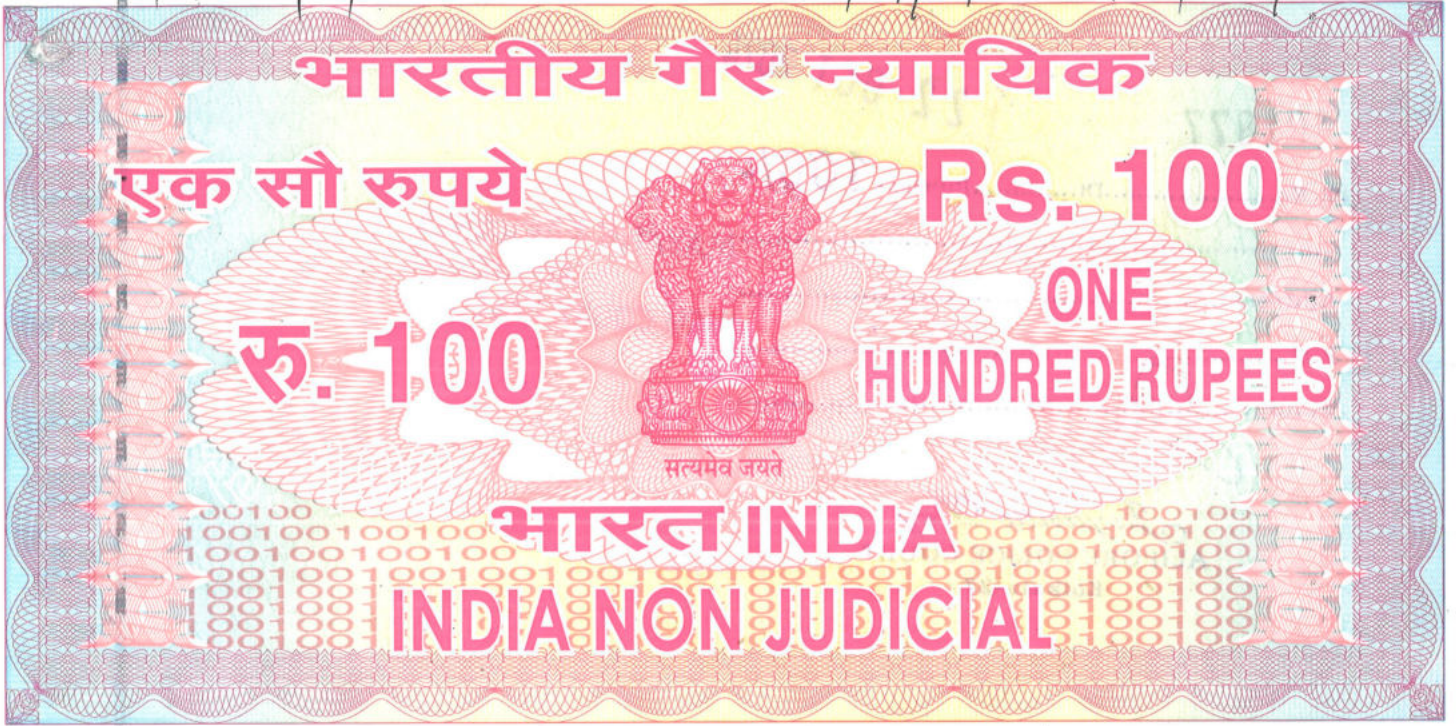


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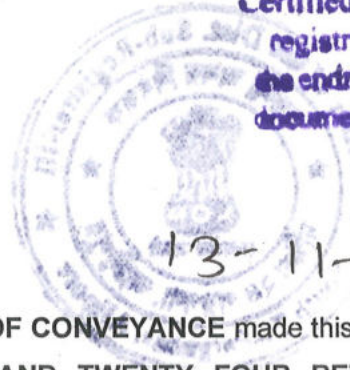


পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AU 000634

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

13/11/24  
2/2793/21/24



*[Signature]*  
District Sub-Register-ID  
Alipore, South 24-pargana

THIS DEED OF CONVEYANCE made this 13<sup>th</sup> day of November

TWO THOUSAND AND TWENTY FOUR BETWEEN PRUDENT INFREALETY 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, 1<sup>st</sup> 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, 1<sup>st</sup> Floor, Police Station Shakespeare Sarani, Post Office Circus Avenue, Kolkata – 700 017, hereinafter referred to as the 'VENDOR', (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 **ONE PART**

001877

22 OCT 2024

Sl. No. .... Dt. .... Rupees - 100/-

Address ..... MAYANK KAKRANIA  
ADVOCATE  
HIGH COURT, CALCUTTA

P.O. .... P.S. ....

Vender .....

*Jyotika Dey*  
ALIPORE POLICE COURT  
Kolkata-27

*[Faint, illegible text]*



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*Haridas Sardar  
S/O. Late B. Sardar  
Village + P.O. Sarsadin  
P.S. Joyngar  
South 24 Parganas  
Pin no. 743385,  
Seara*

**AND (1) ASWINI SALES PVT. LTD., (INCOME TAX PAN AAHCA9837F)**, a private limited company having its registered office at No. 10A, Rawdon Street, 1<sup>st</sup> Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, represented by its Director **Sri Ayush Khaitan (INCOME TAX PAN BWNPK9966M)**, son of Sri Rajendra Khaitan, working for gain at 10A Rawdon Street, 1<sup>st</sup> Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, **(2) CHAMPION SUPPLIERS PVT. LTD., (INCOME TAX PAN AADCC5710B)**, a private limited company having its registered office at No. 10A, Rawdon Street, 1<sup>st</sup> Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, represented by its Director **Sri Rajkumar Khaitan (INCOME TAX PAN AFQPK8485C)**, son of Late Ratanlal Khaitan, working for gain at 10A Rawdon Street, 1<sup>st</sup> Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, **(3) CONCEPTION COMMERCIAL PVT. LTD., (INCOME TAX PAN AADCC5424A)**, a private limited company having its registered office at No. 10A, Rawdon Street, 1<sup>st</sup> Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, represented by its Director **Sri Rohit Khaitan (INCOME TAX PAN BGLPK9094A)**, son of Sri Rajendra Khaitan, working for gain at 10A Rawdon Street, 1<sup>st</sup> Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, **(4) DIAGRAM SALES PVT. LTD., (INCOME TAX PAN AADCD0433C)**, a private limited company having its registered office at No. 10A, Rawdon Street, 1<sup>st</sup> Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, represented by its Director **Sri Rajkumar Khaitan (INCOME TAX PAN AFQPK8485C)**, son of Late Ratan Lal Khaitan, working for gain at 10A Rawdon Street, 1<sup>st</sup> Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, **(5) DURGAMATA VINTRADE PVT. LTD., (INCOME TAX PAN AADCD2527M)**, a private limited company having its registered office at No. 10A, Rawdon Street, 1<sup>st</sup> Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, represented by its Director **Sri Ayush Khaitan (INCOME TAX PAN BWNPK9966M)**, son of Sri Rajendra Khaitan, working for gain at 10A Rawdon Street, 1<sup>st</sup> Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, **(6) HIGHLIGHT COMMERCIAL PVT. LTD., (INCOME TAX PAN AACCH2778R)**, a private limited company having its registered office at No. 10A, Rawdon Street, 1<sup>st</sup> Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, represented by its Director **Sri Ravindra Khaitan (INCOME TAX PAN AFQPK8488R)**, son of Late Ratanlal Khaitan, working for gain at 10A Rawdon Street, 1<sup>st</sup> Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, **(7) KHAITAN LAND LTD. (PREVIOUSLY KNOWN AS PIONEER TOWNSHIP LTD.), (INCOME TAX PAN AACCP7499R)**, a public limited company having its registered



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office at No. 10A, Rawdon Street, 1<sup>st</sup> Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, represented by its Director **Sri Anshul Khaitan (INCOME TAX PAN DQKPK3956G)**, son of Sri Rajkumar Khaitan, working for gain at 10A Rawdon Street, 1<sup>st</sup> Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, **(8) LIMESTONE SALES PVT. LTD., (INCOME TAX PAN AABCL5608B)**, a private limited company having its registered office at No. 10A, Rawdon Street, 1<sup>st</sup> Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, represented by its Director **Sri Rohit Khaitan (INCOME TAX PAN BGLPK9094A)**, son of Sri Rajendra Khaitan, working for gain at 10A Rawdon Street, 1<sup>st</sup> Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, **(9) MERIDIAN VINTRADE PVT. LTD., (INCOME TAX PAN AAGCM2052H)**, a private limited company having its registered office at No. 10A, Rawdon Street, 1<sup>st</sup> Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, represented by its Director **Sri Ayush Khaitan (INCOME TAX PAN BWNPK9966M)**, son of Sri Rajendra Khaitan, working for gain at 10A Rawdon Street, 1<sup>st</sup> Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, **(10) PIONEER MARBLES & INTERIORS PVT. LTD., (INCOME TAX PAN AACCP7501J)**, a private limited company having its registered office at No. 10A, Rawdon Street, 1<sup>st</sup> Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, represented by its Director **Sri Ravindra Khaitan (INCOME TAX PAN AFQPK8488R)**, son of Late Ratanlal Khaitan, working for gain at 10A Rawdon Street, 1<sup>st</sup> Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, **(11) PIONEER ONLINE LTD., (INCOME TAX PAN AACCP7500K)**, a public limited company having its registered office at No. 10A, Rawdon Street, 1<sup>st</sup> Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, represented by its Director **Sri Anshul Khaitan (INCOME TAX PAN DQKPK3956G)**, son of Sri Rajkumar Khaitan, working for gain at 10A Rawdon Street, 1<sup>st</sup> Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, **(12) RAMESHWAR SALES PVT. LTD., (INCOME TAX PAN AAECR5019D)**, a private limited company having its registered office at No. 10A, Rawdon Street, 1<sup>st</sup> Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, represented by its Director **Sri Rohit Khaitan (INCOME TAX PAN BGLPK9094A)**, son of Sri Rajendra Khaitan, working for gain at 10A Rawdon Street, 1<sup>st</sup> Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, **(13) RAVINDRA KHAITAN (H.U.F.), (INCOME TAX PAN AAGHR1049Q)**, a Hindu Undivided Family, having its office at No. 10A, Rawdon Street, 1<sup>st</sup> Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, represented by its Karta **Sri Ravindra Khaitan (INCOME TAX PAN AFQPK8488R)**, son of Late Ratan Lal Khaitan,



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working for gain at 10A Rawdon Street, 1<sup>st</sup> Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, **(14) RECREATE TRADERS PVT. LTD., (INCOME TAX PAN AAECR5957J)**, a private limited company having its registered office at No. 10A, Rawdon Street, 1<sup>st</sup> Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, represented by its Director **Sri Ayush Khaitan (INCOME TAX PAN BWNPK9966M)**, son of Sri Rajendra Khaitan, working for gain at 10A Rawdon Street, 1<sup>st</sup> Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, **(15) SAPTARSHI TRADELINK PVT.LTD., (INCOME TAX PAN AANCS7460A)**, a private limited company having its registered office at No. 10A, Rawdon Street, 1<sup>st</sup> Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, represented by its Director **Sri Ravindra Khaitan (INCOME TAX PAN AFQPK8488R)**, son of Late Ratanlal Khaitan, working for gain at 10A Rawdon Street, 1<sup>st</sup> Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, **(16) SEABIRD BARTER PVT. LTD., (INCOME TAX PAN AAMCS7348L)**, a private limited company having its registered office at No. 10A, Rawdon Street, 1<sup>st</sup> Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, represented by its Director **Sri Rohit Khaitan (INCOME TAX PAN BGLPK9094A)**, son of Sri Rajendra Khaitan, working for gain at 10A Rawdon Street, 1<sup>st</sup> Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, **(17) SEABIRD DEALERS PVT. LTD., (INCOME TAX PAN AAMCS6251J)**, a private limited company having its registered office at No. 10A, Rawdon Street, 1<sup>st</sup> Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, represented by its Director **Sri Ayush Khaitan (INCOME TAX PAN BWNPK9966M)**, son of Sri Rajendra Khaitan, working for gain at 10A Rawdon Street, 1<sup>st</sup> Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017 and **(18) WRINKLE TRACOM PVT. LTD., (INCOME TAX PAN AAACW9217C)**, a private limited company having its registered office at No. 10A, Rawdon Street, 1<sup>st</sup> Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, represented by its Director **Sri Rohit Khaitan (INCOME TAX PAN BGLPK9094A)**, son of Sri Rajendra Khaitan, working for gain at 10A Rawdon Street, 1<sup>st</sup> Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, hereinafter collectively referred to as the '**PURCHASERS**', (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 their respective successors, successors in office, successors in interest, the Karta and the other co-parceners and members for the time being of the HUF and assigns) of the **OTHER PART**



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**WHEREAS:**

A. The vendor herein, in order to develop its business of construction and development of Real Estate, applied to the Governor of the State of West Bengal for permission to occupy for the purpose of developing a residential project on and being **ALL THAT** the piece of parcel of land containing an area of 3 (three) decimals, be the same a little more or less, comprised in and being R. S. and L. R. Dag No. 1629, R. S. Khatian No. 1, Mouza Bonhooghly, J. L. No. 65, Touzi No. 148, Revenue Survey No. 209, Pargana Magura, Police Station Sonarpur, Additional District Sub Registrar Sonarpur, 24 Parganas (South), within the limits of previously Bonhooghly No. 1 Gram Panchayat, District 24 Parganas (South), (hereinafter referred to as the "**SAID LAND**"), as more fully and particularly mentioned and described in the **FIRST SCHEDULE** hereunder written and as shown and delineated in **RED** colour border on the map or plan annexed hereto.

B. By and under a letter dated 7<sup>th</sup> September, 2022, bearing Memo No. 3946-GE(M)/IL-274/15, issued by the Additional Secretary to the Government of West Bengal, Land and Land Reforms and Revenue Relief & Rehabilitation Department, Government of West Bengal, and addressed to the D. M. & Collector, South 24 Parganas, Alipore, District South 24 Parganas, Kolkata – 700 027, a copy whereof was also forwarded to the vendor herein, the Governor of the State of West Bengal was pleased to accord sanction to the proposal of the vendor herein for Long Term Settlement of the said land vested with the Government of West Bengal, for a period of 99 (ninety nine) years, in favour of the vendor herein, for the purpose of developing a residential project, at a salami of a sum of Rs. 5,13,000/- (Rupees five lacs and thirteen thousand) only, and Annual Rent of a sum of Rs. 1,620/- (Rupees one thousand six hundred and twenty) only, along with Back Period Land Revenue of Rs. 102/- (Rupees one hundred and two) only, with effect from the date of delivery of legal possession of the said land and on the other terms and conditions as contained in the said letter.

C. Pursuant to the said sanction, by and under an Indenture of Lease dated 1<sup>st</sup> March, 2023, made and executed by and between the Governor of the State of West Bengal, therein referred to as the lessor of the one part, and Prudent Infrealty Private Limited, the vendor herein, therein referred to as the lessee of the other part, and registered in the office of the District Sub Registrar – III, South 24 Parganas, Alipore, in Book - I, Volume number 1603-2023, Page from 99909 to 99929, being No. 160303130



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for the year 2023, (hereinafter referred to as the “**SAID INDENTURE OF LEASE**”), the Governor of the State of West Bengal, at or for the consideration of a sum of Rs. 5,13,000/- (Rupees five lacs and thirteen thousand) only, as salami, granted, transferred and demised unto and in favour of the said Prudent Infrarealty Private Limited **ALL THAT** the piece of parcel of land containing an area of 3 (three) decimals, be the same a little more or less, comprised in and being R. S. and L. R. Dag No. 1629, R. S. Khatian No. 1, Mouza Bonhooghly, J. L. No. 65, Touzi No. 148, Revenue Survey No. 209, Pargana Magura, Police Station Sonarpur, Additional District Sub Registrar Sonarpur, 24 Parganas (South), within the limits of previously Bonhooghly No. 1 Gram Panchayat, District 24 Parganas (South), as more fully and particularly mentioned and described in Part - I of the Schedule there under written **TO HOLD** the same for a period of 99 (ninety nine) years from the date of delivery of possession, yielding and paying therefore, Annual Rent of a sum of Rs. 1,620/- (Rupees one thousand six hundred and twenty) only, and on the other terms, conditions, covenants, rights, obligations, stipulations and restrictions as contained in the said Indenture of Lease.

D. The vendor herein thereafter again applied for conversion of the nature of the said land from leasehold to freehold for the purpose of developing the said residential project thereon.

E. By and under a letter dated 29<sup>th</sup> July 2024, bearing Memo No. 2742-GE(M)/IL-274/2015, issued by the Additional Secretary to the Government of West Bengal, Land and Land Reforms and Revenue Relief & Rehabilitation Department, Government of West Bengal, and addressed to the D. M. & Collector, South 24 Parganas, a copy whereof was also forwarded to the vendor herein, the Governor of the State of West Bengal was pleased to accord sanction to the application of the vendor herein for conversion of the nature of the said land from leasehold to freehold, for the purpose of developing the said residential project thereon, on realization of conversion fees of a sum of Rs. 81,000/- (Rupees eighty one thousand) only, in terms of notification No. 2701-LP/1A-03/23 dated 10<sup>th</sup> July, 2023, and on the other terms and conditions as contained in the said letter.

F. By and under an Indenture of Conveyance dated 28<sup>th</sup> October, 2024, made and executed by and between the Governor of the State of West Bengal, therein referred to as the vendor of the one part, and Prudent Infrarealty Private Limited, the vendor herein, therein referred to as the purchaser of the other part, and registered in the office of the



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District Sub Registrar – III, South 24 Parganas, Alipore, in Book - I, Volume number 1603-2024, Page from 458374 to 458392, being No. 1603017942 for the year 2024, (hereinafter referred to as the “**SAID INDENTURE OF CONVEYANCE**”), the Governor of the State of West Bengal, at or for the consideration of a sum of Rs. 81,000/- (Rupees eighty one thousand) only, as conversion fees, granted, sold, transferred, conveyed, released, assigned and assured unto and in favour of the said Prudent Infrarealty Private Limited and the said Prudent Infrarealty Private Limited became and still is the sole and absolute lawful owner, absolutely and lawfully seized and possessed of and/or otherwise well and sufficiently entitled to **ALL THAT** the piece of parcel of land containing an area of 3 (three) decimals, be the same a little more or less, comprised in and being R. S. and L. R. Dag No. 1629, R. S. Khatian No. 1, now L.R. Khatian No. 9609, Mouza Bonhooghly, J. L. No. 65, Touzi No. 148, Revenue Survey No. 209, Pargana Magura, Police Station Sonarpur, Additional District Sub Registrar Sonarpur, 24 Parganas (South), within the limits of previously Bonhooghly No. 1 Gram Panchayat, District 24 Parganas (South), being the **said land**, as more fully and particularly mentioned and described in Part - I of the Schedule there under and in the **First 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, lispens, attachments, trusts, claims, demands, mortgages, Wakfs, debutters, debts, uses, executions, liabilities, prohibitions, restrictions, leases, tenancies, licenses, acquisitions, requisitions, and alignments, etc., whatsoever or howsoever, on the terms, conditions and covenants as contained in the said Indenture of Conveyance.

**G.** The vendor herein has agreed to grant, sell, transfer, convey, release, assign and assure and the purchasers herein have agreed to purchase and acquire from the vendor herein **ALL THAT** the piece of parcel of land containing an area of 2.84 (two point eight four) decimals, be the same a little more or less, comprised in and being the undivided and undemarcated part or portion of R. S. and L. R. Dag No. 1629, R. S. Khatian No. 1, now L.R. Khatian No. 9609, Mouza Bonhooghly, J. L. No. 65, Touzi No. 148, Revenue Survey No. 209, Pargana Magura, Police Station Sonarpur, Additional District Sub Registrar Sonarpur, 24 Parganas (South), within the limits of previously Bonhooghly No. 1 Gram Panchayat, District 24 Parganas (South), (hereinafter referred to as the “**SAID UNDIVIDED SHARE**”), as more fully and particularly mentioned and described in the **SECOND SCHEDULE** hereunder written, absolutely and forever, free from all encumbrances, charges, liens, lispens, attachments, trusts, claims, demands, mortgages, Wakfs, debutters, debts, uses, executions, liabilities, prohibitions,



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restrictions, leases, tenancies, licenses, acquisitions, requisitions and alignments, etc., whatsoever or howsoever, at or for the consideration and on the other terms, conditions and covenants as contained herein.

**NOW THIS DEED WITNESSETH** that in the premises aforesaid and pursuant to the said agreement and in consideration of a total sum of **Rs. 5,11,200/- (Rupees Five Lacs Eleven Thousand and Two Hundred) only**, of the lawful money of the Union of India in hand well and truly paid by the purchasers herein to the vendor herein, at or before the execution of these presents, (the receipt whereof the vendor doth hereby and also by the memo of consideration hereunder written admits and acknowledges and of and from the payment of the same forever releases, discharges and acquits the purchasers and the said undivided share hereby granted, sold, transferred and conveyed and intended so to be), the vendor herein doth hereby grants, sells, transfers, conveys, releases, assigns and assures unto and in favour of the purchasers herein **ALL THAT** the piece of parcel of land containing an area of 2.84 (two point eight four) decimals, be the same a little more or less, comprised in and being the undivided and undemarcated part or portion of R. S. and L. R. Dag No. 1629, R. S. Khatian No. 1; now L.R. Khatian No. 9609, Mouza Bonhooghly, J. L. No. 65, Touzi No. 148, Revenue Survey No. 209, Pargana Magura, Police Station Sonarpur, Additional District Sub Registrar Sonarpur, 24 Parganas (South), within the limits of previously Bonhooghly No. 1 Gram Panchayat, District 24 Parganas (South), being the **said undivided share**, as more fully and particularly mentioned and described in the **Second Schedule** hereunder written, 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, acquisitions, requisitions and alignments, etc., whatsoever or howsoever, with full right, liberty and license to the purchasers, their respective successors, successors in office, successors in interest, the Karta and the other coparceners and members for the time being of the HUF and assigns and the owners for the time being of the said undivided share 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 their will and pleasure for all purposes connected with the use and enjoyment of the said undivided share 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 undivided share or any part or portion thereof now are or is or at any time or times heretofore were or was



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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 undivided share 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 undivided share and every part or portion thereof **AND** all deeds, pattahs, muniments, writings and evidences of title which in anywise relate to the said undivided share 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 undivided share hereby granted, sold, transferred, conveyed, released, assigned and assured or otherwise expressed or intended so to be and every part thereof unto and to the use of the purchasers, their respective successors, successors in office, successors in interest, the Karta and the other co-parceners and members for the time being of the HUF 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 undivided share, 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 undivided share **TOGETHER WITH** the rights, liberties and appurtenances whatsoever in respect of the said undivided share to and unto the purchasers, free from all encumbrances, charges, liens, lispendens, attachments, trusts, claims, demands, mortgages, Wakfs, debutters, debts, uses, executions, liabilities, prohibitions, restrictions, leases, tenancies, licenses, acquisitions, requisitions and alignments, etc., whatsoever or howsoever.

**THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASERS 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 undivided share and



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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 purchasers, 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 undivided share 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 expressed or intended so to be unto and to the use of the purchasers 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 undivided share 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, acquisitions, requisitions 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 purchasers shall and may lawfully at all times hereafter, peacefully equitably and quietly, enter into, hold possess, use, enjoy and occupy the said undivided share 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 purchasers, 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



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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, acquisitions, requisitions 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 and upon the said undivided share hereby granted, sold, transferred, conveyed, assigned and assured or expressed or intended so to be unto and to the use of the purchasers 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 undivided share 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 purchasers, 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 undivided share 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 purchasers, 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 purchasers produce or cause to be produced to the purchasers or to their 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 undivided share, and also shall at the like request and costs of the purchasers deliver to the purchasers such attested or other copies or extracts there from as the purchasers may require and will in the meantime unless prevented as aforesaid keep the same safe unobliterated and uncanceled.

8. **AND THAT** the vendor doth hereby further covenants with the purchasers that the purchasers shall be entitled to do all acts, deeds, matters and things and make all additions, alterations and constructions at the said undivided share and any future additions in the said undivided share as may be deemed to be expedient to make such



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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 purchasers herein, to any person or persons on such terms and conditions as the purchasers in their absolute discretion may think fit and proper.

9. **AND** the vendor herein has simultaneously herewith delivered peaceful khas possession of the said undivided share to the purchasers herein.

**THE FIRST SCHEDULE ABOVE REFERRED TO:**

**"SAID LAND"**

**ALL THAT** the piece of parcel of land containing an area of 3 (three) decimals, be the same a little more or less, comprised in and being R. S. and L. R. Dag No. 1629, R. S. Khatian No. 1, now L.R. Khatian No. 9609, Mouza Bonhooghly, J. L. No. 65, Touzi No. 148, Revenue Survey No. 209, Pargana Magura, Police Station Sonarpur, Additional District Sub Registrar Sonarpur, 24 Parganas (South), within the limits of previously Bonhooghly No. 1 Gram Panchayat, 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 L.R. Dag Nos. 1628 and 1630;

**ON THE EAST:** By L.R. Dag No. 2311;

**ON THE WEST:** By L.R. Dag No. 1627 and

**ON THE SOUTH:** By L.R. Dag Nos. 1631, 1633, 1634 and 2310 (P)

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

**THE SECOND SCHEDULE ABOVE REFERRED TO:**

**"SAID UNDIVIDED SHARE"**

**ALL THAT** the piece of parcel of land containing an area of **2.84 (two point eight four) decimals**, be the same a little more or less, comprised in and being the undivided and undemarcated part or portion of R. S. and L. R. Dag No. 1629, R. S. Khatian No. 1, now L.R. Khatian No. 9609, Mouza Bonhooghly, J. L. No. 65, Touzi No. 148, Revenue Survey No. 209, Pargana Magura, Police Station Sonarpur, Additional District Sub Registrar Sonarpur, 24 Parganas (South), within the limits of previously Bonhooghly No. 1 Gram Panchayat, District 24 Parganas (South).



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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.

SIGNED SEALED AND DELIVERED on behalf of the VENDOR, by its Director, Sri Ravindra Khaitan, at Kolkata in the presence of:

For Prudent Infrarealty Private Limited

  
Director/Authorized Signatory

1. Shantanu Bagchi  
10A Rowdon Street  
Kolkata - 700017
2. Ayan Kr. Deb Nath  
10A, Rowdon Street  
Kolkata - 700017

Drafted by me.



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



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**RECEIPT AND MEMO OF CONSIDERATION**

**RECEIVED** of and from the within named purchasers the within mentioned total sum of **Rs. 5,11,200/- (Rupees Five Lacs Eleven One Thousand and Two Hundred) only**, being the full consideration money payable to the vendor herein, as per the memo of consideration written herein below:

- |  |                     |
|--|---------------------|
| 1. Paid by Purchaser No. 1 by Cheque No. 000224 dated 11.11.2024, drawn on ICICI Bank, AJC Bose Road Branch, Kolkata, in favour of the Vendor  | <b>Rs. 28,400/-</b> |
| 2. Paid by Purchaser No. 2 by Cheque No. 000913 dated 11.11.2024, drawn on ICICI Bank, AJC Bose Road Branch, Kolkata, in favour of the Vendor  | <b>Rs. 28,400/-</b> |
| 3. Paid by Purchaser No. 3 by Cheque No. 000545 dated 11.11.2024, drawn on ICICI Bank, AJC Bose Road Branch, Kolkata, in favour of the Vendor  | <b>Rs. 28,400/-</b> |
| 4. Paid by Purchaser No. 4 by Cheque No. 000879 dated 11.11.2024, drawn on ICICIC Bank, AJC Bose Road Branch, Kolkata, in favour of the Vendor | <b>Rs. 28,400/-</b> |
| 5. Paid by Purchaser No. 5 by Cheque No. 000507 dated 11.11.2024, drawn on ICICI Bank, AJC Bose Road Branch, Kolkata, in favour of the Vendor  | <b>Rs. 28,400/-</b> |
| 6. Paid by Purchaser No. 6 by Cheque No. 000173 dated 11.11.2024, drawn on ICICI Bank, AJC Bose Road Branch, Kolkata, in favour of the Vendor  | <b>Rs. 28,400/-</b> |
| 7. Paid by Purchaser No. 7 by Cheque No. 000347 dated 11.11.2024, drawn on ICICI Bank, AJC Bose Road Branch, Kolkata, in favour of the Vendor  | <b>Rs. 28,400/-</b> |
| 8. Paid by Purchaser No. 8 by Cheque No. 001037 dated 11.11.2024, drawn on ICICI Bank, AJC Bose Road Branch, Kolkata, in favour of the Vendor  | <b>Rs. 28,400/-</b> |
| 9. Paid by Purchaser No. 9 by Cheque No. 000043 dated 11.11.2024, drawn on ICICI Bank, AJC Bose Road Branch, Kolkata, in favour of the Vendor  | <b>Rs. 28,400/-</b> |
| 10. Paid by Purchaser No. 10 vide NEFT through Kotak Mahindra Bank, Middleton Street Branch, Kolkata, in favour of the Vendor                  | <b>Rs. 28,400/-</b> |
| 11. Paid by Purchaser No. 11 vide NEFT through Kotak   |                     |



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Mahindra Bank, Middleton Street Branch, Kolkata, in favour of the Vendor	Rs. 28,400/-
12. Paid by Purchaser No. 12 by Cheque No. 000102 dated 11.11.2024, drawn on ICICI Bank, AJC Bose Road Branch, Kolkata, in favour of the Vendor	Rs. 28,400/-
13. Paid by Purchaser No. 13 by Cheque No. 000459 dated 11.11.2024, drawn on ICICI Bank, AJC Bose Road Branch, Kolkata, in favour of the Vendor	Rs. 28,400/-
14. Paid by Purchaser No. 14 by Cheque No. 000894 dated 11.11.2024, drawn on ICICI Bank, AJC Bose Road Branch, Kolkata, in favour of the Vendor	Rs. 28,400/-
15. Paid by Purchaser No. 15 by Cheque No. 000901 dated 11.11.2024, drawn on ICICI Bank, AJC Bose Road Branch, Kolkata, in favour of the Vendor	Rs. 28,400/-
16. Paid by Purchaser No. 16 by Cheque No. 000228 dated 11.11.2024, drawn on ICICI Bank, AJC Bose Road Branch, Kolkata, in favour of the Vendor	Rs. 28,400/-
17. Paid by Purchaser No. 17 by Cheque No. 000083 dated 11.11.2024, drawn on ICICI Bank, AJC Bose Road Branch, Kolkata, in favour of the Vendor	Rs. 28,400/-
18. Paid by Purchaser No. 18 by Cheque No. 000936 dated 11.11.2024, drawn on ICICI Bank, AJC Bose Road Branch, Kolkata, in favour of the Vendor	Rs. 28,400/-

\_\_\_\_\_

**Total: Rs. 5,11,200/-**

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**Total: 5,11,200/-**

**(Rupees Five Lacs Eleven Thousand and Two Hundred) only.**

**WITNESSES:**

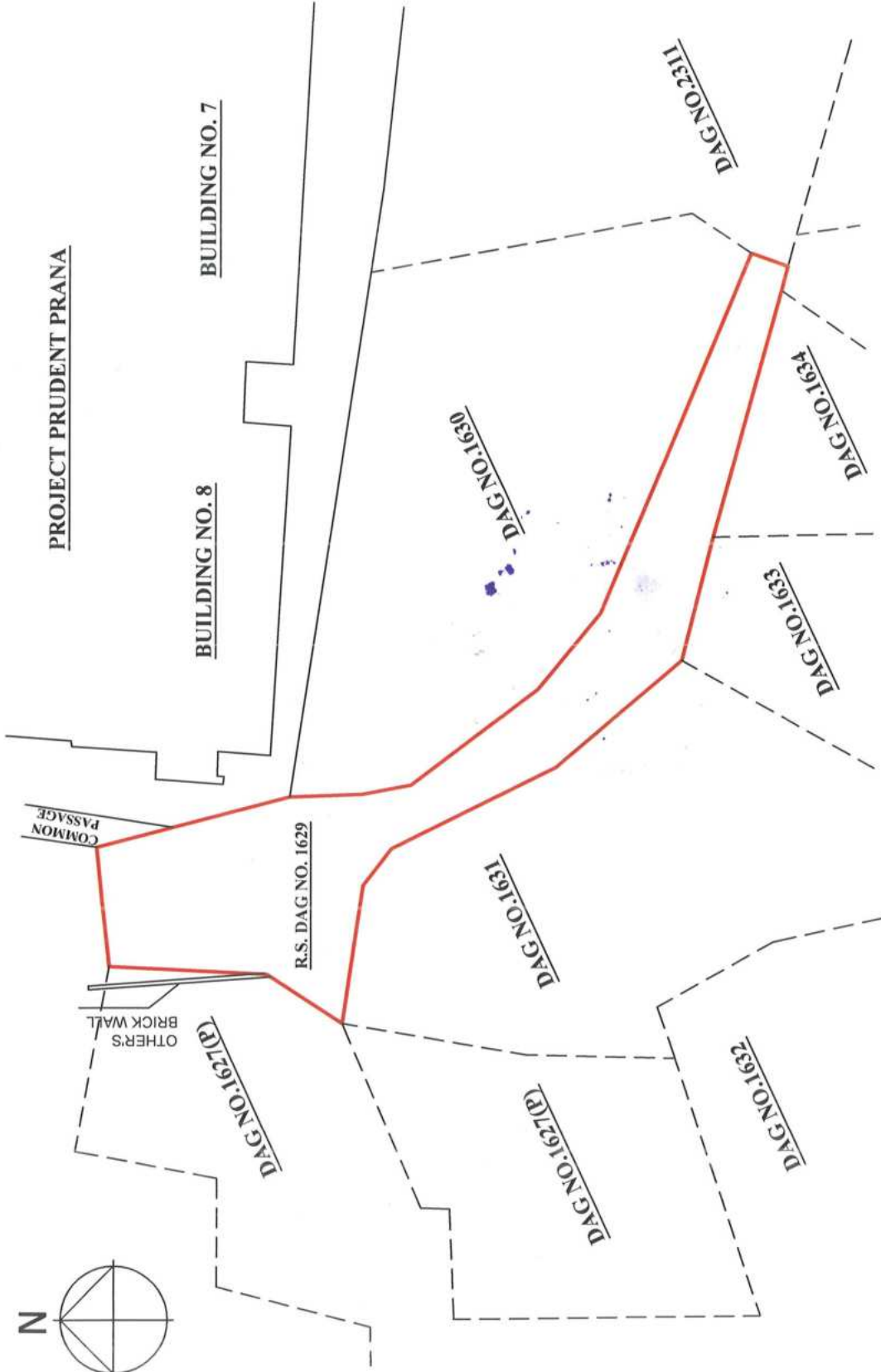
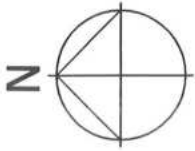
1. *Shantanu Bagchi*  
16A Rawdon Street  
Kolkata - 700017
2. *Ayan Kr. Debnath*  
10A, Rawdon Street  
Kolkata - 700017

For Prudent Infra Realty Private Limited

*[Signature]*  
Director/Authorized Signatory



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TITLE:

SITE PLAN OF MOUZA- BONHOOGLY, P.S. SONARPUR,  
R.S. & L.R. DAG NO. 1629 DISTRICT SOUTH 24 PARGANAS  
AREA OF LAND: 03 DECIMAL

DEMARCATED IN RED BORDER

**For Prudent Infrastructure Private Limited**

*Director/Authorized Signator*

SIGNATURE OF VENDOR



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**SPECIMEN FORM FOR TEN FINGERPRINTS**



*(Handwritten signature)*

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



*(Handwritten signature)*  
**CRAJKUMAR KHAITAN**

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					














*(Handwritten signature)*  
**ROHIT KHAITAN**

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					













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## 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					

Anshul Khaitan

		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Left Hand					
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Right Hand					

Anshul Khaitan

<div style="border: 1px solid black; padding: 5px; width: 100px; height: 100px; margin: 0 auto;">             PHOTO           </div>		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Left Hand					
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Right Hand					



DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGS., ALIPORE  
13 NOV 2024



ভারত সরকার

ভারত সরকার

Unique Identification Authority of India

Government of India

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

07/05/2014

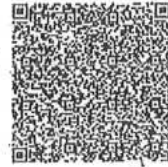
To  
Haridas Sardar  
হরিন্দাস সর্দার  
S/O: Bhramar Sardar

sarberla  
Sarberla  
Sarberla, South 24 Parganas  
West Bengal - 743385



KL913978863FT

91397886



আপনার আধার সংখ্যা / Your Aadhaar No. :

**8116 7641 8656**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

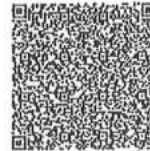
Government of India



হরিন্দাস সর্দার  
Haridas Sardar  
পিতা : ভ্রমর সর্দার  
Father : Bhramar Sardar

জন্মতারিখ / DOB: 28/10/1980  
পুংস্ব / Male

8116 7641 8656



আধার - সাধারণ মানুষের অধিকার

*Handwritten signature*

### Major Information of the Deed

Deed No :	I-1603-18749/2024	Date of Registration	13/11/2024
Query No / Year	1603-2002793121/2024	Office where deed is registered	
Query Date	04/11/2024 7:55:08 PM	D.S.R. - III SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	Shantam Bajoria 10A Rawdon Street, Thana : Shakespeare Sarani, District : Kolkata, WEST BENGAL, PIN - 700017, Mobile No. : 9836397129, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 5,11,200/-	Rs. 5,11,200/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 25,680/- (Article:23)	Rs. 5,158/- (Article:A(1), E)		
Remarks			

### Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Gram Panchayat: BANHOOGHLY-II, Mouza: Banhoogly, JI No: 0, Pin Code : 700103

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1629 (RS :- )	LR-9609	Bastu	Bastu	2.84 Dec	5,11,200/-	5,11,200/-	Property is on Road Adjacent to Metal Road,
<b>Grand Total :</b>					<b>2.84Dec</b>	<b>5,11,200 /-</b>	<b>5,11,200 /-</b>	

### Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>PRUDENT INFRAREALTY PRIVATE LIMITED</b> RAWDON ENCLAVE, 10A RAWDON STREET, 1ST FLOOR, City:- Kolkata, P.O:- SHAKESPEARE SARANI, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017 Date of Incorporation:XX-XX-2XX9 , PAN No.:: AAxxxxxx0D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative




### Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>ASWINI SALES PRIVATE LIMITED</b> RAWDON ENCLAVE, 10A RAWDON STREET, 1ST FLOOR, City:- Kolkata, P.O:- SHAKESPEARE SARANI, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017 Date of Incorporation:XX-XX-2XX9 , PAN No.:: AAxxxxxx7F,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

2	<b>CHAMPION SUPPLIERS PRIVATE LIMITED</b> RAWDON ENCLAVE, 10A RAWDON STREET, 1ST FLOOR, City:- Kolkata, P.O:- SHAKESPEARE SARANI, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017 Date of Incorporation:XX-XX-2XX8 , PAN No.:: AAxxxxxx0B,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed
3	<b>CONCEPTION COMMERCIAL PRIVATE LIMITED</b> RAWDON ENCLAVE, 10A RAWDON STREET, 1ST FLOOR, City:- Kolkata, P.O:- SHAKESPEARE SARANI, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017 Date of Incorporation:XX-XX-2XX8 , PAN No.:: AAxxxxxx4A,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed
4	<b>DIAGRAM SALES PRIVATE LIMITED</b> RAWDON ENCLAVE, 10A RAWDON STREET, 1ST FLOOR, City:- Kolkata, P.O:- SHAKESPEARE SARANI, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017 Date of Incorporation:XX-XX-2XX8 , PAN No.:: AAxxxxxx3C,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed
5	<b>DURGAMATA VINTRADE PRIVATE LIMITED</b> RAWDON ENCLAVE, 10A RAWDON STREET, 1ST FLOOR, City:- Kolkata, P.O:- SHAKESPEARE SARANI, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017 Date of Incorporation:XX-XX-2XX9 , PAN No.:: AAxxxxxx7M,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed
6	<b>HIGHLIGHT COMMERCIAL PRIVATE LIMITED</b> RAWDON ENCLAVE, 10A RAWDON STREET, 1ST FLOOR, City:- Kolkata, P.O:- SHAKESPEARE SARANI, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017 Date of Incorporation:XX-XX-2XX9 , PAN No.:: AAxxxxxx8R,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed
7	<b>KHAITAN LAND LIMITED</b> RAWDON ENCLAVE, 10A RAWDON STREET, 1ST FLOOR, City:- Kolkata, P.O:- SHAKESPEARE SARANI, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017 Date of Incorporation:XX-XX-1XX6 , PAN No.:: AAxxxxxx9R,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed
8	<b>LIMESTONE SALES PRIVATE LIMITED</b> RAWDON ENCLAVE, 10A RAWDON STREET, 1ST FLOOR, City:- Kolkata, P.O:- SHAKESPEARE SARANI, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017 Date of Incorporation:XX-XX-2XX8 , PAN No.:: AAxxxxxx8B,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed
9	<b>MERIDIAN VINTRADE PRIVATE LIMITED</b> RAWDON ENCLAVE, 10A RAWDON STREET, 1ST FLOOR, City:- Kolkata, P.O:- SHAKESPEARE SARANI, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017 Date of Incorporation:XX-XX-2XX9 , PAN No.:: AAxxxxxx2H,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed
10	<b>PIONEER MARBLES &amp; INTERIORS PRIVATE LIMITED</b> RAWDON ENCLAVE, 10A RAWDON STREET, 1ST FLOOR, City:- Kolkata, P.O:- SHAKESPEARE SARANI, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017 Date of Incorporation:XX-XX-1XX6 , PAN No.:: AAxxxxxx1J,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed
11	<b>PIONEER ONLINE LIMITED</b> RAWDON ENCLAVE, 10A RAWDON STREET, 1ST FLOOR, City:- Kolkata, P.O:- SHAKESPEARE SARANI, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017 Date of Incorporation:XX-XX-2XX0 , PAN No.:: AAxxxxxx0K,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed
12	<b>RAMESHWAR SALES PRIVATE LIMITED</b> RAWDON ENCLAVE, 10A RAWDON STREET, 1ST FLOOR, City:- Kolkata, P.O:- SHAKESPEARE SARANI, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017 Date of Incorporation:XX-XX-2XX9 , PAN No.:: AAxxxxxx9D,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed
13	<b>RAVINDRA KHAITAN HUF</b> RAWDON ENCLAVE, 10A RAWDON STREET, 1ST FLOOR, City:- Kolkata, P.O:- SHAKESPEARE SARANI, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017 Date of Incorporation:XX-XX-2XX2 , PAN No.:: AAxxxxxx9Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed
14	<b>RECREAT TRADERS PRIVATE LIMITED</b> RAWDON ENCLAVE, 10A RAWDON STREET, 1ST FLOOR, City:- Kolkata, P.O:- SHAKESPEARE SARANI, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017 Date of Incorporation:XX-XX-2XX0 , PAN No.:: AAxxxxxx7J,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed
15	<b>SAPTARSHI TRADELINK PRIVATE LIMITED</b> RAWDON ENCLAVE, 10A RAWDON STREET, 1ST FLOOR, City:- Kolkata, P.O:- SHAKESPEARE SARANI, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017 Date of Incorporation:XX-XX-2XX0 , PAN No.:: AAxxxxxx0A,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

16	<b>SEABIRD BARTER PRIVATE LIMITED</b> RAWDON ENCLAVE, 10A RAWDON STREET, 1ST FLOOR, City:- Kolkata, P.O:- SHAKESPEARE SARANI, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017 Date of Incorporation:XX-XX-2XX8 , PAN No.:: AAxxxxx8L,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed
17	<b>SEABIRD DEALERS PRIVATE LIMITED</b> RAWDON ENCLAVE, 10A RAWDON STREET, 1ST FLOOR, City:- Kolkata, P.O:- SHAKESPEARE SARANI, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017 Date of Incorporation:XX-XX-2XX8 , PAN No.:: AAxxxxx1J,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed
18	<b>WRINKLE TRACOM PRIVATE LIMITED</b> RAWDON ENCLAVE, 10A RAWDON STREET, 1ST FLOOR, City:- Kolkata, P.O:- SHAKESPEARE SARANI, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017 Date of Incorporation:XX-XX-2XX0 , PAN No.:: AAxxxxx7C,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed



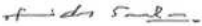
**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<p><b>Name</b></p> <p><b>Mr RAVINDRA KHAITAN (Presentant)</b> Son of Late RATANLAL KHAITAN Date of Execution - 13/11/2024, , Admitted by: Self, Date of Admission: 13/11/2024, Place of Admission of Execution: Office</p>	<p><b>Photo</b></p>  <p>Nov 13 2024 12:01PM</p>	<p><b>Finger Print</b></p>  <p>Captured</p> <p>LTI 13/11/2024</p>	<p><b>Signature</b></p>  <p>13/11/2024</p>
	<p>RAWDON ENCLAVE, 10A RAWDON STREET, 1ST FLOOR, 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, Date of Birth:XX-XX-1XX6 , PAN No.:: AFxxxxx8R, Aadhaar No: 37xxxxxxxx7108 Status : Representative, Representative of : PRUDENT INFREAREALTY PRIVATE LIMITED (as DIRECTOR), HIGHLIGHT COMMERCIAL PRIVATE LIMITED (as DIRECTOR), PIONEER MARBLES &amp; INTERIORS PRIVATE LIMITED (as DIRECTOR), RAVINDRA KHAITAN HUF (as KARTA), SAPTARSHI TRADELINK PRIVATE LIMITED (as DIRECTOR)</p>			
2	<p><b>Mr RAJKUMAR KHAITAN</b> Son of Late RATANLAL KHAITAN RAWDON ENCLAVE, 10A RAWDON STREET, 1ST FLOOR, 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, Date of Birth:XX-XX-1XX1 , PAN No.:: AFxxxxx5C, Aadhaar No: 51xxxxxxxx8247 Status : Representative, Representative of : CHAMPION SUPPLIERS PRIVATE LIMITED (as DIRECTOR), DIAGRAM SALES PRIVATE LIMITED (as DIRECTOR)</p>			
3	<p><b>Mr ANSHUL KHAITAN</b> Son of Mr RAJKUMAR KHAITAN RAWDON ENCLAVE, 10A RAWDON STREET, 1ST FLOOR, 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, Date of Birth:XX-XX-1XX6 , PAN No.:: DQxxxxx6G, Aadhaar No: 37xxxxxxxx0426 Status : Representative, Representative of : KHAITAN LAND LIMITED (as DIRECTOR), PIONEER ONLINE LIMITED (as DIRECTOR)</p>			



4	<p><b>Mr ROHIT KHAITAN</b>  Son of Mr RAJENDRA KHAITAN RAWDON ENCLAVE, 10A RAWDON STREET, 1ST FLOOR, 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, Date of Birth:XX-XX-1XX0 , PAN No.:: BGxxxxxx4A, Aadhaar No: 76xxxxxxx1036 Status : Representative, Representative of : CONCEPTION COMMERCIAL PRIVATE LIMITED (as DIRECTOR), LIMESTONE SALES PRIVATE LIMITED (as DIRECTOR), RAMESHWAR SALES PRIVATE LIMITED (as DIRECTOR), SEABIRD BARTER PRIVATE LIMITED (as DIRECTOR), WRINKLE TRACOM PRIVATE LIMITED (as DIRECTOR)</p>
5	<p><b>Mr AYUSH KHAITAN</b>  Son of Mr RAJENDRA KHAITAN RAWDON ENCLAVE, 10A RAWDON STREET, 1ST FLOOR, 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, Date of Birth:XX-XX-1XX2 , PAN No.:: BWxxxxxx6M, Aadhaar No: 77xxxxxxx1491 Status : Representative, Representative of : ASWINI SALES PRIVATE LIMITED (as DIRECTOR), DURGAMATA VINTRADE PRIVATE LIMITED (as DIRECTOR), MERIDIAN VINTRADE PRIVATE LIMITED (as DIRECTOR), RECREAT TRADERS PRIVATE LIMITED (as DIRECTOR), SEABIRD DEALERS PRIVATE LIMITED (as DIRECTOR)</p>

**Identifier Details :**

Name	Photo	Finger Print	Signature
<p><b>Mr HARIDAS SARDAR</b>  Son of Late B SARDAR  SARBERIA, Village:- SARBERIA, P.O:- SARBERIA, P.S:-Joynagar, District:-South 24-Parganas, West Bengal, India, PIN:- 743385</p>		 Captured	
	13/11/2024	13/11/2024	13/11/2024
Identifier Of Mr RAVINDRA KHAITAN			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	PRUDENT INFREAREALTY PRIVATE LIMITED	ASWINI SALES PRIVATE LIMITED-0.157778 Dec,CHAMPION SUPPLIERS PRIVATE LIMITED-0.157778 Dec,CONCEPTION COMMERCIAL PRIVATE LIMITED-0.157778 Dec,DIAGRAM SALES PRIVATE LIMITED-0.157778 Dec,DURGAMATA VINTRADE PRIVATE LIMITED-0.157778 Dec,HIGHLIGHT COMMERCIAL PRIVATE LIMITED-0.157778 Dec,KHAITAN LAND LIMITED-0.157778 Dec,LIMESTONE SALES PRIVATE LIMITED-0.157778 Dec,MERIDIAN VINTRADE PRIVATE LIMITED-0.157778 Dec,PIONEER MARBLES & INTERIORS PRIVATE LIMITED-0.157778 Dec,PIONEER ONLINE LIMITED-0.157778 Dec,RAMESHWAR SALES PRIVATE LIMITED-0.157778 Dec,RAVINDRA KHAITAN HUF-0.157778 Dec,RECREAT TRADERS PRIVATE LIMITED-0.157778 Dec,SAPTARSHI TRADELINK PRIVATE LIMITED-0.157778 Dec,SEABIRD BARTER PRIVATE LIMITED-0.157778 Dec,SEABIRD DEALERS PRIVATE LIMITED-0.157778 Dec,WRINKLE TRACOM PRIVATE LIMITED-0.157778 Dec

## Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Gram Panchayat: BANHOOGHLY-II, Mouza: Banhoogly, JI No: 0, Pin Code : 700103

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1629, LR Khatian No:- 9609		Seller is not the recorded Owner as per Applicant.

**Endorsement For Deed Number : I - 160318749 / 2024**

**On 13-11-2024**

**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 11:13 hrs on 13-11-2024, at the Office of the D.S.R. - III SOUTH 24-PARGANAS 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 5,11,200/-

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

Execution is admitted on 13-11-2024 by Mr RAVINDRA KHAITAN, DIRECTOR, PRUDENT INFREAREALTY PRIVATE LIMITED (Private Limited Company), RAWDON ENCLAVE, 10A RAWDON STREET, 1ST FLOOR, City:- Kolkata, P.O:- SHAKESPEARE SARANI, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017; DIRECTOR, HIGHLIGHT COMMERCIAL PRIVATE LIMITED (Private Limited Company), RAWDON ENCLAVE, 10A RAWDON STREET, 1ST FLOOR, City:- Kolkata, P.O:- SHAKESPEARE SARANI, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017; DIRECTOR, PIONEER MARBLES & INTERIORS PRIVATE LIMITED (Private Limited Company), RAWDON ENCLAVE, 10A RAWDON STREET, 1ST FLOOR, City:- Kolkata, P.O:- SHAKESPEARE SARANI, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017; DIRECTOR, SAPTARSHI TRADELINK PRIVATE LIMITED (Private Limited Company), RAWDON ENCLAVE, 10A RAWDON STREET, 1ST FLOOR, City:- Kolkata, P.O:- SHAKESPEARE SARANI, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017; KARTA, RAVINDRA KHAITAN HUF (HUF), RAWDON ENCLAVE, 10A RAWDON STREET, 1ST FLOOR, City:- Kolkata, P.O:- SHAKESPEARE SARANI, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017

Identified by Mr HARIDAS SARDAR, , Son of Late B SARDAR, SARBERIA, P.O: SARBERIA, Thana: Joynagar, , South 24-Parganas, WEST BENGAL, India, PIN - 743385, by caste Hindu, by profession Private Service

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 5,158.00/- ( A(1) = Rs 5,112.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 5,126/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/11/2024 1:35PM with Govt. Ref. No: 192024250272542008 on 12-11-2024, Amount Rs: 5,126/-, Bank: SBI EPay ( SBlePay), Ref. No. 2368625336830 on 12-11-2024, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 25,580/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 25,580/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1877, Amount: Rs.100.00/-, Date of Purchase: 22/10/2024, Vendor name: J DEY Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/11/2024 1:35PM with Govt. Ref. No: 192024250272542008 on 12-11-2024, Amount Rs: 25,580/-, Bank: SBI EPay ( SBlePay), Ref. No. 2368625336830 on 12-11-2024, Head of Account 0030-02-103-003-02



**Debasish Dhar**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - III SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

**Certificate of Registration under section 60 and Rule 69.**

**Registered in Book - I**

**Volume number 1603-2024, Page from 485360 to 485385  
being No 160318749 for the year 2024.**



*Dhar*

Digitally signed by Debasish Dhar  
Date: 2024.11.18 18:10:30 +05:30  
Reason: Digital Signing of Deed.

**(Debasish Dhar) 18/11/2024  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS  
West Bengal.**