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পশ্চিমবঙ্গ পঞ্জিয়ম বংগাল WEST BENGAL

AG 676255

Certified that the document is admitted to registration. The signature sheets and the endorsement sheets attached with the document are the part of this document.

District Sub-Register-II
Alipore, South 24-parganas

22 MAR 2022

THIS INDENTURE OF CONVEYANCE is made at Kolkata on this the
21ST day of March TWO THOUSAND AND TWENTY TWO

026340

31 JAN 2022

Date: 10/06/2019

JUN 13..... SURAJIT NANDAN
Advocate, Alipore Police Court
Kolkata-27
Rupesha.....

Samiran Das
Stamp Vendor
Alipore Police Court
South 24 Parg. Rd.

Send ~~the~~ copy



9055

MANINAGAR DEVELOPERS LLP

and been deep

Designated Partner

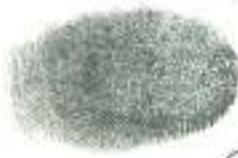


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GREEN FIELD NIKETAN PVT. LTD.

Scalp feels dry

Director / Authorised Signatory



306

For RAINBOW ENCLAVE PVT. LTD.

Dear dear Sirs

Director



305

For KASAUTI VYAPAAR PVT LTD

for KASHISH VITAMIN PVT. LTD

Director



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS., ALIPORE

21 MAR 2022

BETWEEN

YEH KE TA alias KO TAD YEH [Income Tax PAN ABQPY9279E] (AADHAR No. 5496 0755 7910) son of Yeh Chi Hui, residing at 111, Matheswartola Road, Kolkata – 700 046, P.S. Pragati Maidan P.O. Gobindo Khatick hereinafter referred to as the **VENDOR NO.1** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, legal representatives, executors, administrators and assigns) of the **FIRST PART**

AND

MRS.HSU MEI YU [Income Tax PAN AASPH7271G] (AADHAR No. 5647 5857 3321) , wife of Mr Yeh Chi Hui, residing at 111, Matheswartola Road, Police Station - Tiljala, Post Office – Gobindo Khatick Road,Kolkata – 700 046 hereinafter referred to as the **VENDOR NO.2** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her heirs, legal representatives, executors, administrators and assigns) of the **SECOND PART**

AND

HUI LING CHUNG [Income Tax PAN ACSPC0132D] (AADHAR No.4160 8716 1802), wife of Yeh Chi Yen, residing at 111, Matheswartola Road, Police Station - Tiljala, Post Office – Gobindo Khatick Road, Kolkata – 700 046, hereinafter referred to as the **VENDOR NO.3** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her heirs, legal representatives, executors, administrators and assigns) of the **THIRD PART**

AND

YEH KO HSIANG [Income Tax PAN ADAPH9625D] (AADHAR No. 9586 3657 7833)son of Mr Yeh Chi Yen residing at 111, Matheswartola Road, Kolkata – 700 046 P.S. Pragati Maidan P.O. Gobindo Khatick hereinafter referred to as the **VENDOR NO.4** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, legal representatives, executors, administrators and assigns) of the **FOURTH PART**

— Chi-hui Yen
(CHI-HUI YEN)
3058

— Mei-yu Hsu
(MEI YU HSU)

— Chung-hui Ling
(CHUNG HUI LING)
3059

— Yeh-koh Hsia
(YEH KO HSIAH)
3060

— Teng-anli Pandit —
S/o Govt. te. Pandit —
Chowdhuri (Non-Bloc)
6 - 20199



Service

AND

(1) MANINAGAR DEVELOPERS LLP (Income Tax PAN ABFHM4923A) (LLPIN ABFHM4923A], a limited liability partnership having its registered office situated at 12C, Chakraberia Road (North), Police Station- Ballygunge, Post Office - Lala Lajpat Rai Sarani, Kolkata - 700 020 represented by its Partner Mr. Surendra Kumar Dugar, [Income Tax PAN ACUPD1317K] [AADHAR No. 8876 4445 8052] [Mobile No.9831176210], son of Late Jhumarmal Dugar working for gain at 12C, Chakraberia Road (North), Police Station- Ballygunge, Post Office - Lala Lajpat Rai Sarani, Kolkata - 700 020, **(2) GREEN FIELD NIKETAN PRIVATE LIMITED** (Income Tax PAN AACCG8179K) (CIN U45200WB2007PTC113880, a company registered under the Companies Act 1956, having its registered office situated at 12C, Chakraberia Road (North), Police Station- Ballygunge, Post Office - Lala Lajpat Rai Sarani, Kolkata - 700 020 represented by its Authorised Signatory Mr. Surendra Kumar Dugar, [Income Tax PAN ACUPD1317K] [AADHAR No. 8876 4445 8052] [Mobile No.9831176210], son of Late Jhumarmal Dugar working for gain at 12C, Chakraberia Road (North), Police Station- Ballygunge, Post Office - Lala Lajpat Rai Sarani, Kolkata - 700 020 **(3) RAINBOW ENCLAVE PRIVATE LIMITED** (Income Tax PAN AABCR2114G) (CIN U70101WB1995PTC073425), a company registered under the Companies Act 1956, having its registered office situated at 12C, Chakraberia Road (North), Police Station- Ballygunge, Post Office - Lala Lajpat Rai Sarani, Kolkata - 700 020 represented by its Authorised Signatory Mr. Surendra Kumar Dugar, [Income Tax PAN ACUPD1317K] [AADHAR No. 8876 4445 8052] [Mobile No.9831176210], son of Late Jhumarmal Dugar working for gain at 12C, Chakraberia Road (North), Police Station- Ballygunge, Post Office - Lala Lajpat Rai Sarani, Kolkata - 700 020 and **(4) KASAUTI VYAPAAR PRIVATE LIMITED** (Income Tax PAN AACCK9206F) (CIN U51109WB2006PTC107781) a company registered under the Companies Act 1956, having its registered office situated at 12C, Chakraberia Road (North), Police Station- Ballygunge, Post Office - Lala Lajpat Rai Sarani, Kolkata - 700 020 represented by its Authorised Signatory Mr. Surendra Kumar Dugar, [Income Tax PAN ACUPD1317K] [AADHAR No. 8876 4445 8052] [Mobile No.9831176210], son of Late Jhumarmal Dugar working for gain at 12C, Chakraberia Road (North), Police Station- Ballygunge, Post Office - Lala Lajpat Rai Sarani, Kolkata - 700 020, hereinafter collectively referred to as the **PURCHASERS** (which expression shall



unless excluded by or repugnant to the subject or context in so far as Limited Liability Partnership is concerned shall mean and include their partners for the time being and such other person or persons who may be admitted as partners thereof and each of their respective heirs, executors, administrators, legal representatives and in so far as the companies are concerned shall mean and include their respective successors, successors -in-interest and assigns) of the **FIFTH PART**

WHEREAS:

- A) In this Deed wherever the context so permits the Vendor No.1, Vendor No.2, Vendor No.3, and Vendor No.4 are collectively referred to as the Vendors and individually as a Vendor.
- B) By a Deed of Partition dated 24th May 1988 and registered at the office of the Registrar of Assurances, Calcutta in Book No.1 Volume No.29 Pages 490 to 509 Being No. 5684 for the year 1988 (1) Chen Chi Wei (2) Chen Chi Keng both sons of Late Chen Ta Hon (3) Lim Fung Ying wife of Chen Chi Kong and (4) Chen Kuo Chen son of Chen Chi Wei (hereinafter collectively referred to as the **ORIGINAL OWNERS**) became absolutely seized and possessed of and/or otherwise well and sufficiently entitled to ALL THAT the pieces and parcels of land containing by admeasurement an area of 1 (one) Bigha 9 cottahs 9 chittacks and 2 sq.ft. (more or less) together with the structures standing thereon (hereinafter referred to as the said PROPERTY) being a divided and demarcated portion 2.18 acres of land comprised in Holding Nos. 149 and 157 in division IV Sub Division 'N' Dih Panchannagram R.S. No.5 J.L. No.5 Mouza Tangra P.S. Jadavpur (now Tangra) (hereinafter referred to as the LARGER PROPERTY).
- C) In the events as recited hereinabove the Original Owners thus jointly became entitled to the various pieces and parcels of land forming part of the said Entire Property containing by admeasurement an area of 1 (one) Bigha 9 cottahs 9 chittacks and 2 sq.ft. (more or less) together with the structures standing thereon (situation whereof shown and delineated in the map or plan annexed to the said Deed of Partition and also in the plan annexed hereto) together with the right to use in common with others various



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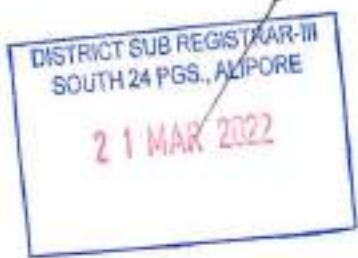
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common parts and/or passageways (situation whereof also shown and delineated in the map or plan annexed to the said Deed of Partition) and the same since been numbered as Municipal Premises No. 119/2A/1 Matheswartolla Road, Kolkata 700 001 (more fully and particularly mentioned and described in the FIRST SCHEDULE hereunder written and hereinafter referred to as the **said PROPERTY**).

D) The Original Owners after having become entitled to the said Property caused their names to be mutated in the records of the concerned authorities and had been exercising all powers and authority of ownership over and in respect of the said Property until such time they sold and transferred the same in the manner as hereinafter appearing .

E) By a Deed of Sale dated 13th March 1997 and made between (1) Chen Chi Wei (2) Chen Chi Keng both sons of Late Chen Ta Hon (3) Lim Fung Ying wife of Chen Chi Kong and (4) Chen Kuo Chen son of Chen Chi Wei therein collectively referred to as the Vendors of the One Part and Yeh Ke Ta (the Vendor No.1 herein) therein referred to as the Purchaser of the Other Part and registered at the office of District Sub Registrar, Alipore, South 24 Parganas in Book No.I Volume No.22 Pages 158 to 171 Being No. 740 for the year 1988 the Vendor No.1 herein became absolutely seized and possessed of and/or otherwise well and sufficiently entitled to ALL THAT the divided and demarcated portion of the said Property containing by estimation an area of 7 cottahs (more or less) together with the structures standing thereon (more fully and particularly mentioned and described in PART I of the SECOND SCHEDULE hereunder written and hereinafter referred to as the PART ONE PROPERTY) for the consideration and subject to the terms and conditions contained and recorded in the said Deed of Sale.

F) By another Deed of Sale dated 23rd February 2001 and made between (1) Chen Chi Wei (2) Chen Chi Keng both sons of Late Chen Ta Hon (3) Lim Fung Ying wife of Chen Chi Kong and (4) Chen Kuo Chen son of Chen Chi Wei therein collectively referred to as the Vendors of the One Part and Mrs. Hsu Mei Yu (the Vendor No.2 herein) therein referred to as the Purchaser of the Other Part and registered at the office of District Sub Registrar III,



Alipore, South 24 Parganas in Book No.I Volume No.55 Pages 375 to 394 Being No. 2541 for the year 2001 the Vendor No.2 herein became absolutely seized and possessed of and/or otherwise well and sufficiently entitled to ALL THAT the divided and demarcated portion of the said Property containing by estimation an area of 1 cottah 9 chittacks and 2 sq.ft. (more or less) together with the structures standing thereon (more fully and particularly mentioned and described in PART II of the SECOND SCHEDULE hereunder written and hereinafter referred to as the PART TWO PROPERTY) for the consideration and subject to the terms and conditions contained and recorded in the said Deed of Sale.

G) By a Deed of Sale dated 10th March 1997 and made between (1) Chen Chi Wei (2) Chen Chi Keng both sons of Late Chen Ta Hon (3) Lim Fung Ying wife of Chen Chi Kong and (4) Chen Kuo Chen son of Chen Chi Wei therein collectively referred to as the Vendors of the One Part and Yeh Chi Yen therein referred to as the Purchaser of the Other Part and registered at the office of Additional District Sub Registrar, Sealdah, South 24 Parganas in Book No.I Volume No.22 Pages 144 to 157 Being No. 739 for the year 1997 the said Yeh Chi Yen herein became absolutely seized and possessed of and/or otherwise well and sufficiently entitled to ALL THAT the divided and demarcated portion of the said Property containing by estimation an area of 7 cottahs (more or less) together with the structures standing thereon (more fully and particularly mentioned and described in PART III of the SECOND SCHEDULE hereunder written and hereinafter referred to as the PART THREE PROPERTY) for the consideration and subject to the terms and conditions contained and recorded in the said Deed of Sale.

H) By a Deed of Sale dated 26th February 1997 and made between (1) Chen Chi Wei (2) Chen Chi Keng both sons of Late Chen Ta Hon (3) Lim Fung Ying wife of Chen Chi Kong and (4) Chen Kuo Chen son of Chen Chi Wei therein collectively referred to as the Vendors of the One Part and Yeh Ko Hsiang (the Vendor No.4 herein) therein referred to as the Purchaser of the Other Part and registered at the office of Additional District Sub Registrar, Sealdah, South 24 Parganas in Book No. I Volume No.15 Pages 198 to 213 Being No. 593 for the year 1997 the Vendor No.4 herein became absolutely seized and



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possessed of and/or otherwise well and sufficiently entitled to ALL THAT the divided and demarcated portion of the said Property containing by estimation an area of 7 cottahs (more or less) together with the structures standing thereon (more fully and particularly mentioned and described in PART IV of the SECOND SCHEDULE hereunder written and hereinafter referred to as the PART FOUR PROPERTY) for the consideration and subject to the terms and conditions contained and recorded in the said Deed of Sale.

- I) By a Deed of Sale dated 12th March 1997 and made between (1) Chen Chi Wei (2) Chen Chi Keng both sons of Late Chen Ta Hon (3) Lim Fung Ying wife of Chen Chi Kong and (4) Chen Kuo Chen son of Chen Chi Wei therein collectively referred to as the Vendors of the One Part and Yeh Ke Xian therein referred to as the Purchaser of the Other Part and registered at the office of Additional District Sub Registrar, Sealdah, South 24 Parganas in Book No.I Volume No.22 Pages 130 to 143 Being No. 738 for the year 1997 the said Yeh Ke Xian herein became absolutely seized and possessed of and/or otherwise well and sufficiently entitled to ALL THAT the divided and demarcated portion of the said Entire Property containing by estimation an area of 7 cottahs (more or less) together with the structures standing thereon (more fully and particularly mentioned and described in PART V of the SECOND SCHEDULE hereunder written and hereinafter referred to as the PART FIVE PROPERTY) for the consideration and subject to the terms and conditions contained and recorded in the said Deed of Sale.
- J) By a Deed of Gift dated 23rd day of September 2021 made by and between the said Yeh Chi Yen, therein referred to as the Donor of the First part and Hui Ling Chung (herein referred to as the Vendor No. 3), therein referred to as the Donee of the Other Part, and registered at the office of District Sub Registrar-III, Alipore, South 24 Parganas in Book No.I Volume No.1603-2021 Pages 262193 to 262213 Being No. 160308643 for the year 2021 the Vendor No.3 herein became absolutely seized and possessed of and/or otherwise well and sufficiently entitled to ALL THAT the divided and demarcated portion of the said Property containing by estimation an area of 7 cottahs (more or less) together with the structures standing thereon (more fully and particularly mentioned and described in PART III of the SECOND



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SCHEDULE hereunder written and hereinafter referred to as the PART THREE PROPERTY) subject to the terms and conditions contained and recorded in the said Deed of Gift.

K) By a Deed of Gift dated 23rd day of September 2021 made by and between the said Yeh Ke Xian, therein referred to as the Donor of the First part and Mei Yu Hsu (herein referred to as the Vendor No. 2), therein referred to as the Donee of the Other Part, and registered at the office of District Sub Registrar-III, Alipore, South 24 Parganas in Book No.1 Volume No.1603-2021 Pages 262171 to 262192 Being No. 160308644 for the year 2021 the Vendor No.2 herein became absolutely seized and possessed of and/or otherwise well and sufficiently entitled to ALL THAT the divided and demarcated portion of the said Property containing by estimation an area of 7 cottahs (more or less) together with the structures standing thereon (more fully and particularly mentioned and described in PART V of the SECOND SCHEDULE hereunder written and hereinafter referred to as the PART FIVE PROPERTY) subject to the terms and conditions contained and recorded in the said Deed of Gift

L) In the events as hereinbefore recited each of the Vendors are entitled to the following independent and distinct share or interest into or upon the said Entire Property:

- i) Vendor No.1 - 7 cottahs (more or less)
- ii) Vendor No.2 - 8 cottah 9 chittacks and 2 sq.ft. (more or less)
- iii) Vendor No3 - 7 cottahs (more or less)
- iv) Vendor No.4 - 7 cottahs (more or less)

Total **29 cottahs 9 chittacks and 2 sq.ft. (more or less)**

M) The Vendors are thus jointly absolutely seized and possessed of and/or otherwise well and sufficiently entitled to ALL THAT the various pieces and parcels of land containing by estimation an area of 29 cottahs 9 chittacks and 2 sq.ft. (more or less) together with the various structures standing thereon situate lying at and being Municipal Premises No. 119/2A/1



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Matheswartolla Road, Kolkata 700 001 together with the perpetual right to use in common the various parts and/or passageways (more fully and particularly mentioned and described in the **FIRST SCHEDULE** hereunder written and hereinafter referred to as the **said PROPERTY**) each of the Vendors being entitled to an independent and distinct share or interest into or upon the said property. Though forming part of Municipal Premises No. 119/2A/1, the area comprised of 1 Cottah 9 Chittack 2 square feet has wrongly been included in Municipal Premises No. 119/2A/1C.

- N) The Vendors have agreed to sell and transfer and the Purchasers have agreed to purchase and acquire in equal shares the said Property and/or the entirety of the right title interest of each of the Vendors into or upon the said Property, free from all encumbrances, charges, liens, lispendens attachments, trusts whatsoever or howsoever, whereby the Purchasers have agreed to acquire the said property, at and for an aggregate consideration of Rs. 8,79,56,701/- (Rupees Eight Crore Seventy Nine lakhs Fifty Six Thousand Seven hundred and one only) (hereinafter referred to as the said **TOTAL CONSIDERATION AMOUNT**) and has been appropriated by each of the Vendors in the manner as hereinafter stated.
- O) At or before the execution of this Indenture the Vendors and each one of them have assured and covenanted with the Purchaser as follows:
 - I) THAT the Vendors only are entitled to the said Property each one of them having an independent and distinct share or interest therein.
 - II) THAT the said Property is free from all encumbrances charges liens lispendens attachments trusts whatsoever or howsoever.
 - III) THAT the Vendors have a marketable title in respect of the said Property
 - IV) THAT all municipal rates taxes and other outgoings including khazana and electricity charges payable in respect of the said Property has been paid and/or shall be paid by the Vendors upto the date of execution of this Deed.



- V) That no person has any right of easement or otherwise nor any person is claiming to be a thikka tenant.
- VI) That the said Property is in khas possession of the Vendors.
- VII) That the Vendors are legally competent to sell and transfer the said property and/or the entirety of their respective right title interest into or upon the said property.
- VIII) That the Vendors have not entered into any agreement for sale transfer and/or lease nor have created any interest of any third party into or upon the said property and/or in respect of any part or portion of the property belonging to them.

P) The Purchasers have completely relied on the aforesaid representations and believing the same to be true and acting on the faith thereof has agreed to acquire the said property and/or the entirety of the right title interest of each of the Vendors into or upon the said Property free from all encumbrances and charges for the consideration and subject to the terms and conditions hereinafter appearing

NOW THIS INDENTURE WITNESSETH AND IT IS AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO as follows:

- I. **THAT** in pursuance of the said Agreement **AND** in further consideration of a sum of Rs. 2,08,25,000/- (Rupees Two Crore Eight lakhs Twenty five thousand only) of the lawful money of the Union of India well and truly paid by the Purchasers to the Vendor No.1 at or before the execution these presents (which amount the Vendor No.1 doth admit and acknowledge to have been received) and of and from the payment of the same and every part thereof the Vendor No.1 doth hereby acquit release and discharge the Purchasers and the said PART ONE PROPERTY hereby intended to be sold and transfer and the Vendor No.1 doth hereby indefeasibly grant sell transfer convey assign and assure unto the Purchasers **ALL THAT** the divided and demarcated portion of the said Property containing by estimation an area of 7 cottahs (more or less)



together with the structures standing thereon and together with the perpetual right to use in common the common parts and passageways (more fully and particularly mentioned and described in **PART I of the SECOND SCHEDULE** hereunder written and hereinafter referred to as the **PART ONE PROPERTY**) absolutely and forever, free from all encumbrances charges liens lispendens claims, demands, mortgages, leases, licenses, liabilities, trusts, attachments, acquisitions, requisitions, executions, prohibitions, restrictions, easements and lispendens whatsoever **TO HOLD** the said **PART ONE PROPERTY** unto and to the Purchasers absolutely and forever.

II. **AND THIS DEED FURTHER WITNESSTH THAT** in pursuance of the said Agreement **AND** in further consideration of a sum of Rs. 46,56,701/- (Rupees Forty Six lakhs Fifty Six Thousand Seven hundred one only) of the lawful money of the Union of India well and truly paid by the Purchasers to the Vendor No.2 at or before the execution these presents (which amount the Vendor No.2 doth admit and acknowledge to have been received) and of and from the payment of the same and every part thereof the Vendor No.2 doth hereby acquit release and discharge the Purchasers and the said **PART TWO PROPERTY** hereby intended to be sold and transfer and the Vendor No.2 doth hereby indefeasibly grant sell transfer convey assign and assure unto the Purchasers ALL THAT the divided and demarcated portion of the said Property containing by estimation an area of 1 cottah 9 chittacks and 2 sq.ft. (more or less) (more or less) together with the structures standing thereon and together with the perpetual right to use in common the common parts and passageways (more fully and particularly mentioned and described in **PART II of the SECOND SCHEDULE** hereunder written and hereinafter referred to as the **PART TWO PROPERTY**) absolutely and forever, free from all encumbrances charges liens lispendens claims, demands, mortgages, leases, licenses, liabilities, trusts, attachments, acquisitions, requisitions, executions, prohibitions, restrictions, easements and lispendens whatsoever **TO HOLD** the said **PART TWO PROPERTY** unto and to the Purchasers absolutely and forever.



III. AND THIS DEED FURTHER WITNESSTH THAT in pursuance of the said Agreement **AND** in further consideration of a sum of Rs. 2,08,25,000/- (Rupees Two Crore Eight lakhs Twenty five thousand only) of the lawful money of the Union of India well and truly paid by the Purchasers to the Vendor No.3 at or before the execution these presents (which amount the Vendor No.3 doth admit and acknowledge to have been received) and of and from the payment of the same and every part thereof the Vendor No.3 doth hereby acquit release and discharge the Purchasers and the said **PART THREE PROPERTY** hereby intended to be sold and transfer and the Vendor No.3 doth hereby indefeasibly grant sell transfer convey assign and assure unto the Purchasers **ALL THAT** the divided and demarcated portion of the said Property containing by estimation an area of 7 cottahs (more or less) together with the structures standing thereon and together with the perpetual right to use in common the common parts and passageways (more fully and particularly mentioned and described in **PART III of the SECOND SCHEDULE** hereunder written and hereinafter referred to as the **PART THREE PROPERTY**) absolutely and forever, free from all encumbrances charges liens lispendens claims, demands, mortgages, leases, licenses, liabilities, trusts, attachments, acquisitions, requisitions, executions, prohibitions, restrictions, easements and lispendens whatsoever **TO HOLD** the said **PART THREE PROPERTY** unto and to the Purchasers absolutely and forever.

IV. AND THIS DEED FURTHER WITNESSTH THAT in pursuance of the said Agreement **AND** in further consideration of a sum of Rs. 2,08,25,000/- (Rupees Two Crore Eight lakhs Twenty five thousand only) of the lawful money of the Union of India well and truly paid by the Purchasers to the Vendor No.4 at or before the execution these presents (which amount the Vendor No.4 doth admit and acknowledge to have been received) and of and from the payment of the same and every part thereof the Vendor No.4 doth hereby acquit release and discharge the Purchasers and the said **PART FOUR PROPERTY** hereby intended to be sold and transfer and the Vendor No.4 doth hereby indefeasibly grant sell transfer convey assign and assure unto the Purchasers **ALL THAT** the



divided and demarcated portion of the said Property containing by estimation an area of 7 cottahs (more or less) together with the structures standing thereon and together with the perpetual right to use in common the common parts and passageways (more fully and particularly mentioned and described in **PART IV of the SECOND SCHEDULE** hereunder written and hereinafter referred to as the **PART FOUR PROPERTY**) absolutely and forever, free from all encumbrances charges liens lispendens claims, demands, mortgages, leases, licenses, liabilities, trusts, attachments, acquisitions, requisitions, executions, prohibitions, restrictions, easements and lispendens whatsoever **TO HOLD** the said **PART FOUR PROPERTY** unto and to the Purchasers absolutely and forever.

V. AND THIS DEED FURTHER WITNESSTH THAT in pursuance of the said Agreement **AND** in further consideration of a sum of Rs. 2,08,25,000/- (Rupees Two Crore Eight lakhs Twenty five thousand only) of the lawful money of the Union of India well and truly paid by the Purchasers to the Vendor No.2 at or before the execution these presents (which amount the Vendor No.2 doth admit and acknowledge to have been received) and of and from the payment of the same and every part thereof the Vendor No.2 doth hereby acquit release and discharge the Purchasers and the said **PART FIVE PROPERTY** hereby intended to be sold and transfer and the Vendor No.2 doth hereby indefeasibly grant sell transfer convey assign and assure unto the Purchasers **ALL THAT** the divided and demarcated portion of the said Property containing by estimation an area of 7 cottahs (more or less) together with the structures standing thereon and together with the perpetual right to use in common the common parts and passageways (more fully and particularly mentioned and described in **PART V of the SECOND SCHEDULE** hereunder written and hereinafter referred to as the **PART FIVE PROPERTY**) absolutely and forever, free from all encumbrances charges liens lispendens claims, demands, mortgages, leases, licenses, liabilities, trusts, attachments, acquisitions, requisitions, executions, prohibitions, restrictions, easements and lispendens whatsoever **TO HOLD** the said **PART FIVE PROPERTY** unto and to the Purchasers absolutely and



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forever **OR HOWSOEVER OTHERWISE** the said **PROPERTY** or any part or portion thereof now is or are or at any time or times heretofore was or were situated butted and bounded called known numbered described or distinguished **TOGETHER WITH** all benefits and advantages of ancient and other lights all yards courtyards areas sewers drains ways water courses ditches fences paths and all manner of former and other rights liberties easements privileges walls fences advantages appendages and appurtenances whatsoever to the said **PROPERTY** or any part thereof belonging or in anywise appertaining to or with the same or any part thereof now are or is or at any time or times heretofore were held used occupied appertaining or enjoyed therewith or reputed to belong or to appertaining thereto **AND** the reversion or reversions remainder or remainders and the rents issues and profits and of any and every part thereof **AND** all the legal incidences thereof **AND** all the estate right title interest inheritance possession use trust property claim and demand whatsoever both at law and in equity of the Vendors into or upon and in respect of the said **PROPERTY** or any and every part thereof herein comprised and hereby sold granted and transferred **TOGETHER WITH** all deeds pattahs muniments and evidences of title which in anywise exclusively relate to or concern the said **PROPERTY** or any part or parcel thereof which now are or hereafter shall or may be in the custody power possession or control of the Vendors or any person or persons from whom the Vendors can or may procure the same without any action or suit both at law or in equity **TO HAVE AND TO HOLD** the said **PROPERTY** hereby granted sold conveyed transferred assigned assured or expressed or intended so to be with all rights and appurtenances belonging thereto unto and to the use of the Purchasers absolutely and forever free from all encumbrances charges liens claims demands mortgages leases licenses liabilities trusts attachments acquisitions requisitions executions prohibitions restrictions easements and lispendens whatsoever.



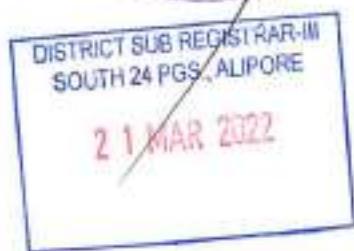
VI. AND THE VENDORS AND EACH ONE OF THEM HEREBY COVENANT WITH THE PURCHASERS as follows:

- i) The Vendors and each one of them doth hereby covenant with the Purchasers that the Vendors are the sole and absolute owners of and well and sufficiently seized and possessed of and entitled to the said **PROPERTY** and every part thereof, free from all encumbrances charges and liabilities of whatsoever nature.
- ii) THAT the Vendors have not at any time heretofore done or executed or knowingly suffered or been party or privy to any act deed matter or thing whereby or by reason whereof the said **PROPERTY** hereby granted sold conveyed transferred assigned and assured or expressed or so intended to be was or is encumbered in title estate or otherwise or by reason whereof the Vendor may or can be prevented from granting selling conveying assigning and assuring the said **PROPERTY** or any part thereof in the manner as aforesaid.
- iii) **THAT NOTWITHSTANDING** any act deed or thing by the Vendors done executed or knowingly suffered to the contrary the Vendors at the time of execution of these presents is the absolute and lawful owner of and/or otherwise well and sufficiently seized and possessed of and entitled to the said **PROPERTY** hereby granted sold conveyed transferred assigned assured or expressed so to be and every part thereof for a perfect and indefeasible estate or inheritance without any manner or condition use trust or other thing whatsoever to alter defeat encumber or make void the same.
- iv) **THAT NOTWITHSTANDING** any such act deed or thing whatsoever as aforesaid the Vendors now have in themselves good right full and absolute authority to grant sell convey transfer assure and assign the said **PROPERTY** hereby granted sold conveyed transferred and assured or expressed so to be unto and to the use of the Purchasers in the manner and on the conditions aforesaid **AND THAT** the Vendor has duly made over



possession of the said Property to the Purchasers and the Purchasers have received and accepted the same without any dispute, demand or claim whatsoever against the Vendors in respect of the nature and/or occupancy of the constructions on the land comprised in the said **PROPERTY** or otherwise.

- v) **THAT** the Purchasers shall and may at all times hereafter at its own costs, charges and expenses peaceably and quietly enter into hold possess and enjoy the said **PROPERTY** and receive realize collect and take the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming from under or in trust for the Vendors or from under or in trust for any of their predecessors in title or any one of them **AND THAT** the Purchasers shall be freed and cleared and freely and clearly and absolutely acquitted exonerated released and discharged or otherwise by and at the costs and expenses of the Vendors well and sufficiently saved defended and kept harmless and indemnified of from and against all and all manner of former or other estates encumbrances charges liens claims demands mortgages leases licenses liabilities trusts attachments executions prohibitions restrictions easements and lispendens whatsoever suffered or made or liabilities created in respect of the said **PROPERTY** by the Vendors or by any person or persons lawfully and equitably claiming from under or in trust for the Vendors or their predecessors in title as aforesaid or otherwise **AND THAT** all rates taxes and other impositions and/or outgoings payable in respect of the said **PROPERTY** upto the date of execution of this Indenture shall be paid borne and discharged by the Vendors and thereafter the same shall be borne and discharged by the Purchasers .
- vi) **THAT** the Vendors never held and does not hold any excess vacant land within the meaning of the Urban Land (Ceiling & Regulation) Act, 1976 and the said Lands comprised in the said property or any part thereof has not been affected or vested under the Urban



Land (Ceiling & Regulation) Act, 1976 **AND THAT** no certificate proceedings and/or notice of attachment is subsisting under the Income Tax Act 1961 **AND THAT** no notice, which is or may be subsisting, has been served on the Owners for the acquisition of the said **PROPERTY** or any part thereof under the Land Acquisition Act, 1894 or under any other law or Acts and/or Rules made or framed there under and the Vendors have no knowledge of issue of any such notice or notices for the time being subsisting under the above Acts and/or Rules for the time being in force affecting the said **PROPERTY** or any part thereof **AND THAT** no suit and/or proceeding is pending in any Court of law affecting the said **PROPERTY** and/or any part or portion thereof nor the same has been lying attached under any writ or attachment of any Court or Revenue Authority.

vii) **THAT** the Vendors and all persons having or lawfully or equitably claiming any right title interest or estate whatsoever in the said **PROPERTY** or any part thereof from through under or in trust for the Vendors shall and will from time to time and at all times hereafter at the request and costs of the Purchasers make do acknowledge and execute all such lawful acts deeds matters and things whatsoever for further better and more perfectly and effectually granting and assuring the said **PROPERTY** and every part thereof unto and to the use of the Purchasers .

VII. AND THIS DEED FURTHER WITNESSETH that in the event of there being any defect in title it shall be the responsibility and obligation of the Vendors at their own cost to cure and/or remedy the same and shall keep the Purchasers and/or its Partners and Officers saved harmless and fully indemnified from and against all costs charges claims actions suits and proceedings



21/2

**THE FIRST SCHEDULE ABOVE REFERRED TO
(SAID PROPERTY)**

ALL THAT the various pieces and parcels of land forming part of the said Entire Property containing by admeasurement an area of 1 (one) Bigha 9 cottahs 9 chittacks and 2 sq.ft. (more or less) together with the structures admeasuring 14500 sq.ft standing thereon (situation whereof shown and delineated in the map or plan annexed to the said Deed of Partition and also in the plan attached hereto marked in Red Border herein) together with the perpetual right to use in common with others various common parts and/or passageways and the same since been numbered as Municipal Premises No. 119/2A/1 Matheswartolla Road, Kolkata 700 046

ON THE NORTH: By land comprised in CS Dag No. 660 and 661

ON THE SOUTH: By Land of Diamond Tannery

ON THE EAST: By Municipal Road

ON THE WEST: By Municipal Premises No. 119/2A/1C

**THE SECOND SCHEDULE ABOVE REFERRED TO
PART - I PART ONE PROPERTY**

ALL THAT the divided and demarcated portion of the said Property containing by estimation an area of 7 cottahs (more or less) together with the structures standing thereon and together with the perpetual right to use in common the common parts and passageways

PART II - PART TWO PROPERTY

ALL THAT the divided and demarcated portion of the said Property containing by estimation an area of 1 cottah 9 chittacks and 2 sq.ft. (more or less) (more or less) together with the structures standing thereon and together with the perpetual right to use in common the common parts and passageways



PART III - PART THREE PROPERTY

ALL THAT the divided and demarcated portion of the said Property containing by estimation an area of 7 cottahs (more or less) together with the structures standing thereon and together with the perpetual right to use in common the common parts and passageways

PART IV - PART FOUR PROPERTY

ALL THAT the divided and demarcated portion of the said Property containing by estimation an area of 7 cottahs (more or less) together with the structures standing thereon and together with the perpetual right to use in common the common parts and passageways

PART V - PART FIVE PROPERTY

ALL THAT the divided and demarcated portion of the said Property containing by estimation an area of 7 cottahs (more or less) together with the structures standing thereon and together with the perpetual right to use in common the common parts and passageways



IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals the day month and year first above written

**SIGNED AND DELIVERED
BY THE VENDOR NO.1**

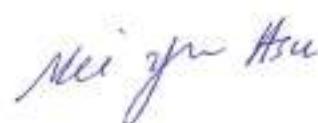
At Kolkata in the presence of:

- 1) Gururam Pandit — 
Chakrabarty (C. M. B. O. Y. C. I. U. S. (Cui Hui 7611))
- 2) Surajit Das.

**SIGNED AND DELIVERED
BY THE VENDOR NO.2**

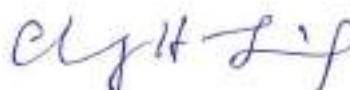
At Kolkata in the presence of:

- 1) Gururam Pandit
- 2) Surajit Das.



**SIGNED AND DELIVERED
BY THE VENDOR NO.3**

At Kolkata in the presence of:

- 1) Gururam Pandit — 
- 2) Surajit Das.

**SIGNED AND DELIVERED
BY THE VENDOR NO.4**

At Kolkata in the presence of:

- 1) Gururam Pandit, 
- 2) Surajit Das.



**SIGNED AND DELIVERED
BY THE PURCHASERS**

At Kolkata in the presence of:

1) Jayant Pandit —
Chowdhury (Name B/sig)
6 - 200199

MANINAGAR DEVELOPERS LLP

Jewel Kumar Dey

Designated Partner

2) Swapnil Das.
1002, E M Bypass
Kol - 105

GREEN FIELD NIKETAN PVT. LTD.

Jewel Kumar Dey

Director / Authorised Signatory

For RAINBOW ENCLAVE PVT. LTD.

Jewel Kumar Dey

Director

For KASAUTI VYAPAAR PVT. LTD.

Jewel Kumar Dey

Director

Prepared by me

b.d.

BAPI DAS
Advocate
Alipore Police Court
Kolkata-700 027
Regd. No. WL-5102301



MEMO OF CONSIDERATION

Received on and from the within named Purchasers a total consideration of **Rs. 8,79,56,701/- (Rupees Eight Crore Seventy Nine lakhs Fifty Six Thousand Seven hundred and one only)** which amount has been appropriated amongst the Vendors as follows:

Name of the Vendor	Date	Cheque No./RTGS	Drawn on/RTGS	Amount (in Rs.)	TDS	Net Amount (In Rs.)
KO TAD YEH	29/10/2021	IDIBR520 2110292558 2602	By RTGS	1,30,00,000	1,30,000	1,28,70,000
	12/11/2021	990002	Indian Bank Sarat Bose Road Branch, Kolkata	78,25,000	78,250	77,46,750
				2,08,25,000	2,08,250	2,06,16,750

(A)

Name of the Vendor	Date	Cheque No./RTGS	Drawn on	Amount (in Rs.)	TDS	Net Amount (In Rs.)
MEI YU HSU	12/11/2021	990003	Indian Bank Sarat Bose Road Branch, Kolkata	2,54,81,701	2,54,817	2,52,26,884
				2,54,81,701	2,54,817	2,52,26,884

(B)

Name of the Vendor	Date	Cheque No./RTGS	Drawn on	Amount (in Rs.)	TDS	Net Amount (In Rs.)
HUI LING CHUNG	12/11/2021	990004	Indian Bank Sarat Bose Road Branch, Kolkata	2,08,25,000	2,08,250	2,06,16,750
				2,08,25,000	2,08,250	2,06,16,750

(C)



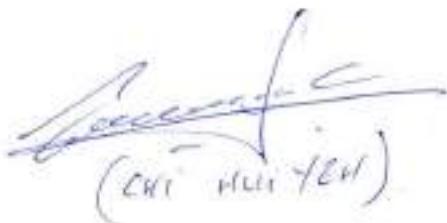
DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE

21/MAR/2022

Name of the Vendor	Date	Cheque No./RTGS	Drawn	Amount (in Rs.)	TDS	Net Amount (In Rs.)
YEH KO HSIANG	13/11/2020	292797	Indian Bank Sarat Bose Road Branch, Kolk	4,20,000	4,200	4,15,800
	29/10/2021	989996	Indian Bank Sarat Bose Road Branch, Kolkata	1,30,00,000	1,30,000	1,28,70,000
	12/11/2021	999005	-do-	74,05,000	74,050	73,30,950
				2,08,25,000	2,08,250	2,06,16,750
						(D)
Total (A)+(B)+(C)+(D)				8,79,56,701	8,79,567	8,70,77,134

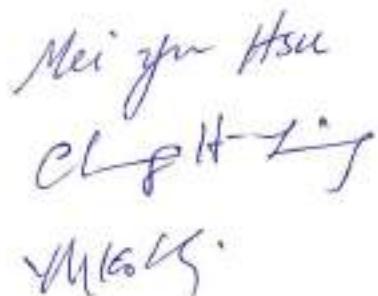
Witness:

1. Tratimal Parekh



(Tratimal Parekh)

2. Surajit Das



Surajit Das
CLPHTL
VMOU

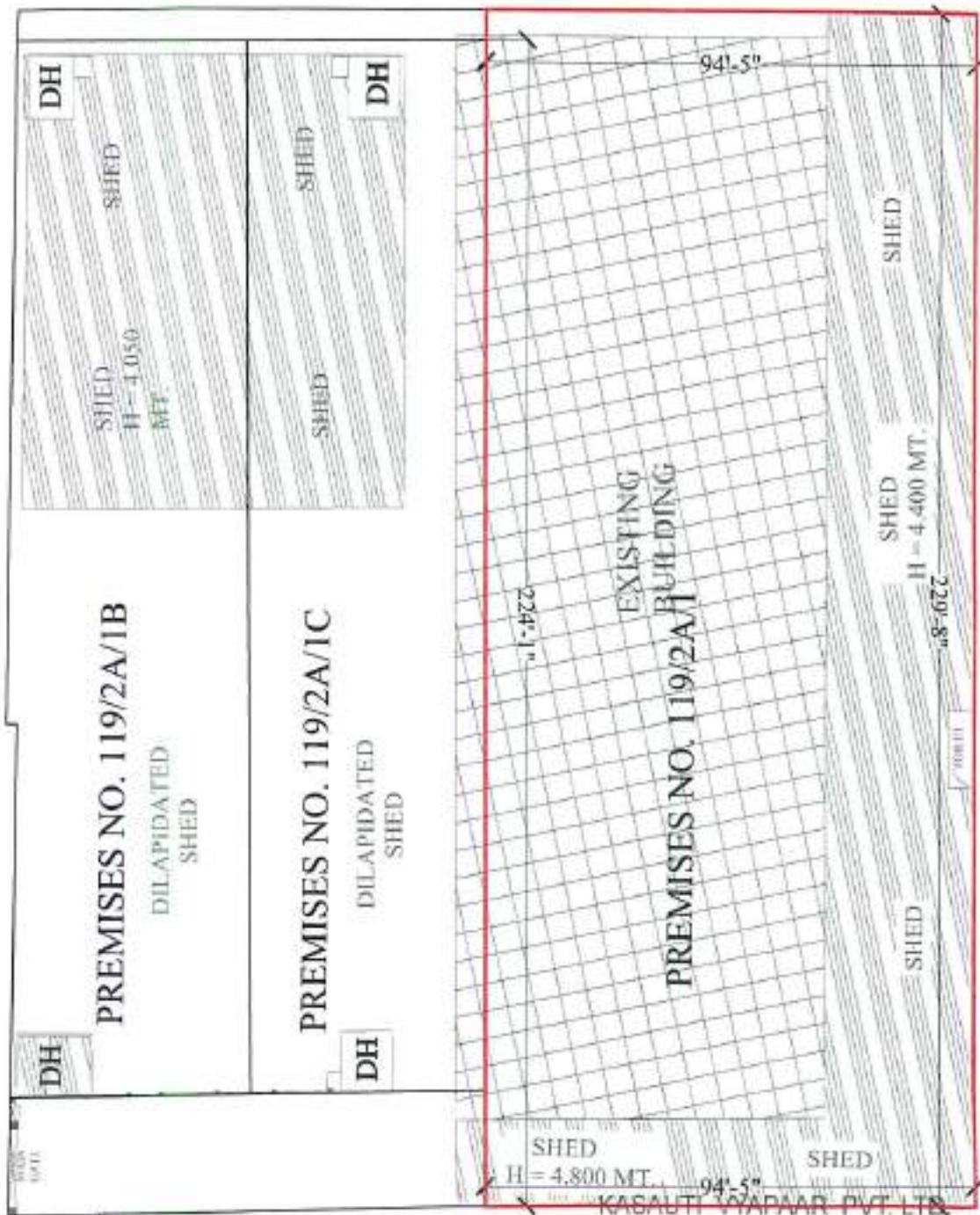
Signature of Vendors



**SITE PLAN AT 119/2A/1, MATHESWARTALA ROAD, KOLKATA -
700046, MOUZA TANGRA, J.L NO. 5, P.S TANGRA**



AREA: 29 COTTAHS 9 CHITTACKS 2 SQFT



GREEN FIELD NIKETAN PVT. LTD.

RAINBOW ENCLAVE PVT. LTD.
MANINAGAR DEVELOPERS LLP

Authorised Signatory Designated Partner

SIGNATURE OF PURCHASERS:

SIGNATURE OF VENDORS:

SIGNATURE OF PURCHASERS:



SPECIMEN FORM FOR TEN FINGER PRINTS

John



Mui-yen Hsu



Ching-Hsi





DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE

21 MAR 2022

SPECIMEN FORM FOR TEN FINGER PRINTS

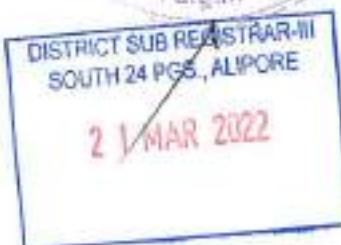
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PHOTO	Vh (005)					
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(Right Hand)						



SPECIMEN FORM FOR TEN FINGER PRINTS

PHOTO  	<i>Dawali</i>	Little	Ring	Middle	Fore	Thumb
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Thumb	Fore	Middle	Ring	Little		
(Right Hand)						





चयन संख्या /PERMANENT ACCOUNT NUMBER

AAUPY0573A



नाम /NAME

CHI HUI YEH

पिता का नाम /FATHER'S NAME

CHAO YING YEH

जन्म तिथि /DATE OF BIRTH

13-01-1958

संकेतन संकेतन /SIGNATURE

Shalin

मानव विकास विभाग, दिल्ली, 110001.

COMMISSIONER OF INCOME-TAX (S) KOLKATA

इस कार्ड को स्वीकृत / यिस पात्रे पर कृपया जारी करने

कानून अधिकारी को सूचित / वापसे भार है

रामेश बालकर आद्यत (पद्धति एवं लक्षणीयों),

०७,

कीर्ति नगर,

कलकत्ता - 700 069.

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

Joint Commissioner of Income-Tax (Systems & Technical),

P-7,

Chowringhee Square,

Calcutta, 700 069.



PERMANENT ACCOUNT NUMBER

AASPHT271G



NAME

MEI YU HSU



FATHER'S NAME

CHI PING HSU

DATE OF BIRTH

23-11-1958

6275

dated 1989, 11.11

EMBODIED SIGNATURE

Mei Yu Hsu

COMMISSIONER OF PHOTOMETRIC, R.F.C.

यह कार्ड दो लो / दिल्ली का दूसरा वर्षीय वार्षिक
पर्यावरणीय विधि / वर्षा का दे
खिया अवास वार्षिक (पर्यावरणीय एवं वार्षिक),
पी.टी.
विदेशी विधि,
दिल्ली - 700 060.

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

Joint Commissioner of Income-tax (General & Technical),
P.T.,

Chowkiganj Square,
Delhi-700 060.

Mei Yu Hsu





मोर्त्तम राज्य विभाग प्रायोगिक विभाग
भारत सरकार
Union Government of India
Government of India
प्रधानमंत्री/प्रधानमंत्री/प्रधानमंत्री

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आपका नाम असाक / Your Name: ना.

5647 5857 3321

आधिकार = आम आदमी का अधिकार



5647 5857 3321

Mei-yu Hsu

संस्कृत

- *Witness* is proof of identity and originality.
- *Establishes identity, authentication*.

卷之三

- * **Health** is one of the most important areas of state and local government.
- * **Healthcare** is used throughout the country.
- * **Healthcare** will be available at one time Government and Non-Governmental services in India.

Figure 12. Application frequency of *Amelanchier*.

Language identification summary of results

and
about 2000-30,000
new in every country.
There is no better way to
see the world.

5647 5857 3321

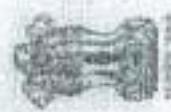






आयकर विभाग

भारत सरकार
GOVT. OF INDIA



INCOME TAX DEPARTMENT

HUI LING CHUNG

CHIN SHIV CHUNG

19/11/1953

Permanent Account Number

ACSPC0132D

Chin Shih

Signature

30112007

Ch. H. Shih



आयकर विभाग
INCOME TAX DEPARTMENT



प्राप्ति संख्या कार्ड
Department Account Number Card

ABHFM4923A

कार्ड द्वारा
MANINAGAR DEVELOPERS LLP

प्राप्ति संख्या कार्ड
Department Account Number Card
12/12/2017

भारत सरकार
GOVT. OF INDIA

प्राप्ति संख्या कार्ड

MANINAGAR DEVELOPERS LLP

Jewel Deep Singh
Designated Partner



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SURENDRA KUMAR DUGAR

JHUMARMAL DUGAR

11/01/1960

Permanent Account Number

ACUPD1317K

Surendra Kumar Dugar
Signature



Surendra Kumar Dugar





भारत सरकार
GOVERNMENT OF INDIA

©2019 Kunal Dugar
प्रकाशित/DOB: 11/01/20

અધ્યાત્મિક/ DUB: 11N01/1950

1974 / MALE

8876 4445 8052



ଆଧାର - ସାଧାରଣ ମାଲ୍ୟେର ଅଧିକାର



प्राधिकरण
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১২-৪-১, বি.সি. রোড
বালীগুলি, কোলকাতা,
পশ্চিমবঙ্গ - ৭০০০১৯

Address
52/4/1, B.C. ROAD,
Ballygunge S.O.,
Kolkata,
West Bengal - 700019

8876 4445 8052



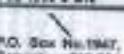
1942



Photo by [Peter D. Jones](#)



www.mca.gov.in



70. *See* *suprat.*

feel very





प्रस. लालू का वान - यान द्वारा वापस लाया गया। लालू की अवस्था बेतावा हो गई, तो यान ने उसे बहुती लिखान, दोषांश द्वारा, बालान मिलते कहाया। यान की शर्त - लालू वास्तव मर्मी - ३००-०१३।

If this card is lost / someone's lost card is found
please return / return to
Income Tax PAN Services Unit, NSDL,
1st Floor, Times Tower,
Karwan Mills Compound,
5 B Marg, Lower Parel, Mumbai - 400 013

Tel: 91-22-2499 4662, Fax: 91-22-2495 0664
e-mail: fininfo@scil.in

McCormy



भारत सरकार
GOVERNMENT OF INDIA

Yeh Ko Hsiang



DOB: 02/12/1980

MALE



9586 3657 7833



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address:

S/O: Yeh Chi Yen, 111, SOUTH
TANGRA ROAD, Gobinda
Khatick Road, Kolkata,
West Bengal - 700046



9586 3657 7833



1947



help@uidai.gov.in



www.uidai.gov.in

P.O. Box No.1547,
Bamnabazar, 460 001

Yeh Ko Hsiang



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

GREEN FIELD NIKETAN PRIVATE
LIMITED



05/03/2007

Permanent Account Number

AACCG8179K

13000007

GREEN FIELD NIKETAN PVT. LTD.

Surendra Kumar Singh
Director / Authorised Signatory



आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

RAINBOW ENCLAVE PRIVATE
LIMITED

08/06/1995

Permanent Account Number

AABCR2114G

6
1920
3000

For RAINBOW ENCLAVE PVT. LTD.

Surendra Singh
Director



आयकर विभाग
INCOME TAX DEPARTMENT
KASAUTI VYAPAAR PRIVATE LIMITED



भारत सरकार
GOVT. OF INDIA



07/02/2006

Permanent Account Number

AACOKS300F

20112208

For KASAUTI VYAPAAR PVT. LTD.

Deepak Singh

Director





THE KOLKATA MUNICIPAL CORPORATION
MUNICIPAL ASSESSMENT BOOK (Portal Copy)
LANDS AND BUILDINGS
ASSESSMENT DEPARTMENT

Borough No.	Ward No.	Street No.	Premises No.	Street Name	Heritage	Pond	Assessee No.	Book No.
7	06B	10	1192A/1	MATHESWARTOLA ROAD	NO	NO	2105B1004710	0008

No of Stories	Nature of Use	Plot (in Sq.Mtr.)	Covered (in Sq.Mtr.)	Floor (in Sq.Mtr.)	Land Area	Article	Section	%	Residential	Non Res	Classified Ownership	Operative GR Quarter	Operative GR Quarter	Operative GR Quarter
	D H											4/2003		

Name and address of owner and/or person liable to pay consolidated rate (1)											Initial and date of the H.A./Assessment making correction (2)		
Owner : YEH KO HSUNG..... Address : 111 M T ROAD,KOLKATA-700046.....													

Annual Valuation (3)	Adval. us (4)	% of Consolidated Rate (5)	Date of Alteration of Annual Valuation Column 3(6)	Date of Effect of Alteration (7)	Quarterly payable Consolidated Rate (8)	Amount of Rebate if any us 17(5) (g)25% of Consolidated Rate(9)	Amount After Allowing Rebate (Col. 8 minus Col. 9)(10)
16800		40	25/07/2006	1997-07-01 00:00:00.0	1680	0	1680
17800		40	25/07/2006	2000-10-01 00:00:00.0	1780	0	1780
42880		40	25/07/2006	2004-01-01 00:00:00.0	4288	0	4288

Quarterly Howrah Bridge Tax or leviable on the AV (11)	Proportionate AV where applicable (12)	Proportionate Quarterly Rate (13)	% of Surcharge(14)	Amount of Surcharge(15)	Gross Amount Payable per Quarter Columns 8 or 10,11 and 15, if any rounded off to the nearest rupee) (16)	Amount of General Rebate @5% us 216(2)(17)	Net Amount Payable per Quarter (rounded off to the nearest rupee) (18)	Initial of Assessment Clerk/Held Assistant(19)	Initial of Authorising Officer us 191(4) (20)	Date of issuing of Fresh or Supplementary Bills us per Alterations(21)	Remarks (22)
10.5			50	0	1091	64.55	1026				ARV
11.10			50	0	1791	89.55	1701				ARV
28.8			50	2144	8459	322.95	8136				ARV

Annual Valuation and Tax Capping in Unit Area Assessment System are subject to Verification and final determination by KMC, as applicable.



Major Information of the Deed

Deed No :	I-1603-04421/2022	Date of Registration	22/03/2022
Query No / Year	1603-2002141806/2021	Office where deed is registered	
Query Date	21/10/2021 10:05:16 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Bapi Das Alipore Police Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9836980696, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 8,79,56,701/-	Rs. 8,79,56,701/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 43,97,955/- (Article:23)	Rs. 8,79,613/- (Article:A(1), E, M(b), H)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip (Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Topsia, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Matheswartzala Road, Road Zone : (Off Road – Off Road), Premises No: 119/2A/1, Ward No: 066 Pin Code : 700046

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	1 Bigha 9 Katha 9 Chatak 2 Sq Ft	8,40,41,701/-	8,40,41,701/-	Width of Approach Road: 20 Ft.,
	Grand Total :			48.7827Dec	840,41,701/-	840,41,701/-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	14500 Sq Ft.	39,15,000/-	39,15,000/-	Structure Type: Structure
	Total :	14500 sq ft	39,15,000 /-	39,15,000 /-	

Gr. Floor, Area of floor : 14500 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 0 Year, Roof Type: Tiles Shed, Extent of Completion: Complete

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr KO TAD YEH Son of Mr Yeh Chi Hui 111, Matheswartola Road, City:-, P.O:- Gobindo Khatick, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700046 Sex: Male, By Caste: Buddhist, Occupation: Others, Citizen of: India, PAN No.: ABxxxxxx9E, Aadhaar No: 54xxxxxxxx7910, Status :Individual, Executed by: Self, Date of Execution: 21/03/2022 , Admitted by: Self, Date of Admission: 21/03/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 21/03/2022 , Admitted by: Self, Date of Admission: 21/03/2022 ,Place : Pvt. Residence
2	Mrs MEI YU HSU Wife of Mr Yeh Chi Hui 111, Matheswartola Road, City:-, P.O:- GOBINDA KHATICK, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700046 Sex: Female, By Caste: Buddhist, Occupation: Others, Citizen of: India, PAN No.: AAxxxxxx1G, Aadhaar No: 56xxxxxxxx3321, Status :Individual, Executed by: Self, Date of Execution: 21/03/2022 , Admitted by: Self, Date of Admission: 21/03/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 21/03/2022 , Admitted by: Self, Date of Admission: 21/03/2022 ,Place : Pvt. Residence
3	Mrs HUI LING CHUNG Wife of Mr Yeh Chi Yen 111, Matheswartola Road, City:-, P.O:- Gobindo Khatick Road, P.S:-Topsia, District:-South 24-Parganas, West Bengal, India, PIN:- 700046 Sex: Female, By Caste: Buddhist, Occupation: Others, Citizen of: India, PAN No.: ACxxxxxx2D, Aadhaar No: 41xxxxxxxx1802, Status :Individual, Executed by: Self, Date of Execution: 21/03/2022 , Admitted by: Self, Date of Admission: 21/03/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 21/03/2022 , Admitted by: Self, Date of Admission: 21/03/2022 ,Place : Pvt. Residence
4	Mr YEH KO HSIANG Son of Mr Yeh Chi Yen 111, Matheswartola Road, City:-, P.O:- GOBINDA KHATICK ROAD, P.S:-Topsia, District:-South 24-Parganas, West Bengal, India, PIN:- 700046 Sex: Male, By Caste: Buddhist, Occupation: Others, Citizen of: India, PAN No.: ADxxxxxx5D, Aadhaar No: 85xxxxxxxx7833, Status :Individual, Executed by: Self, Date of Execution: 21/03/2022 , Admitted by: Self, Date of Admission: 21/03/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 21/03/2022 , Admitted by: Self, Date of Admission: 21/03/2022 ,Place : Pvt. Residence

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	MANINAGAR DEVELOPERS LLP 12C, Chakraberia Road North, City:-, P.O:- Lala Lajpat Rai Sarani, P.S:-Ballygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 , PAN No.: ABxxxxxx3A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
2	GREEN FIELD NIKETAN PRIVATE LIMITED 12C,CHAKRABERIA ROAD NORTH, City:- Not Specified, P.O:- LALA LAJPAT RAI SARANI, P.S:-Ballygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 , PAN No.: AAxxxxxx9K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
3	RAINBOW ENCLAVE PRIVATE LIMITED 12C,CHAKRABERIA ROAD NORTH, City:- Not Specified, P.O:- LALA LAJPAT RAI SARANI, P.S:-Ballygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 , PAN No.: AAxxxxxx4G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
4	KASAUTI VYAPAAR PRIVATE LIMITED 12C,CHAKRABERIA ROAD NORTH, City:- Not Specified, P.O:- LALA LAJPAT RAI SARANI, P.S:-Ballygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 , PAN No.: AAxxxxxx6F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Surendra Kumar Dugar (Presentant) Son of Late Jhumarmal Dugar 12C, Chakraberia Road North, City:- , P.O:- Lala Lajpat Rai Sarani, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700020, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ACxxxxxx7K, Aadhaar No: 88xxxxxxxx8052 Status : Representative, Representative of : MANINAGAR DEVELOPERS LLP (as PARTNER), GREEN FIELD NIKETAN PRIVATE LIMITED (as PARTNER), RAINBOW ENCLAVE PRIVATE LIMITED (as PARTNER), KASAUTI VYAPAAR PRIVATE LIMITED (as PARTNER)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr JAYANTA PANDIT Son of Mr GOURHARI PANDIT CHOWHATI, NETAJI BLOCK, City:- , P.O:- SONARPORE, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700149			

Identifier Of Mr KO TAD YEH, Mrs MEI YU HSU, Mr Surendra Kumar Dugar, Mrs HUI LING CHUNG, Mr YEH KO HSIANG

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr KO TAD YEH	MANINAGAR DEVELOPERS LLP-12.1957 Dec
2	Mrs MEI YU HSU	MANINAGAR DEVELOPERS LLP-12.1957 Dec
3	Mrs HUI LING CHUNG	MANINAGAR DEVELOPERS LLP-12.1957 Dec
4	Mr YEH KO HSIANG	MANINAGAR DEVELOPERS LLP-12.1957 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr KO TAD YEH	MANINAGAR DEVELOPERS LLP-3625.00000000 Sq Ft
2	Mrs MEI YU HSU	MANINAGAR DEVELOPERS LLP-3625.00000000 Sq Ft
3	Mrs HUI LING CHUNG	MANINAGAR DEVELOPERS LLP-3625.00000000 Sq Ft
4	Mr YEH KO HSIANG	MANINAGAR DEVELOPERS LLP-3625.00000000 Sq Ft

On 18-11-2021

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 8,79,56,701/-

Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS

South 24-Parganas, West Bengal

On 21-03-2022

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

Presented for registration at 16:40 hrs on 21-03-2022, at the Private residence by Mr Surendra Kumar Dugar ..

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

Execution is admitted on 21/03/2022 by 1. Mr KO TAD YEH, Son of Mr Yeh Chi Hui, 111, Matheswartola Road, P.O: Gobindo Khatick, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700046, by caste Buddhist, by Profession Others, 2. Mrs MEI YU HSU, Wife of Mr Yeh Chi Hui, 111, Matheswartola Road, P.O: GOBINDA KHATICK, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700046, by caste Buddhist, by Profession Others, 3. Mrs HUI LING CHUNG, Wife of Mr Yeh Chi Yen, 111, Matheswartola Road, P.O: Gobindo Khatick Road, Thana: Topsia, , South 24-Parganas, WEST BENGAL, India, PIN - 700046, by caste Buddhist, by Profession Others, 4. Mr YEH KO HSIANG, Son of Mr Yeh Chi Yen, 111, Matheswartola Road, P.O: GOBINDA KHATICK ROAD, Thana: Topsia, , South 24-Parganas, WEST BENGAL, India, PIN - 700046, by caste Buddhist, by Profession Others
Indetified by Mr JAYANTA PANDIT, , Son of Mr GOURHARI PANDIT, CHOWHATI, NETAJI BLOCK, P.O: SONARPORE, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700149, by caste Hindu, by profession Others

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

Execution is admitted on 21-03-2022 by Mr Surendra Kumar Dugar, PARTNER, MANINAGAR DEVELOPERS LLP (LLP), 12C, Chakraberia Road North, City:- , P.O:- Lala Lajpat Rai Sarani, P.S:-Ballygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700020; PARTNER, GREEN FIELD NIKETAN PRIVATE LIMITED, 12C, CHAKRABERIA ROAD NORTH, City:- Not Specified, P.O:- LALA LAJPAT RAI SARANI, P.S:-Ballygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700020; PARTNER, RAINBOW ENCLAVE PRIVATE LIMITED, 12C, CHAKRABERIA ROAD NORTH, City:- Not Specified, P.O:- LALA LAJPAT RAI SARANI, P.S:-Ballygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700020; PARTNER, KASAUTI VYAPAAR PRIVATE LIMITED, 12C, CHAKRABERIA ROAD NORTH, City:- Not Specified, P.O:- LALA LAJPAT RAI SARANI, P.S:-Ballygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700020

Indetified by Mr JAYANTA PANDIT, , Son of Mr GOURHARI PANDIT, CHOWHATI, NETAJI BLOCK, P.O: SONARPORE, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700149, by caste Hindu, by profession Others

5.15

Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 22-03-2022

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 8,79,613/- (A(1) = Rs 8,79,567/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 8,79,581/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 17/11/2021 1:53PM with Govt. Ref. No: 192021220115068371 on 17-11-2021, Amount Rs: 8,79,581/-,
Bank: Indian Bank (IDIB000C001), Ref. No. IB17112021229090 on 17-11-2021, Head of Account 0030-03-104-001-18

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 43,97,855/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 43,97,855/-

Description of Stamp

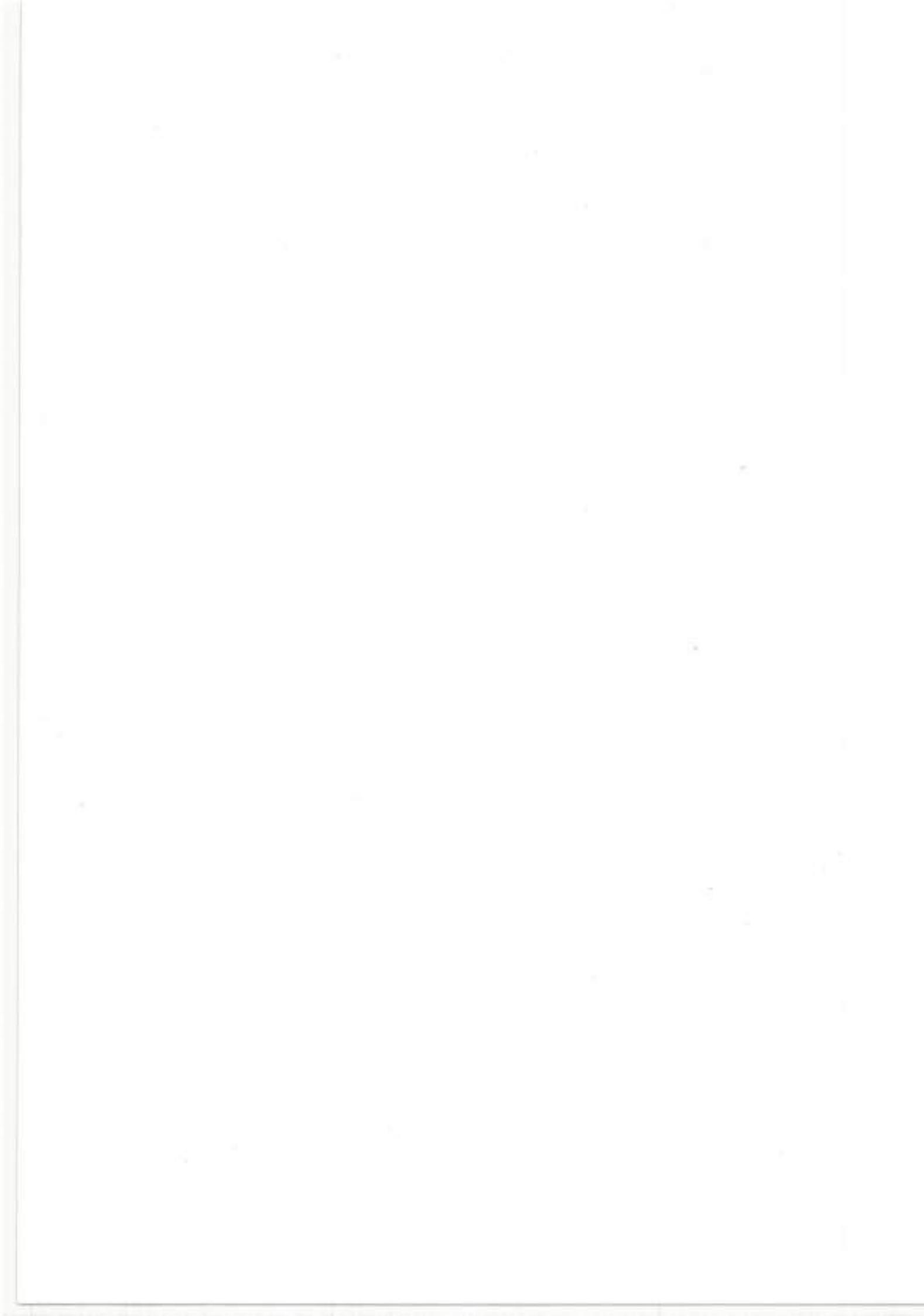
1. Stamp: Type: Impressed, Serial no 676255, Amount: Rs.100/-, Date of Purchase: 31/01/2022, Vendor name: S Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 17/11/2021 1:53PM with Govt. Ref. No: 192021220115068371 on 17-11-2021, Amount Rs: 43,97,855/-,

Bank: Indian Bank (IDIB000C001), Ref. No. IB17112021229090 on 17-11-2021, Head of Account 0030-02-103-003-02



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24.
PARGANAS
South 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2022, Page from 148106 to 148155
being No 160304421 for the year 2022.



Digitally signed by DEBASISH DHAR
Date: 2022.03.22 14:08:45 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2022/03/22 02:08:45 PM

**DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.**

RS Group Realty Pvt. Ltd.

(Constituted Attorney / Authorised Signatory)

(This document is digitally signed.)