

5891

T 5986



30/11/15

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

K 221805

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

Q NO. 02040001016851/2015

Additional District Sub-Registrar
Raniganj, Burdwan

30 NOV 2015

Manglam Realtors
[Signature]
Partner

Manglam Realtors
[Signature]
Partner

Manglam Realtors
[Signature]
Partner

Manglam Realtors
[Signature]
Partner

Manglam Realtors
[Signature]
Partner

[Handwritten signature]
alias *[Handwritten signature]*

[Handwritten signature]
[Handwritten signature]

[Handwritten signature]

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

AREA SOLD:: 8 Cottah 2 Chhataks, SALE VALUE ::-Rs.24,13,126/-

DEED OF SALE

THIS DEED OF SALE IS MADE THIS THE 30TH DAY OF NOVEMBER 2015

Contd....P/2.

[Handwritten signature]

SERIAL No. 952 DATE 27/11/2015
PURCHASERS NAME M/S Mangalam REALTORS
ADDRESS Rangaj
DISTRICT Burdwan
STAMP PURCHASED FROM ASANSOL
TREASURY ON DATED 20 NOV 2015
VALUE OF THE STAMP 100000

Ashtes made

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



Additional District Sub-Registrar
Rangaj, Burdwan

30 NOV 2015

Manglam Realtors
Sudip Kumar
Partner

Manglam Realtors
Sudip Kumar
Partner

Manglam Realtors
Sudip Kumar
Partner

Manglam Realtors
Sudip Kumar
Partner

Manglam Realtors
Sudip Kumar
Partner

Harsharan Kaur Oberoi alias Harsharan Kaur

Sarabjeet Singh Oberoi

Jasleen Oberoi

Sonam Oberoi

:-2:-

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 "**S E L L E R S**" (which expression shall include and mean all their respective heirs, successors, executors,administrators, legal representative and assigns) of the **ONE PART.**

Contd....P/3.

Whose
(Arch)



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Additional District Sub-Registrar
Razigobaj, Burdwan

30 NOV 2015

Manglam Realtors
Deepak Jalan
Partner

Manglam Realtors
Swati Kejriwal
Partner

Manglam Realtors
Pawan Bajoria
Partner

Manglam Realtors
Gopal Kheria
Partner

Manglam Realtors
Pradeep Goel
Partner

Hengbasu Dawa Oberoi alias Hraslary Kaur

Sarbjit Singh Oberoi

Jasleen Oberoi

Sonam Oberoi

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 "PURCHASER" (which expression shall include and means all its respective heirs, successors, executors, administrators, legal representative and assigns) of the OTHER PART.

Cont.....P/4

Pradeep Goel
(Partner)



*Additional District Sub-Registrar
Raziganj, Burdwan*

30 NOV 2015

Manglam Realtors
Deepak Jain
Partner

Manglam Realtors
Sudhir Rajiv
Partner

Manglam Realtors
Pawan Bopara
Partner

Manglam Realtors
Gopal Khandelwal
Partner

Manglam Realtors
Rudra Choudhary
Partner

---4---

Harsharan Kaur Oberoi alias Harsharan Kaur

Sarbjit Singh Oberoi

Sarvesh Oberoi

Sonam Oberoi

WHEREAS Sukhchain Singh Oberoi(Since Deceased),and Harsharan Kaur Oberoi alias Harsharan Kaur(Seller No.1) jointly purchased the land mentioned in schedule below by virtue of a registered deed of sale **being no. 3718 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 WHEREAS the aforesaid Sukhchain Singh Oberoi died leaving behind his wife namely Harsharan Kaur Oberoi alias Harsharan Kaur(Seller No.1) and son namely Sarbjit Singh Oberoi(Seller No.2) and two daughters namely Sonam Oberoi (Seller No.3) and Jasleen Oberoi (Seller No.4) as his only legal heirs.

Cont...P/5

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Additional District Sub-Registrar
Kalyanpur, Burdwan

30 NOV 2015

Manglam Realtors
Kajal Jalam
Partner

Manglam Realtors
Suroto Rajivani
Partner

Manglam Realtors
Paran Bhojra
Partner

Manglam Realtors
Tejal Khemrao
Partner

Manglam Realtors
Pradeep Goel
Partner

हस्ताक्षरकृत ओबीबी अलिअ हस्तक्षरकृत

Sarjant Singh Alwar

Paran Bhojra

Paran Bhojra

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.24,13,126/- (Rupees twenty-four lakh thirteen thousand one hundred twenty-six) only.

Adh
(Adv)



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Additional District Sub-Registrar
Burdwan, Burdwan

30 NOV 2015

Manglam Realtors
Sudhakar Jilani
Partner

Manglam Realtors
Savitri Rajivada
Partner

Manglam Realtors
Pawan Brijani
Partner

Manglam Realtors
Tejal Kulkarni
Partner

-:6:-

Manglam Realtors
Rohit G. O. L.
Partner

Hassan Khan Bhai
alias Hassan Khan

Salyed Sushant

Parveen Bhai

Sanam Bhai

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.24,13,126/- (Rupees twenty-four lakh thirteen thousand one hundred twenty-six) 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.

Contd...P/7

Shah
(Arch)



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

30 NOV 2015

Manglam Realtors

Deepak Jahan
Partner

Manglam Realtors

Swati Rajivani,
Partner

Manglam Realtors

Pamou Bajoria
Partner

Manglam Realtors

Pratibha,
Partner

---7---

Manglam Realtors

Pradeep Goel
Partner

Hansraj Kumar Oberoi
alias Hansraj Oberoi

Subjet Singhania

Jasleen Oberoi

Sonam Oberoi

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 persone or authority.

Relax
(Adv)



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Additional District Sub-Registrar
Kaniganj, Burdwan

30 NOV 2015

Manglam Realtors
Dharmendra Jaiswal
Partner

Manglam Realtors
Sudhakar Kishore
Partner

Manglam Realtors
Parvati Bhatnagar
Partner

Manglam Realtors
Rajesh Khanna
Partner

Manglam Realtors
Rajesh Khanna
Partner

Manglam Realtors
Rajesh Khanna
Partner

Sudhakar Kishore

Parvati Bhatnagar

Rajesh Khanna

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

(Sd/-)
(Hd/-)



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

30 NOV 2015

Manglam Realtors
Dipak Jaisan
Partner

Manglam Realtors
Sudate Kojishore
Partner

Manglam Realtors
Paran Bajoria
Partner

Manglam Realtors
Laxal Khoria
Partner

Manglam Realtors
Rudra Guel
Partner

Harsaran Kaur Oberoi
alias Harsaran Kaur

Satyajit Singh Anni

Sulcon Oberoi

Sonam Oberoi

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 deprive 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, indimnify and keep indimnified the Purchaser its heirs executors, assings 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.

Whe
Pch



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Additional District Sub-Registrar
Raniganj, Burdwan

30 NOV 2015

Manglam Realtors
Partner
Sudhakar Sharma

Manglam Realtors
Partner
Sudhakar Sharma

Manglam Realtors
Partner
Pawan Bajoria

Manglam Realtors
Partner
Geetika Khanna

∴10∴

Manglam Realtors
Partner
Pooja Goel

Attorneys
Chandrasekhar Das
Chandrasekhar Das

Sudhakar Sharma

Pawan Bajoria

Sonam Thakur

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), bearing:-

1|R.S. Plot No. 1268(One thousand two hundred sixty-eight)Corresponding to L.R. Plot No. 3060(Three thousand sixty) Class of Land Bastu, measuring an area of 7(Seven) Cottah 7(Seven) Chhataks or 0.123(Zero point one two three) Acres.

2|R.S. Plot No. 1287(One thousand two hundred eighty-seven)Corresponding to L.R. Plot No. 3059(Three thousand fifty-nine) Class of Land Bastu, measuring an area of 11(Eleven) Chhataks or 0.011(Zero point zero one one) Acres.

IN TOTAL 8(EIGHT) COTTAH 2(TWO) CHHATAKS OR 0.134(ZERO POINT ONE THREE FOUR) 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 :- Vacant Land .
On South :- 28fts. Wide Road. 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.

Chal
Ady



MS

Additional District Sub-Registrar
Rampur, Burdwan

30 NOV 2015

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. Debasit Majumdar
S/O Late Gopal Das Majumdar
P.N. Malia Road
Raniganj - 713347
(W.B.)

Harsaran Kaur Oberoi
alias Harsaran Kaur

Sarjot Singh Oberoi

2. Ranjit Kumar
S/O Anand Kumar
Seemra

Jasleen Oberoi

Sonam Oberoi

SIGNATURE OF THE SELLERS

Manglam Realtors
Jyoti Jalan
Partner

Manglam Realtors
Swati Rajivani
Partner

Manglam Realtors
Pawan Bajaj
Partner

Manglam Realtors
Gopal Khosla
Partner

Manglam Realtors
Randeep Goel
Partner

DRAFTED BY ME AND
TYPED IN MY OFFICE

Tarun Kanti Ghosh

ADVOCATE

E. NO. F-944/938 of 1988

SIGNATURE OF THE PURCHASER



[Signature]
Additional District Sub-Registrar
Kangra, Himachal Pradesh

30 NOV 2015

MEMO OF CONSIDERATION

Received the full and final sale consideration of Rs. 24,13,126 /- by the following A/c

Payee Cheque:-

1] Rs.11,00,000/- (Rupees eleven lakh) only vide A/c Payee Cheque being no.000071, Dt.07.09.2015, of HDFC Bank Raniganj Branch pay to the Seller No.1

2] Rs.4,08,204/- (Rupees four lakh eight thousand two hundred four) only vide A/c Payee Cheque being no.000113, Dt.28.11.2015, of HDFC Bank Raniganj Branch pay to the Seller No.1

3] Rs.3,01,641/- (Rupees three lakh one thousand six hundred forty-one) only vide A/c Payee Cheque being no.000114, Dt.28.11.2015 of HDFC Bank Raniganj Branch pay to the Seller No.2

4] Rs.3,01,641/- (Rupees three lakh one thousand six hundred forty-one) only vide A/c Payee Cheque being no.000115, Dt.28.11.2015 of HDFC Bank Raniganj Branch pay to the Seller No.3

5] Rs.3,01,640/- (Rupees three lakh one thousand six hundred forty) only vide A/c Payee Cheque being no.000116, Dt.28.11.2015, of HDFC Bank Raniganj Branch pay to the Seller No.4

Phos
(Roh)

Harsharan Kaur Oberoi
alias Harsharan Kaur
Sarbjit Singh Dahi
Jalren Oberoi
Sonam Oberoi

SIGNATURE OF THE SELLERS



*Additional District Sub-Registrar
Raniganj, Burdwan*

30 NOV 2015

**PLAN SHOWING IN MOUZA AMRASOTA J.L. NO:- 18, R.S PLOT
NO :-1268 & 1287 L.R PLOT NO:-3060 & 3059 P.S.:- RANIGANJ,
DIST :-BURDWAN. SCALE 64"=1 MILE**



LAND MEASURING AREA :-

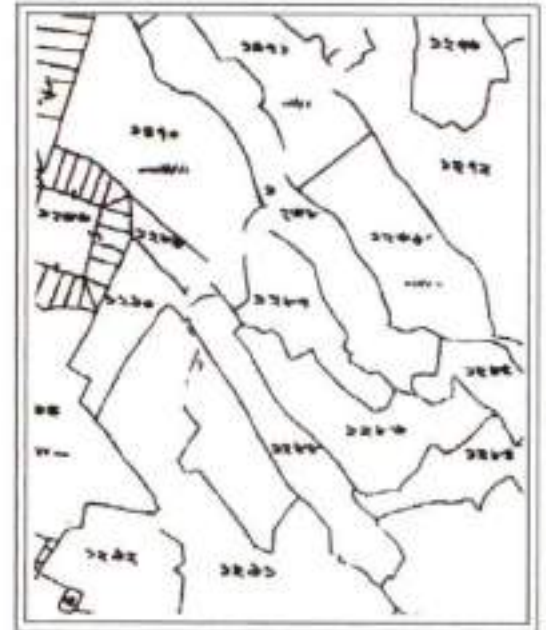
07 K 07 CH OR 0.123 ACRE WITHIN R.S PLOT NO:-1268
00 K 11 CH OR 0.011 ACRE WITHIN R.S PLOT NO:-1287
08 K 02 CH OR 0.134 ACRE SHOWN THUS

PURCHASED BY:-

M/S MANGLAM REALTORS
102/1 P.N.MALIA ROAD

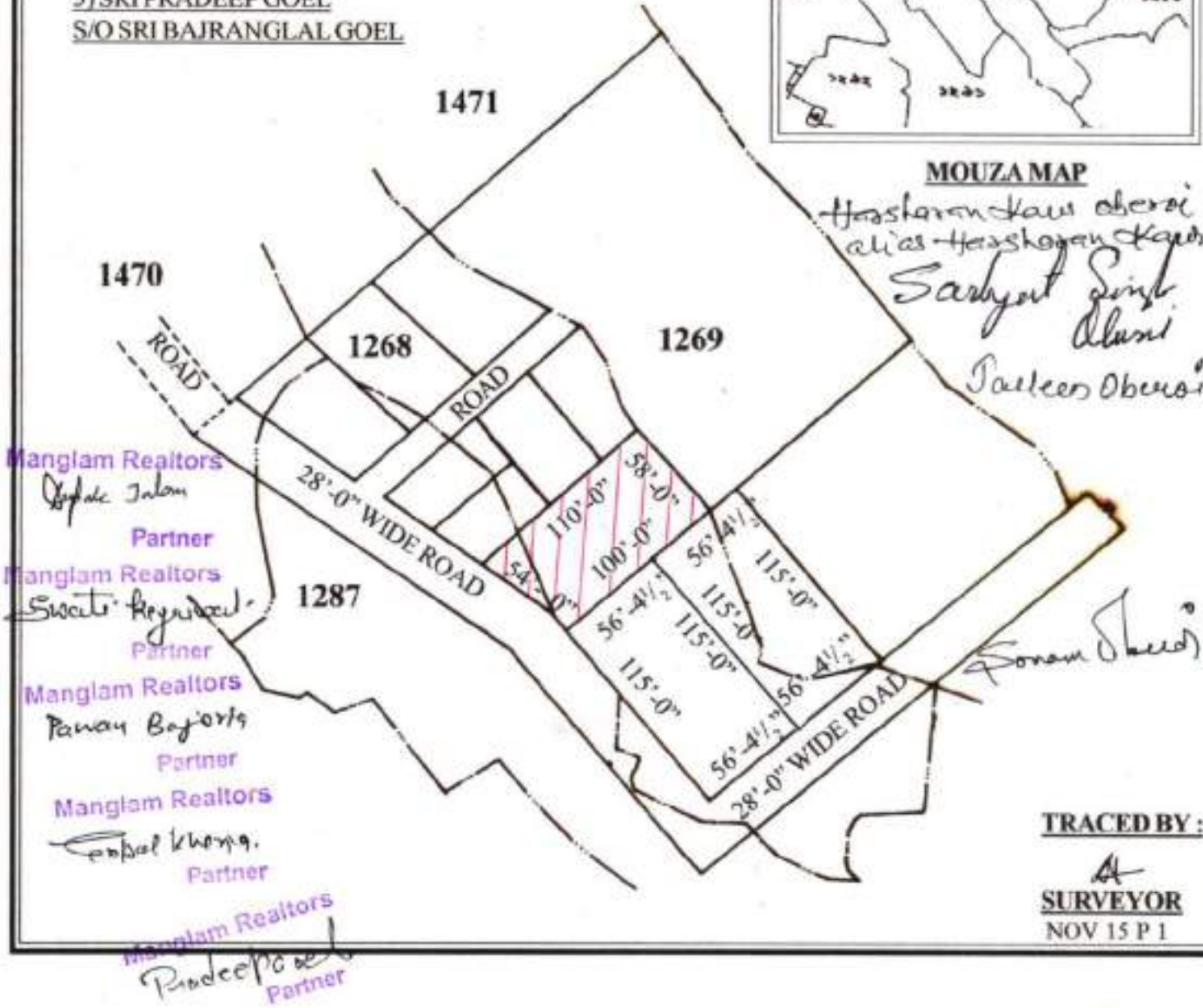
REPRESENTED BY:-(PARTNERS)

- 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

*Hashtaran Kaur Oberoi
alias Hashtaran Kaur
Sarbjot Singh
Alani
Partner Oberoi*



TRACED BY:

A
SURVEYOR
NOV 15 P 1



Additional District Sub-Registrar
Raniganj, Burdwan

30 NOV 2015

Thumb littlefinger to fore finger

Left Hand  

Thumb fore finger to littlefinger

Right Hand  

Finger Print attested by me: *Jaypal Jolay*



Thumb littlefinger to forefinger

Left Hand  



Thumb fore finger to littlefinger

Right Hand  



Finger Print attested by me: *Sunita Kojiswal*




Thumb littlefinger to forefinger

Left Hand  

Thumb fore finger to littlefinger

Right Hand  

Finger Print attested by me: *Pawan Brijoria*



Thumb littlefinger to forefinger

Left Hand  

Thumb fore finger to littlefinger

Right Hand  

Finger Print attested by me: *Rohit Khenia*





[Signature]
Additional District Sub-Registrar
Raniganj, Burdwan

30 NOV 2015



Finger Print attested by me: Pradeep Goel



Finger Print attested by me: Harsharan Kaur Oberoi alias Harsharan Kaur



Finger Print attested by me: Saryat Singh Oberoi



Finger Print attested by me: Jasleen Oberoi



Additional District Sub-Registrar
Kauganj, Burdwan

30 NOV 2015

4

Thumb littlefinger to fore finger

Left Hand  


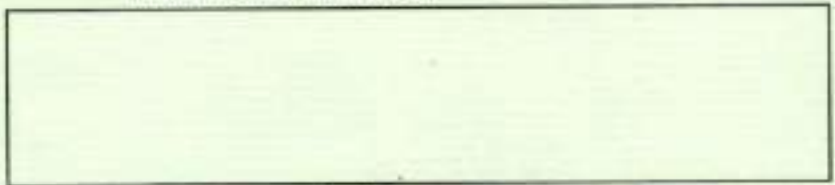
Thumb fore finger to littlefinger

Right Hand  

Finger Print attested by me: *Sonam Oberoi*



Thumb littlefinger to forefinger

Left Hand  

Thumb fore finger to littlefinger


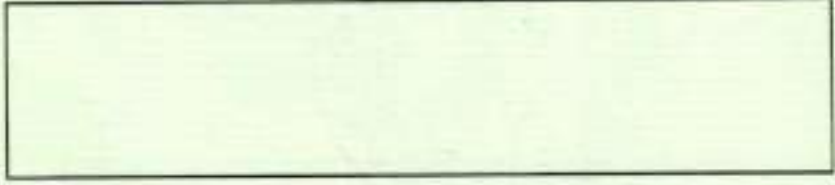


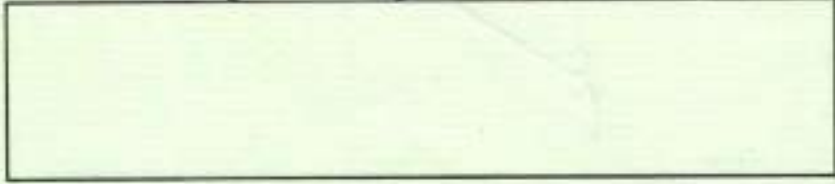
Right Hand  

Photo 

Finger Print attested by me:

Thumb littlefinger to forefinger

Left Hand  

Thumb fore finger to littlefinger


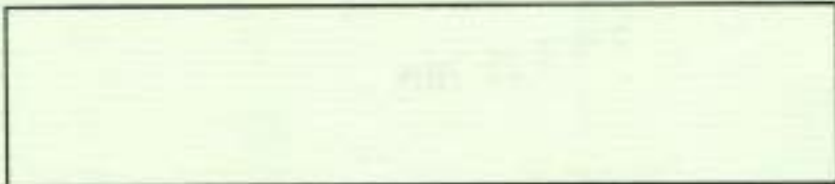

Right Hand  

Photo 

Finger Print attested by me:

Thumb littlefinger to forefinger

Left Hand  

Thumb fore finger to littlefinger

Right Hand  

Photo 

Finger Print attested by me:




[Handwritten signature]

Additional District Sub-Registrar
Baidwan, Baidwan

30 NOV 2015



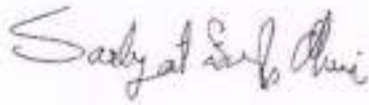


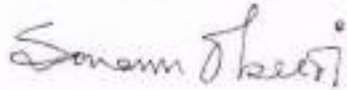



Seller, Buyer and Property Details

A. Seller & Buyer Details



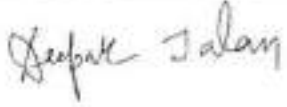


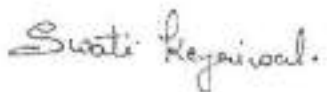
Presentant Details			
SL No.	Name, Address, Photo, Finger print and Signature of Presentant		
1	<p>Mrs Harsharan Kaur Oberoi (Alias Name: Mrs Harsharan Kaur) Wife of Late Sukhchain Singh Oberoi N.S.B.Road, Bye Lane Near Neelkantha Hotel, P.O:- Raniganj, P.S:- Raniganj, Raniganj, District:- Burdwan, West Bengal, India, PIN - 713347</p>	 30/11/2015 2:50:09 PM	 LTI 30/11/2015 2:50:30 PM
		<p><i>Harsharan Kaur Oberoi</i> <i>alias harsharan kaur</i></p> 30/11/2015 2:51:59 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 : 30/11/2015; Date of Admission : 30/11/2015; Place of Admission of Execution : Office</p>	 30/11/2015 2:50:09 PM	 LTI 30/11/2015 2:50:30 PM
		<p><i>Harsharan Kaur Oberoi</i> <i>alias harsharan kaur</i></p> 30/11/2015 2:51:59 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 : 30/11/2015; Date of Admission : 30/11/2015; Place of Admission of Execution : Office</p>	 30/11/2015 2:53:49 PM	 LTI 30/11/2015 2:53:59 PM
		 30/11/2015 2:54:19 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: House wife, Citizen of: India, PAN No. AAPPO1203J,; Status : Individual; Date of Execution : 30/11/2015; Date of Admission : 30/11/2015; Place of Admission of Execution : Office</p>	 30/11/2015 2:52:27 PM	 LTI 30/11/2015 2:52:40 PM
		 30/11/2015 2:52:54 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: House wife, Citizen of: India, PAN No. ABEPO7864P,; Status : Individual; Date of Execution : 30/11/2015; Date of Admission : 30/11/2015; Place of Admission of Execution : Office</p>	 30/11/2015 2:53:10 PM	 LTI 30/11/2015 2:53:18 PM
		 30/11/2015 2:53:35 PM	

Buyer Details

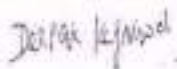
SL No.	Name, Address, Photo, Finger print and Signature		
1	<p>M/S MANGLAM REALTORS Tirupati Apartment 102/2, P.N. Malia Road, Raniganj, P.O:- Raniganj, P.S:- Raniganj, Raniganj, District:- Burdwan, West Bengal, India, PIN - 713347 PAN No. AAZFM6209Q.; Status : Organization; Represented by representative 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 : 30/11/2015; Date of Admission : 30/11/2015; Place of Admission of Execution : Office</p>	 30/11/2015 2:54:45 PM	 LTI 30/11/2015 2:54:52 PM
		 30/11/2015 2:55:11 PM	
1(2)	<p>Mrs Swati Kejriwal RANIGANJ, P.O:- Raniganj, P.S:- Raniganj, Raniganj, District:-Burdwan, West Bengal, India, PIN - 713347 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ADUPA4502G.; Status : Representative; Date of Execution : 30/11/2015; Date of Admission : 30/11/2015; Place of Admission of Execution : Office</p>	 30/11/2015 2:56:46 PM	 LTI 30/11/2015 2:57:02 PM
		 30/11/2015 2:57:25 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 : 30/11/2015; Date of Admission : 30/11/2015; Place of Admission of Execution : Office</p>	 30/11/2015 2:55:23 PM	 LTI 30/11/2015 2:55:31 PM
		<p align="center"><i>Pawan Bajoria</i></p> <p align="center">30/11/2015 2:55:49 PM</p>	
(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 : 30/11/2015; Date of Admission : 30/11/2015; Place of Admission of Execution : Office</p>	 30/11/2015 2:56:05 PM	 LTI 30/11/2015 2:56:16 PM
		<p align="center"><i>Gopal Kheria.</i></p> <p align="center">30/11/2015 2:56:31 PM</p>	
(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 : 30/11/2015; Date of Admission : 30/11/2015; Place of Admission of Execution : Office</p>	 30/11/2015 2:57:39 PM	 LTI 30/11/2015 2:57:46 PM
		<p align="center"><i>Pradeep Goel</i></p> <p align="center">30/11/2015 2:58:02 PM</p>	

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	 30/11/2015 2:59:46 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:- 3060 , LR Khatian No:- 2076	7 Katha 7 Chatak	10,00,000/-	22,08,938/-	Proposed Use: Bastu, ROR: Bastu, Width of Approach Road: 28 Ft.,
L2	District: Burdwan, P.S:- Raniganj, Municipality: RANIGANJ, Road: Unnamed Municipal Road (Raniganj), Mouza: Amrasata	LR Plot No:- 3059 , LR Khatian No:- 2076	11 Chatak	1,00,000/-	2,04,188/-	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	Miss Jasleen Oberoi	M/S MANGLAM REALTORS	14.875	12.5
	Miss Sonam Oberoi	M/S MANGLAM REALTORS	14.875	12.5
	Mr Sarabjeet Singh Oberoi	M/S MANGLAM REALTORS	14.875	12.5
	Mrs Harsharan Kaur Oberoi	M/S MANGLAM REALTORS	74.375	62.5
L2	Miss Jasleen Oberoi	M/S MANGLAM REALTORS	1.375	12.5
	Miss Sonam Oberoi	M/S MANGLAM REALTORS	1.375	12.5
	Mr Sarabjeet Singh Oberoi	M/S MANGLAM REALTORS	1.375	12.5
	Mrs Harsharan Kaur Oberoi	M/S MANGLAM REALTORS	6.875	62.5

D. Applicant Details

Details of the applicant who has submitted the requisition form

Applicant's Name	Ranjit Mishra
Address	Searsole, 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 - 020405986 / 2015

Query No/Year	02040001016851/2015	Serial no/Year	0204005891 / 2015
Deed No/Year	I - 020405986 / 2015		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Mrs Harsharan Kaur Oberoi	Presented At	Office
Date of Execution	30-11-2015	Date of Presentation	30-11-2015

Remarks

On 30/11/2015

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

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

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

Presented for registration at 12:05 hrs on : 30/11/2015, 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 24,13,126/-

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

Execution is admitted on 30/11/2015 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 30/11/2015 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 30/11/2015 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 House wife

Identified 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 30/11/2015 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 House wife

Identified 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 30/11/2015 by

Mr Deepak Jalan partners, M/S MANGLAM REALTORS, Tirupati Apartment102/2, P.N. Malia Road, Raniganj, P.O:- Raniganj, P.S:- Raniganj, Raniganj, District-Burdwan, West Bengal, India, PIN - 713347

Identified 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 30/11/2015 by

Mrs Swati Kejriwal partners, M/S MANGLAM REALTORS, Tirupati Apartment102/2, P.N. Malia Road, Raniganj, P.O:- Raniganj, P.S:- Raniganj, Raniganj, District-Burdwan, West Bengal, India, PIN - 713347

Identified 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 30/11/2015 by

Mr Pawan Bajoria partners, M/S MANGLAM REALTORS, Tirupati Apartment102/2, P.N. Malia Road, Raniganj, P.O:- Raniganj, P.S:- Raniganj, Raniganj, District-Burdwan, West Bengal, India, PIN - 713347

Identified 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 30/11/2015 by

Mr Gopal Kheria partners, M/S MANGLAM REALTORS, Tirupati Apartment102/2, P.N. Malia Road, Raniganj, P.O:- Raniganj, P.S:- Raniganj, Raniganj, District-Burdwan, West Bengal, India, PIN - 713347

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 30/11/2015 by

Mr Pradeep Goel partners, M/S MANGLAM REALTORS, Tirupati Apartment102/2, P.N. Malia Road, Raniganj, P.O:- Raniganj, P.S:- Raniganj, Raniganj, District:-Burdwan, West Bengal, India, PIN - 713347

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 26,550/- (A(1) = Rs 26,543/- ,E = Rs 7/-) and Registration Fees paid by Cash Rs 0/-, by Draft Rs 26,803/-

Description of Draft

1. Rs 26,803/- is paid, by the Bankers cheque No: 000428372394, Date: 26/11/2015, Bank: STATE BANK OF INDIA (SBI), RANIGANJ.

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,44,798/- and Stamp Duty paid by Draft Rs 1,45,200/-, by Stamp Rs 1,000/-

Description of Stamp

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

2. Rs 1,000/- is paid on Impressed type of Stamp, Serial no 952, Purchased on 27/11/2015, Vendor named A MONDAL.

Description of Draft

1. Rs 47,200/- is paid, by the Bankers cheque No: 000428372391, Date: 26/11/2015, Bank: STATE BANK OF INDIA (SBI), RANIGANJ.

2. Rs 49,000/- is paid, by the Bankers cheque No: 000428372388, Date: 26/11/2015, Bank: STATE BANK OF INDIA (SBI), RANIGANJ.

3. Rs 49,000/- is paid, by the Bankers cheque No: 000428372389, Date: 26/11/2015, Bank: STATE BANK OF INDIA (SBI), RANIGANJ.



(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 0204-2015, Page from 57577 to 57603

being No 020405986 for the year 2015.



Digitally signed by SUMANTA DHAR
Date: 2015.12.09 14:06:54 +05:30
Reason: Digital Signing of Deed.

(Sumanta Dhar) 09/12/2015 14:06:53
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RANIGANJ
West Bengal.

(This document is digitally signed.)
