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I 6229



11-10-2015  
 12-12-2015  
 9-12-15

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

K 221836

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

02040001026173/2015

*(Signature)*

Additional District Sub-Registrar  
 Raniganj, Burdwan

09 DEC 2015

Manglam Realtors  
 Dnyanesh Jaiswal  
 partner

Manglam Realtors  
 Swati Kishore  
 Partner

Manglam Realtors  
 Pawan Bojoria  
 Partner

Manglam Realtors  
 Gopal Kishore  
 Partner

Manglam Realtors  
 Pradeep Goel  
 Partner

Harsaran Kaur Oberoi  
 alias Harsharan Kaur

*Sarbjot Singh Oberoi*

*Souam Oberoi*

*Pasleen Oberoi*

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

AREASOLD:: 4 Cottah 6 Chhataks, SALE VALUE ::-Rs.12,99,375/-

\*\*\*\*\*

**DEED OF SALE**

THIS DEED OF SALE IS MADE THIS THE 1<sup>st</sup>. DAY OF DECEMBER 2015

Contd....P/2.

*(Signature)*



PSSD  
A. No. 1513 Date 30/11/15 Value 1000/-  
Purchaser's Name M/S Manglam Realtors  
Address Raniganj  
Stamp Vender's Sign Ajoy Chand

AJOY KUMAR CHAND  
STAMP VENDER

A. D. S. R. Office, Raniganj  
Lic. No. 1 of 1989

Purchased On 27/11/15  
From Asansol Treasury



Additional District Sub-Registrar  
Raniganj, Burdwan

09 DEC 2015

Manglam Realtors  
Sukhchain Oberoi  
Partner

Manglam Realtors  
Sudanta Kishoree  
Partner

Manglam Realtors  
Pawan Bajoria  
Partner

Manglam Realtors  
Gopal Khandelwal  
Partner

Manglam Realtors  
Randeep Goel  
Partner

Harsharan Kaur Oberoi  
alias Harsharan Kaur

Sarabjeet Singh Oberoi

Sonam Oberoi

Jasleen 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::AAPPO1203J)**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,(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.

Sukhchain Oberoi



Additional District Sub-Registrar  
Kaniganj, Burdwan

09 DEC 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

Harsaran Kaur Oberoi  
alias Harsaran Kaur

Sarjeet Singh Oberoi

Sonam Oberoi

Radhe 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::AESPK5979C) 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  
(Actv)



Handwritten signature or mark.

**Additional District Sub-Registrar**  
Raniganj, Burdwan  
09 DEC 2015



Manglam Realtors  
Dipak Jalam  
Partner

Manglam Realtors  
Sudati Kojwal  
Partner

Manglam Realtors  
Pawan Bajoria  
Partner

Manglam Realtors  
Sonal Khera  
Partner

Manglam Realtors  
Randeep Groh  
Partner

Harsharan Kaur Oberoi  
alias Harsharan Kaur

Sarbjot Singh Oberoi

Sonam Oberoi

Jasleen Oberoi

:-4:-

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 saidd landd 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 leavng 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)



*[Handwritten signature]*

**Additional District Sub-Registrar**  
**Raniganj, Burdwan**  
**09 DEC 2015**



Manglam Realtors  
Rupak Jalan  
Partner

Manglam Realtors  
Sudati Kerpudal  
Partner

Manglam Realtors  
Pawan Bajoria  
Partner

Manglam Realtors  
Rohal Khertya  
Partner

Manglam Realtors  
Pradeep Koch  
Partner

हारासलाम कामा ओबेरी  
alias हारासलाम कामा

Sarjeyt Singh Oberoi

Soram Oberoi

Indeen Oberoi

:-:-:-

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.12,99,375/- (Rupees twelve lakh ninety-nine thousand three hundred seventy-five) only.

(P/6)





Manglam Realtors  
Deepak Sharma  
Partner

Manglam Realtors  
Sandeep Keshava  
Partner

Manglam Realtors  
Pawan Bajoria  
Partner

Manglam Realtors  
Rohit Kishore  
Partner

Manglam Realtors  
Pradeep Goel  
Partner

Hraslesan Kumar Oberoi  
alias Hraslesan Oberoi

Sarjant Singh Oberoi

Suman Oberoi

Jyoti Oberoi

AND WHEREAS the Sellers <sup>:-:6:-</sup> 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.12,99,375/- (Rupees twelve lakh ninety-nine thousand three hundred seventy-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.

(Signature)  
(Red)



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

**09 DEC 2015**



Manglam Realtors  
Dipak Singh  
Partner

Manglam Realtors  
Sudhakar Singh  
Partner

Manglam Realtors  
Pawan Bajoria  
Partner

Manglam Realtors  
Tejpal Kheria  
Partner

Manglam Realtors  
Randeep Goel  
Partner

Harsaran Kaur Oberoi  
alias Harsaran Kaur

Sarjeet Singh Oberoi

Sonam Oberoi

Rasheen 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 person or authority.

CPD  
(Adv)



*[Handwritten signature]*

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

**09 DEC 2015**



Manglam Realtors  
Rajesh Jham  
Partner

Manglam Realtors  
Sudhakar Kishore  
Partner

Manglam Realtors  
Pawan Bajoria  
Partner

Manglam Realtors  
Rohit Kishore  
Partner

Manglam Realtors  
Rudra Kishore  
Partner

Hansraj Kishore Oberoi  
alias Hansraj Kishore

Sarbjit Singh Oberoi

Sanam Oberoi  
Judeen Oberoi

---8---

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

*Shobh  
Kishore*



*[Handwritten signature]*

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

**09 DEC 2015**



Manglam Realtors  
Dipak Jalam  
Partner

Manglam Realtors  
Swati Kejriwal  
Partner

Manglam Realtors  
Pawan Bajoria  
Partner

Manglam Realtors  
Seobal Kharia  
Partner

Manglam Realtors  
Randeep Goel  
Partner

Hassan Khan Oberoi  
alias Hassan Khan

Subjeet Singh Oberoi  
Sonam Oberoi

Tarun Oberoi

:-9:-

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.

*(Signature)*  
KdV



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

**09 DEC 2015**



Manglam Realtors  
Khatia Jitendra  
Partner

Manglam Realtors  
Santosh Khatia  
Partner

Manglam Realtors  
Pawan Bhatia  
Partner

Manglam Realtors  
Rajendra  
Partner

Manglam Realtors  
Rajendra Goel  
Partner

Harsaran Kaur Oberoi alias Harsaran

Sarbjit Singh Oberoi

Sonam Oberoi

Rakesh Oberoi

:-:10:-

### 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. 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 4(Four) Cottah 6(Six) Chhataks 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.

Cont.... P/11



*[Handwritten signature]*

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

**09 DEC 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. Sudama Shukla  
So/Late Mishri Lal Shukla  
Ad. Sosti Goria  
Raniganj (W.B.)  
Pin- 713347  
Dist. Burdhaman
2. Ranjit Mishra  
S/O Sri Aravindan Mishra  
Searsale Rajbari

Hoshovan Das Oberoi  
alias Hoshovan Das

Sarbjit Singh Oberoi

Sonam Oberoi

Jastun Oberoi

SIGNATURE OF THE SELLERS

Manglam Realtors

*[Signature]*

Partner

Manglam Realtors

*[Signature]*

Partner

Manglam Realtors

*[Signature]*

Partner

Manglam Realtors

*[Signature]*

Partner

Manglam Realtors

*[Signature]*

Partner

DRAFTED BY ME AND  
TYPED IN MY OFFICE

*[Signature]*

ADVOCATE

E. NO. F-944/938 of 1988

SIGNATURE OF THE PURCHASER



০২

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

**09 DEC 2015**



**MEMO OF CONSIDERATION**

- 1] Vide A/c Payee Cheque being no.000117, Dt.28.11.2015 of HDFC Bank Raniganj Branch pay to the Seller No.1
- 2] Vide A/c Payee Cheque being no.000121, Dt.28.11.2015 of HDFC Bank Raniganj Branch pay to the Seller No.2
- 3] Vide A/c Payee Cheque being no.000119, Dt.28.11.2015 of HDFC Bank Raniganj Branch pay to the Seller No.3
- 4] Vide A/c Payee Cheque being no.000120, Dt.28.11.2015 of HDFC Bank Raniganj Branch pay to the Seller No.4

Harsharan Kaur Oberoi  
alias Harsharan Kaur

Sarbjit Singh Oberoi

Sanam Oberoi

Parveen Oberoi

**SIGNATURE OF THE SELLERS**

Handwritten  
initials



*[Handwritten signature]*

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

**09 DEC 2015**



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

**LAND MEASURING AREA :-**

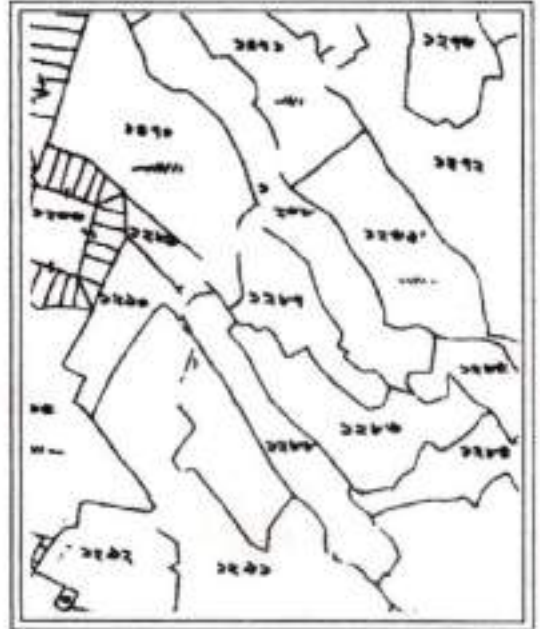
04 K 06 CH OR 0.072 ACRE WITHIN R.S PLOT NO:-1268 SHOWN THUS 



**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**

*Harsharan Kaur Oberoi alias Harsharan Kaur*  
*Sarjeet Singh Oberoi*  
*Suman Oberoi*  
*Jasleen Oberoi*



**TRACED BY :**

*A*

**SURVEYOR**  
 NOV 15 P 3

PLAN SHOWING IN MUTUA BRASOTALI NO-18 R.2 PIOT  
NO-1281 R.PI OT NO-300 R.2.-RANIGANJ  
DIST-BURDWAN SCALE 1"=1 MILE



LAND MEASURING AREA 1  
ONE DECH OR 0.025 ACRE WITHIN R.2 PIOT NO-1281 SHOWN THIS



PURCHASED BY:-  
MS MANJAN REALTORS  
1201 EX.MALLA ROAD

REPRESENTED BY-(PARTNERS)  
1)SRI DEBUCALAN  
2)SRI VISHWAMATH JALAN  
3)SMT SWATI KURIWAL  
4)SRI PAVAN KURIWAL  
5)SRI PAVAN B. JORJA  
6)SRI RAMAWATAR BJORJA  
7)SRI GOPAL KHERIA  
8)SRI TE BISHWATH KHERIA  
9)SRI PRADIP GOBI  
10)SRI BALRANGJI AL GOBI

MUTUA BRASOTALI

Handwritten notes in Bengali script, partially legible.



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

**09 DEC 2015**

TH. M. B. B. J.

Handwritten text at the bottom left corner.





*Deepak Jain*

Finger Print attested by me: *Deepak Jain*



*Swati*

Finger Print attested by me: *Swati Rajwade*



*Pawan*

Finger Print attested by me: *Pawan Bajaria*



*Tejpal*

Finger Print attested by me: *Tejpal Kharia*



Additional District Sub-Registrar  
Raniganj, Burdwan

09 DEC 2015





Finger Print attested by me: *Randeep Goel*



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



Finger Print attested by me: *Sarbjot Singh Oberoi*



Finger Print attested by me: *Jasleen Oberoi*



*[Handwritten signature]*

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

**09 DEC 2015**



Left Hand  
Thumb  
littlefinger to fore finger

Right Hand  
Thumb  
fore finger to littlefinger

Finger Print attested by me: *Souam Oberoi*



Left Hand  
Thumb  
littlefinger to forefinger

Right Hand  
Thumb  
fore finger to littlefinger



Finger Print attested by me:

Left Hand  
Thumb  
littlefinger to forefinger

Right Hand  
Thumb  
fore finger to littlefinger



Finger Print attested by me:

Left Hand  
Thumb  
littlefinger to forefinger

Right Hand  
Thumb  
fore finger to littlefinger



Finger Print attested by me:



*[Handwritten signature]*

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

**09 DEC 2015**



## Seller, Buyer and Property Details






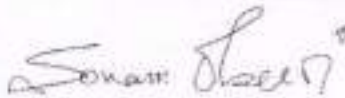


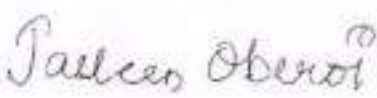
### A. Seller & Buyer Details

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>	 09/12/2015 2:06:56 PM	 LTI 09/12/2015 2:07:16 PM
		<p><i>Harsharan Kaur Oberoi</i>                      alias Harsharan Kaur</p> 09/12/2015 2:08:55 PM	



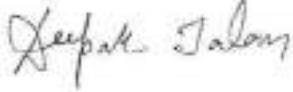


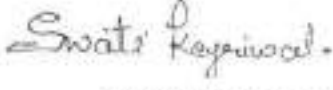
Seller Details			
SL No.	Name, Address, Photo, Finger print and Signature		
1	<p>Mrs Harsharan Kaur Oberoi (Alias: Mrs Harsharan Kaur)                      Wife of Late Sukhchain Singh Oberoi                      N.S.B.Road, Bye Lane Near Neelkantha Hotel,                      P.O:- Raniganj, P.S:- Raniganj, 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 :                      01/12/2015; Date of Admission : 09/12/2015;                      Place of Admission of Execution : Office</p>	 09/12/2015 2:06:56 PM	 LTI 09/12/2015 2:07:16 PM
		<p><i>Harsharan Kaur Oberoi</i>                      alias Harsharan Kaur</p> 09/12/2015 2:08:55 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 : 01/12/2015; Date of                      Admission : 09/12/2015; Place of Admission of                      Execution : Office</p>	 09/12/2015 2:09:12 PM	 LTI 09/12/2015 2:09:20 PM
		 09/12/2015 2:09:49 PM	
3	<p>Miss Sonam Oberoi                      Daughter 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 :                      01/12/2015; Date of Admission : 09/12/2015;                      Place of Admission of Execution : Office</p>	 09/12/2015 2:10:38 PM	 LTI 09/12/2015 2:10:45 PM
		 09/12/2015 2:10:58 PM	
4	<p>Miss Jasleen Oberoi                      Daughter 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 :                      01/12/2015; Date of Admission : 09/12/2015;                      Place of Admission of Execution : Office</p>	 09/12/2015 2:10:04 PM	 LTI 09/12/2015 2:10:10 PM
		 09/12/2015 2:10:24 PM	

**Buyer Details**

SL No.	Name, Address, Photo, Finger print and Signature		
1	<p><b>M/S MANGLAM REALTORS</b>                      Tirupati Apartment,102/2, P.N. Malia Road, Ranigan, 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. ACPPI2477H.; Status : Representative; Date of Execution : 01/12/2015; Date of Admission : 09/12/2015; Place of Admission of Execution : Office</p>	 09/12/2015 2:12:49 PM	 LTI 09/12/2015 2:12:56 PM
		 09/12/2015 2:13:13 PM	
1(2)	<p>Miss 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 : 01/12/2015; Date of Admission : 09/12/2015; Place of Admission of Execution : Office</p>	 09/12/2015 2:11:23 PM	 LTI 09/12/2015 2:11:30 PM
		 09/12/2015 2:11:50 PM	

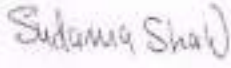


**Buyer Details**

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 : 01/12/2015; Date of Admission :                      09/12/2015; Place of Admission of Execution :                      Office</p>	 09/12/2015 2:31:40 PM	 LTI 09/12/2015 2:31:46 PM
		<p align="center"><i>Pawan Bajoria</i></p> <p align="center">09/12/2015 2:31:58 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 : 01/12/2015; Date of Admission :                      09/12/2015; Place of Admission of Execution :                      Office</p>	 09/12/2015 2:31:09 PM	 LTI 09/12/2015 2:31:18 PM
		<p align="center"><i>Gopal Kheria</i></p> <p align="center">09/12/2015 2:31:27 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 : 01/12/2015; Date of Admission :                      09/12/2015; Place of Admission of Execution :                      Office</p>	 09/12/2015 2:12:03 PM	 LTI 09/12/2015 2:12:13 PM
		<p align="center"><i>Pradeep Goel</i></p> <p align="center">09/12/2015 2:12:26 PM</p>	

**B. Identifire Details**

**Identifier Details**

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Mr SUDAMA SHAW Son of Late MISHRI LAL SHAW SASTIGORIA, 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, Miss Swati Kejriwal, Mr Pawan Bajoria, Mr Gopal Kheria, Mr Pradeep Goel	  09/12/2015 2:44:29 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(Corresponding RS Plot No:- 1268) , LR Khatian No:- 2076	4 Katha 6 Chatak	10,00,000/-	12,99,375/-	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	5.8334	8.33343
	Miss Sonam Oberoi	M/S MANGLAM REALTORS	5.8334	8.33343
	Mr Sarabjeet Singh Oberoi	M/S MANGLAM REALTORS	29.1666	41.6666
	Mrs Harsharan Kaur Oberoi	M/S MANGLAM REALTORS	29.1666	41.6666

### 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 - 713358
Applicant's Status	Deed Writer



Office of the A.D.S.R. RANIGANJ, District: Burdwan  
Endorsement For Deed Number : I - 020406229 / 2015

Query No/Year	02040001026173/2015	Serial no/Year	0204006111 / 2015
Deed No/Year	I - 020406229 / 2015		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Mrs Harsharan Kaur Oberoi	Presented At	Office
Date of Execution	01-12-2015	Date of Presentation	09-12-2015

**Remarks**

On 09/12/2015

**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 11:10 hrs on : 09/12/2015, 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 12,99,375/-

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

Execution is admitted on 09/12/2015 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 SUDAMA SHAW, Son of Late MISHRI LAL SHAW, SASTIGORIA, 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 09/12/2015 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 SUDAMA SHAW, Son of Late MISHRI LAL SHAW, SASTIGORIA, 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 09/12/2015 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 SUDAMA SHAW, Son of Late MISHRI LAL SHAW, SASTIGORIA, 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 09/12/2015 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 SUDAMA SHAW, Son of Late MISHRI LAL SHAW, SASTIGORIA, 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 09/12/2015 by

Mr Deepak Jalan partners, M/S MANGLAM REALTORS, Tirupati Apartment,102/2, P.N. Malia Road, Ranigan, P.O:- Raniganj, P.S:- Raniganj, Raniganj, District:-Burdwan, West Bengal, India, PIN - 713347  
Identified by Mr SUDAMA SHAW, Son of Late MISHRI LAL SHAW, SASTIGORIA, 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 09/12/2015 by

Miss Swati Kejriwal partners, M/S MANGLAM REALTORS, Tirupati Apartment,102/2, P.N. Malia Road, Ranigan, P.O:- Raniganj, P.S:- Raniganj, Raniganj, District:-Burdwan, West Bengal, India, PIN - 713347  
Identified by Mr SUDAMA SHAW, Son of Late MISHRI LAL SHAW, SASTIGORIA, 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 09/12/2015 by

Mr Pawan Bajoria partners, M/S MANGLAM REALTORS, Tirupati Apartment,102/2, P.N. Malia Road, Ranigan, P.O:- Raniganj, P.S:- Raniganj, Raniganj, District:-Burdwan, West Bengal, India, PIN - 713347  
Identified by Mr SUDAMA SHAW, Son of Late MISHRI LAL SHAW, SASTIGORIA, 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 09/12/2015 by

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

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Identified by Mr SUDAMA SHAW, Son of Late MISHRI LAL SHAW, SASTIGORIA, 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 09/12/2015 by

Mr Pradeep Goel partners, 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

Identified by Mr SUDAMA SHAW, Son of Late MISHRI LAL SHAW, SASTIGORIA, 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 14,296/- ( A(1) = Rs 14,289/- ,E = Rs 7/- ) and Registration Fees paid by Cash Rs 14,296/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 77,972/- and Stamp Duty paid by Draft Rs 78,410/-, 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 1513, Purchased on 30/11/2015, Vendor named A Chand.

**Description of Draft**

1. Rs 29,410/- is paid, by the Bankers cheque No: 000428372393, Date: 26/11/2015, Bank: STATE BANK OF INDIA (SBI), RANIGANJ.
2. Rs 49,000/- is paid, by the Bankers cheque No: 000428372383, 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 61148 to 61173  
being No 020406229 for the year 2015.



Digitally signed by SUMANTA DHAR  
Date: 2015.12.22 16:48:19 +05:30  
Reason: Digital Signing of Deed.

(Sumanta Dhar) 22/12/2015 16:48:18  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RANIGANJ  
West Bengal.

(This document is digitally signed.)

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