANJ, Burdwan, WEST BENGAL, India, PIN - 713347, By caste Hindu, By Profession Business

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

Execution is admitted on 23/05/2016 by

Mr Sarabjeet Singh Oberoi, Son of Late Sukhchain Singh Oberoi, N.S.B.Road, Bye Lane Near Neelkantha Hotel, P.O: Raniganj, Thana: Raniganj, , City/Town: RANIGANJ, Burdwan, WEST BENGAL, India, PIN - 713347, By caste Hindu, By Profession Business

Indetified by Mr Deepak Kejriwal, Son of Late Gopal Kejriwal, P.N. Malia Road, Raniganj, P.O: Raniganj, Thana: Raniganj, , City/Town: RANIGANJ, Burdwan, WEST BENGAL, India, PIN - 713347, By caste Hindu, By Profession Business

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

Execution is admitted on 23/05/2016 by

Miss Sonam Oberoi, Daughter of Late Sukhchain Singh Oberoi, N.S.B.Road, Bye Lane Near Neelkantha Hotel, P.O: Raniganj, Thana: Raniganj, , City/Town: RANIGANJ, Burdwan, WEST BENGAL, India, PIN - 713347, By caste Hindu, By Profession Others

Indetified by Mr Deepak Kejriwal, Son of Late Gopal Kejriwal, P.N. Malia Road, Raniganj, P.O: Raniganj, Thana: Raniganj, , City/Town: RANIGANJ, Burdwan, WEST BENGAL, India, PIN - 713347, By caste Hindu, By Profession Business



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

Execution is admitted on 23/05/2016 by

Miss Jasleen Oberoi, Daughter of Late Sukhchain Singh Oberoi, N.S.B.Road, Bye Lane Near Neelkantha Hotel, P.O: Raniganj, Thana: Raniganj, , City/Town: RANIGANJ, Burdwan, WEST BENGAL, India, PIN - 713347, By caste Hindu, By Profession Others

Indetified by Mr Deepak Kejriwal, Son of Late Gopal Kejriwal, P.N. Malia Road, Raniganj, P.O: Raniganj, Thana: Raniganj, , City/Town: RANIGANJ, Burdwan, WEST BENGAL, India, PIN - 713347, By caste Hindu, By Profession Business

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

Execution is admitted on 23/05/2016 by

Mr Deepak Jalan partners, M/S MANGLAM REALTORS, 102/2, P.N. Malia Road, Raniganj, P.O:- Raniganj, P.S:- Raniganj, Raniganj, District:-Burdwan, West Bengal, India, PIN - 713347 Mr Deepak Jalan, Son of Mr Viswanath Jalan, Raniganj, P.O: Raniganj, Thana: Raniganj, , City/Town: RANIGANJ, Burdwan, WEST BENGAL, India, PIN - 713347, By caste Hindu, By profession Business

Indetified by Mr Deepak Kejriwal, Son of Late Gopal Kejriwal, P.N. Malia Road, Raniganj, P.O: Raniganj, Thana: Raniganj, , City/Town: RANIGANJ, Burdwan, WEST BENGAL, India, PIN - 713347, By caste Hindu, By Profession Business

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

Execution is admitted on 23/05/2016 by

Mrs Swati Kejriwal partners, M/S MANGLAM REALTORS, 102/2, P.N. Malia Road, Raniganj, P.O:- Raniganj, P.S:- Raniganj, Raniganj, District:-Burdwan, West Bengal, India, PIN - 713347 Mrs Swati Kejriwal, Wife of Mr Pawan Kejriwall, Raniganj, P.O: Raniganj, Thana: Raniganj, , City/Town: RANIGANJ, Burdwan, WEST BENGAL, India, PIN - 713347, By caste Hindu, By profession House wife

Indetified by Mr Deepak Kejriwal, Son of Late Gopal Kejriwal, P.N. Malia Road, Raniganj, P.O: Raniganj, Thana: Raniganj, , City/Town: RANIGANJ, Burdwan, WEST BENGAL, India, PIN - 713347, By caste Hindu, By Profession Business

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

Execution is admitted on 23/05/2016 by

Mr Pawan Bajoria partners, M/S MANGLAM REALTORS, 102/2, P.N. Malia Road, Raniganj, P.O:- Raniganj, P.S:- Raniganj, Raniganj, District:-Burdwan, West Bengal, India, PIN - 713347 Mr Pawan Bajoria, Son of Mr Ramavtar Bajoria, Raniganj, P.O: Raniganj, Thana: Raniganj, , City/Town: RANIGANJ, Burdwan, WEST BENGAL, India, PIN - 713347, By caste Hindu, By profession Business

Indetified by Mr Deepak Kejriwal, Son of Late Gopal Kejriwal, P.N. Malia Road, Raniganj, P.O: Raniganj, Thana: Raniganj, , City/Town: RANIGANJ, Burdwan, WEST BENGAL, India, PIN - 713347, By caste Hindu, By Profession Business

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

Execution is admitted on 23/05/2016 by

Mr Gopal Kheria partners, M/S MANGLAM REALTORS, 102/2, P.N. Malia Road, Raniganj, P.O:- Raniganj, P.S:- Raniganj, Raniganj, District:-Burdwan, West Bengal, India, PIN - 713347 Mr Gopal Kheria, Son of Late

Biswanath Kheria, Raniganj, P.O: Raniganj, Thana: Raniganj, , City/Town: RANIGANJ, Burdwan, WEST BENGAL, India, PIN - 713347, By caste Hindu, By profession Business

Indetified by Mr Deepak Kejriwal, Son of Late Gopal Kejriwal, P.N. Malia Road, Raniganj, P.O: Raniganj, Thana: Raniganj, , City/Town: RANIGANJ, Burdwan, WEST BENGAL, India, PIN - 713347, By caste Hindu, By Profession Business

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

Execution is admitted on 23/05/2016 by

Mr Pradeep Goel partners, M/S MANGLAM REALTORS, 102/2, P.N. Malia Road, Raniganj, P.O:- Raniganj, P.S:- Raniganj, Raniganj, District:-Burdwan, West Bengal, India, PIN - 713347 Mr Pradeep Goel, Son of Mr Bajrang Lal Goel, Raniganj, P.O: Raniganj, Thana: Raniganj, , City/Town: RANIGANJ, Burdwan, WEST BENGAL, India, PIN - 713347, By caste Hindu, By profession Business

Indetified by Mr Deepak Kejriwal, Son of Late Gopal Kejriwal, P.N. Malia Road, Raniganj, P.O: Raniganj, Thana: Raniganj, , City/Town: RANIGANJ, Burdwan, WEST BENGAL, India, PIN - 713347, By caste Hindu, By Profession Business

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 15,110/- ( A(1) = Rs 15,103/- ,E = Rs 7/- ) and Registration Fees paid by Cash Rs 0/-, by Draft Rs 15,110/-

**Description of Draft**

1. Rs 15,110/- is paid, by the Bankers cheque No: 000428374110, Date: 21/05/2016, Bank: STATE BANK OF INDIA (SBI), RANIGANJ.

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 82,428/- and Stamp Duty paid by Draft Rs 81,450/-, by Stamp Rs 1,000/-

**Description of Stamp**

1. Rs 1,000/- is paid on Impressed type of Stamp, Serial no 954, Purchased on 27/11/2015, Vendor named A Mondal.

2. Rs 10/- is paid on Court Fees.

**Description of Draft**

1. Rs 32,450/- is paid, by the Bankers cheque No: 000428374111, Date: 21/05/2016, Bank: STATE BANK OF INDIA (SBI), RANIGANJ.

2. Rs 49,000/- is paid, by the Bankers cheque No: 000428374112, Date: 21/05/2016, Bank: STATE BANK OF INDIA (SBI), RANIGANJ.



(Sumanta Dhar)

ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RANIGANJ  
Burdwan, West Bengal

**On 30/06/2016**



**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.



(Sumanta Dhar)

ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RANIGANJ  
Burdwan, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0204-2016, Page from 59460 to 59486

being No 020403846 for the year 2016.



Digitally signed by SUMANTA DHAR  
Date: 2016.07.01 13:54:00 +05:30  
Reason: Digital Signing of Deed.

(Sumanta Dhar) 01-07-2016 13:53:59  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RANIGANJ  
West Bengal.

(This document is digitally signed.)