

16385/22vc-4424/22

I-2384/23



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AG 168710
 Certificate of registration is
 registered in the register and
 the same is valid for the purpose
 of the law.

27.09.22
 7.29
 G-2/29/ST67

17-02-23
 District Sub-Register-III
 Alipore, South 24-pargana

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made this the **27TH** day of **SEPTEMBER, TWO THOUSAND TWENTY TWO (2022)**

BY AND BETWEEN

Serial No..... 5211 Date..... 22 SEP 2022

Purchaser Name.....

Address.....

Rupees.....



Chatterjee
PROBABLE CHATTERJEE
Howrah Court (Atchala)
Criminal Court

M party

12679

M party
For *Bundhi Estates (P) Ltd*
Janshempas Vintrade (P) Ltd

12702

EDEN REALTY VENTURES PVT. LTD.

Nishant K Das
Authorized Signatory

Utsav Developers Pvt. Ltd.

Nishant K Das
Authorized Signatory

SHIDAMA COMMERCIAL PVT. LTD.

Nishant K Das
Director *A/S*

SUPERSOFT VINCOM PVT. LTD.

Nishant K Das
Director *A/S*

VISWAKARMA MARCOM (P) LTD.

Nishant K Das
A/S



DISTRICT SUB REGIS (NARLH)
SOUTH 24 PGS, ALIPORE
27 SEP 2022

- 1.0 **M/s. VIVEK BULB INDUSTRIES PRIVATE LIMITED (VBIPL), (CIN U29298WB1989PTC047785) (PAN AABCV2809E)**, a company governed by the Companies Act, 2013, having its registered office at Municipal Premises No.54, Canal Circular Road, Kolkata 700054, Police Station Phoolbagan, Post Office Kankurgachi, duly represented by its Director **Mr. SHAILENDRA SINGH (PAN ALFPS6426A), (AADHAAR NO. 5090 7528 6948)**, Son of Sri Kamala Prasad Singh, by faith Hindu, by occupation Businessman, by Nationality Indian residing at FE-330, Salt Lake City, Sector-III, Post Office Bidhannagar I.B Block, Police Station: South Bidhannagar, Kolkata-700106, hereinafter referred to as the **"VENDOR"** (which term or expression shall unless excluded by or repugnant to the subject or context shall mean and include its heirs, successors, executors, administrators, legal representatives and permitted assigns) of the **FIRST PART**

A N D

- 2.1 **M/s. MECHANO INTERNATIONAL PRIVATE LIMITED (MIPL),(CIN - U28920WB1988PTC044432) (PAN AACCM1530G)**, a company governed by The Companies Act, 2013, having its registered office at Municipal Premises No. 54, Canal Circular Road, Kolkata 700054, Police Station Phoolbagan, Post Office Kankurgachi, duly represented by it's Director **Mr. SHAILENDRA SINGH (PAN ALFPS6426A), (AADHAAR NO. 5090 7528 6948)**, Son of Sri Kamala Prasad Singh, by faith Hindu, by occupation Businessman, by Nationality Indian residing at FE-330, Salt Lake City, Sector - III, Post Office Bidhannagar I.B Block, Police Station: South Bidhannagar, Kolkata - 700 106

 12703

Dipak Das
for Edencity Properties Pvt. Ltd.,
Shivshanti Vincom Pvt. Ltd.,
Trance Dacom Pvt. Ltd.,
Trance Tradelines Pvt. Ltd.,

 12670
D. Jomaa

(ANANT GOENKA)
for Bharghavi Vinnay (P) Ltd
SUNIDHI REALTY (P) Ltd
Sai Belmark (P) Ltd
Sunidhi Complex (P) Ltd.

 12706
Aditya Maheswari

for Saral Constructions Pvt. Ltd.
Century Conesole (P) Ltd

 12708
R. S.

AS CONSTITUTED ATTORNEY
OF BIMAL KUMAR RUIA
SHIV KUMAR RUIA
LALIT KUMAR RUIA



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS, ALKHYRE
27 SEP 2022

2.2 **M/s. UTSAV DEVELOPERS PRIVATE LIMITED (UDPL), (CIN U74140WB2005PTC102667)(PAN AAACU8575D)**, a Company governed by the Companies Act, 2013, having its registered office at Maruty Building, Flat No. 5E, 12, Dr. U.N Brahmachari Street, Kolkata - 700 017, Post Office & Police Station Shakespeare sarani duly represented by it's Director **MR. NIRANJAN KUMAR RAI (PAN AHKPRO235R) (AADHAAR NO. 8807 7792 7491)**, Son of Sri Kamal Dev Rai, by faith Hindu, by occupation Businessman, by Nationality Indian residing at 7 J.L. Nehru Road, Metro Cinema Dharmatala, Kolkata-700013.

2.3 **M/s. EDENCITY PROPERTIES PRIVATE LIMITED (EPPL),(CINU45207WB2008PTC129900) (PAN AACCE0989R)**, a Company governed by the Companies Act, 2013, having its registered office at Premises no. 9B, Wood Street, 3rd Floor, West Wing, Kolkata - 700 016, Post Office Park Street, Police Station Shakespeare Sarani duly represented by it's Director **Mr. DIPAK DAS (PAN CVDPD5752L) (AADHAAR NO. 9526 3780 8169)**, Son of Satya Ranjan Das, by faith Hindu, by occupation Businessman, by Nationality Indian residing at 2, Middle Block Near Sputnik Sports Association, Dakshin Panchpota, Rajpur Sonarpur (M) South 24 Parganas, West Bengal-700152.

2.4 **M/s. EDEN REALTY VENTURES PRIVATE LIMITED (ERVPL), (CIN U70101WB2003PTC095829) (PAN AAACL9697H)**, a



12705

Vivek Bulb Industries Pvt. Ltd.

Shailendra Singh

Director

Mechano International Pvt. Ltd.

Shailendra Singh

Director



12709

Subrata Das

Pratim Das

18B, Shyamprasad Road
Kolkata - 700015



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS. ALIPORE
27 SEP 2022

Company governed by the Companies Act, 2013, having its registered office at Municipal Premises No. 7, Jawahar Lal Nehru Road, Kolkata - 700 013, Post Office Dharamtalla, Police Station New Market duly represented by it's Director **MR. NIRANJAN KUMAR RAI (PAN AHKPR0235R) (AADHAAR NO. 8807 7792 7491)**, Son of Sri Kamal Dev Rai, by faith Hindu, by occupation Businessman, by Nationality Indian residing at 7 J.L. Nehru Road, Metro Cinema Dharmatala, Kolkata-700013.

2.5 **M/s. SUNIDHI ESTATES PRIVATE LIMITED (SEPL), (CIN U45209WB2007PTC119499) (PAN AAMCS0537R)**a company governed by The Companies Act, 2013, having its registered office at Municipal Premises No. 243, Lake Town, Block A, Kolkata - 700089, Post Office Lake Town, Police Station Lake Town duly represented by it's Director **Mr. VARUN GOENKA, (PAN AIRPG0413G) (AADHAAR NO. 4434 0234 2250)** S/o Shri Ashok Kumar Goenka, by faith Hindu, by occupation Businessman, by Nationality Indian, residing at 120, Bangur Avenue, Block - C, Kolkata - 700055, Post Office Bangur Avenue, Police Station Lake Town.

2.6 **M/s. BHAGWATI VINIMAY PRIVATE LIMITED (BVPL),(CIN U51109WB2007PTC120446)(PAN AADCB2854M)** a Company governed the Companies Act, 2013, having its registered office at P - 243, Lake Town, Block A, Kolkata - 700089, Post Office Lake Town, Police Station Lake Town duly represented by it's Director **Mr. ANANT GOENKA (PAN ALPPG2182F) (AADHAAR NO. 4000**

7234 7263), son of Shri Ashok Kumar Goenka, by faith Hindu, by occupation Businessman, by Nationality Indian, residing 120 Bangur Avenue, Block - C, Kolkata 700055, P.O. Bangur Avenue, P.S. Lake Town.

2.7 **M/s. SUNIDHI REALTY PRIVATE LIMITED (SRPL), (CIN U70109WB2010PTC155287)(PAN AAPCS4837F)** a Company governed by the Companies Act, 2013, having its registered office at P - 243, Lake Town, Block A, Kolkata - 700089, Post Office Lake Town, Police Station Lake Town duly represented by its Director **Mr. ANANT GOENKA (PAN ALPPG2182F) (AADHAAR NO. 4000 7234 7263)**, son of Shri Ashok Kumar Goenka, by faith Hindu, by occupation Businessman, by Nationality Indian, residing 120 Bangur Avenue, Block - C, Kolkata 700055, P.O. Bangur Avenue, P.S. Lake Town.

2.8 **M/s. SAI DEALMARK PRIVATE LIMITED (SDPL), (CIN U51909WB2010PTC153543) (PAN AAOCS9489C)**a Company governed by the Companies Act, 2013, having its registered office at P - 243, Lake Town, Block A, Kolkata - 700089, Post Office Lake Town, Police Station Lake Town duly represented by its Director **Mr. ANANT GOENKA (PAN ALPPG2182F) (AADHAAR NO. 4000 7234 7263)**, son of Shri Ashok Kumar Goenka, by faith Hindu, by occupation Businessman, by Nationality Indian, residing 120 Bangur Avenue, Block - C, Kolkata 700055, P.O. Bangur Avenue, P.S. Lake Town.

2.9 **M/s. SUNIDHI COMPLEX PRIVATE LIMITED (SCPL), (CIN U74999WB2010PTC154910) (PAN AAPCS01930)** a company governed by The Companies Act, 2013, having its registered office at Municipal Premises No. 243, Lake Town, Block A, Kolkata - 700089, Post Office Lake Town, Police Station Lake Town duly represented by it's Director **MR. ANANT GOENKA (PAN ALPPG2182F) (AADHAAR NO. 4000 7234 7263)**, son of Shri Ashok Kumar Goenka, by faith Hindu, by occupation Businessman, by Nationality Indian, residing 120 Bangur Avenue, Block - C, Kolkata 700055, P.O. Bangur Avenue, P.S. Lake Town.

2.10 **M/s. SHIVSHAKTI VINCOM PRIVATE LIMITED (SVPL), (CIN U51109WB2007PTC120448) (PAN AALCS3744F)** a Company governed by the Companies Act, 2013, having its registered office at 1A, Raja Subodh Mullick Square, 4th Floor, Kolkata - 700013, Post Office Dharmatala, Police Station New Market. duly represented by it's Director **Mr. DIPAK DAS (PAN CVDPD5752L) (AADHAAR NO. 9526 3780 8169)**, Son of Satya Ranjan Das, by faith Hindu, by occupation Businessman, by Nationality Indian residing at 2, Middle Block Near Sputnik Sports Association, Dakshin Panchpota, Rajpur Sonarpur (M) South 24 Parganas, West Bengal-700152.

2.11 **M/s. TRANCE DEALCOM PRIVATE LIMITED (TDPL), (CIN U74999WB2011PTC162576) (PAN AADCT8586)** a Company governed by the Companies Act, 2013, having its registered office at 1A, Raja Subodh Mullick Square, 4th Floor, Kolkata - 700013, Post Office Dharmatala , Police Station New Market, duly represented by it's Director **Mr. DIPAK DAS (PAN CVDPD5752L) (AADHAAR NO. 9526 3780 8169)**, Son of Satya Ranjan Das, by faith Hindu, by occupation Businessman, by Nationality Indian residing at 2, Middle Block Near Sputnik Sports Association, Dakshin Panchpota, Rajpur Sonarpur (M) South 24 Parganas, West Bengal-700152.

2.12 **M/s. TRANCE TRADELINK PRIVATE LIMITED (TTPL), (CIN U74999WB2011PTC162577) (PAN AADCT8585F)**a Company governed by the Companies Act, 2013, having its registered office at 1A, Raja Subodh Mullick Square, 4th Floor, Kolkata - 700013, Post Office Dharmatala , Police Station New Market duly represented by it's Director **Mr. DIPAK DAS (PAN CVDPD5752L) (AADHAAR NO. 9526 3780 8169)**, Son of Satya Ranjan Das, by faith Hindu, by occupation Businessman, by Nationality Indian residing at 2, Middle Block Near Sputnik Sports Association, Dakshin Panchpota, Rajpur Sonarpur (M) South 24 Parganas, West Bengal-700152.

2.13 **M/s. SUDAMA COMMODEAL PRIVATE LIMITED (SCPL), (CIN U51909WB2011PTC161966)(PAN AAQCS1698M)** a Company governed by the Companies Act, 2013, having its registered office

at Maruti Building, Flat No. 5E, 12, Dr. U.N Brahmachari Street, Kolkata - 700017, Post Office & Police Station Shakespeare, duly represented by it's Director **MR. NIRANJAN KUMAR RAI (PAN AHKPR0235R) (AADHAAR NO. 8807 7792 7491)**, Son of Sri Kamal Dev Rai, by faith Hindu, by occupation Businessman, by Nationality Indian residing at 7 J.L. Nehru Road, Metro Cinema Dharmatala, Kolkata-700013.

- 2.14 **M/s. VISHWAKARMA MARCOM PRIVATE LIMITED (VMPL), (CIN U51909WB2011PTC161946)(PAN AADCV7425J)** a Company governed by the Companies Act, 2013, having its registered office at Maruti Building, Flat No. 5E, 12, Dr. U.N Brahmachari Street, Kolkata - 700017, Post Office & Police Station Shakespeare represented by it's Director **MR. NIRANJAN KUMAR RAI (PAN AHKPR0235R) (AADHAAR NO. 8807 7792 7491)**, Son of Sri Kamal Dev Rai, by faith Hindu, by occupation Businessman, by Nationality Indian residing at 7 J.L. Nehru Road, Metro Cinema Dharmatala, Kolkata-700013.

- 2.15 **M/s. SARAL CONSTRUCTION ADVISORY PRIVATE LIMITED (SCAPL),(CIN U74140WB2011PTC162017)(PAN AAPCS8569L)** a Company governed by the Companies Act, 2013, having its registered office at P - 243, Lake Town, Block A, Kolkata - 700089, Post Office Lake Town, Police Station Lake Townduly represented by it's Director **Mr. ADITYA MAHESWARI (PAN ALGPM7575D) (AADHAAR NO. 9238 3553 6000)**, Son of Sri Ashoke Kumar Maheswari, by faith Hindu, by occupation

Businessman, by Nationality Indian residing at BC-70, Salt Lake City, Sector-I, Kolkata-700064, Post Office & Police Station-Bidhannagar.

2.16 **M/s. CENTURY COMMOSALE PRIVATE LIMITED (CCPL), (CIN U51909WB2008PTC129955)(PAN - AA ECC6690H)** a Company governed by the Companies Act, 2013, having its registered office at P - 243, Lake Town, Block A, Kolkata - 700089, Post Office Lake Town, Police Station Lake Town, duly represented by it's Director **Mr. ADITYA MAHESWARI (PAN ALGPM7575D) (AADHAAR NO. 9238 3553 6000)**, Son of Sri Ashoke Kumar Maheswari, by faith Hindu, by occupation Businessman, by Nationality Indian residing at BC-70, Salt Lake City, Sector-I, Kolkata-700064, Post Office & Police Station- Bidhannagar.

2.17 **M/s. JANSAMPARK VINTRADE PRIVATE LIMITED (JVPL), (CIN U51909WB2011PTC162117) (PAN AACCCJ5997L)** a Company governed by the Companies Act, 2013, having its registered office at P - 243, Lake Town, Block A, Kolkata - 700089, Post Office Lake Town, Police Station Lake Town duly represented by it's Authorised Signatory **Mr. VARUN GOENKA, (PAN AIRPG0413G) (AADHAAR NO. 4434 0234 2250)** S/o Shri Ashok Kumar Goenka, by faith Hindu, by occupation Businessman, by Nationality Indian, residing at 120, Bangur Avenue, Block - C, Kolkata - 700055, Post Office Bangur Avenue, Police Station Lake Town.

- 2.18 **M/s. SUPERSOFT VINCOM PRIVATE LIMITED (SVPL), (CIN U51909WB2011PTC161929) (PAN AAQCS1710A)** a Company governed by the Companies Act, 2013, having its registered office at Maruti Building, Flat No. 5E, 12, Dr. U.N Brahmachari Street, Kolkata - 700017, Post Office & Police Station Shakespeare Sarani, duly represented by it's Director **MR. NIRANJAN KUMAR RAI (PAN AHKPR0235R) (AADHAAR NO. 8807 7792 7491)**, Son of Sri Kamal Dev Rai, by faith Hindu, by occupation Businessman, by Nationality Indian residing at 7 J.L. Nehru Road, Metro Cinema Dharmatala, Kolkata-700013,

hereinafter jointly referred to as the "**PURCHASERS**" (which term or expression shall unless excluded by or repugnant to the subject or context shall mean and include his heirs, successors, executors, administrators, legal representatives, assigns) of the **SECOND PART**

A N D

- 3.1 **SRI BIMAL KUMAR RUIA**, son of Kanhaiyalal Ruia, (having Income Tax Permanent Account No. **AJTPR6017J** and Aadhaar No. **835150998603**), residing at 17/E, Alipore Road, Alipore, , P.O- Alipore P.S. Alipore, Kolkata - 700027, represented through it's constituted Attorney Shri Rishav Ruia, S/o Shri Mahesh Kumar Ruia, (**PAN: CGSPR8410F**), residing at 24B, Jatindra Mohan Avenue, Kolkata 700006, **PRESENT SUCCESSORS-IN-INTEREST OF BHOODURMAL RUIA**
- 3.2 **SRI LALIT KUMAR RUIA**, son of Late Ishwari Prasad Ruia, having Income Tax Permanent Account No. **ACOPR1789D** and

Aadhaar No. **522448619427**, residing at 232/1, Sett Bagan Road and Sett Bagan Palace, Dum Dum, Chasipara, P.O-Ghugudanga P.S. Dum Dum, Kolkata - 700030, and

- 3.3 SRI SHIV KUMAR RUIA**, son of Late Ishwari Prasad Ruia, having Income Tax Permanent Account No. **ADIPR6376B** and Aadhaar No. 774328571759, residing at 18, Armenian Street, P.O-Burrobazar, P.S.- Burrobazar Kolkata - 700001, **PRESENT SUCCESSORS-IN-INTEREST OF CHATURBHUJ ROOIYA**, collectively hereinafter referred to as the **"CONFIRMING PARTIES"**

all represented through its constituted Attorney, appointed through several registered Power of Attorney, Shri Rishav Ruia, S/o Shri Mahesh Kumar Ruia, (**PAN: CGSPR8410F**), residing at 24B, Jatindra Mohan Avenue, Kolkata 700006 (which term or expression shall unless excluded by or repugnant to the subject or context shall mean and include their respective heirs, successors, executors, administrators, legal representatives and permitted assigns) of the **THIRD PART**

WHEREAS :-

1. By and through an Indenture dated 4th May, 1908 registered at the office of the Sub - Registrar Sealdah and recorded in Book No. I, Volume No. 21, Pages from 38 to 43, Being Deed No. 1379 for the year 1908, one (1) Sewakram Rooiya alias Ruia (since deceased), (2) Bhodurmal Rooiya alias Ruia (since deceased) and (3) Chaturbhuj Rooiya alias Ruia (since deceased)

(hereinafter collectively referred to as the '**Said Original Purchasers**') purchased and acquired from one Chunibash Porey and Raj Krishna Porey **ALL THAT** piece and parcel of land measuring about 6 Bighas 18 Cottahs and 11 Chittacks, together with structure erection building thereon being Holding Nos. 32 and 50, Sub Division VII, Division III, Dihi Surah, Mouza Kochnan, Police Station: Beliaghata, Sub-Registry Office Sealdah in the then district of 24-Parganas now South 24-Parganas (hereinafter referred to as the '**Said Larger Premises**').

2. Subsequently, the Said Larger Premises was known and numbered as Municipal Premises No. 54, Canal Circular Road, Kolkata - 700 054 in the records of the then Corporation of Calcutta now the Kolkata Municipal Corporation.
3. The said (1) Sewakram Rooiya (since deceased), (2) Bhoodurmal Rooiya (since deceased) and (3) Chaturbhuj Rooiya (since deceased) owned various properties including moveables and immovables and while seized and possessed of and/or otherwise well and sufficiently entitled to, inter alia, the Said Larger Premises during their respective life time made an oral partition by way of family arrangement as between themselves (hereinafter referred to as the '**Said First Oral Partition**') whereby and whereunder the said Bhoodurmal Rooiya (since deceased) was exclusively allotted the said Larger Premises in exclusion of other co-owners namely, said Sewakram Rooiya (since deceased) and Chaturbhuj Rooiya (since deceased).

4. In the premises as aforesaid, the said Larger Premises became the sole and exclusive property of the said Bhoodurmal Rooiya (since deceased).
5. The said Bhoodurmal Rooiya died intestate some time during the year 1923 (before the Hindu Succession Act, 1956 came into force) and on his death, his two sons, namely, Gouri Shankar Rooiya alia Gouri Shankar Ruia and Narayan Prasad Rooiya alias Narayan Prasad Ruia became the joint owners of the said Larger Premises.
6. The said Gouri Shankar Ruia and Narayan Prasad Ruia while seized and possessed of and/or otherwise well and sufficiently entitled to the Said Larger Premises during their respective life time made an Oral Partition by way of Family Arrangement (hereinafter referred to as the '**Second Oral Partition**') whereby and whereunder the said Narayan Prasad Ruia was exclusively allotted the said Larger Premises in exclusion of other co-owner namely, Gouri Shankar Ruia.
7. In pursuance of the aforementioned oral partitions, the said Narayan Prasad Ruia (since deceased) became the sole and the absolute owner of the said Larger Premises and he exercised all acts of ownership in respect of the said Larger Premises in exclusion of other co-owners.
8. Thereafter, by a registered Deed of Conveyance dated 30th May, 1984 the said Narayan Prasad Ruia (since deceased) sold, transferred, conveyed and assigned a demarcated portion of the

said Larger Premises measuring about 05 Cottahs and 03 Chittacks in favour of (1) Vinod Kumar Jaiswal, (2) Pramod Kumar Jaiswal and (3) Sri Subodh Kumar Jaiswal and the said deed was registered in the office of District Registrar, Alipore, District 24 Parganas (now South 24 Parganas) in Book no. I, Volume no. 38, Pages 442 to 420 as Being no. 7156 for the year 1984.

9. After such sale, the said Narayan Prasad Ruia (since deceased) remained the absolute owner with respect to the remaining land in the Said Larger Premises, the same being **ALL THAT** land measuring about 06 Bigha 13 Cottahs and 08 Chittacks, more or less, together with structure erection building thereon being Holding Nos. 32 and 50, Sub Division VII, Division III, Dihi Surah, Mouza Kochnan, under Police Station Beliaghata, district of South 24-Parganas presently comprised in Municipal Premises No. 54, Canal Circular Road, Kolkata - 700 054, under Municipal Ward No. 31 and Borough No. III within the limits of Kolkata Municipal Corporation, Sub-Registration Office Sealdah, District South 24 Parganas, West Bengal (hereinafter referred to as the '**Said Premises**'). The said Narayan Prasad Ruia created a Hindu Undivided Family (HUF) and brought the entirety of the Said Premises under the purview of M/s. Narayan Prasad Ruia HUF, wherein the said Narayan Prasad Ruia, acted as the Karta of the said M/s. Narayan Prasad Ruia HUF.

10. The said Narayan Prasad Ruia died intestate on 29th July, 1984 leaving behind his wife, Smt. Bisakha Devi (since deceased), three sons, namely, (1) Surendra Kumar Ruia (who predeceased in the

year 1965) (2) Mahendra Kumar Ruia and (3) Mahesh Kumar Ruia (since deceased) who became the Co – Parcener in the HUF and four daughters, namely, (1) Smt. Kusum Devi Agarwal (since deceased), (2) Smt. Prem Lata Nathani (since deceased), (3) Smt. Aruna Ruia (since deceased) & (4) Smt. Sudha Dalmia as his only legal heirs and successors.

11. Subsequently, the said Mahendra Kumar Ruia, son of Late Narayan Prasad Ruia, acting as the Karta of M/s. Narayan Prasad Ruia HUF after his father's demises, as the Vendor by a registered Deed of Conveyance dated 30th March, 1992 sold, transferred, conveyed and assigned the Said Premises in favour of Vivek Bulb Industries Private Limited (the Vendor herein) and the said transaction was confirmed and ratified by the said coparcener Mr. Mahesh Kumar Ruia (deceased) of the said M/s. Narayan Prasad Ruia, HUF, by (i) Smt. Bisakha Devi Ruia, since deceased wife of Late Narayan Prasad Ruia, and also by their sisters namely (1) Smt. Kusum Devi Agarwal (since deceased), (2) Smt. Prem Lata Nathani (since deceased), (3) Smt. Aruna Ruia (since deceased) and (4) Smt. Sudha Dalmia through Smt. Sudha Dalmia for self and as the Constituted Attorney of Smt. Kusum Devi Agarwal, Premlata Nathani and Smt. Aruna Ruia, as the Confirming Parties to confirm and affirm the sale of the Said Premises, on behalf of said M/s. Narayan Prasad Ruia, HUF and the said deed was registered in the office of District Sub-Registrar, Alipore, South 24 Parganas and recorded in Book no. I, Volume no. 104, as Being no. 05729 for the year 1992.

12. After purchase of the Said Premises, the said Vivek Bulb Industries Private Limited (the Vendor herein) mutated its name in the records of the Assessment-Collection Department of the Kolkata Municipal Corporation with respect to the Said Premises vide Assessee No. 110310100640 and duly paid municipal taxes thereof and is utilizing the Said Premises for it's use since then.

13. It is stated that the said Narayan Prasad Ruia who sold a demarcated 05 Cottahs and 03 Chittacks portion and thereafter his son Mahendra Kumar Ruia who sold the entire residuary portion of the said Premises No. 54, Canal Circular Road, Calcutta through his HUF to the present Vendor had got the said property by under a compromise Decree dated 17.01.1947 purported to have been passed in respect of a Partition Suit No. 702 of 1943 at Calcutta High Court filed by the said Narayan Prasad Ruia against his immediate co-sharers of Bhuddarmal Ruia branch but upon going through the case records of the said Partition Suit No. 702 of 1943 it is found that particularly the Premises No. 54, Canal Circular Road, Calcutta is not mentioned in the Schedule of properties which were the jointly held by the descendants of Bhuddarmal Ruia branch and which were subject matter of partition by metes and bounds. The absence of mention of the Premises No. 54, Canal Circular Road, Calcutta as the subject matter of partition in the said Suit No. 702 of 1943 leads one to the conclusion that the Said Premises was absolutely allotted to the said Narayan Prasad Ruia, since deceased being son of the said Bhuddarmal Ruia ever before the filing of the said partition suit by the entire of the then Ruia family who could have were the co-owners of the joint properties of the larger Ruia

family and for confirming the said issue all the present surviving descendants of the larger Ruia family are joining herein as the Confirming Parties so that a good, undisputed and clear title is passed on to the Purchasers herein.

14. It is also recorded that the three ancestors of the larger Ruia family namely Sevakram Ruia, Bhuddarmal Ruia and Chaturbhuj Ruia all sons of Late Jugal Kishore Ruia had by a registered Deed of Conveyance being No. 1378 of 1908 purchased the entire of Said Premises, i.e. Premises No. 54, Canal Circular Road, therein shown having a land area of 7 Bighas 2 Cotthas more or less and now the Confirming Parties herein particularly the elder Constituents of the Confirming Parties after carefully having gone through their internal and old family records have confirmed that by the common consensus of the then Constituents of the larger Ruia family had allotted the said Premises No. 54, Canal Circular Road, Calcutta exclusively and individually to said Narayan Prasad Ruia son of Bhuddarmal Ruia on or before 1942, particularly due to the elder brother of Narayan Prasad Ruia namely Gouri Shankar Ruia having died in the year 1937 and thus several other joint properties as are listed under the Schedule appended to the Plaint filed in the said Partition Suit No. 702 of 1943 were segregated and exclusively allotted to the heirs of Late Bhuddarmal Ruia collectively by an oral Family Partition which also took place on or before 1942 and the said Narayan Prasad Ruia then being the eldest member out of the descendants of Late Bhuddarmal Ruia insisted that Premises No. 54, Canal Circular Road, Calcutta should not form part of the joint allotment of the said Bhuddarmal Ruia Branch

but must be allotted to Narayan Prasad Ruia in his individual capacity so that he could work upon it immediately without waiting for a formal partition decree through a Partition Suit which would take some time and therefore he was exclusively and was separately allotted the said Premises No. 54, Canal Circular Road, Calcutta.

15. The Confirming Parties being the present surviving Descendants of the Larger Ruia Family who could have claimed any stake upon the said Premises No. 54, Canal Circular Road, Calcutta have joined these presents in order to confirm the devolution of title in favour of the Vendor herein on the basis of above recorded averments and otherwise, especially the Said First Oral Partition and the Second First Oral Partition also by declaring their consents as having no right, title or interest over or in respect of the said Premises No. 54, Canal Circular Road, Calcutta of any part thereof of any manner or nature whatsoever. It is also hereby recorded that the hierarchy of the Confirming Parties is set out under the Third Schedule hereunder written to the end and intent that want of any registered instrument declaring the absolute title of the said Vendor therein namely Mahendra Kumar Ruia as the Karta of the HUF along with coparceners and other legal heirs of Narayan Prasad Ruia who sold the said premises to the Vendor herein could be legally taken care of and the title of the Vendor herein is established once and for all.
16. The Vendor has agreed to sell and the Purchasers have agreed to purchase, at a consideration of Rs 47,25,000/- (Rupees Forty Seven Lakhs Twenty Five Thousand Only) to be paid by the

Purchasers jointly to the Vendor, all that the undivided and undemarcated share of Land admeasuring 1 (One) Cottahs more or less out of the Said Premises belonging to the Vendor such share being more fully described under the Second Schedule herein for the purpose of joining hands with the Purchasers so that the Vendor's land as well as Purchaser's land could be got amalgamated by depicting them as joint owners, pursuant to clause 10.1 of the registered Development Agreement dated 01st June 2022 entered upon by all the parties herein, but in order to dispel the reservation if any of the Purchasers as to the devolution of the title of the Vendor free from any doubt and in order to clear any doubt and at the request of the Vendor the Confirming Parties have joined these presents without claiming any consideration whatsoever by way of acting as helping hands by the respectable members of the society.

NOW THIS DEED WITNESSETH as follows:-

- i) In the premises aforesaid and in lieu of the consideration of a sum of Rs. 47,25,000/- (Rupees Forty Seven Lakhs Twenty Five Thousand Only), paid by the Purchasers to the Vendor on or before the execution of these presents (the receipt whereof the Vendor doth hereby admits and acknowledges and from the same and from the undivided share in the premises hereby transferred forever discharged and released the Purchasers) the Vendor hereby and hereunder doth sell, transfer, convey, assign and assure to and unto the Purchasers **All That** the undivided and undemarcated portion admeasuring 1 (One) Cottah Undivided

Share described under the **Second Schedule** hereunder written belonging to the Vendor out of the entire land comprised in the said Premises No. 54, Canal Circular Road, P.S. – Kankurgachi, Kolkata – 700 054 described under the First Schedule hereto and the said undivided and undemarcated 1 (*One*) cottah of land being transferred by the Vendor to the Purchasers in terms hereof hereinafter referred to as the "**Said Undivided Share**" being the subject matter of this Deed of Conveyance being transferred and/or conveyed by the Vendor to the Purchasers in terms hereof and further together with similar proportionate share in all the rights, lights, liberties, property claims, rents issues and profit thereof paths, passages, structures, dwelling houses, sheds, out houses, trees, shrubs, water courses, drains, sewers, easements, appurtenances, remainder and reminders, reversion and reversions, together with all the estate thereof of the Vendor into or upon the Said Undivided Share and each and every part thereof and the appurtenance paths and passage thereof subject to the Purchasers being Purchaser No 2.6 to 2.18 shall not be entitled to claim any benefit over the right, title and interest received herein and their share shall be restricted to terms as agreed in the registered Development Agreement dated 01st June 2022 **TO HAVE AND TO HOLD** the same to and unto the Purchasers absolutely and forever for the purposes of Development Agreement.

- ii) **THE VENDOR COVENANTS WITH THE PURCHASERS** as follows:-
- a) **THAT** notwithstanding any act deed matter or thing whatsoever by the Vendor done or executed or knowingly suffered to the contrary the Vendor is now lawfully rightfully and absolutely seized and

possessed of and/or otherwise well and sufficiently entitled to the Said Undivided Share hereby granted sold conveyed transferred assigned or intended so to be and every part thereof for a perfect and indefeasible estate or inheritance without any manner or conditions use trust encumbrances or make void the same.

- b) **THAT** notwithstanding any act deed or thing whatsoever done as aforesaid the Vendor now has good right full power and absolute authority to grant convey transfer sell and assign all and singular the Said Undivided Share hereby sold conveyed transferred or expressed so to be unto and to the use of the Purchasers in the manner as aforesaid.
- c) **THAT** the Said Undivided Share hereby sold granted and conveyed or expressed or intended so to be is now free from all claims demands encumbrances liens attachments lispendens debuttar or trusts made or suffered by the Vendor or any person or persons having or lawfully or equitably claiming any estate or interest therein through under or in trust for the Vendor.
- d) **THAT** the Purchasers shall and may at all times hereafter peaceably and quietly hold possess and enjoy the Said Undivided Share hereby receive all rents issues and profits thereof without any lawful eviction interruption claims or demands whatsoever by the Vendor or any person or persons having or lawfully or equitably claiming as aforesaid subject to the terms of the registered Development agreement dated 01st June 2022 and Clause 12.2 (iii) wherein rights and interest of the Purchaser no 2.6 to 2.18 are defined for the purposes as mentioned therein.

- e) **THAT** the Purchasers shall be freed cleared and absolutely discharged saved harmless and kept indemnified against all estates charges encumbrances liens attachments lispensens debuttar or trust or claims and demands whatsoever created occasioned or made by the Vendor or any person or persons having or lawfully or equitably claiming as aforesaid.
- f) **AND FURTHER THAT** the Vendor and all persons having or lawfully or equitable claiming any estate or interest in the Said Undivided Share hereby or any part thereof through under or in trust for the Vendor shall and will from time to time and at all times hereafter at the request and cost of the Purchasers make do and execute or cause to made done and executed all such further and lawful acts deeds or things whatsoever for further better or more perfectly assuring the Said Undivided Share and every part thereof unto and to the use of the Purchasers in the manner as aforesaid as shall or may be reasonably required.
- g) **AND FURTHER THAT** notwithstanding, whatever mentioned the Purchasers after causing necessary due diligence of the Second Schedule Property has got satisfied with regard to the lawful title of the Vendor in respect the Second Schedule Property and shall always keep the Vendor and Confirming Parties indemnified against any future claim or demands, costs and charges raised by the Purchasers or any person/entity on its/their behalf.

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT the piece and parcel of Land admeasuring an area of 6 bighas 18 cotthas more or less together with shed and structures

constructed thereon or part thereof measuring a covered area of 70,000 sq.ft more or less further, being Holding Nos. 32 and 50, Sub Division VII, Division III, Dihi Surah, Mouza Kochnan, under Police Station Beliaghata, district of South 24-Parganas presently comprised in Municipal Premises No. 54, Canal Circular Road, Kolkata - 700 054, under Municipal Ward No. 31 and Borough No. III within the limits of Kolkata Municipal Corporation [vide Assessee No. 110310100640], Sub-Registration Office Sealdah, District South 24 Parganas, West Bengal together with all other easements, rights and benefits thereto and the said premises is recorded in the name of the Vendor butted and bounded as follows :-

- ON THE NORTH** : Premises No. 52 Canal Circular Road, Kolkata
- ON THE SOUTH** : Partly by 67 Canal Circular road, Kolkata and partly by 20' wide Road
- ON THE EAST** : Premises No 53 Canal Circular Road, Kolkata
- ON THE WEST** : Premises No 57 Canal Circular Road, Kolkata

THE SECOND SCHEDULE ABOVE REFERRED TO
(Said Undivided Share)

ALL THAT the undivided and undemarcated 1(One) Cottah share or interest out of the Said Premises described under the **First Schedule** above further together with proportionate undivided share in the shed and structures constructed at the said premises by estimation the proportionate share shed and structures admeasuring 200 square feet more or less of covered area.

THE THIRD SCHEDULE ABOVE REFERRED TO

(The Family history of Larger Ruia Family)

1. One Jugal Kishore Ruia being the son of Surajmal Ruia died leaving him surviving his three sons (1) Sevakram Ruia, (2) Bhuddarmal Ruia and (3) Chaturbhuj Ruia all of whom were governed by the old school of Hindu Law.
2. Even before the demise of the said Jugal Kishore Ruia his three sons Sevakram Ruia, Bhuddarmal Ruia and Chaturbhuj Ruia jointly purchased All That the Premises No. 54, Canal Circular Road, Calcutta by a registered Deed of Conveyance Being No. 1738 of 1908 wherein the area comprised in the said premises was described as 7 bighas 2 cottahs more or less and thus the three Ruia brothers being joint owners recorded their names in the then Calcutta Corporation.
3. The eldest of the brothers namely Sevakram Ruia died in the year 1920 leaving him surviving only two sons as the heirs namely Manmall Ruia and Baijnath Ruia as the only legal heirs. The said Manmall Ruia died in the year 1940 survived by his two sons namely Mathura Prasad Ruia and Ram Ratan Ruia. The said Baijnath Ruia died in the year 1946 leaving him surviving only one son namely Sajan Kumar Ruia as the only legal heir under the then Hindu Law.

4. The said Mathura Prasad Ruia son of Manmall Ruia died in the year 1947 leaving him surviving only one son namely Binod Ruia who was the adopted son as the only legal heir. The other brother of Mathura Prasad Ruia namely Ram Ratan Ruia also died in the year 1948 as a bachelor and without leaving any heir.
5. On the other side, the said Baijnath Ruia died in the year 1946 leaving him surviving his son namely Sajan Kumar Ruia as the only legal heir who also died soon thereafter in the year 1952 leaving him surviving Pritam Ruia as the only legal heir under the Hindu Law then governing. Thus from the branch of Sevakram Ruia the said Binode Ruia adopted son of Mathura Prasad Ruia and Pritam Ruia became the only descendants but however, the said Binode Ruia also died leaving him surviving only and two sons namely Lalit Ruia and Shiv Kumar Ruia. Thus from the branch of Sevakram Ruia the only surviving heirs are Lalit Ruia and Shiv Kumar Ruia who could claim any share in the larger family property if there had been no absolute allotment in favour of Narayan Prasad Ruia as recited above.
6. Now coming to the branch of Bhuddarmal Ruia, the said Bhuddarmal Ruia died in the year 1926 leaving him surviving Gouri Shankar Ruia and Narayan Prasad Ruia as the only legal heirs under the Hindu Law then governing. The said Gouri Shankar Ruia died in the year 1937 leaving him surviving Kanhaiyalal Ruia and Biswanath Ruia Ruia as the only legal heirs under the Hindu law then governing the said Kanhaiyalal Ruia died in the year 1946 leaving his wife Silawanti Ruia and two sons Rajendra Ruia and Bimal Ruia and upon the death of

Silawanti Ruia in the year 24.04.2001 her two sons namely Rajendra Ruia and Bimal Ruia are the only descendants of the branch of Gouri Shankar Ruia.

7. In respect of Narayan Prasad Ruia the other son of Bhuddarmal he died in the year 1984 leaving him surviving his wife Bishaka Devi and two sons namely Mahendra Kumar Ruia and Mahesh Ruia and four daughters namely Kusum Lata Agarwal, Prem Lata, Aruna Ruia and Sudha Dalmia as the only legal heirs who could have become entitled to his share, if any. The said Smt. Bishaka Devi wife of Narayan Prasad Ruia also died as intestate.
8. As on today out of Narayan Prasad Ruia's branch the second son of Narayan Prasad Ruia namely Mahesh Kumar Ruia died in the year 2020 leaving his wife Shurti Ruia and two sons namely Rahul Ruia and Rishav Ruia as his only legal heirs.
9. Now coming to branch of Chaturbhuj Ruia who died in the year 1921 leaving him surviving only two sons Sohan Lal Ruia and Iswari Prasad Ruia the said Sohan Lal Ruia died leaving him surviving only one son namely Banwarilal Ruia as the only legal heir. The said Banwarilal Ruia adopted one son namely Santosh Ruia and he also died as bachelor. Thus the branch of Sohan Lal Ruia stood closed.
10. The other sons of Chaturbhuj Ruia namely Iswari Prasad Ruia died leaving him surviving his adopted son Bijay Ruia as the only legal heir under the Hindu Law then governing. The said Bijay Ruia died leaving him surviving his wife and son. It is recorded

that both the wife and son of Bijay Kumar Ruia have died without leaving any legal heir.

11. Thus the present Confirming Parties who have joined herein are only descendants of the Larger Ruia family who could have any stake in the said Premises No. 54, Canal Circular Road, Kolkata - 700 054 unless the same was absolutely allotted to Narayan Prasad Ruia and who hereby confirm that they do not have any claim or stake therein at present in view of the circumstances as recited above.

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

SIGNED AND DELIVERED by the
VENDOR at Kolkata in the
presence of :

1.

Vivek Bulb Industries Pvt. Ltd.
Shailendra Singh
Director

SS

VIVEK BULB INDUSTRIES PVT. LTD.

2.

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

1. *[Handwritten signature]*

Mechano International Pvt. Ltd.
Shailendra Singh
Director

ES

MECHANO INTERNATIONAL PVT. LTD.

2. *[Handwritten signature]*
Adv.
H.C. Cal

MR Nitesh Kumar for Ra'

UTSAV DEVELOPERS PRIVATE LIMITED

MR Dipak Das

EDENCITY PROPERTIES PRIVATE LIMITED

MR Nitesh Kumar for Ra'

EDEN REALTY VENTURES PRIVATE LIMITED

M toky

SUNIDHI ESTATE PRIVATE LIMITED

of 4

AG P. Gowda

BHAGWATI VINIMAY PRIVATE LIMITED

AG P. Gowda

SUNIDHI REALTY PRIVATE LIMITED

AG P. Gowda

SAI DEALMARK PRIVATE LIMITED

AG P. Gowda

SUNIDHI COMPLEX PRIVATE LIMITED

DD Dipak Das

SHIVSHAKTI VINCOM PRIVATE LIMITED

DD Dipak Das

TRANCE DEALCOM PRIVATE LIMITED

03 Dipak Das.
TRANCE TRADELINK PRIVATE LIMITED

MR Nikhil Kumar Reddy
SUDAMA COMMODEAL PRIVATE LIMITED

MR Nikhil Kumar Reddy
VISHWAKARMA MARCOM PRIVATE LIMITED

PM Aditya Maheswari
SARAL CONSTRUCTION ADVISORY PRIVATE LIMITED

PM Aditya Maheswari
CENTURY COMMOSEAL PRIVATE LIMITED

05 M. Parth
JANSAMPARK VINTRADE PRIVATE LIMITED

MR Nikhil Kumar Reddy
SUPERSOFT VINCOM PRIVATE LIMITED

SIGNED AND DELIVERED by the
CONFIRMING PARTIES at Kolkata
in the presence of:

1. 
2. 



CONSTITUTED ATTORNEY
MR. RISHAV RUIA

MEMO OF CONSIDERATION

Received from the Purchasers abovenamed a sum of **Rs. 47,25,000/-**
(Rupees Forty Seven Lakh Twenty Five Thousand Only) towards
entire sale consideration of the aforesaid Second Schedule Property
through various cheques drawn in favour of the Vendor being M/s.
Vivek Bulb Industries Private Limited.

For VIVEK BULB INDUSTRIES PRIVATE LIMITED




































Director Mr. Shailendra Singh
[VENDOR]

WITNESSES:







































1. 
2. 

*Drafted by me
to
Ajayana Das
Advocate
High Court Kolkata
Enrolment No. F/2114/2011*

SPECIMEN FORM FOR TEN FINGERPRINTS

| | | | | | |
|---|---|---|--|---|---|
|  Shailendra Singh SS |  |  |  |  |  |
| | Little | Ring | Middle | Fore | Thumb |
| | (Left Hand) | | | | |
| |  |  |  |  |  |
| Thumb | Fore | Middle | Ring | Little | |
| (Right Hand) | | | | | |
| PHOTO ME | | | | | |
| | Little | Ring | Middle | Fore | Thumb |
| | (Left Hand) | | | | |
| | Thumb | Fore | Middle | Ring | Little |
| (Right Hand) | | | | | |
|  Dipak Desai |  |  |  |  |  |
| | Little | Ring | Middle | Fore | Thumb |
| | (Left Hand) | | | | |
| |  |  |  |  |  |
| Thumb | Fore | Middle | Ring | Little | |
| (Right Hand) | | | | | |
|  Tony |  |  |  |  |  |
| | Little | Ring | Middle | Fore | Thumb |
| | (Left Hand) | | | | |
| |  |  |  |  |  |
| Thumb | Fore | Middle | Ring | Little | |
| (Right Hand) | | | | | |

SPECIMEN FORM FOR TEN FINGERPRINTS

| | | | | | |
|---|---|--|---|---|---|
|  <i>P Pruthi</i> |  |  |  |  |  |
| | Little | Ring | Middle | Fore | Thumb |
| (Left Hand) | | | | | |
|  |  |  |  |  | |
| | Thumb | Fore | Middle | Ring | Little |
| (Right Hand) | | | | | |
|  <i>Aditya Maheswari</i> |  |  |  |  |  |
| | Little | Ring | Middle | Fore | Thumb |
| (Left Hand) | | | | | |
|  |  |  |  |  | |
| | Thumb | Fore | Middle | Ring | Little |
| (Right Hand) | | | | | |
|  <i>R Prithi</i> |  |  |  |  |  |
| | Little | Ring | Middle | Fore | Thumb |
| (Left Hand) | | | | | |
|  |  |  |  |  | |
| | Thumb | Fore | Middle | Ring | Little |
| (Right Hand) | | | | | |
|  <i>Subrata Das</i> |  |  |  |  |  |
| | Little | Ring | Middle | Fore | Thumb |
| (Left Hand) | | | | | |
|  |  |  |  |  | |
| | Thumb | Fore | Middle | Ring | Little |
| (Right Hand) | | | | | |



Subrata Das



SPECIMEN FORM FOR TEN FINGERPRINTS

| | | | | | |
|--------------|--------|-------------|--------|------|--------|
| PHOTO | | | | | |
| | Little | Ring | Middle | Fore | Thumb |
| | | (Left Hand) | | | |
| | Thumb | Fore | Middle | Ring | Little |
| (Right Hand) | | | | | |
| PHOTO | | | | | |
| | Little | Ring | Middle | Fore | Thumb |
| | | (Left Hand) | | | |
| | Thumb | Fore | Middle | Ring | Little |
| (Right Hand) | | | | | |
| PHOTO | | | | | |
| | Little | Ring | Middle | Fore | Thumb |
| | | (Left Hand) | | | |
| | Thumb | Fore | Middle | Ring | Little |
| (Right Hand) | | | | | |
| PHOTO | | | | | |
| | Little | Ring | Middle | Fore | Thumb |
| | | (Left Hand) | | | |
| | Thumb | Fore | Middle | Ring | Little |
| (Right Hand) | | | | | |
| PHOTO | | | | | |
| | Little | Ring | Middle | Fore | Thumb |
| | | (Left Hand) | | | |
| | Thumb | Fore | Middle | Ring | Little |
| (Right Hand) | | | | | |



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

GRN Details

GRN: 192022230129943768 Payment Mode: Online Payment (SBI Epay)
GRN Date: 27/09/2022 13:33:52 Bank/Gateway: SBlePay Payment Gateway
BRN : 4925260424618 BRN Date: 27/09/2022 13:36:15
Gateway Ref ID: CHK5461817 Method: State Bank of India NB
Payment Status: Successful Payment Ref. No: 2002910767/5/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr Mechano International Pvt Ltd
Address: 54, Canal Circular Road
Mobile: 9830042406
Period From (dd/mm/yyyy): 27/09/2022
Period To (dd/mm/yyyy): 27/09/2022
Payment ID: 2002910767/5/2022
Dept Ref ID/DRN: 2002910767/5/2022

Payment Details

| Sl. No. | Payment ID | Head of A/C Description | Head of A/C | Amount (₹) |
|---------|-------------------|--|--------------------|---------------|
| 1 | 2002910767/5/2022 | Property Registration- Stamp duty | 0030-02-103-003-02 | 190180 |
| 2 | 2002910767/5/2022 | Property Registration- Registration Fees | 0030-03-104-001-16 | 47554 |
| | | | Total | 237734 |

IN WORDS: TWO LAKH THIRTY SEVEN THOUSAND SEVEN HUNDRED THIRTY FOUR ONLY.

Major Information of the Deed

| | | | |
|---|---|---|------------|
| Deed No : | I-1603-02384/2023 | Date of Registration | 17/02/2023 |
| Query No / Year | 1603-2002910767/2022 | Office where deed is registered | |
| Query Date | 27/09/2022 12:38:14 AM | D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas | |
| Applicant Name, Address & Other Details | S Dutta Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 8240197802, Status : Solicitor firm | | |
| Transaction | Additional Transaction | | |
| [0101] Sale, Sale Document | [4305] Other than Immovable Property, Declaration [No of Declaration : 2] | | |
| Set Forth value | Market Value | | |
| Rs. 47,25,000/- | Rs. 47,54,000/- | | |
| Stampduty Paid(SD) | Registration Fee Paid | | |
| Rs. 1,90,280/- (Article:23) | Rs. 47,586/- (Article:A(1), E) | | |
| Remarks | Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area) | | |

Land Details :

District: South 24-Parganas, P.S:- Phool Bagan, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Canal Circular Road(ward no-31), Road Zone : (Not Adjacent To E M By Pass -- Not Adjacent To E M By Pass) , , Premises No: 54, , Ward No: 031 Pin Code : 700054

| 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 | 1 Katha | 47,00,000/- | 47,00,000/- | Property is on Road |
| Grand Total : | | | | 1.65Dec | 47,00,000 /- | 47,00,000 /- | |

Structure Details :

| Sch No | Structure Details | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details |
|--|-------------------|-------------------|-------------------------|-----------------------|---------------------------|
| S1 | On Land L1 | 200 Sq Ft. | 25,000/- | 54,000/- | Structure Type: Structure |
| Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete | | | | | |
| Total : | | 200 sq ft | 25,000 /- | 54,000 /- | |

Seller Details :

| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|--|
| 1 | VIVEK BULB INDUSTRIES PRIVATE LIMITED 54, Canal Circular Road, City:- Not Specified, P.O:- KANKURGACHI, P.S:-Phool Bagan, District:-South 24-Parganas, West Bengal, India, PIN:- 700054 , PAN No.:: aaxxxxxx9e,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative |
| 2 | Mr BIMAL KUMAR RUIA Son of Mr KANHAIYALAL RUIA 17/1E, Alipore Road, City:- Not Specified, P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AJxxxxxx7J,Aadhaar No Not Provided by UIDAI, Status :Confirming Party, Executed by: Attorney, Executed by: Attorney |
| 3 | Mr LALIT KUMAR RUIA Son of Late ISHWARI PRASAD RUIA SETH BAGAN ROAD, 232/1, City:- Not Specified, P.O:- GHUGHUDANGA, P.S:-Cossipur, District:-North 24-Parganas, West Bengal, India, PIN:- 700030 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ACxxxxxx9D,Aadhaar No Not Provided by UIDAI, Status :Confirming Party, Executed by: Attorney, Executed by: Attorney |
| 4 | Mr SHIV KUMAR RUIA Son of Late ISWARI PRASAD RUIA ARMENIAN STREET, 18, City:- Not Specified, P.O:- BURRABAZAR, P.S:-Burrobarazar, District:-Kolkata, West Bengal, India, PIN:- 700007 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ADxxxxxx6B,Aadhaar No Not Provided by UIDAI, Status :Confirming Party, Executed by: Attorney, Executed by: Attorney |

Buyer Details :

| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|---|
| 1 | MECHANO INTERNATIONALPRIVATE LIMITED 54, Canal Circular Road, City:- Not Specified, P.O:- KANKURGACHI, P.S:-Phool Bagan, District:-South 24-Parganas, West Bengal, India, PIN:- 700054 , PAN No.:: aaxxxxxx0g,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative |
| 2 | UTSAV DEVELOPERS PRIVATE LIMITED 12, U.N. Bramhachari Sarani, City:- Not Specified, P.O:- SHAKESPHARE SARANI, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700017 , PAN No.:: aaxxxxxx5d,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative |
| 3 | EDENCITY PROPERTIES PRIVATE LIMITED 9b, Wood Street, City:- Not Specified, P.O:- SHAKESPHARE SARANI, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700016 , PAN No.:: aaxxxxxx9r,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative |
| 4 | EDEN REALTY VENTURES PRIVATE LIMITED 7, Jawaharlal Nehru Road, City:- Not Specified, P.O:- SHAKESPHARE SARANI, P.S:-New Market, District:-Kolkata, West Bengal, India, PIN:- 700017 , PAN No.:: aaxxxxxx7h,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative |
| 5 | SUNIDHI ESTATES PRIVATE LIMITED City:- , P.O:- Laketown, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089 , PAN No.:: aaxxxxxx7r,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative |
| 6 | BHAGWATI VINIMAY PRIVATE LIMITED LAKETOWN, 254, City:- , P.O:- LAKETOWN, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089 , PAN No.:: AAxxxxxx4M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative |
| 7 | SUNIDHI REALTY PRIVATE LIMITED City:- Not Specified, P.O:- LAKETOWN, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089 , PAN No.:: AAxxxxxx7F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative |

| | |
|----|---|
| 8 | SAI DEALMARK PRIVATE LIMITED LAKETOWN, 243, City:- Not Specified, P.O:- LAKETOWN, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089 , PAN No.:: AAxxxxx9C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative |
| 9 | SUNIDHI COMPLEX PRIVATE LIMITED LAKETOWN, 243, City:- , P.O:- LAKETOWN, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089 , PAN No.:: AAxxxxx3Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative |
| 10 | SHIVSHAKTI VINCOM PRIVATE LIMITED 1A, Raja Subodh Mullik Square, City:- Not Specified, P.O:- DHARMATALLA, P.S:-Muchipara, District:-Kolkata, West Bengal, India, PIN:- 700013 , PAN No.:: AAxxxxx4F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative |
| 11 | TRANCE DEALCOM PRIVATE LIMITED 1A, Raja Subodh Mullik Square, City:- Not Specified, P.O:- DHARMATALA, P.S:-Muchipara, District:-Kolkata, West Bengal, India, PIN:- 700013 , PAN No.:: AAxxxxx6T,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative |
| 12 | SUDAMA COMMODEAL PRIVATE LIMITED 12, U.N. Bramhachari Sarani, City:- Not Specified, P.O:- SHAKESPHARE SARANI, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016 , PAN No.:: AAxxxxx8M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative |
| 13 | VISHWAKARMA MARCOM PRIVATE LIMITED 12, U.N. Bramhachari Sarani, City:- Not Specified, P.O:- SHAKESPHARE SARANI, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700017 , PAN No.:: AAxxxxx5J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative |
| 14 | SARAL CONSTRUCTION ADVISORY PRIVATE LIMITED LAKETOWN, 243, City:- Not Specified, P.O:- LAKETOWN, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089 , PAN No.:: AAxxxxx9L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative |
| 15 | CENTURY COMMOSE PRIVATE LIMITED LAKETOWN, 243, City:- Not Specified, P.O:- LAKETOWN, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089 , PAN No.:: AAxxxxx0H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative |
| 16 | JANSAMPARK VINTRADE PRIVATE LIMITED LAKETOWN, 243, City:- Not Specified, P.O:- LAKETOWN, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089 , PAN No.:: AAxxxxx7L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative |
| 17 | SUPERSOFT VINCOM PRIVATE LIMITED 12, U.N. Bramhachari Sarani, City:- Not Specified, P.O:- SHAKESPHARE SARANI, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700017 , PAN No.:: AAxxxxx0A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative |
| 18 | TRANCE TRADELINK PRIVATE LIMITED 1A, Raja Subodh Mullik Square, City:- Not Specified, P.O:- DHARMATALA, P.S:-Muchipara, District:-Kolkata, West Bengal, India, PIN:- 700013 , PAN No.:: AAxxxxx5F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative |

Attorney Details :

| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|---|
| 1 | Mr RISHAV RUIA Son of MAHESH KUMAR RUIA 24B, Jatindra Mohan Avenue, City:- Not Specified, P.O:- BEADON STREET, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700006, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: CGxxxxx0F,Aadhaar No Not Provided by UIDAI Status : Attorney, Attorney of : Mr BIMAL KUMAR RUIA, Mr LALIT KUMAR RUIA, Mr SHIV KUMAR RUIA |

Representative Details :

| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|--|
| 1 | Mr NIRANJAN KUMAR RAI Son of Mr KAMAL DEV RAI 7 J L NEHRU ROAD, City:- Not Specified, P.O:- DHARMATALLA, P.S:-New Market, District:-Kolkata, West Bengal, India, PIN:- 700013, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : UTSAV DEVELOPERS PRIVATE LIMITED (as DIRECTOR), EDEN REALTY VENTURES PRIVATE LIMITED (as DIRECTOR), SUDAMA COMMODEAL PRIVATE LIMITED (as DIRECTOR), VISHWAKARMA MARCOM PRIVATE LIMITED (as DIRECTOR), SUPERSOFT VINCOM PRIVATE LIMITED (as DIRECTOR) |
| 2 | Mr VARUN GOENKA (Presentant) Son of Mr ASOKE KUMAR GOENKA BANGUR AVENUE, 120, City:- Not Specified, P.O:- BANGUR AVENUE, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SUNIDHI ESTATES PRIVATE LIMITED (as DIRECTOR), JANSAMPARK VINTRADE PRIVATE LIMITED (as DIRECTOR) |
| 3 | Mr ANANT GOENKA Son of Mr ASOKE KUMAR GOENKA 120 BANGUR AVENUE, City:- Not Specified, P.O:- BANGUR AVENUE, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : BHAGWATI VINIMAY PRIVATE LIMITED (as DIRECTOR), SUNIDHI REALTY PRIVATE LIMITED (as DIRECTOR), SAI DEALMARK PRIVATE LIMITED (as DIRECTOR), SUNIDHI COMPLEX PRIVATE LIMITED (as DIRECTOR) |
| 4 | Mr SHAILEDRA SINGH Son of Mr KAMALA PRASAD SINGH FE 330 SALT LAKE CITY, City:- Not Specified, P.O:- BIDHANNAGAR, P.S:-Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : VIVEK BULB INDUSTRIES PRIVATE LIMITED (as DIRECTOR), MECHANO INTERNATIONALPRIVATE LIMITED (as DIRECTOR) |
| 5 | Mr INDRAJIT DE Son of Mr PRASANTA KUMAR DE 1A, Raja Subodh Mullik Square, City:- Not Specified, P.O:- DHARMATALA, P.S:-Muchipara, District:-Kolkata, West Bengal, India, PIN:- 700013, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : EDENCITY PROPERTIES PRIVATE LIMITED (as DIRECTOR), SHIVSHAKTI VINCOM PRIVATE LIMITED (as DIRECTOR), TRANCE DEALCOM PRIVATE LIMITED (as DIRECTOR), TRANCE TRADELINK PRIVATE LIMITED (as DIRECTOR) |
| 6 | Mr ADITYA MAHESWARI Son of Mr ASHOKE KUMAR MAHESWARI BC 70 SALT LAKE CITY, City:- Not Specified, P.O:- BIDHANNAGAR, P.S:-Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SARAL CONSTRUCTION ADVISORY PRIVATE LIMITED (as DIRECTOR), CENTURY COMMOSEAL PRIVATE LIMITED (as DIRECTOR) |

Identifier Details :

| Name | Photo | Finger Print | Signature |
|--|-------|--------------|-----------|
| Mr SUBRATA DAS Son of Mr GOUTAM DAS SHYAM NAGAR ROAD, City:- , P.O:- LAKETOWN, P.S:-Lake Town, District:- North 24-Parganas, West Bengal, India, PIN:- 700055 | | | |
| Identifier Of Mr RISHAV RUIA, Mr NIRANJAN KUMAR RAI, Mr VARUN GOENKA, Mr ANANT GOENKA, Mr SHAILEDRA SINGH, Mr INDRAJIT DE, Mr ADITYA MAHESWARI | | | |

Mr SOURAV GIRI
Son of Mr KRISHNO GIRI
P 243 LAKETOWN, City:- Not Specified,
P.O:- LAKETOWN, P.S:-Lake Town,
District:-North 24-Parganas, West Bengal,
India, PIN:- 700089

Identifier Of Mr RISHAV RUIA, Mr NIRANJAN KUMAR RAI, Mr VARUN GOENKA, Mr ANANT GOENKA, Mr SHAILEDRA SINGH, Mr INDRAJIT DE

Transfer of property for L1

| Sl.No | From | To. with area (Name-Area) |
|-------|---------------------------------------|--|
| 1 | VIVEK BULB INDUSTRIES PRIVATE LIMITED | MECHANO INTERNATIONALPRIVATE LIMITED-0.0916667 Dec,UTSAV DEVELOPERS PRIVATE LIMITED-0.0916667 Dec,EDENCITY PROPERTIES PRIVATE LIMITED-0.0916667 Dec,EDEN REALTY VENTURES PRIVATE LIMITED-0.0916667 Dec,SUNIDHI ESTATES PRIVATE LIMITED-0.0916667 Dec,BHAGWATI VINIMAY PRIVATE LIMITED-0.0916667 Dec,SUNIDHI REALTY PRIVATE LIMITED-0.0916667 Dec,SAI DEALMARK PRIVATE LIMITED-0.0916667 Dec,SUNIDHI COMPLEX PRIVATE LIMITED-0.0916667 Dec,SHIVSHAKTI VINCOM PRIVATE LIMITED-0.0916667 Dec,TRANCE DEALCOM PRIVATE LIMITED-0.0916667 Dec,SUDAMA COMMODEAL PRIVATE LIMITED-0.0916667 Dec,VISHWAKARMA MARCOM PRIVATE LIMITED-0.0916667 Dec,SARAL CONSTRUCTION ADVISORY PRIVATE LIMITED-0.0916667 Dec,CENTURY COMMOSALE PRIVATE LIMITED-0.0916667 Dec,JANSAMPARK VINTRADE PRIVATE LIMITED-0.0916667 Dec,SUPERSOFT VINCOM PRIVATE LIMITED-0.0916667 Dec,TRANCE TRADELINK PRIVATE LIMITED-0.0916667 Dec |

Transfer of property for S1

| Sl.No | From | To. with area (Name-Area) |
|-------|---------------------------------------|--|
| 1 | VIVEK BULB INDUSTRIES PRIVATE LIMITED | MECHANO INTERNATIONALPRIVATE LIMITED-11.11111100 Sq Ft,UTSAV DEVELOPERS PRIVATE LIMITED-11.11111100 Sq Ft,EDENCITY PROPERTIES PRIVATE LIMITED-11.11111100 Sq Ft,EDEN REALTY VENTURES PRIVATE LIMITED-11.11111100 Sq Ft,SUNIDHI ESTATES PRIVATE LIMITED-11.11111100 Sq Ft,BHAGWATI VINIMAY PRIVATE LIMITED-11.11111100 Sq Ft,SUNIDHI REALTY PRIVATE LIMITED-11.11111100 Sq Ft,SAI DEALMARK PRIVATE LIMITED-11.11111100 Sq Ft,SUNIDHI COMPLEX PRIVATE LIMITED-11.11111100 Sq Ft,SHIVSHAKTI VINCOM PRIVATE LIMITED-11.11111100 Sq Ft,TRANCE DEALCOM PRIVATE LIMITED-11.11111100 Sq Ft,SUDAMA COMMODEAL PRIVATE LIMITED-11.11111100 Sq Ft,VISHWAKARMA MARCOM PRIVATE LIMITED-11.11111100 Sq Ft,SARAL CONSTRUCTION ADVISORY PRIVATE LIMITED-11.11111100 Sq Ft,CENTURY COMMOSALE PRIVATE LIMITED-11.11111100 Sq Ft,JANSAMPARK VINTRADE PRIVATE LIMITED-11.11111100 Sq Ft,SUPERSOFT VINCOM PRIVATE LIMITED-11.11111100 Sq Ft,TRANCE TRADELINK PRIVATE LIMITED-11.11111100 Sq Ft |

On 27-09-2022

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

Presented for registration at 19:29 hrs on 27-09-2022, at the Private residence by Mr VARUN GOENKA ,

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 47,54,000/-

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

Execution is admitted on 27-09-2022 by Mr NIRANJAN KUMAR RAI, DIRECTOR, UTSAV DEVELOPERS PRIVATE LIMITED, 12, U.N. Bramhachari Sarani, City:- Not Specified, P.O:- SHAKESPHARE SARANI, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700017; DIRECTOR, EDEN REALTY VENTURES PRIVATE LIMITED, 7, Jawaharlal Nehru Road, City:- Not Specified, P.O:- SHAKESPHARE SARANI, P.S:-New Market, District:-Kolkata, West Bengal, India, PIN:- 700017; DIRECTOR, SUDAMA COMMOMDEAL PRIVATE LIMITED, 12, U.N. Bramhachari Sarani, City:- Not Specified, P.O:- SHAKESPHARE SARANI, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016; DIRECTOR, VISHWAKARMA MARCOM PRIVATE LIMITED, 12, U.N. Bramhachari Sarani, City:- Not Specified, P.O:- SHAKESPHARE SARANI, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700017; DIRECTOR, SUPERSOFT VINCOM PRIVATE LIMITED, 12, U.N. Bramhachari Sarani, City:- Not Specified, P.O:- SHAKESPHARE SARANI, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700017

Indetified by Mr SUBRATA DAS, , Son of Mr GOUTAM DAS, SHYAM NAGAR ROAD, P.O: LAKETOWN, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by profession Service

Execution is admitted on 27-09-2022 by Mr VARUN GOENKA, DIRECTOR, SUNIDHI ESTATES PRIVATE LIMITED, City:- , P.O:- Laketown, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089; DIRECTOR, JANSAMPARK VINTRADE PRIVATE LIMITED, LAKETOWN, 243, City:- Not Specified, P.O:- LAKETOWN, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089

Indetified by Mr SUBRATA DAS, , Son of Mr GOUTAM DAS, SHYAM NAGAR ROAD, P.O: LAKETOWN, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by profession Service

Execution is admitted on 27-09-2022 by Mr ANANT GOENKA, DIRECTOR, BHAGWATI VINIMAY PRIVATE LIMITED, LAKETOWN, 254, City:- , P.O:- LAKETOWN, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089; DIRECTOR, SUNIDHI REALTY PRIVATE LIMITED, City:- Not Specified, P.O:- LAKETOWN, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089; DIRECTOR, SAI DEALMARK PRIVATE LIMITED, LAKETOWN, 243, City:- Not Specified, P.O:- LAKETOWN, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089; DIRECTOR, SUNIDHI COMPLEX PRIVATE LIMITED, LAKETOWN, 243, City:- , P.O:- LAKETOWN, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089

Indetified by Mr SUBRATA DAS, , Son of Mr GOUTAM DAS, SHYAM NAGAR ROAD, P.O: LAKETOWN, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by profession Service

Execution is admitted on 27-09-2022 by Mr SHAILEDRA SINGH, DIRECTOR, VIVEK BULB INDUSTRIES PRIVATE LIMITED, 54, Canal Circular Road, City:- Not Specified, P.O:- KANKURGACHI, P.S:-Phool Bagan, District:-South 24-Parganas, West Bengal, India, PIN:- 700054; DIRECTOR, MECHANO INTERNATIONALPRIVATE LIMITED, 54, Canal Circular Road, City:- Not Specified, P.O:- KANKURGACHI, P.S:-Phool Bagan, District:-South 24-Parganas, West Bengal, India, PIN:- 700054

Indetified by Mr SUBRATA DAS, , Son of Mr GOUTAM DAS, SHYAM NAGAR ROAD, P.O: LAKETOWN, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by profession Service

Execution is admitted on 27-09-2022 by Mr INDRAJIT DE, DIRECTOR, EDENCITY PROPERTIES PRIVATE LIMITED, 9b, Wood Street, City:- Not Specified, P.O:- SHAKESPHARE SARANI, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700016; DIRECTOR, SHIVSHAKTI VINCOM PRIVATE LIMITED, 1A, Raja Subodh Mullik Square, City:- Not Specified, P.O:- DHARMATALA, P.S:-Muchipara, District:-Kolkata, West Bengal, India, PIN:- 700013; DIRECTOR, TRANCE DEALCOM PRIVATE LIMITED, 1A, Raja Subodh Mullik Square, City:- Not Specified, P.O:- DHARMATALA, P.S:-Muchipara, District:-Kolkata, West Bengal, India, PI:- 700013; DIRECTOR, TRANCE TRADELINK PRIVATE LIMITED, 1A, Raja Subodh Mullik Square, City:- Not Specified, P.O:- DHARMATALA, P.S:-Muchipara, District:-Kolkata, West Bengal, India, PIN:- 700013

Indetified by Mr SUBRATA DAS, , Son of Mr GOUTAM DAS, SHYAM NAGAR ROAD, P.O: LAKETOWN, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by profession Service

Execution is admitted on 27-09-2022 by Mr ADITYA MAHESWARI, DIRECTOR, SARAL CONSTRUCTION ADVISORY PRIVATE LIMITED, LAKETOWN, 243, City:- Not Specified, P.O:- LAKETOWN, P.S:-Lake Town, District:- North 24-Parganas, West Bengal, India, PIN:- 700089; DIRECTOR, CENTURY COMMOSALE PRIVATE LIMITED, LAKETOWN, 243, City:- Not Specified, P.O:- LAKETOWN, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089

Indetified by Mr SUBRATA DAS, , Son of Mr GOUTAM DAS, SHYAM NAGAR ROAD, P.O: LAKETOWN, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by profession Service

Executed by Attorney

Execution by Mr RISHAV RUIA, , Son of MAHESH KUMAR RUIA, 24B, Road: Jatindra Mohan Avenue, , P.O: BEADON STREET, Thana: Burtola, , Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by profession Business as constituted attorney for 1. Mr BIMAL KUMAR RUIA 17/1E, Road: Alipore Road, , P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, 2. Mr LALIT KUMAR RUIA SETH BAGAN ROAD, 232/1, P.O: GHUGHUDANGA, Thana: Cossipur, , North 24-Parganas, WEST BENGAL, India, PIN - 700030, 3. Mr SHIV KUMAR RUIA ARMENIAN STREET, 18, P.O: BURRABAZAR, Thana: Burrobazar, , Kolkata, WEST BENGAL, India, PIN - 700007 is admitted by him

Indetified by Mr SUBRATA DAS, , Son of Mr GOUTAM DAS, SHYAM NAGAR ROAD, P.O: LAKETOWN, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by profession Service



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

On 28-09-2022

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 47,586.00/- (A(1) = Rs 47,540.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by by online = Rs 47,554/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 27/09/2022 1:36PM with Govt. Ref. No: 192022230129943768 on 27-09-2022, Amount Rs: 47,554/-, Bank: SBI EPay (SBlePay), Ref. No. 4925260424618 on 27-09-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,90,180/- and Stamp Duty paid by by online = Rs 1,90,180/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 27/09/2022 1:36PM with Govt. Ref. No: 192022230129943768 on 27-09-2022, Amount Rs: 1,90,180/-,
Bank: SBI EPay (SBlePay), Ref. No. 4925260424618 on 27-09-2022, 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

On 17-02-2023

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 47,586.00/- (A(1) = Rs 47,540.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,90,180/- and Stamp Duty paid by Stamp Rs 100.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 5211, Amount: Rs.100.00/-, Date of Purchase: 22/09/2022, Vendor name: P Chatterjee



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 1603-2023, Page from 74616 to 74661

being No 160302384 for the year 2023.



Dhar

Digitally signed by Debasish Dhar
Date: 2023.02.17 12:49:15 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2023/02/17 12:49:15 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)



DISTRICT SUB REGISTRAR, III
SOUTH 24 PGS. ALIPORE
27 SEP 2021