

80775

R. D. P. / 01

NAME	_____
ADD.	_____
BY	_____
16 AUG 2022	
SURANGAN	
L...	
2&3 K...	

11/11

16 AUG 2022

16 AUG 2022

SHAPING MINES & MINERALS PVT. LTD.

[Signature]
Director



SHAPING MINES & MINERALS PVT LTD

Director

07847/2022

I-07544/2022



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

N 176355

a. n. n. 176355/22

Certified that the Document is admitted to Registration. The Stamp and the Underpayment sheet are part of this document as the part of this Document.

Additional Registrar of Documents, Kolkata



SHAPING MINES & MINERALS PVT LTD
26 AUG 2022

Director for

THIS DEED OF CONVEYANCE made this 26th day of August Two Thousand Twenty Two (2022);

BETWEEN

SHAPING MINES & MINERALS PVT LTD.

[Signature]
Director

85734

NAME: *M/S Shap*
 ADD: *...*
 25 AUG 2022
 SURANJAN KUMARJEE
 Licensed Stamp Vendor
 C. C. Court
 2 & 3, K. S. Road, Kol-1

25 AUG 2022



SHAPING MINES & MINERALS PVT. LTD.

ADVISORY REGISTER
 OFFICE
 26 AUG 2022

SHAPING MINES & MINERALS PVT. LTD.


[Signature]
 Director

MR. SUBHASH MUKERJI, (PAN AQQPM7582M, OCI No.A451577, Mobile No. 9831559337), son of the Late Brahmadeva Mukerji, aged about 75 years, by faith - Hindu, by nationality - Indian origin now in U.S.A., by occupation - Service, residing at 26 Royal Way, Dallas, Texas 75229, United States of America, hereinafter referred to as the **VENDOR** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**.

AND

M/S. SHAPING MINES & MINERALS PRIVATE LIMITED, a company duly registered and incorporated under the provisions of the Companies Act 1956 and having its registered office at 651A, Block O, 2nd Floor, New Alipore, P.S. New Alipore, Kolkata-700 053, having PAN AAQCS2778C, CIN U13100WB2010PTC156272, being represented by one of its Directors Sri Kishore Madnani having PAN AHDPM9925E, AADHAAR No. 4648 9127 6327, DIN 00511273, Mobile No. +91 98301 81182, son of Sri Mithu Das Madnani, by faith - Hindu, by occupation - Business, by Nationality- Indian, residing at Shamiyana, 702, Block-P, New Alipore, P.S. New

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Director

Alipore, Kolkata-700 053, hereinafter referred to as the "PURCHASER"
(which expression shall unless excluded by or repugnant to the subject or
context be deemed to mean and include its successor or successors-in-
interest and assigns) of the OTHER PART.

WHEREAS:

1) By a Deed of Conveyance dated 28.09.1950 made between
Hindusthan Co-operative Society Limited, therein described as the Society
of the First Part and Phanindra Nath Majumdar therein described as the
Confirming Party of the Second Part and Smt. Renuka Majumdar therein
described as the Purchaser of the Third Part and registered at the office of
the Sadar Joint Sub-Registrar at Alipore in Book No.1, Volume No.74,
Pages 126 to 132, Deed No.4652 for the year 1950, the said Society therein
with the concurrence and consent of the said Confirming Party therein
and as also at and for the consideration mentioned therein sold,
transferred and conveyed forever and absolutely unto and in favour of the
said Purchaser therein ALL THAT the piece and parcel of land measuring
4.5 Cottahs more or less, being Plot No.771, Block No.P of the Society's
New Alipore Development Scheme No.XV, lying situate at and being a

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portion of Port Commissioners' Surplus Land lying between Diamond Harbour Road and Tolly's Nullah comprised in Mouza Shahpur, within the limit of the then Corporation of Calcutta, in the District the then 24 Parganas more fully and particularly described in the Schedule thereunder written (hereinafter referred to as the said Land).

2. By an Indenture of Mortgage dated the 28th day of September, 1950, made between the said Renuka Majumdar therein referred to as the Mortgagor of the One Part and the said Hindusthan Co-operative Insurance Society Limited therein referred to as the Mortgagee of the Other Part and registered at the office of the Sadar Joint Sub-Registrar at Alipore, in Book No. 1, Volume No. 86, Pages 17 to 26, Being No. 4653 for the year 1950, the Mortgagor therein at and for the consideration mentioned therein created a charge in respect of All that the said land unto and in favour of the Mortgagee as per the terms and conditions contained therein.

3. By an Indenture of Release dated the 26th day of July, 1962, made between the said Hindusthan Cooperative Insurance Society Limited now

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
Director

known as Life Insurance Corporation of India therein referred to as the Releasor of the One Part and the said Renuka Majumdar therein referred to as the Releasee of the Other Part and registered at the office of the Sub-Registrar at Alipore, in Book No. I, Volume No. 77, Pages 210 to 214, Being No.6913 for the year 1962, the Releasor therein released, reconveyed, discharged and relinquished all the charges created by the afore-recited Indenture of Mortgage in respect of All that the said land and freed the said land from all encumbrances and charges.

4. The said land was later mutated and recorded in the records of the then Calcutta Municipal Corporation as premises no. 23A/771, Diamond Harbour Road, in the then Calcutta.

5. By an Agreement for Sale dated the 13th day of August, 1974, made between the said Renuka Majumdar therein referred to as the Vendor of the One Part and one Krishna Kumar Kaha therein referred to as the Purchaser of the Other Part, the Vendor therein at and for the consideration agreed to sell and transfer unto and in favour of the Purchaser therein All THAT the said land on the terms and conditions mentioned therein

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Director

6. The said Krishna Kumar Kaha nominated one Brahmadeva Mukerji and requested the said Renuka Majumdar to transfer the said land unto and in favour of the said Brahmadeva Mukerji to which the latter agreed.

7. By an Indenture dated the 22nd day of November, 1974, made between the said Renuka Majumdar therein referred to as the Vendor of the First Part, her husband Phanindra Nath Majumdar therein referred to as the Confirming Party of the Second Part and the said Brahmadeva Mukerji therein referred to as the Purchaser of the Third Part, and registered with the Registrar of Assurances in the then Calcutta, in Book no. 1, Volume No.239, Pages 293 to 299, Being No. 6866 for the year 1974, the Vendor therein with the concurrence and consent of the Confirming Party therein as also at and for the consideration therein mentioned granted transferred conveyed assured and assigned unto and in favour of the Purchaser therein All That the said land absolutely and forever.

8. After purchase of the said land the said Brahmadeva Mukerji had got his name mutated in the record of Calcutta Municipal Corporation as

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Director

name mutated in the record of Kolkata Municipal Corporation as owner of the said premises.


12 The Vendor has represented to the Purchaser as follows:-

- a) The said property is free from all encumbrances, charges, liens, lispendens, acquisitions, requisitions, attachments, liabilities, and trusts of whatsoever nature.
- b) The Vendor has a clear marketable title to the said property and none except the Vendor has ever claimed any right title interest or possession whatsoever in the said property or any part thereof nor sent any notice in respect thereof and that no person other than the Vendor has any right, title and/or interest, of any nature whatsoever in the said property or any part thereof.

Director

- c) The Vendor has not dealt with any part or portion of the said property in any manner nor created any third party right or title or interest therein, and has not entered into any agreement, contract etc., in respect thereof.

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Director

- d) The Vendor has been in peaceful and physical possession of the said property and there are no outstanding actions, claims or demands between the Vendor and any third party.
- e) All the Municipal rates, taxes due and outstanding in respect of the said property till the execution of the Deed of Conveyance has been paid by the Vendor.
- f) As far as the Vendor is aware that the said property or any part thereof is at present not affected by any requisition or acquisition or alignment of any authority or authorities under any law and/or otherwise and no notice or intimation about any such proceedings has been received or come to the notice of the Vendor and the said property is not attached and/or liable to be attached under any decree or order of any Court of Law or dues of the Income Tax, Revenue or any other Public Demand.
- g) No suit and/or proceedings and/or litigations are pending in respect of the said property or any part thereof and that the said property is not involved in any civil, criminal or arbitration proceedings and no such proceedings and no claims of any nature

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Director


owner of the said land and premises subsequently renumbered as No. 6, Tarapada Chakraborty Sarani, Kolkata-700 053 and constructed and erected a two storied building thereon according to the building plan duly sanctioned by the then Calcutta Municipal Corporation now Kolkata Municipal Corporation (hereinafter referred to as the **said Property**).

9. Thereafter, the said Brahmadeva Mukerji while being seized and possessed of the said property being premises No.6, Tarapada Chakraborty Sarani, Kolkata - 700 053 died on 27th November, 1984 after making and publishing his Last Will and Testament dated 06.09.1981 wherein and whereby he gave, devised and bequeathed the said property (land with structure) to his only son the said Subhash Mukerji, the Vendor herein forever and absolutely free from all encumbrances.

10. Subsequently the probate of the said Last will and Testament of the deceased abovenamed was duly granted on 26.09.2005 by the Ld. District Delegates at Alipore vide Act 39, Case No.72 of 2005 (Probate).

11. After obtaining the grant of probate of the Last Will and Testament of the said deceased, the said Subhash Mukerji, the Vendor herein got his

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

Director

(whether relating to, directly or indirectly) are pending or threatened by or against him or in respect whereof the Vendor is liable to indemnify any person concerned and as far as the Vendor is aware of there are no facts likely to give rise to any such proceedings.

- h) There is no dispute with any revenue or other financial department of State or Central Government or elsewhere in relation to the affairs of the said property and there are no facts, which may give rise to any such dispute.
- i) All the dues and outstanding including the electricity charges in respect of the said property till the execution of Deed of Conveyance has been paid by the Vendor.

13. At or before the execution of this Deed of Conveyance, the Purchaser herein hereby confirms that it has inspected and verified the certified copies of title deeds, other documents and papers relating to the said property as are available now and The Purchaser has also caused and conducted to its satisfaction all due diligence in respect of the title of the said property as also the ownership of the Vendor and only thereafter has

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Director

agreed to purchase the said property shall under no circumstances whatsoever, hereafter raise any question or dispute with regard to the title of the Vendor in respect of the said property hereby sold, transferred and conveyed by the Vendor in favour of the Purchaser herein.

14. The Purchaser herein has also satisfied itself as to the area, dimensions, specifications, state, condition and workmanship of the said property and has further agreed not to raise any dispute with regard thereto.

15. It has also been represented by the Vendor that the original (i) Indenture dated the 28th day of September, 1950, made between Hindusthan Co-operative Insurance Society Limited therein referred to as the Vendor of the First Part, Phanindra Nath Mazumder therein referred to as the Confirming Party of the Second Part and Smt. Renuka Mazumder therein referred to as the Purchaser of the Third Part and registered at the office of the Sub-Registrar at Alipore in Book No.1, Volume No.74, Pages 126 to 131 Being No.4652 for the year 1950, (ii) Indenture of Mortgage dated the 28th day of September, 1950, made between Smt. Renuka

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Director

Mazumder therein referred to as the Mortgagor of the One Part and Hindusthan Co-operative Insurance Society Limited therein referred to as the Mortgagee of the Other Part and registered at the office of the Sub-Registrar at Alipore, in Book No. I, Volume No. 86, Pages 17 to 26, Being No. 4653 for the year 1950, (iii) Indenture dated the 26th day of July, 1962, made between Life Insurance Corporation of India therein referred to as the Corporation of the One Part and Smt. Renuka Mazumder therein referred to as the Mortgagor of the Other Part and registered at the office of the Sub-Registrar at Alipore in Book No.I, Volume No.77, Pages 210 to 214, Being No.6913 for the year 1962 and (iv) Indenture dated the 26th day of November, 1974, ~~made~~ between Smt. Renuka Mazumder therein referred to as the Vendor of the One Part and Brahmadeva Mukerji therein referred to as the Purchaser of the Other Part and registered at the office of Sub-Registrar, Alipore, in Book No.I, Volume No 239, Pages 293 to 299 Being No.6866 for the year 1974 have been lost and/or misplaced and could not be traced out in spite of diligent searches being made. ✓

16 A General Diary being G.D. No.2448 was lodged on 28th March, 2019 to this effect with the Tollygunge Police Station.

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[Signature]
Director

17. The Vendor issued a public notice through its Solicitors and Advocates in two newspapers namely, The Telegraph and Anandabazar Patrika, respectively, on 23rd February, 2022, regarding any claim or demand of anybody in respect of the said property. However, neither the Vendor nor his Solicitors and Advocates receive any response or objection in this regard.

18. Relying on the aforesaid representations and believing the same to be true and correct and acting on the faith thereof, the Purchaser has agreed to purchase All That the said property free from all encumbrances, charges, liens, lispensens, acquisitions, requisitions, attachments, liabilities, trusts of whatsoever nature at and for the consideration of a sum of Rs.3,45,00,000/- (Rupees Three Crores Forty Five Lacs)only.

NOW THIS INDENTURE WITNESSETH that in Pursuance of the above and in consideration of Rs.3,45,00,000/- (Rupees Three Crores Forty Five Lacs) only paid by the Purchaser to the Vendor herein on or before the execution of these presents (the receipt whereof the Vendor doth hereby

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Director

admit and acknowledge and of and from the same and every part thereof doth hereby acquit and release and forever discharge the purchaser and the said property) the Vendor doth hereby sell, transfer and convey forever and absolutely free from all encumbrances unto and in favour of the Purchaser herein ALL THAT the Bastu land measuring **4.5 Cottahs** more or less together with two - storied residential building , standing thereon or on part thereof lying and situate at KMC Premises No.6, Tarapada Chakraborty Sarani (postal address 771, Block-P, New Alipore), Post Office & Police Station-New Alipore, in Ward No. 81 of the Kolkata Municipal Corporation, Kolkata-700 053, in the District South 24 Parganas, more fully described in the Schedule hereunder written and hereinafter referred to as the '**SAID PROPERTY**' OR **HOWSOEVER OTHERWISE** the said property or any part thereof now are or is at any time heretofore were or was situated butted and bounded called, known numbered described or distinguished **TOGETHER WITH** all fixtures sewers drains, ways, paths, passages water course, lights, rights benefits of ancient or other rights liberties privileges, easements, appendages and appurtenances whatsoever thereto belonging or in anywise appertaining

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Director

to or with the same or any part thereof now are or at any times heretofore or held used occupied or enjoyed therewith or reputed to belong or deemed taken or known part and parcel number thereof or which now is or are or heretofore were or was held used occupied or enjoyed therewith and the reversion or reversions remainder and remainders rents issues and profits thereof AND ALL the estate, rights, title, interest, inheritance use, trust possession property, claim and demand whatsoever both at law and in equity of the Vendor into or upon the said property hereby granted and conveyed or otherwise expressed or intended so to be and every part thereof and to enjoy all manner of right, including all easement and quasi easements, rights and rents issues and profits thereof and every part of the property hereby granted sold, transferred and conveyed or expressed or intended so to be TO HAVE AND TO HOLD said property hereby granted and conveyed or otherwise expressed or intended so to be unto and to the use of the Purchaser absolutely and for ever and the Vendor do hereby covenant with the Purchaser that the Vendor has good right, full power and absolute authority and indefeasible title to grant, sell, convey, transfer, assigns and assure the said property and every part thereof unto

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Director

the Purchaser in manner aforesaid AND THAT the Purchaser shall and may at all times hereafter peaceably and quietly possess and enjoy the said property and every part thereof and receive and realize the rents issues and profits thereof without any lawful eviction, hinderance, interruption disturbance claim or demand whatsoever from or by the Vendor or any person or persons claiming lawfully or equitably through any right or estate thereof from under or in trust from the Vendor or his executors, representatives legal heirs or from or under any of his ancestors in title AND THAT freely and clearly absolutely acquitted and exonerated and released or otherwise well and sufficiently save indemnified or from and against all manner of claims, charges, liens, debts, attachments, lispendences and encumbrances whatsoever created made done occasioned or suffered by the Vendor or by any person or persons claiming as aforesaid and the Purchaser shall mutate its name in the record of Kolkata Municipal Corporation in respect of the said property and the Vendor doth hereby further covenant with the Purchaser that the Vendor and all persons having or lawfully or equitably any estate or interest whatsoever in the said property or any part thereof through under

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Director

or in trust for the Vendor as aforesaid shall and will from time to time and at all times hereafter at the request and costs of the Purchaser its successors - in - office do and execute and cause to be done and executed all such acts, deeds and things whatsoever for further and more perfectly assuring the said property and every part thereof unto and in favour of the Purchaser according to the true intent and meaning of these presents as shall or may be reasonably required and the Vendor do hereby covenant with the said Purchaser that the Vendor has not at any time done or executed or knowingly or willingly suffered or been party to any act deed matter or thing whereby or by means whereof the said property hereby granted, sold, conveyed, transferred assigned released confirmed and assured or expressed or intended so to be or any part or parts thereof are or is own or may be effected or encumbered in title estate or otherwise howsoever hereby or by means or reasons whereof the Vendor can or may be hindered or prevented from granting selling, conveying transferring releasing confirming and assuring the said property or any part or parts thereof in manner aforesaid.

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Director

SCHEDULE ABOVE REFERRED TO:

ALL THAT the piece and parcel of Bastu land containing an area of 4.5 Cottahs, be the same a little more or less, together with a 47 years old two storied residential building without lift (having ground floor constructed area of 1780 sq.ft. and first floor constructed area of 1780 sq.ft. containing a total area of 3560 sq.ft. be the same a little more or less, lying and situate at Premises No.6, Tarapada Chakraborty Sarani (postal address 771, Block-P, New Alipore), Post Office & Police Station-New Alipore, in Ward No. 81 of the Kolkata Municipal Corporation, Kolkata-700 053, in the District South 24 Parganas, being Assessee No.110812600060 as fully delineated in Red ink on the map or plan annexed hereto and butted and bounded in the manner following:-

ON THE NORTH: By Plot Nos.776 & 777;

ON THE SOUTH: By Tarapada Chakraborty Sarani;

ON THE EAST: By Plot No.770A;

ON THE WEST: By Plot No.771A.

This premises will be used for residential purpose.

SHAPING MINES & MINERALS PVT. LTD.


Director

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

SIGNED SEALED & DELIVERED by the said VENDOR at Kolkata in the presence of:

1. Amit Das
Solicitor
High Court
Kolkata

Subhash Mukerji
SUBHASH MUKERJI
(SIGNATURE OF THE VENDOR)

2. Rohas
Adv.
SHAPING MINES & MINERALS PVT LTD
2A, 1st Floor, Bagbazar
Kolkata - 700 032
Director

SIGNED SEALED & DELIVERED by the said PURCHASER at Kolkata in the presence of

1. Harsh Choudhary
6/77/2, BISOYBARH,
KOLKATA - 700 032.

SHAPING MINES & MINERALS PVT. LTD.
Kishore Mahanta
Director
(SIGNATURE OF THE PURCHASER)

2. Rohas
Adv.

SHAPING MINES & MINERALS PVT LTD.
[Signature]
Director

Drafted by me
Raghuwala Das
Adv.

MEMO OF CONSIDERATION

RECEIVED of and from the abovenamed Purchaser the sum of Rs.3,45,00,000/- (Rupees Three Crores and Forty Five Lakhs only) as and by way of full and final payment of consideration as per memo below:-


Paid by way of Demand Draft being no. 299220 Rs. 2,58,75,000.00
dated 25.08.2022 drawn on Kotak Mahindra
Bank, Santacruz East Mumbai Branch

Paid by way of Demand Draft being no. 781013 Rs. 63,34,959.00
dated 26.08.2022 drawn on Kotak Mahindra
Bank, New Alipore Branch


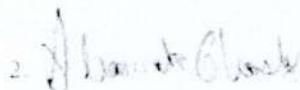
Add : TDS @ 6.6378%

Total : Rs. 22,90,041.00
Rs. 3,45,00,000.00

(Rupees Three Crores Forty Five Lacs only)
1015500


(SIGNATURE OF THE VENDOR)
SUBHASH MUKERJI

WITNESSES:

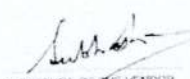
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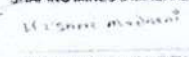
SHAPING MINES & MINERALS PVT. LTD.


Director

**SITE PLAN OF K.M.C. PREMISES NO. 6, TARAPADA CHAKRABORTY SARANI,
[POSTAL ADDRESS PLOT NO. 771, BLOCK - B], P. S. NEW ALIPORE, WARD NO. 081,
KOLKATA 700 053 UNDER BOROUGH X [TEN] [K. M. C.]**

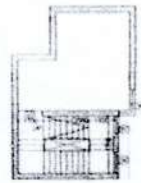
AREA OF LAND : 04 KATHA - 08 CH. - 00 SQ.FT. i.e. 301.003 SQ.M. i.e. 3240 SQ.FT. [MORE OR LESS]


SIGNATURE OF THE VENDOR

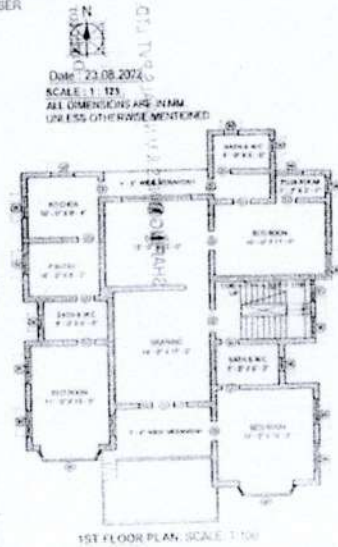
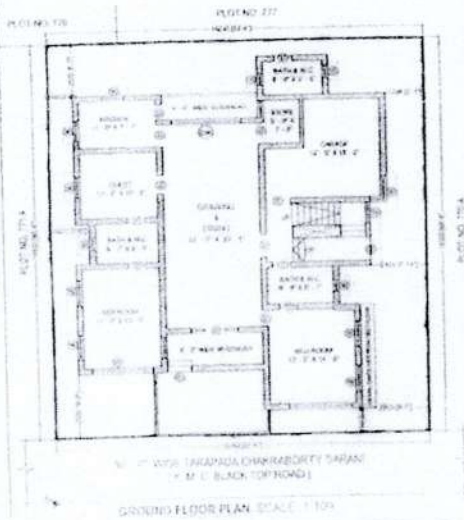
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SIGNATURE OF THE PURCHASER

Director

TOTAL COVERED AREA 1780 SQ.FT
TOTAL AREA OF OPEN LAND 1457 SQ.FT


















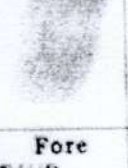
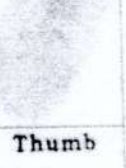

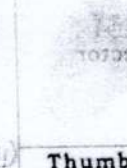
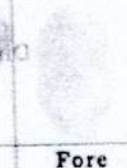





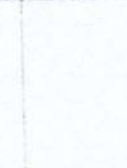





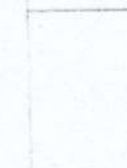






MEZZANINE FLOOR SCALE 1:100



Date: 23.08.2022
SCALE 1:125
ALL DIMENSIONS ARE IN MM
UNLESS OTHERWISE MENTIONED

SPECIMEN FORM FOR TEN FINGERPRINTS

Signature of the executants/ presentants					
					
	Little	Ring	Middle	Fore	Thumb
					
	Thumb	Fore	Middle	Ring	Little
Name : <u>SUBHASH MUKERJI</u>	(Left Hand)				
Sig : 	(Right Hand)				
					
	Little	Ring	Middle	Fore	Thumb
					
	Thumb	Fore	Middle	Ring	Little
Name : <u>KISHORE MADANI</u>	(Left Hand)				
Sig : 	(Right Hand)				
					
	Little	Ring	Middle	Fore	Thumb
					
	Thumb	Fore	Middle	Ring	Little
Name :	(Left Hand)				
Sig :	(Right Hand)				

DATED THIS 26th DAY OF August, 2022

FROM


MR. SUBHASH MUKERJI ... VENDOR

AND

M/S. SHAPING MINES & MINERALS
PRIVATE LIMITED
... PURCHASER

CONVEYANCE

SHAPING MINES & MINERALS PVT. LTD.


Director



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

GRN Details

GRN: 192022230107469618 Payment Mode: Online Payment (SBI Epay)
GRN Date: 26/08/2022 13:01:12 Bank/Gateway: SBIEPay Payment Gateway
BRN: 3967284430917 BRN Date: 26/08/2022 13:06:47
Gateway Ref ID: 694875121 Method: Axis Bank Corporate NB
Payment Status: Successful Payment Ref. No: 2002555684/1/2022
(Query No*/Query Year)

Depositor Details

Depositor's Name: Shaping Mines And Minerals Private Limited
Address: 651A, Block O, New Alipore
Mobile: 9830181182
Depositor Status: Buyer/Claimants
Query No: 2002555684
Applicant's Name: Mr Raghu Nath Das
Identification No: 2002555684/1/2022
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002555684/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	1724520
2	2002555684/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	345014
Total				2069534

IN WORDS: TWENTY LAKH SIXTY NINE THOUSAND FIVE HUNDRED THIRTY FOUR ONLY.

SHAPING MINES & MINERALS PVT. LTD.


Director

Major Information of the Deed

Deed No :	I-1901-07544/2022	Date of Registration	26/08/2022
Query No / Year	1901-2002555684/2022	Office where deed is registered	
Query Date	24/08/2022 1:48:17 PM	A.R.A. - I KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Raghu Nath Das High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9831499721, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 3,45,00,000/-	Rs. 3,45,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 17,25,020/- (Article:23)	Rs. 3,45,098/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip (Urban area)		

Land Details :

District: South 24-Parganas, P.S.- New Alipore, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Tara Pada Chakraborty Sarani, Premises No: 06, Ward No: 081 Pin Code : 700053

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS -)		Bastu	4.5 Katha	2,85,00,000/-	2,85,00,000/-	Property is on Road ,Last Reference Deed No : 1901-I -06866-1974
Grand Total :				7.425Dec	285,00,000 /-	285,00,000 /-	

Structure Details :




Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	3560 Sq Ft.	60,00,000/-	60,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1780 Sq Ft., Residential Use, Marble Floor, Age of Structure: 38 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1780 Sq Ft., Residential Use, Marble Floor, Age of Structure: 38 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		3560 sq ft	60,00,000 /-	60,00,000 /-	

SHAPING MINES & MINERALS PVT. LTD.



Director



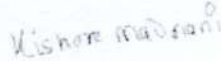
Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr SUBHASH MUKERJI Son of Mr BRAHMADEVA MEKERJI Executed by: Self, Date of Execution: 26/08/2022 Admitted by: Self, Date of Admission: 26/08/2022 ,Place of Office	 26/08/2022	 LTI 26/08/2022	 26/08/2022
OCI NO. A451577, 26 Royal Way, Dallas, City:- , P.O:- Dallas, Texas, United States, PIN:- 75229 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: United States, PAN No.:: AOxxxxxx2M,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 26/08/2022 Admitted by: Self, Date of Admission: 26/08/2022 ,Place : Office				

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	SHAPING MINES AND MINERALS PRIVATE LIMITED. 651A, Block -O, 2nd Floor, New Alipore, City:- , P.O - New Alipore, P S.-New Alipore, District.-South 24-Parganas, West Bengal, India, PIN:- 700053 , PAN No.:: aaxxxxxx8c,Aadhaar No Not Provided by UIDAI, Status Organization, Executed by Representative			

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Kishore Madnani (Presentant) Son of Mr Mithu Das Madnani Date of Execution - 26/08/2022, Admitted by: Self, Date of Admission: 26/08/2022, Place of Admission of Execution: Office	 Aug 26 2022 4:48PM	 LTI 26/08/2022	 26/08/2022
Shamiyana 702,block - P , New Alipore, City:- , P.O:- New Alipore, P S.-New Alipore, District.-South 24-Parganas, West Bengal, India, PIN:- 700053, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of, India, , PAN No.:: ahxxxxxx5e, Aadhaar No. 46xxxxxxxx6327 Status : Representative. Representative of : SHAPING MINES AND MINERALS PRIVATE LIMITED. (as DIRECTOR)				

SHAPING MINES & MINERALS PVT. LTD.


Director

Identifier Details :

Name	Photo	Finger Print	Signature
Mr R.N Das Son of Late C.N Das 7A, K.S. Roy Road, City - Kolkata, P.O.- GPO, P.S.-Hare Street, District-Kolkata, West Bengal, India. PIN - 700001			
	26/08/2022	26/08/2022	26/08/2022

Identifier Of Mr SUBHASH MUKERJI, Mr Kishore Madnani

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr SUBHASH MUKERJI	SHAPING MINES AND MINERALS PRIVATE LIMITED -7.425 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr SUBHASH MUKERJI	SHAPING MINES AND MINERALS PRIVATE LIMITED -3560 00000000 Sq Ft

SHAPING MINES & MINERALS PVT LTD

Director

SHAPING MINES & MINERALS PVT. LTD.



Director

Endorsement For Deed Number : I - 190107544 / 2022

On 26-08-2022

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 16:31 hrs on 26-08-2022, at the Office of the A.R.A. - I KOLKATA by Mr Kishore Madnani

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 3,45,00,000/-

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

Execution is admitted on 26/08/2022 by Mr SUBHASH MUKERJI, Son of Mr BRAHMADEVA MEKERJI, OCI NO A451577, 26 Royal Way, Dallas, P.O. Dallas, Texas, United States, PIN - 75229, by caste Hindu, by Profession Service

Identified by Mr R N Das, . . Son of Late C.N Das, 7A, K.S. Roy Road, P.O: GPO, Thana: Hare Street, . City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 26-08-2022 by Mr Kishore Madnani, DIRECTOR, SHAPING MINES AND MINERALS PRIVATE LIMITED (Private Limited Company), 651A, Block -O, 2nd Floor, New Alipore, City:- . P.O:- New Alipore, P.S:-New Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700053

Identified by Mr R N Das, . . Son of Late C.N Das, 7A, K.S. Roy Road, P.O: GPO, Thana: Hare Street, . City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 3,45,098/- (A(1) = Rs 3,45,000/- E = Rs 14/- I = Rs 55/- M(a) = Rs 25/- M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 84/-, by online = Rs 3,45,014/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/08/2022 1:06PM with Govt. Ref. No: 192022230107469618 on 26-08-2022, Amount Rs: 3,45,014/-, Bank: SBI EPay (SBIEPay), Ref. No: 3967284430917 on 26-08-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 17,25,020/- and Stamp Duty paid by Stamp Rs 500/-, by online = Rs 17,24,520/-


Description of Stamp

1. Stamp: Type: Impressed, Serial no 85754, Amount: Rs 500/-, Date of Purchase: 25/08/2022, Vendor name: S Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/08/2022 1:06PM with Govt. Ref. No: 192022230107469618 on 26-08-2022, Amount Rs: 17,24,520/-, Bank: SBI EPay (SBIEPay), Ref. No: 3967284430917 on 26-08-2022, Head of Account 0030-02-103-003-02

Kishore
Pradipta Kishore Guha
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

SHAPING MINES & MINERALS PVT. LTD.


Director

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1901-2022, Page from 343661 to 343692


being No 190107544 for the year 2022.



Digitally signed by pradipta kishore guha
Date: 2022.08.27 11:38:03 +05:30
Reason: Digital Signing of Deed.

SHAPING MINES & MINERALS PVT LTD

(Pradipta Kishore Guha) 2022/08/27 11:38:03 AM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
West Bengal.

SHAPING MINES & MINERALS PVT LTD.

Director

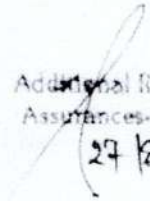


CHECKED BY



(This document is digitally signed.)

Additional Registrar of
Assurances-I, Kolkata


27/8/22