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M.C. No. 351, 54, 952

Additional Registrar of Assurances Kolkata

9 JAN 2021

DEED OF SALE

THIS DEED OF SALE is made on this 28th Day of January, 2021

BETWEEN

For ROSEVALL DISTRIBUTORS P. LTD.

Putul Roy
Director(s)/Authorised Signatory

Putul Roy

Monalisa Dey.

Boni Roy

Serial No. 16365
Name Putul Roy
Address 143, Bidhan Sarani, Kol-6.

20 JAN 2021

Prop: Srikant Tiwari
Licenced Stamp Vender
BACHIN NGA
207/1, Parkshall Street
Kolkata - 700 001

20 JAN 2021



Identified by me.


Santosh Dm

Advocate

S/o Subrata Dm

397/2, Dum Dum Road

Kol-79


Additional Registrar of
Assurances, Kolkata

20 JAN 2021

ROSEVALLEY DISTRIBUTORS PRIVATE LIMITED, (PAN:

[REDACTED] (CIN U51109WB2008PTC124059) an existing company within the meaning of the Companies Act, 2013 having its registered office at 26, Strand Road, 2nd Floor, Kolkata 700 001, P.S Hare Street, P.O. *On: P.O.* represented by its Director Mr. Shashi Kant Mundhra (PAN: **[REDACTED]** son of Late Asharam Mundhra, residing at 34/35/2/1, Sri Aurobindo Road, Salkia, P.S. *Malipanchghora P.O. Salkia.....* Howrah 711 106, hereinafter referred to as the "**VENDOR**" (which term or expression shall unless excluded by and/or repugnant to the context be deemed to mean and include its respective heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**.

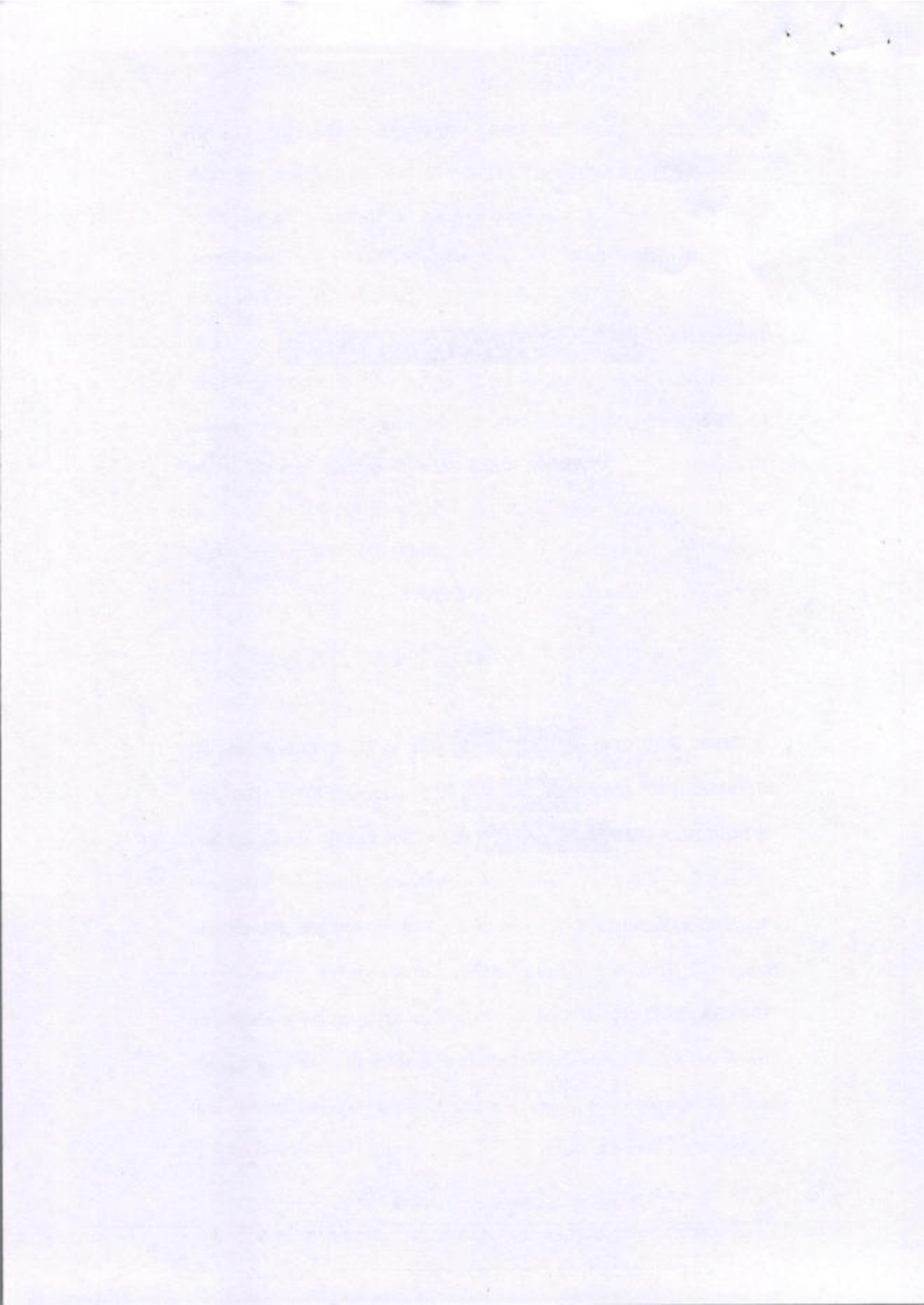
AND

(1) **PUTUL ROY**, (PAN **[REDACTED]**), wife of Tapan Kumar Roy, (2) **MONALISA DEY**, (PAN **[REDACTED]**), wife of Saugata Kumar Dey, and (3) **BONI ROY**, (PAN **[REDACTED]**), wife of Souranic Banik all by faith - Hindu, by Nationality - Indian, by occupation - Business, resident of 143, Bidhan Sarani, VTC, Beadon Street, Kolkata 700 006, P.O Beadon Street, P.S Burtolla hereinafter referred to and jointly called as the "**PURCHASERS**" (which term or expression shall unless excluded by and/or repugnant to the context shall be deemed to mean and include their heirs, successors, administrators, legal representatives and assigns) of the **OTHER PART**.

FOR ROSEVALLEY DISTRIBUTORS P. LTD.
Shashi Kant Mundhra
 Director(s)/Authorised Signatory

Monalisa Dey.

Putul Roy Monalisa Dey. Boni Roy.



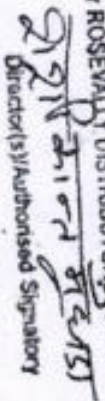
WHEREAS one Behari Lall Bose was inter alia absolutely seized and possessed of or otherwise well and sufficiently entitled to as and for an absolute and indefeasible estate of inheritance in fee simple in possession or an estate analogous thereto, the premises No.54, Hari Ghose Street in Sutanuty in the town of Calcutta.

AND WHEREAS the said Behari Lall Bose who was in his lifetime and until his death a Hindu governed by the Bengal School of law died on the 9th day of April, 1895 leaving him surviving Smt. Achala Bala Bose his sole widow and Satish Chandra Bose his only son and after having made and published his last Will and Testament dated 7th June, 1893 whereby he appointed his wife Smt. Achala Bala Bose alias Smt. Achal Bala Bose as the sole executrix to his estate which included the said premises No.54, Hari Ghose Street, Calcutta and thereby after making some bequests he authorized the said Smt. Achala Bala Bose to give and dispose of by Will the properties left by him to his children or grand children with any conditions that she might impose.

AND WHEREAS on the 24th April, 1895 probate of the said last Will of Behari Lall Bose was granted to the said. Smt. Achala Bala Bose by the Hon'ble Calcutta High Court in its Testamentary and intestate jurisdiction.

Putul Roy Mondalisa Dey. Boni Roy.

AND WHEREAS said Smt. Achala Bala Bose died on the 16th day of November, 1923 after having made and published her last will and testament dated the 29th day of Kartick, 1330 B.S. whereby she appointed her son said Satish Chandra Bose the sole executor thereof and by virtue of the power and authority given to her by the said Will of Behari Lall Bose, she bequeathed all her estate including the estate left by her husband Late Behari Lall Bose which included the said premises No.54, Hari Ghose Street, Calcutta to her said son Satish Chandra Bose absolutely without imposing any condition thereof.

FOR ROSEVALLEY DISTRIBUTORS P. LTD.
 Director(s)/Authorized Signatory


AND WHEREAS probate of the said Will of Smt. Achala Bala Bose (since deceased) was granted by the Hon'ble Calcutta High Court in its Testamentary and intestate jurisdiction to said Satish Chandra Bose on the 19th day of December, 1923.

AND WHEREAS said Satish Chandra Bose thus became absolutely seized and possessed of or otherwise well and sufficiently entitled to as and for an absolutely and indefeasible estate of inheritances in fee simple in possession of an estate analogous thereto including the said premises No.54, Hari Ghose Street, Calcutta-700006.

AND WHEREAS the said Satish Chandra Bose who was in his life time and until his death also a Hindu governed by the Dayabhaga School of

Putul Roy

Monalisa Dey

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Hindu Law had three sons Sailendra, Sachindra and Nirendra and three daughters Smt. Sudhansu Bala Sircar, Smt. Himansu Bala and Smt. Provansu Bala.

AND WHEREAS said Sri Satish Chandra Bose died intestate on the 22nd day of April, 1945 leaving him surviving his said daughter Smt. Sudhansu Bala Sircar (wife of Nirmal Chandra Sircar) his only surviving issue and daughter and only heiress and legal representatives under the Bengal School of Hindu Law and Provat Sircar the only surviving grandson by the said Smt. Sudhansu Bala Sircar the only next reversionary to his estate, his wife having predeceased him and all his other sons and daughter Sailendra, Sachindra, Nirendra, Smt. Himansu Bala and Smt. Provansu Bala also having predeceased him unmarried.

AND WHEREAS said Smt. Sudhansu Bala Sircar thus became absolute owner of the estate left by said Satish Chandra Bose (since deceased) including the said premises No.54, Heri Ghose Street, Calcutta.

AND WHEREAS by a Deed of Relinquishment and surrender bearing date the 17th day of January, 1950 and registered in the office of the Registrar of Assurances, Calcutta in the Book No.1, Volume No.12,

Putul Roy Monalisa Dey. Boni Roy.

pages 71 to 76, being No.112 for the year 1950, the said Smt. Sudhansu Bala Sircar relinquished and surrendered the entire estate left by the said Satish Chandra Bose including the said premises No.54, Hari Ghose Street, Calcutta unto and in favour of her only son said Provat Sircar who was then the only next reversionary to the estate left by the said Satish Chandra Bose.

AND WHEREAS pursuant to said Deed of Relinquishment of Sudhansu Bala Sircar, said Provat Sircar thus absolutely became seized and possessed of or otherwise well and sufficiently entitled to as and for an absolute and indefeasible estate of inheritance in fee Simple in possession or an estate analogous thereto free from all encumbrances All That the said messuage tenement land hereditaments or premises situate lying at and being premises No.54, Hari Ghose Street, Calcutta a portion whereof was intended to be sold and conveyed.

AND WHEREAS the said Provat Sircar contracted with the Gopal Dutt Seva Sadan, a society registered under the West Bengal Society Registration Act, 1961 having its registered office at 50/1A, Hari Ghosh Street, Kolkata 700 006 for absolute sale of the middle portion of the said entire premises No.54, Hari Ghose Street, Calcutta - 700 006.

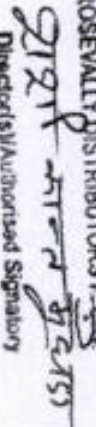
Putul Roy

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AND WHEREAS by a deed of conveyance dated 21st January, 1976 executed between the said Provat Sircar therein described as the Vendor of First Part and Gopal Dutt Seva Sadan, therein described as the purchaser of the other part, said Provat Sircar thereby sold transferred conveyed assured and assigned the middle portion of the said premises No. 54, Hari Ghose Street, Calcutta 700006 measuring more or less 8 Cottahs 5 Chittacks 1 sq. ft. with one storied structure thereon being lot-B described in schedule thereunder written and delineated in the map or plan annexed thereto and therein marked with lot-B and bordered with Blue' colour in favour of the said Gopal Dutt Seva Sadan for the consideration therein mentioned and was registered with the Registrar of Assurances, Calcutta in Book No. 1, Volume No. 52, Pages 102 to 112, Being No. 361 for the year 1976.

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 Director(s)/Authorized Signatory


AND WHEREAS after becoming owner of the middle portion of the said premises being No. 54, Hari Ghosh Street, Calcutta - 700006, measuring 8(Eight) Cottahs 5(Five) Chittaks and 1(one) Square Feet, the said Gopal Dutt Seva Sadan took steps and got mutated its name in the records of Calcutta Municipal Corporation in respect of the middle portion of the said premises and the same was re-numbered as 54B, Hari Ghose Street, Calcutta -700006.

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AND WHEREAS by a Deed of Conveyance executed on 27.09.1984 and registered on 21.11.1984, the said Gopal Dutt Seva Sadan sold, transferred and conveyed an area measuring 1(one) Cottah 4(Four) Chittaks and 17(Seventeen) Square Feet, a demarcated back portion to Dharendra Narayan Bose and another, of the said premises being no. 54B, Hari Ghose Street, Calcutta -700006 (therein mentioned as LOT-B) and the said deed was recorded in the Office of the Registrar of Assurances, Calcutta in Book No. 1, Volume No. 210, Pages 50 to 62, being No.13908 for the year 1984.

For ROSEVAALY DISTRIBUTORS P. LTD.
 Director(s)/Authorised Signatory

AND WEEREAS in the manner aforesaid, the said Gopal Dutt Seva Sadan continued to remain owner of the remaining portion of the said premises, being no. 54B, Hari Ghose Street, Calcutta -700006, measuring about 7(Seven) Cottah 0 (Zero) Chittak and 29 (Twenty nine) Square Feet, free from all encumbrances (hereinafter referred to as the "Said Property/Premises")

AND WHEREAS the said owner of the said property entered into agreement on 19.11.1990 and amended thereafter on 28.06.1993 with one Dilip Kumar Ghosh for construction of a multistoried building on the demarcated part of the said premises/property, on the terms and conditions morefully mentioned in the said Agreements dated

Putul Roy Monalisa Dey. Boni Roy.

19.11.1990 and amended thereafter on 28.06.1993 (hereinafter referred to as the said Agreements).

AND WHEREAS at the time when the aforesaid agreement was entered into, there was a one storied tin shed structure at the said premises, let out to different monthly tenants and subsequently there found some occupiers in the said premises.

AND WHEREAS in terms of the said agreements in accordance with sanctioned Plan No. U/B16(B-II) dated 24th November, 1986 and validity period having been duly extended, an incomplete four storied building was constructed on the said property and the said Dilip Kumar Ghosh until the time hereinafter mentioned was in physical possession of 1st Floor, 2nd Floor and 3rd Floor of the constructed portion of the said property (hereinafter referred to as the 'occupied portion of the property').

AND WHEREAS disputes and differences arose between the said the then of the property and the said Dilip Kumar Ghosh leading to the filing of several litigations before different Courts of Law.

AND WHEREAS the said Dilip Kumar Ghosh had instituted a Title suit being No. 1014 of 1994 before the Learned City Civil Court, 2nd Bench,

Patul Roy

Monalisa Dey. Boni Roy.

Calcutta for specific performance of the said Agreement dated 19.11.1990 and 28.06.1993.

AND WHEREAS the then owner of the said property also instituted a Civil Suit being No. 456 of 1993 before the Hon'ble Calcutta High Court at Calcutta and several Orders were passed therein, including an order of status quo in respect of possession was passed by His Lordship The Hon'ble Justice S.K. Hazari (As His Lordship then was) on 14.10.1993.

AND WHEREAS said T.S. No.1014 of 1994 was decreed exparte on 06.08.1994 in favour of the said Dilip Kumar Ghosh for specific performance of the contract.

AND WHEREAS said decree dated 06.08.1994 passed in the said T.S. No. 1014 of 1994, interalia, provided that the defendant i.e. the then owner was directed to execute and register conveyance in respect of the ground floor (with tenants and occupiers) and first floor portion of the building constructed on suit premises i.e. 54B, Hari Ghosh Street, Calcutta - 700006 in the name of the said Dilip Ghosh or his nominee or nominees.

For ROSEVAAY DISTRIBUTION P. LTD.
 Director(s)/Authorised Signatory

Putul Roy Monalisa Roy. Boni Roy.

AND WHEREAS in 2005, the said Dilip Kumar Ghosh put the said exparte decree dated 06.08.1994 in execution, which was pending until the time hereinafter mentioned.

AND WHEREAS during the pendency of the said litigations, the then owner of the said property and the said Dilip Kumar Ghosh, held several discussions and agreed to sale the said premises along with building constructed thereon in terms of the said agreements and Decree dated 06.08.1994.

AND WHEREAS by two agreements for sale dated 12th July, 2011, the One Truevalue Developers Private Limited, a company within the meaning of Companies Act, 1956, having its registered office at 3A, Auckland Place, 5th Floor, Room No, 5B, Kolkata 700 017, agreed to purchase the 1st, 2nd and 3rd floor of the said building constructed on the said property/premise in vacant condition and the ground floor thereof on "As is where is basis" morefully and particularly mentioned in the said agreements For sale dated 12th July, 2011 on such Terms and Conditions, appearing in the said agreements both dated 12th July, 2011 (hereinafter referred to as the said Agreements For Sale) subject to withdrawal of the said Title Execution No.140 of 2005 and C.S. No. 456 of 1993 respectively.

FOR ROSEVALLY DISTRIBUTORS P. LTD.
 Director(s)/Authorised Signatory

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AND WHEREAS in terms of the said Agreements For Sale, the said Truevalue Developers Private Limited paid a sum of Rs.25,00,000/- (Rupees twenty five lakhs) only to the said Dilip Kumar Ghosh on account of the owner of the said property and as per direction of the owner and a sum of Rs.25,00,000/ (Rupees twenty five Lakhs) only to the owner as an advance and/or earnest money.

AND WHEREAS in terms of the said Agreements For Sale, the owner of the said property had withdrawn the said suit being C.S. No.456 of 1993 on 29.07.2011 pending in the Hon'ble High Court at Calcutta and all interim orders stands vacated passed in the said suit and handed over possession.

AND WHEREAS in terms of the said Agreements For Sale, the owner and the said Dilip Kumar Ghosh filed a Joint terms of Compromise on 14.07.2011 and the said Dilip Kumar Ghosh on 21.07.2011 had also withdrawn the Title Execution No. 140 of 2005 pending in the City Civil Court, Calcutta in accordance with the said terms of settlement filed in the said Title Execution No. 140 of 2005. The effect of the said order dated 21.07.2011 is that the Title execution Case No.140 of 2005 stands withdrawn and the decree dated 06.08.1994 stands satisfied and all interim orders passed therein stands vacated and the said Dilip Kumar Ghosh duly handed over 1st, 2nd and 3rd floor of the said building constructed on the said property/premise in vacant condition

FOR ROSEWALLY DISTRIBUTORS P.L.L.
 21/07/2011
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and the ground floor thereof on 'As is where is basis' in favour of the then Owner of the said property.

AND WHEREAS as agreed, on 12th July, 2011 the then owner delivered possession to the said Truevalue Developers Private Limited, being the intending purchaser thereon of 1st to 3rd floor in the said Premises No. 54B, Hari Ghosh Street, Calcutta in vacant condition and ground floor and other area on 'As is where is basis'.

AND WHEREAS due to some personal reason, the then owner and the said Truevalue Developers Private Limited mutually agreed to cancel the said Agreements For Sale and said Truevalue Developers Private Limited further agreed to take refund of the said advance amount of Rs. 50,00,000/- (Rupees Fifty Lakhs only) paid under the said Agreements For sale and executed a no claim certificate in respect of the said Agreements for sale and the property.

AND WHEREAS the vendor herein has agreed to purchase the 1st, 2nd and 3rd floor of the said building in vacant condition and the ground floor thereof on 'As is where is basis' lying and situate being the said property at a valuable consideration from the then owner of the said property.

Putul Roy Monalisa Dey. Boni Roy.

FOR ROSEVALY DISTRIBUTORS P. LTD.
 Director(s)/Authorized Signatory

AND WHEREAS the then owner and the said Truevalue Developers Private Limited being the confirming party had consented to have the conveyance of the ground floor on "as is where is basis" and first floor to 3rd floor in vacant condition in favour of the vendor herein.

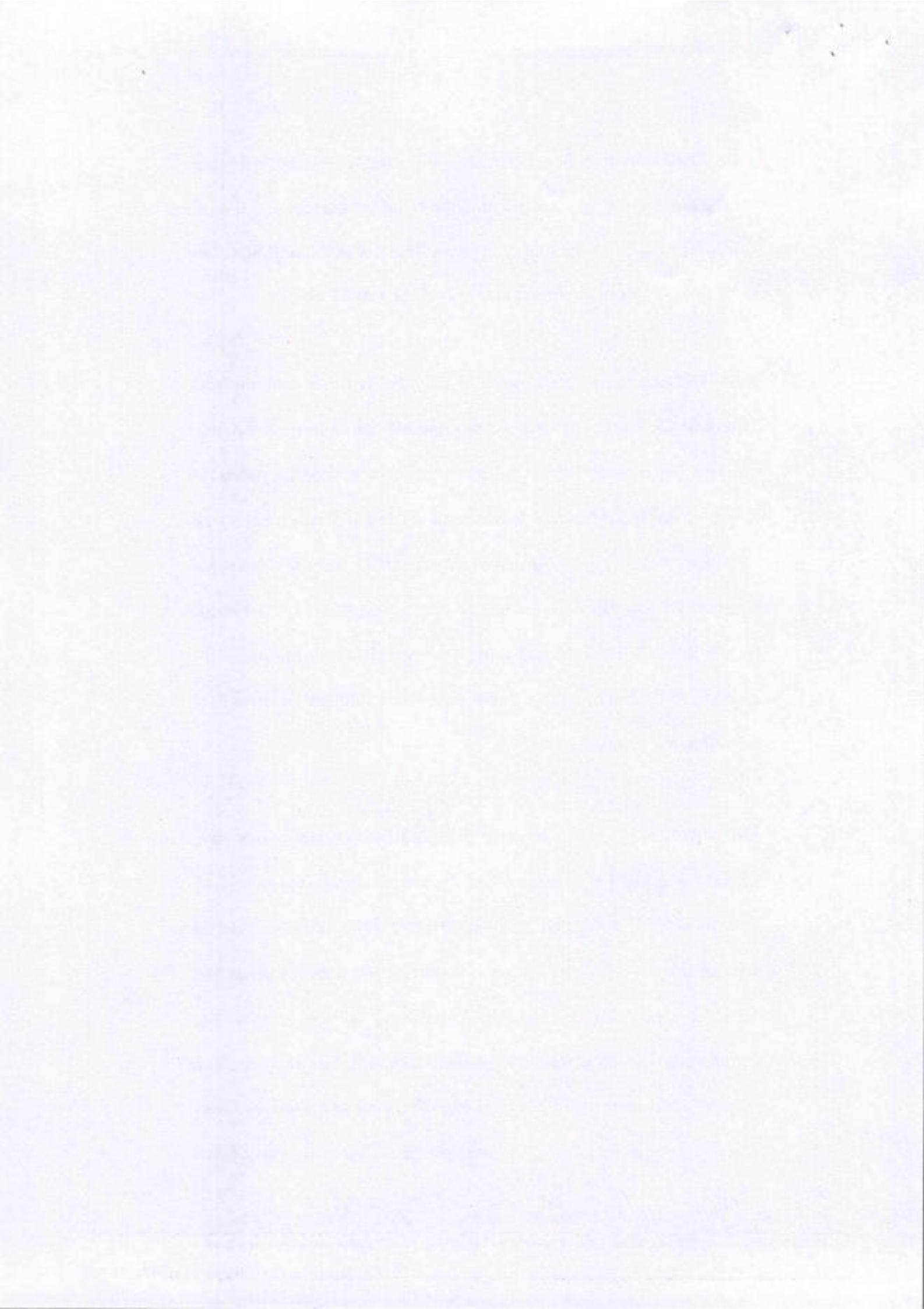
AND WHEREAS, the then owner of the said property and the said Truevalue Developers Private Limited transferred, conveyed and sold the said property morefully described under the schedule below in favour of the vendor herein by virtue of a Deed of Conveyance dated 17th September, 2011 registered in the Office of the Additional Registrar Of Assurance, II, Kolkata recorded in Book No. I, CD Volume No. 46, at pages 2594 to 2625 being Deed No. 12126 for the year 2011 absolutely and free from all encumbrances for a valuable consideration as mentioned therein.

AND WHEREAS in the manner as aforesaid the Vendors herein have acquired and became absolute owners seized and possessed ALL THAT 4 (four) storied unfinished residential structure (measuring a super built up area of 2400 sq.ft. in each floor) together with the piece and parcel of Land thereunto belonging containing an area of 7 (seven) Cottah 0 (zero) Chittak and 29 (twenty nine) sq.ft. be the same little more ore less whereon or on part thereof the same are erected or built situated lying at and being the said premises No. 54B, Hari Ghosh

Putul Roy

Monalisa Dey. Boni Roy.

FOR ROSEWALY DISTRIBUTORS
 Director (s)/Authorised Signatory



Street, Kolkata 700 006, P.O Beadon Street, P.S Burtola, under Ward No. 17 within the limits of Kolkata Municipal Corporation which is morefully and particularly described in the SCHEDULE hereunder written, free from all encumbrances and liabilities and holding the absolute right to sell, transfer, and /or convey the said premises to any person by any means whatsoever and mutated its name in the records of the Kolkata Municipal Corporation and got the Assessee No. 110172302087.

FOR ROSEVALLEY DISTRIBUTORS P. LTD.
 Director(s)/Authorised Signatory

AND WHEREAS by virtue of an Agreement for Sale dated 16.12.2020, the Vendor abovenamed has agreed to sell and the Purchasers abovenamed agreed to purchase the said land with structure free from all encumbrances at or for a consideration of Rs. 2,40,00,000/- (Rupees two crore forty lakh) only.

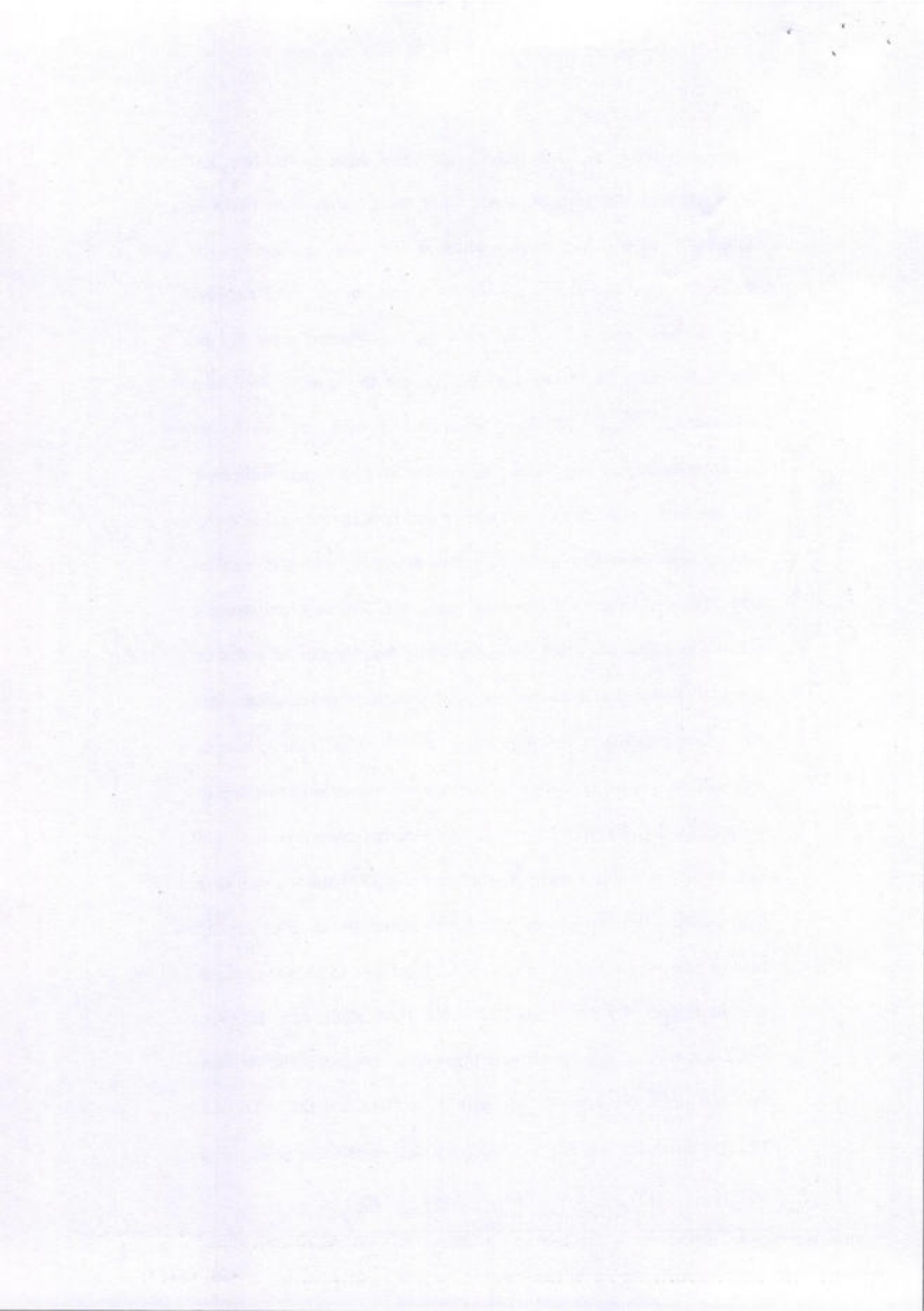
NOW THIS INDENTURE WITNESEETH that the Vendor has contracted with the Purchasers for the absolute sale, convey and transfer of the property ALL THAT 4 (four) storied unfinished residential structure (measuring a super built up area of 2400 sq.ft. in each floor) together with the piece and parcel of Land thereunto belonging containing an area of 7 (seven) Cottah 0 (zero) Chittak and 29 (twenty nine) sq.ft. be the same little more or less whereon or on part thereof the same are erected or built situated lying at and being

Putul Roy Monalisa Roy. Boni Roy.

the said premises No. 54B, Hari Ghosh Street, Kolkata 700 006, P.O Beadon Street, P.S Burtola, under Ward No. 17 within the limits of Kolkata Municipal Corporation which is morefully described in the schedule hereunder written at and for a price of Rs. 2,40,00,000/- (Rupees two crore forty lakh) only to the Vendor paid by the Purchasers (the receipt whereof the Vendor do hereby admit and acknowledge and or and from the same and every part thereof do hereby release the Purchasers). The Vendor have good right full power and absolute authority to grant, convey and transfer the said property and by this the vendor do hereby grant assign, convey and transfer UNTO the Purchasers and their successor ALL THOSE hereditaments and the said land more fully and particularly described in the schedule below or howsoever otherwise the said hereditaments and the said land with building or any part hereof now are of heretofore were or was situated butted & bounded called known numbered described or distinguished TOGETHER ALL easement, appendages and appurtenances whatsoever to the said hereditaments and the said land with building belonging to or in any way appertaining to or usually held or enjoyed therewith or reputed to belong or to be appurtenant thereto respectively AND ALL THE EASEMENT right, title, interest, claim and demand whatsoever both at law and in equity of the Vendors into and upon the same or any part thereof TOGETHER WITH ALL DEEDS, muniments of title whatsoever which in any way relate to or

FOR ROSEMARY DISTRIBUTORS P. LTD.
 21/02/2021
 Director(s)/Authorised Signatory

Putul Roy Monalisa Dey. Boni Roy.



concerning the said hereditaments and the said land with building or any part thereof which now are or hereafter shall or may be in the possession power or control of the Vendor or any other person or persons from whom it may procure the same without any action or suit TO HAVE AND TO HOLD the said hereditaments and the said land with building hereby granted or conveyed or expressed or intended so to be and every part thereof UNTO and to the USE of the PURCHASERS and their successor absolutely and the Vendor do hereby covenant with the Purchasers and their successor that NOTWITHSTANDING any act deed or thing by the Vendor or by any of its ancestors as predecessors in title done or executed or knowingly suffered to the contrary the Vendor are now lawfully rightfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said hereditaments and the said land hereby granted conveyed or expressed to be and every part thereof for a perfect and indefeasible estate of inheritance without any manner of condition use trust or other thing whatsoever to alter defeat encumber or make void the same AND NOTWITHSTANDING any such act deed or thing whatsoever as aforesaid the Vendor is now in themselves good right and full power to grant the said property hereby granted conveyed or expressed or intended so to be UNTO AND TO THE USE of the PURCHASERS in manner aforesaid AND the Purchasers shall and may at all times hereafter peaceably and quietly possess and enjoy the said

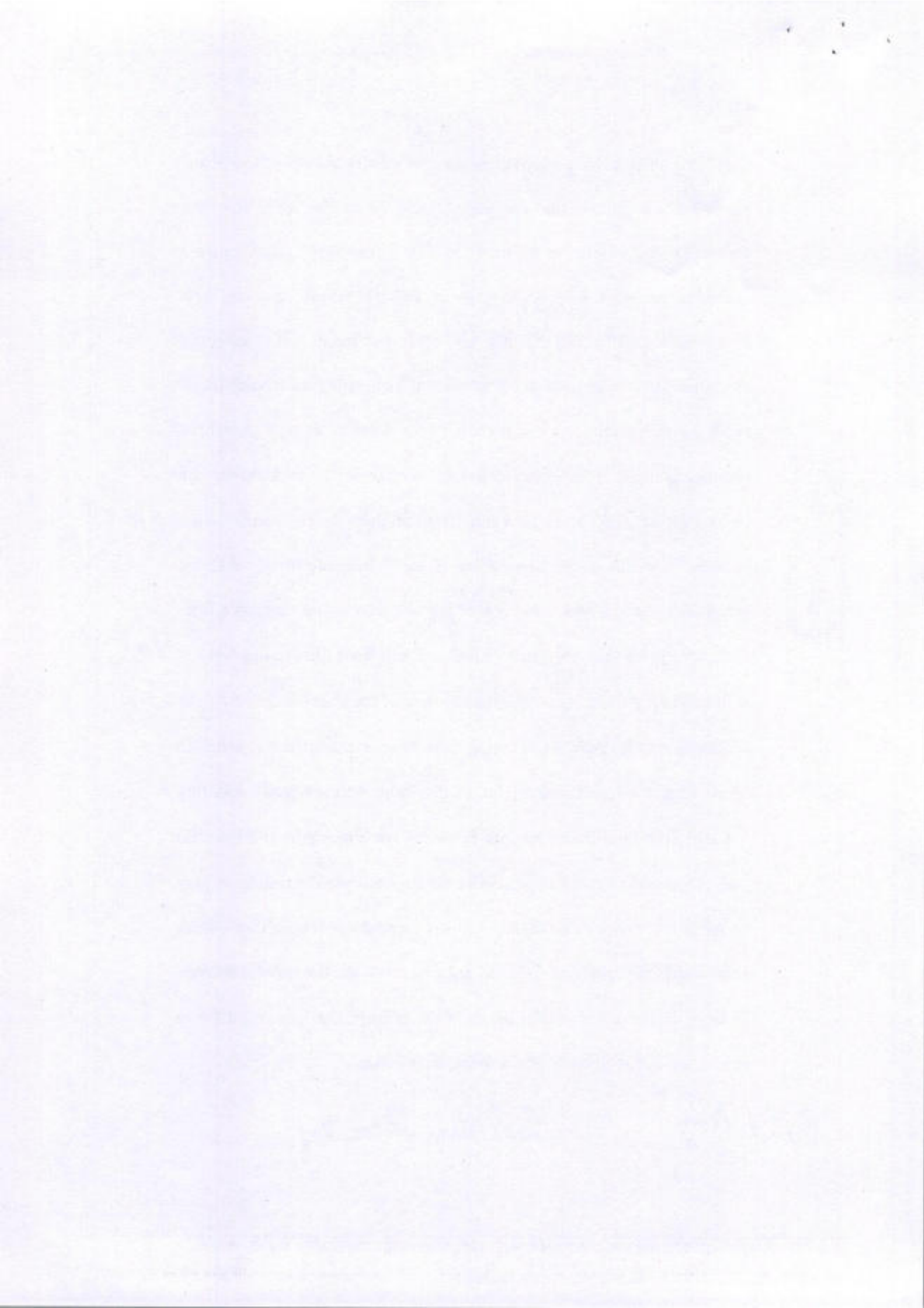
FOR ROSEWALLY DISTRIBUTORS P. LTD
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 Director(s)/Authorised Signatory

Putul Roy Monalisa Roy. Boni Roy.

property and receive the rents, issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming from under or in trust for the Vendor or from or under any of their predecessor-in-title and that free and clear and freely and clearly and absolutely discharged saved harmless and kept indemnified against all estates and encumbrances created by the Vendor or any person or persons lawfully or equitably claiming from under or in trust for the Vendor AND further that the Vendor and all person or persons having or lawfully or equitably claiming any estate or interest in the said land hereditaments and the premises or any of them or any thereof from under or in trust for the Vendor shall and will from time to time and at all times hereafter at the request and costs of the Purchasers and their successor do and execute or cause to be done or executed all such acts deeds and things whatsoever for further and more perfectly assuring the said land hereditaments and premises and every part thereof unto and to the use of the Purchasers in manner aforesaid as shall or may be reasonably required. On execution of these presents the Purchasers shall have the right to mutate their names as the joint recorded Owners, in the place of the names of the present Owners (Vendors) in the record of the Kolkata Municipal Corporation.

FOR ROSEWALLY DISTRIBUTORS P. LTD.
 21/11/2021
 Director (s)/Authorised Signatory

Putul Roy Monalisa Dey. Boni Roy.



THE SCHEDULE ABOVE REFERRED TO

ALL THAT 4 (four) storied unfinished residential structure (measuring a super built up area of 2400 sq.ft. in each floor) together with the piece and parcel of Land thereunto belonging containing an area of 7 (seven) Cottah 0 (zero) Chittak and 29 (twenty nine) sq.ft. be the same little more or less whereon or on part thereof the same are erected or built situated lying at and being the said premises No. 54B, Hari Ghosh Street, Kolkata 700 006, P O Beadon Street, P.S Burtola, under Ward No 17 within the limits of Kolkata Municipal Corporation alongwith all easement rights, of the land and building, within the District of Kolkata, for the entire holding delineated in the annexed plan and bordered therein in Red color and which is butted and bounded as follows:

ON THE NORTH : By Premises No. 94/1A, 94/1B and 94/1C, Aurobinda Sarani, Kolkata 700 006.

ON THE EAST : By Premises No. 54-A and 53-D, Hari Ghose Street, Kolkata 700 006.

ON THE SOUTH : By Back portion of 54B (Partly), Hari Ghose Street, Kolkata 700 006.

ON THE WEST : By Hari Ghosh Street, Kolkata 700 006

Putul Roy Monalisa Dey. Boni Roy.

FOR ROSEVALLY DISTRIBUTORS P. LTD.
 Director(s)/Authorized Signatory

IN WITNESS WHEREOF the parties have hereunder set and subscribed their hands and seals on the day, month and year first above written.

SIGNED SEALED AND DELIVERED

In presence of :

1. Karshan Mukta.

90 Lalit Ram Chandra Mukta.

2, Auckland Square

4th Floor

Kolkata - 700017.

For ROSEVALLY DISTRIBUTORS P. LTD.

রুশালী মাস্টার
Director(s)/Authorised Signator.

SIGNATURE OF THE VENDOR

2. Sourenik Banik

510 Santan Banik

Bogwate Jalandar

Kat- 57

Putul Roy

Monalisa Dey.

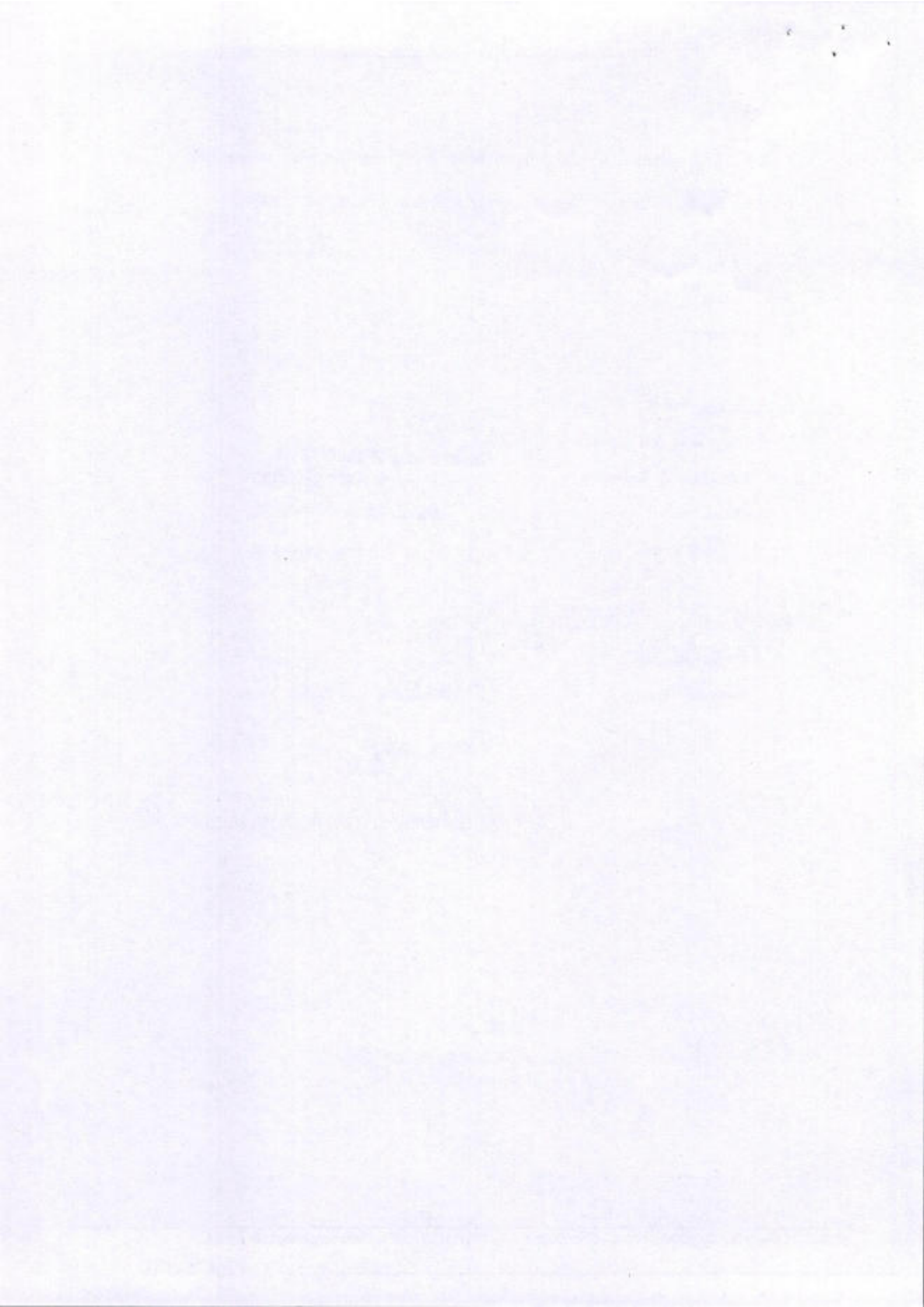
Boni Roy.

SIGNATURE OF THE PURCHASERS

Drafted and prepared by

Santosh Das
Advocate

F/1753/1419/17



MEMO OF CONSIDERATION

Received from the within named Purchasers the within mentioned consideration for the property mentioned above.

Date	Mode	Amount (Rs.)
27.11.2020	Cheque No. 735005, Indian Bank, Kalakar Street Branch	10,00,000/-
27.11.2020	Cheque No. 979446, Indian Bank, Kalakar Street Branch	10,00,000/-
16.12.2020	Cheque No. 979447, Indian Bank, Kalakar Street Branch	20,00,000/-
16.12.2020	Cheque No. 121346, Indian Bank, Kalakar Street Branch	20,00,000/-
16.12.2020	Cheque No. 375734, Indian Bank, Kolkata Main Branch	20,00,000/-
28-01-2021	Demand Draft NO. 426215, INDIAN BANK, BURRO BAZAR	70,00,000/-
28-01-2021	Demand Draft NO. 426216, INDIAN BANK, BURRO BAZAR	65,00,000/-
28-01-2021	Demand Draft NO. 426217, INDIAN BANK, BURRO BAZAR	25,00,000/-
Total :		2,40,00,000/-

1. Krishan Mkh.

2. Sourav Banik

For ROSEVALLEY DISTRIBUTORS P. LTD.

शिवशान मुखर्जी
Director(s)/Authorised Signatory

SPECIMEN FORM TEN FINGER PRINTS

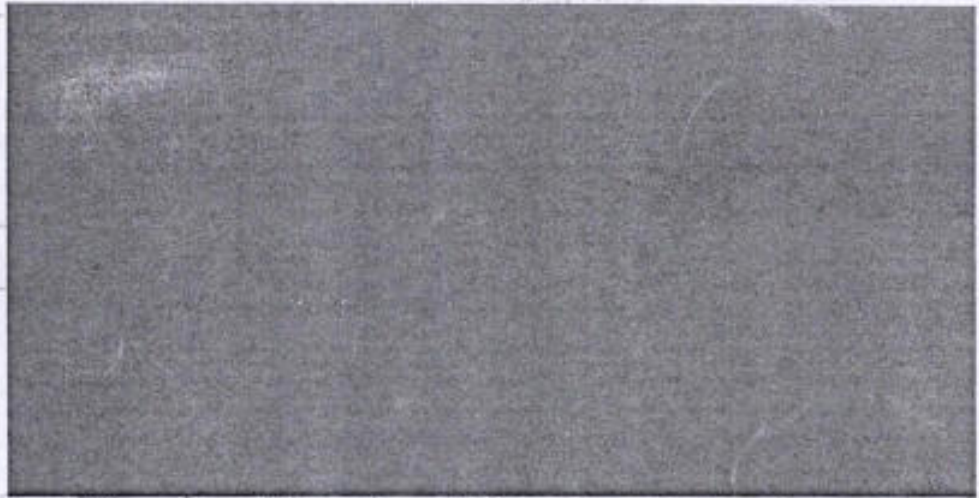
Sl
No
Signature of the
executants and/or
purchaser
Presentants



शशांकान्त प्रेक्षा



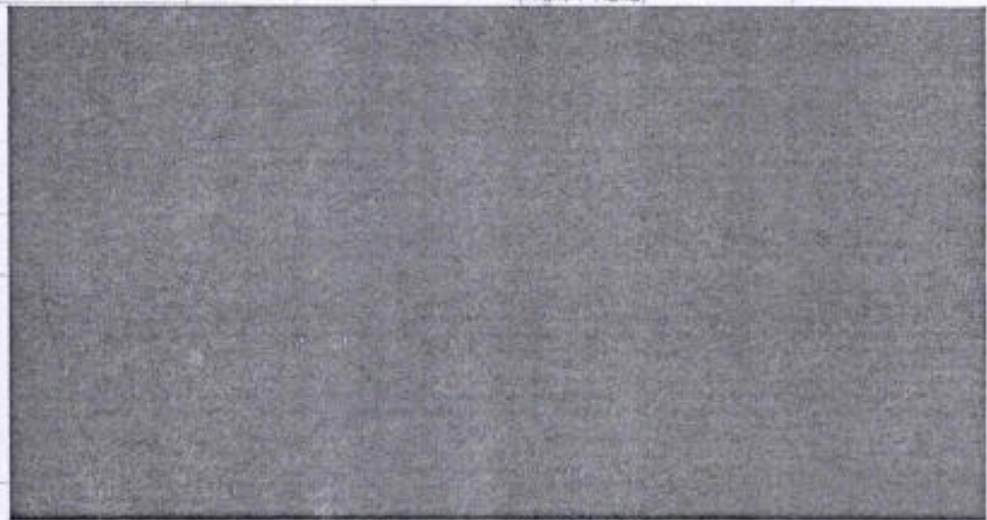
Putul Roy



Thumb Fore Middle Ring Little
(Right Hand)



Monalisa Dey.



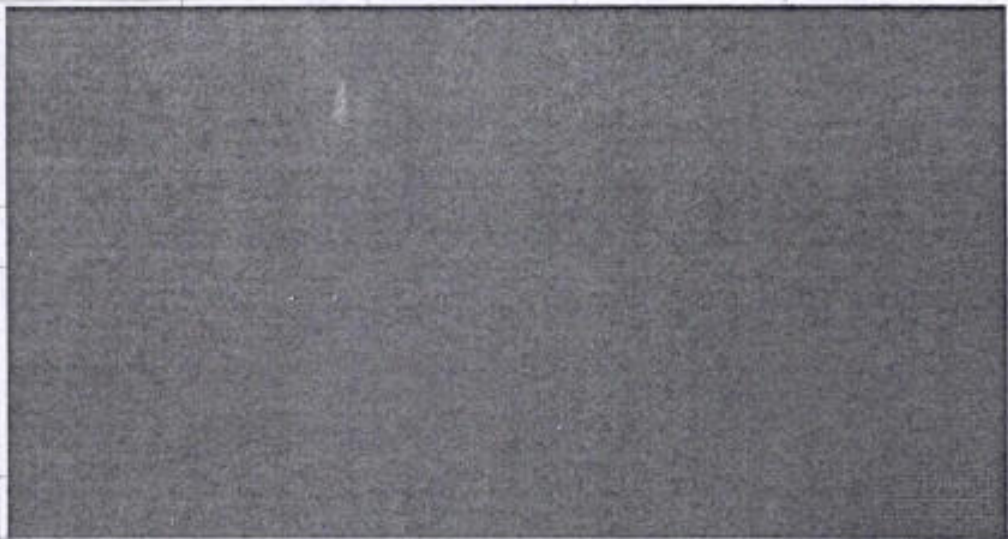
(Right Hand)

SPECIMEN FORM TEN FINGER PRINTS

S. No. Signature of the executants and/or purchaser Presentants



Boni Roy



	Little	Ring	Middle (Left Hand)	Fore	Thumb
	Thumb	Fore	Middle (Right Hand)	Ring	Little
	Little	Ring	Middle (Left Hand)	Fore	Thumb
	Thumb	Fore	Middle (Right Hand)	Ring	Little



Govt. of West Bengal
Directorate of Registration & Stamp Revenue
GRIPS eChallan

GRN Details

GRN: 192020210216323941 Payment Mode: Online Payment
GRN Date: 29/01/2021 14:59:14 Bank/Gateway: Punjab National Bank
BRN : 291522328 BRN Date: 29/01/2021 02:01:59
Payment Status: Successful Payment ID: 2000060096/16/2021
(Query No*/Query Year)

Depositor Details

Depositor's Name: BONI ROY
Address: 143 BIDHAN SARANI
Mobile: 9836254246
Depositor Status: Buyer/Claimants
Query No: 2000060096
On Behalf Of: Mr Santosh Das
Address: A.R.A. - III KOLKATA
Office Name: A.R.A. - III KOLKATA
Identification No: 2000060096/16/2021
Remarks: Sale, Sale Document Payment No 16

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000060096/16/2021	Property Registration- Stamp duty	0030-02-103-003-02	43631
2	2000060096/16/2021	Property Registration- Registration Fees	0030-03-104-001-16	6237
Total				49868

IN WORDS: FORTY NINE THOUSAND EIGHT HUNDRED SIXTY EIGHT ONLY.

https://enabikaran.gov.in/PanIntrictedPropertyRestricted_Property_Memo_Order_Download.aspx

Directorate of Registration and Stamp Revenue
 Finance (Revenue) Department, Government of West Bengal

e-অর্থসংগ্রহ

Person/Organisation Details Locked for Registration

Memo wise
 Person wise
 Person/Organisation wise

Person Status:
 PAN (Person):

Person Name:
 Name of:

PAN (Organization):
 Organization Name:

No Record found for the selected search criteria !

Available Windows



Govt. of West Bengal
Directorate of Registration & Stamp Revenue
GRIPS eChallan

GRN Details

GRN: 192020210210962682 Payment Mode: Counter Payment
GRN Date: 21/01/2021 16:22:39 Bank/Gateway: Indian Bank
BRN : IB22012021180401 BRN Date: 22/01/2021 00:01:00
Payment Status: Successful Payment ID: 2000060096/9/2021
[Query No*/Query Year]

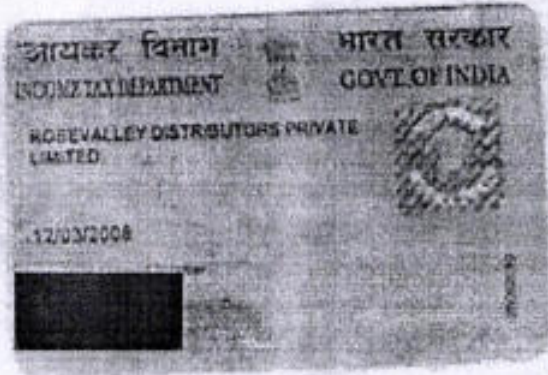
Depositor Details

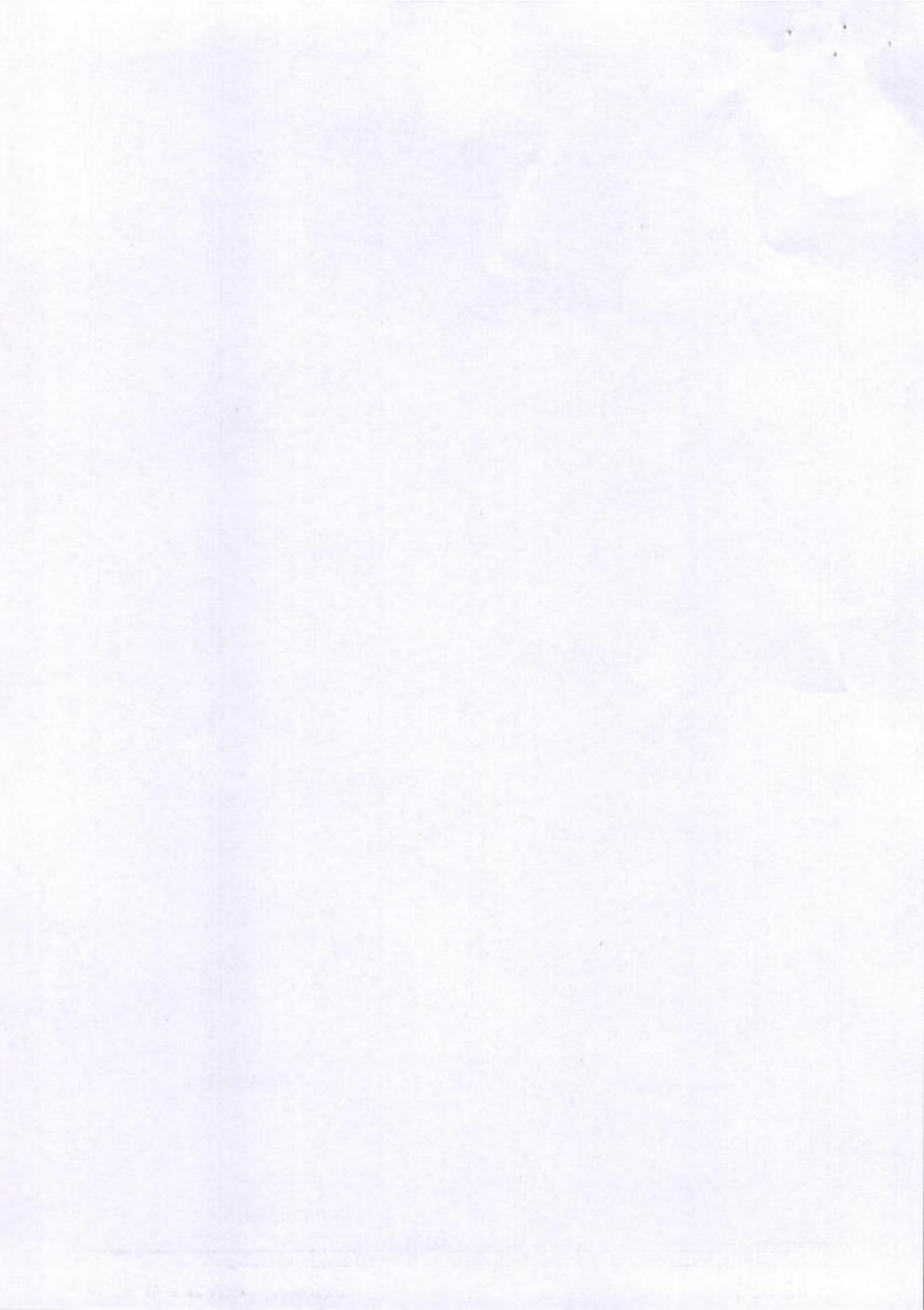
Depositor's Name: BONI ROY
Address: 143 BIDHAN SARANI KOLKATA 700006
Mobile: 9836254246
Depositor Status: Buyer/Claimants
On Behalf Of: Mr Santosh Das
Identification No: 2000060096/9/2021
Remarks: Sale, Sale Document Payment No 9

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000060096/9/2021	Property Registration- Stamp duty	0030-02-103-003-02	2417236
2	2000060096/9/2021	Property Registration-Registration Fees	0030-03-104-001-16	345331
Total				2762567

IN WORDS: TWENTY SEVEN LAKH SIXTY TWO THOUSAND FIVE HUNDRED SIXTY SEVEN ONLY.







भारत सरकार
GOVERNMENT OF INDIA


 श्री शशी कर्कर मुन्श्रा
 Shashi Kary Munshra
 पता : 34/35/2/1, श्रद्धा
 Road, आरबिन्दा रोड, मुन्श्रा
 कॉर्पोरेशन, बालिया, पुरा, पश्चिम
 बंगाल / West Bengal / India

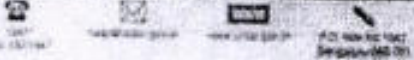


आधार - साधारण मानुष्येतर अधिकार

श्री शशी कर्कर मुन्श्रा


आधार आधिकारिक प्राधिकरण
INDEPENDENT AUTHORITY OF INDIA

Office C/O श्री शशी कर्कर मुन्श्रा 34/35/2/1, श्रद्धा रोड, आरबिन्दा रोड, मुन्श्रा कॉर्पोरेशन, बालिया, पुरा, पश्चिम बंगाल, 711106	Address C/O Shashi Kary Munshra, 34/35/2/1, SHREE ARABINDA ROAD, Munshra Corporation, Balia, Pura, West Bengal, 711106
---	---



दायकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



पत्राची माला संख्या
Pan/Account Number Card



दायक
SHASHI KANT MUNDRA

दायक/पिताचे नाव
ASHA RAM MUNDRA

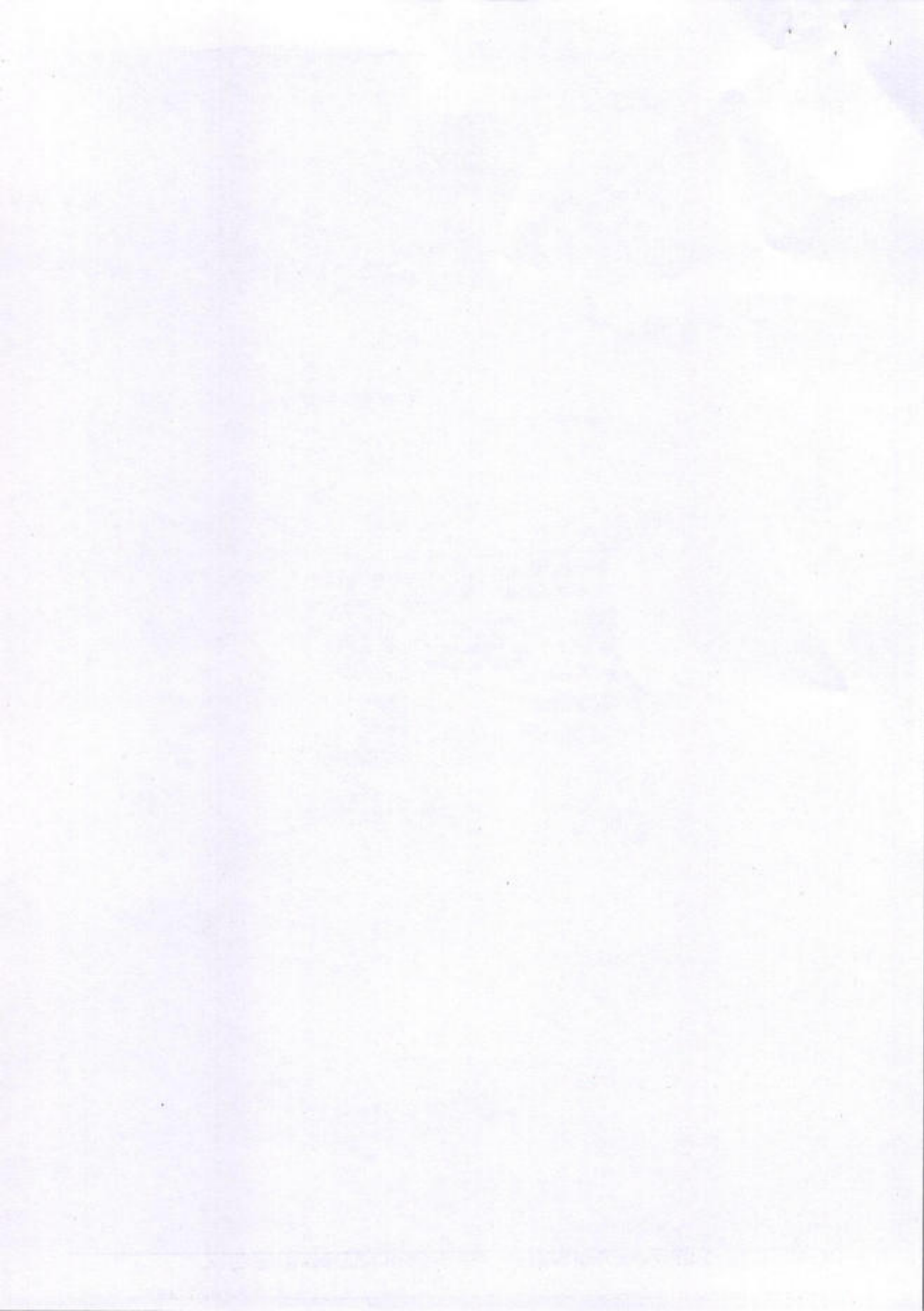
दायक/पिताचे जन्म
22/04/1961

शशी कान्त मुन्डरा
PAN Card



शशी कान्त मुन्डरा

AAECR 8220J



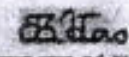
PERMANENT ACCOUNT NUMBER
 [REDACTED]

PUTUL ROY

FATHER'S NAME
 GOPAL CHANDRA ROY

DATE OF BIRTH
 12-06-1958

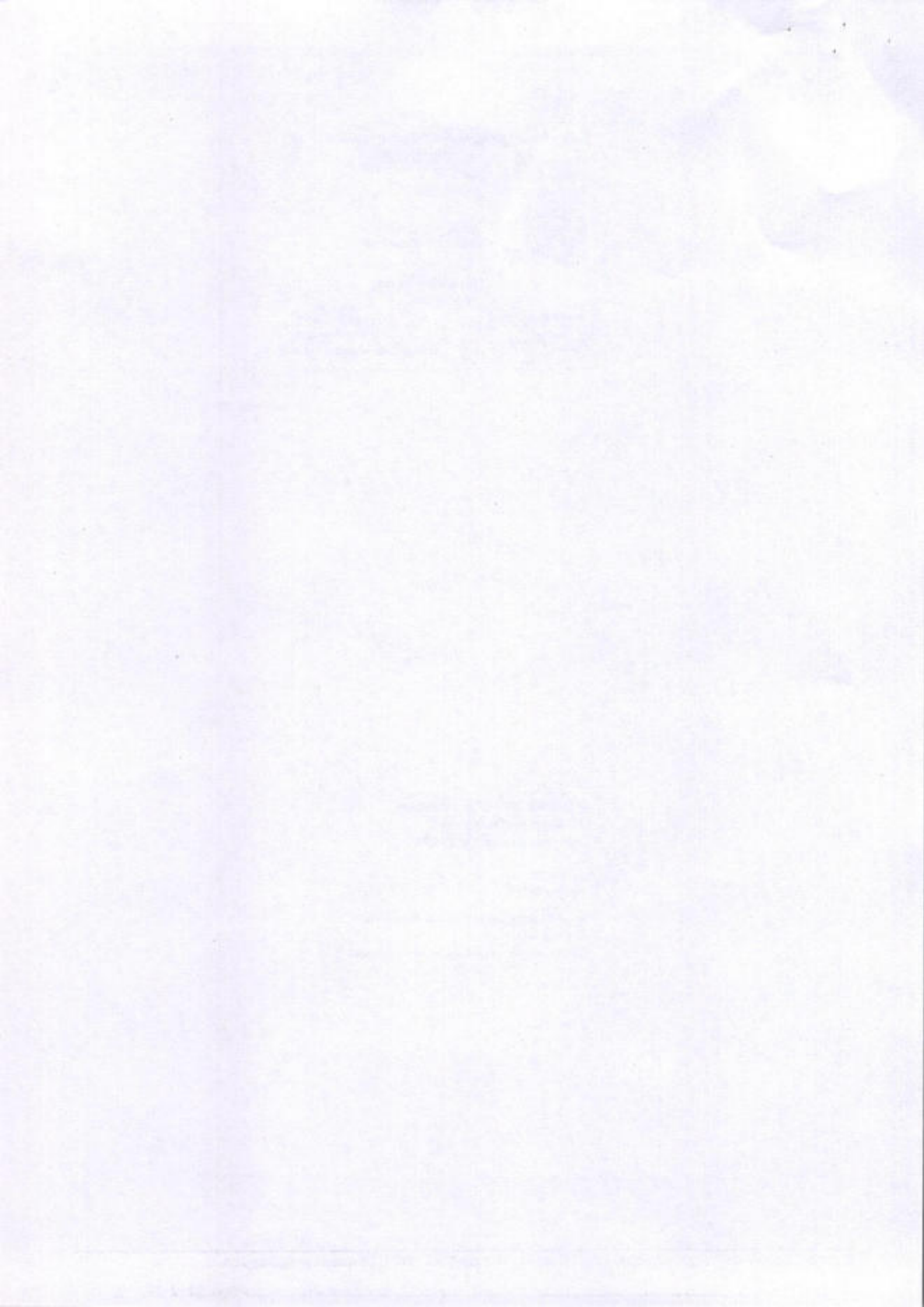
SIGNATURE
Putul Roy


 COMMISSIONER OF INCOME-TAX, W.B. - 33

इस कार्ड के लो / मिल जाने पर कृपया जारी करने
 वाले अधिकारी को सूचित / वापस कर दें
 संयुक्त आयकर अधिकारी (सहायि एवं तकनीकी),
 पी-7,
 चौराहा चौक,
 कोलकाता - 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,
 Chauraha Square,

Putul Roy





ভারত সরকার
Government of India

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India
প্রতিষ্ঠানের নথি / Enrolment No.: 0635/14339/15027

To
শ্রী শ্রী
PUTUL ROY
143, BIDHAN SARANI,
VTC Beaman Street S.O.
District: Kolkata,
State: West Bengal,
PIN Code: 700006,
Mobile: 9830041368
MF127261767F1



আপনার আধার সংখ্যা / Your Aadhaar No. :
[Redacted]

আমার আধার, আমার পরিচয়

ভারত সরকার
Government of India

শ্রী শ্রী
PUTUL ROY
জন্ম তারিখ / DOB: 12/06/1968
লিঙ্গ / Female

[Redacted]

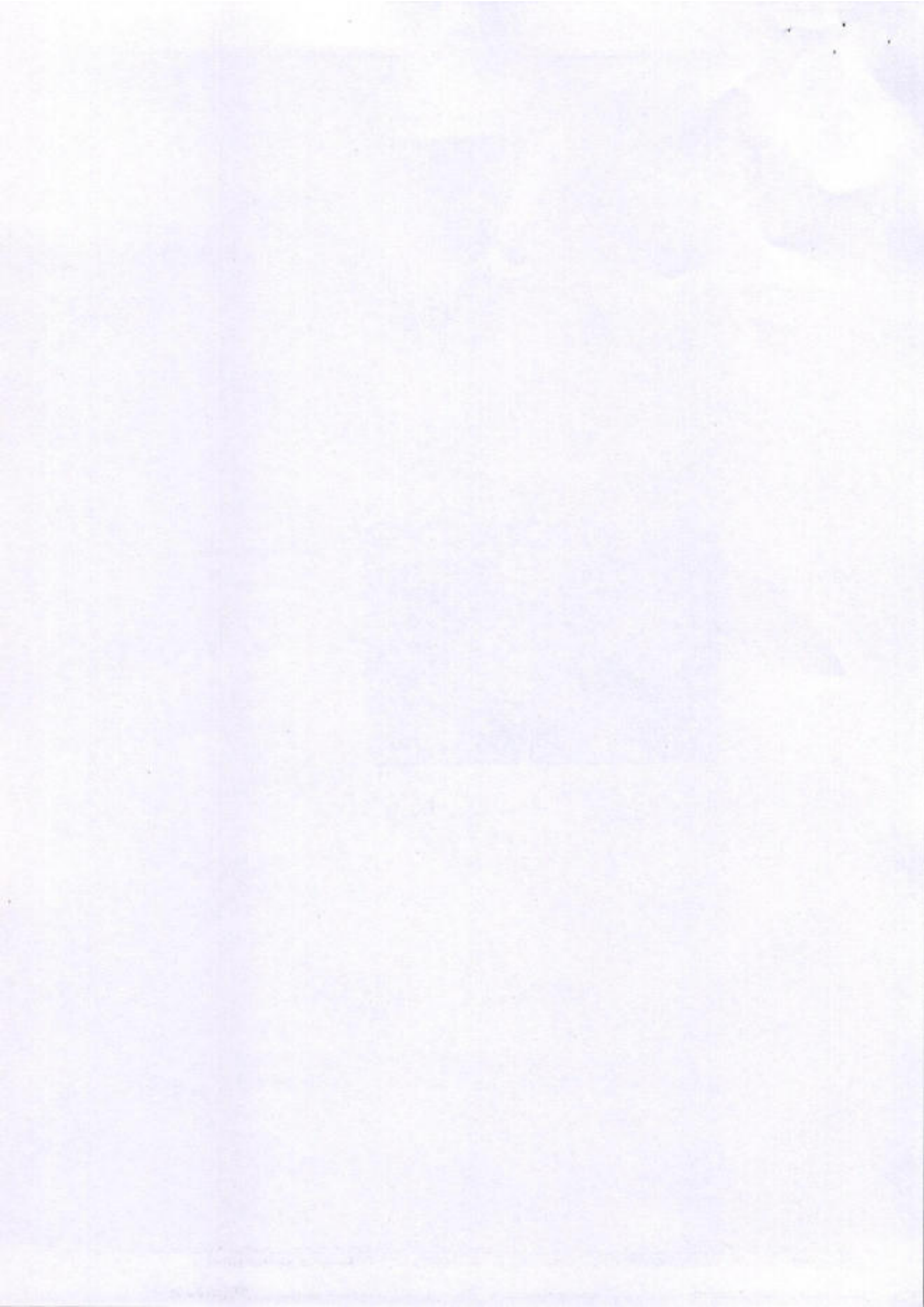
আমার আধার, আমার পরিচয়

17/12/2012

Putul Roy

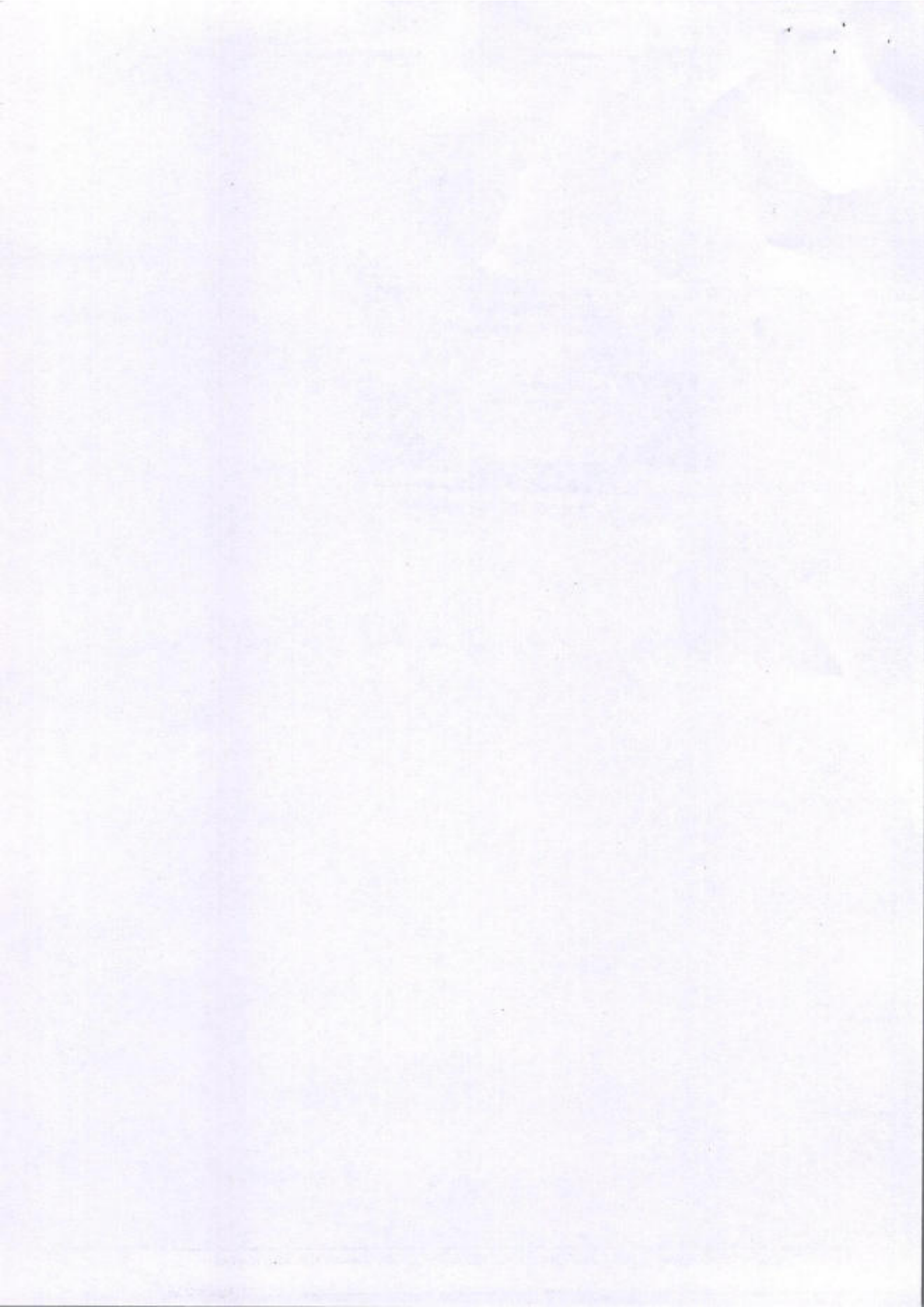


Monalisa Dey.





Monalisa DeY





ভারত সরকার
Government of India

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India
তালিকাভুক্তির নম্বর / Enrollment No.: 0013/15004/13233

To
শ্রী বসু
Boni Roy
143, BIDHAN SARANI
VTC, Beadon Street S.O.
District: Kolkata,
State: West Bengal,
PIN Code: 700006,
Mobile: 9836636324
MF127261577F1



আমার আধার নম্বর / Your Aadhaar No. :
[Redacted]

আমার আধার, আমার পরিচয়

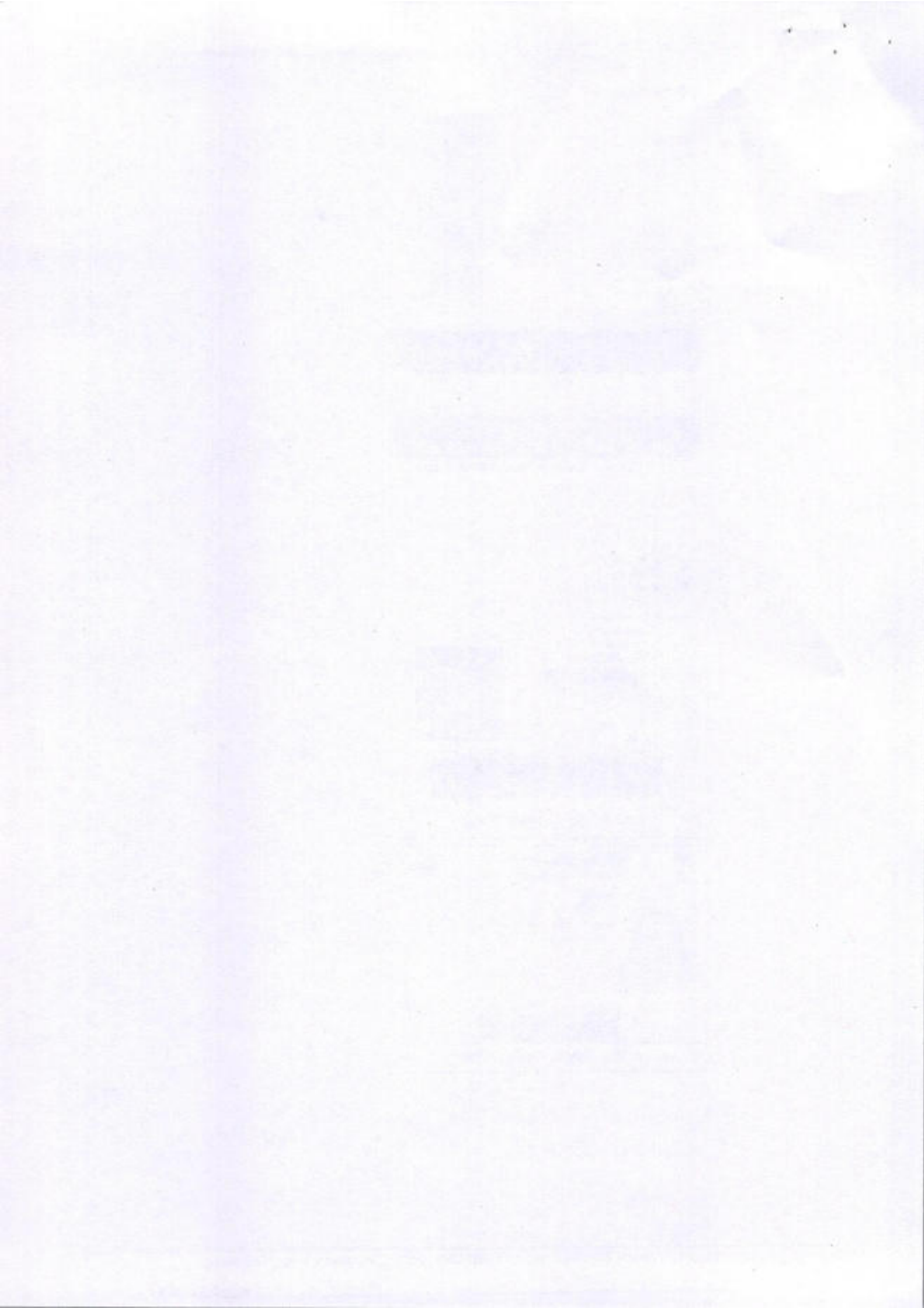
Government of India

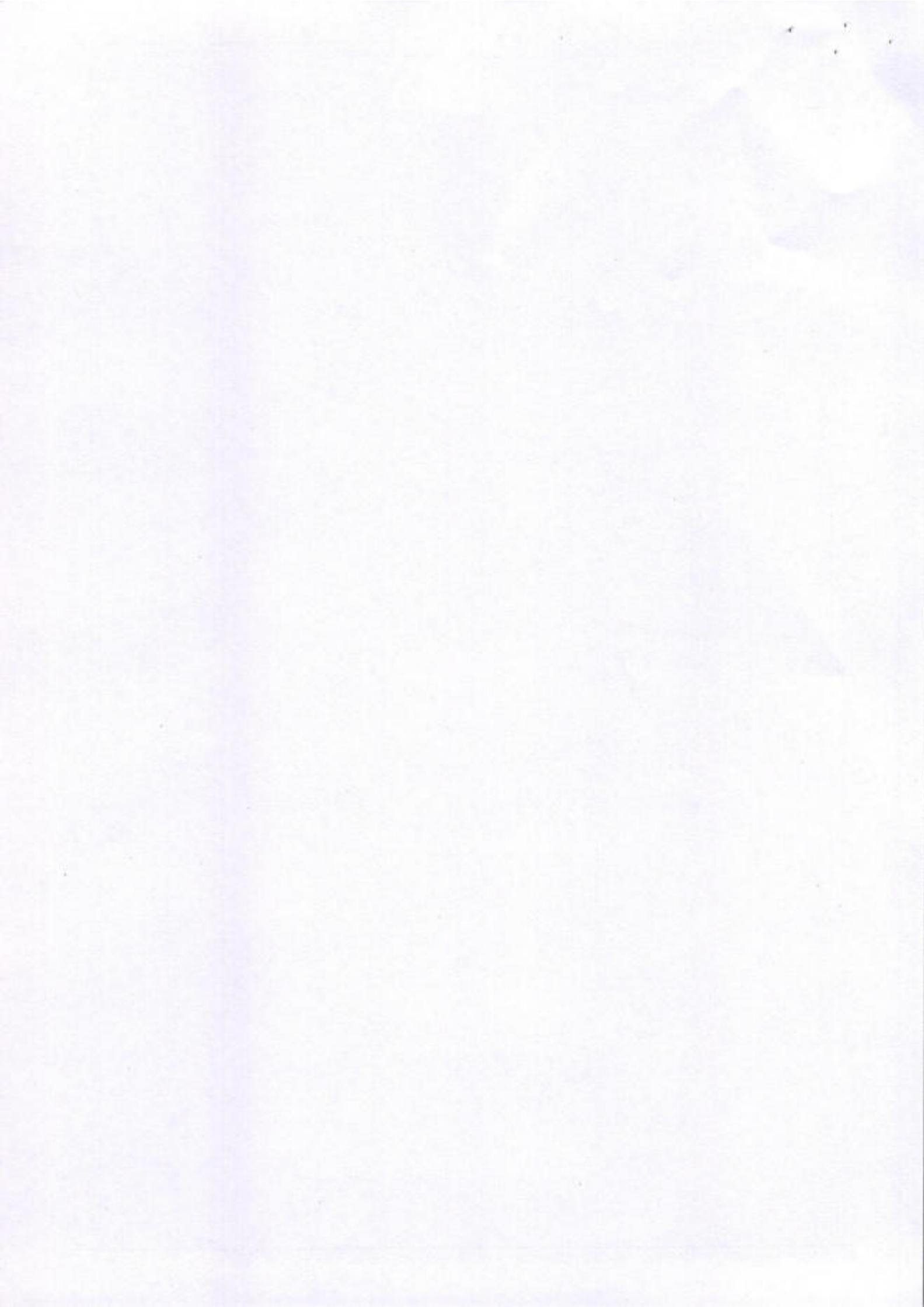
শ্রী বসু
Boni Roy
তারিখ / DOB : 10/01/1990
লিঙ্গ / Female

আমার আধার, আমার পরিচয়



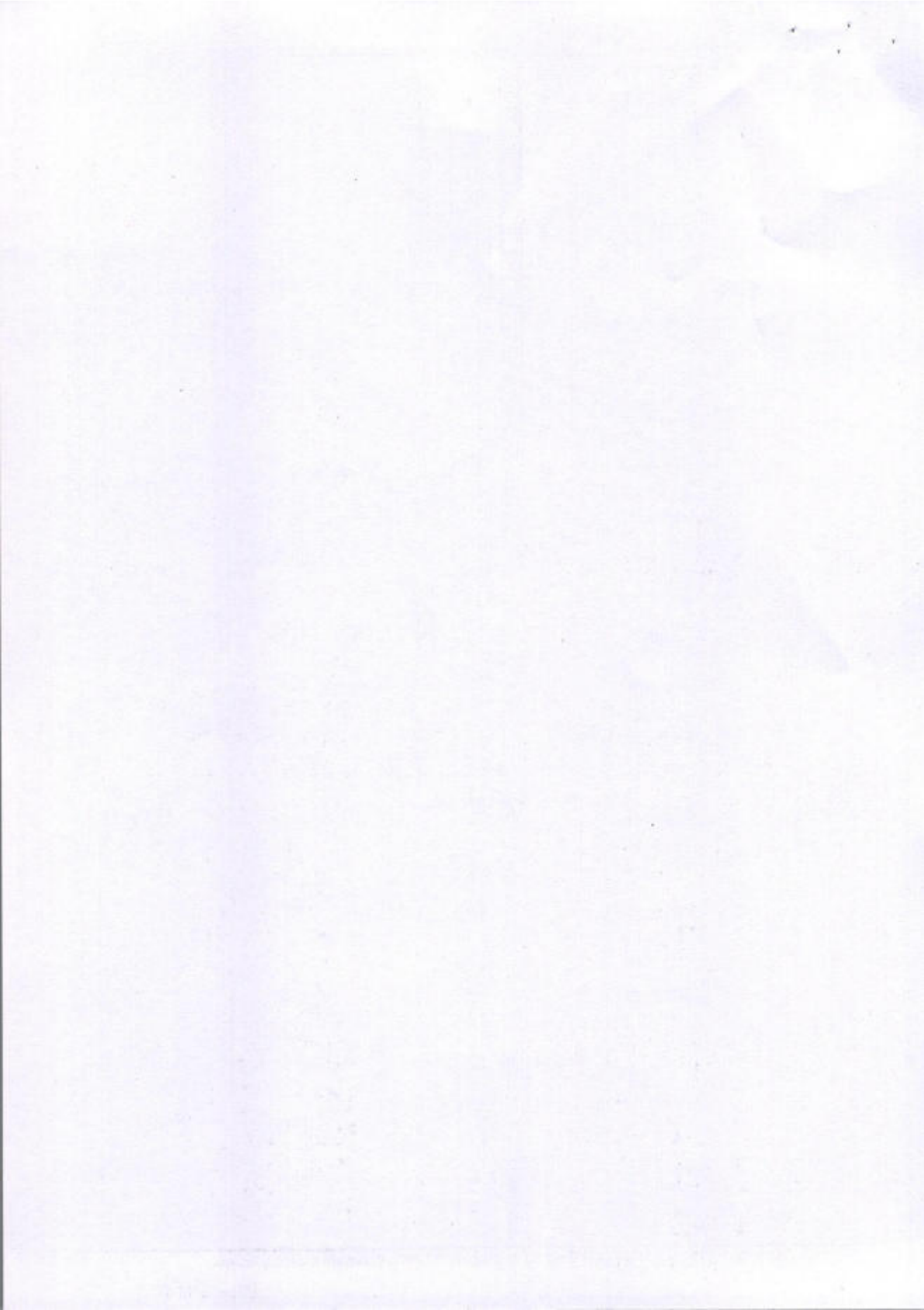
Boni Roy







Boni Roy





ভারত সরকার
 Unique Identification Authority of India
 Government of India

আধারসংখ্যার আই ডি / Enrollment No.: 1111/19674/00451

To
 সন্তোষ দাস
 Santosh Das
 347/1 D.D.C.ROAD
 South Dum Dum (M)
 Motihel
 North 24 Parganas
 West Bengal 700074
 9239408751

27/08/2014
 164644814



ML646448145FT



আপনার আধার সংখ্যা / Your Aadhaar No. :



আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
 Government of India



সন্তোষ দাস
 Santosh Das
 পিতা : শিবনাথ দাস
 Father: SHIBNATH DAS
 জন্মতারিখ / DOB : 03/12/1994
 লিঙ্গ / Male



আধার - সাধারণ মানুষের অধিকার

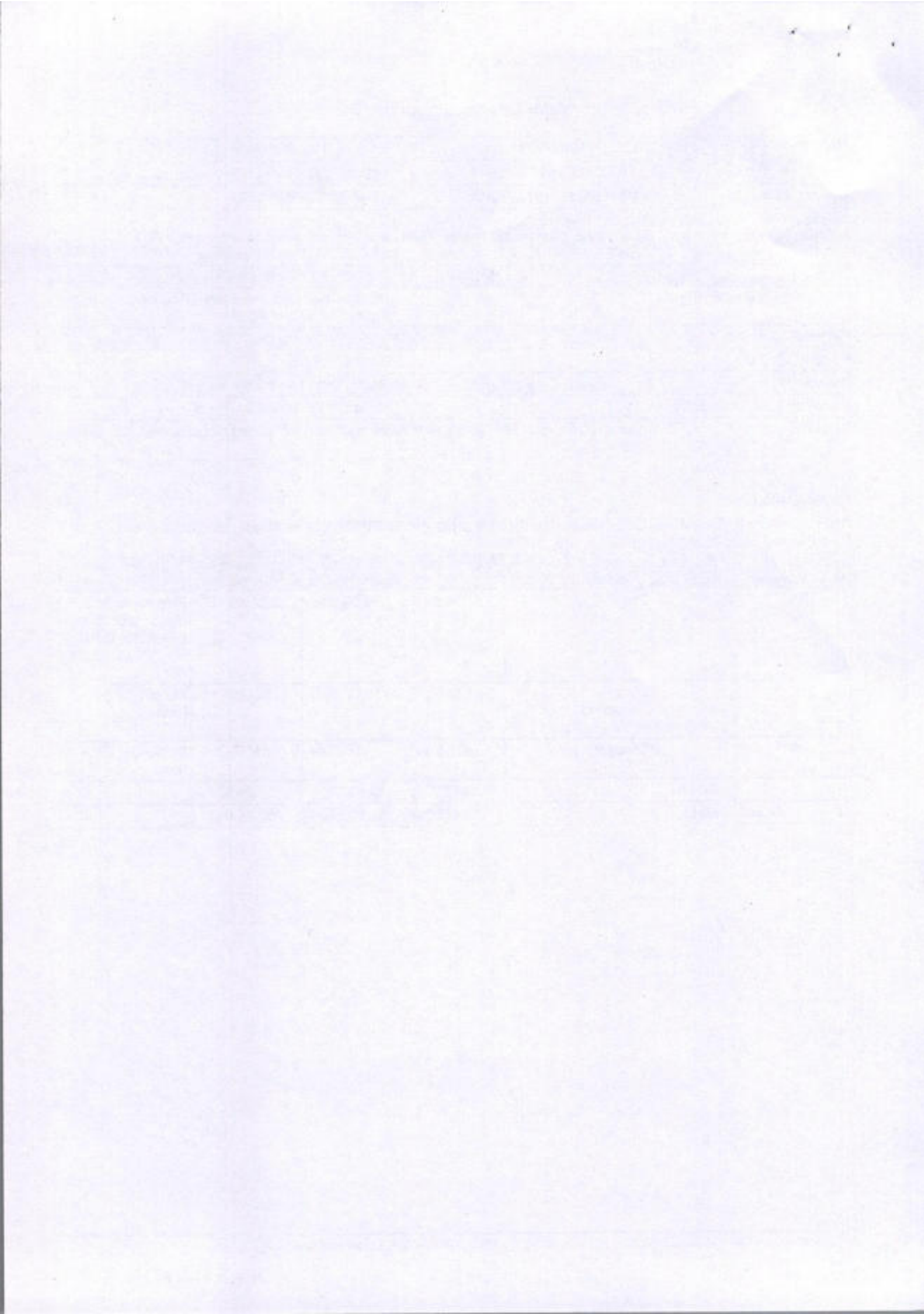
Major Information of the Deed

Deed No :	I-1903-01062/2021	Date of Registration	29/01/2021
Query No / Year	1903-2000060096/2021	Office where deed is registered	
Query Date	11/01/2021 1:58:43 AM	1903-2000060096/2021	
Applicant Name, Address & Other Details	Santosh Das 347/1, Dum Dum Road,,Thana : Dum Dum, District : North 24-Parganas, WEST BENGAL, PIN - 700074, Mobile No. : 6290538234, Status :Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 2,40,00,000/-	Rs. 3,51,54,952/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 24,60,967/- (Article:23)	Rs. 3,51,568/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Kolkata, P.S:- Burtola, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Hari Ghosh Street, , Premises No: 54B, , Ward No: 017 Pin Code : 700006

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	4334 Sq Ft	1,89,00,000/-	2,22,16,117/-	Property is on Road ,Last Reference Deed No :1902-I -12126-2011
L2	(RS :-)		Semi-Commercial use	634 Sq Ft	10,00,000/-	55,24,811/-	Property is on Road
L3	(RS :-)		Commercial use	101 Sq Ft	80,000/-	11,38,999/-	Property is on Road
		TOTAL :		11.6165Dec	199,80,000 /-	288,79,927 /-	
		Grand Total :		11.6165Dec	199,80,000 /-	288,79,927 /-	





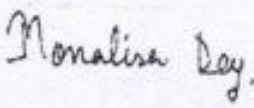
Structure Details :

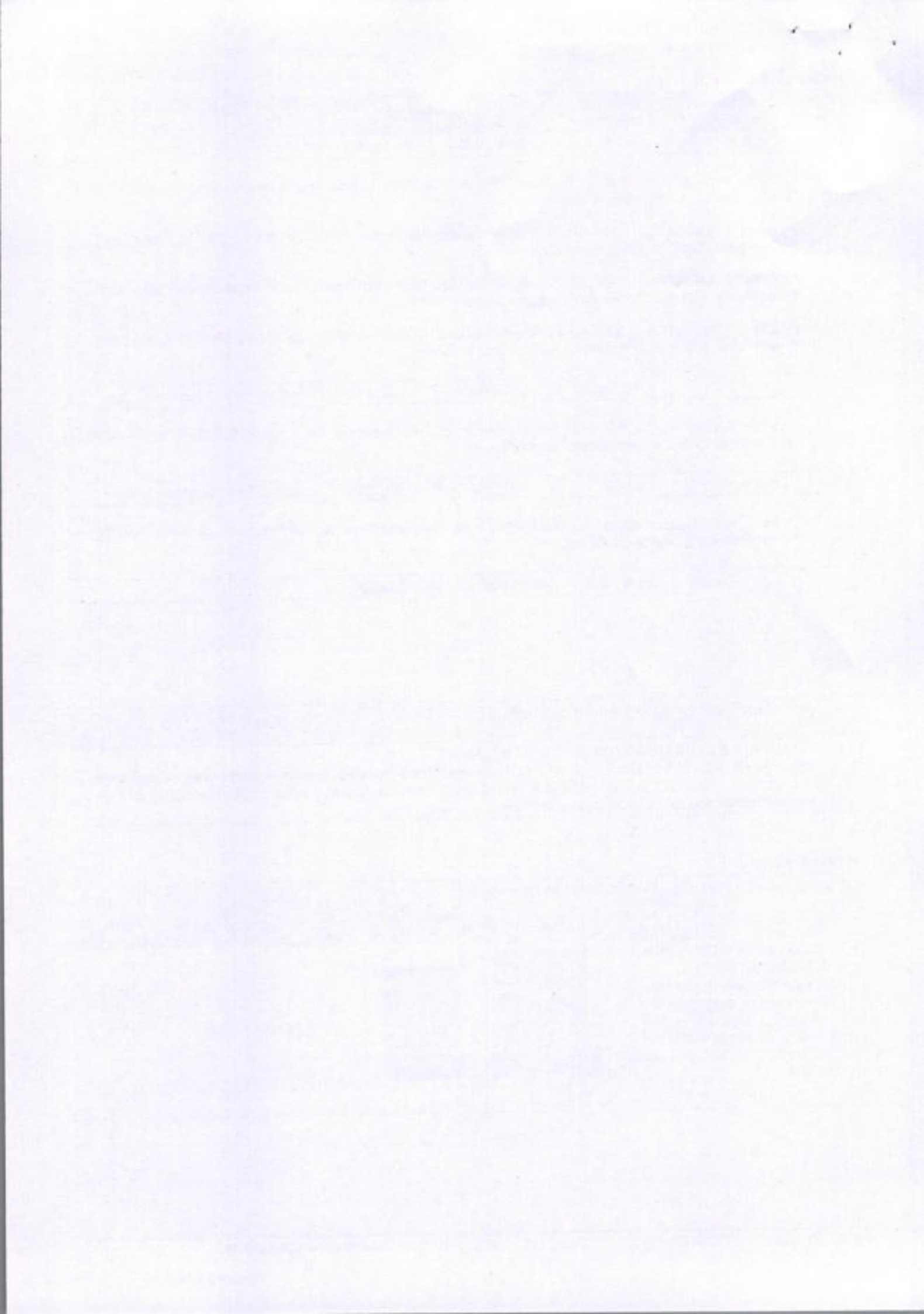
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	8200 Sq Ft.	30,00,000/-	48,34,650/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 32 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 2400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 32 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 2, Area of floor : 2400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 32 Years, Roof Type: Pucca, Extent of Completion: No door and windows</p> <p>Floor No: 3, Area of floor : 2400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 32 Years, Roof Type: Pucca, Extent of Completion: No door and windows</p>					
S2	On Land L1	1200 Sq Ft.	10,00,000/-	11,27,250/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 1200 Sq Ft., Semi Commercial Use, Cemented Floor, Age of Structure: 32 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
S3	On Land L3	200 Sq Ft.	20,000/-	3,13,125/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 200 Sq Ft., Commercial Use, Cemented Floor, Age of Structure: 32 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		9600 sq ft	40,20,000 /-	62,75,025 /-	

Seller Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	<p>ROSEVALLEY DISTRIBUTORS PRIVATE LIMITED 26, STRAND ROAD, 2nd Floor, P.O:- G P O, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 , PAN No.:: AAxxxxxx0J, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative</p>

Buyer Details :



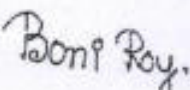
Sl No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<p>MONALISA ROY, (Alias: MONALISA DEY) Wife of Saugata Kumar Dey Executed by: Self, Date of Execution: 28/01/2021 , Admitted by: Self, Date of Admission: 28/01/2021 ,Place : Office</p>			
		28/01/2021	LTI 28/01/2021	28/01/2021



Wife of Saugata Kumar Dey Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AFxxxxxx6L, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 28/01/2021, Admitted by: Self, Date of Admission: 28/01/2021, Place : Office



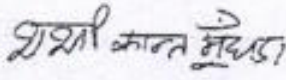
2	Name	Photo	Finger Print	Signature
	PUTUL ROY Wife of Tapan Kumar Roy Executed by: Self, Date of Execution: 28/01/2021, Admitted by: Self, Date of Admission: 28/01/2021, Place : Office			
		28/01/2021	LTI 28/01/2021	28/01/2021

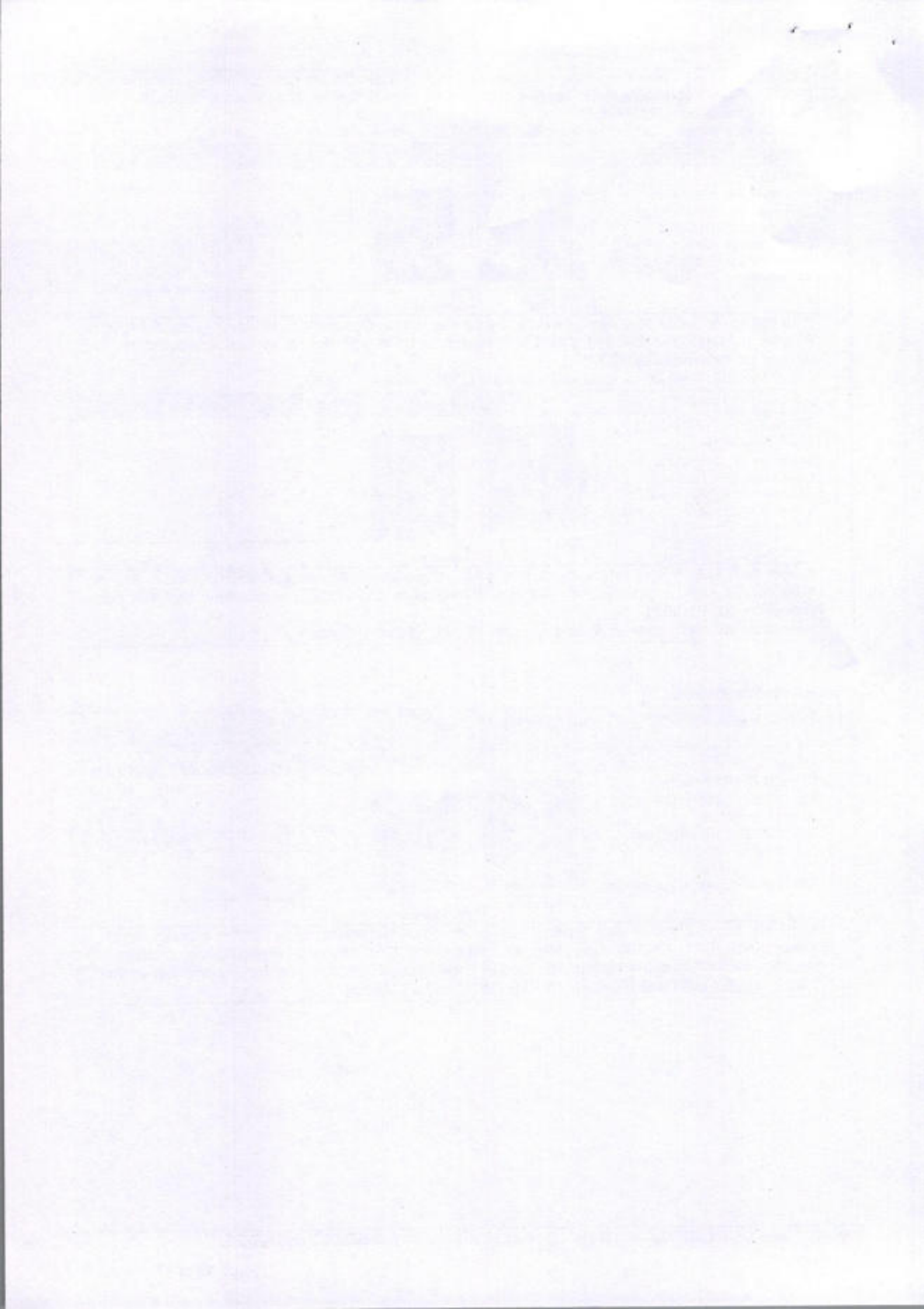
Wife of Tapan Kumar Roy Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ADxxxxxx4N, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 28/01/2021, Admitted by: Self, Date of Admission: 28/01/2021, Place : Office

3	Name	Photo	Finger Print	Signature
	BONI ROY (Presentant) Wife of AAA BBB Executed by: Self, Date of Execution: 28/01/2021, Admitted by: Self, Date of Admission: 28/01/2021, Place : Office			
		28/01/2021	LTI 28/01/2021	28/01/2021



Wife of AAA BBB Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AOxxxxxx2E, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 28/01/2021, Admitted by: Self, Date of Admission: 28/01/2021, Place : Office

Representative Details :

Sl No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shashi Kant Mundhra Son of Late Asharam Mundhra Date of Execution - 28/01/2021, Admitted by: Self, Date of Admission: 28/01/2021, Place of Admission of Execution: Office			
		Jan 28 2021 7:04PM	LTI 28/01/2021	28/01/2021
34/35/2/1, Sri Aurobindo Road, Salkia, P.O:- Salkia, P.S:- Malipanchghara, District:-Howrah, West Bengal, India, PIN - 711106, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: Alxxxxxx1R, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : ROSEVALLEY DISTRIBUTORS PRIVATE LIMITED (as Director)				



Identifier Details :

Name	Photo	Finger Print	Signature
Mr Santosh Das Son of Mr SN Das 347/1,Dum Dum Road, P.O:- Motijheel, P.S:- Dum Dum, District:-North 24- Parganas, West Bengal, India, PIN - 700074			<i>Santosh Das</i>
	28/01/2021	28/01/2021	28/01/2021
Identifier Of MONALISA ROY, PUTUL ROY, BONI ROY, Shashi Kant Mundhra			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	ROSEVALLEY DISTRIBUTORS PRIVATE LIMITED	MONALISA ROY-3.3107 Dec,PUTUL ROY-3.3107 Dec,BONI ROY-3.3107 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	ROSEVALLEY DISTRIBUTORS PRIVATE LIMITED	MONALISA ROY-0.484306 Dec,PUTUL ROY-0.484306 Dec,BONI ROY-0.484306 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	ROSEVALLEY DISTRIBUTORS PRIVATE LIMITED	MONALISA ROY-0.0771529 Dec,PUTUL ROY-0.0771529 Dec,BONI ROY-0.0771529 Dec

Transfer of property for S1

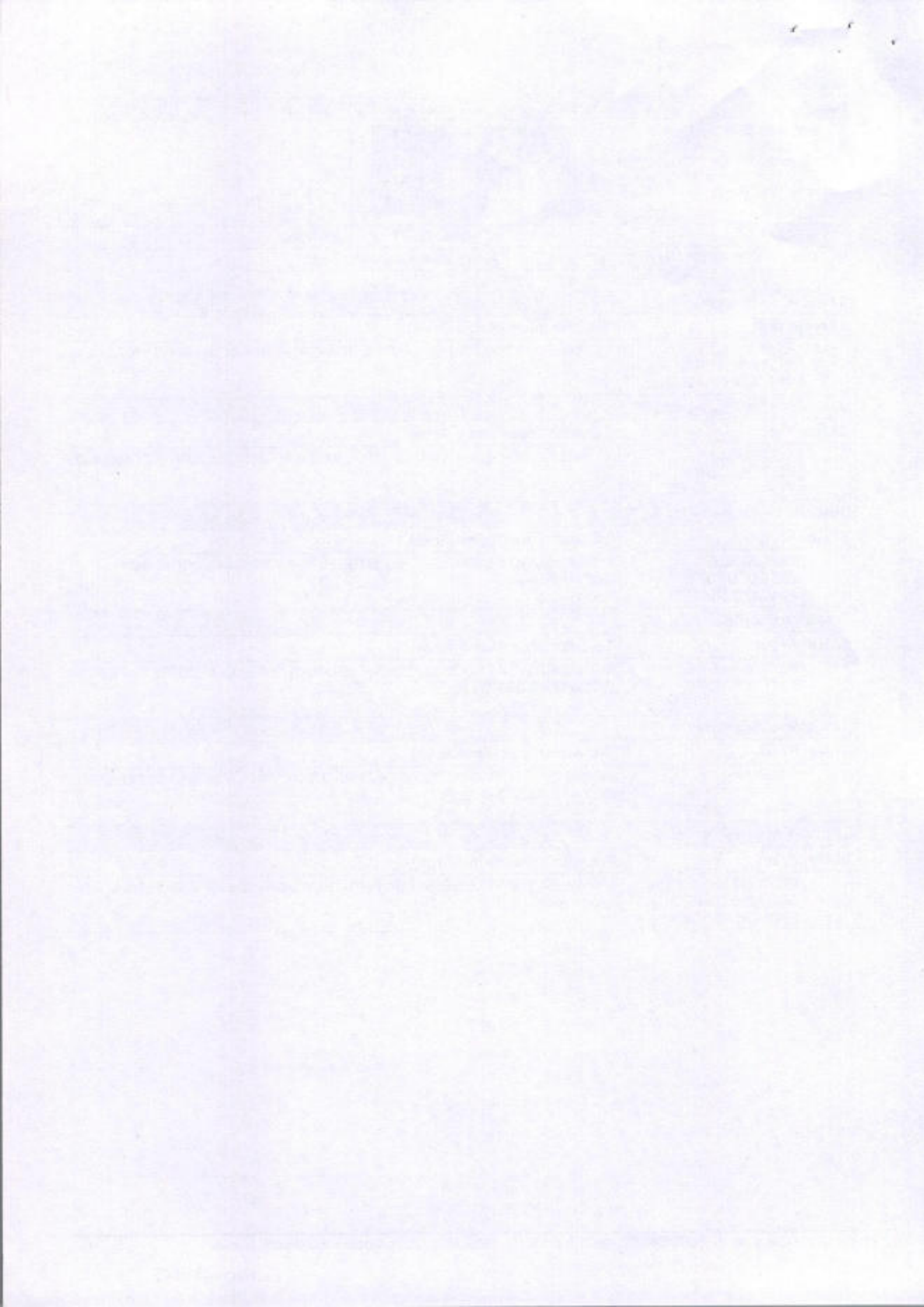
Sl.No	From	To. with area (Name-Area)
1	ROSEVALLEY DISTRIBUTORS PRIVATE LIMITED	MONALISA ROY-2733.33333333 Sq Ft,PUTUL ROY-2733.33333333 Sq Ft,BONI ROY-2733.33333333 Sq Ft

Transfer of property for S2

Sl.No	From	To. with area (Name-Area)
1	ROSEVALLEY DISTRIBUTORS PRIVATE LIMITED	MONALISA ROY-400.00000000 Sq Ft,PUTUL ROY-400.00000000 Sq Ft,BONI ROY-400.00000000 Sq Ft

Transfer of property for S3

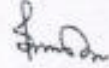
Sl.No	From	To. with area (Name-Area)
1	ROSEVALLEY DISTRIBUTORS PRIVATE LIMITED	MONALISA ROY-66.66666667 Sq Ft,PUTUL ROY-66.66666667 Sq Ft,BONI ROY-66.66666667 Sq Ft



On 19-01-2021

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 3,51,54,952/-



Probir Kumar Golder
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
Kolkata, West Bengal

On 28-01-2021

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

Presented for registration at 18:51 hrs on 28-01-2021, at the Office of the A.R.A. - III KOLKATA by BONI ROY , one of the Claimants.

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

Execution is admitted on 28/01/2021 by 1. MONALISA ROY, Alias MONALISA DEY, Wife of Saugata Kumar Dey, 143, Bidhan Sarani, VTC, Beadon Street, P.O: Beadon Street, Thana: Burtola, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession Business, 2. PUTUL ROY, Wife of Tapan Kumar Roy, 143, Bidhan Sarani, VTC, Beadon Street, P.O: Beadon Street, Thana: Burtola, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession Business, 3. BONI ROY, Wife of AAA BBB, 143, Bidhan Sarani, VTC, Beadon Street, P.O: Beadon Street, Thana: Burtola, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession Business

Indetified by Mr Santosh Das, . , Son of Mr SN Das, 347/1,Dum Dum Road, P.O: Motijheel, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by profession Advocate

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

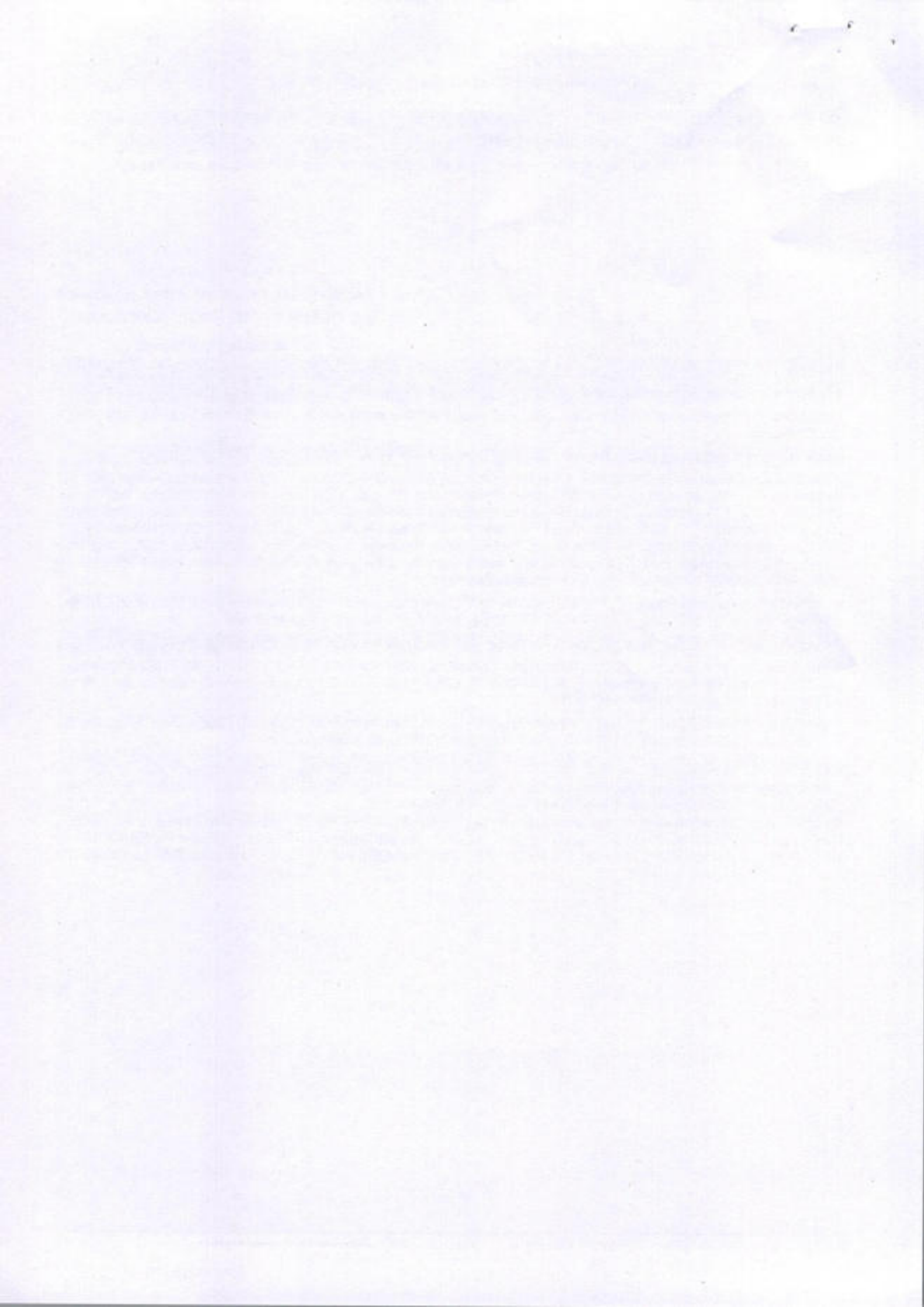
Execution is admitted on 28-01-2021 by Shashi Kant Mundhra, Director, ROSEVALLEY DISTRIBUTORS PRIVATE LIMITED (Private Limited Company), 26, STRAND ROAD, 2nd Floor, P.O:- G P O, P.S:- Hare Street, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700001

Indetified by Mr Santosh Das, . , Son of Mr SN Das, 347/1,Dum Dum Road, P.O: Motijheel, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 3,51,568/- (A(1) = Rs 3,51,550/- ,E = Rs 14/- ,M(b) = Rs 4/-) and Registration Fees paid by by online = Rs 3,45,331/-

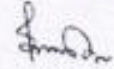
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/01/2021 12:00AM with Govt. Ref. No: 192020210210962682 on 21-01-2021, Amount Rs: 3,45,331/-, Bank: Indian Bank (IDIB000C001), Ref. No. IB22012021180401 on 22-01-2021, Head of Account 0030-03-104-001-16



Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 24,60,867/- and Stamp Duty paid by by online = Rs 24,17,236/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 22/01/2021 12:00AM with Govt. Ref. No: 192020210210962682 on 21-01-2021, Amount Rs: 24,17,236/-,
Bank: Indian Bank (IDIB000C001), Ref. No. IB22012021180401 on 22-01-2021, Head of Account 0030-02-103-003-02



Probir Kumar Golder
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
Kolkata, West Bengal

On 29-01-2021

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 3,51,568/- (A(1) = Rs 3,51,550/- ,E = Rs 14/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 6,237/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 29/01/2021 2:59AM with Govt. Ref. No: 192020210216323941 on 29-01-2021, Amount Rs: 6,237/-, Bank:
Punjab National Bank (PUNB0010000), Ref. No. 291522328 on 29-01-2021, Head of Account 0030-03-104-001-16

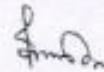
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 24,60,867/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 43,631/-

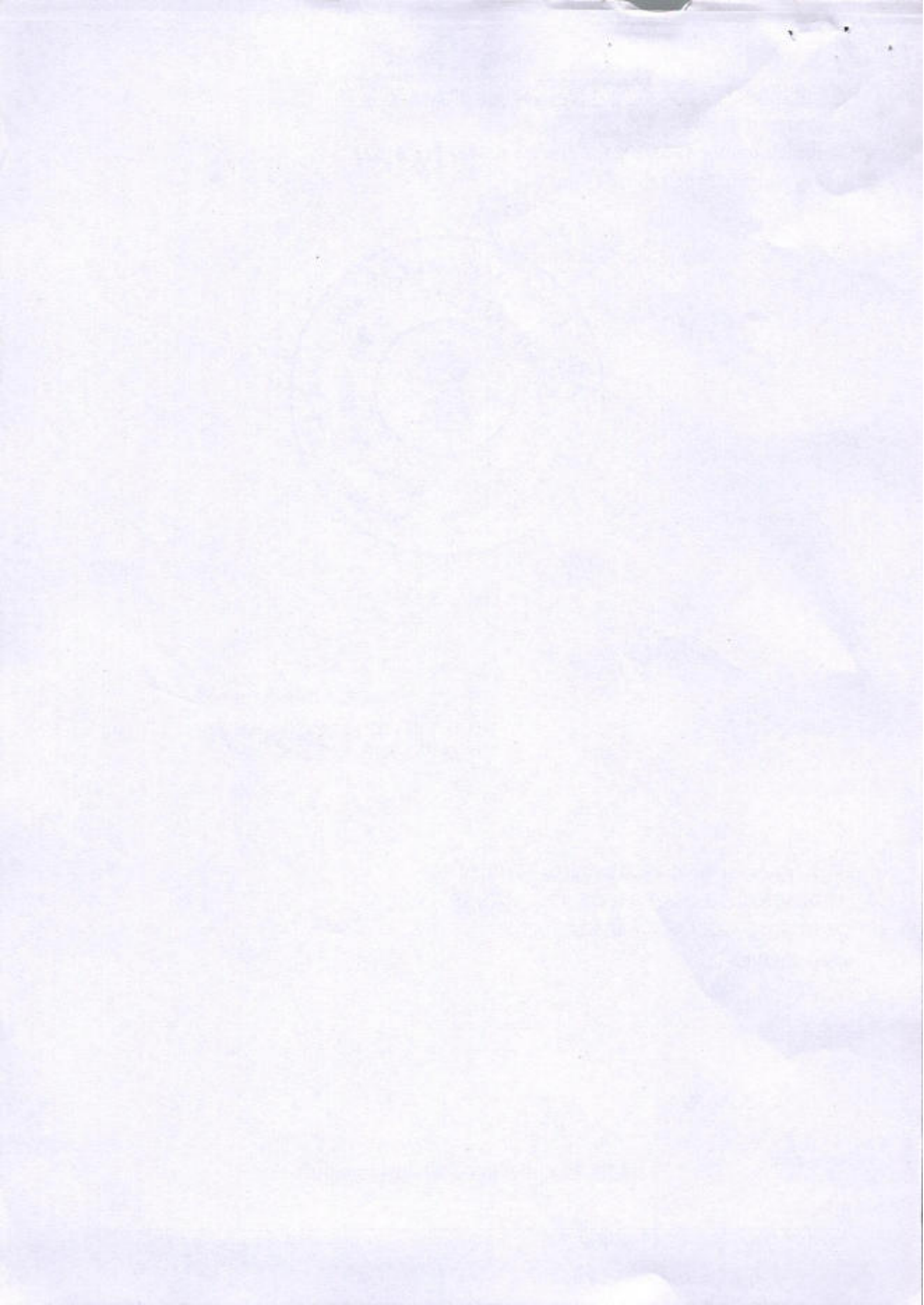
Description of Stamp

1. Stamp: Type: Impressed, Serial no 16365, Amount: Rs.100/-, Date of Purchase: 20/01/2021, Vendor name: Srikant Tiwari

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 29/01/2021 2:59AM with Govt. Ref. No: 192020210216323941 on 29-01-2021, Amount Rs: 43,631/-, Bank:
Punjab National Bank (PUNB0010000), Ref. No. 291522328 on 29-01-2021, Head of Account 0030-02-103-003-02



Probir Kumar Golder
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
Kolkata, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1903-2021, Page from 51276 to 51322
being No 190301062 for the year 2021.



Digitally signed by PROBIR KUMAR
GOLDER
Date: 2021.02.10 18:19:19 +05:30
Reason: Digital Signing of Deed.

(Probir Kumar Golder) 2021/02/10 06:19:19 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
West Bengal.

(This document is digitally signed.)