

899/2019

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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

792376

AC 366532

7.05.2019

27.5.19
31.05.19

District Sub-Registrar-II
Hooghly

31 MAY 2019

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this the 27th day of May

Two Thousand and Nineteen

009865

22 MAY 2019

Sl. No.....Date.....
Name.....
Add.....
AMT. 22 MAY 2019 100.....

Nu Heights Agency. LTD.
10, Canning St.
KOL-1



SOUMITRA CHANDA
Licensed Stamp Vendor
8/2, K. S. Roy Road, Kol-1

District Sub-Registrar-II
Hooghly

27 MAY 2019

BETWEEN

NU HEIGHTS AGENCY PRIVATE LIMITED having (**PAN- AADCN9849G**) a company incorporated under the Companies Act, 1956 and having its Head Office at Flat No.3A, Third Floor, 10 Canning Street, P.S. Hare Street, Kolkata-700001 and represented by its Director **Mr. ANAND J Kothari** son of Mr. Kamal Kumar Kothari, by religion-Hindu, by profession- Service, by nationality- Indian, having (**PAN-AVPPK7437H**) residing at 18, Deshapriya Park Road, P.S. Kalighat, W.B. Pin- 700026 hereinafter referred as the **OWNERS/VENDORS/FIRST PARTY** (which term or expression shall unless repugnant to the context and meaning thereof shall mean and include its successors-in-office and assigns) of the **ONE PART**

-AND-

OFFLIX E-MARKETING LLP, a LIMITED LIABILITY PARTNERSHIP FIRM, and having **PAN: AAGFO4050Q** a Limited Liability Partnership firm and having its registered office at 86B/2, Topsia Road, Gajraj chambers, 3rd Floor, Room 3D, P.S. Topsia, Kolkata-700046, and duly represented by its Partner **Mr. Rishav Jhunjhunwala** son of Shri Manish Jhunjhunwala, by faith- Hindu, by occupation- Business, by nationality: Indian, and having **Aadhar Card No 7323 5460 0427** and having **PAN: AOTPJ5217K** residing at 19 Dover Place, Rajwadi, 1st Floor, P.S Gariahat, Kolkata-700019, hereinafter called as the **PURCHASER/SECOND PARTY** (which term or expression shall unless repugnant to the context and



District Sub-Registrar-II
Hooghly

27 MAY 2019

meaning thereof shall mean and include its successors-in-office and assigns) of the **OTHER PART** ;

WHEREAS by virtue of several Deeds of Conveyance being No.853 for the year 1950, Deed No.4559 for the year 1957, Deed No.3157 for the year 1960, Deed No.199 for the year 1962, Deed No.4745 for the year 1962, Deed No.4748 for the year 1962, Deed No.4808 for the year 1962 all registered at the office of the Registrar of Assurances Calcutta and Deed **being** No.5050 for the year 1961 duly registered at the office of the Sub-Registrar Serampore, Hooghly and Deed **being** No.1575 for the year 1961 registered at the office of the Registrar of Assurances Calcutta and Deed **being** No.4178 for the year 1967 registered at the office of the Sub-Registrar Serampore, Hooghly, **ICI India Limited** (formerly known as **Indian Explosives Limited or IEL Limited or Alkali and Chemical Corporation of India Limited w.e.f. 01.10.1982 Alkali and Chemical Corporation of India Limited** was amalgamated with the **Indian Explosives Limited**) became absolute Owner of **All That** pieces and parcels of land measuring about **9.769 acre** more or less lying and situate at Mouza- Rishra, J.L. NO.27, Touzi No.3876, 3989 & 28, B2, revenue survey No.1757 being Holding No. 103/3, G.T. Road (West), Rishra, Ward No.15 under Rishra Municipality, P.S. Rishra, District- Hooghly ;

AND WHEREAS by a Deed of Conveyance dated 29.10.2007 registered at the office of the A.D.S.R. Serampore, Hooghly and recorded in Book No.I, CD Volume No.7, pages: 13829- 13845 being No.06539 for the year 2007 made between **ICI India Limited**, therein described as the Vendor, the said **ICI India Limited**, sold, transferred and conveyed unto and in favour of **M/S. PMC Rubber Chemicals India Private Limited**, therein described as the Purchaser **All That** pieces and parcels of land measuring about **9.769 acre** more or less lying and situate at Mouza- Rishra, J.L. NO.27, Touzi No.3876, 3989 & 28, B2, revenue survey No.1757 being Holding No.103/3, G.T. Road (West), Rishra, Ward No.15 under Rishra Municipality, P.S. Rishra, District- Hooghly ;

AND WHEREAS thus the said **M/S. PMC Rubber Chemicals India Private Limited** became absolute Owner of **All That** pieces and parcels of land measuring about **9.769 acre** more or less lying and situate at Mouza- Rishra, J.L. NO.27, Touzi No.3876, 3989 & 28, B2, revenue survey No.1757 being Holding No.103/3, G.T. Road (West), Rishra, Ward No.15 under Rishra Municipality, P.S. Rishra, District- Hooghly ;

AND WHEREAS by a Deed of Conveyance dated 26th day of August, 2012 registered at the office of the A.R.A.-III Kolkata being No.0364 for the year 2012 made between **M/S. PMC Rubber Chemicals India Private Limited**, therein described as the Vendor, the said **M/S. PMC Rubber Chemicals India Private Limited**, sold, transferred and

conveyed unto and in favour of **(1) M/s. Sri Vishnu Awas Private Limited, (2) Shagun Barter Private Limited, (3) NU Heights Agency Private Limited and (4) Florin Nirman Pvt. Ltd.**, therein collectively called as the Purchasers **All That** pieces and parcels of bastu land measuring about **7.02 acre (7 acre 02 decimal)** more or less lying and situate at Mouza- Rishra, J.L. NO.27, Touzi No.3876, 3989 & 28B2, revenue survey No.1757 being part of Holding No.103/3, G.T. Road (West), Rishra-712248, Ward No.15 under Rishra Municipality, P.S. Rishra, A.D.S.R. Office, District- Hooghly **togetherwith** existing housing building known as "B" Compound

AND WHEREAS by virtue of the said Deed of Conveyance dated 26th day of August, 2012 the said **(1) M/s. Sri Vishnu Awas Private Limited, (2) Shagun Barter Private Limited, (3) NU Heights Agency Private Limited and (4) Florin Nirman Pvt. Ltd.**, became absolute joint Owners **All That** pieces and parcels of bastu land measuring about **7.02 acre (7 acre 02 decimal)** more or less lying and situate at Mouza- Rishra, J.L. NO.27, Touzi No.3876, 3989 & 28B2, revenue survey No.1757 being part of old Holding No.103/3, G.T. Road (West), Rishra-712248, Ward No.15 under Rishra Municipality, P.S. Rishra, A.D.S.R. Office, District- Hooghly **together with** existing housing building known as "B" Compound and later on they mutated the aforesaid property under new holding no 103/3, S.C. Aown Road, (previous Holding No- 103/3, G.T. Road) under ward no 13 within the jurisdiction of Rishra Municipality;

AND WHEREAS SHAGUN BARTER PRIVATE LIMITED **has been** changed to **PADMAWATI REALCON PRIVATE LIMITED** in the records of Ministry of Corporate Affairs with effect from 10/09/2013 and M/S. SRI VISHNU AWAS PRIVATE LIMITED **has been** changed to **PADMAWATI INFRA REALTY PRIVATE LIMITED** in the records of Ministry of Corporate Affairs with effect from 06/09/2013 ;

AND WHEREAS by virtue of the aforesaid Deed of Conveyance dated 26th August, 2012 the present Vendor **NU HEIGHTS AGENCY PRIVATE LIMITED** become the undivided 25% share of **7.02 Acre** Bastu land i.e measuring about **1.755 acre** (25% undivided share of 7.02 acre) more or less lying and situate at Mouza- Rishra, J.L. NO.27, Touzi No.3876, 3989 & 28B2, revenue survey No.1757 being part of holding no 103/3, S.C. Aown Road, under ward no 13 within the jurisdiction of Rishra Municipality, P.S. Rishra A.D.S.R. Office, District- Hooghly **togetherwith** existing housing building known as **"B"** Compound ;

AND WHEREAS thus the present Vendor **NU HEIGHTS AGENCY PRIVATE LIMITED** is the absolute Owners of **undivided 25% share of 7.02 Acre Bastu Land i.e.** measuring about **1.755 acre** (25% undivided share of 7.02 acre) more or less lying and situate at Mouza- Rishra, J.L. NO.27, Touzi No. 3876, 3989 & 28B2, revenue survey

No.1757 being part of holding no 103/3, S.C. Aown Road, under ward no 13 within the jurisdiction of Rishra Municipality, P.S. Rishra A.D.S.R. Office, District- Hooghly **togetherwith** existing housing building known as part of **"B"** Compound

AND WHEREAS the Vendor is desirous of selling **ALL THAT** pieces and parcels of bastu land measuring about **1.755 acre** (25% undivided share of 7.02 acre) more or less lying and situate at Mouza- Rishra, J.L. NO.27, Touzi No. 3876, 3989 & 28B2, revenue survey No.1757 being part of holding no 103/3, S.C. Aown Road, under ward no 13 within the jurisdiction of Rishra Municipality, P.S. Rishra, A.D.S.R. Office, District- Hooghly **togetherwith** existing housing building as morefully and particularly described in the **SCHEDULE** hereunder written, hereinafter referred to as the **said property** free from all encumbrances, charges, liens, lispences attachments claims and demands whatsoever ;

AND WHEREAS the present Vendor herein is the absolute owners of the said property more fully and particularly described in the **SCHEDULE** hereunder written and having its good and marketable title, free from all sorts of encumbrances whatsoever and such property is not presently mortgaged or charged and such property is not presently the subject matter of any suit or proceedings and, to the best of Vendors knowledge there is no impediment to sell such property by the Vendors herein;

AND WHEREAS the Purchaser was in search of a property in the locality where the **said property** is situate as such approached the First Party and expressed its desire to purchase the same ;

AND WHEREAS the Purchaser has agreed to purchase and the Vendor has agreed to sell the **said property** at a total consideration of **Rs. 5,19,92,000/- (Rupees Five Crore Nineteen Lacs Ninety Two Thousand) only** free from all encumbrances, charges, liens, lispendences, attachments, claims and demands whatsoever on the terms and conditions stated hereunder ;

NOW THIS INDENTURE WITNESSETH as follows :-

That in pursuance of the said agreement and in consideration of the said sum of **Rs. 5,19,92,000/- (Rupees Five Crore Nineteen Lacs Ninety Two Thousand) only** paid by the Purchaser to the Owner/Vendor in the First Part on or before the execution of these presents (the receipt whereof the Vendor doth hereby admit and acknowledge and from the payment of the same and every part thereof do hereby acquit, release and discharge the Purchaser as also the **said property**) the Vendor do hereby sell, grant, convey, transfer, assign and assure unto and in favour of the Purchaser **ALL THAT** pieces and parcels of bastu land measuring about **1.755 acre** (25% undivided share of 7.02 acre) more or less lying and situate at Mouza- Rishra, J.L. NO.27, Touzi No.3876, 3989 & 28B2, revenue survey No.1757 being part

of Holding No.103/3, S.C. Aown Road, (previous Holding No- 103/3, G.T. Road) under ward no 13 within the jurisdiction of Rishra Municipality, P.S. Rishra, A.D.S.R. Office, District- Hooghly **togetherwith** existing housing building as morefully and particularly described in the **SCHEDULE** hereunder written, hereinafter referred to as the **said property** **TOGETHERWITH** all sewers, areas, drains, ditches, paths, passages, water, water courses and all manner of ancient and other rights, liberties easements, privileges, advantages, appendages appurtenances and profits whatsoever standing and being in or upon or belonging thereto or any part thereof with which the same now are or is or at any time or times heretofore were or was held used occupied enjoyed accepted reputed deemed taken or known as part or member thereof or appertaining thereto and all the reversion and reversions, remainder or remainders and the rents, issue and profit thereof and every part thereof and all the estate right, title, interest, claim, use possession benefit claim and demand whatsoever both at law and equity or otherwise of the Vendor into upon or in respect of the **said property** and every part thereof **TOGETHERWITH** all deeds, pattahs, writings, muniments and other evidences of title whatsoever exclusively relating to the **said property** or any part thereof which now are or is or at any time or times hereafter shall or may in the possession, custody, power or control of the Vendor or his predecessor-in-title or in the custody of power or of any other person or persons from whom the Vendor can or may procure the same without any suit or action **TO HAVE AND TO**

HOLD the same and the inheritance thereof in fee simple in possession free from all encumbrances whatsoever unto and to the use of the Purchaser or its successors-in-title and assigns absolutely and forever.

THE VENDOR DO HEREBY COVENANT WITH THE PURCHASER as follows :-

- a) That notwithstanding any act deed matter or thing whatsoever by the Vendor done, made or executed or knowingly suffered to the contrary the Vendors have good right, full power and absolute authority to grant, transfer, convey, sell, assure and assign the **said property** hereby sold, granted, transferred and conveyed or expressed or intended so to be unto and to the use of the Purchaser in the manner aforesaid.
- b) That the Purchaser and its successors-in-title and assigns shall and may at all times hereafter peaceably and quietly hold possess and enjoy, the **said property** and receive and take 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 equitably claiming from under or in trust for the Vendor or his Predecessor-in-Title.

- c) That the **said property** free and clear from all encumbrances and attachments whatsoever and freely clearly and absolutely exonerated and forever released and discharged otherwise by the Vendor and also well and sufficiently saved, defended kept, harmless and indemnified of from and against all former and other estate, title charge and encumbrances, mortgages, claims, demands, lispendences, attachment, trust and liabilities whatsoever made executed occasioned or suffered by the Vendor or any other person or persons lawfully claiming or claimed by from under or in trust for the Vendors.
- d) That the Vendor and all persons and persons lawfully or equitably claiming any estate right, title or interest whatsoever in the **said property** or any part thereof from under or in trust for the Vendor or from or under any of his Predecessor-in-Title shall and will from time to time and at all times hereafter at the request and cost of the Purchaser doth or execute or cause to be done and executed all such acts, deed and things whatsoever for further better and more perfectly assuring the **said property** and every part thereof unto and to the use of the Purchaser in manner aforesaid as shall or may be reasonably required.
- e) That no part of the **said property** being conveyed under these presents is vested with Government or Semi-Government Authority

and there is no Bargadar in respect of any part of the **said property** in any way and the Vendor has good right, full power and absolute authority to sell the same in the manner aforesaid and for any reason whatsoever if the Purchaser is dispossessed or deprived of full enjoyment of the **said property** or any part thereof then in that event the Vendor doth hereby agree to indemnify and keep the Purchaser fully indemnified against all losses, damages, costs, charges, claims and demands occasioned or arising out of the **said property** hereby sold to the Purchaser.

- f) That the Vendor shall and will at all times hereafter at the request of the Purchaser produce all or any of the documents of title relating to the **said property** as the Purchaser may direct all the title deed documents and writing for evidencing of title in respect of the **said property**, and also furnish to the Purchaser copies of or extracts from the said title deeds documents and writings and shall and will in the meanwhile keep the same safe un-obliterated and un-cancelled.
- g) That the Vendor do hereby undertake to pay all outstanding Municipal taxes, Government revenue and all other imposition whatsoever due and payable by the Vendor or any of their Predecessors-in-Title in respect of the **said property** up to the date of these presents and further agrees to keep the Purchaser fully

indemnified in respect of all costs, charges and expenses arising in respect thereof.

- h) The Vendor have handed over khas possession of the **said property** to the Purchaser and the Purchaser shall mutate its name in respect of the **said property**.
- i) The Present Vendor is paying the stamp duty and the registration fees and along with other expenses regarding the expenses regarding this Deed from its own fund.

THE SCHEDULE ABOVE REFERRED TO :

(The property)

ALL THAT pieces and parcels of Bastu land measuring about **1.755 acre** (25% undivided share of 7.02 acre) more or less lying and situate at **Mouza- Rishra**, J.L. NO.27, Touzi No.3876, 3989 & 28B2, revenue survey No.1757, under **L.R. Dag No-9169** under L.R. Khatian No- 1001 being part of New Holding No.**103/3, S.C. Aown Road**, Rishra-712248, Ward No. 13 under Rishra Municipality, P.S. Rishra, A.D.S.R. Office, District- Hooghly **togetherwith** existing housing building measuring an area **1,250 sq.ft.** more or less-

Sl. No.	R.S. Dag No.	RS Khaitan	Total area (in acre)	Area Sold (in acre)
1	3818	3767	0.270	0.0675
2	3819	3767	0.010	0.0025

3	3820	2186	0.090	0.0225
4	3821	2186	0.070	0.0175
5	3822	2828	0.170	0.0425
6	3823	3767	0.010	0.0025
7	3825	2828	0.020	0.005
8	3828	1423	0.330	0.0825
9	3829	1423	0.360	0.09
10	3830	1423	0.130	0.0325
11	3831	1426 (1164)	0.330	0.0825
12	3832	1422 (1426)	0.210	0.0525
13	3833	1422 (1426)	0.060	0.015
14	3834	1422	0.010	0.0025
15	3835	1291	0.020	0.005
16	3836	1291	0.080	0.02
17	3837	1289	0.310	0.0775
18	3838	1289	0.030	0.0075
19	3839	1289	0.030	0.0075
20	3840	1289	0.220	0.055
21	3841	1311	0.100	0.025
22	3842	1311	0.010	0.0025
23	3843	1311	0.020	0.005
24	3844	1164	0.200	0.05
25	3845	2579 (4239)	0.110	0.0275
26	3846	2579	0.070	0.0175
27	3847	2579 (4239)	0.230	0.0575
28	3848	2579	0.070	0.0175
29	3849	2579	0.150	0.0375
30	3850	2579	0.090	0.0225
31	3851	1422	0.250	0.0625
32	3852	1422	0.080	0.02
33	3853	1422	0.090	0.0225
34	3855	1424	0.070	0.0175
35	3856	2579	0.080	0.02
36	3900	2186	0.080	0.02
37	3901	3685	0.935	0.23375
38	3902	1291	0.050	0.0125
39	3903	1291	0.080	0.02
40	3904	380	0.225	0.05625
41	3905	3865	0.280	0.07
42	3906	1791	0.150	0.0375
43	3907	381	0.095	0.02375
44	3909	1791	0.065	0.01625
45	3910	380	0.250	0.0625
46	3911	1791	0.280	0.07
47	3912	1692	0.150	0.0375

**TOTAL LAND AREA HEREBY SOLD 25% UNDIVIDED SHARE OF 7.020
ACRE LAND = 1.755 ACRE LAND**

The Entire property is butted and bounded as follows:-

ON THE NORTH : By Railway line
 ON THE SOUTH : Panchanantala Road presently S.C.Aown Road
 ON THE EAST : Partly by Railway Line and Partly by Small Gali
 ON THE WEST : By Municipal High Drain

IN WITNESS WHEREOF the parties hereto have executed these presents
 the day, month and year first above written.

SIGNED SEALED AND DELIVERED

by the **VENDOR & PURCHASER**

at Kolkata before the following

Witnesses:-

(1) *Anyam Basu*
 Advocate
 Serampore Court

Nu Heights Agency Pvt. Ltd.

Chandell Chellai
 Director

Signature of the Owner/Vendor

(2) *Vikash Rajak*
 S.C. Aown Road
 Rishra Hooghly

(3) *Man madh Baithant*
 21, K.C. Mitra Lane
 Howrah - 711006

OFFLIX E-MARKETING LLP
Chiranjeev Chatterjee
 Designated Partner

Signature of the Purchaser

Drafted by :

Anyam Basu F-143503
 Advocate, Serampore Court.

RECEIVED by the VENDOR from the within named **PURCHASER** a sum of **Rs.5,19,92,000/- (Rupees Five Crore Nineteen Lacs Ninety Two Thousand)** only as per memo below:

MEMO OF CONSIDERATION

SL.NO.	DATE	MODE OF PAYMENT	AMOUNT (Rs.)
1	08.05.2019	RTGS: Ref No. ICICR52019050800543314	5,00,000.00
2	13.05.2019	RTGS: Ref No. ICICR52019051300219796	40,00,000.00
3	14.05.2019	RTGS: Ref No. ICICR52019051400348303	50,00,000.00
4	14.05.2019	RTGS: Ref No. ICICR52019051400427587	40,00,000.00
5	15.05.2019	RTGS: Ref No. ICICR52019051500519865	50,00,000.00
6	15.05.2019	RTGS: Ref No. ICICR42019051500550638	10,00,000.00
7	15.05.2019	RTGS: Ref No. ICICR42019051500559809	40,00,000.00
8	15.05.2019	NEFT: Ref No. 021224844951	50,00,000.00
9	16.05.2019	RTGS: Ref No. ICICR42019051600637600	50,00,000.00
10	16.05.2019	RTGS: Ref No. ICICR42019051600687186	50,00,000.00
11	16.05.2019	RTGS: Ref No. ICICR42019051600727282	30,00,000.00
12	17.05.2019	RTGS: Ref No. ICICR42019051700773220	30,00,000.00
13	17.05.2019	RTGS: Ref No. ICICR42019051700818962	30,00,000.00
14	17.05.2019	NEFT: Ref No. 021230166941	20,00,000.00
15	21.05.2019	NEFT: Ref No. 021238158721	19,72,080.00
		LESS: TDS Deducted @ 1%	5,19,920.00
		TOTAL AMOUNT PAID TO VENDOR	5,19,92,000.00

(Rupees Five Crore Nineteen Lacs Ninety Two Thousand) only

Witnesses :

- (1) *M. Anand Balaram*
Advocate
Serampore Court
- (2) *Vikash Rajan*
S.C. House Road
Rishra, Hooghly

Nu Heights Agency Pvt. Ltd.

Shival Chelai
Director

Signature of the Owner/Vendor

Drafted by :

M. Anand Balaram
F- 1635/03
Advocate, Serampore Court.

Finger Prints of Both Hands



Edward Elber

THUMB FINGER	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER	
					L
					H
					F
					P
					R
					H
					F
					P



Rishan Thuyhunnala

THUMB FINGER	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER	
					L
					H
					F
					P
					R
					H
					F
					P

Photo

THUMB FINGER	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER	
					L
					H
					F
					P
					R
					H
					F
					P

SALE DEED PLAN OF THE BASTU LAND UNDER L.R. DAG NO. 9169 UNDER L.R. KHAITIAN NO. 1001 UNDER HOLDING NO. 103/3, S.C. AOWN ROAD, WARD NO. 13, (PREVIOUS HOLDING NO- 103/3 G.T. ROAD WEST WARD NO-15) OF RISHRA MUNICIPALITY, UNDER MOUZA RISHRA, J.L. NO. 27, P.O. & P.S. RISHRA, DIST. HOOGHLY.

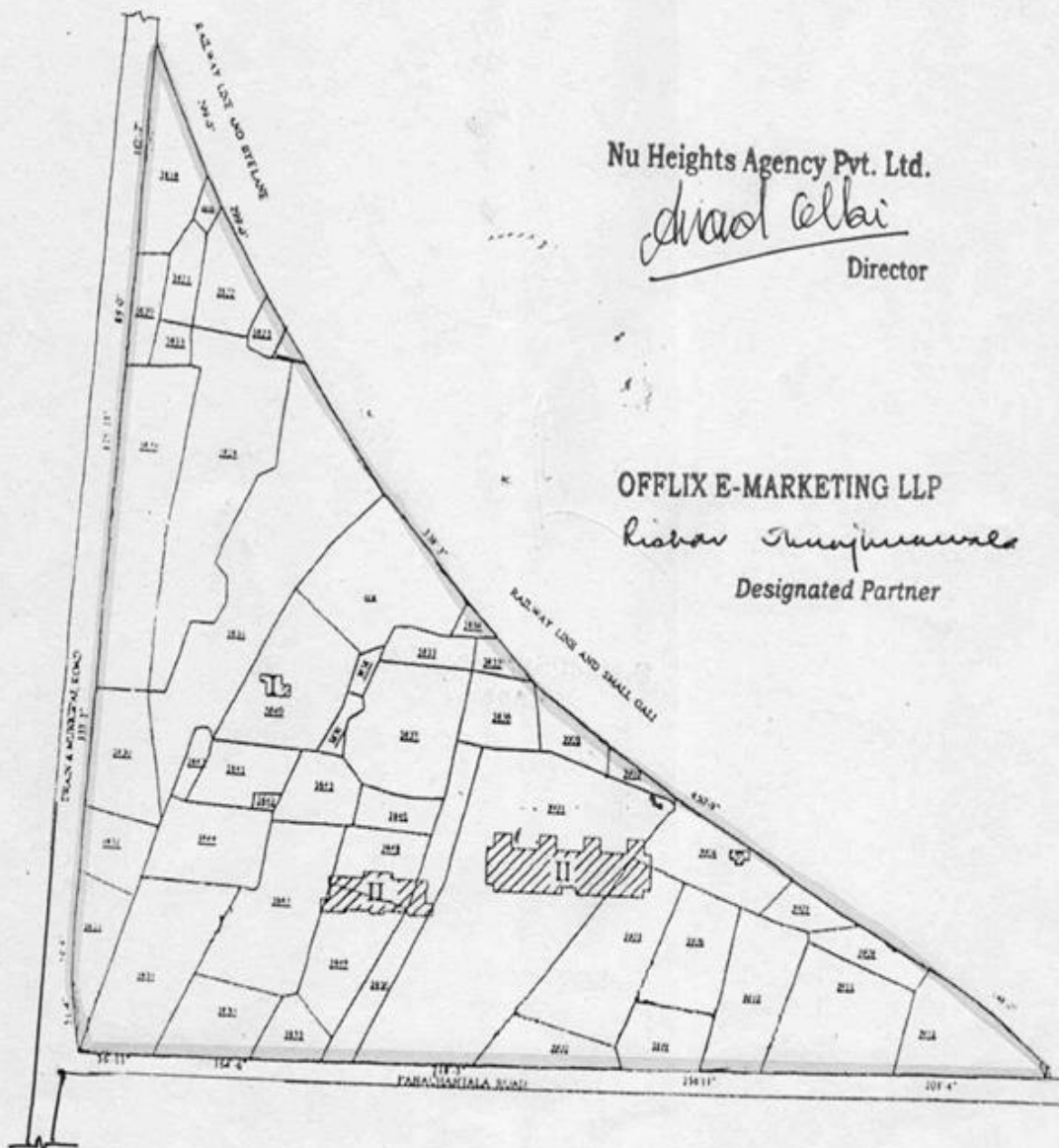
Name of the Owner : Nu Heights Agency Pvt. Ltd.
(Represented by its Director Mr. Anand J Kothari)

Name of the Purchaser : Offlix E-Marketing LLP (Limited Liability Partnership Firm)
(Represented by its Partner Mr. Rishav Jhunjunwala)

Total area of Land: 7.02 acre (Bounded by red color)

Total area of Land sold: 25% undivided share = 1.755 acre

Total cover area: 1250 sq. ft.





Notarising Agency Pvt. Ltd.

Director

OFFICE E-MARKETING LLP

Designated Partner

District Sub-Registrar-II
Hooghly

27 MAY 2019

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-201920-001786581-1

Payment Mode Online Payment

GRN Date: 27/05/2019 13:11:44

Bank : ICICI Bank

BRN : 1716525783

BRN Date: 27/05/2019 13:13:11

DEPOSITOR'S DETAILS

Id No. : 06020000792376/4/2019

[Query No./Query Year]

Name : AYAN PAKRASI

Contact No. :

Mobile No. : +91 9830076973

E-mail :

Address : SERAMPORE COURT

Applicant Name : Mr AYAN PAKRASI

Office Name :

Office Address :

Status of Depositor : Advocate

Purpose of payment / Remarks : Sale, Sale Document Payment No 4

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	06020000792376/4/2019	Property Registration- Stamp duty	0030-02-103-003-02	3748807
2	06020000792376/4/2019	Property Registration- Registration Fees	0030-03-104-001-16	535601
3	06020000792376/4/2019	Mutation/Conversion -Receipt	0029-00-800-028-27	17550

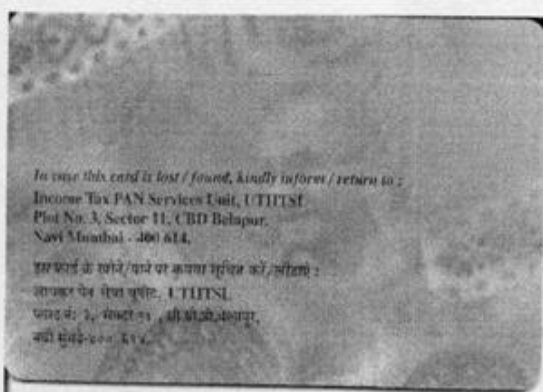
Total

4301958

In Words : Rupees Forty Three Lakh One Thousand Nine Hundred Fifty Eight only

verified







ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India
Government of India

তালিকাভুক্তির আই ডি / Enrollment No. : 2016/00673/00236

To
Anand Jyoti Kothari
আনন্দ জ্যোতি কোঠারি
S/O: Kamal Kumar Kothari
18
DESOPRIYO PARK
LAKE MALL
KOLKATA
Kallighat
Kallighat, Circus Avenue, Kolkata,
West Bengal - 700026
9831129891

25/01/2017



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আপনার আধার সংখ্যা / Your Aadhaar No. :

2206 2022 2968

আমার আধার, আমার পরিচয়



ভারত সরকার

Government of India

আনন্দ জ্যোতি কোঠারি
Anand Jyoti Kothari



জন্মতারিখ / DOB: 16/05/1989

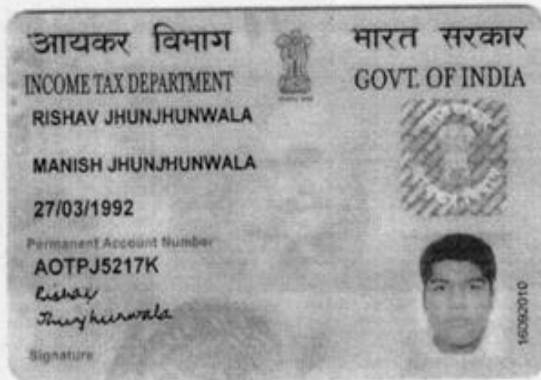
পুরুষ / Male

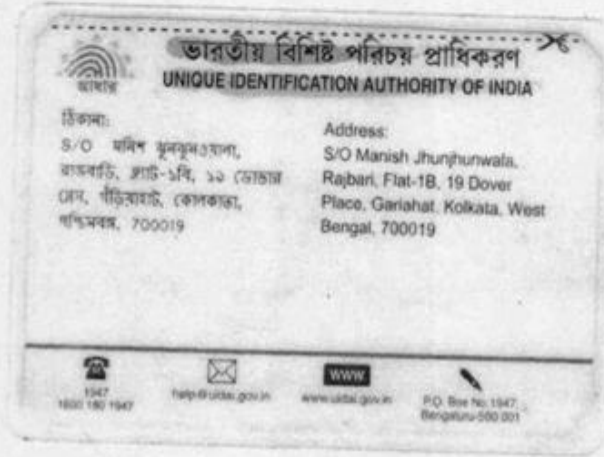
2206 2022 2968



আমার আধার, আমার পরিচয়







REGD. OFFICE :
10, CANNING STREET,
3RD FLOOR,
KOLKATA-700001
PH. NO. 033 - 2210 0039 / 0049

NU HEIGHTS AGENCY PRIVATE LIMITED
CIN NO. U74999WB2012PTC178566

EXTRACT FROM THE MINUTES OF THE BOARD OF DIRECTORS OF NU HEIGHTS PRIVATE LIMITED, HELD ON 30TH APRIL, 2019, TUESDAY AT THE REGISTERED OFFICE OF THE COMPANY SITUATED AT 10, CANNING STREET, 3RD FLOOR KOLKATA-700001, AT 10.00 AM.

Certified copy of an extract from minutes of the meeting, of the Board of Directors of NU HEIGHTS AGENCY PVT LTD duly convened and at which proper quorum was present, held at 10 CANNING STREET, KOLKATA-700001 on the 30th day of April, 2019.

We hereby certify that the following resolution of the Board of Director of NU HEIGHTS AGENCY PVT LTD, was passed at a meeting of the Board held on 30th Day of April, 2019 and has been duly recorded in the minutes book of the said company.

"RESOLVED THAT Mr. Anand Jyoti Kothari, one of the director of the company, is hereby authorized to sign all the deed of conveyance/sell etc. relating to Purchase and Sale of property whenever and whatever required".

"RESOLVED FURTHER THAT, Mr. Anand Jyoti Kothari, may also sell the land, part or full, situated at Rishra which is registered in ARA-III vide Deed no 3634 for the year 2012, registered in Book-I, CD Volume No. 7, pages from 4717 to 4737, for 7.02 acres purchased in the name of "NU Heights Agency Pvt Ltd" to "Offlix E-Marketing LLP".

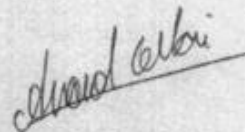
"FURTHER RESOLVED THAT the signature of Mr. Anand Jyoti Kothari is attested herewith.

Certified to be True Copy

For NU Heights Agency Private Limited



Akshay Kothari
Director
DIN:05354130



Signature of
Mr. Anand Jyoti Kothari
Director



Attested By: Akshay Kothari

Major Information of the Deed

Deed No :	I-0602-00900/2019	Date of Registration	31/05/2019
Query No / Year	0602-0000792376/2019	Office where deed is registered	
Query Date	23/05/2019 8:14:20 AM	D.S.R. - II HOOGHLY, District: Hooghly	
Applicant Name, Address & Other Details	AYAN PAKRASI SERAMPORE COURT,Thana : Serampur, District : Hooghly, WEST BENGAL, Mobile No. : 9830076973, 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. 5,19,92,000/-		Rs. 5,35,55,538/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 37,48,907/- (Article:23)		Rs. 5,35,601/- (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: Hooghly, P.S:- Serampur, Municipality: RISHRA, Road: S.C. Awon Road, Mouza: Rishra, Ward No: 13, Holding No:103/3 JI No: 27, Pin Code : 712248

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-9169 (RS :-)	LR-1001	Bastu	Bastu	1.755 Acre	5,10,54,500/-	5,26,18,038/-	Property is on Road
Grand Total :					175.5Dec	510,54,500 /-	526,18,038 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1250 Sq Ft.	9,37,500/-	9,37,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 1250 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1250 sq ft	9,37,500 /-	9,37,500 /-	

Seller Details :

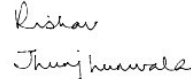
SI No	Name,Address,Photo,Finger print and Signature	
1	NU HEIGHTS AGENCY PRIVATE LIMITED Flat No.3A, Third Floor, 10 Canning Street, P.O:- HARE STREET, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 , PAN No.: AADCN9849G, Status :Organization, Executed by: Representative, Executed by: Representative	

Major Information of the Deed :- I-0602-00900/2019-31/05/2019

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	OFFLIX E-MARKETING LLP 86B/2, Topsia Road, Gajraj Chambers, 3rd Floor, Ro, P.O:- Topsia, P.S:- Topsia, District:-South 24-Parganas, West Bengal, India, PIN - 700046 , PAN No.:: AAGFO4050Q, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr ANAND JYOTI KOTHARI, (Alias Name: Mr ANAND J KOTHARI) (Presentant) Son of Mr KAMAL KUMAR KOTHARI Date of Execution - 27/05/2019, , Admitted by: Self, Date of Admission: 27/05/2019, Place of Admission of Execution: Office	Photo  May 27 2019 1:37PM	Finger Print  LTI 27/05/2019	Signature  27/05/2019
	18, Deshapriya Park Road,, P.O:- KALIGHAT, P.S:- Kalighat, District:-South 24-Parganas, West Bengal, India, PIN - 700026, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: AVPPK7437H Status : Representative, Representative of : NU HEIGHTS AGENCY PRIVATE LIMITED (as DIRECTOR)			
2	Name Mr RISHAV JHUNJHUNWALA Son of Mr MANISH JHUNJHUNWALA Date of Execution - 27/05/2019, , Admitted by: Self, Date of Admission: 27/05/2019, Place of Admission of Execution: Office	Photo  May 27 2019 1:38PM	Finger Print  LTI 27/05/2019	Signature  27/05/2019
	19 Dover Place, Rajwadi, 1st Floor,, P.O:- GARIAHAT, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AOTPJ5217K Status : Representative, Representative of : OFFLIX E-MARKETING LLP (as PARTNER)			

Identifier Details :

Name	Photo	Finger Print	Signature
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Major Information of the Deed :- I-0602-00900/2019-31/05/2019

Mr AYAN PAKRASI Son of Mr BANI KUMAR PAKRASI SERAMPORE COURT, P.O:- SERAMPORE, P.S:- Serampur, Serampore, District:-Hooghly, West Bengal, India, PIN - 712201			
	27/05/2019	27/05/2019	27/05/2019

Identifier Of Mr ANAND JYOTI KOTHARI, Mr RISHAV JHUNJHUNWALA

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	NU HEIGHTS AGENCY PRIVATE LIMITED	OFFLIX E-MARKETING LLP-175.5 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	NU HEIGHTS AGENCY PRIVATE LIMITED	OFFLIX E-MARKETING LLP-1250.00000000 Sq Ft

Land Details as per Land Record

District: Hooghly, P.S:- Serampur, Municipality: RISHRA, Road: S.C. Awon Road, Mouza: Rishra, Ward No: 13, Holding No:103/3 JI No: 27, Pin Code : 712248

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 9169, LR Khatian No:- 1001	Owner:আই সি আই ইণ্ডিয়া লিমিটেড, Address:রিশড়া , Classification:বাস্তু, Area:7.29000000 Acre,	Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 060200900 / 2019

On 27-05-2019

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

Presented for registration at 13:05 hrs on 27-05-2019, at the Office of the D.S.R. - II HOOGHLY by Mr ANAND JYOTI KOTHARI Alias Mr ANAND J KOTHARI,.

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 5,35,55,538/-

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

Execution is admitted on 27-05-2019 by Mr ANAND JYOTI KOTHARI, , Mr ANAND J KOTHARI DIRECTOR, NU HEIGHTS AGENCY PRIVATE LIMITED (Private Limited Company), Flat No.3A, Third Floor, 10 Canning Street, P.O:- HARE STREET, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001

Indetified by Mr AYAN PAKRASI, , Son of Mr BANI KUMAR PAKRASI, SERAMPORE COURT, P.O: SERAMPORE, Thana: Serampur, , City/Town: SERAMPORE, Hooghly, WEST BENGAL, India, PIN - 712201, by caste Hindu, by profession Advocate

Execution is admitted on 27-05-2019 by Mr RISHAV JHUNJHUNWALA, PARTNER, OFFLIX E-MARKETING LLP (Partnership Firm), 86B/2, Topsia Road, Gajraj Chambers, 3rd Floor, Ro, P.O:- Topsia, P.S:- Topsia, District:-South 24-Parganas, West Bengal, India, PIN - 700046

Major Information of the Deed :- I-0602-00900/2019-31/05/2019

Indetified by Mr AYAN PAKRASI, , Son of Mr BANI KUMAR PAKRASI, SERAMPORE COURT, P.O: SERAMPORE, Thana: Serampur, , City/Town: SERAMPORE, Hooghly, WEST BENGAL, India, PIN - 712201, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 5,35,601/- (A(1) = Rs 5,35,555/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 5,35,601/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 27/05/2019 1:13PM with Govt. Ref. No: 192019200017865811 on 27-05-2019, Amount Rs: 5,35,601/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 1716525783 on 27-05-2019, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 37,48,907/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 37,48,807/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 9865, Amount: Rs.100/-, Date of Purchase: 22/05/2019, Vendor name: S Chanda
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 27/05/2019 1:13PM with Govt. Ref. No: 192019200017865811 on 27-05-2019, Amount Rs: 37,48,807/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 1716525783 on 27-05-2019, Head of Account 0030-02-103-003-02



Anadi Biswas
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II HOOGHLY
Hooghly, West Bengal

On 31-05-2019

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.



Anadi Biswas
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II HOOGHLY
Hooghly, West Bengal

Major Information of the Deed :- I-0602-00900/2019-31/05/2019

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0602-2019, Page from 20196 to 20229

being No 060200900 for the year 2019.



(Anadi Biswas) 06/06/2019 6:55:09 PM

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - II HOOGHLY

West Bengal.

(This document is digitally signed.)