



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

C 886893

Q. NO. 16130000357300/17

23/3/17
A
Sole

Empth. 5000
Rest part through
Anu

21729752
Vch 268

The instrument is attached to the
2000 200 177 the part of the document

28 MAR 2017
Add. Dist. Sub-Registrar
Barrackpore South 24 Pgs

DEED OF CONVEYANCE

C NO - 405/17

1. Date: 23.03.2017 day of March, 2017

2. Place: Kolkata

3. Parties:

3.1 Oval Developers Pvt. Ltd. (PAN No- AAACO7682P), a Private Limited

Company registered under the Companies Act, having its registered office at
Mansarowar, 3B Camac Street. P.S. Shakespeare Sarani, Kolkata- 700016,

represented by its Director, Shri Jahan N. Mehta, S/o- N.D. Mehta, residing

at 10/1B, Diamond Harbour Road, Post Office: Alipore, Kolkata- 700027,

Police Station: Alipore (PAN No- AEYPM8840E) hereinafter referred to as

N.C. in 23/3/17
23/3/17

- 283 28/01/2017
 Oval Developers Pvt. Ltd.
 Mani Sarwar 3 B. Camac Street, P.S. Shakerpore Saranikell-16
 ନିକଟରେ ନିର୍ଦ୍ଦେଶ ଦିଆଯାଇଛି

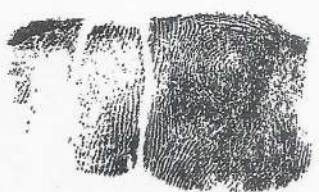
v.c no - 405/17

For Oval Developers Pvt. Limited
Jatan N. Melita
 Director



L.T. 9
 1033 / 23.3.2017

For Oval Developers Pvt. Limited
Jatan N. Melita
 Director



L.T. 9
 1034 / 23.3.2017

Shyam Sunder Saha



Adl. Dist. Sth-Registrar, Bishnupur
 District: South 24 Parganas
23 MAR 2017

ଓଡ଼ିଶା ରାଜ୍ୟ ସରକାର
 ମିତାହତ ସାହାଯ୍ୟ ଆନି ଖଣ୍ଡ
 ମାଂ ଓଡ଼ିଶା
 ଲୋକ ସେବା କେନ୍ଦ୍ର ଓଡ଼ିଶା
 ପଠ 28 ମାର୍ଚ୍ଚ 2017
 ମିନି- 900308

the Purchaser (which expression shall unless otherwise repugnant to the context be deemed to mean and include its successors, administrators, legal representatives and /or assigns)

(First Party, includes successors-in-interest)

AND

3.2 ~~X~~ Shri Shyamsundar Daga, son of Mr. Jagannath Daga, by faith Hindu, by occupation Business, residing at 110 Southern Avenue, Post Office: Sarat Bose Road, Kolkata-700029, Police Station: Lake (PAN No- ACWPD6013C), hereinafter referred to as the Vendor.

(Second Party, includes successors-in-intereset).

"First Party" and "Second Party" are hereinafter individually referred to as such or as "Party" and collectively as "Parties".

NOW THIS DEED OF CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject Matter of Deed and Background thereof

Land Parcel: Each of the Parties agree, accept, acknowledge and confirm that by and under a Deed of Gift No. 161305758 executed of 19th November, 2015, registered at A.D.S.R. Bishnupur, recorded in Book No. 1, Volume No. 1613, at Pages 56480 to 56499 ("Title Deed") the Second Party became entitled to amongst others land classified as *sali* measuring 77 (Seventy Seven) Decimals, more or less, comprised in a portion of R. S. Dag No. 2, recorded in L. R. Khatian No. 61, Mouza Sarmasterchak, J.L. No. 17, Police Station Bishnupur, within the Jurisdiction of the Rasapunja Gram Panchayat, District South 24 Parganas, more fully described in the Schedule hereunder written and bordered Red on Plan - A free from all encumbrances along with all easement rights including the user rights of common passage for free ingress and

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(First Party, includes successors-in-interest)

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gress to and from the schedule of land which is more fully and particularly described in the Schedule hereunder written or ~~HOWSOEVER~~ OTHERWISE at the said landed property now is or are or hereto before was ~~or were~~ situated, butted, bounded, called, known, numbered, described or distinguished TOGETHER WITH all paths, passages, ways, sewers, drains ditches, hedges, bushes, water, water courses and all other former and ancient right, title, light, liberties, benefits, privileges, advantages, easements, appendages and appurtenances whatsoever to the said landed property situate and belong to or in anywise appertaining thereto ~~or~~ usually held, used, enjoyed and occupied therewith or reputed to belong or be appurtenant thereto and the reversion or reversions remainder or reminders and the rents, issues and profits thereof AND all the estate right, title interest, claims and demands whatsoever both at law and in equity of the Vendors hereto into or upon the said schedule of lands and every part thereof AND all deeds, pattahs, Muniments, writings, evidence, title whatsoever relating to or concerning the said landed property and every part thereof which now are or may hereafter be in the custody, power, control or possession of the Vendors or any person or persons from whom the said Vendors may procured the same without any lawful action or suit TO HAVE AND TO HOLD, POSSESS AND ENJOY the said landed property so to be unto the said Purchaser absolutely forever free from all encumbrances, and the Vendors do hereby covenant with the Purchaser that NOTWITHSTANDING any act, deeds, things, matters whatsoever made, done ~~execute~~ or knowingly suffered to the contrary, the Vendors now have good right, full power, absolute authority and indefeasible title to grant, transfer, convey and sell the said landed property hereby sold or expressed or intended so to be unto and to the use of the said Purchaser in the manner as aforesaid

and delivered vacant and peaceful possession of the schedule mentioned lands to the purchaser hereto simultaneously with the execution of these presents.

AND the purchaser shall and may at all times hereafter peaceably and quietly hold, possess and enjoy the schedule mentioned lands or every part thereof and pay the revenues and other impositions payable for the schedule mentioned lands hereto the appropriate Government Authority upon getting its name duly mutated in the Office of the B.L. & L.R.O. concerned as well as in the office of Banagram Anchal Panchayet and to receive the rents, issues and profits thereof without any lawful eviction, interruption, claim or demand whatsoever of any person or persons lawfully or equitably claiming from under or in trust for the Vendors or any of their predecessors-in-title and that free and clear freely and clearly and absolutely acquitted, exonerated, discharged, saved harmless and keep the Purchaser indemnified from or against all charges, estates, encumbrances created by the Vendors or any of their predecessors-in-title and that free from all encumbrances whatsoever made or suffered by the Vendors or any person or persons lawfully or equitably claiming, as aforesaid.

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

AND the Vendor hereto further declare hereby that the lands hereby sold, if acquired, subsequently by the State Government or by any public body or found requisitioned for under any scheme or alignment later on in that event the Vendors hereto shall be liable for the same.

AND the Vendors hereto furthermore declare hereby that the lands hereby sold has neither been previously leased out, mortgaged, sold nor in anyway lis pendens or has any attachment in any manner whatsoever and there is no case, suit or proceeding made or pending with any Court of Law elsewhere against the said schedule of lands and the schedule landed property is not decreetal property nor sold in suction and no notice has yet been served upon the Vendors for acquisition or requisition of the schedule property or any part thereof by the L.A. Department or any other Government Authority and any of the statements or covenants made hereinabove is found to be false, untrue or there is any defect in title, detected hereafter, the Vendors shall be liable for all of the same.

AND the Purchaser hereto shall henceforth peacefully and quietly hold posses and enjoy the rents, issues and profits desirably from and out of the aforesaid purchased schedule of lands without hindrances, interruptions or disturbances from or by the Vendors or any person or persons claiming through or under in trust and interruption or disturbances by other person or persons whatsoever.

AND all the rents revenues and other impositions payable in respect of the schedule mentioned lands hereby sold have been fully paid by the Vendors and if any portion of

such be found to have been remained unpaid for the period unto the date thereof the same shall be decreed to be the liability of the Vendors and realizable from the Vendors herein.

AND that the Vendors hereto hereby promised and assured that if any error or omission is transpired in this Deed of Conveyance later on that may rectified by the Vendors herein or by their representatives legal heirs at the costs and requests of the Purchaser hereto and the supplementary Deed or Rectification Deed or Deed Declaration may be registered by the vendors in favour of the Purchaser hereto free of any remuneration as and when it may be required for.

5. Mutual Covenants of the Parties: Each Party agrees, accepts, acknowledges and confirms the following in respect o the Said Property

5.1 Mutation: Each of the areas belonging to the Vendor in the respective Dag Nos. including those comprising the Said Property have been mutated in the name othe Vendor, in the records of the concerned Block Land & Land Reforms Office.

5.2 Acquisition/Requisition: No notice has been received from any authority for acquisition, requisition or vesting of the Said Property, and to the best of the knowledge of each of the Parties, the same is not affected by any scheme of any local authority or Government or statutory body.

5.3 Encumbrance: No act, Deed, matter or thing has at any time been done or executed or knowingly suffered by the Vendor, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.

- 5.4 **Dues:** No taxes, land revenue, rents and other outgoings in respect of the Said Property in terms of the demands/notices received by the Vendor are due and payable to the local authority and/or to any other concerned authority or authorities.
- 5.5 **Bar by Court Order or Statutory Authority:** To the best of the knowledge of each of the Parties, there is no order of Court or any other statutory authority prohibiting the transfer and/or alienation of the Said Property or any part thereof.
6. **Representations of the Vendor:** The Vendor represents, confirms and covenants to/with the Purchaser as follows:
- 6.1 **Right, Power and Authority to Sell:** To the best of the knowledge of the Vendor, the Vendor has good right, full power and absolute authority to grant, sell convey, transfer, assign and assure the Said Property to the Purchaser in the manner recorded in these presents.
- 6.2 **No Mortgage:** The Vendor has created no mortgage or charge in respect of the said Property by depositing the Title Deeds or otherwise.
- 7.1 **Area of the Said Property:** The Purchaser accepts and confirms that:
- a) Notwithstanding the measurement of each of the land parcels and the Dag Nos. comprising the Said Property as recorded in the concerned Title Deed as also the areas stated herein, the Purchaser has verified and satisfied itself regarding the physical measurement of each of the land parcels, and shall not and undertakes not to raise/make/set up/initiate any manner/nature of claim, demand, action etc. contrary thereto and/or any objection thereto; and

b) In the event the measurement of any of the land parcels comprising the said property as recorded in the respective concerned land records be lesser than the measurement of such land as recorded in the concerned Title Deeds and/or the area stated herein, the Purchaser shall not and undertakes not to raise/make/set up/initiate any manner/nature of claim, demand, action etc. in respect of such differential area.

7.2 Negative Covenants: In the event any discrepancy, issue, claim, demand, action, controversy etc. of any manner/nature whatsoever and/or on any ground whatsoever or howsoever arises in respect of any part or portion of the Said Property, the Purchaser shall not and undertakes not to make/raise/set up against the Vendor and/or the directors, shareholders and officers of the Vendor any claim, demand, action etc., monetary or otherwise, on any ground whatsoever, whether pertaining to the past or to the present or to the future including in respect of any issue/matter for the period prior to purchase of the Said Property by the Vendor and/or for the period during which the Vendor was the owner thereof.

8. Sale and Transfer

8.1 Hereby Made: The Vendor hereby sells, conveys and transfers to the Purchaser on 'as is where is/'as is whatever there is basis' the entirety of the Vendor's right, title and interest of whatsoever or howsoever nature in the Said Property comprising of various pieces and parcels of detached and/or non-contiguous land of diverse nature/classification and measurements, comprised in a portion of R. S. Dag No. 2, recorded in L.R. Khatian No. 61, Mouza Sarmasterchak, J.L. No. 17, Police Station Bishnupur, within the Jurisdiction of the Rasapunja Gram

Panchayat, District South 24 Parganas, more fully described in the Schedule hereunder written and bordered **RED** on **PLAN-A** ←

8.2 Consideration: The aforesaid transfer is being made in consideration of a sum of Rs. 2,33,25,000/- (Rupees Two Crores Thirty Three Lacs Twenty Five Thousand only) paid by the Purchaser to the Vendor, receipt of which the Vendor hereby and by the Receipt and Memo of Consideration hereunder written, admits and acknowledges.

9. Terms of Transfer

9.1 Salient terms: The transfer being effected by this conveyance is:

9.1.1 Sale: A sale within the meaning of the Transfer of Property Act, 1882;

9.1.2 Absolute: Absolute, irreversible and perpetual;

9.1.3 Together with All Other Appurtenances, if any: Together with all other rights, if any and all other appurtenances if any including but not limited to customary and other rights of easements if any for the beneficial use of the Said Property, each as the Vendor may have as on the date of execution of these presents.

9.2 Possession: The Vendor has handed over to the Purchaser khas, Vacant, peaceful and physical possession of the Said Property as available with the Vendor, which has been received by the Purchaser to its satisfaction. The Vendor hereby covenants that the Purchaser and the successors-in-interest and/or assigns of the Purchaser shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said property and every part thereof exclusively and receive the rents, issues and profits thereof, without any lawful eviction, hindrance, interruption, disturbance, claim

or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendor.

9.3 **Stamp Duty and Registration:** The stamp duty, registration fees and all ancillary and/or incidental expenses pertaining to this deed, shall be borne and paid by the Vendor.

9.4 **Further acts:** The Vendor hereby covenants that the Vendor or any person claiming under the Vendor, shall and will from time to time and at all times hereafter, upon every reasonable request and at the cost of the Purchaser, do and execute or cause to be done and executed all such reasonable acts, deeds and things for further or more perfectly assuring the transfer of the Said Property in favour of the Purchaser in the manner stated in these presents.

Schedule
("Land Parcel")

Demarcated portion of land classified as *Sali* measuring 77 (seventy seven) decimals, more or less, comprised in a portion of R.S. *Dag No. 2*, recorded in L.R. *Khatian No. 61*, *Mouza Sarmasterchak*, J.L. No. 17, Police Station Bishnupur, within the jurisdiction of the Rasapunja Gram Panchayat, District South 24 Parganas and butted and bounded as follows:

On the North : By Hanspukuria Mouza
On the East : By R.S. 12
On the South : By R.S. 3 & 11
On the West : By R.S. 1

Receipt and Memo of Consideration

Received by the withinnamed Vendor from the withinnamed Purchaser, the sum of Rs.

2,33,25,000/- (Rupees Two Crores Thirty Three Lacs Twenty Five Thousand only)

being the entire consideration payable under these presents, in the following manner:

Draft No: in Lue of R.T.G.S No. CBINR: 52017032310007421

Dated: 23.03.2017

Bank & Branch: Central Bank of India,
New Road Alipore Kolkata - 700027.

10. Execution and Delivery

10.1 In Witness Whereof the Party's have executed and delivered this Deed of Exchange on the date mentioned above.

1) Witnesses:

Signature- *[Handwritten Signature]*

Name- *[Handwritten Name]*

Father's Name- *[Handwritten Name]*

Address- *[Handwritten Address]*

For Oval Developers Pvt. Limited

[Handwritten Signature]

(First Party)

Director

[Handwritten Signature]

(Second Party)

2) Witnesses:

Signature- *[Handwritten Signature]*

Name- *[Handwritten Name]*

Father's Name- *[Handwritten Name]*

Address- *[Handwritten Address]*

Drafted by me:

[Handwritten Signature]

of Bhasa

Licence no. B.R.P VII 93

A.D.S. R.O Panchmura

24/03/17

SITE PLAN OF LAND FOR OVAL DEVELOPERS PVT. LTD.
AT MOUZA-SARMASTERCHAK, J.L. NO.-17, R.S. & L.R. DAG
NO.-02, L.R. KHATIAN NO.-61, P.S.-BISHNUPUR
DIST.-24 PARGANAS[SOUTH] SCALE : 1"= 40'-0"

LAND AREA = 77.0 DEC. (MORE OR LESS) SHOWN IN RED BORDER

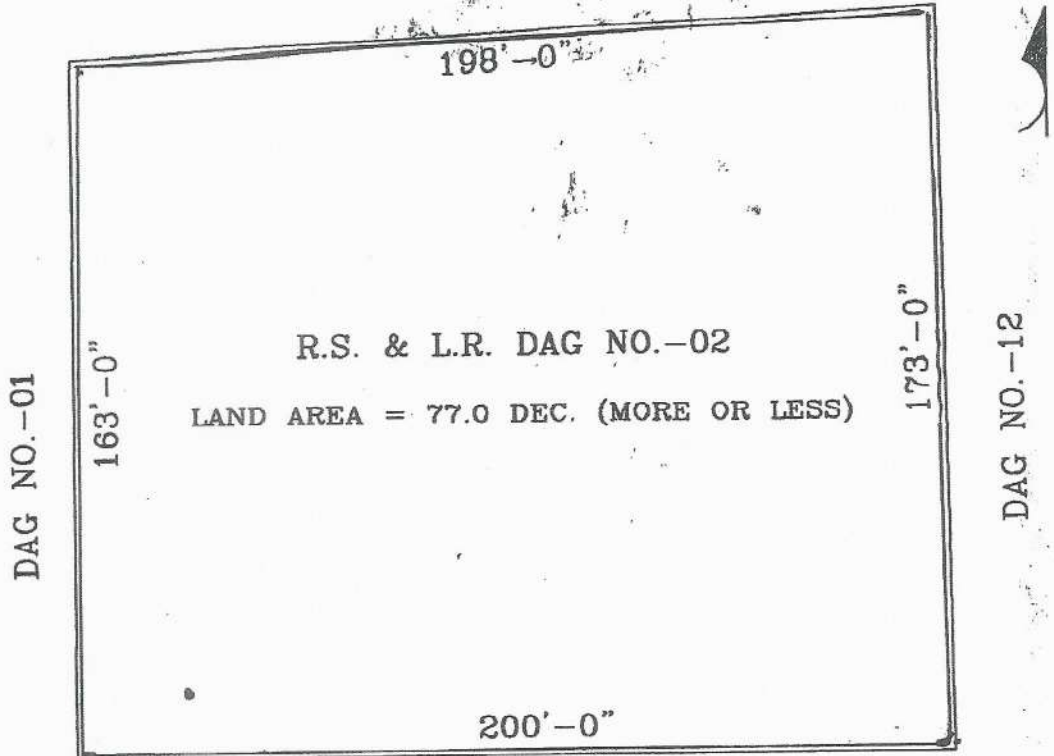
VENDEE :-

OVAL DEVELOPERS PVT. LTD.
3B, CAMAC STREET
KOLKATA-700 016

VENDOR :-

SHYAAMSUNDAR DAGA
S/O.-JAGANNATH DAGA
110, SOUTHERN AVENUE
KOLKATA-700 029

MOUZA-HANSPUKUR



DAG NO.-03

DAG NO.-11

Shyam Sundar Daga

SIGNATURE

For Oval Developers Pvt. Limited

Jagan M Daga
Director

Planning & Surveying
Name: *Anath Mondal*
Vill. + P.O. - Parapanh
Dist. - 24 Parganas (S)
P.S. - Bishnupur
Date: *20-3-17*
Scale: *886*
DRAWN BY

SITE PLAN(AMTH)/2017

SITE PLAN OF LAND FOR OVAL DEVELOPERS PVT. LTD.
AT MOUZA-SARMASTERCHAK, J.L. NO.-17, R.S. & L.R. DAG
NO.-02, L.R. KHATIAN NO.-61, P.S.-BISHNUPUR
DIST.-24 PARGANAS[SOUTH] SCALE : 1" = 40'-0"

LAND AREA = 77.0 DEC. (MORE OR LESS) SHOWN IN RED BORDER

VENDEE :-

OVAL DEVELOPERS PVT. LTD.
3B, CAMAC STREET
KOLKATA-700 016

VENDOR :-

SHYAAMSUNDAR DAGA
S/O.-JAGANNATH DAGA
110, SOUTHERN AVENUE
KOLKATA-700 029

MOUZA-HANSPUKUR

DAG NO.-01

163'-0"

R.S. & L.R. DAG NO.-02

LAND AREA = 77.0 DEC. (MORE OR LESS)

173'-0"

DAG NO.-12

200'-0"

DAG NO.-03

DAG NO.-11

Shyam Sundar Daga

SIGNATURE

For Oval Developers Pvt. Limited

Jagan M Daga
Director

Planning & Surveying

Name *Ananth Mondal*

Vill. + P.O. - Kharapank

Dist. - 24 Parganas S

P.L. - Bishnupur

Date *20-3-17*

DRAWN BY

886

SITE PLAN (ANANTH)/2017

(Cont. of Challan Demand)

Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-201617-005165626-2

Payment Mode Counter Payment

GRN Date: 17/03/2017 21:04:43

Bank : Central Bank of India

BRN : CBI2303170026265

BRN Date: 23/03/2017 00:00:00

DEPOSITOR'S DETAILS

Id No. : 16130000357300/1/2017

[Query No./Query Year]

Name : OVAL DEVELOPERS PVT. LTD
Contact No. : Mobile No. : +91 9051277723
E-mail :
Address : Mansarowar 3B Caman Street Kor 700016
Applicant Name : Mr Sajahan Sardar
Office Name :
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Sale, Sale Document Payment No 1

PAYMENT DETAILS

Sl No	Identification No	Head of A/C Description	Head of A/C	Amount [₹]
1	16130000357300/1/2017	Property Registration- Registration Fees	0030-03-104-001-16	247312
2	16130000357300/1/2017	Property Registration- Stamp duty	0030-02-103-003-02	1478806

Total

1726118

In Words : Rupees Seventeen Lakh Twenty Six Thousand One Hundred Eighteen only

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

ACWPD6013C



नाम /NAME

SHYAM SUNDAR DAGA

पिता का नाम /FATHER'S NAME

JAGANNATH DAGA

जन्म तिथि /DATE OF BIRTH

02-07-1967

हस्ताक्षर /SIGNATURE

Shyam Daga

Shyam Daga

आयकर आयुक्त, प.बं.-II

COMMISSIONER OF INCOME-TAX, W.B. - II

Shyam Daga

इस कार्ड के खो / मिल जाने पर कृपया जारी करने
वाले प्राधिकारी को सूचित / वापस कर दें
सहायक आयकर आयुक्त,
पी-7,

चौरंगी स्क्वायर,
कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to
the issuing authority :

Assistant Commissioner of Income-tax,

P-7,

Chowringhee Square,

Calcutta- 700 069.

Shyam Daga



ভারত সরকার
Government of India



শ্যাম সুন্দর দাগা
SHYAM SUNDAR DAGA
পিতা : জগন্নাথ দাগা
Father : JAGANNATH DAGA
জন্মতারিখ / DOB : 02/07/1967
পুরুষ / Male



7328 6031 5258

আধার - সাধারণ মানুষের অধিকার

Shyam Daga



ঠিকানা:
110, ডঃ মেঘনাদ সাহা সরনী,
শরৎ বোস রোড, কোলকাতা,
শরৎ বোস রোড, পশ্চিম বঙ্গ,
700029

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

Address:
110, DR.MEGHNAD SAHA
SARANI, Sarat Bose Road,
Kolkata, Sarat Bose Road, West
Bengal, 700029

7328 6031 5258

1947
1800 200 1947

help@uidai.gov.in

www.uidai.gov.in

Shyam Daga

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

JAHAN NUMAZAR MEHTA

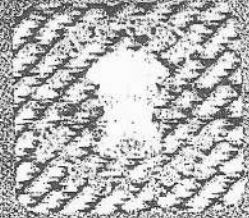
NUMAZAR DORAB MEHTA

01/12/1981

Permanent Account Number

AEYPM8840E

J. Mehta
Signature



09022912

Jahan N Mehta
अगर कोई कागजी या डिजिटल कार्ड खोया जाता है / नष्ट हो
जाए तो आपका बैंक खाता सुरक्षित है।
तुमसे मिलने के लिए, कृपया बैंक
को सूचित करें।
बैंक: टाटा बैंक लिमिटेड, नवद्वीप
बस्तेर, पुना - 411 045

Jahan N Mehta
If this card is lost / someone's lost card is found,
please inform / return to
Income Tax PAN Services Unit, NSDL,
3rd Floor, Sapphire Chambers,
Near Baner Telephone Exchange,
Baner, Pune - 411 045

Tel: 91-20-2721 8081 / 2521 8081
E-mail: info@nsdl.com



भारत सरकार
Unique Identification Authority of India
Government of India

नामांकन क्रम / Enrollment No.: 1088/47403/19323

To

जहान नुमाज़र मेहता

Jahan Numazar Mehta

S/O: Numazar Mehta

Selvel House, 10/1B, Diamond Harbour Road

Alipore

Alipore

Circus Avenue Kolkata

West Bengal 700027

9830027483

28/10/2016
3878179



MD038781791FH



आपका आधार क्रमांक / Your Aadhaar No. :

2419 3681 3701

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



जहान नुमाज़र मेहता

Jahan Numazar Mehta

जन्म तिथि / DOB : 01/12/1981



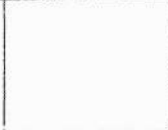








पुरुष / Male














2419 3681 3701

मेरा आधार, मेरी पहचान

Jahan N Mehta

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

Signature *Talwar K M*
 For Oval Dev. Inners Pvt. Limited
 Director

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





Signature *Shyam Sunder Singh*

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











Signature

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

Signature

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

Signature *Takar N. Mehta*
 For Oval Dev. Inners Pvt. Limited
 Director

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

Signature *Shyam Sunder Singh*

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

Signature

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

Signature

Major Information of the Deed

Deed No :	I-1613-01475/2017	Date of Registration	28/03/2017
Query No / Year	1613-0000357300/2017	Office where deed is registered	
Query Date	16/03/2017 10:49:44 PM	A.D.S.R. BISHNUPUR, District: South 24-Parganas	
Applicant Name, Address & Other Details	Sajahan Sardar Bhasa, Thana : Bishnupur, District : South 24-Parganas, WEST BENGAL, PIN - 743503, Mobile No. : 9836906023, Status :Deed Writer		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No.of Agreement : 2]		
Set Forth value	Market Value		
Rs. 2,33,25,000/-	Rs. 2,47,29,753/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 14,83,806/- (Article:23)	Rs. 2,47,312/- (Article:A(1), E)		
Remarks			

Land Details :

District: South 24-Parganas, P.S:- Bishnupur, Gram Panahayat: KULERDARI, Mouza: Sarmaster Chak

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-2		Organisati on	Shali	77 Dec	2,33,25,000/-	2,47,29,753/-	
Grand Total :					77Dec	233,25,000 /-	247,29,753 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Shri Shyamsundar Daga Son of Mr Jagannath Daga 110southern Avenue, P.O:- Sarat Bose Road, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700029 Sex: Male, By Caste: Hiindu, Occupation: Business, Citizen of: India, PAN No.:ACWPD6013CStatus :Individual, Executed by: Self, Date of Execution: 23/03/2017 , Admitted by: Self, Date of Admission: 23/03/2017 ,Place : Pvt. Residence

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	OVAL DEVELOPERS PVT. LTD. Mansarowar 3B Camac Street, Shakespeare Sarani, P.O:- Shakespeare Sarani, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016 PAN No.:AAACO7682PStatus :Organization

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Shri Jahan N Mehta (Presentant) Son of Mr N D Mehta 10/1B Diamond Harbour Road, Diamond Harbour Road, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:AEYPM8840E Status : Representative, Representative of : OVAL DEVELOPERS PVT. LTD. (as Director)

Identifier Details :

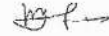
Name & address	
Tayeb Ali Mondal Son of Late Sajjat Ali Mondal Uttar Bagi, P.O:- Pailan, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104, Sex: Male. By Caste: Muslim, Occupation: Business, Citizen of: India, Identifier Of Shri Shyamsundar Daga, Shri Jahan N Mehta	

Endorsement For Deed Number : I - 161301475 / 2017

On 17-03-2017

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 2,47,29,753/-



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

On 23-03-2017

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

Presented for registration at 14:30 hrs on 23-03-2017, at the Private residence by Shri Jahan N Mehta ,

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

Execution is admitted on 23/03/2017 by Shri Shyamsundar Daga, Son of Mr Jagannath Daga, 110southern Avenue, P.O: Sarat Bose Road, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Business

Identified by Tayeb Ali Mondal, , Son of Late Sajjat Ali Mondal, Uttar Bagi, P.O: Pailan, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Muslim, by profession Business

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

Execution is admitted on 23-03-2017 by Shri Jahan N Mehta, Director, OVAL DEVELOPERS PVT. LTD., Mansarowar 3B Camac Street, Shakespeare Sarani, P.O:- Shakespeare Sarani, P.S:- Shakespeare Sarani, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700016

certified by Tajul Ali Mondal, . . Son of Late Sajjet Ali Mondal, Chhat Bagra, P.O. Pallan, Thana: Bishnupur, . South 24-
Parganas, WEST BENGAL, India, PIN - 700104, by caste Muslim. by profession Business

[Handwritten Signature]

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

On 27-03-2017

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,47,312/- (A(1) = Rs 2,47,298/- ,E = Rs 14/-) and Registration Fees paid by by online = Rs 2,47,312/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 24/03/2017 12:00AM with Govt. Ref. No: 192016170051656262 on 17-03-2017, Amount Rs: 2,47,312/-,
Bank: Central Bank of India (CBIN0280107), Ref. No. CBI2303170026265 on 24-03-2017, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 14,83,806/- and Stamp Duty paid by by online = Rs 14,78,806/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 24/03/2017 12:00AM with Govt. Ref. No: 192016170051656262 on 17-03-2017, Amount Rs: 14,78,806/-,
Bank: Central Bank of India (CBIN0280107), Ref. No. CBI2303170026265 on 24-03-2017, Head of Account 0030-02-103-003-02

[Handwritten Signature]

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

On 28-03-2017

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.

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1613-2017, Page from 30375 to 30401

being No 161301475 for the year 2017.



Digitally signed by ABU HENA
MOBASSIR
Date: 2017.03.30 12:00:07 +05:30
Reason: Digital Signing of Deed.

(Abu Hena Mobassir) 30-Mar-17 12:00:06 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BISHNUPUR
West Bengal.

(This document is digitally signed.)