

2054/23 VC-439/23

F-2722/23



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AN 079253

Centralized Register-IT
 registered, the register is maintained
 Discretionary power of the Registrar, the
 document is subject to the law of the State.

Handwritten:
 9.2.23 5.58 PM
 22/336019

Signature:
 Director, Register-IT
 Alipore, South 24-pargana

DEED OF CONVEYANCE

Handwritten: 22-02-23

1. **Date:** 09th FEBRUARY, 2023 (THURSDAY)
2. **Place:** KOLKATA
3. **Parties:**



8 FEB 2023

Sr No. 479 Date.....

Value Rs. 100/-

Name..... SUJIT KANTHAL
ADVOCATE

Address..... Allpore- Criminal Court, Kol-27

TAMAL DUTTA
Stamp Vender
Allpore Police Court, Kol-27

M Tony



1089

Sunidhi Estates Pvt. Ltd.

M Tony

Director

Jansamparka Vinodada Pvt Ltd.

M Tony
Director



1095

Vivek Bulb Industries Pvt. Ltd.

Shailendra Singh

Director

Techno International Pvt. Ltd.

Shailendra Singh

Director



DISTRICT SUB REGISTRAR-III
SOUTH 2 & PGS., ALLPORE
09 FEB 2023

- 3.1 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 its Authorised Signatory **Mr. Niranjan Kumar Rai (PAN AHKPR0235R) (AADHAAR NO. 8807 7792 7491)**, Son of Sri Kamal Dev Rai, by faith Hindu, by occupation Service, by Nationality Indian residing at 7, J.L. Neharu Road, Metro Cinema, Dharmatala, Kolkata - 700013, Post Office Dharamtalla, Police Station New Market..
- 3.2 M/s. EDENCITY PROPERTIES PRIVATE LIMITED (EPPL),(CINU45207WB2008PTC129900) (PAN AACCE0989R)**, a Company governed by the Companies Act, 2013, having its registered office at Ideal Plaza, North Block, N 410, 11/1, Sarat Bose Road, Kolkata - 700020. Police Station - Bhawanipore, Post Office - Elgin Road, duly represented by its Authorised Signatory **Mr. Amitava Patra (PAN AKCPP8158Q) (AADHAAR NO. 9542 2261 9235)**, Son of Sri Amiya Ranjan Patra, by faith Hindu, by occupation Business, by Nationality Indian residing at Dakshin Kanyanngar, Pin-743398, Post Office Kanyanngar, Police Station Kanyanngar.

[Hereinafter jointly referred to as the **"VENDORS"** (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, assigns) of the **FIRST PART**]

AND

- 3.3 M/s. VIVEK BULB INDUSTRIES PRIVATE LIMITED (VBIPL), (CIN U29298WB1989PTC047785) (PAN AABCV2809E)**, a company governed by the Companies Act, 2013, having its

A.S

1092

OPEN REALTY VENTURES PVT. LTD.

Director

SUDAMA COMMERCIAL PVT. LTD.

Director

VISHWAKARMA MARCOM PVT. LTD.

Director

A.G 1096

BHAGWATI VINIMAY (P) LTD.

Director

SAI DEAL MARK (P) LTD.

Director

SUNIDHI COMPLEX (P) LTD.

Director



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
09 FEB 2023

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 Business, by Nationality Indian residing at FE-330, Salt Lake City, Sector-III, Post Office Bidhannagar I.B Block, Police Station: South Bidhannagar, Kolkata - 700106.

3.4 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 its Director **Mr. Shailendra Singh (PAN ALFPS6426A) (AADHAAR NO. 5090 7528 6948)**, Son of Sri Kamala Prasad Singh, by faith Hindu, by occupation Business, by Nationality Indian residing at FE-330, Salt Lake City, Sector-III, Post Office Bidhannagar I.B Block, Police Station: South Bidhannagar, Kolkata - 700106.

3.5 M/s. EDEN REALTY VENTURES PRIVATE LIMITED (ERVPL), (CIN U70101WB2003PTC095829) (PAN AAACL9697H), a 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 its Director **Mr. Arya Sumant (PAN BYMPS8656P) (AADHAAR NO. 4138 7452 7253)**, Son of Sri Sachchidanand Rai, by faith Hindu, by occupation Business, by Nationality Indian residing at National Court Building, Flat No. 7, 13, Loiden Street, Circus Avenue, Kolkata - 700 017, Post Office Circus Avenue, Police Station Shakespeare Sarani.

A.P



EDENCITY PROPERTIES PVT LTD

A.P.

Authorised Signatory

SUNIDHI REALTY (P) LTD.

A.P.

Director

SHIVSHAKTI VINCOM (P) LTD.

A.P.

Director

Trance Dealcom Pvt. Ltd.

A.P.

Director

Trance Tradeline Pvt. Ltd.

A.P.

Director



N.R



UTSAV DEVELOPERS PVT. LTD.

N.R.
Director

SUPERSOFT VINCOM PVT. LTD.

N.R.
Director

DISTRICT SUB REGISTRAR, III
SOUTH 24 PGS., ALIPORE
09 FEB 2023

- 3.6 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 its Director **Mr. Varun Goenka, (PAN AIRPG0413G) (AADHAAR NO. 4434 0234 2250)** S/o Shri Ashok Kumar Goenka, by faith Hindu, by occupation Business, by Nationality Indian, residing at 120, Bangur Avenue, Block - C, Kolkata - 700055, Post Office Bangur Avenue, Police Station Lake Town.
- 3.7 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 its Director **Mr. Anuj Goenka (PAN AJGPG6662B) (AADHAAR NO. 3021 3344 2470)**, son of Shri Ashok Kumar Goenka, by faith Hindu, by occupation Business, by Nationality Indian, residing 120 Bangur Avenue, Block - C, Kolkata 700055, P.O. Bangur Avenue, P.S. Lake Town.
- 3.8 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. Amitava Patra (PAN AKCPP8158Q) (AADHAAR NO. 9542 2261 9235)**, Son of Sri Amiya Ranjan Patra, by faith Hindu, by occupation Business, by Nationality Indian residing at Dakshin Kanyanngar, Pin-743398, Post Office Kanyanngar, Police Station Kanyanngar.

A.M.  1093

SARAL CONSTRUCTION ADVISORY (P) LTD.
Aditya Maheswari
Director



CENTURY COMMO SALE (P) LTD.
Aditya Maheswari
Director

DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS. ALIPORE
09 FEB 2023

 1097

Ajay Kumar Das
Asst. Secy.
High Court Calcutta

- 3.9 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. Anuj Goenka (PAN AJGPG6662B) (AADHAAR NO. 3021 3344 2470)**, son of Shri Ashok Kumar Goenka, by faith Hindu, by occupation Business, by Nationality Indian, residing 120 Bangur Avenue, Block - C, Kolkata 700055, P.O. Bangur Avenue, P.S. Lake Town.
- 3.10 M/s. SUNIDHI COMPLEX PRIVATE LIMITED (SCPL), (CIN U74999WB2010PTC154910) (PAN AAPCS0193Q)**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 its Director **Mr. Anuj Goenka (PAN AJGPG6662B) (AADHAAR NO. 3021 3344 2470)**, son of Shri Ashok Kumar Goenka, by faith Hindu, by occupation Business, by Nationality Indian, residing 120 Bangur Avenue, Block - C, Kolkata 700055, P.O. Bangur Avenue, P.S. Lake Town.
- 3.11 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 - 700 013, Police Station - Muchipara, Post Office - Dharmatala, duly represented by its Director **Mr. Amitava Patra (PAN AKCPP8158Q) (AADHAAR NO. 9542 2261 9235)**, Son of Sri Amiya Ranjan Patra, by faith Hindu, by occupation Business, by Nationality Indian residing at Dakshin Kanyanngar, Pin-743398, Post Office Kanyanngar, Police Station Kanyanngar.
- 3.12 M/s. TRANCE DEALCOM PRIVATE LIMITED (TDPL), (CIN U74999WB2011PTC162576) (PAN AADCT8586G)** a Company

governed by the Companies Act, 2013, having its registered office at 1A, Raja Subodh Mullick Square. 4th Floor. Kolkata – 700 013, Police Station - Muchipara, Post Office – Dharmatala, duly represented by its Director **Mr. Amitava Patra (PAN AKCPP8158Q) (AADHAAR NO. 9542 2261 9235)**, Son of Sri Amiya Ranjan Patra, by faith Hindu, by occupation Business, by Nationality Indian residing at Dakshin Kanyanngar, Pin-743398, Post Office Kanyanngar, Police Station Kanyanngar.

3.13 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 – 700 013, Police Station - Muchipara, Post Office – Dharmatala, duly represented by its Director **Mr. Amitava Patra (PAN AKCPP8158Q) (AADHAAR NO. 9542 2261 9235)**, Son of Sri Amiya Ranjan Patra, by faith Hindu, by occupation Business, by Nationality Indian residing at Dakshin Kanyanngar, Pin-743398, Post Office Kanyanngar, Police Station Kanyanngar.

3.14 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 its Director **Mr. Arya Sumant (PAN BYMPS8656P) (AADHAAR NO. 4138 7452 7253)**, Son of Sri Sachchidanand Rai, by faith Hindu, by occupation Business, by Nationality Indian residing at National Court Building, Flat No. 7, 13, Loiden Street, Circus Avenue, Kolkata – 700 017, Post Office Circus Avenue, Police Station Shakespeare Sarani.

3.15 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 Sarani, duly represented by its Director **Mr. Arya Sumant (PAN BYMPS8656P) (AADHAAR NO. 4138 7452 7253)**, Son of Sri Sachchidanand Rai, by faith Hindu, by occupation Business, by Nationality Indian residing at National Court Building, Flat No. 7, 13, Loiden Street, Circus Avenue, Kolkata - 700 017, Post Office Circus Avenue, Police Station Shakespeare Sarani.

3.16 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 24, Hemanta Basu Sarani, Mangalam-A, 3rd Floor, Room No.309, Kolkata-700001, Post Office GPO, Police Station Hare Street, duly represented by its Director **Mr. Aditya Maheswari (PAN ALGPM7575D) (AADHAAR NO. 9238 3553 6000)**, Son of Sri Ashoke Kumar Maheswari, by faith Hindu, by occupation Business, by Nationality Indian residing at BC-70, Salt Lake City, Sector-I, Kolkata-700064, Post Office & Police Station- Bidhannagar.

3.17 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 24, Hemanta Basu Sarani, Mangalam-A, 3rd Floor, Room No.309, Kolkata-700001, Post Office GPO, Police Station Hare Street, duly represented by its Director **Mr. Aditya Maheswari (PAN ALGPM7575D) (AADHAAR NO. 9238 3553 6000)**, Son of Sri Ashoke Kumar Maheswari, by faith Hindu, by occupation Business, by Nationality Indian residing at BC-70, Salt Lake City, Sector-I, Kolkata-700064, Post Office & Police Station- Bidhannagar.

3.18 M/s. JANSAMPARK VINTRADE PRIVATE LIMITED (JVPL), (CIN U51909WB2011PTC162117) (PAN AACJ5997L) 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 Authorized Signatory **Mr. Varun Goenka, (PAN AIRPG0413G) (AADHAAR NO. 4434 0234 2250)** S/o Shri Ashok Kumar Goenka, by faith Hindu, by occupation Business, by Nationality Indian, residing at 120, Bangur Avenue, Block - C, Kolkata - 700055, Post Office Bangur Avenue, Police Station Lake Town.

3.19 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 its Authorised Signatory **Mr. Niranjan Kumar Rai (PAN AHKPR0235R) (AADHAAR NO. 8807 7792 7491)**, Son of Sri Kamal Dev Rai, by faith Hindu, by occupation Service, by Nationality Indian residing at 7, J.L. Neharu Road, Metro Cinema, Dharmatala, Kolkata - 700013, Post Office Dharamtalla, Police Station New Market.

[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 it's heirs, successors, executors, administrators, legal representatives, assigns) of the **SECOND PART**]

Owners and Purchasers are hereinafter referred to as such or as **Party** and collectively as **Parties**.

4. W H E R E A S:

A. The Vendor No 1.1 and Vendor No 1.2 above named by means of certain registered deeds and/or documents has become joint

Owners for their respective proportionate share in all that piece and parcel of land having an area admeasuring **07 (Seven) Cottahs 14 (Fourteen) Chittacks**, more or less together with structures therein admeasuring 270 sq. ft., comprised in Municipal Premises No. 53B, Canal Circular Road, Kolkata 700054, together with 32' wide passage, Police Station Phoolbagan, within Kolkata Municipal Corporation, Sub-Registration District Sealdah, more fully described under First Schedule herein by paying the adequate consideration, from the previous Owners as mentioned in their respective deeds therein (hereinafter referred to as Said Premises).

- B. That the Parties herein has entered upon a registered Development Agreement dated 1st June 2022, registered before ADSR Alipore, Book I, volume No.1602-2022, pages 268356 to 268440, being Deed No.7169 for the year 2022, in respect of the Said Premises with the Developer M/s. Sunidhi Estates Private Limited being one of the Co-Purchaser herein for development of the Said Premises. The Developer has got the building plan sanctioned from the concerned statutory authorities and allocation as well as sale of units has been initiated by the Parties to the said Development Agreement in accordance thereto.
- C. The Vendors have jointly agreed to sell and transfer proportionately out of their respective share and the Purchasers herein have jointly agreed to purchase out the respective proportionate share, at a consideration of **₹47,25,000.00 (Rupees Forty Seven Lakh Twenty Five Thousand Only)** to be paid by the Purchasers jointly to the Vendors for their respective share, all that the undivided and undemarcated share of land admeasuring 1 *(One)* Cottah *more or less, together with* proportionate share in structures therein thus admeasuring 40 sq.ft. out of the entire land of the Said Premises 07 (Seven) Cottahs 14 (Fourteen) Chittacks, more or less belonging to the Vendors such share being more fully described under the Second Schedule herein, hereinafter referred to as the Said Undivided Proportionate share.

5. **NOW THIS DEED WITNESSETH** as follows:

1. In the circumstances aforesaid and in lieu of the consideration of a sum of **₹47,25,000.00 (Rupees Forty Seven Lakh Twenty Five Thousand Only)**, paid by the Purchasers to the Vendors as shown in the Memo of Consideration hereunder written upon execution of these presents (the receipt and/or assurances whereof the Vendor doth hereby admit and acknowledge and from the same and from the said land in the premises hereby transferred forever discharge and release the Purchaser) the Vendors hereby and hereunder do sell, transfer, convey, assign and assure to and unto the Purchasers **ALL THAT** the undemarcated and undivided portion admeasuring 1(One) Cottahs more or less, together with proportionate share in structures therein thus admeasuring 40 sq.ft. undivided share morefully described under the Second Schedule herein under written being out of the entire land comprised in the said Premises No. 53B, Canal Circular Road, P.S. - Kankurgachi, Kolkata - 700054 described under the First Schedule hereto, being transferred and/or conveyed by the Vendors 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 Vendors into or upon the Said Undivided Share and each and every part thereof and the appurtenance paths and passages thereof **TO HAVE AND TO HOLD** the same to and unto the Purchasers absolutely and forever.

2. **THE VENDOR COVENANT WITH THE PURCHASERS** as follows :-
- i. **THAT** notwithstanding any act deed matter or thing whatsoever by the Vendors done or executed or knowingly suffered to the contrary the Vendors is 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.
 - ii. **THAT** notwithstanding any act deed or thing whatsoever done as aforesaid the Vendors 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.
 - iii. **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 Vendors or any person or persons having or lawfully or equitably claiming any estate or interest therein through under or in trust for the Vendors.
 - iv. **THAT** the Purchasers shall be freed cleared and absolutely discharged saved harmless and kept indemnified against all estates charges encumbrances liens attachments *lispendens*, *debuttar* or trust or claims and demands whatsoever created occasioned or made by the Vendors or any person or persons having or lawfully or equitably claiming as aforesaid.
 - v. **AND FURTHER THAT** the Owners shall and will from time to time and at all times 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 title of the Said Undivided Share and every part thereof unto and to the use of the Purchasers.

THE FIRST SCHEDULE ABOVE REFERRED TO
(THE SAID PREMISES)

ALL THAT the Land measuring **07 (Seven) Cottahs 14 (Fourteen) Chittacks**, more or less, together with old dilapidated structures thereon or part thereof admeasuring 270 sq.ft., comprised in and being Municipal Premises No. 53B, Canal Circular Road, Kolkata - 700054, Police Station Phoolbagan, Ward No. 31 within Kolkata Municipal Corporation, Sub-Registration District Sealdah further together with ownership right over and in respect of the common passage admeasuring 32" wide as abutting to the Said Premises

Butted and bounded as:

- On the North by** : Premises No. 52 Canal Circular Road, Kolkata
(Coast Guard);
- On the South by** : Premises No. 53 Canal Circular Road, Kolkata;
- On the East by** : 32" wide Common Passage;
- On the West by** : Premises No. 54 Canal Circular Road, Kolkata

THE SECOND SCHEDULE ABOVE REFERRED TO
(Said Undivided Proportionate Share)

All that the undivided un-dermarcated share of Land measuring **1 (One) Cottahs**, more or less, out of the Said Premises as mentioned herein under First Schedule together with proportionate share in structures therein thus admeasuring 40 sq.ft., comprised in and being part of the Municipal Premises No. 53B, Canal Circular Road, Kolkata - 700054, Police Station Phoolbagan, within Kolkata Municipal Corporation, Sub-Registration District Sealdah.

6. Execution and Delivery

In Witness Whereof the Parties have executed and delivered this Conveyance on the date mentioned above.

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

- 1. *[Signature]*
- 2. *[Signature]*

UTSAV DEVELOPERS PVT. LTD.

Nisatan K...
Director

EDENCITY PROPERTIES PVT LTD

AP

[Signature]
Authorised Signatory

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

- 1. *[Signature]*
- 2. *[Signature]*

Vivek Bulb Industries Pvt. Ltd.

Shailendra Singh
Director

Shivshakti Vincom Pvt. Ltd.

AP

[Signature]
Director

Mechano International Pvt. Ltd.

Shailendra Singh
Director

Trance Daalcom Pvt. Ltd.

AP

[Signature]
Director

EDEN REALTY VENTURES PVT. LTD.

AS

[Signature]
Director

Trance Tradelink Pvt. Ltd.

AP

[Signature]
Director

Sunidhi Estates Pvt. Ltd.

VC

[Signature]
Director

SUDAMA COMMDEAL PVT. LTD.

AS

[Signature]
Director

BHAGWATI VINIMAY (P) LTD.

[Signature]
Director

VISHWAKARMA MARCOM PVT. LTD.

AS

[Signature]
Director

SUNIDHI REALTY (P) LTD.

AP

[Signature]
Director

SUPERSOFT VINCOM PVT. LTD.

Nisatan K...
Director

SAI DEALMARK (P) LTD.

[Signature]
Director

JANSAHPARK VINTRADE (P) LTD

[Signature]

DIRECTOR

CENTURY COMMOSEAL (P) LTD.

AM-Aditya Maheswari

Director

SUNIDHI COMPLEX (P) LTD.

[Signature]
Director

SARAL CONSTRUCTION ADVISORY (P) LTD.

AM-Aditya Maheswari

Director

*Drafted by me,
Anjanadas
Advocate
High Court Calcutta
Encliment No. F/214/2011*

MEMO OF CONSIDERATION

Received from the Purchasers abovenamed a sum of **₹65,00,000.00 (Rupees Sixty Five Lacs Only)** towards entire sale consideration of the aforesaid Second Schedule Property through various cheques drawn in favour of the Vendor. The particular of cheques is as below:

Sl. No.	Date	Cheque No.	Bank Name	Paid By	Paid To	Amount (₹)
1	07.02.2023	005071	Standard Chartered	Vivek Bulb Industries Pvt. Ltd.	Utsav Developers Pvt. Ltd.	5,90,625.00
2	08.02.2023	005082	Standard Chartered	Vivek Bulb Industries Pvt. Ltd.	Utsav Developers Pvt. Ltd.	2,13,750.00
3		TDS		Vivek Bulb Industries Pvt. Ltd.	Utsav Developers Pvt. Ltd.	8,125.00
4	07.02.2023	005077	Standard Chartered	Vivek Bulb Industries Pvt. Ltd.	Edencity Properties Pvt. Ltd.	5,90,625.00
5	08.02.2023	005083	Standard Chartered	Vivek Bulb Industries Pvt. Ltd.	Edencity Properties Pvt. Ltd.	2,13,750.00
6		TDS		Vivek Bulb Industries Pvt. Ltd.	Edencity Properties Pvt. Ltd.	8,125.00
7	07.02.2023	000065	Standard Chartered	Mechano International Pvt. Ltd.	Utsav Developers Pvt. Ltd.	5,90,625.00
8	08.02.2023	000069	Standard Chartered	Mechano International Pvt. Ltd.	Utsav Developers Pvt. Ltd.	2,13,750.00
9		TDS		Mechano International Pvt. Ltd.	Utsav Developers Pvt. Ltd.	8,125.00
10	07.02.2023	000066	Standard Chartered	Mechano International Pvt. Ltd.	Edencity Properties Pvt. Ltd.	5,90,625.00
11	08.02.2023	000070	Standard Chartered	Mechano International Pvt. Ltd.	Edencity Properties Pvt. Ltd.	2,13,750.00
12		TDS		Mechano International Pvt. Ltd.	Edencity Properties Pvt. Ltd.	8,125.00

13	08.02.2023	516903	Yes Bank	Eden Realty Ventures Pvt. Ltd.	Utsav Developers Pvt. Ltd.	8,04,375.00
14		TDS		Eden Realty Ventures Pvt. Ltd.	Utsav Developers Pvt. Ltd.	8,125.00
15	08.02.2023	516904	Yes Bank	Eden Realty Ventures Pvt. Ltd.	Edencity Properties Pvt. Ltd.	8,04,375.00
16		TDS		Eden Realty Ventures Pvt. Ltd.	Edencity Properties Pvt. Ltd.	8,125.00
17	08.02.2023	001821	HDFC Bank Ltd	Sunidhi Estates Pvt. Ltd.	Utsav Developers Pvt. Ltd.	5,90,625.00
18	08.02.2023	001827	HDFC Bank Ltd	Sunidhi Estates Pvt. Ltd.	Utsav Developers Pvt. Ltd.	2,13,750.00
19		TDS		Sunidhi Estates Pvt. Ltd.	Utsav Developers Pvt. Ltd.	8,125.00
20	08.02.2023	001822	HDFC Bank Ltd	Sunidhi Estates Pvt. Ltd.	Edencity Properties Pvt. Ltd.	5,90,625.00
21	08.02.2023	001828	HDFC Bank Ltd	Sunidhi Estates Pvt. Ltd.	Edencity Properties Pvt. Ltd.	2,13,750.00
22		TDS		Sunidhi Estates Pvt. Ltd.	Edencity Properties Pvt. Ltd.	8,125.00
TOTAL						65,00,000.00

WITNESSES:

1. *[Signature]*
A.C. C. C.

UTSAV DEVELOPERS PVT. LTD.

[Signature]
Director

2. *[Signature]*

























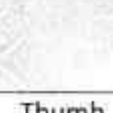















UTSAV DEVELOPERS PVT. LTD.
EDENCITY PROPERTIES PVT LTD

AP






































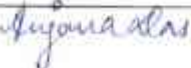

[Signature]
Authorized Signatory

EDENCITY PROPERTIES PVT. LTD.

SPECIMEN FORM FOR TEN FINGERPRINTS

 <p><i>Uday Singh</i></p>					
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
					
Thumb	Fore	Middle	Ring	Little	
(Right Hand)					
 <p><i>Abhishek</i></p>					
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
					
Thumb	Fore	Middle	Ring	Little	
(Right Hand)					
 <p><i>Shailendra Singh</i></p>					
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
					
Thumb	Fore	Middle	Ring	Little	
(Right Hand)					
 <p><i>Arjun Kumar</i></p>					
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
					
Thumb	Fore	Middle	Ring	Little	
(Right Hand)					

SPECIMEN FORM FOR TEN FINGERPRINTS

 					
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
					
Thumb	Fore	Middle	Ring	Little	
(Right Hand)					
 					
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
					
Thumb	Fore	Middle	Ring	Little	
(Right Hand)					
 					
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
					
Thumb	Fore	Middle	Ring	Little	
(Right Hand)					
 					
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
					
Thumb	Fore	Middle	Ring	Little	
(Right Hand)					



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



080220232028665426

GRIPS Payment Detail

GRIPS Payment ID:	080220232028665426	Payment Init. Date:	08/02/2023 13:06:09
Total Amount:	364084	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	8650210367117	BRN Date:	08/02/2023 13:06:33
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

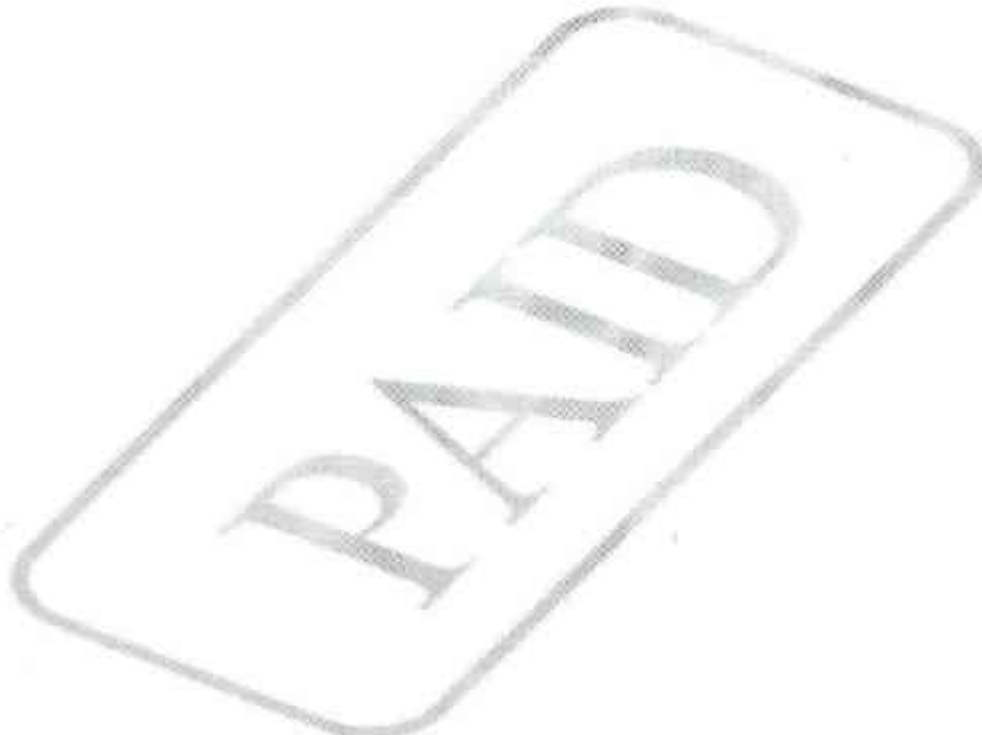
Depositor's Name: Ms SUNIDHI ESTATES PVT LTD
Mobile: 9836059592

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192022230286654278	Directorate of Registration & Stamp Revenue	364084
Total			364084

IN WORDS: THREE LAKH SIXTY FOUR THOUSAND EIGHTY FOUR ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.





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



192022230286654278

GRN Details

GRN:	192022230286654278	Payment Mode:	SBI Epay
GRN Date:	08/02/2023 13:06:09	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	8650210367117	BRN Date:	08/02/2023 13:06:33
Gateway Ref ID:	230397253168	Method:	HDFC Retail Bank NB
GRIPS Payment ID:	080220232028665426	Payment Init. Date:	08/02/2023 13:06:09
Payment Status:	Successful	Payment Ref. No:	2000336019/1/2023

[Query No*/Query Year]

Depositor Details

Depositor's Name:	Ms SUNIDHI ESTATES PVT LTD
Address:	P-243, LAKE TOWN, BLOCK - A, KOLKATA - 700089
Mobile:	9836059592
Period From (dd/mm/yyyy):	08/02/2023
Period To (dd/mm/yyyy):	08/02/2023
Payment Ref ID:	2000336019/1/2023
Dept Ref ID/DRN:	2000336019/1/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000336019/1/2023	Property Registration- Stamp duty	0030-02-103-003-02	291260
2	2000336019/1/2023	Property Registration- Registration Fees	0030-03-104-001-16	72824
Total				364084

IN WORDS: THREE LAKH SIXTY FOUR THOUSAND EIGHTY FOUR ONLY.

PAID

Major Information of the Deed

Deed No :	I-1603-02722/2023	Date of Registration	22/02/2023
Query No / Year	1603-2000336019/2023	Office where deed is registered	
Query Date	07/02/2023 11:18:55 PM	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. 72,81,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 2,91,360/- (Article:23)	Rs. 72,856/- (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 : (Adjacent To E M By Pass -- Adjacent To E M By Pass) , , Premises No: 53B, , 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	46,44,000/-	72,00,000/-	Property is on Road
Grand Total :				1.65Dec	46,44,000 /-	72,00,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	300 Sq Ft.	81,000/-	81,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 300 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		300 sq ft	81,000 /-	81,000 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	UTSAV DEVELOPERS PRIVATE LIMITED 12 U N BRAMHACHARY STREET, City:- Not Specified, P.O:- SHAKESPHARE SARANI, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017 , PAN No.:: AAxxxxxx5D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
2	EDENCITY PROPERTIES PRIVATE LIMITED 11/1 SARAT BOSE ROAD, City:- Not Specified, P.O:- SARAT BOSE ROAD, P.S:-Ballygunge Circular, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 , PAN No.:: AAxxxxxx9R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	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
2	EDEN REALTY VENTURES PRIVATE LIMITED 7, Jawaharlal Nehru Road, City:- Not Specified, P.O:- DHARMATALLA, P.S:-New Market, District:-Kolkata, West Bengal, India, PIN:- 700013 , PAN No.:: aaxxxxxx7h,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
3	SUNIDHI ESTATES PRIVATE LIMITED P243 Laqke Town, Block/Sector: A, City:- Not Specified, 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
4	BHAGWATI VINIMAY PRIVATE LIMITED P243 Laqke Town, Block/Sector: A, City:- Not Specified, 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
5	SUNIDHI REALTY PRIVATE LIMITED P243 Laqke Town, Block/Sector: A, 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
6	SAI DELMARK PRIVATE LIMITED P243 Laqke Town, Block/Sector: A, City:- Not Specified, P.O:- LAKETOWN, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089 , PAN No.:: aaxxxxxx9c,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
7	SUNIDHI COMPLEX PRIVATE LIMITED P243 Laqke Town, Block/Sector: A, City:- Not Specified, P.O:- LAKETOWN, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089 , PAN No.:: aaxxxxxx3s,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
8	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 , PAN No.:: aaxxxxxx4f,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
9	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.:: AAxxxxxx5F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
10	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.:: AAxxxxxx6D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

11	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:- 700017 , PAN No.:: AAxxxxx8M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
12	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
13	SARAL CONSTRUCTION ADVISORY PRIVATE LIMITED 24, Hemanta Basu Sarani, City:- Not Specified, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxx9L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
14	CENTURY COMMOSE PRIVATE LIMITED 24, Hemanta Basu Sarani, City:- Not Specified, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxx0H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
15	JANSAMPARK VINTRADE PRIVATE LIMITED P 243 LAKE TOWN, Block/Sector: A, 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
16	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:- 700016 , PAN No.:: aaxxxxx0a,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
17	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.:: AAxxxxx0G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr Kumar Satyaki Son of Mr Sachchidanand Rai Laudon Street, 13, City:- Not Specified, P.O:- Circus Avenue, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: dkxxxxx5a,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : UTSAV DEVELOPERS PRIVATE LIMITED (as DIRECTOR), SUPERSOFT VINCOM PRIVATE LIMITED (as DIRECTOR)
2	Mr Shailendra Singh Son of Mr Kamala Prasad Singh Fe 330 Salt Lake City, Block/Sector: IB, City:- Not Specified, P.O:- Bidhannagar, P.S:-Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700106, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: alxxxxx6a,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : VIVEK BULB INDUSTRIES PRIVATE LIMITED (as DIRECTOR), MECHANO INTERNATIONALPRIVATE LIMITED (as DIRECTOR)
3	Mr AMITAVA PATRA Son of Mr AMIYA RANJAN PATRA City:- Not Specified, P.O:- KONNAGAR, P.S:-Konnagar, District:-Hooghly, West Bengal, India, PIN:- 743398, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKxxxxx8Q,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SHIVSHAKTI VINCOM PRIVATE LIMITED (as DIRECTOR), TRANCE TRADELINK PRIVATE LIMITED (as DIRECTOR), TRANCE DEALCOM PRIVATE LIMITED (as DIRECTOR), EDENCITY PROPERTIES PRIVATE LIMITED (as DIRECTOR)

4	Mr VARUN GOENKA (Presentant) Son of Mr ASHOK 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, , PAN No.:: Alxxxxxx3G,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SUNIDHI ESTATES PRIVATE LIMITED (as DIRECTOR), JANSAMPARK VINTRADE PRIVATE LIMITED (as DIRECTOR)
5	Mr ANANT GOENKA Son of Mr ASHOK 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, , PAN No.:: ALxxxxxx2F,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : BHAGWATI VINIMAY PRIVATE LIMITED (as DIRECTOR), SUNIDHI REALTY PRIVATE LIMITED (as DIRECTOR), SAI DELMARK PRIVATE LIMITED (as DIRECTOR), SUNIDHI COMPLEX PRIVATE LIMITED (as DIRECTOR)
6	Mr ADITYA MAHESWARI Son of Mr ASKOKE KUMAR MAHESWARI BC 70 SALT LAKE CITY, City:- , 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, , PAN No.:: ALxxxxxx5D,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SARAL CONSTRUCTION ADVISORY PRIVATE LIMITED (as DIRECTOR), CENTURY COMMOSALE PRIVATE LIMITED (as DIRECTOR)
7	Mr ARYA SUMANT Son of Mr 13 LOUDON STREET, City:- Not Specified, P.O:- CIRCUS AVENUE, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BYxxxxxx6P,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : EDEN REALTY VENTURES PRIVATE LIMITED (as DIRECTOR), SUDAMA COMMODEAL PRIVATE LIMITED (as DIRECTOR), VISHWAKARMA MARCOM PRIVATE LIMITED (as DIRECTOR)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr ANJANA DAS Son of Mr S DAS HIGH COURT, City:- , P.O:- GPO, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001			

Identifier Of Mr Kumar Satyaki, Mr Shallendra Singh, Mr AMITAVA PATRA, Mr VARUN GOENKA, Mr ANANT GOENKA, Mr ADITYA MAHESWARI, Mr ARYA SUMANT

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	UTSAV DEVELOPERS PRIVATE LIMITED	VIVEK BULB INDUSTRIES PRIVATE LIMITED-0.0485294 Dec, EDEN REALTY VENTURES PRIVATE LIMITED-0.0485294 Dec, SUNIDHI ESTATES PRIVATE LIMITED-0.0485294 Dec, BHAGWATI VINIMAY PRIVATE LIMITED-0.0485294 Dec, SUNIDHI REALTY PRIVATE LIMITED-0.0485294 Dec, SAI DELMARK PRIVATE LIMITED-0.0485294 Dec, SUNIDHI COMPLEX PRIVATE LIMITED-0.0485294 Dec, SHIVSHAKTI VINCOM PRIVATE LIMITED-0.0485294 Dec, TRANCE TRADELINK PRIVATE LIMITED-0.0485294 Dec, TRANCE DEALCOM PRIVATE LIMITED-0.0485294 Dec, SUDAMA COMMODEAL PRIVATE LIMITED-0.0485294 Dec, VISHWAKARMA MARCOM PRIVATE LIMITED-0.0485294 Dec, SARAL CONSTRUCTION ADVISORY PRIVATE LIMITED-0.0485294 Dec, CENTURY COMMOSALE PRIVATE LIMITED-0.0485294 Dec, JANSAMPARK VINTRADE PRIVATE LIMITED-0.0485294 Dec, SUPERSOFT VINCOM PRIVATE LIMITED-0.0485294 Dec, MECHANO INTERNATIONAL PRIVATE LIMITED-0.0485294 Dec
2	EDENCITY PROPERTIES PRIVATE LIMITED	VIVEK BULB INDUSTRIES PRIVATE LIMITED-0.0485294 Dec, EDEN REALTY VENTURES PRIVATE LIMITED-0.0485294 Dec, SUNIDHI ESTATES PRIVATE LIMITED-0.0485294 Dec, BHAGWATI VINIMAY PRIVATE LIMITED-0.0485294 Dec, SUNIDHI REALTY PRIVATE LIMITED-0.0485294 Dec, SAI DELMARK PRIVATE LIMITED-0.0485294 Dec, SUNIDHI COMPLEX PRIVATE LIMITED-0.0485294 Dec, SHIVSHAKTI VINCOM PRIVATE LIMITED-0.0485294 Dec, TRANCE TRADELINK PRIVATE LIMITED-0.0485294 Dec, TRANCE DEALCOM PRIVATE LIMITED-0.0485294 Dec, SUDAMA COMMODEAL PRIVATE LIMITED-0.0485294 Dec, VISHWAKARMA MARCOM PRIVATE LIMITED-0.0485294 Dec, SARAL CONSTRUCTION ADVISORY PRIVATE LIMITED-0.0485294 Dec, CENTURY COMMOSALE PRIVATE LIMITED-0.0485294 Dec, JANSAMPARK VINTRADE PRIVATE LIMITED-0.0485294 Dec, SUPERSOFT VINCOM PRIVATE LIMITED-0.0485294 Dec, MECHANO INTERNATIONAL PRIVATE LIMITED-0.0485294 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	UTSAV DEVELOPERS PRIVATE LIMITED	VIVEK BULB INDUSTRIES PRIVATE LIMITED-8.82352900 Sq Ft, EDEN REALTY VENTURES PRIVATE LIMITED-8.82352900 Sq Ft, SUNIDHI ESTATES PRIVATE LIMITED-8.82352900 Sq Ft, BHAGWATI VINIMAY PRIVATE LIMITED-8.82352900 Sq Ft, SUNIDHI REALTY PRIVATE LIMITED-8.82352900 Sq Ft, SAI DELMARK PRIVATE LIMITED-8.82352900 Sq Ft, SUNIDHI COMPLEX PRIVATE LIMITED-8.82352900 Sq Ft, SHIVSHAKTI VINCOM PRIVATE LIMITED-8.82352900 Sq Ft, TRANCE TRADELINK PRIVATE LIMITED-8.82352900 Sq Ft, TRANCE DEALCOM PRIVATE LIMITED-8.82352900 Sq Ft, SUDAMA COMMODEAL PRIVATE LIMITED-8.82352900 Sq Ft, VISHWAKARMA MARCOM PRIVATE LIMITED-8.82352900 Sq Ft, SARAL CONSTRUCTION ADVISORY PRIVATE LIMITED-8.82352900 Sq Ft, CENTURY COMMOSALE PRIVATE LIMITED-8.82352900 Sq Ft, JANSAMPARK VINTRADE PRIVATE LIMITED-8.82352900 Sq Ft, SUPERSOFT VINCOM PRIVATE LIMITED-8.82352900 Sq Ft, MECHANO INTERNATIONAL PRIVATE LIMITED-8.82352900 Sq Ft
2	EDENCITY PROPERTIES PRIVATE LIMITED	VIVEK BULB INDUSTRIES PRIVATE LIMITED-8.82352900 Sq Ft, EDEN REALTY VENTURES PRIVATE LIMITED-8.82352900 Sq Ft, SUNIDHI ESTATES PRIVATE LIMITED-8.82352900 Sq Ft, BHAGWATI VINIMAY PRIVATE LIMITED-8.82352900 Sq Ft, SUNIDHI REALTY PRIVATE LIMITED-8.82352900 Sq Ft, SAI DELMARK PRIVATE LIMITED-8.82352900 Sq Ft, SUNIDHI COMPLEX PRIVATE LIMITED-8.82352900 Sq Ft, SHIVSHAKTI VINCOM PRIVATE LIMITED-8.82352900 Sq Ft, TRANCE TRADELINK PRIVATE LIMITED-8.82352900 Sq Ft, TRANCE DEALCOM PRIVATE LIMITED-8.82352900 Sq Ft, SUDAMA COMMODEAL PRIVATE LIMITED-8.82352900 Sq Ft, VISHWAKARMA MARCOM PRIVATE LIMITED-8.82352900 Sq Ft, SARAL CONSTRUCTION ADVISORY PRIVATE LIMITED-8.82352900 Sq Ft, CENTURY COMMOSALE PRIVATE LIMITED-8.82352900 Sq Ft, JANSAMPARK VINTRADE PRIVATE LIMITED-8.82352900 Sq Ft, SUPERSOFT VINCOM PRIVATE LIMITED-8.82352900 Sq Ft, MECHANO INTERNATIONAL PRIVATE LIMITED-8.82352900 Sq Ft

On 09-02-2023

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

Presented for registration at 15:05 hrs on 09-02-2023, 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 72,81,000/-

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

Execution is admitted on 09-02-2023 by Mr Kumar Satyaki, DIRECTOR, UTSAV DEVELOPERS PRIVATE LIMITED, 12 U N BRAMHACHARY STREET, City:- Not Specified, P.O:- SHAKESPHARE SARANI, P.S:-Shakespeare Sarani, 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:- 700016

Indetified by Mr ANJANA DAS, , Son of Mr S DAS, HIGH COURT, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 09-02-2023 by Mr Shailendra 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 ANJANA DAS, , Son of Mr S DAS, HIGH COURT, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 09-02-2023 by Mr AMITAVA PATRA, 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 TRADELINK 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, PIN:- 700013; DIRECTOR, EDENCITY PROPERTIES PRIVATE LIMITED, 11/1 SARAT BOSE ROAD, City:- Not Specified, P.O:- SARAT BOSE ROAD, P.S:- Ballygunge Circular, District:-South 24-Parganas, West Bengal, India, PIN:- 700020

Indetified by Mr ANJANA DAS, , Son of Mr S DAS, HIGH COURT, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 09-02-2023 by Mr VARUN GOENKA, DIRECTOR, SUNIDHI ESTATES PRIVATE LIMITED, P243 Laqke Town, Block/Sector: A, City:- Not Specified, P.O:- LAKETOWN, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089; DIRECTOR, JANSAMPARK VINTRADE PRIVATE LIMITED, P 243 LAKE TOWN, Block/Sector: A, City:- Not Specified, P.O:- LAKETOWN, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089

Indetified by Mr ANJANA DAS, , Son of Mr S DAS, HIGH COURT, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 09-02-2023 by Mr ANANT GOENKA, DIRECTOR, BHAGWATI VINIMAY PRIVATE LIMITED, P243 Laqke Town, Block/Sector: A, City:- Not Specified, P.O:- LAKETOWN, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089; DIRECTOR, SUNIDHI REALTY PRIVATE LIMITED, P243 Laqke Town, Block/Sector: A, City:- Not Specified, P.O:- LAKETOWN, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089; DIRECTOR, SAI DELMARK PRIVATE LIMITED, P243 Laqke Town, Block/Sector: A, City:- Not Specified, P.O:- LAKETOWN, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089; DIRECTOR, SUNIDHI COMPLEX PRIVATE LIMITED, P243 Laqke Town, Block/Sector: A, City:- Not Specified, P.O:- LAKETOWN, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089

Indetified by Mr ANJANA DAS, , Son of Mr S DAS, HIGH COURT, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 09-02-2023 by Mr ADITYA MAHESWARI, DIRECTOR, SARAL CONSTRUCTION ADVISORY PRIVATE LIMITED, 24, Hemanta Basu Sarani, City:- Not Specified, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001; DIRECTOR, CENTURY COMMOSALE PRIVATE LIMITED, 24, Hemanta Basu Sarani, City:- Not Specified, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001

Indetified by Mr ANJANA DAS, , Son of Mr S DAS, HIGH COURT, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 09-02-2023 by Mr ARYA SUMANT, DIRECTOR, EDEN REALTY VENTURES PRIVATE LIMITED, 7, Jawaharlal Nehru Road, City:- Not Specified, P.O:- DHARMATALLA, P.S:-New Market, District:-Kolkata, West Bengal, India, PIN:- 700013; DIRECTOR, SUDAMA COMMDEAL 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, 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
Indetified by Mr ANJANA DAS, , Son of Mr S DAS, HIGH COURT, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate



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

On 10-02-2023

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 72,856.00/- (A(1) = Rs 72,810.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by by online = Rs 72,824/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 08/02/2023 1:06PM with Govt. Ref. No: 192022230286654278 on 08-02-2023, Amount Rs: 72,824/-, Bank: SBI EPay (SBlePay), Ref. No. 8650210367117 on 08-02-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,91,260/- and Stamp Duty paid by by online = Rs 2,91,260/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 08/02/2023 1:06PM with Govt. Ref. No: 192022230286654278 on 08-02-2023, Amount Rs: 2,91,260/-,
Bank: SBI EPay (SBlePay), Ref. No. 8650210367117 on 08-02-2023, 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 22-02-2023

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 72,856.00/- (A(1) = Rs 72,810.00/- ,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. 2,91,260/- and Stamp Duty paid by Stamp Rs 100.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 479, Amount: Rs.100.00/-, Date of Purchase: 08/02/2023, Vendor name: Tamal Dutta



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 83332 to 83362

being No 160302722 for the year 2023.



Dhar

Digitally signed by Debasish Dhar
Date: 2023.02.22 16:44:29 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2023/02/22 04:44:29 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
09 FEB 2023