

2058/23 VC-450/23

F-2723/23



पश्चिमबंगाल पश्चिम बंगाल WEST BENGAL

Stamp duty - The amount mentioned in
this certificate is the amount of stamp duty
paid on the instrument in accordance with
the provisions of the Stamp Act, 1899.

AN 079254

[Signature]
District Sub-Register-1193
Alipore, South 24-parganas

DEED OF CONVEYANCE

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

[Handwritten notes]
09.2.23
9.22
Ce-21321564

Sr No. 480 Date 8 FEB 2023
Value Rs. 150/-
Name SUJIT KANTHAL
ADVOCATE
Address Alipore, Criminal Court, Kol-27

Tamal
TAMAL DUTTA
Stamp Vendor
Alipore Police Court, Kol-27

M Party
1089
Sunidhi Estates Pvt. Ltd.
M Party
Director

M Party
Jansanark Vintale (P) Ltd
S.
1095

Vivek Bulb Industries Pvt. Ltd.
Shaitendra Singh
Director

Mechano International Pvt. Ltd.
Shaitendra Singh
Director



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

- 3.1 **M/s. Eden Realty Ventures Private Limited (ERVPL) (CIN U70101WB2003PTC095829)**, 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, District Kolkata, West Bengal (**PAN AAACL9697H**), 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.
- 3.2 **M/s. Sunidhi Estates Private Limited (SEPL) (CIN U45209WB2007PTC119499)**, 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, District Kolkata, West Bengal (**PAN AAMCS0537R**), 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.
- 3.3 **M/s. Bhagwati Vinimay Private Limited (BVPL) (CIN U51109WB2007PTC120446)**, 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, District North 24 Parganas, West Bengal (**PAN AADCB2854M**), 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.

A.S. 1092

EDEN REALTY VENTURES PVT. LTD.

[Handwritten Signature]
Director

SUDAMA COMMDEAL PVT. LTD.

[Handwritten Signature]
Director

VISHWAKARMA MARCOM PVT. LTD.

[Handwritten Signature]
Director

A.C. 1096

BHAGWATI VINIMAY (P) LTD.

[Handwritten Signature]
Director

SAI DEALMARK (P) LTD.

[Handwritten Signature]
Director

SUNIDHI COMPLEX (P) LTD.

[Handwritten Signature]
Director



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

- 3.4 **M/s. Sunidhi Realty Private Limited (SRPL) (CIN U70109WB2010PTC155287)**, 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, District North 24 Parganas, West Bengal (**PAN AAPCS4837F**), 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.
- 3.5 **M/s. Sai Dealmark Private Limited (SDPL) (CIN U51909WB2010PTC153543)**, 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, District North 24 Parganas, West Bengal (**PAN AAOCS9489C**), 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.
- 3.6 **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, District North 24 Parganas, West Bengal, 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.

1A.P.  1099

EDENCITY PROPERTIES PVT LTD


Authorised Signatory

SUNIDHI REALTY (P) LTD.


Director

SHIVSHAKTI VINCOM (P) LTD.


Director

Trance Dealcom Pvt. Ltd.


Director

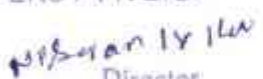
Trance Tradelink Pvt. Ltd.


Director

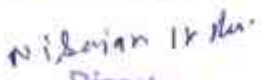
N.R

 1091

UTSAV DEVELOPERS PVT. LTD.


Director

SUPERSOFT VINCOM PVT. LTD.


Director



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

- 3.7 **M/s. Shivshakti Vincom Private Limited (SVPL) (CIN U51109WB2007PTC120448)**, 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 (**PAN AALCS3744F**), 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.
- 3.8 **M/s. Trance Dealcom Private Limited (TDPL) (CIN U74999WB2011PTC162576)**, 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, District Kolkata, West Bengal (**PAN AADCT8586G**), 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.
- 3.9 **M/s. Trance Tradelink Private Limited (TTPL) (CIN U74999WB2011PTC162577)**, 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, District Kolkata, West Bengal (**PAN AADCT8585F**), 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 COMMOSALE (P) LTD.

Aditya Maheswari

Director



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS, ALIPORE

09 FEB 2023

w.



1097

Surajaya Das
Adv.
H.C. Cal

- 3.10 **M/s. Sudama Commodial Private Limited (SCPL) (CIN U51909WB2011PTC161966)**, 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, District Kolkata, West Bengal (**PAN AAQCS1698M**), 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.
- 3.11 **M/s. Vishwakarma Marcom Private Limited (VMPL) (CIN U51909WB2011PTC161946)**, 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, District Kolkata, West Bengal (**PAN AADCV7425J**), 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.
- 3.12 **M/s. Saral Construction Advisory Private Limited (SCAPL) (CIN U74140WB2011PTC162017)**, 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, (**PAN AAPCS8569L**), 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.

- 3.13 **M/s. Century Commosale Private Limited (CCPL) (CIN U51909WB2008PTC129955)**, 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, (PAN AAECC6690H), 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.
- 3.14 **M/s. Jansampark Vintrade Private Limited (JVPL) (CIN U51909WB2011PTC162117)**, 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, District North 24 Parganas, West Bengal (PAN AACCJ5997L), 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.
- 3.15 **M/s. Supersoft Vincom Private Limited (SVPL) (CIN U51909WB2011PTC161929)**, 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, District Kolkata, West Bengal (PAN AAQCS1710A), 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.

(Collectively **Owners**, include successors-in-interest and assigns)

AND

- 3.16 **M/s. Utsav Developers Private Limited (UDPL) (CIN U74140WB2005PTC102667)**, 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, District Kolkata, West Bengal (**PAN AAACU8575D**), 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.
- 3.17 **M/s. Edencity Properties Private Limited (EPPL) (CIN U45207WB2008PTC129900)**, 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.
- 3.18 **M/s. Vivek Bulb Industries Private Limited (VBIPL) (CIN U29298WB1989PTC047785)**, a company governed by the Companies Act, 2013, having its registered office at Municipal Premises No. 54, Canal Circular Road, Kolkata 700054, Post Office Kankurgachi, Police Station Phoolbagan, District Kolkata, West Bengal (**PAN AABCV2809E**), 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.

- 3.19 **M/s. Mechano International Private Limited (MIPL) (CIN U28920WB1988PTC044432)**, a company governed by the Companies Act, 2013, having its registered office at Municipal Premises No. 54, Canal Circular Road, Kolkata 700054, Post Office Kankurgachi, Police Station Phoolbagan, District Kolkata, West Bengal (**PAN AACCM1530G**), 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.

(Collectively **Purchasers**, include successors-in-interest and assigns).

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

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

1. **Subject Matter of Conveyance**
 - 1.1 **Said Premises:** ALL THAT the un-demarcated and undivided portion of land measuring **1 (one) cottah**, more or less, together with 300 Sq.ft. more or less, morefully described in the **Second Schedule** below (**Said Undivided Share**), out of the entire land measuring 7 (seven) *bigha* 3 (three) *cottahs* 11 (eleven) *chittack* and 21 (twenty one) square feet more or less, lying and situate at Municipal Premises No. 47, Canal Circular Road, Police

Station Kankurgachi (formerly Phoolbagan), Kolkata – 700054, within the limits of Ward No. 31 and Borough No. III of the Kolkata Municipal Corporation, Sub-Registration District Sealdah, District Kolkata, West Bengal (**Said Premises**), morefully described in the **First Schedule** below, being transferred and/or conveyed by the Owners to the Purchasers, **together with** all other easements, rights and benefits thereto, **also together with** 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 remainders, reversion and reversions, together with all the estate thereof of the Owners into or upon the Said Premises 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. Background

- 2.1 The Owners by virtue of several registered deeds became the joint and absolute owners for their respective undivided proportionate shares in all that piece and parcel of land having an area admeasuring 7 (seven) *bigha* 3 (three) *cottahs* 11 (eleven) *chittack* and 21 (twenty one) square feet, more or less, together with structures thereon, lying and situate at Municipal Premises No. 47, Canal Circular Road, Kolkata 700054 (previously known as 53 , Canal Circular Road, 54 , Canal Circular Road, 67 , Canal Circular Road, 53A , Canal Circular Road and 53B , Canal Circular Road), together with 32 feet wide passage, Police Station Phoolbagan, within Kolkata Municipal Corporation, Sub-Registration District Sealdah, District Kolkata, West Bengal, from the previous owners, by paying the adequate consideration more fully described under First Schedule herein under.

- 2.2 That the Owners herein have entered upon a registered Development Agreement dated 14th March, 2013, registered before District Sub-Registrar-III, Alipore, South 24 Parganas and recorded in Book I, CD Volume No.7, at Pages 2921 to 2944, Being No. 3157 for the year 2013, in respect of the Said Premises, more fully described under First Schedule herein under written, with the developer M/s Sunidhi Estates Private Limited, being one of the Co-Owner 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.
- 2.3 The Owners herein have jointly decided to sell, transfer and convey, out of their proportionate respective share, all that the un-demarcated and undivided portion of land admeasuring 1 (one) *cottah*, more or less, i.e., the Said Undivided Share, which is morefully described in the **Second Schedule** below, out of the entire land measuring 7 (seven) *bigha* 3 (three) *cottah* 11 (eleven) *chittack* and 21 (twenty one) square feet, more or less, lying and situate at Municipal Premises No. 47, Canal Circular Road, Police Station Kankurgachi (formerly Phoolbagan), Kolkata – 700054, within the limits of Ward No. 31 and Borough No. III of the Kolkata Municipal Corporation, Sub-Registration District Sealdah, District Kolkata, West Bengal.
- 2.4 The Owners have jointly agreed to sell and transfer proportionately and the Purchasers herein have jointly agreed to purchase, at a consideration of **₹65,00,000.00 (Rupees Sixty Five Lacs Only)** to be paid by the Purchasers jointly to the Owners, all that the un-demarcated and undivided portion of land measuring 1 (one) *cottah*, more or less, i.e., the Said Undivided Proportionate Share, which is morefully described in the **Second Schedule** below, out of the entire land of the Said Premises measuring 7 (seven) *bigha* 3 (three) *cottahs* 11 (eleven) *chittack* and 21 (twenty one) square feet, more or less, lying and

situate at Municipal Premises No. 47, Canal Circular Road, Police Station Kankurgachi (formerly Phoolbagan), Kolkata - 700054, within the limits of Ward No. 31 and Borough No. III of the Kolkata Municipal Corporation, Sub-Registration District Sealdah, District Kolkata, West Bengal, morefully described under the First Schedule herein under, belonging to the Owners.

3. Covenants

- 3.1 **THAT** notwithstanding any act, deed, matter or thing, whatsoever by the Owners done or executed or knowingly suffered to the contrary, the Owners are 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, etc.
- 3.2 **THAT** notwithstanding any act, deed or thing whatsoever done, as aforesaid the Owners now have rightful power and absolute authority to grant, convey, transfer, sell and assign all that the Said Undivided Share unto the Purchasers in the manner as aforesaid.
- 3.3 **THAT** save as aforesaid the Said Undivided Share is now free from all claims, demands, attachments, *lispendens*, *debuttar* or trusts made or suffered by the Owners or any person or persons having or lawfully or equitably claiming any estate or interest therein through, under or in trust for the Owners.
- 3.4 **THAT** the Purchasers agree to keep indemnified the Owners and/or their successors-in-interest, of, from and against any losses, damages, costs, charges and expenses which may be suffered by the Owners and/or their successors-in-interest by reason of any default of the Purchasers.

- 3.5 **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.

4. **General**

- 4.1 **Conclusion of Contract:** The Parties have concluded the Conveyance in respect of the Said Undivided Share by this Conveyance after having exhaustively and comprehensively satisfied each other with regard to their respective rights, duties and obligations, statutory as well as contractual. Hence, any claim, under law or equity, shall be barred and shall not be maintainable by the Parties against each other in future.

5. **Interpretation**

- 8.1 **Number:** Words denoting the singular number include, where the context permits and requires, the plural number and vice-versa.
- 8.2 **Headings:** The headings in this transfer are inserted for convenience only and shall be ignored in construing the provisions of this transfer.
- 8.3 **Definitions:** Words and phrases have been defined in the transfer by bold print and by putting them within brackets. Where a word or phrase is defined, other parts of speech or grammatical forms of that word or phrase shall have corresponding meaning.
- 8.4 **Documents:** A reference to a document includes an amendment and supplement to, or replacement or novation of that document.

THE FIRST SCHEDULE ABOVE REFERRED TO
(THE SAID PREMISES)

ALL THAT the land measuring 7 (seven) *bigha* 3 (three) *cottahs* 11 (eleven) *chittack* and 21 (twenty one) square feet more or less, with structures standing thereon, lying and situate at Municipal Premises No. 47, Canal Circular Road, Kolkata 700054, Police Station Phoolbagan, within Kolkata Municipal Corporation, Sub-Registration District Sealdah, District Kolkata, West Bengal, also together with ownership right over and in respect of 32 feet wide common passage, the Said Premises is butted and bounded as follows:

Butted and bounded as:

On the North : By Premises No. 52, Canal Circular Road, Kolkata;
On the South : By Premises No. 58, Canal Circular Road, Kolkata;
On the East : By Eastern Metropolitan Bypass Road;
On the West : By 32ⁿ wide Common Passage;




THE SECOND SCHEDULE ABOVE REFERRED TO
(SAID UNDIVIDED PROPORTIONATE SHARE)

All that the un-demarcated and undivided portion of land measuring 1 (one) *cottah*, more or less, together with 300 Sq.ft. more or less, out of the entire land measuring 237.52 (two hundred and thirty seven point five two) decimal, more or less, lying and situate at Municipal Premises No. 47, Canal Circular Road, Police Station Kankurgachi (formerly Phoolbagan), Kolkata - 700054, within the limits of Ward No. 31 and Borough No. III of the Kolkata Municipal Corporation, Sub-Registration District Sealdah, District Kolkata, West Bengal.

6. Execution and Delivery

6.1 **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. 
- 2. 
UDAY NANDI
SARAL CONSTRUCTION ADVISORY (P) LTD.
A-10 Aditya Maheswari
Director
JANSAMPARK VINTRADE (P) LTD
U.G. 
DIRECTOR
CENTURY COMMOSALE (P) LTD.
A-10 Aditya Maheswari
Director

- EDEN REALTY VENTURES PVT. LTD.
AS 
Director
- SHIVSHAKTI VINCOM (P) LTD.
AP 
Director
- Trance Dealcom Pvt. Ltd.
AP 
Director
- Trance Tradelink Pvt. Ltd.
AP 
Director
- SUDAMA COMMDEAL PVT. LTD.
AS 
Director
- VISHWAKARMA MARCOM PVT. LTD.
AS 
Director
- SUPERSOFT VINCOM PVT. LTD.
AS 
Director
- Sunidhi Estates Pvt. Ltd.

Director
- BHAGWATI VINIMAY (P) LTD.

Director
- SUNIDHI REALTY (P) LTD.
AP 
Director
- SAI DEALMARK (P) LTD.


Director
- SUNIDHI COMPLEX (P) LTD.

Director

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

- 1. 
- 2. 

- UTSAV DEVELOPERS PVT. LTD.

Director
- EDENCITY PROPERTIES PVT LTD
AP 
Authorised Signatory
- Vivek Bulb Industries Pvt. Ltd.
SS Shailendra Singh
Director

Mechano International Pvt. Ltd.
SS Shailendra Singh
Director

*Draft copy
Udayan Nandi
Hight Court Calcutta
Enrolment No. F/2114/2011*

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	08.02.2023	012221	PNB	Utsav Developers Pvt. Ltd.	Eden Realty Ventures Pvt. Ltd.	8,04,375.00
2		TDS		Utsav Developers Pvt. Ltd.	Eden Realty Ventures Pvt. Ltd.	8,125.00
3	08.02.2023	012222	PNB	Utsav Developers Pvt. Ltd.	Sunidhi Estates Pvt. Ltd.	8,04,375.00
4		TDS		Utsav Developers Pvt. Ltd.	Sunidhi Estates Pvt. Ltd.	8,125.00
5	08.02.2023	001263	ICICI Bank Ltd	Edencity Properties Pvt. Ltd.	Eden Realty Ventures Pvt. Ltd.	5,90,625.00
6	08.02.2023	001473	ICICI Bank Ltd	Edencity Properties Pvt. Ltd.	Eden Realty Ventures Pvt. Ltd.	2,13,750.00
7		TDS		Edencity Properties Pvt. Ltd.	Eden Realty Ventures Pvt. Ltd.	8,125.00
8	08.02.2023	001264	ICICI Bank Ltd	Edencity Properties Pvt. Ltd.	Sunidhi Estates Pvt. Ltd.	5,90,625.00
9		001474	ICICI Bank Ltd	Edencity Properties Pvt. Ltd.	Sunidhi Estates Pvt. Ltd.	2,13,750.00
10		TDS		Edencity Properties Pvt. Ltd.	Sunidhi Estates Pvt. Ltd.	8,125.00
11	07.02.2023	005078	Standard Chartered	Vivek Bulb Industries Pvt. Ltd.	Eden Realty Ventures Pvt. Ltd.	5,90,625.00

12	08.02.2023	005084	Standard Chartered	Vivek Bulb Industries Pvt. Ltd.	Eden Realty Ventures Pvt. Ltd.	2,13,750.00
13	TDS			Vivek Bulb Industries Pvt. Ltd.	Eden Realty Ventures Pvt. Ltd.	8,125.00
14	07.02.2023	005079	Standard Chartered	Vivek Bulb Industries Pvt. Ltd.	Sunidhi Estates Pvt. Ltd.	5,90,625.00
15	08.02.2023	005085	Standard Chartered	Vivek Bulb Industries Pvt. Ltd.	Sunidhi Estates Pvt. Ltd.	2,13,750.00
16	TDS			Vivek Bulb Industries Pvt. Ltd.	Sunidhi Estates Pvt. Ltd.	8,125.00
17	07.02.2023	000067	Standard Chartered	Mechano International Pvt. Ltd.	Eden Realty Ventures Pvt. Ltd.	5,90,625.00
18	08.02.2023	000071	Standard Chartered	Mechano International Pvt. Ltd.	Eden Realty Ventures Pvt. Ltd.	2,13,750.00
19	TDS			Mechano International Pvt. Ltd.	Eden Realty Ventures Pvt. Ltd.	8,125.00
20	07.02.2023	000068	Standard Chartered	Mechano International Pvt. Ltd.	Sunidhi Estates Pvt. Ltd.	5,90,625.00
21	08.02.2023	000072	Standard Chartered	Mechano International Pvt. Ltd.	Sunidhi Estates Pvt. Ltd.	2,13,750.00
22	TDS			Mechano International Pvt. Ltd.	Sunidhi Estates Pvt. Ltd.	8,125.00
TOTAL						65,00,000.00

WITNESSES:1. 2. 

EDEN REALTY VENTURES PVT. LTD.


Director







EDEN REALTY VENTURES PVT. LTD.

Sunidhi Estates Pvt. Ltd.


Director

SUNIDHI ESTATES PVT. LTD.

SPECIMEN FORM FOR TEN FINGERPRINTS

 <p><i>Amal Kumar</i></p>					
	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)					
 <p><i>Amal</i></p>					
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
					
Thumb	Fore	Middle	Ring	Little	
(Right Hand)					
 <p><i>Amal</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)					
<i>Aditya Maheswari</i>					
					
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
					
Thumb	Fore	Middle	Ring	Little	
(Right Hand)					
<i>N. Chandan Kumar</i>					
					
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
					
Thumb	Fore	Middle	Ring	Little	
(Right Hand)					
<i>Shaktendra Singh</i>					
					
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
					
Thumb	Fore	Middle	Ring	Little	
(Right Hand)					
<i>Anjana Das</i>					



Government of West Bengal
GRIPS 2.0 Acknowledgement Receipt
Payment Summary



080220232028663478

GRIPS Payment Detail

GRIPS Payment ID: 080220232028663478 Payment Init. Date: 08/02/2023 13:01:02
Total Amount: 364084 No of GRN: 1
Bank/Gateway: SBI EPay Payment Mode: SBI Epay
BRN: 8281695511137 BRN Date: 08/02/2023 13:01:26
Payment Status: Successful Payment Init. From: Department Portal

Depositor Details

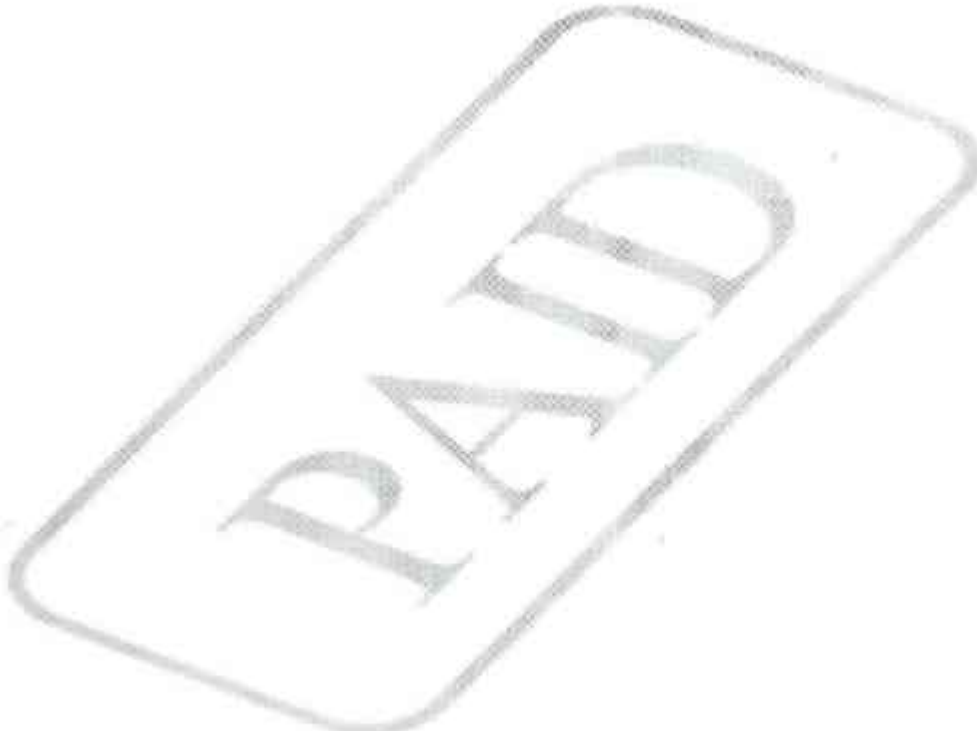
Depositor's Name: Ms SUNIDHI ESTATES PVT LTD
Mobile: 9836059592

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192022230286634798	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



192022230286634798

GRN Details

GRN:	192022230286634798	Payment Mode:	SBI Epay
GRN Date:	08/02/2023 13:01:02	Bank/Gateway:	SBIEPay Payment Gateway
BRN :	8281695511137	BRN Date:	08/02/2023 13:01:26
Gateway Ref ID:	230397248976	Method:	HDFC Retail Bank NB
GRIPS Payment ID:	080220232028663478	Payment Init. Date:	08/02/2023 13:01:02
Payment Status:	Successful	Payment Ref. No:	2000321564/2/2023

[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: 2000321564/2/2023
Dept Ref ID/DRN: 2000321564/2/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000321564/2/2023	Property Registration- Stamp duty	0030-02-103-003-02	291260
2	2000321564/2/2023	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-1603-02723/2023	Date of Registration	22/02/2023
Query No / Year	1603-2000321564/2023	Office where deed is registered	
Query Date	06/02/2023 11:28:14 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. 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: 47, 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		72,00,000/-	Property is on Road
Grand Total :				1.65Dec	0 /-	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.	0/-	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	0 /-	81,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SUNIDHI REALTY 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.:: AAxxxxxx7F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
2	SAI DEALMARK 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.:: AAxxxxxx9C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
3	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, Executed by: Representative
4	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, Executed by: Representative
5	TRANCE DEALCOM PRIVATE LIMITED P 243 Lake Town, Block/Sector: A, 1a, Raja Subodh Mullik Square, City:- Not Specified, P.O:- DHARMATALA, P.S:-Muchipara, District:-Kolkata, West Bengal, India, PIN:- 700013 , PAN No.:: AAxxxxxx6G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
6	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.:: AAxxxxxx8M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
7	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:- 700016 , PAN No.:: AAxxxxxx5J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
8	SARAL CONSTRUCTION ADVISORY 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.:: ALxxxxxx5D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
9	CENTURY COMMOALE 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.:: AAxxxxxx0H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
10	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.:: AAxxxxxx7L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
11	SUPERSOFT VINCOM PRIVATE LIMITED 1A, U.N. Bramhachari Sarani, City:- Not Specified, P.O:- SHAKESPHARE SARANI, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016 , PAN No.:: AAxxxxxx0A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
12	BHAGWATI VINIMAY 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.:: AAxxxxxx4M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
13	SUNIDHI COMPLEX 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.:: AAxxxxxx3Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

14	SUNIDHI ESTATES PRIVATE LIMITED P243 LAKETOWN, Block/Sector: A, City:- Not Specified, P.O:- LAKETOWN, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089 , PAN No.:: AAxxxxx7R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
15	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.:: AAxxxxx7H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	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.:: AAxxxxx5D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
2	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.:: AAxxxxx9R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
3	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.:: AAxxxxx9E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
4	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 :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr KUMAR SATYAKI Son of Mr SACHCHIDANANDA RAI City:- Not Specified, P.O:- CIRCUS AVENUE, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700013, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: DKxxxxx5A,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SUPERSOFT VINCOM PRIVATE LIMITED (as DIRECTOR), UTSAV DEVELOPERS PRIVATE LIMITED (as DIRECTOR)
2	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)
3	Mr ADITYA MAHESWARI Son of Mr ASOKE KUMAR MAHESWRI 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, , PAN No.:: ALxxxxx5D,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SARAL CONSTRUCTION ADVISORY PRIVATE LIMITED (as DIRECTOR), CENTURY COMMO SALE PRIVATE LIMITED (as DIRECTOR)

4	Mr ARYA SUMANT Son of Mr SACHCHIDANANDA RAI 13 LOUDAN STREET, City:- Not Specified, P.O:- SHAKESPHARE SARANI, 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 : SUDAMA COMMODEAL PRIVATE LIMITED (as DIRECTOR), VISHWAKARMA MARCOM PRIVATE LIMITED (as DIRECTOR), EDEN REALTY VENTURES 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 : SUNIDHI REALTY PRIVATE LIMITED (as DIRECTOR), SAI DEALMARK PRIVATE LIMITED (as DIRECTOR), BHAGWATI VINIMAY PRIVATE LIMITED (as DIRECTOR), SUNIDHI COMPLEX PRIVATE LIMITED (as DIRECTOR)
6	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 : JANSAMPARK VINTRADE PRIVATE LIMITED (as DIRECTOR), SUNIDHI ESTATES PRIVATE LIMITED (as DIRECTOR)
7	Mr SHAILENDRA SINGH Son of Mr KAMALA PRASAD SINGH FE330 SALT LAKE CITY, 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.:: ALxxxxxx6A,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : VIVEK BULB INDUSTRIES PRIVATE LIMITED (as DIRECTOR), MECHANO INTERNATIONALPRIVATE LIMITED (as DIRECTOR)

Identifier Details :

Name	Photo	Finger Print	Signature
Mrs ANJANA DAS Daughter of Mr Sukhranjan Das High Court Kolkata, City:- , P.O:- Gpo, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001			

Identifier Of Mr KUMAR SATYAKI, Mr AMITAVA PATRA, Mr ADITYA MAHESWARI, Mr ARYA SUMANT, Mr ANANT GOENKA, Mr VARUN GOENKA, Mr SHAILENDRA SINGH

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1		UTSAV DEVELOPERS PRIVATE LIMITED-0.0257812 Dec,EDENCITY PROPERTIES PRIVATE LIMITED-0.0257812 Dec,VIVEK BULB INDUSTRIES PRIVATE LIMITED-0.0257812 Dec,MECHANO INTERNATIONALPRIVATE LIMITED-0.0257812 Dec
2		UTSAV DEVELOPERS PRIVATE LIMITED-0.0257812 Dec,EDENCITY PROPERTIES PRIVATE LIMITED-0.0257812 Dec,VIVEK BULB INDUSTRIES PRIVATE LIMITED-0.0257812 Dec,MECHANO INTERNATIONALPRIVATE LIMITED-0.0257812 Dec
3	SUNIDHI REALTY PRIVATE LIMITED	UTSAV DEVELOPERS PRIVATE LIMITED-0.0257812 Dec,EDENCITY PROPERTIES PRIVATE LIMITED-0.0257812 Dec,VIVEK BULB INDUSTRIES PRIVATE LIMITED-0.0257812 Dec,MECHANO INTERNATIONALPRIVATE LIMITED-0.0257812 Dec

4	SAI DEALMARK PRIVATE LIMITED	UTSAV DEVELOPERS PRIVATE LIMITED-0.0257812 Dec,EDENCITY PROPERTIES PRIVATE LIMITED-0.0257812 Dec,VIVEK BULB INDUSTRIES PRIVATE LIMITED-0.0257812 Dec,MECHANO INTERNATIONALPRIVATE LIMITED-0.0257812 Dec
5	SHIVSHAKTI VINCOM PRIVATE LIMITED	UTSAV DEVELOPERS PRIVATE LIMITED-0.0257812 Dec,EDENCITY PROPERTIES PRIVATE LIMITED-0.0257812 Dec,VIVEK BULB INDUSTRIES PRIVATE LIMITED-0.0257812 Dec,MECHANO INTERNATIONALPRIVATE LIMITED-0.0257812 Dec
6	TRANCE TRADELINK PRIVATE LIMITED	UTSAV DEVELOPERS PRIVATE LIMITED-0.0257812 Dec,EDENCITY PROPERTIES PRIVATE LIMITED-0.0257812 Dec,VIVEK BULB INDUSTRIES PRIVATE LIMITED-0.0257812 Dec,MECHANO INTERNATIONALPRIVATE LIMITED-0.0257812 Dec
7	TRANCE DEALCOM PRIVATE LIMITED	UTSAV DEVELOPERS PRIVATE LIMITED-0.0257812 Dec,EDENCITY PROPERTIES PRIVATE LIMITED-0.0257812 Dec,VIVEK BULB INDUSTRIES PRIVATE LIMITED-0.0257812 Dec,MECHANO INTERNATIONALPRIVATE LIMITED-0.0257812 Dec
8	SUDAMA COMMODEAL PRIVATE LIMITED	UTSAV DEVELOPERS PRIVATE LIMITED-0.0257812 Dec,EDENCITY PROPERTIES PRIVATE LIMITED-0.0257812 Dec,VIVEK BULB INDUSTRIES PRIVATE LIMITED-0.0257812 Dec,MECHANO INTERNATIONALPRIVATE LIMITED-0.0257812 Dec
9	VISHWAKARMA MARCOM PRIVATE LIMITED	UTSAV DEVELOPERS PRIVATE LIMITED-0.0257812 Dec,EDENCITY PROPERTIES PRIVATE LIMITED-0.0257812 Dec,VIVEK BULB INDUSTRIES PRIVATE LIMITED-0.0257812 Dec,MECHANO INTERNATIONALPRIVATE LIMITED-0.0257812 Dec
10	SARAL CONSTRUCTION ADVISORY PRIVATE LIMITED	UTSAV DEVELOPERS PRIVATE LIMITED-0.0257812 Dec,EDENCITY PROPERTIES PRIVATE LIMITED-0.0257812 Dec,VIVEK BULB INDUSTRIES PRIVATE LIMITED-0.0257812 Dec,MECHANO INTERNATIONALPRIVATE LIMITED-0.0257812 Dec
11	CENTURY COMMOSEAL PRIVATE LIMITED	UTSAV DEVELOPERS PRIVATE LIMITED-0.0257812 Dec,EDENCITY PROPERTIES PRIVATE LIMITED-0.0257812 Dec,VIVEK BULB INDUSTRIES PRIVATE LIMITED-0.0257812 Dec,MECHANO INTERNATIONALPRIVATE LIMITED-0.0257812 Dec
12	JANSAMPARK VINTRADE PRIVATE LIMITED	UTSAV DEVELOPERS PRIVATE LIMITED-0.0257812 Dec,EDENCITY PROPERTIES PRIVATE LIMITED-0.0257812 Dec,VIVEK BULB INDUSTRIES PRIVATE LIMITED-0.0257812 Dec,MECHANO INTERNATIONALPRIVATE LIMITED-0.0257812 Dec
13	SUPERSOFT VINCOM PRIVATE LIMITED	UTSAV DEVELOPERS PRIVATE LIMITED-0.0257812 Dec,EDENCITY PROPERTIES PRIVATE LIMITED-0.0257812 Dec,VIVEK BULB INDUSTRIES PRIVATE LIMITED-0.0257812 Dec,MECHANO INTERNATIONALPRIVATE LIMITED-0.0257812 Dec
14	BHAGWATI VINIMAY PRIVATE LIMITED	UTSAV DEVELOPERS PRIVATE LIMITED-0.0257812 Dec,EDENCITY PROPERTIES PRIVATE LIMITED-0.0257812 Dec,VIVEK BULB INDUSTRIES PRIVATE LIMITED-0.0257812 Dec,MECHANO INTERNATIONALPRIVATE LIMITED-0.0257812 Dec
15	SUNIDHI COMPLEX PRIVATE LIMITED	UTSAV DEVELOPERS PRIVATE LIMITED-0.0257812 Dec,EDENCITY PROPERTIES PRIVATE LIMITED-0.0257812 Dec,VIVEK BULB INDUSTRIES PRIVATE LIMITED-0.0257812 Dec,MECHANO INTERNATIONALPRIVATE LIMITED-0.0257812 Dec
16	SUNIDHI ESTATES PRIVATE LIMITED	UTSAV DEVELOPERS PRIVATE LIMITED-0.0257812 Dec,EDENCITY PROPERTIES PRIVATE LIMITED-0.0257812 Dec,VIVEK BULB INDUSTRIES PRIVATE LIMITED-0.0257812 Dec,MECHANO INTERNATIONALPRIVATE LIMITED-0.0257812 Dec

Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1		UTSAV DEVELOPERS PRIVATE LIMITED-4.68750000 Sq Ft,EDENCITY PROPERTIES PRIVATE LIMITED-4.68750000 Sq Ft,VIVEK BULB INDUSTRIES PRIVATE LIMITED-4.68750000 Sq Ft,MECHANO INTERNATIONALPRIVATE LIMITED-4.68750000 Sq Ft
2		UTSAV DEVELOPERS PRIVATE LIMITED-4.68750000 Sq Ft,EDENCITY PROPERTIES PRIVATE LIMITED-4.68750000 Sq Ft,VIVEK BULB INDUSTRIES PRIVATE LIMITED-4.68750000 Sq Ft,MECHANO INTERNATIONALPRIVATE LIMITED-4.68750000 Sq Ft
3	SUNIDHI REALTY PRIVATE LIMITED	UTSAV DEVELOPERS PRIVATE LIMITED-4.68750000 Sq Ft,EDENCITY PROPERTIES PRIVATE LIMITED-4.68750000 Sq Ft,VIVEK BULB INDUSTRIES PRIVATE LIMITED-4.68750000 Sq Ft,MECHANO INTERNATIONALPRIVATE LIMITED-4.68750000 Sq Ft
4	SAI DEALMARK PRIVATE LIMITED	UTSAV DEVELOPERS PRIVATE LIMITED-4.68750000 Sq Ft,EDENCITY PROPERTIES PRIVATE LIMITED-4.68750000 Sq Ft,VIVEK BULB INDUSTRIES PRIVATE LIMITED-4.68750000 Sq Ft,MECHANO INTERNATIONALPRIVATE LIMITED-4.68750000 Sq Ft
5	SHIVSHAKTI VINCOM PRIVATE LIMITED	UTSAV DEVELOPERS PRIVATE LIMITED-4.68750000 Sq Ft,EDENCITY PROPERTIES PRIVATE LIMITED-4.68750000 Sq Ft,VIVEK BULB INDUSTRIES PRIVATE LIMITED-4.68750000 Sq Ft,MECHANO INTERNATIONALPRIVATE LIMITED-4.68750000 Sq Ft
6	TRANCE TRADELINK PRIVATE LIMITED	UTSAV DEVELOPERS PRIVATE LIMITED-4.68750000 Sq Ft,EDENCITY PROPERTIES PRIVATE LIMITED-4.68750000 Sq Ft,VIVEK BULB INDUSTRIES PRIVATE LIMITED-4.68750000 Sq Ft,MECHANO INTERNATIONALPRIVATE LIMITED-4.68750000 Sq Ft
7	TRANCE DEALCOM PRIVATE LIMITED	UTSAV DEVELOPERS PRIVATE LIMITED-4.68750000 Sq Ft,EDENCITY PROPERTIES PRIVATE LIMITED-4.68750000 Sq Ft,VIVEK BULB INDUSTRIES PRIVATE LIMITED-4.68750000 Sq Ft,MECHANO INTERNATIONALPRIVATE LIMITED-4.68750000 Sq Ft
8	SUDAMA COMMODEAL PRIVATE LIMITED	UTSAV DEVELOPERS PRIVATE LIMITED-4.68750000 Sq Ft,EDENCITY PROPERTIES PRIVATE LIMITED-4.68750000 Sq Ft,VIVEK BULB INDUSTRIES PRIVATE LIMITED-4.68750000 Sq Ft,MECHANO INTERNATIONALPRIVATE LIMITED-4.68750000 Sq Ft
9	VISHWAKARMA MARCOM PRIVATE LIMITED	UTSAV DEVELOPERS PRIVATE LIMITED-4.68750000 Sq Ft,EDENCITY PROPERTIES PRIVATE LIMITED-4.68750000 Sq Ft,VIVEK BULB INDUSTRIES PRIVATE LIMITED-4.68750000 Sq Ft,MECHANO INTERNATIONALPRIVATE LIMITED-4.68750000 Sq Ft
10	SARAL CONSTRUCTION ADVISORY PRIVATE LIMITED	UTSAV DEVELOPERS PRIVATE LIMITED-4.68750000 Sq Ft,EDENCITY PROPERTIES PRIVATE LIMITED-4.68750000 Sq Ft,VIVEK BULB INDUSTRIES PRIVATE LIMITED-4.68750000 Sq Ft,MECHANO INTERNATIONALPRIVATE LIMITED-4.68750000 Sq Ft
11	CENTURY COMMOSEAL PRIVATE LIMITED	UTSAV DEVELOPERS PRIVATE LIMITED-4.68750000 Sq Ft,EDENCITY PROPERTIES PRIVATE LIMITED-4.68750000 Sq Ft,VIVEK BULB INDUSTRIES PRIVATE LIMITED-4.68750000 Sq Ft,MECHANO INTERNATIONALPRIVATE LIMITED-4.68750000 Sq Ft
12	JANSAMPARK VINTRADE PRIVATE LIMITED	UTSAV DEVELOPERS PRIVATE LIMITED-4.68750000 Sq Ft,EDENCITY PROPERTIES PRIVATE LIMITED-4.68750000 Sq Ft,VIVEK BULB INDUSTRIES PRIVATE LIMITED-4.68750000 Sq Ft,MECHANO INTERNATIONALPRIVATE LIMITED-4.68750000 Sq Ft
13	SUPERSOFT VINCOM PRIVATE LIMITED	UTSAV DEVELOPERS PRIVATE LIMITED-4.68750000 Sq Ft,EDENCITY PROPERTIES PRIVATE LIMITED-4.68750000 Sq Ft,VIVEK BULB INDUSTRIES PRIVATE LIMITED-4.68750000 Sq Ft,MECHANO INTERNATIONALPRIVATE LIMITED-4.68750000 Sq Ft

14	BHAGWATI VINIMAY PRIVATE LIMITED	UTSAV DEVELOPERS PRIVATE LIMITED-4.68750000 Sq Ft,EDENCITY PROPERTIES PRIVATE LIMITED-4.68750000 Sq Ft,VIVEK BULB INDUSTRIES PRIVATE LIMITED-4.68750000 Sq Ft,MECHANO INTERNATIONALPRIVATE LIMITED-4.68750000 Sq Ft
15	SUNIDHI COMPLEX PRIVATE LIMITED	UTSAV DEVELOPERS PRIVATE LIMITED-4.68750000 Sq Ft,EDENCITY PROPERTIES PRIVATE LIMITED-4.68750000 Sq Ft,VIVEK BULB INDUSTRIES PRIVATE LIMITED-4.68750000 Sq Ft,MECHANO INTERNATIONALPRIVATE LIMITED-4.68750000 Sq Ft
16	SUNIDHI ESTATES PRIVATE LIMITED	UTSAV DEVELOPERS PRIVATE LIMITED-4.68750000 Sq Ft,EDENCITY PROPERTIES PRIVATE LIMITED-4.68750000 Sq Ft,VIVEK BULB INDUSTRIES PRIVATE LIMITED-4.68750000 Sq Ft,MECHANO INTERNATIONALPRIVATE LIMITED-4.68750000 Sq Ft

On 09-02-2023

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

Presented for registration at 17:22 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, SUPERSOFT VINCOM PRIVATE LIMITED (Private Limited Company), 1A, U.N. Bramhachari Sarani, City:- Not Specified, P.O:- SHAKESPHARE SARANI, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016; 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

Indetified by Mrs ANJANA DAS, ., Daughter of Mr Sukhranjan Das, High Court Kolkata, 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 (Private Limited Company), P 243 Lake Town, Block/Sector: A, 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, 9B, Wood Street, City:- Not Specified, P.O:- SHAKESPHARE SARANI, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700016

Indetified by Mrs ANJANA DAS, ., Daughter of Mr Sukhranjan Das, High Court Kolkata, 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 (Private Limited Company), 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; DIRECTOR, CENTURY COMMOSALE PRIVATE LIMITED (Private Limited Company), 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 Mrs ANJANA DAS, ., Daughter of Mr Sukhranjan Das, High Court Kolkata, 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, SUDAMA COMMODEAL PRIVATE LIMITED (Private Limited Company), 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 (Private Limited Company), 12, U.N. Bramhachari Sarani, City:- Not Specified, P.O:- SHAKESPHARE SARANI, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016; 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

Indetified by Mrs ANJANA DAS, ., Daughter of Mr Sukhranjan Das, High Court Kolkata, 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, SUNIDHI REALTY 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; DIRECTOR, SAI DEALMARK PRIVATE LIMITED (Private Limited Company), 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; DIRECTOR, BHAGWATI VINIMAY PRIVATE LIMITED (Private Limited Company), 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; DIRECTOR, SUNIDHI COMPLEX PRIVATE LIMITED (Private Limited Company), 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 Mrs ANJANA DAS, ., Daughter of Mr Sukhranjan Das, High Court Kolkata, 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, JANSAMPARK VINTRADE PRIVATE LIMITED (Private Limited Company), 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; DIRECTOR, SUNIDHI ESTATES PRIVATE LIMITED (Private Limited Company), P243 LAKETOWN, Block/Sector: A, City:- Not Specified, P.O:- LAKETOWN, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089

Identified by Mrs ANJANA DAS, , Daughter of Mr Sukhranjan Das, High Court Kolkata, 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

Identified by Mrs ANJANA DAS, , Daughter of Mr Sukhranjan Das, High Court Kolkata, 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 1:01PM with Govt. Ref. No: 192022230286634798 on 08-02-2023, Amount Rs: 72,824/-, Bank: SBI EPay (SBlePay), Ref. No. 8281695511137 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 1:01PM with Govt. Ref. No: 192022230286634798 on 08-02-2023, Amount Rs: 2,91,260/-, Bank: SBI EPay (SBlePay), Ref. No. 8281695511137 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 480, 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 83418 to 83450

being No 160302723 for the year 2023.



Dhar

Digitally signed by Debasish Dhar
Date: 2023.02.22 16:47:43 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2023/02/22 04:47:43 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)



DISTRICT SUB REGISTRAR
SOUTH 24 PGS. ALIPORE
09 FEB 2023