

04556/22 VC-3170/22

P- 4422/2-22



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AG 676256

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

District Sub-Register-III
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

026339

31 JAN 2022

Date: _____
To: _____
By: **SURAJIT NANDAN**
Advocate, Alipore Police Court
Kolkata-27

Samiran Das
Stamp Vendor
Alipore Police Court
South 24 P.S., KOL

1. *Sumit Kumar Das*



3055

MANINAGAR DEVELOPERS LLP

1. *Sumit Kumar Das*

Designated Partner



3055

GREEN FIELD NIKETAN PVT. LTD.

1. *Sumit Kumar Das*

Director / Authorised Signatory



3055

For RAINBOW ENCLAVE PVT. LTD.

1. *Sumit Kumar Das*

Director



3055

For KASAUTI VYAPAAR PVT. LTD.

1. *Sumit Kumar Das*

Director



DISTRICT SUB REGISTRAR-III
SOUTH 24 P.S., ALIPORE
21 MAR 2022

BETWEEN

(1) **YEH CHI YEN** [Income Tax PAN AAKPY2155N_] (AADHAR No. 8121 7215 7046) and (2) **CHI HUI YEH** [Income Tax PAN AAUPY0573A] (AADHAR No. 7730 5597 9033), both sons of Yeh Ying Chao residing at 111, Matheswartola Road, Kolkata – 700 046 P.S. Pragati Maidan P.O. Gobindo Khatick hereinafter referred to as the **VENDORS** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, legal representatives, executors administrators and assigns) of the **ONE PART**

AND

MANINAGAR DEVELOPERS LLP (Income Tax PAN ABFHM4923A) (LLPIN ABHFM4923A), 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**



3058

Jayanti



3056

Chai Hui Yen
(Chai Hui Yen)



3061

Jayanti Pandey —
S/O Gourhari Pandey
Chowdhury (son) Bhow
6-20199



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 the companies are concerned shall mean and include their respective successors, successors -in-interest and assigns of the **OTHER PART**

WHEREAS:

- A) In this Deed wherever the context so permits MR. Yeh Chi Yen is referred to as the Vendor No.1 and Mr. Yeh Chi Hui is referred to as the Vendor No.2 and are collectively referred to as the Vendors
- B) By a Deed of Partition dated 24th May 1988 and registered at the office of the Registrar of Assurances, Calcutta in book No.I Volume No.29 Pages 490 to 509 Being No.5684 for the year 1988 the said MR. Yeh Chi Yen herein referred to as the Vendor No.1 and Mr. Yeh Chi Hui herein referred to as the Vendor No.2 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 12 cottahs 12 chittacks and 19 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' Dihi Panchannagram R.S. No.5 J.L. No.5 Mouza Tangra P.S. Jadavpur (now Tangra) (hereinafter referred to as the LARGER PROPERTY) each one of the Vendors being entitled to undivided half share or interest into or upon the said Property



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- C) In the events as hereinbefore recited the Vendors are thus jointly seized and possessed of and/or otherwise well and sufficiently entitled to the said Property each one of them being entitled to undivided half share or interest therein
- D) 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, at and for an aggregate consideration of Rs. 3,80,09,757/- (Rupees Three Crores Eighty lakhs nine thousand seven hundred and fifty seven only) (hereinafter referred to as the said TOTAL CONSIDERATION AMOUNT) and as such the total consideration amount has been contributed by the Purchasers and has been appropriated by each of the Vendors in the manner as hereinafter stated.
- E) At or before the execution of this Indenture the Vendors and each one of them have assured and covenanted with the Purchasers as follows:
- I) THAT the Vendors alone 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



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into or upon the said property and/or in respect of any part or portion of the property belonging to them

- F) The Purchasers have completely relied on the aforesaid representations and believing the same to be true and acting on the faith thereof have 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. 3,80,09,757/- (Rupees Three Crores Eighty lakhs nine thousand seven hundred and fifty seven only) of the lawful money of the Union of India well and truly paid by the Purchasers to the Vendors at or before the execution these presents (which amount the Vendors and each one of them doth hereby and also by the receipt hereunder written admit and acknowledge to have been received) and of and from the payment of the same and every part thereof the Vendors and each one of them doth hereby acquit release and discharge the Purchasers and the said Property hereby intended to be sold and transfer and Vendors and each one of them doth hereby indefeasibly grant sell transfer convey assign and assure unto the Purchasers **ALL THAT** the said Property containing by estimation an area of 12 cottahs 12 chittacks and 19 sq.ft. (more or less) comprised in Holding Nos. 149, 150, 157 and 157A in Division IV Sub Division N Dihi Panchannagaram C.S. Plot Nos. 662 and 668 Khatian No. 429 and 430 J.L. No.5 R.S. No.5 Mouza Tangra Police Station Tiljala (previously Jadavpore) under KMC Ward no. 66 which has since been renumbered and presently being a portion of Premises No. 119/2A/1B (previously No. 119/2A/1) Matheswartolla Road, Kolkata 700 046 (more fully and particularly mentioned and described in the SCHEDULE hereunder written and hereinafter referred to as the said PROPERTY) together with all structures standing thereon and together with the perpetual right to use in common the various common passageways and/or the entirety of the right title interest of each of the Vendors into or upon the said Property absolutely and forever, free



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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 **PROPERTY** unto and to the Purchasers absolutely and forever and in perpetuity **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.



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II. 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



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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



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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.

III. AND THIS DEED FURTHER WITNESSETH that simultaneously with the execution and registration of this Deed the Vendors have put the Purchasers in complete vacant possession of the said Property IT BEING EXPRESSLY MADE CLEAR 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 its Partners and Officers saved harmless and fully indemnified from and against all costs charges claims actions suits and proceedings



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THE SCHEDULE ABOVE REFERRED TO

(SAID PROPERTY)

ALL THAT the various pieces and parcels of land forming part of the Larger Property containing by admeasurement an area of 12 cottahs 12 chittacks and 19 sq.ft. (more or less) together with the structures admeasuring 6200 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 comprised in C.S Dag No. 662 and 668, Khatian No. 429 and 430, Holding Nos. 149 and 157 in division IV Sub Division 'N' Dihi Panchannagram R.S. No.5 J.L. No.5 Mouza Tangra P.S. Jadavpur (now Tangra) and the same since been numbered as Municipal Premises No. 119/2A/1B Matheswartala Road, Kolkata 700 046

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

ON THE SOUTH: By Common Passage

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

ON THE WEST: By Municipal Premises belonging to Mr Liao Tien Sen



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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

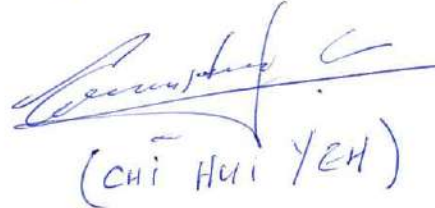
BY THE VENDORS

At Kolkata in the presence of:

1) Jayanti Panchi -
Chowkhat (Nani BPOU)
C-20149

2) Sujat Das
1002, E M Bypass
Kau-105.


(YEH CHI YEN)


(CHI HUI YEH)

SIGNED AND DELIVERED

BY THE PURCHASERS

At Kolkata in the presence of:

1) Jayanti Panchi -

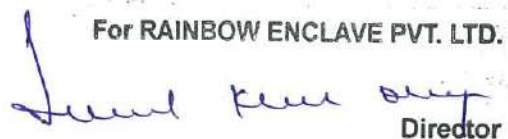
2) Sujat Das.

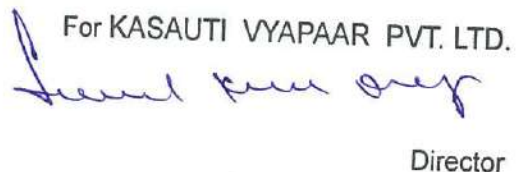

MANISH AGAR DEVELOPERS LLP
Designated Partner


GREEN FIELD NIKETAN PVT. LTD.
Director / Authorised Signatory

Prepared by me


BAPI DAS
Advocate
Alipore Police Court
Kolkata-700 027
Regd. No.-WB-613/2001


For RAINBOW ENCLAVE PVT. LTD.
Director


For KASAUTI VYAPAAR PVT. LTD.
Director



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MEMO OF CONSIDERATION

Received on and from the within named Purchasers a total consideration of Rs. 3,80,09,757/- (Rupees Three Crores Eighty lakhs nine thousand seven hundred and fifty seven only) which amount has been appropriated amongst the Vendors as follows:

Name of the Vendor	Date	Cheque No./RTGS	Drawn on	Amount (in Rs.)	TDS	Net Amount (in Rs.)	
YEH CHI YEN	13/11/2020	292795	Indian Bank, Sarat Bose Road Branch, Kolkata	8,40,000	8,400	8,31,600	
	5/3/2021	292802	-do-	25,00,000	25,000	24,75,000	
	7/7/2021	989968	-do-	12,50,000	12,500	12,37,500	
	16/08/2021	989972	-do-	12,50,000	12,500	12,37,500	
	29/10/2021	989990	-do-	1,30,00,000	1,30,000	1,28,70,000	
	12/11/2021	990000	-do-	1,64,878	1,649	1,63,229	
				1,90,04,878	1,90,049	1,88,14,829	(A)

Name of the Vendor	Date	Cheque No./RTGS	Drawn on	Amount (in Rs.)	TDS	Net Amount (in Rs.)	
CHI HUI YEH	13/11/2020	292796	Indian Bank, Sarat Bose Road Branch, Kolkata	8,40,000	8400	831600	
	5/3/2021	292803	-do-	25,00,000	25,000	24,75,000	
	7/7/2021	989964	-do-	12,50,000	12,500	12,37,500	
	8/16/2021	989969	-do-	12,50,000	12,500	12,37,500	
	29/10/2021	989991	-do-	1,30,00,000	1,30,000	1,28,70,000	
	12/11/2021	990001	-do-	1,64,879	1649	1,63,230	
				1,90,04,879	1,90,049	1,88,14,830	(B)
Total (A) + (B)				3,80,09,757	3,80,098	3,76,29,659	—

Witness:

1) *Tarant Parich* —

2) *Surajit Das*

[Signature]

[Signature]

(Signature of Vendors)

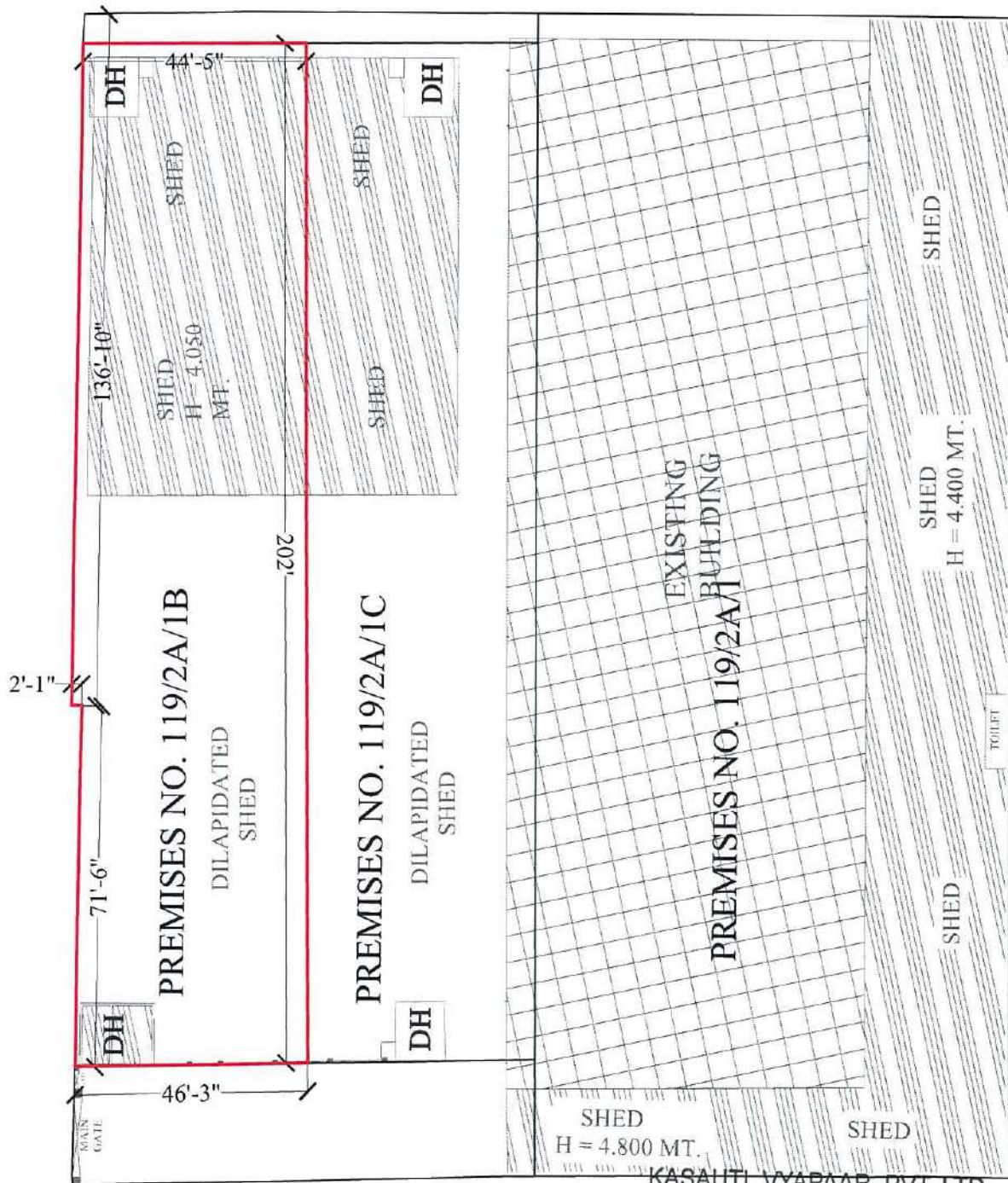


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SITE PLAN AT 119/2A/1B, MATHESWARTALA ROAD, KOLKATA
- 700046, MOUZA TANGRA, J.L NO. 5, P.S TANGRA



AREA: 12 COTTAHS 12 CHITTACKS 19 SQFT



KASAUTI VYAPAAR PVT. LTD.

GREEN FIELD NIKETAN PVT. LTD.

RAINBOW ENCLAVE PVT. LTD.

MANINAGAR DEVELOPERS LLP

Authorised Signatory Designated Partner
SIGNATURE OF PURCHASER:

SIGNATURE OF VENDORS:



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SPECIMEN FORM FOR TEN FINGER PRINTS

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



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SPECIMEN FORM FOR TEN FINGER PRINTS

	<i>Sumit Kumar Singh</i>					
<p>Little</p>		<p>Ring</p>	<p>Middle</p>	<p>Fore</p>	<p>Thumb</p>	
<p>(Left Hand)</p>						
						
<p>Thumb</p>		<p>Fore</p>	<p>Middle</p>	<p>Ring</p>	<p>Little</p>	
<p>(Right Hand)</p>						
	<i>Tarun Singh</i>					
<p>Little</p>		<p>Ring</p>	<p>Middle</p>	<p>Fore</p>	<p>Thumb</p>	
<p>(Left Hand)</p>						
<p>Thumb</p>		<p>Fore</p>	<p>Middle</p>	<p>Ring</p>	<p>Little</p>	
<p>(Right Hand)</p>						
<p>PHOTO</p>						
<p>Little</p>	<p>Ring</p>	<p>Middle</p>	<p>Fore</p>	<p>Thumb</p>		
<p>(Left Hand)</p>						
<p>Thumb</p>	<p>Fore</p>	<p>Middle</p>	<p>Ring</p>	<p>Little</p>		
<p>(Right Hand)</p>						

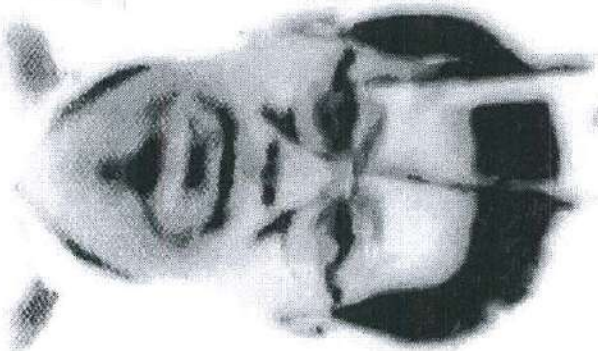


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स्थायी लेखा संख्या

/PERMANENT ACCOUNT NUMBER

AAKPY2155N



नाम /NAME

CHI YEN YEH

पिता का नाम /FATHER'S NAME

YING CHAO YEH

जन्म तिथि /DATE OF BIRTH

28-01-1950

हस्ताक्षर /SIGNATURE

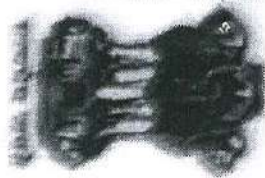
Yen Ching

Chao

आयकर आयुक्त, प.वं.-11

COMMISSIONER OF INCOME-TAX, W.B. -





भारत सरकार

Government of India



यह चि एन

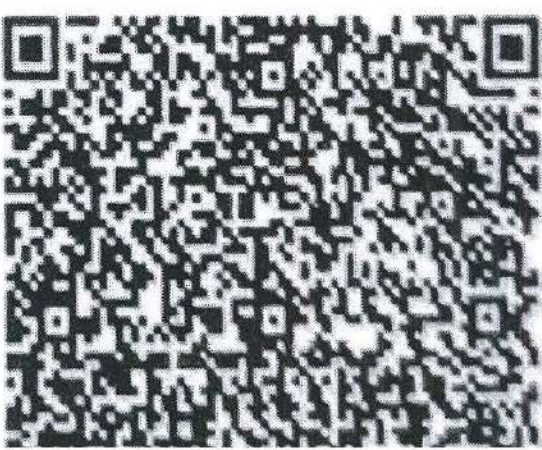
Yeh Chi Yen

Yeh Chi Yen

जन्म तिथि / DOB: 28/01/1950

पुरुष / Male

8121 7215 7046



साक्षार - आम आदमी का अधिकार





भारतीय विशिष्ट पहचान प्राधिकरण

Unique Identification Authority of India

ना: आत्मज: यह इंग छओ

11 सौथ टंगरा रोड

बिन्दा खटीक्क रोड

बिन्दा खटीक्क रोड, कोल्कता

स्ट बंगाल, 700046

Address: S/O: Yeh Ying

Chao, 111 south Tangra

Road, Gobinda Khatick

Road, Kolkata, Gobinda

Khatick Road, West Bengal,

700046

Yeh Ying

8121 7215 7046



1947

00 300 1947



help@uidai.gov.in

www

www.uidai.gov.in



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

GREEN FIELD NIKETAN PRIVATE
LIMITED



05/03/2007

Permanent Account Number

AACCG8179K

13042007

GREEN FIELD NIKETAN PVT. LTD.

[Handwritten signature]

Director / Authorised Signatory



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

RAINBOW ENCLAVE PRIVATE
LIMITED

08/08/1995

Permanent Account Number

AABCR2114G

14072015

For RAINBOW ENCLAVE PVT. LTD.

[Signature]
Director



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

KASAUTI VYAPAAR PRIVATE LIMITED



07/02/2006

Permanent Account Number

AACCK5306F

24/12/2006

For KASAUTI VYAPAAR PVT. LTD.

[Handwritten Signature]

Director





भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

आधार क्रम / Enrollment No. : 1057/20*50403689

To
Chai Hui reb
19 05 70
390 Yeh Yang Chan
111 South Bridge Road
Gohmwa Khacker Road
Gohmwa Khacker Road
West Bengal - 700046
9300488185



K162656970FT
62300197



आपका आधार क्रमांक / Your Aadhaar No. :

7730 5597 9033

आधार - आम आदमी का अधिकार



भारत सरकार
Government of India



पि हूँ का
Chai Hui reb

आधार क्रम / UID
1057/20*50403689

आधार - आम आदमी का अधिकार

7730 5597 9033



आधार - आम आदमी का अधिकार



सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन प्रमाणीकरण द्वारा प्रत्यक्ष करें।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- आधार देश भर में मान्य है।
- आधार अधिकांश में सरकारी और गैर-सरकारी सेवाओं का काम करने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

आधार क्रम / UID
1057/20*50403689
आधार - आम आदमी का अधिकार

आधार क्रम / UID
1057/20*50403689
आधार - आम आदमी का अधिकार

7730 5597 9033







MANINAGAR DEVELOPERS LLP

Handwritten signature

Designated Partner



स्थायी लेखा 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

हस्ताक्षर /SIGNATURE

लाघव्य आयुक्त, (सिस्टम - टेक्निकल), कोलकाता

COMMISSIONER OF INCOME-TAX(C.O.), KOLKATA

इस कार्ड के खो / गिरा जाने पर कृपया जारी करने
वाले प्राधिकारी को सूचित / वापस कर दें
संयुक्त आयकर आयुक्त(पद्धति एवं तकनीकी),
पी-7,
चौरंगी स्क्वायर,
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.



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

26022005

Surendra Kumar Dugar



 भारत सरकार
GOVERNMENT OF INDIA



সুরেন্দ্র কুমার দুগার
Surendra Kumar Dugar
জন্মতারিখ/ DOB: 11/01/1960
পুরুষ / MALE

8876 4445 8052

আধার-সাধারণ মানুষের অধিকার

 भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা: Address
৫২-৪-১, বি.সি. রোড, 52/4/1, B.C. ROAD,
বালীগঞ্জ, কোলকাতা, Ballygunge S.O.,
পশ্চিমবঙ্গ - 700019 Kolkata,
West Bengal - 700019

8876 4445 8052

1947 1800 300 1947 help@uidai.gov.in www.uidai.gov.in P.O. Box No.1947, Bengaluru-560 001

Sumi Kumar Dugar



Major Information of the Deed

Deed No :	I-1603-04422/2022	Date of Registration	22/03/2022
Query No / Year	1603-2002141258/2021	Office where deed is registered	
Query Date	21/10/2021 8:57:20 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. 3,80,09,757/-		Rs. 3,80,09,757/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 19,00,608/- (Article:23)		Rs. 3,80,144/- (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: Matheswartala Road, Road Zone : (Off Road -- Off Road) , , Premises No: 119/2A/1B, , 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	12 Katha 12 Chatak 19 Sq Ft	3,63,35,757/-	3,63,35,757/-	Width of Approach Road: 20 Ft.,
Grand Total :				21.081Dec	363,35,757 /-	363,35,757 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	6200 Sq Ft.	16,74,000/-	16,74,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 6200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		6200 sq ft	16,74,000 /-	16,74,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr YEN CHI YEN Son of Mr Yeh Ying Chao 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.:: AAxxxxxx5N, Aadhaar No: 81xxxxxxxx7046, 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	Mr CHI HUI YEH Son of Mr Yeh Ying Chao 111, Matheswartola Road, City:- , P.O:- GOBINDA 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.:: AAxxxxxx3A, Aadhaar No: 77xxxxxxxx9033, 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:-Bulgyunge, 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:-Bulgyunge, 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:-Bulgyunge, 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:-Bulgyunge, 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:-Bulgyunge, 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 City:- , P.O:- SONARPORE, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700149			

Identifier Of Mr YEN CHI YEN, Mr CHI HUI YEH, , Mr Surendra Kumar Dugar

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr YEN CHI YEN	MANINAGAR DEVELOPERS LLP-10.5405 Dec
2	Mr CHI HUI YEH	MANINAGAR DEVELOPERS LLP-10.5405 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr YEN CHI YEN	MANINAGAR DEVELOPERS LLP-3100.00000000 Sq Ft
2	Mr CHI HUI YEH	MANINAGAR DEVELOPERS LLP-3100.00000000 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 3,80,09,757/-



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 16:35 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 YEN CHI YEN, Son of Mr Yeh Ying Chao, 111, Matheswartola Road,, P.O: Gobindo Khatick, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700046, by caste Buddhist, by Profession Others, 2. Mr CHI HUI YEH, Son of Mr Yeh Ying Chao, 111, Matheswartola Road, P.O: GOBINDA KHATICK, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700046, by caste Buddhist, by Profession Others

Indetified by Mr JAYANTA PANDIT, , , Son of Mr GOURHARI PANDIT, 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:-Bulgyunge, 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:-Bulgyunge, 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:-Bulgyunge, 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:-Bulgyunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700020

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



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 3,80,144/- (A(1) = Rs 3,80,098/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 3,80,112/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 17/11/2021 2:00PM with Govt. Ref. No: 192021220115072631 on 17-11-2021, Amount Rs: 3,80,112/-,
Bank: Indian Bank (IDIB000C001), Ref. No. IB17112021229105 on 17-11-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 19,00,508/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 19,00,508/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 676256, 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 2:00PM with Govt. Ref. No: 192021220115072631 on 17-11-2021, Amount Rs: 19,00,508/-,
Bank: Indian Bank (IDIB000C001), Ref. No. IB17112021229105 on 17-11-2021, Head of Account 0030-02-103-003-02

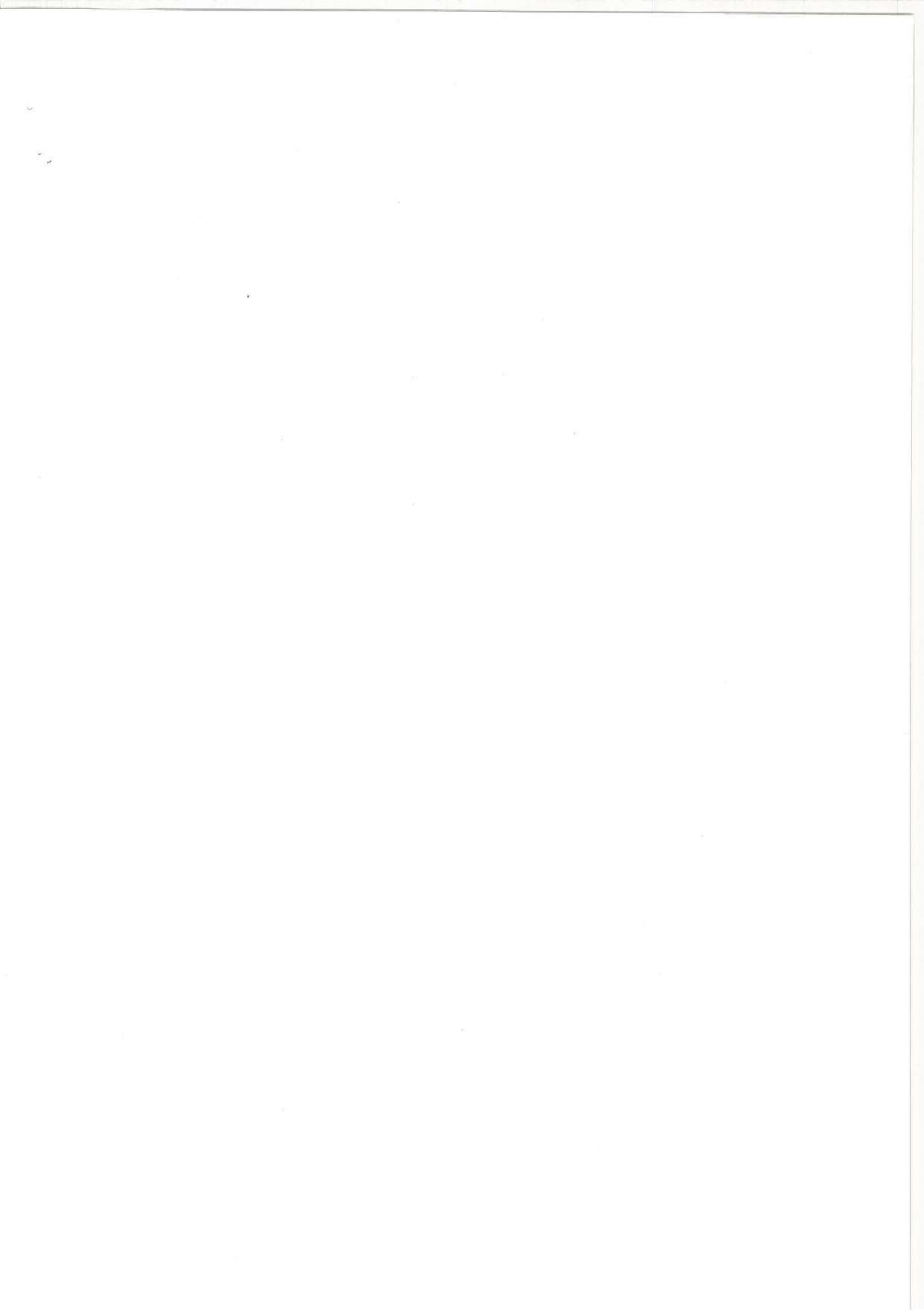


Debasish Dhar

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 148189 to 148222
being No 160304422 for the year 2022.



Dhar

Digitally signed by DEBASISH DHAR
Date: 2022.03.22 14:11:47 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2022/03/22 02:11:47 PM

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS

West Bengal.

PS Group Realty Pvt. Ltd.

Ankur Paul

(Constituted Attorney / Authorised Signatory)

(This document is digitally signed.)