

9588/2023

9455/2023



पश्चिम बंगाल WEST BENGAL

AP 079556

Certified that the Document is admitted of Registration. The Signature Sheet and the endorsement sheets attached to this document are the part of this Document.

Additional Registrar of Assurances-IV, Kolkata

Additional Registrar of Assurances-IV, Kolkata

5 JUL 2023

THIS INDENTURE OF CONVEYANCE made this 30th day of June Two Thousand and Twenty-Three BETWEEN MADHUSHREE INDUSTRIES PRIVATE LIMITED (CIN:U27209WB1963PTC025901 and PAN: AABCM7507L)

MADHUSHREE INDUSTRIES PRIVATE LTD.

Devansh Pachisia

Director

Himanga Mercantiles Pvt. Ltd.

Bandi Jyotirmala

Director

Raunak Properties Pvt. Ltd.

Bandi Jyotirmala

Director

Visit Case No.

J (1)...

J (2)...

Total

Realised on...

ARA-IV
Kolkata

29989

DSP LAW ASSOCIATES
Advocates
4D Nicco House
1B & 2 Hare Street,
Kolkata - 700001

NAME _____
ADD. _____
Rs. _____
- 1 MAR 2023
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Roy Road, Kol-1

@amai Jhijhuna



5071

1 MAR 2023
1 MAR 2023

@amai Jhijhuna



5072



Devansh Pachia



5073



Identifi by me
Anil Mondal
10 - Dinobandhu Mondal
Dhanberia,
PO + P.S - Diamond Harbour
Pin - 743331
South 24 p.s

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
30 JUN 2023

a Company incorporated under the Companies Act, 1956 having its Registered Office at 36A, Pratapaditya Road, 2nd Floor, Flat-2B, Magnum Parkview, Post Office Kalighat, Police Station Tollygunge, Kolkata- 700026 and represented by its Director namely Devansh Pachisia (having PAN: CEXPP2102R and Aadhaar No. 7867 0686 4766) son of Mr. Vinay Pachisia residing at 13, Rajani Sen Road, Kalighat, Police Station Tollygunge, Post Office Kalighat, Kolkata-700026, hereinafter referred to as "the **VENDOR**" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include its successors or successors-in-office or successors-in-interest) of the **ONE PART AND (1) HIMANGA MERCANTILES PRIVATE LIMITED** (CIN: U51909WBI994PTC066866 and PAN: AAACH6340K), a Company incorporated under the Companies Act, 1956 having its Registered Office at P-829/A, Lake Town, Block - A, Post Office and Police Station Lake Town, Kolkata, Pin Code - 700089, represented by its Director Mr. Raunak Jhunjhunwala (having Aadhaar No.2329 8128 4549 and PAN: AEYPJ0495G) son of Sushil Kumar Jhunjhunwala of P-829/A, Lake Town, Block - A, Post Office - Lake Town, Police Station - Lake Town, Kolkata - 700089, **(2) RAUNAK PROPERTIES PRIVATE LIMITED** (CIN:U72100WB1999PTC089838 and PAN: AABCR8161K), a Company incorporated under the Companies Act, 1956 having its Registered Office at P-829/A, Lake Town, Block - A, Post Office and Police Station Lake Town, Kolkata, Pin Code - 700089, represented by its Director Mr. Raunak Jhunjhunwala (having Aadhaar No.2329 8128 4549 and PAN: AEYPJ0495G) son of Sushil Kumar Jhunjhunwala of P-829/A, Lake Town, Block - A, Post Office and Police Station Lake Town, Kolkata - 700089, hereinafter referred to as "the **PURCHASERS**" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include their respective successors or successors-in-office or successors-in-interest and/or assigns) of the **OTHER PART**:

WHEREAS:-

- A. By an Indenture of Conveyance dated 29th March, 1996 and registered with the Registrar of Assurances, Calcutta in Book I Volume No. 34 Pages 176 to 195 Being No. 1344 for the year 1996, the Satish Paper Board Mills Ltd. represented through Official Liquidator, High Court, Calcutta for the consideration therein mentioned sold conveyed and transferred to the C.N. Aluminium Works Private Limited, amongst other properties, **ALL THAT** the piece or parcel of land containing an area of 2.89 acre more or less comprised in R.S Dag Nos.150, 151, 152, 153, 201 (portion) and 208 in Mouza Ghola, J.L. No.77, Police Station Barasat in the District of North 24 Parganas alongwith other immovable and movable property therein, hereinafter referred to as "the **Larger Property**", absolutely and forever.
- B. Subsequently the name of C.N Aluminium Works Private Limited has been changed to Madhushree Industries Private Limited (the Vendor hereto) and a fresh certificate

MADHUSHREE INDUSTRIES PRIVATE LTD.

Devansh Pachisia
Director

Himanga Mercantiles Pvt. Ltd.

Raunak Jhunjhunwala
Director

Raunak Properties Pvt. Ltd.

Raunak Jhunjhunwala
Director



✓
ADDITIONAL REGISTRAR
OF ASSURANCES - KOLKATA
30 JUN 2023

of incorporation upon change of name was issued vide No.NCR/CN/2590 dated 9.12.1997 of Registrar of Companies.

- C. The Vendor has from time to time sold and transferred divided and demarcated southern portion of R.S. Dag No. 201 and the entire R.S. Dag No. 208 out of the Larger Property to different persons and leaving thereby with the Vendor, the remaining portion of the Larger Property containing an area of 225 Satak or 2.25 acre more or less which is morefully and particularly mentioned and described in the **SCHEDULE** hereunder written and hereinafter referred to as "the said Property".
- D. The said R.S. Dag Numbers comprised in the said Property were renumbered in the L.R. Settlement carried under the West Bengal Land Reforms Act, 1955 as follows:-

R.S. Dag Number	L.R. Dag Number	Area	Remarks
153	463	0.35 acre	
152	464	0.81 acre	
150	466	0.79 acre	
151	465	0.02 acre	
201	454	0.28 acre	Portion out of 0.81 acre in the Dag is the subject matter hereof
	Total	2.25 acre	

- E. The Vendor has caused to be recorded its name as Raiyat in the Records of Rights published under the West Bengal Land Reforms Act, 1955 in respect of the said Property under the L.R Khatian No.3720 and the Vendor has caused to be mutated its name before the Barasat Municipality in respect of municipal holding No. 97 Ghola Kachari Road.
- F. By an Agreement for Sale dated 23rd March 2023 and registered with Additional Registrar of Assurances- IV, Kolkata in Book No.I Volume 1904-2023 Pages. 268089 to 268118 Being No.190405152 for the year 2023 between the parties hereto, the Vendor agreed to sell convey and transfer to the Purchasers **ALL THAT** the said Property free from all encumbrances mortgages, charges, security, bankruptcy, liens, lispensens, attachments, vesting, leases, tenancies, occupancy rights, bargadars, thika tenant, uses, debutters, trusts, acquisition, requisition, alignment, claims, demands and liabilities whatsoever or howsoever and with complete vacant peaceful possession at and for a total consideration of Rs.8,60,00,000/- (Rupees eight crores sixty lakhs) only and on the terms and conditions therein contained.

MADHUSHREE INDUSTRIES PRIVATE LTD.

Devansh Pacharia
Director

Himanga Mercantiles Pvt. Ltd.

Adarshi Shyamnab
Director

Raunak Properties Pvt. Ltd.

Adarshi Shyamnab
Director

- G. Advalorem stamp duty payable on the transaction envisaged herein has been paid under the said Agreement for Sale dated 23rd March 2023 and accordingly this instrument is stamped with a stamp duty of Rs.100/-.

I. NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the sum of Rs.8,60,00,000/- (Rupees eight crores sixty lakhs) only of the lawful money of the Union of India in hand and well and truly paid by the Purchasers to the Vendor at or before the execution hereof (the receipt whereof the Vendor doth hereby as also by the receipt and memo of consideration hereunder written admit and acknowledge and of and from the payment of the same and every part thereof forever release discharge and acquit the Purchasers and the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be) the Vendor doth hereby grant sell convey transfer assign and assure unto and to the Purchasers herein in equal shares **ALL THAT** messuages, tenements, hereditaments, structures, dwelling houses and premises together with the piece and parcel of land thereunto belonging whereon or on parts whereof the same are erected and built containing an area of 2.25 Acre or 225 satak more or less situate lying at and being the entire L. R. Dag Nos. 463, 464, 465, 466 and divided and demarcated portion of L.R Dag No.454 all recorded in L.R. Khatian No.3720 {formerly R.S. Dag Nos. 150, 151, 152, 153 and 201 (Part)} recorded in R.S. Khatian Nos.86, 107, 184, 176/1 and 222) in Mouza Ghola, J. L. No.77 and being Municipal Holding/Premises No.97 (formerly Holding/Premises No.88 and prior thereto No. 35, 56 and 57) Ghola Kachari Road under Ward No. 23 of the Barasat Municipality under Police Station Barasat in the District of 24 Parganas North morefully and particularly mentioned and described in the **SCHEDULE** hereunder written and hereinafter referred to as "the **said Property**" **TOGETHER WITH** all and singular the tangible and intangible assets rooms edifices fixtures gates courts courtyards compound boundaries, areas sewers drains ways paths passages ditches trees water water courses lights and all manner of former and other rights liberties benefits privileges easements appendages and appurtenances whatsoever belonging or in any way appertaining thereto or reputed or known to be part or parcel or member thereof which now is or are or heretofore were or was held used occupied or enjoyed therewith **AND** reversion or reversions remainder or remainders and rents issues and profits thereof and all and every part thereof **AND** all the Raiyati and entire share estate right title interest inheritance use trust possession property claim easements quasi easements privileges claims and demands whatsoever of the Vendor out of or upon the entirety of L.R Dag Nos. 466, 465, 464, 463 and demarcated portion of the said L.R. Dag No. 454 forming part of the said Property and properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be **TOGETHER WITH** all deeds pattahs muniments writings and evidences of title in anywise relating to or connected with the said Property or any part thereof which now are or is or hereafter may be in possession power custody or control of the

MADHUSHREE INDUSTRIES PRIVATE LTD.

Devansh Pachisia
Director

Himanga Mercantiles Pvt. Ltd.

@dandi Shughunwala

Director

Raunak Properties Pvt. Ltd.

@dandi Shughunwala

Director

Vendor or any person or persons from whom the Vendor may procure the same without any action or suit at law or in equity **TO HAVE AND TO HOLD** the same and all the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be, unto and to the use of the Purchasers absolutely and forever for a perfect and indefeasible estate of inheritance in fee simple in possession without any manner of condition use trust or other thing whatsoever to alter defeat encumber or make void the same and free from all encumbrances, mortgages, charges, security, bankruptcy, liens, lispendens, attachments, vesting, leases, tenancies, occupancy rights, bargadars, thika tenant, uses, debutters, trusts, acquisition, requisition, alignment, claims, demands and liabilities whatsoever or howsoever.

II. THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASERS as follows:

- (i) **THAT** notwithstanding any act deed matter or thing by the Vendor done omitted executed or knowingly permitted or suffered to the contrary the Vendor is now lawfully rightfully and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be without any manner of encumbrances charges conditions uses trusts or any other thing whatsoever to alter defeat encumber or make void the same;
- (ii) **AND THAT** the Vendor has not at any time done or executed or knowingly suffered or been party or privy to any act deed matter or thing whereby the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be or any part thereof can or may be impeached encumbered or affected in title or whereby the representations and assurances made and/or contained on the part of the Vendors under the said Agreement for Sale can be affected or altered in any manner and the Vendors confirm that the same continue to remain valid and in effect fully and in all manner;
- (iii) **AND THAT** notwithstanding any act deed or thing whatsoever done as aforesaid the Vendor has now in itself good right, full power and absolute authority and indefeasible title to grant sell convey transfer assign and assure the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the Purchasers in the manner aforesaid according to the true intent and meaning of these presents;
- (iv) **AND THAT** the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be now are free from all encumbrances, mortgages, charges, security, bankruptcy, liens, lispendens, attachments, vesting, leases, tenancies, occupancy rights, bargadars, thika tenant,

MADHUSHREE INDUSTRIES PRIVATE LTD.

Devansh Pachisia
Director

Himanga Mercantiles Pvt. Ltd.

Omair Jhunjhunwala

Director

Raunak Properties Pvt. Ltd.

Omair Jhunjhunwala

Director

uses, debutters, trusts, acquisition, requisition, alignment, claims, demands and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully rightfully or equitably claiming any estate or interest therein through under or in trust for the Vendor.

- (v) **AND THAT** the Purchasers shall or may at all times hereafter peaceably and quietly hold use possess and enjoy the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be 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 having or lawfully rightfully or equitably claiming as aforesaid and free and clear and freely and clearly and absolutely acquitted exonerated and discharged from or by the Vendor and all person or persons having or lawfully rightfully or equitably claiming as aforesaid and by and at the costs of the Vendor effectually saved defended kept harmless and indemnified of from and against all manner of former and other estate right title interest charges mortgages encumbrances charges leases tenancies occupancy rights restrictions restrictive covenants liens attachments bargadars lispendens uses debutters trusts acquisition requisition alignment claims demands and liabilities whatsoever or howsoever.
- (vi) **AND THAT** the Vendor and all person or persons having or lawfully rightfully or equitably claiming any estate or interest in the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be through under or in trust shall and will from time to time and at all times hereafter at the request and costs of the Purchasers do and execute or cause to be done and executed all such acts deeds and things for further better and more perfectly assuring the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the Purchasers in the manner aforesaid as shall or may reasonably be required by the Purchasers.

THE SCHEDULE ABOVE REFERRED TO:
(SAID PROPERTY)

ALL THAT messuages, tenements, hereditaments, structures, sheds, dwelling houses and premises together with the piece and parcel of land thereunto belonging whereon or on parts whereof the same are erected and built containing an area of 2.25 Acre or 225 satak more or less situate lying at and being the entire L. R. Dag Nos. 466, 465, 464, 463 and divided and demarcated portion of L.R Dag No.454 all recorded in L.R. Khatian No.3720 {formerly R.S. Dag Nos. 150, 151, 152, 153 and 201 (Part)} recorded in R.S. Khatian Nos.86, 107, 184, 176/1 and 222) as also mentioned in the table below in Mouza Ghola, J. L. No.77, being Municipal Holding/Premises No.97 (formerly Holding/Premises No.88 and prior thereto Nos. 35, 56 and 57) Ghola Kachari Road under Ward No. 23 of the Barasat

MADHUSHREE INDUSTRIES PRIVATE LTD.

Devansh Pachisia
Director

Himanga Mercantiles Pvt. Ltd.

Samdi Singhania
Director

Raunak Properties Pvt. Ltd.

Samdi Singhania
Director

Municipality, Additional District Sub-Registrar, Barasat under Police Station Barasat in the District of North 24 Parganas:

R.S. Dag and Khatian Number	L.R. Dag and Khatian Number	Nature	Total Area (Satak)	Area of Dag being subject matter of agreement for sale (Satak)
R.S Dag No.150 recorded in R.S. Khatian No.86	L.R. Dag No. 466 recorded in L.R. Khatian No.3720	Bastu	79	79
R.S Dag No.151 recorded in R.S. Khatian No. 86	L.R. Dag No. 465 recorded in L.R. Khatian No.3720	Sali	2	2
R.S Dag No.152 recorded in R.S. Khatian No.107	L.R. Dag No. 464 recorded in L.R. Khatian No.3720	Sali	81	81
R.S Dag No.153 recorded in R.S. Khatian Nos.184 and 176/1	L.R. Dag No. 463 recorded in L.R. Khatian No.3720	Sali	35	35
R.S Dag No.201 (Part) recorded in R.S. Khatian No.222	L.R. Dag No. 454 (part) recorded in L.R. Khatian No.3720	Danga	81	28
Total:				2.25 Acre or 225 Satak

MADHUSHREE INDUSTRIES PRIVATE LTD.

Seransh Pachisia
Director

Himanga Mercantiles Pvt. Ltd.

@Dandi Jyghunwala

Director

Raunak Properties Pvt. Ltd

@Dandi Jyghunwala

Director

The Said Property is shown in the plan annexed hereto duly bordered thereon in "**RED**". The entire R.S Dag No.150 is butted and bounded as follows:

- On the **North** : By Public Road, R.S Dag Nos.151 and 152;
 On the **South** : Partly by each of R.S Dag Nos.145, 151, 152 and 201;
 On the **East** : By R.S Dag Nos.147, 148, 149, 151 and partly by R.S Dag No.145 and
 On the **West** : By R.S Dag Nos.151, 152 and 153.

The entire R.S Dag No.151 is butted and bounded as follows:

- On the **North** : Party by R.S Dag No.150;
 On the **South** : Party by R.S Dag No.150;
 On the **East** : Party by R.S Dag No.150; and
 On the **West** : Party by R.S Dag No.150.

The entire R.S Dag No.152 is butted and bounded as follows:

- On the **North** : Partly by R.S Dag Nos.150 and 153;
 On the **South** : Partly by R.S Dag Nos.150, 197 and 201;
 On the **East** : By R.S Dag No.150; and
 On the **West** : Partly by R.S Dag Nos.197, 199 and 200 .

The entire R.S Dag No.153 is butted and bounded as follows:

- On the **North** : By Public Road;
 On the **South** : By R.S Dag No.152;
 On the **East** : By R.S Dag No.150; and
 On the **West** : By R.S Dag No.154.

The Portion of R.S Dag No.201 is butted and bounded as follows:

- On the **North** : By R.S Dag Nos.150 and 152;
 On the **South** : Partly by R.S Dag No.201;

MADHUSHREE INDUSTRIES PRIVATE LTD.

Devansh Pachisia
 Director

Himanga Mercantiles Pvt. Ltd.

Ramaji Shighunwale
 Director

Raunak Properties Pvt. Ltd

Ramaji Shighunwale
 Director

On the East : Partly by R.S Dag No.201; and

On the West : Party by R.S Dag No.200.

OR HOWSOEVER OTHERWISE the said Property now are or is or heretofore were or was situated butted bounded called known numbered described or distinguished. **Be it mentioned** that the area of the residential rooms are 3800 Square feet and residential tin shaded brick wall structures with cemented flooring on the said Property is about 2200 Square Feet more or less which are more than 50 years old.

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 SEALED AND DELIVERED by the abovenamed **VENDOR** at Kolkata in the presence of:

MADHUSHREE INDUSTRIES PRIVATE LTD.

Devansh Pachisia

Director

Shri Anur Kulkarni
Advocate
High Court, Calcutta

Aniljit Mondal
2, Hare street
KOL-01



SIGNED SEALED AND DELIVERED by the withinnamed **PURCHASERS** at Kolkata in the presence of:

Himanga Mercantiles Pvt. Ltd.

Ramesh Singhania

Director

Pratim Majumdar

Raunak Properties Pvt. Ltd.

Ramesh Singhania

Director

Deepak Chatterjee
Advocate
High Court, Calcutta

Drafted by me:

Pratim Majumdar
Advocate

C/o DSP Law Associates, 4D, Nicco House,
1B & 2 Hare Street, Kolkata-700001

F/763/2012

RECEIPT AND MEMO OF CONSIDERATION

RECEIVED by the abovenamed Vendor of and from the within named Purchasers the within mentioned sum of Rs.8,60,00,000/- (Rupees eight crores sixty lakhs) only being the consideration in full payable under these presents as per memo written hereinbelow:

MEMO OF CONSIDERATION:

Sl. No.	By or out of Cash/Demand draft/Cheque Numbers	Date	Bank	Paid by	Paid to	Amount (in Rs. P.)
1.	942364	18.03.2023	Kotak Mahindra Bank	Raunak Properties Private Limited	Madhushree Industries Private Limited	99,00,000/-
2.	942363	18.03.2023	Kotak Mahindra Bank	Raunak Properties Private Limited		99,00,000/-
3.	006736	18.03.2023	HDFC Bank	Himanga Mercantiles Private Limited		49,50,000/-
4.	006748	21.03.2023	HDFC Bank	Himanga Mercantiles Private Limited		49,50,000/-
5.	006749	21.03.2023	HDFC Bank	Himanga Mercantiles Private Limited		39,60,000/-
6.	537327	21.03.2023	State Bank of India	Himanga Mercantiles Private Limited		29,70,000/-
7.	537326	21.03.2023	State Bank of India	Himanga Mercantiles Private Limited		29,70,000/-
8.	000145	11.05.2023	HDFC Bank	Himanga Mercantiles Private Limited		59,40,000/-
9.	RTGS UTR N KKBKT52023051100922505	11.05.2023	Kotak Mahindra Bank	Raunak Properties Private Limited		39,60,000/-



MADHUSHREE INDUSTRIES PRIVATE LTD.

Sevansh Pachia
Director

10.	RTGS UTR N SBINR520230 52050461460	20.05.2023	State Bank of India	Himanga Mercantiles Private Limited	39,60,000/-
11.	RTGS UTR N KKBKH23151 719530	30.05.2023	Kotak Mahindra Bank	Raunak Properties Private Limited	1,08,90,000/-
12.	000691	26.06.2023	HDFC Bank	Himanga Mercantiles Private Limited	49,50,000/-
13.	332410	27.06.2023	Kotak Mahindra Bank	Raunak Properties Private Limited	49,50,000/-
14.	006918	28.06.2023	HDFC Bank	Himanga Mercantiles Private Limited	49,50,000/-
15.	RTGS UTR N SBINR5203062 857844425	28.06.2023	State Bank of India	Himanga Mercantiles Private Limited	9,90,000/-
16.	006921	30.06.2023	HDFC Bank	Himanga Mercantiles Private Limited	18,39,309/-
17.	006922	30.06.2023	HDFC Bank	Raunak Properties Private Limited	28,29,309/-
TDS Deducted from Raunak Properties Pvt. Ltd.					5,70,691/-
TDS Deducted from Himanga Mercantiles Pvt. Ltd.					5,70,691/-
TOTAL					Rs. 8,60,00,000/-

(Rupees eight crores sixty lakhs) only

WITNESSES:

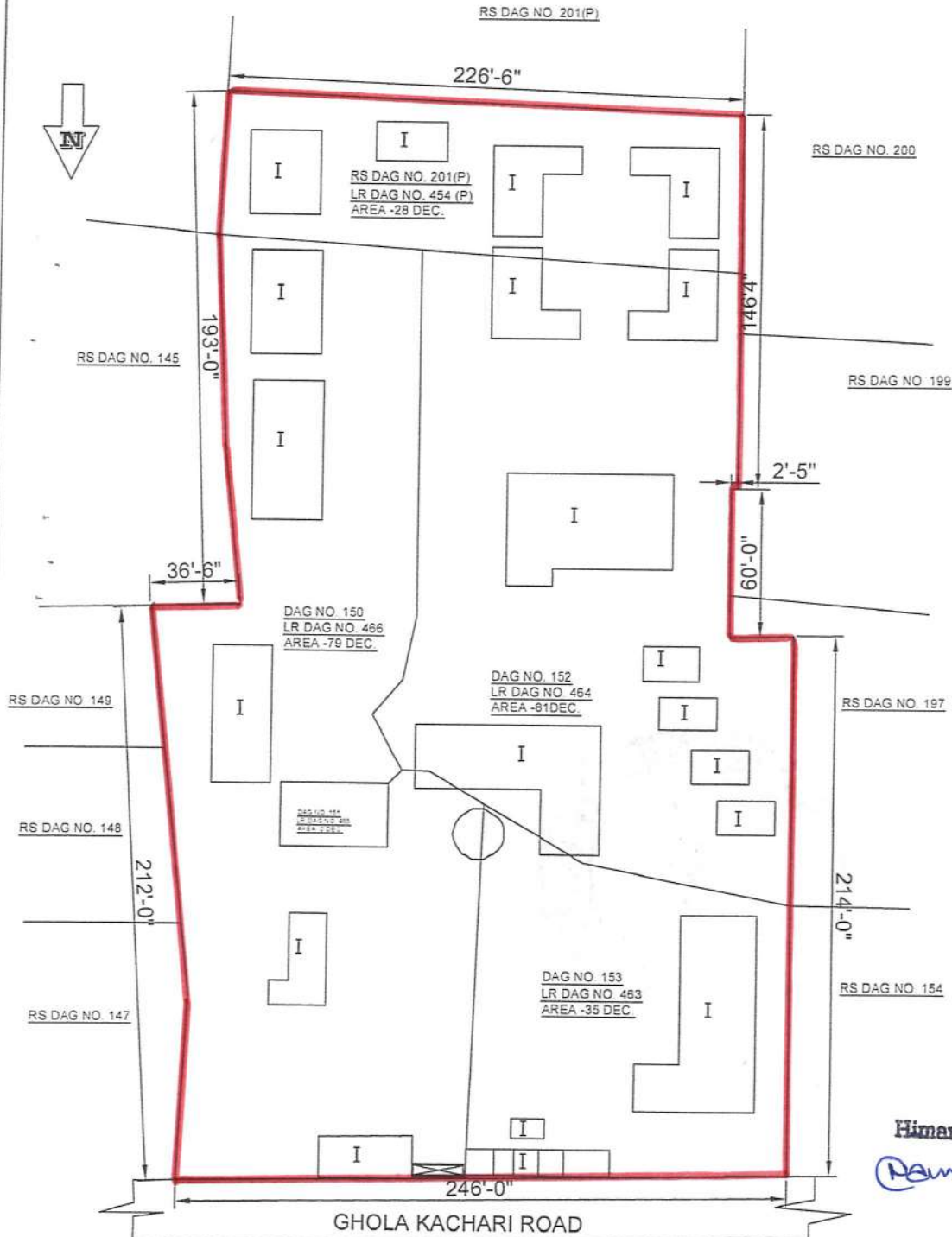
Pratim Majumder

MADHUSHREE INDUSTRIES PRIVATE LTD.

Devansh Pachisia
Director



PLAN OF LAND ADMEASURING 225 DECIMAL MORE OR LESS LYING AT L. R. DAG NOS. 466, 465, 464, 463 AND DIVIDED AND DEMARCATED PORTION OF L.R DAG NO.454 ALL RECORDED IN L.R. KHATIAN NO.3720 (FORMERLY R.S. DAG NOS. 150, 151, 152, 153 AND 201 (PART) RECORDED IN R.S. KHATIAN NOS.86,107,184,176/1 AND 222 RESPECTIVELY) IN MOUZA GHOLA, J. L. NO.77, BEING MUNICIPAL HOLDING / PREMISES NO.97 (FORMERLY HOLDING / PREMISES NO.88 AND PRIOR THERETO NOS. 35,56 AND 57) GHOLA KACHARI ROAD UNDER WARD NO. 23 OF THE BARASAT MUNICIPALITY, POLICE STATION BARASAT IN THE DISTRICT OF NORTH 24 PARGANAS



Himanga Mercantiles Pvt. Ltd.

Ramai Shighunak

Director

Raunak Properties Pvt. Ltd.

Ramai Shighunak

Director

MADHUSHREE INDUSTRIES PRIVATE LTD.

Sevarch Pachisia
Director

		<i>Finger prints of the executant</i>				
 <i>Devansh Pachisia</i>						
	Little	Ring	Middle (Left)	Fore Hand)	Thumb	
						
	Thumb	Fore	Middle (Right)	Ring Hand)	Little	

		<i>Finger prints of the executant</i>				
 <i>Ganesh Singh</i>						
	Little	Ring	Middle (Left)	Fore Hand)	Thumb	
						
	Thumb	Fore	Middle (Right)	Ring Hand)	Little	



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



192023240114784288

GRN Details

GRN:	192023240114784288	Payment Mode:	SBI Epay
GRN Date:	29/06/2023 17:22:46	Bank/Gateway:	SBIePay Payment Gateway
BRN :	7071672538339	BRN Date:	29/06/2023 17:23:30
Gateway Ref ID:	CHM9921638	Method:	State Bank of India NB
GRIPS Payment ID:	290620232011478427	Payment Init. Date:	29/06/2023 17:22:46
Payment Status:	Successful	Payment Ref. No:	8001672078/3/2023

[Query No/*Query Year]

Depositor Details

Depositor's Name:	Mr RAUNAK JHUNJHUNWALA
Address:	829/A, LAKE TOWN BLOCK A, KOLKATA 700 089
Mobile:	9831899977
Period From (dd/mm/yyyy):	29/06/2023
Period To (dd/mm/yyyy):	29/06/2023
Payment Ref ID:	8001672078/3/2023
Dept Ref ID/DRN:	8001672078/3/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	8001672078/3/2023	Property Registration- Stamp duty	0030-02-103-003-02	30
2	8001672078/3/2023	Property Registration- Registration Fees	0030-03-104-001-16	1141479
3	8001672078/3/2023	Mutation/Conversion- Receipt	0029-00-800-028-27	15800
Total				1157309

IN WORDS: ELEVEN LAKH FIFTY SEVEN THOUSAND THREE HUNDRED NINE ONLY.



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.R.A. - IV KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19048001672078/2023

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Devansh Pachisia , 13, Rajani Sen Road, Kalighat, City:- , P.O:- Kalighat, P.S:- Tollygunge, District:- South 24-Parganas, West Bengal, India, PIN:- 700026	Representative of Seller [MADHUS HREE INDUSTRIES PRIVATE LIMITED]			<i>Devansh Pachisia</i> 30.06.2023
2	Raunak Jhunjunwala , P-829/a, Lake Town, Block - A, City:- , P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089	Representative of Buyer [HIMANG A MERCANTILES PRIVATE LIMITED] , [RAUNAK PROPERTIES PVT LTD]			<i>Raunak Jhunjunwala</i> 30.06.2023

SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr AVIJIT MONDAL Son of Mr D MONDAL , DHANBERIA, City:- , P.O:- DIAMOND HARBOUR, P.S:- Diamond Harbour, District:-South 24- Parganas, West Bengal, India, PIN:- 743331	Devansh Pachisia, Raunak Jhunjhunwala			5073 Avijit Mondal 30.06.2023

(Mohul Mukhopadhyay)
 ADDITIONAL REGISTRAR
 OF ASSURANCE
 OFFICE OF THE A.R.A. -
 IV KOLKATA
 Kolkata, West Bengal

Major Information of the Deed

Deed No :	I-1904-09455/2023	Date of Registration	05/07/2023
Query No / Year	1904-8001672078/2023	Office where deed is registered	
Query Date	28/06/2023 6:27:35 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	RAUNAK JHUNJHUNWALA P- 829/A, LAKE TOWN, BLOCK-A,Thana : Lake Town, District : North 24-Parganas, WEST BENGAL, PIN - 700089, Mobile No. : 8777879699, Status :Buyer/Claimant		
Transaction		Additional Transaction	
[0105] Sale, Sale after registered sale agreement without possession		[4308] Other than Immovable Property, Agreement [No of Agreement : 2]	
Set Forth value		Market Value	
Rs. 8,60,00,000/-		Rs. 11,41,38,129/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 130/- (Article:23)		Rs. 11,41,479/- (Article:A(1), E, M(a), M(b), I)	
Remarks	Sale after Registerd Sale agreement of [Deed No/Year]:- 190405152/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Barasat, Municipality: BARASAT, Road: Ghola-Kachari Road, Mouza: Ghola, Pin Code : 700124

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-454	LR-3720	Bastu	Danga	0.28 Acre	1,07,63,080/-	1,31,95,627/-	Width of Approach Road: 3 Ft., , Project Name :
L2	LR-463	LR-3720	Bastu	Shali	0.35 Acre	1,35,59,847/-	1,83,27,279/-	Property is on Road , Project Name :
L3	LR-464	LR-3720	Bastu	Shali	0.81 Acre	2,82,43,196/-	3,81,73,065/-	Width of Approach Road: 3 Ft., , Project Name :
L4	RS-465	RS-3720	Bastu	Shali	0.02 Acre	6,97,363/-	9,42,545/-	Width of Approach Road: 3 Ft., , Project Name :
L5	LR-466	LR-3720	Bastu	Bastu	0.79 Acre	3,06,06,514/-	4,13,67,288/-	Property is on Road , Project Name :
		TOTAL :			225Dec	838,70,000 /-	1120,05,804 /-	
	Grand Total :				225Dec	838,70,000 /-	1120,05,804 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3, L4, L5	3800 Sq Ft.	17,30,000/-	17,31,375/-	Structure Type: Structure
Gr. Floor, Area of floor : 3800 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete					
S2	On Land L1, L2, L3, L4, L5	2200 Sq Ft.	4,00,000/-	4,00,950/-	Structure Type: Structure

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 30/- and Stamp Duty paid by by online = Rs 30/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 29/06/2023 5:23PM with Govt. Ref. No: 192023240114784288 on 29-06-2023, Amount Rs: 30/-, Bank: SBI
EPay (SBlePay), Ref. No. 7071672538339 on 29-06-2023, Head of Account 0030-02-103-003-02



Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

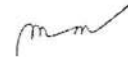
On 05-07-2023**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

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 Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 30/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 209989, Amount: Rs.100.00/-, Date of Purchase: 01/03/2023, Vendor name: S
Mukherjee



Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

Identifier Details :

Name	Photo	Finger Print	Signature
Mr AVIJIT MONDAL Son of Mr D MONDAL , DHANBERIA, City:- , P.O:- DIAMOND HARBOUR, P.S:-Diamond Harbour, District:-South 24-Parganas, West Bengal, India, PIN:- 743331			

Identifier Of Devansh Pachisia, Raunak Jhunjunwala

Land Details as per Land Record

District: North 24-Parganas, P.S:- Barasat, Municipality: BARASAT, Road: Ghola-Kachari Road, Mouza: Ghola, Pin Code : 700124

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 454, LR Khatian No:- 3720	Owner:মধুশ্রী ইন্ডাস্ট্রিজ প্রাইভেট লিমিটেড, Gurdian:ডাইরেক্টর বিনয় পাচাসিয়া, Address:নিজ , Classification:ডাঙ্গা, Area:0.28000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 463, LR Khatian No:- 3720	Owner:মধুশ্রী ইন্ডাস্ট্রিজ প্রাইভেট লিমিটেড, Gurdian:ডাইরেক্টর বিনয় পাচাসিয়া, Address:নিজ , Classification:শালি, Area:0.35000000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 464, LR Khatian No:- 3720	Owner:মধুশ্রী ইন্ডাস্ট্রিজ প্রাইভেট লিমিটেড, Gurdian:ডাইরেক্টর বিনয় পাচাসিয়া, Address:নিজ , Classification:শালি, Area:0.81000000 Acre,	Owner Name not selected by applicant.
L4	RS Plot No:- 465, RS Khatian No:- 3720		Owner Name not selected by applicant.
L5	LR Plot No:- 466, LR Khatian No:- 3720	Owner:মধুশ্রী ইন্ডাস্ট্রিজ প্রাইভেট লিমিটেড, Gurdian:ডাইরেক্টর বিনয় পাচাসিয়া, Address:নিজ , Classification:বাস্তু, Area:0.79000000 Acre,	Owner Name not selected by applicant.

On 28-06-2023

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 11,41,38,129/-


Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

On 30-06-2023

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

Presented for registration at 19:00 hrs on 30-06-2023, at the Private residence by Raunak Jhunjunwala ,.

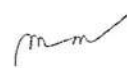
Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) [Representative]

Execution is admitted on 30-06-2023 by Devansh Pachisia, Director, MADHUSHREE INDUSTRIES PRIVATE LIMITED, 36A, Pratapaditya Road, 2nd Floor, Flat - 2B, Magnum Parkview, City:- , P.O:- Kalighat, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026

Indetified by Mr AVIJIT MONDAL, , Son of Mr D MONDAL, , DHANBERIA, P.O: DIAMOND HARBOUR, Thana: Diamond Harbour, , South 24-Parganas, WEST BENGAL, India, PIN - 743331, by caste Hindu, by profession Others

Execution is admitted on 30-06-2023 by Raunak Jhunjunwala, Director, HIMANGA MERCANTILES PRIVATE LIMITED, P-829/a, Lake Town, Block - A, City:- , P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089; Director, RAUNAK PROPERTIES PVT LTD, P-829/a, Lake Town, Block - A, City:- , P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089

Indetified by Mr AVIJIT MONDAL, , Son of Mr D MONDAL, , DHANBERIA, P.O: DIAMOND HARBOUR, Thana: Diamond Harbour, , South 24-Parganas, WEST BENGAL, India, PIN - 743331, by caste Hindu, by profession Others


Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

On 04-07-2023

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 11,41,479.00/- (A(1) = Rs 11,41,381.00/- ,E = Rs 14.00/- ,I = Rs 55.00/- ,M(a) = Rs 25.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by by online = Rs 11,41,479/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/06/2023 5:23PM with Govt. Ref. No: 192023240114784288 on 29-06-2023, Amount Rs: 11,41,479/-, Bank: SBI EPay (SBIEPay), Ref. No. 7071672538339 on 29-06-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 30/- and Stamp Duty paid by by online = Rs 30/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 29/06/2023 5:23PM with Govt. Ref. No: 192023240114784288 on 29-06-2023, Amount Rs: 30/-, Bank: SBI
EPay (SBlePay), Ref. No. 7071672538339 on 29-06-2023, Head of Account 0030-02-103-003-02



Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

On 05-07-2023

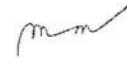
Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

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 Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 30/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 209989, Amount: Rs.100.00/-, Date of Purchase: 01/03/2023, Vendor name: S
Mukherjee



Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2023, Page from 454124 to 454149
being No 190409455 for the year 2023.



Digitally signed by MOHUL
MUKHOPADHYAY
Date: 2023.07.10 15:00:19 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 2023/07/10 03:00:19 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)