922/2022 I 8/10/22

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL AL 140369

22/01/22

Ref 1903-2-105224/2022

Additional Registrar of Assurances III Kolkata
22 JAN 2022

A.R.A. III

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

Additional Registrar of Assurances-III, Kolkata

SALE CERTIFICATE

THIS DEED OF ~~CONVEYANCE~~ made this 22nd day of January, TWO THOUSAND AND TWENTY TWO BETWEEN JUSTICE S. P. TALUKDAR ONE MAN COMMITTEE, a Committee appointed/authorised by the Hon'ble High Court at Calcutta, having its office at No. 5, Council House Street, Police Station Hare Street, Post Office G. P. O., Kolkata – 700 001, hereinafter referred to as the **'VENDOR'**, (which term or

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12552

Sold to.....
Address.....
Value 100/-
.....

19 JAN 2022

L.S.V., High Court
Abhijit Sarkar
High Court, A.S

MAYANK KAKRANIA
Advocate
10, Old Post Office Street
Kolkata - 700 001

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expression shall unless excluded by or repugnant or contrary to the subject or context mean and include and be deemed to mean and include its successors, successors in interest, successors in office and assigns) of the **ONE PART AND PRUDENT INFRAREALTY PRIVATE LIMITED, (INCOME TAX PAN AAFCP2060D),** a private limited company incorporated and registered under the Companies Act, 1956, as amended up to date and having its registered office at 'Rawdon Enclave', No. 10A, Rawdon Street, 1st Floor, Police Station Shakespeare Sarani, Post Office Circus Avenue, Kolkata – 700 017, represented by its **Director, Sri Ravindra Khaitan, (INCOME TAX PAN AFQPK8488R), (AADHAAR NO. 3781 7075 7108),** son of late Ratan Lal Khaitan, by faith Hindu, by nationality Indian, by occupation business and at present carrying on business at No. 10A, Rawdon Street, 1st Floor, Police Station Shakespeare Sarani, Post Office Circus Avenue, Kolkata – 700 017, hereinafter referred to as the **'PURCHASER',** (which term or expression shall unless excluded by or repugnant or contrary to the subject or context mean and include and be deemed to mean and include its successors, successors in interest, successors in office and assigns) of the **OTHER PART**

W H E R E A S:

A. The purchaser herein, in order to develop its business had identified land located at and being **ALL THAT** the piece or parcel of land containing a total area of 74.83 (seventy four point eighty three) decimals equivalent to 2 (two) bighas 5 (five) cottahs 4 (four) chittacks and 16 (sixteen) sq. ft. be the same a little more or less **TOGETHER WITH** the existing buildings, sheds and structures thereon, comprised in and being the divided and demarcated parts or portions of R. S. and L. R. Dag Nos. 2312, 2314, 2315, 2316, 2317, 2318, 2319, 2320 and 2299, R. S. Khatian Nos. 730, 848, 646, 721 and 1189, the nature of land being sali, danga and doba, Mouza Bonhooghly, J. L. No. 65, Touzi No. 148, Revenue Survey No. 209, Pargana Magura, Police Station Sonarpur (now Narendrapur), Additional District Sub Registrar Sonarpur, 24 Parganas (South), within the limits of previously Bonhooghly No. 1, now Bonhooghly No. 2 Gram Panchayat, District 24 Parganas (South) **AND ALL THAT** the piece or parcel of land containing an

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area of 13.0 (thirteen) decimals equivalent to 7 (seven) cottahs 13 (thirteen) chittacks and 38 (thirty eight) sq. ft. be the same a little more or less **TOGETHER WITH** the existing buildings, sheds and structures thereon, comprised in and being the divided and demarcated part of portion of R. S. Dag No. 1180, L. R. Dag No. 1752, R. S. Khatian No. 829, L. R. Khatian No. 298, the nature of land being sali, Mouza Sripur Bagherghole, J. L. No. 59, Touzi No. 1, Revenue Survey No. 172, Pargana Magura, Police Station Sonarpur (now Narendrapur), Additional District Sub Registrar Garia, District 24 Parganas (South), within Ward No. 33 of Rajpur Sonarpur Municipality, District 24 Parganas (South), along with the 3 (three) storied building and structure containing by measurement a total area of 7,000 sq. ft., be the same a little more or less, (hereinafter collectively referred to as the **"SAID PROPERTY"),** as more fully and particularly mentioned and described in the **SCHEDULE** hereunder written and as shown and delineated in **RED** colour border on the map or plan annexed hereto.

B. Upon the exercise of due diligence, based on publicly available information, the purchaser was made aware that the said property was owned by one N. I. Pharmaceutical Works Private Limited. From the last available records of the said N. I. Pharmaceutical Works Private Limited available with the Ministry of Corporate Affairs, the purchaser was made aware that the said company has four Directors which included one Baby Saha and Apurba Kumar Saha. The purchaser herein was also made aware that Apurba Kumar Saha was at the helm of the affairs of one Pailan Group of Companies, who are, inter alia, accused of operating chit fund companies and are facing criminal prosecution. The purchaser was also further made aware that the Hon'ble Justice Sailendra Prasad Talukdar, Judge (Retired), High Court, Calcutta, One Man Committee, had been authorised by the Hon'ble High Court at Calcutta to protect the interest of the depositors in the said Pailan Group of Companies.

C. The purchaser herein also conducted necessary searches in the Hon'ble High Court at Calcutta and was made aware that the Hon'ble High Court at

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OFFICE OF THE ADDL. REGISTRAR OF ASSURANCES
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Calcutta was pleased to prevent the companies of the Pailan Group from selling any of their assets without leave of the Hon'ble Court until further order.

D. The purchaser was advised that the aforesaid order was not applicable to the said N. I. Pharmaceutical Works Private Limited since the company was not a party to the Writ Petition being W. P. No. 27330 (W) of 2015, filed in respect of the said Pailan Group.

E. However, by way of abundant caution, the purchaser herein was also advised to approach the One Man Committee comprising of Retired Justice Sailendra Prasad Talukdar, since as per the last available records, the majority shareholding and directorship in N. I. Pharmaceutical Works Private Limited appeared to be of those associated with the Pailan Group.

F. Accordingly, on 18th November, 2019, the purchaser herein filed an application before the said Hon'ble Committee praying for the reliefs as contained in the said application. On 20th November, 2019, the said application was taken up for hearing by the Hon'ble Committee when the Hon'ble Committee was of the opinion that the purchaser herein must approach the Hon'ble High Court at Calcutta for necessary direction and order.

G. As per the direction of the Hon'ble Committee, the purchaser herein approached the Hon'ble High Court at Calcutta by making an application praying for direction from the Hon'ble High Court at Calcutta to purchase the said property.

H. The Hon'ble High Court at Calcutta, by an order dated 27th January, 2021, directed that the sale of properties of the Pailan Group of Companies must be by way of public auction so that the best possible price was obtained. The Hon'ble High Court also requested the Hon'ble One Man Committee to expedite the sale of the said property which the purchaser herein was interested to purchase by public auction, within a period of eight weeks.

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I. The said order was communicated on behalf of the purchaser herein to the Hon'ble Justice S. P. Talukdar Committee. The Hon'ble One Man Committee convened several meetings in order to expedite the process of public auction as directed by the Hon'ble High Court at Calcutta. Several directions were also given by the Hon'ble Committee to the appropriate authority to obtain valuation of the said property. Such valuation was obtained and all necessary formalities were complied with. In such meetings held before the Hon'ble Committee, the purchaser herein also evinced interest to purchase the moveable assets present at the said property belonging to the said N. I. Pharmaceutical Works Private Limited. Valuation in respect of the said moveable assets was also obtained. The said property was valued at Rs. 2,01,43,562/- (Rupees two crores one lac forty three thousand five hundred and sixty two) and the said moveable assets were valued at Rs. 5,68,700/- (Rupees five lacs sixty eight thousand and seven hundred).

J. Public advertisements through three newspapers, inter alia, for sale of the said property were published by and on behalf of the Hon'ble Committee. The details of the Notice of e-auction/Sale were also published by and on behalf of the Hon'ble Committee. The Notice of e-auction/Sale contained all particulars, inter alia, with regard to the auction process, the manner and mode for making bids in respect of such assets which formed part of the public auction.

K. In compliance with the terms and conditions of the auction sale, the purchaser herein participated in the auction process. The application made by the purchaser herein was in compliance with all necessary formalities and upon making all requisite payments. The purchaser herein participated in the auction process for purchase of the said property and the said moveable assets. Accordingly, earnest money deposit in terms of the auction process was paid by the purchaser herein.

L. The e-auction/Sale was conducted on 4th October, 2021, wherein the purchaser herein submitted a bid amounting to a sum of Rs. 2,04,43,562/- (Rupees

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Additional Registrar of Assurances-II Kolkata

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two crores four lacs forty three thousand five hundred and sixty two). The bid of the purchaser herein was accepted. The purchaser herein was informed that it had successfully participated in the auction process for the said property. The bid amount of the purchaser herein was the highest and the purchaser herein was declared as the successful bidder. The purchaser herein was further required to make payment within the stipulated time. On making such payment within the stipulated period, the purchaser was entitled to issuance of sale certificate by the Hon'ble Committee before 18th November, 2021. The purchaser also made payment of 25% of its bid amount after adjusting the earnest money deposit. The remaining bid price was remitted by the purchaser on 11th October, 2021. The purchaser further made payment of a sum of Rs. 5,68,700/- (Rupees five lacs sixty eight thousand and seven hundred) towards the said moveable assets that were lying in the said property. In all, the purchaser herein has paid a total sum of Rs. 2,12,16,698/- (Rupees two crores twelve lacs sixteen thousand six hundred and ninety eight) only, to the said Justice S. P. Talukdar One Man Committee.

M. On 31st December, 2021, the Justice S. P. Talukdar One Man Committee issued the Certificate of Sale of Property being Certificate No. 1 of 2021 in the matter of Pailan Group of Companies in favour of the purchaser herein, by adjudging and declaring the purchaser herein as the purchaser of the said property and by confirming and making the sale absolute on 29th December, 2021. Physical possession of the said property and the said moveable assets was also handed over by the said Justice S. P. Talukdar One Man Committee to the purchaser herein.

N. Upon request made by the purchaser herein, the said Justice S. P. Talukdar One Man Committee has agreed to transfer by way of a formal Deed of Conveyance, the said property, in favour of the purchaser herein.

NOW THIS DEED WITNESSETH that in pursuance of the Notice of e-auction/Sale issued and published by the said Justice S. P. Talukdar One Man Committee and confirmation of sale and issuance by the vendor herein of the Certificate of Sale of Property being Certificate No. 1 of 2021 in the matter of Pailan

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Group of Companies in favour of the purchaser herein and in consideration of a total sum of **Rs. 2,12,16,698/- (Rupees two crores twelve lacs sixteen thousand six hundred and ninety eight) only,** of the lawful money of the Union of India in hand and well and truly paid by the purchaser to the vendor herein, (the receipt whereof the vendor doth hereby admits and acknowledges as per the memorandum of consideration hereunder written and of and from the payment of the same and every part thereof forever releases, discharges and acquits the purchaser as also the said property hereby granted, sold, transferred, conveyed, released, assigned and assured or expressed or intended so to be) the vendor doth hereby grants, sells, transfers, conveys, releases, assigns and assures unto and in favour of the purchaser herein **ALL THAT** the piece or parcel of land containing a total area of 74.83 (seventy four point eighty three) decimals equivalent to 2 (two) bighas 5 (five) cottahs 4 (four) chittacks and 16 (sixteen) sq. ft. be the same a little more or less **TOGETHER WITH** the existing buildings, sheds and structures thereon, comprised in and being the divided and demarcated parts or portions of R. S. and L. R. Dag Nos. 2312, 2314, 2315, 2316, 2317, 2318, 2319, 2320 and 2299, R. S. Khatian Nos. 730, 848, 646, 721 and 1189, the nature of land being sali, danga and doba, Mouza Bonhooghly, J. L. No. 65, Touzi No. 148, Revenue Survey No. 209, Pargana Magura, Police Station Sonarpur (now Narendrapur), Additional District Sub Registrar Sonarpur, 24 Parganas (South), within the limits of previously Bonhooghly No. 1, now Bonhooghly No. 2 Gram Panchayat, District 24 Parganas (South) **AND ALL THAT** the piece or parcel of land containing an area of 13.0 (thirteen) decimals equivalent to 7 (seven) cottahs 13 (thirteen) chittacks and 38 (thirty eight) sq. ft. be the same a little more or less **TOGETHER WITH** the existing buildings, sheds and structures thereon, comprised in and being the divided and demarcated part of portion of R. S. Dag No. 1180, L. R. Dag No. 1752, R. S. Khatian No. 829, L. R. Khatian No. 298, the nature of land being sali, Mouza Sripur Bagherghole, J. L. No. 59, Touzi No. 1, Revenue Survey No. 172, Pargana Magura, Police Station Sonarpur (now Narendrapur), Additional District Sub Registrar Garia, District 24 Parganas (South), within Ward No. 33 of Rajpur Sonarpur Municipality, District 24 Parganas (South), along with the 3 (three) storied building and structure containing by measurement a total area of 7,000 ft.^{2}, be the same a little more or less,

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collectively being the **said property,** as more fully and particularly mentioned and described in the **Schedule** hereunder written and as shown and delineated in **Red** colour border on the map or plan annexed hereto, absolutely and forever, free from all encumbrances, charges, liens, lispendens, attachments, trusts, claims, demands, mortgages, Wakfs, debutters, debts, uses, executions, liabilities, prohibitions, restrictions, leases, tenancies, licenses, requisitions, acquisitions and alignments, etc., whatsoever or howsoever, with full right, liberty and license to the purchaser, its successors, successors in interest, successors in office and assigns and the owner for the time being of the said property hereby granted, sold, transferred, conveyed, released, assigned and assured or expressed or intended so to be and the tenants, servants and all other persons authorised in that regard from time to time and at all times hereafter at its will and pleasure for all purposes connected with the use and enjoyment of the said property with unfettered and unencumbered right to carry drains, underground mains for gas and electricity, filtered and unfiltered water, or over head wires for electricity telephone, etc. **OR HOWSOEVER OTHERWISE** the said property or any part or portion thereof now are or is or at any time or times heretofore were or was butted bounded called known numbered described and distinguished **TOGETHER WITH** all yards, areas, sewers, drains, ditches, trees, paths, passages, water, watercourses and all manner of ancient or other lights, rights, liberties, privileges, easements, advantages and appurtenances whatsoever to the said property with or without any part thereof belonging or in any way appertaining to or used held occupied or enjoyed therewith or reputed to belong or be appurtenant thereto **AND** all the estate right title interest inheritance reversion or reversions, remainder or remainders use trust possession property claim and demand whatsoever both in law or in equity of the vendor into and upon the said property and every part or portion thereof **AND** all deeds, pattahs, muniments, writings and evidences of title which in anywise relate to the said property or any part or portion thereof which now are or hereafter shall or may be in custody, power or possession of the vendor or persons from whom the vendor can or may procure the same without any action or suit at law or equity **AND TO HAVE AND TO HOLD** the said property hereby granted, sold, transferred, conveyed, released, assigned and assured or otherwise

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expressed or intended so to be and every part thereof unto and to the use of the purchaser, its successors, successors in interest, successors in office and assigns, absolutely and forever and free from all encumbrances whatsoever **TOGETHER WITH** all easement rights of free egress and ingress **TOGETHER WITH** the common right of walls, main walls, foundations, columns, girders, beam supports, corridors, yards, ingress and egress of the said property, sewerage line, sanitary arrangement, pipe lines, electric lines, telephone lines, water lines, drainage system, motor pump, staircase, water reservoir, etc. **TOGETHER WITH** all easement rights pertaining to the said property **TOGETHER WITH** the rights, liberties and appurtenances whatsoever in respect of the said property to and unto the purchaser, free from all encumbrances, charges, liens, lispendens, attachments, trusts, claims, demands, mortgages, Wakfs, debutters, debts, uses, executions, liabilities, prohibitions, restrictions, leases, tenancies, licenses, requisitions, acquisitions and alignments, etc., whatsoever or howsoever.

THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS:

1. **THAT** notwithstanding any such act deed matter or thing whatsoever as aforesaid, the interest which the vendor doth hereby professes to transfer subsists and the vendor has in itself good right, full power, absolute authority and indefeasible title to grant, sell, transfer, convey, release, assign and assure the said property and the rights properties and obligations appurtenant thereto and all rights and benefits hereby granted, sold, transferred, conveyed, released, assigned and assured or expressed or intended so to be unto and to the use of the purchaser, in the manner aforesaid, according to the true intent and meaning of these presents.

2. **AND THAT** notwithstanding any act, deed, matter, assurances or thing whatsoever by the vendor made, done, executed, occasioned or suffered to the contrary, the vendor is lawfully rightfully and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said property and the rights properties and obligations appurtenant thereto and all rights and benefits hereby granted, sold, transferred, conveyed, released, assigned and assured or

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expressed or expressed or intended so to be unto and to the use of the purchaser for perfect and indefeasible estate of inheritance in fee simple in possession without any manner of hindrance, 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 it.

3. **AND THAT** the said property and the rights properties and obligations appurtenant thereto and all other rights and benefits hereby granted, sold, transferred, conveyed, released, assigned and assured or expressed or intended so to be are free from all encumbrances, charges, liens, lispendens, attachments, trusts, claims, demands, mortgages, Wakfs, debutters, debts, uses, executions, liabilities, prohibitions, restrictions, leases, tenancies, licenses, requisitions, acquisitions and alignments, etc., whatsoever or howsoever, made or suffered by the vendor or any person claiming any estate or interest therein under or in trust for it.

4. **AND THAT** the purchaser shall and may lawfully at all times hereafter, peacefully equitably and quietly, enter into, hold possess, use, enjoy and occupy the said property and the rights properties and obligations appurtenant thereto and every part thereof and receive the rents, issues and profits thereof and all other rights and benefits hereby granted, sold, transferred, conveyed, released, assigned and assured or expressed or intended so to be, unto and to the purchaser, in the manner aforesaid, without any hindrance, lawful eviction, interruption, disturbance, claim or demand whatsoever from or by the vendor, or any person or persons lawfully or equitably claiming any right or estate therein under or in trust for it.

5. **AND THAT** free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by and at the costs, charges and expenses of the vendor, well and sufficiently saved, defended kept harmless and indemnified of, from and against all and all manner of former or other estates, encumbrances, charges, liens, lispendens, attachments, trusts, claims, demands, mortgages, Wakfs, debutters, debts, uses, executions, liabilities, prohibitions, restrictions, leases, tenancies, licenses, requisitions,

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acquisitions and alignments, etc., whatsoever or howsoever had made done executed occasioned or suffered or created by the vendor or any person or persons claiming from through under or in trust for it in to and upon the said property hereby granted, sold, transferred, conveyed, assigned and assured or expressed or intended so to be unto and to the use of the purchaser 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.

6. **AND THAT** the vendor and all persons having or claiming any estate right, title or interest whatsoever in the said property and the rights properties and obligations appurtenant thereto or any part 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 purchaser, do and execute and cause to be done and executed all such acts, deeds, matters, things, or assurances, whatsoever for further better or more perfectly and effectually granting, transferring, conveying and assuring the said property and the rights properties and obligations appurtenant thereto and every part thereof and other rights and benefits hereby granted, sold, transferred, conveyed, released, assigned and assured or expressed or intended so to be unto and to the use of the purchaser, in the manner aforesaid, as shall or may be reasonably required.

7. **AND THAT** the vendor unless prevented by fire or some other irresistible force or accident shall from time to time and at all times hereafter upon every reasonable request and at the costs of the purchaser produce or cause to be produced to the purchaser or to its attorneys or agents before or at any trial, examination or commission for inspection or otherwise, as occasion shall require, the title deeds in connection with the said property, and also shall at the like request and costs of the purchaser deliver to the purchaser such attested or other copies or extracts there from as the purchaser may require and will in the meantime unless prevented as aforesaid keep the same safe unobliterated and uncancelled.

8. **AND THAT** the vendor doth hereby further covenants with the purchaser that the purchaser shall be entitled to do all acts, deeds, matters and things and

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make all additions, alterations and constructions at the said property and any future additions in the said property as may be deemed to be expedient to make such area and constructions tenantable and to use, enjoy, hold and/or sell or transfer the same and/or the further constructions of further storey or stories thereon, to be constructed by the purchaser herein, to any person or persons on such terms and conditions as the purchaser in its absolute discretion may think fit and proper.

9. **AND** the vendor herein has already delivered peaceful khas possession of the said property to the purchaser herein.

THE SCHEDULE ABOVE REFERRED TO:

"SAID PROPERTY"

ALL THAT the piece or parcel of land containing a total area of 74.83 (seventy four point eighty three) decimals equivalent to 2 (two) bighas 5 (five) cottahs 4 (four) chittacks and 16 (sixteen) sq. ft. be the same a little more or less **TOGETHER WITH** the existing buildings, sheds and structures thereon, comprised in and being the divided and demarcated parts or portions of R. S. and L. R. Dag Nos. 2312, 2314, 2315, 2316, 2317, 2318, 2319, 2320 and 2299, R. S. Khatian Nos. 730, 848, 646, 721 and 1189, the nature of land being sali, danga and doba, Mouza Bonhooghly, J. L. No. 65, Touzi No. 148, Revenue Survey No. 209, Pargana Magura, Police Station Sonarpur (now Narendrapur), Additional District Sub Registrar Sonarpur, 24 Parganas (South), within the limits of previously Bonhooghly No. 1, now Bonhooghly No. 2 Gram Panchayat, District 24 Parganas (South), along with the 3 (three) storied building and structure containing by measurement a total area of 7,000 sq. ft., be the same a little more or less, as shown and delineated in **RED** colour border on the map or plan annexed hereto and butted and bounded in the manner following that is to say:

ON THE NORTH: By Mouza Sripur Bagherghole;

ON THE EAST: By Boral Main Road;

ON THE WEST: By R. S. and L. R. Dag Nos. 2310 and 2311 and

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ON THE SOUTH: By R. S. and L. R. Dag Nos. 2321, 2322, 2323, 2300 and 2302

OR HOWSOEVER OTHERWISE the same are is was or were heretofore butted bounded called known numbered described or distinguished.

AND

ALL THAT the piece or parcel of land containing an area of 13.0 (thirteen) decimals equivalent to 7 (seven) cottahs 13 (thirteen) chittacks and 38 (thirty eight) sq. ft. be the same a little more or less **TOGETHER WITH** the existing buildings, sheds and structures thereon, comprised in and being the divided and demarcated part of portion of R. S. Dag No. 1180, L. R. Dag No. 1752, R. S. Khatian No. 829, L. R. Khatian No. 298, the nature of land being sali, Mouza Sripur Bagherghole, J. L. No. 59, Touzi No. 1, Revenue Survey No. 172, Pargana Magura, Police Station Sonarpur (now Narendrapur), Additional District Sub Registrar Garia, District 24 Parganas (South), within Ward No. 33 of Rajpur Sonarpur Municipality, District 24 Parganas (South), as also shown and delineated in **RED** colour border on the map or plan annexed hereto and butted and bounded in the manner following that is to say:

ON THE NORTH: By Mouza Sripur Bagherghole and R. S. Dag No. 1178;

ON THE EAST: By R. S. Dag Nos. 2319, 2318 and part R. S. Dag Nos. 2317 and 2330;

ON THE WEST: By R. S. Dag Nos. 2300, 2302 and 1179 of Mouza Sripur Bagherghole and

ON THE SOUTH: By R. S. Dag Nos. 2297 and 2298

OR HOWSOEVER OTHERWISE the same are is was or were heretofore butted bounded called known numbered described or distinguished.

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

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Additional Registrar of
Assurances-III Kolkata

22 JAN 2022

SIGNED SEALED AND DELIVERED on behalf of the **PURCHASER,** by its **Director, Sri Ravindra Khaitan,** pursuant to the Board Resolution dated 14th November, 2019, at Kolkata in the presence of:

1. Harideo Sardar
Office 10A, Rawdon Street
Kolkata-700017.

2. Chandan Shome,
10A Rawdon Street.
Kolkata. 700 017

For Prudent Infrarealty Private Limited

Authorised Signatory / Director

(RAVINDRA KHAITAN)

Drafted by me.

Mayank Kakrania
Advocate, High Court, Calcutta,
10, Old Post Office Street,
Right Wing, 1st Floor, Room No. 34A,
Kolkata – 700 001.
Enrolment No. WB/1287A/99

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THE KING - REGISTRAR OF ASSURANCES IN INDIA
CALCUTTA

Additional Registrar of Assurances III Kolkata

22 JAN 2022

MEMO OF CONSIDERATION

RECEIVED of and from the within named purchaser the within mentioned total sum of **Rs. 2,12,16,698/- (Rupees two crores twelve lacs sixteen thousand six hundred and ninety eight) only,** being the full consideration money payable to the vendor herein, as per the memo of consideration written herein below:

1. By RTGS Transfer dated 15th September, 2021, from ICICI Bank Ltd., AJC Bose Road Branch, Kolkata, in favour of the vendor.	Rs. 20,14,356/-
2. By RTGS Transfer dated 7th October, 2021, from ICICI Bank Ltd., AJC Bose Road Branch, Kolkata, in favour of the vendor.	Rs. 30,96,535/-
3. By RTGS Transfer dated 11th October, 2021, from ICICI Bank Ltd., AJC Bose Road Branch, Kolkata, in favour of the vendor.	Rs. 1,55,37,107/-
4. By RTGS Transfer dated 12th November, 2021, from ICICI Bank Ltd., AJC Bose Road Branch, Kolkata, in favour of the vendor.	Rs. 5,68,700/-
Total:	**Rs. 2,12,16,698/-**

(Rupees two crores twelve lacs sixteen thousand six hundred and ninety eight) only.

REGISTRAR OF ASSURANCES
CALCUTTA

Additional Registrar of
Assurances II, Kolkata

22 JAN 2002

SPECIMEN FORM FOR TEN FINGERPRINTS

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

PHOTO

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

OFFICE OF THE ADDL. REGISTRAR OF ASSURANCE-III
CALCUTTA

Additional Registrar of
Assurances-III Kolkata

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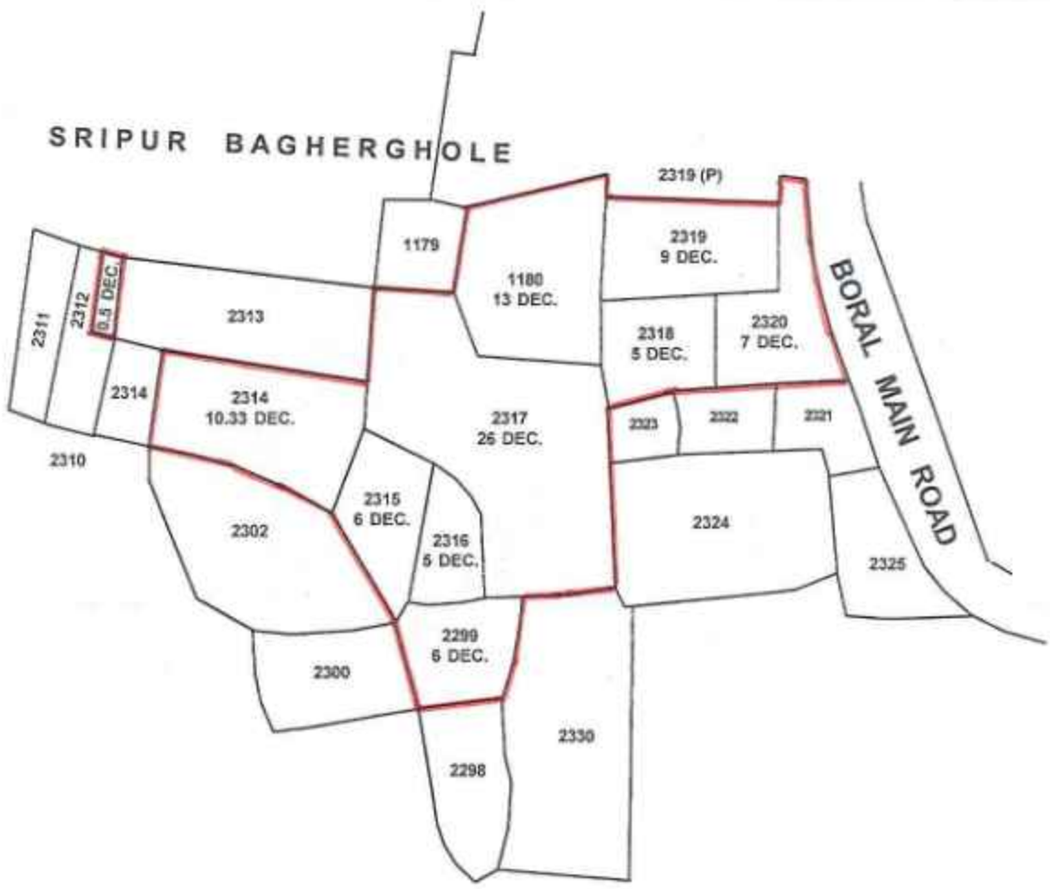
SITE PLAN OF MOUZA - BONHOOGHLY, J.L. NO.65, R.S. DAG NO.2312, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2299, P.S. - NARENDRAPUR, UNDER BONHOOGHLY GRAM PANCHAYET, AND MOUZA - SRIPUR BAGHERGHOLE, J.L. NO.59, R.S. DAG NO.1180, L.R. DAG NO.1752, P.S. - NARENDRAPUR, UNDER RAJPUR SONARPUR MUNICIPALITY, DIST. - SOUTH 24 PARGANAS.

MOUZA	R.S. DAG NO.	PURCHASE AREA
BONHOOGHLY	2312	.5 DECIMAL
	2314	10.33 "
	2315	6 "
	2316	5 "
	2317	26 "
	2318	5 "
	2319	9 "
	2320	7 "
	2299	6 "
SRIPUR BAGHERGHOLE	1180	13 "
		87.83 Decimal

N



For Prudent Infrarealty Private Limited

Authorised Signatory / Director

SIGN. OF THE PURCHASER

ADDL. REGISTRAR OF ASSURANCES
CALCUTTA

Additional Registrar of
Assurances III Kolkata

22 JAN 2022

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

GRN Details

GRN:	192021220165770911	**Payment Mode:**	Online Payment
GRN Date:	19/01/2022 15:33:04	**Bank/Gateway:**	State Bank of India
BRN :	CKS6011456	**BRN Date:**	19/01/2022 15:01:32
Payment Status:	Successful	**Payment Ref. No:**	2000105224/11/2022 [Query No/*/Query Year]

Depositor Details

Depositor's Name:	PRUDENT INFRAREALTY PVT LTD
Address:	10A RAWDON STREET KOL-17
Mobile:	9830595570
Depositor Status:	Buyer/Claimants
Query No:	2000105224
Applicant's Name:	Mr Haridas Sardar
Identification No:	2000105224/11/2022
Remarks:	Sale, Sale certificate executed by certifying authority Payment No 11

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000105224/11/2022	Property Registration- Stamp duty	0030-02-103-003-02	928779
2	2000105224/11/2022	Property Registration- Registration Fees	0030-03-104-001-16	217868
			Total	**1146647**

IN WORDS: **ELEVEN LAKH FORTY SIX THOUSAND SIX HUNDRED FORTY SEVEN ONLY.**

THE ADDL. REGISTRAR OF ASSURANCES
CALCUTTA

Additional Registrar of
Assurances III Kolkata

22 JAN 2022

Justice S.P. Talukdar One Man Committee

5, Council House, Street, Kolkata -700 001

CERTIFICATE Of SALE OF PROPERTY

Certificate No. 1 of 2021 in the matter of Pallan Group of Companies.

This is to certify that pursuant to the direction given by Hon'ble Division Bench of High Court, Calcutta in CAN 2 of 2019 (Old CAN 12047 of 2019) in WPA 27330 of 2015 on 27.01.2021 Prudent Infrarealty Private Limited, Rawdon Enclave, 10A, Rawdon Street, 1st Floor, Kolkata – 700 017 (hereinafter referred to as "Purchaser") (PAN– AAFCP2060D) has been declared as the purchaser at a sale by public auction on the 4th day of October, 2021 of the under mentioned property owned by Pallan Group of Companies for an amount of Rs. 2,12,16,698/- (Rupees two crores twelve lakhs sixteen thousand six hundred ninety eight) only. The purchase consideration towards the said property has been received in full from the Purchaser.

The sale has been confirmed vide order dated 29.12.2021 and has become absolute on 29.12.2021.

Description of the property

District : South 24-Parganas

Mouza :Banhooghly, J.L. No. 65

R S Khatian No. 730, Dag No. R S 2314, 2315, 2316

R S Khatian No. 848, 646, Dag No. R S 2317

R S Khatian No. 721, Dag No. R S 2318, 2319, 2320

R S Khatian No. 1189, Dag No. R S 2299

R S Khatian No. 730, Dag No. R S 2312

All butted and bounded as under:

North - Mouza Sripur Bagherghole

South - R.S. Dag Nos. 2321, 2322, 2323, 2300, 2302

East - Boral Main Road

West - R S Dag No. 2310, 2311

Mouza : Sripur Bagherghole, J.L. No. 59

R S Khatian No. 829, Dag No. R S 1180

L R Khatian No. 298, Dag No. L R 1752

This is butted and bounded as under:

North - Mouza Sripur Bagherghole and Dag No. R S 1178

South - Dag Nos. 2297,2298

East - R.S. Dag Nos. 2319, 2318, Part Dag No. 2317, 2330

West - R S Dag Nos. 2300, 2302 and 1179 of Mouza Sripur Bagherghole

Total Area: 87.83 dec. along with 3 storied Building & movable properties (7000 Sq. ft. structure area).

Given under my hand and seal at Kolkata, this 31st December, 2021.

31.12.2021

Shri Sunil Kumar Jana
Joint Secretary,
Justice S.P. Talukdar One Man Committee

Sunil Kumar Jana
Joint Secretary
Justice S. P. Talukdar
Committee

OFFICE OF THE ADDL. REGISTRAR OF ASSURANCES
CALCUTTA

Additional Registrar of
Assurances III Kolkata.

2 2 JAN 2022

Justice S.P. Talukdar One Man Committee
5, Council House, Street, Kolkata -700 001
Ph – 2262-8076
E-mail-sptcwb@gmail.com

No. 558- SPTC(Pailan)/21 **Date: 31.12.2021**

The Registrar of Assurances, West Bengal,
5 & 6, Government Place (North),
Kolkata – 700 001.

Sub: Certificate No. 1 of 2021 relating to sale of property of Pailan Group of Companies in public auction.

Sir,

I am directed to forward herewith a copy of Sale Certificate to you under Section 89(2) of Registration Act, 1908. I am to inform you that pursuant to the direction given by Hon'ble Division Bench of High Court, Calcutta in CAN 2 of 2019 (old CAN 12047 of 2019) in WPA 27330 of 2015 on 27.01.2021 the property, as mentioned in the Sale Certificate, was put into public auction (e-Auction) for sale with the assistance of Securities Exchange Board of India by Justice Sailendra Prasad Talukdar Committee on 04.10.2021. Prudent Infrarealty Private Limited, Rawdon Enclave, 10A, Rawdon Street, 1st Floor, Kolkata – 700 017 was found to be the highest bidder and the said company has deposited the consideration money of Rs. 2,12,16,698/- (Rupees two crores twelve lakhs sixteen thousand six hundred ninety eight) only and thereby the sale of the property has been confirmed on 29.12.2021.

The Justice Sailendra Prasad Talukdar Committee is empowered to sell the property of Pailan Group of Companies in terms of order dated 27.01.2021 passed by Hon'ble High Court, Calcutta in CAN 2 of 2019 (old CAN 12047 of 2019) in WPA 27330 of 2015 while exercising jurisdiction under Article 226 of the Constitution of India. Appearance of any representative or agent of Hon'ble High Court or that of this Committee before the Registering Officer is not necessary for presentation of the document/Certificate of Sale as contemplated in Sections 17(2)(vi) and (xii), 89(2), 32, 34, 51(2) and 55(2) of the Registration Act, 1908 as well as in the exceptions provided therein.

As per Section 89 (2) of the Act a copy of the Sale Certificate is being sent to keep the same in Book No.1 on payment of Stamp Duty by the purchaser under the provision of Section 29(f) of the Indian Stamp Act, 1899 in accordance with Clause 18 of Schedule IA.

In view of the above, you are requested to take note of the same and proceed with filing of Sale Certificate in Book No. 1 and Index No.I maintained by your office.

Yours' faithfully,

Sd/-

Joint Secretary,
Justice S.P. Talukdar One Man Committee

No.558/1(1)- SPTC(Pailan)21 Date: 31.12.2021

Copy forwarded for information to Prudent Infrarealty Private Limited, Rawdon Enclave, 10A, Rawdon Street, 1st Floor, West Bengal, Kolkata – 700 017.

31.12.2021

Joint Secretary,
Justice S.P. Talukdar One Man Committee

Sunil Kumar Jana
Joint Secretary
Justice S.P. Talukdar
Committee

Justice S.P. Talukdar One Man Committee
5, Council House, Street,
Kolkata -700 00
Ph – 2262-8465
E-mail-sptcwb@gmail.com

No. 559- SPTC(Pailan)/21 **Date: 31.12.2021**

The Additional District Sub-Registrar, Sonarpur,
P.O.-Sonarpur, District- South- 24 Parganas.

Sub: Certificate No. 1 of 2021 relating to sale of property of Pailan Group of Companies in public auction.

Sir,

I am directed to forward herewith a copy of Sale Certificate to you under Section 89(2) of Registration Act, 1908. I am to inform you that pursuant to the direction given by Hon'ble Division Bench of High Court, Calcutta in CAN 2 of 2019 (old CAN 12047 of 2019) in WPA 27330 of 2015 on 27.01.2021 the property, as mentioned in the Sale Certificate, was put into public auction (e-Auction) for sale with the assistance of Securities Exchange Board of India by Justice Sailendra Prasad Talukdar Committee on 04.10.2021. Prudent Infrarealty Private Limited, Rawdon Enclave, 10A, Rawdon Street, 1st Floor, Kolkata – 700 017 was found to be the highest bidder and the said company has deposited the consideration money of Rs. 2,12,16,698/- (Rupees two crores twelve lakhs sixteen thousand six hundred ninety eight) only and thereby the sale of the property has been confirmed on 29.12.2021.

The Justice Sailendra Prasad Talukdar Committee is empowered to sell the property of Pailan Group of Companies in terms of order dated 27.01.2021 passed by Hon'ble High Court, Calcutta in CAN 2 of 2019 (old CAN 12047 of 2019) in WPA 27330 of 2015 while exercising jurisdiction under Article 226 of the Constitution of India. Appearance of any representative or agent of Hon'ble High Court or that of this Committee before the Registering Officer is not necessary for presentation of the document/Certificate of Sale as contemplated in Sections 17(2)(vi) and (xii), 89(2), 32, 34, 51(2) and 55(2) of the Registration Act, 1908 as well as in the exceptions provided therein.

As per Section 89 (2) of the Act a copy of the Sale Certificate is being sent to keep the same in Book No.1 on payment of Stamp Duty by the purchaser under the provision of Section 29(f) of the Indian Stamp Act, 1899 in accordance with Clause 18 of Schedule IA.

In view of the above, you are requested to take note of the same and proceed with filing of Sale Certificate in Book No. 1 and Index No.I maintained by your office.

Yours' faithfully,

Sd/-
Joint Secretary
Justice S. P. Talukdar One Man Committee

No. 559/1(1)-SPTC(Pailan)/21

Date : 31.12.2021

Copy forwarded for information to Prudent Infrarealty Private Limited, Rawdon Enclave, 10A, Rawdon Street, 1st Floor, Kolkata-700017.

31.12.2021

Joint Secretary
Justice S. P. Talukdar One Man Committee

Sunil Kumar Jana
Joint Secretary
Justice S. P. Talukdar
Committee

Justice S.P. Talukdar one Man Committee
5, Council House Street, 2nd Floor,
Kolkata – 700 001
Phone No – (033) 2262-8076
Email Id – sptcwb@gmail.com

Sub: Handing over of possession along with the keys of the property consisting of a three storied Building (N.I. Pharmaceutical's Works Pvt. Ltd. of 7000 sq. ft. structure area) and movable property (medicine manufacturing machines) of Pailan Group of Companies situated on the area of 87.83 dec. at Mouza Banhooghly and Sripur Bagherghole under P.S. Narendrapur, South 24-Parganas.

The possession and the keys of property along with immovable and movable (medicine manufacturing machines) properties along with structure (N.I. Pharmaceutical's Works Pvt. Ltd. of 7000 sq. ft. structure area) have been handed over to the representative of Prudent Infrarealty Private Limited on 07.01.2022.

Gautam Basu Justice Retd, JSPTC

07/01/2022

Rabindra Nath Sahoo
Deputy Secretary
Justice S. P. Talukdar one man Committee

The possession and the keys of the above mention mentioned movable (medicine manufacturing machines) and immovable properties on the area of 87.83 dec. at the Mouza Banhooghly and Sripur Bagherghole have been received from the Justice S.P. Talukdar One Man Committee on 07.01.2022. in presence of following persons.

Manoj Saisal
Accountant 07/01/22
Prudent Infrarealty Pvt Ltd.

1. Asi Prasenjit Mukherjee of Narendrapur Ps.

(Manoj Agarwal Chairman)
M.D. of Prudent Infrarealty (P) Ltd
07/01/22

~~Deputy Secretary~~
~~Justice S.P. Talukdar one Man Committee~~

Justice Sailendra Prasad Talukdar
Judge (Retd.), High Court, Calcutta
- One man committee -

W.P. 27330(W) of 2015
with
W.P. 11795(W) of 2015
with
W.P. 34339(W) of 2014
with
W.P. 31611(W) of 2014
with
W.P. 1031(W) of 2017
with
W.P. 5091(W) of 2017

In the matter of :

Namendu Nath Bhattacharjee & Ors

... ... Petitioners.

Versus

State of West Bengal & Ors.

.... O.P.s

20.11.2019

Mr. Subhasis Chakraborty, Adv.
Ms. Rumeli Sarkar, Adv.
Ms. Sushmita Singh, Adv. ... for the petitioners

Mr. Susanta Kumar Dutt., Adv.
Mr. Syamantak Banerjee, Adv. ... for the SEBI

Mr. Prithwiraj Sinha, Adv.
Mr. Snehashis Sen, Adv. ... for the Pailan Group of Co.

Mr. Dipanjan Roy, Accounts Officer
Mr. Bhagvan Mishra, Accounts Officer...for Pailan Group of Co.

Mr. Mayank Kakrania, Adv. ... for Prudent Infrareality Pvt. Ltd.

Mr. Dinesh Singh, Sub-Inspector... for the CBI

Mr. Dinesh Singh, Sub-Inspector, CBI is present and he mentions that the investigating officer Mr. Manoj Kumar is out of station on duty. Mr. Singh is requested to attend future meetings since CBI seems to have a vital role to play in rendering assistance to the Committee. Mr. Singh is also requested to collect the next date of meeting from this office later. This office will also take steps for communicating the next date to the CBI.

One petition has been filed by 'Prudent Infrareality Pvt. Ltd' praying for a direction upon such applicant to go ahead with purchase of certain properties as described in the 'prayer portion' of such application at a price of Rs. 1,92,00,000/- and this is to be done on the basis of valuation report from the Government of West Bengal.

Copy of such application has been served upon two sets of writ petitioners represented by Subhasis Chakraborty and Ms. Sushmita Singh and Ms. Rumeli Sarkar. One copy has been served upon the SEBI through its learned Counsel Mr. Susanta Kumar Dutt. The applicant has also filed three extra copies of such application before this Committee for necessary service upon other respondents – particularly the Central Bureau of Investigation. I have heard learned Counsel for the applicant who submits that properties, as referred to earlier, belong to one N. I. Pharmaceutical Works Private Limited but from the computer print out of the records of ROC, it appears that there are names of Mr. Apurba Kumar Saha and Ms. Baby Saha as Directors of the said company.

In view of the order passed by the Hon'ble High Court, Calcutta in connection with the Pailan Group of Companies, it is necessary to appreciate the whole matter in proper perspective. It may, however, be mentioned that this Committee does not have any adjudicating authority. It can, at best, issue a direction upon the concerned parties to approach the Hon'ble High Court for necessary direction and order.

However, it is learnt from Mr. Subhasis Chakraborty that two applications have since been filed on behalf of the respondent/Pailan Group of Companies and those essentially relate to prayer for permission to transfer certain properties in order to enable the company to deposit certain funds before this Committee. Since none is appearing for the respondent/Pailan Group of Companies, I would like Mr. Chakraborty to enlighten us regarding any development in respect of the said applications.

Mr. Dipanjan Roy and Mr. Bhagvan Mishra are present as representatives of the Pailan Group of Companies. I have heard them as well and the present minutes have been recorded in their presence. They are also requested to take necessary steps and any development may be brought to the notice of this Committee.

At this stage, Mr. Prithwiraj Sinha appears as learned Counsel for the respondent/Pailan Group of Companies. The minutes so far recorded have been brought to his notice. He has also submitted that an application seeking modification of the order of the Hon'ble High Court has since been filed and the same is pending. In fact, this has been submitted by Mr. Subhasis Chakraborty as has been mentioned hereinbefore.

The Committee may meet next over this matter on 17th December, 2019 at 4 p.m.

Copy of the minutes be served upon all the parties through their respective learned Counsel and/or representatives as expeditiously as possible.

Justice S. P. Talukdar (Retd.)

NChaki 22/11/19
Nakul Chandra Chaki
W.B.S.S.
Assistant Secretary
Justice S. P. Talukdar Committee

27.01.2021
Sl. No.54 to 64
Court No.238
BM

WPA 27330 of 2015

Namendu Nath Bhattacharjee & Ors.
Vs.
State of West Bengal & Ors.
with
CAN 1 of 2019 (Old CAN 8991 of 2019)
with
CAN 2 of 2019 (Old CAN 12047 of 2019)
with
CAN 3 of 2020 (Old CAN 2178 of 2020)
With
CAN 4 of 2020 (Old CAN 5038 of 2020)
with
CAN 5 of 2020
with
CAN 6 of 2020
with
CAN 7 of 2020
with
CPAN 1015 of 2018
with
WPA 1031 of 2017
with
WPA 11795 of 2015
with
WPA 14036 of 2019
with
WPA 25490 of 2018
with
WPA 31611 of 2014
with
WPA 34339 of 2014
With
WPA 4539 of 2019
with
WPA 5091 of 2017
with
WPA 5104 of 2019

Mr. Subhashis Chakaraborty,
Mr. Arindam Das,
Mr. Biswajit Sarkar,
Ms. Sushmita Kumar Singh,
Mr. Amit Chowdhury
... ... for the Investors/Depositors

Mr. Siddhartha Ray,

Ms. Piyali Paul ... ... for the petitioner in WPA 5091 of 2017

Mr. Suddastva Banerjee
Mr. Soumabho Ghosh
Mr. Sagnik Majumdar
Ms. Dipshita Chomal
Mr. Teesham Das ... for the petitioners(Applicant)

Mr. Souma Subhra Ray ... for the Union of India

Mr. Anirban Ray
Mr. Soumen Ghosh
Mr. Snehashis Sen
Mr. Abhishek Banerjee ... for the Company

Mr. Y.J. Dustoor, Sr. Adv., ASG
Mr. Sukumar Bhattacharyya
Mr. Dhiraj Trivedi ... ... for the SFIO/Respondent no.5

Mr. Prasanta Kr. Dutt,
Mr. Susanta Kr. Dutt,
Mr. Syamantak Banerjee ... ... for the SEBI

A copy of the main writ petition shall be made over by the learned advocate for the writ petitioners to the office of the Learned Additional Solicitor General by tomorrow.

Re : CAN 2 of 2019 (Old CAN 12047 of 2019)
In
WPA 27330 of 2015

This is an application taken out by one Prudent Infra Reality Pvt. Ltd. for purchase of certain properties of the Company in question.

As we have recorded in our earlier orders, sale of any of the properties of the Company in question must be by way of public auction so that the best possible price is obtained.

We request the One Man Committee to expedite the sale of the properties of the company in question after

obtaining valuation of the same from the concerned Registrar of Assurance. The State and the SEBI shall extend all cooperation to the Committee in this regard. The base price for the auction to be conducted by the Committee will either be the valuation done by the concerned Registrar of Assurance or the price that has been offered by the intending purchaser/applicant, whichever is higher. We further request the Committee to complete the entire exercise at an early date, preferably within a period of eight weeks from the date of a copy of this order being placed before the Committee.

Needless to say that the present applicant shall be entitled to participate in the auction to be conducted by the Committee.

CAN 2 of 2019 (Old CAN 12047 of 2019) in WPA 27330 of 2015 is accordingly disposed of.

Re : CAN 4 of 2020 (Old CAN 5038 of 2020)
In
WPA 27330 of 2015

This is an application for early hearing of CAN 12047 of 2019. Since that substantive application has been disposed of, this application (CAN 5038 of 2020) also stands disposed of.

Re : CAN 1 of 2019 (Old CAN 8991 of 2019)
In
WPA 27330 of 2015

This application has been taken out by the respondent no.22 which is the Company (Pailan Park Development Authority Limited). The short prayer of the

Company is that the One Man Committee should take necessary steps for early sale of the properties of the Company mentioned in the application, particulars whereof, we are told, have already been furnished to the One Man Committee.

The prayer of the Company is apparently noble and innocuous.

We request the Committee to take necessary steps for early sale of the properties of the Company, particulars whereof have been disclosed to the Committee, by public auction, after obtaining due valuation from the concerned Registrar of Assurance and fixing a base price thereof. The money obtained from such sale shall be held by the Committee for paying back the depositors.

We request the Committee to complete the exercise of sale of the Company's properties as expeditiously as possible.

The Company shall extend all cooperation to the Committee for the aforesaid purpose including supplying all necessary documents e.g., original Title Deeds of the properties in question.

It is submitted on behalf of the depositors that the Pailan Group of Companies is operating its business and earning handsome income.

Mr. Roy shall apprise us on the next occasion as to how much money the Company will be able to deposit

immediately for the purpose of disbursement to the depositors.

CAN 1 of 2019 (Old CAN 8991 of 2019) is accordingly disposed of.

Let the matter appear in the list on 24th March, 2021.

(Jay Sengupta, J.) **(Arijit Banerjee, J.)**

HON'BLE JUSTICE S. P. TALUKDAR COMMITTEE 5 Council House Street, Kolkata - 700 001	Notice of E - Auction / Sale

PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTIES RELATING TO VIBGYOR ALLIED INFRASTRUCTURE LIMITED, MPS GROUP OF COMPANIES & PAILAN GROUP OF COMPANIES

E-AUCTION SALE SCHEDULE (TABLE-2)

S. No.	Description	Reserve Price *	EMD (10%)	Date & Time of Inspection	Bid Increase Amount (In Rs.)	Date & Time of E-auction
VIBGYOR ALLIED INFRASTRUCTURE LTD						
V2	Office space measuring 2612 Sq.ft. (SBUA), being No. A, Sweety Plaza, Third Floor, Holding No. 1, Rajendra Bag Road, Ward No. 3, Serampore Municipality, District Hooghly	1,11,59,770	11,15,977	17.09.2021 - 11 AM to 2 PM	Rs. 1,00,000/- (Rs. One Lakh)	04.10.2021 - 11 AM to 1 PM
V4	G+4 structure with six cottah of land, Premises No. 87, Dr. Suresh Sarkar Road, Holding No. 110 (Old No. 3), Sub-Division E, Division IV, Ward No.55, P.S.-Entally, Kolkata Municipal Corporation, Kolkata-700014	5,72,44,000	57,24,400	20.09.2021 - 11 AM to 2 PM	Rs. 1,00,000/- (Rs. One Lakh)	04.10.2021 - 11 AM to 1 PM
V5	Premises No. 25, CIT Road, Ward No. 55, P.S Entally, Kolkata – 700014. Land 3 Cottahs 1 Chatack 33 Sq.ft. with 5 storied building - Ground Floor 808 Sq. ft. (5 Shops) remaining floors – 1150 Sq.ft. each. Total floor area 4600 Sq.ft.	2,58,53,032	25,85,303	20.09.2021 - 11 AM to 2 PM	Rs. 1,00,000/- (Rs. One Lakh)	04.10.2021 - 11 AM to 1 PM

MPS GROUP OF COMPANIES						
M2	Land & 5 Storeyed Building at Plot No. P- 167, Lake Town, Block - B, P.S. Lake Town, Kolkata – 700089 Area: 4.003 kotta & 9982.48 sft	6,21,22,500	62,12,250	14.09.2021- 11 AM to 2 PM	Rs. 1,00,000 (Rs. One Lakh)	04.10.2021 - 11 AM to 1 PM
M3	Land & 3 Storeyed Building at Plot No. P- 75, Lake Town, Block - B, P.S. Lake Town, Kolkata – 700089 Area: 3.580 kottah & 3700 sft	2,73,26,700	27,32,670	14.09.2021- 11 AM to 2 PM	Rs. 1,00,000 (Rs. One Lakh)	04.10.2021 - 11 AM to 1 PM
M4	Flat on 4th Floor at Plot No. P-104A, Lake Town, Block – B, P.S. Lake Town, Kolkata – 700089 Area: 1700 sft	72,67,500	7,26,750	14.09.2021- 11 AM to 2 PM	Rs. 50,000 (Rs. Fifty Thousand)	04.10.2021 - 11 AM to 1 PM
M5	Land & 5 Storeyed Building at P – 38A, Lake Town, Block – B, P.S. Lake Town, Kolkata – 700089 Area: 4.194 kottah & 7057.50 sft	3,98,05,200	39,80,520	14.09.2021- 11 AM to 2 PM	Rs. 1,00,000 (Rs. One Lakh)	04.10.2021 - 11 AM to 1 PM
M6	Land & 3 Storeyed Building at Plot No. 90, Block – CA, Sector – I, Salt Lake City, P.S. Bidhannagar (North), Kolkata – 700064 Area: 4.250 kottah & 4012.86 sft	4,08,06,000	40,80,600	14.09.2021- 3 PM to 4 PM	Rs. 1,00,000 (Rs. One Lakh)	04.10.2021 - 11 AM to 1 PM
M7	Commercial space at 102, 1st Floor, OM TOWER, 32, Chowringhee Road, Kolkata – 700071 Area: 3000 sft	8,68,50,000	86,85,000	20.09.2021-3 PM to 4 PM	Rs. 1,00,000 (Rs. One Lakh)	04.10.2021 - 11 AM to 1 PM

M8	Land & Structure at Mouza-Kaikhali, J.L. No. 5, Karkhana Gali, P.S. Airport, Kolkata – 700136 Area: 3.004 kottah & 1200 sft	67,54,500	6,75,450	15.09.2021- 11 AM to 2 PM	Rs. 50,000 (Rs. Fifty Thousand)	04.10.2021 - 11 AM to 1 PM
M9	Land & Structure at Mouza-Kaikhali, J.L. No. 5, Municipal holding no. 1010, Karkhana Gali, P.S. Airport, Kolkata – 700136 Area: 2 kottah	37,73,700	3,77,370	15.09.2021- 11 AM to 2 PM	Rs. 50,000 (Rs. Fifty Thousand)	04.10.2021 - 11 AM to 1 PM
M10	Vacant land at Mouza-Kaikhali, J.L. No. 5, RS/ LR DAG no. 85, Karkhana Gali, P.S. airport, Kolkata – 700136 Area: 22.0375 kottah	4,36,33,800	43,63,380	15.09.2021- 11 AM to 2 PM	Rs. 1,00,000 (Rs. One Lakh)	04.10.2021 - 11 AM to 1 PM
M11	Land & Structure at Mouza-Kaikhali, J.L. No. 5, RS Khatian no. 571, L.R. khatian no. 718, RS Dag. No. 91 Kolkata – 700131 Area: 2 Kottah 14 Chitaks 15 Sft & 364 sft	37,48,001	3,74,800	15.09.2021- 11 AM to 2 PM	Rs. 50,000 (Rs. Fifty Thousand)	04.10.2021 - 11 AM to 1 PM
M12	Land & Structure at Mouza-Kaikhali, J.L. No. 5, RS Khatian no. 571, 263 L.R. khatian no. 718 RS Dag no.90, L.R. 90, B.M.C, P.S. – Airport Area: 35 Kottah 6 chitak 8 sft & 4935 sft	3,87,83,820	38,78,382	15.09.2021- 11 AM to 2 PM	Rs. 1,00,000 (Rs. One Lakh)	04.10.2021 - 11 AM to 1 PM
M13	Land at Mouza- Hatisala, JL no.9, G.P.Benatata-II, RS Khatian no. 640 , 642 & 778, RS. Dag. 850 & 857, P.S. – Kolkata Leather Camp Area: 120.53 Dec	7,98,69,888	79,86,989	15.09.2021- 3 PM to 4 PM	Rs. 1,00,000 (Rs. One Lakh)	04.10.2021 - 11 AM to 1 PM

M14	G+4 Building with garage at P 198/1, Block J, New Alipore, 24 Bankim Mukherjee Sarani, Kolkata -700053 Area: SBA of 1422 + 1722 + 1722 + 1722 + 1728 + 300 Sft	5,87,60,400	58,76,040	16.09.2021- 2 PM to 4 PM	Rs. 1,00,000 (Rs. One Lakh)	04.10.2021 - 11 AM to 1 PM
PAILAN GROUP OF COMPANIES						
P1	District: South 24 Parganas Mouza: Banhoogly, JL No. 65 RS Khatian No. 730, Dag No. RS-2314, 2315, 2316 RS Khatian No. 848, 646, Dag No RS-2317 RS Khatian No. 721, Dag No. RS-2318, 2319, 2320 RS Khatian No. 1189, Dag No. RS-2299 RS Khatian No. 730, Dag No. RS- 2312 Mouza: Sripur Bagherghole, JL No. 59; RS Khatian No. 829, Dag No. RS-1180; LR Khatian No. 298, Dag No. LR-1752 Total Area: 87.83 Dec along with 3 storied Building & movable properties (7000 Sq ft structure area)	2,01,43,562	20,14,356	16.09.2021- 11 AM to 1 PM	Rs. 1,00,000 (Rs. One Lakh)	04.10.2021 - 11 AM to 1 PM
P2	Mouza: Sripur Bagherghole, JL No. 59; LR Khatian No. 392, RS-412, LR-790 (Area 10.52 decimal)	95,62,501	9,56,250	16.09.2021- 11 AM to 1 PM	Rs. 1,00,000 (Rs. One Lakh)	04.10.2021 - 11 AM to 1 PM

Note:

The Intended Bidders are advised to note the following–

1. Read the terms and conditions of sale before submitting the bids.
2. Download and keep a copy of duly filled-in uploaded bid application, Terms and Conditions of Tender-Cum-E-Auction as well as the Notice of Sale published in the dailies for their future reference.
3. The sale deed wise details of above property(ies) shall be made available to all Intending bidders on e-auction platform. The Intending bidder shall inspect the details of the property from the local Municipal Authority, Development Authority, Improvement Trust, Municipal Body concerned or any offices /agencies and satisfy themselves before taking part in the auction process. The Committee/SEBI/the Agencies has not provided any representation or assurance with regard to the encumbrances / liabilities attached to the Properties and shall not be responsible, in any way, for the veracity of information provided hereinabove.
4. Retain the EMD and other deposit challans, etc. in safe custody for future reference.

Annexure Schedule

Sl.No	Particulars
Annexure-I	Bid Form & Declaration from Intending Bidder
Annexure-II	General Guidelines to Bidder
Annexure-III	Technical Terms and Conditions of Online Auction Sale

Intimation of successful bidder: Sale of immoveable properties of Vibgyor/MPS/Pailan group of companies on behalf of Hon'ble Justice S P Talukdar Committee External Inbox

Thu, Oct 7, 2:20 PM

Recovery ero
to me, sptcwb@gmail.com, RAJ, MITRAJEET, RAJAN, BOMRITA, Support

Dear Sir,

This is with reference to the Public Notice dated September 4, 2021 from the office of SEBI (on behalf of Hon'ble Justice S P Talukdar Committee), with respect to the e-auction for sale of immoveable properties of Vibgyor Allied Infrastructure Limited, MPS group of companies and Pailan group of companies.

Please consider this an intimation of successful bid for the property P1 (as described in aforementioned notice of sale) for which you had participated in the auction held on October 4, 2021. You are the successful bidder, bid amount being Rs 2,04,43,562/- (Rupees Two Crores Four Lakhs Forty Three Thousand Five Hundred Sixty Two Only).

You are requested to follow the timelines for payment as mentioned in the aforementioned Public Notice (Point no 7) and detailed notice of sale/bid document for this particular auction (Point no 16), available on the SEBI website.

Payment of 25% of the highest bid amount by the Successful Bidder (inclusive of EMD)	**Before October 11, 2021** (Rs 51,10,891, out of which EMD of Rs 20,14,356 already paid, which leaves Rs 30,96,535 to be paid within abovementioned date)
Payment of Balance highest bid amount by the Successful Bidders (Including 1% Poundage Fee)	**Before November 3, 2021** (Rs 1,55,37,107)
Issuance of Sale Certificate by Hon'ble Committee	Before November 18, 2021 (subject to final verification by the Hon'ble Committee and fulfilment of all conditions of sale)

Once the requisite payment has been remitted/transferred to the account details mentioned below, you are requested to email the Hon'ble Committee at (sptcwb@gmail.com) for reconciliation of your payment against the particular property, with the following details-

UTR/Transaction no.
Name of the Bidder
Amount:
Bank details: - Account Name, Bank Name & Branch Details

Bank remittance details (same account in which EMD was deposited)

Account Number	:	38146040718
Bank Name	:	State Bank of India (Specialised Institutional Banking, Kolkata)
IFSC Code	:	SBIN0014524
Payment Mode	:	NEFT/RTGS

For any further queries/ clarification, you may contact the Hon'ble Committee directly at the abovementioned email ID, or on the phone number 033-2262-8076/8260.

Sincerely,

Recovery Cell,
SEBI, Eastern Regional Office
16, Camac Street, L&T Chambers
Kolkata - 700 017
Phone : (033) 23023000

Domain :	sebieauction.abcprocure.com
Parent department:	SEBI - AuctionTiger

Bid history

Auction ID	:	149188	Auction no.	:	Open Auction ID : 149020
Auction brief	:	Sale of Property by Securities & Exchange Board of India, Eastern Regional Office-Kolkata V/s. PAILAN GROUP OF COMPANIES (Sr. No. P1)			
Department	:	SEBI-Kolkata	Officer	:	Authorized Officer
Start date and time	:	04/10/2021 11:00:00	End date and time	:	04/10/2021 13:00:00
Auction Variant	:	Forward	Auction type	:	Standard
Digital certificate required	:	No	Auction base currency	:	INR

(*) sign indicates bid submitted by auto bidder and (**) sign indicates bid submitted by proxy bid

Sr. No	Item Description
1	Sale of Property by Securities & Exchange Board of India, Eastern Regional Office-Kolkata V/s. PAILAN GROUP OF COMPANIES (Sr. No. P1)

Sr. no.	Company name	Bid amount	Bid date and time	IP address	Bid status	Remarks
1	Prudent Infrarealty Private Limited	2,04,43,562.00	04/10/2021 11:01:57.783	122.176.67.146	Accepted	-

For Prudent Infrarealty Private Limited

Authorised Signatory / Director

आयकर विभाग भारत सरकार

INCOME TAX DEPARTMENT GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड

Permanent Account Number Card

AFQPK8488R

नाम/Name

RAVINDRA KHAITAN

पिता का नाम /Father's Name

RATANLAL KHAITAN

जन्म की तारीख /Date of Birth

31/01/1966

हस्ताक्षर / Signature

आधार

भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

Enrollment No.: 1060/00002/00457

To
Ravindra Khaitan
S/O: Ratan Lal Khaitan
Flat-5A 5 J.B.S Haldon Avenue
Near ITC SONAR
Kolkata (ext)
Dhapa
Kalbata Kolkata
West Bengal 700105
9830094477

14/04/2015

9830379000

MA535739002FT

आपका आधार क्रमांक / Your Aadhaar No. :

3781 7075 7108

मेरा आधार, मेरी पहचान

भारत सरकार

Government of India

Ravindra Khaitan
DOB : 31/01/1966
Male

3781 7075 7108

मेरा आधार, मेरी पहचान

AADHAAR

सूचना

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

INFORMATION

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

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

भारतीय विशिष्ट पहचान प्राधिकरण

Unique Identification Authority of India

Address:
S/O: Ratan Lal Khaitan, Flat-5A, 5 J.B.S Haldon Avenue, Near ITC SONAR, Kolkata (ext), Kolkata, Dhapa, West Bengal, 700105

3781 7075 7108

1947

ভারত সরকার
Unique Identification Authority of India
Government of India

তালিকাভুক্তির আই ডি / Enrollment No. : 1190/30101/00312

To
Haridas Sardar
হরিদাস সরদার
S/O: Bhramar Sardar

07/03/2014

sarberia
Sarberia
Sarberia,South 24 Parganas
West Bengal - 743365

KL913978863FT

91397866

আপনার আধার সংখ্যা / Your Aadhaar No. :

8116 7641 8656

আধার – সাধারণ মানুষের অধিকার

ভারত সরকার
Government of India

হরিদাস সরদার
Haridas Sardar
পিতা : ভ্রমর সরদার
Father : Bhramar Sardar

জন্মতারিখ / DOB: 25/10/1960
পুরুষ / Male

8116 7641 8656

আধার – সাধারণ মানুষের অধিকার

Major Information of the Deed

Deed No :	I-1903-00810/2022	Date of Registration	22/01/2022
Query No / Year	1903-2000105224/2022	Office where deed is registered	
Query Date	11/01/2022 5:51:22 PM	1903-2000105224/2022	
Applicant Name, Address & Other Details	Haridas Sardar 10A, Rawdon Street, 1st Floor,Thana : Shakespeare Sarani, District : Kolkata, WEST BENGAL, PIN - 700017, Mobile No. : 9830032337, Status :Buyer/Claimant		
Transaction		Additional Transaction	
[0112] Sale, Certificate of Sale		[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4306] Other than Immovable Property, Sale [Rs : 5,68,700/-]	
Set Forth value		Market Value	
Rs. 2,12,16,698/-		Rs. 2,12,16,698/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 9,28,879/- (Article:23)		Rs. 2,17,981/- (Article:A(1), E,)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Gram Panchayat: BANHOOGHLY-II, Mouza: Banhoogly, JI No: 65, Pin Code : 700103

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-2314 (RS :-)	LR-730	Bastu	Shali	10.33 Dec	17,29,949/-	17,29,949/-	Property is on Road
L2	LR-2315 (RS :-)	LR-730	Bastu	Shali	6 Dec	6,75,072/-	6,75,072/-	Property is on Road
L3	LR-2316 (RS :-)	LR-730	Bastu	Shali	5 Dec	5,62,560/-	5,62,560/-	Property is on Road
L4	LR-2317 (RS :-)	LR-848	Bastu	Shali	26 Dec	34,29,748/-	34,29,748/-	Property is on Road
L5	LR-2318 (RS :-)	LR-721	Bastu	Doba	5 Dec	5,62,560/-	5,62,560/-	Property is on Road
L6	LR-2319 (RS :-)	LR-721	Bastu	Danga	9 Dec	11,54,248/-	11,54,248/-	Property is on Road
L7	LR-2320 (RS :-)	LR-721	Bastu	Shali	7 Dec	7,87,584/-	7,87,584/-	Property is on Road
L8	LR-2299 (RS :-)	LR-1189	Bastu	Danga	6 Dec	6,75,072/-	6,75,072/-	Property is on Road
L9	LR-2312 (RS :-)	LR-730	Bastu	Shali	0.5 Dec	56,256/-	56,256/-	Width of Approach Road: 6 Ft.,
		TOTAL :			**74.83Dec**	**96,33,049 /-**	**96,33,049 /-**	

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Bangalpara (Boral), Mouza: Sripur Bagharghole, JI No: 59, Pin Code : 700103

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L10	LR-1752 (RS :-)	LR-298	Bastu	Shali	13 Dec	63,03,024/-	63,03,024/-	Width of Approach Road: 6 Ft.,
	Grand Total :				**87.83Dec**	**159,36,073 /-**	**159,36,073 /-**	

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, L6, L7, L8, L9	7000 Sq Ft.	52,80,625/-	52,80,625/-	Structure Type: Structure
	Gr. Floor, Area of floor : 3000 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 25 Years, Roof Type: Pucca, Extent of Completion: Complete Floor No: 1, Area of floor : 2000 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 25 Years, Roof Type: Pucca, Extent of Completion: Complete Floor No: 2, Area of floor : 2000 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 25 Years, Roof Type: Pucca, Extent of Completion: Complete				
	Total :	**7000 sq ft**	**52,80,625 /-**	**52,80,625 /-**	

Judgment-debtor Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**JUSTICE S P TALUKDAR COMMITTEE** 5, COUNCIL HOUSE STREET, City:- Kolkata, P.O:- G P O, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 , Execution By Court,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Auction-purchaser Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**PRUDENT INFRAREALTY PRIVATE LIMITED** 10A, RAWDON STREET, 1ST FLOOR, City:- Kolkata, P.O:- Shakespeare Sarani, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017 , PAN No.:: AAxxxxxx0D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**Mr SUNIL KUMAR JANA** Son of 5, COUNCIL HOUSE STREET, City:- Kolkata, P.O:- G P O, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Execution By Court,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : JUSTICE S P TALUKDAR COMMITTEE (as JOINT SECRETARY)

2	Name	Photo	Finger Print	Signature
	Mr RAVINDRA KHAITAN (Presentant) Son of Late RATAN LAL KHAITAN Date of Execution - 22/01/2022, , Admitted by: Self, Date of Admission: 22/01/2022, Place of Admission of Execution: Office			
		Jan 22 2022 12:17PM	LTI 22/01/2022	22/01/2022

10A, RAWDON STREET, City:- Kolkata, P.O:- SHAKESPEARE SARANI, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx8R, Aadhaar No: 37xxxxxxxx7108 Status : Representative, Representative of : PRUDENT INFRAREALTY PRIVATE LIMITED (as DIRECTOR)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Haridas Sardar Son of Late B Sardar 10A, Rawdon Street, City:- Kolkata, P.O:- Shakespeare Sarani, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017			
	22/01/2022	22/01/2022	22/01/2022

Identifier Of Mr SUNIL KUMAR JANA, Mr RAVINDRA KHAITAN

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	JUSTICE S P TALUKDAR COMMITTEE	PRUDENT INFRAREALTY PRIVATE LIMITED-10.33 Dec

Transfer of property for L10

Sl.No	From	To. with area (Name-Area)
1	JUSTICE S P TALUKDAR COMMITTEE	PRUDENT INFRAREALTY PRIVATE LIMITED-13 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	JUSTICE S P TALUKDAR COMMITTEE	PRUDENT INFRAREALTY PRIVATE LIMITED-6 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	JUSTICE S P TALUKDAR COMMITTEE	PRUDENT INFRAREALTY PRIVATE LIMITED-5 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	JUSTICE S P TALUKDAR COMMITTEE	PRUDENT INFRAREALTY PRIVATE LIMITED-26 Dec

Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	JUSTICE S P TALUKDAR COMMITTEE	PRUDENT INFRAREALTY PRIVATE LIMITED-5 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	JUSTICE S P TALUKDAR COMMITTEE	PRUDENT INFRAREALTY PRIVATE LIMITED-9 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	JUSTICE S P TALUKDAR COMMITTEE	PRUDENT INFRAREALTY PRIVATE LIMITED-7 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	JUSTICE S P TALUKDAR COMMITTEE	PRUDENT INFRAREALTY PRIVATE LIMITED-6 Dec
Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	JUSTICE S P TALUKDAR COMMITTEE	PRUDENT INFRAREALTY PRIVATE LIMITED-0.5 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	JUSTICE S P TALUKDAR COMMITTEE	PRUDENT INFRAREALTY PRIVATE LIMITED-7000.00000000 Sq Ft

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Gram Panchayat: BANHOOGHLY-II, Mouza: Banhoogly, Jl No: 65, Pin Code : 700103

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2314, LR Khatian No:- 730		Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 2315, LR Khatian No:- 730		Seller is not the recorded Owner as per Applicant.
L3	LR Plot No:- 2316, LR Khatian No:- 730		Seller is not the recorded Owner as per Applicant.
L4	LR Plot No:- 2317, LR Khatian No:- 848		Seller is not the recorded Owner as per Applicant.
L5	LR Plot No:- 2318, LR Khatian No:- 721		Seller is not the recorded Owner as per Applicant.
L6	LR Plot No:- 2319, LR Khatian No:- 721		Seller is not the recorded Owner as per Applicant.

L7	LR Plot No:- 2320, LR Khatian No:- 721		Seller is not the recorded Owner as per Applicant.
L8	LR Plot No:- 2299, LR Khatian No:- 1189		Seller is not the recorded Owner as per Applicant.
L9	LR Plot No:- 2312, LR Khatian No:- 730		Seller is not the recorded Owner as per Applicant.

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Bangalpara (Boral), Mouza: Sripur Bagharghole, Jl No: 59, Pin Code : 700103

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L10	LR Plot No:- 1752, LR Khatian No:- 298	Owner:আহাম্মদ আলি মোল্লা, Gurdian:আখিরুদ্দিন , Address:বন হুগলী , Classification:শালি, Area:0.13000000 Acre,	Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 190300810 / 2022

On 22-01-2022

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

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

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

Presented for registration at 11:54 hrs on 22-01-2022, at the Office of the A.R.A. - III KOLKATA by Mr RAVINDRA KHAITAN ,.

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 2,12,16,698/-

Admission Execution (for exempted person)

Execution by Mr SUNIL KUMAR JANA, , JOINT SECRETARY, JUSTICE S P TALUKDAR COMMITTEE (Private Limited Company), 5, COUNCIL HOUSE STREET, City:- Kolkata, P.O:- G P O, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001

who is exempted FROM his personal appearence in this office under section 88 of Registration Act XVI of 1908, is proved by his seal AND signature.

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

Execution is admitted on 22-01-2022 by Mr RAVINDRA KHAITAN, DIRECTOR, PRUDENT INFRAREALTY PRIVATE LIMITED (Private Limited Company), 10A, RAWDON STREET, 1ST FLOOR, City:- Kolkata, P.O:- Shakespeare Sarani, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017

Indetified by Mr Haridas Sardar, , , Son of Late B Sardar, 10A, Rawdon Street, P.O: Shakespeare Sarani, Thana: Shakespeare Sarani, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700017, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,17,981/- (A(1) = Rs 2,17,854/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 50/- ,M(b) = Rs 8/-) and Registration Fees paid by Cash Rs 113/-, by online = Rs 2,17,868/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/01/2022 3:35PM with Govt. Ref. No: 192021220165770911 on 19-01-2022, Amount Rs: 2,17,868/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKS6011456 on 19-01-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 9,28,779/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 9,28,779/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 79552, Amount: Rs.100/-, Date of Purchase: 19/01/2022, Vendor name: Abhijit Sarkar
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/01/2022 3:35PM with Govt. Ref. No: 192021220165770911 on 19-01-2022, Amount Rs: 9,28,779/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKS6011456 on 19-01-2022, 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 1903-2022, Page from 94368 to 94430

being No 190300810 for the year 2022.

Seal of the Additional Registrar, Assurance - III, Kolkata
অতিরিক্ত নিবন্ধক, এ্যাসুরেন্স - ৩, কলকাতা

Digitally signed by PROBIR KUMAR GOLDER
Date: 2022.02.07 14:03:43 +05:30
Reason: Digital Signing of Deed.

(Probir Kumar Golder) 2022/02/07 02:03:43 PM

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - III KOLKATA

West Bengal.

(This document is digitally signed.)