

7546/2017

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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AC 555456

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

District Sub-Registrar-II  
Howrah

16 DEC 2019

**DEED OF CONVEYANCE**

THIS DEED OF CONVEYANCE made this 14<sup>th</sup> day of December, 2019 BETWEEN  
**HOWRAH MILLS COMPANY LIMITED**, a company incorporated under the provisions  
of the Companies Act, 1956, having its registered office at 135, Foreshore Road,

Howrah – 711102, Post Office – Shibpur, Police Station - Shibpur, having its Income Tax PAN AAACH7560D represented through its Managing Director, Sanjay Mall, son of Sri Om Prakash Mall, by faith Hindu, by occupation Business, residing at 19A, Alipore Road, Alipore, Kolkata – 700 027, Police Station - Alipore, Post Office - Alipore, having his Income Tax PAN AJPPM0769C and Aadhaar No. 2328 2044 2847 and Mobile No. 9831151071, hereinafter referred to as the **VENDOR** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor or successor-in-interest and/ or assigns) of the **ONE PART AND VEDANSH TRADERS PRIVATE LIMITED**, a company incorporated under the provisions of the Companies Act, 1956, having its registered office at 135, Foreshore Road, Howrah – 711102, Police Station – Shibpur, Post Office - Shibpur, having its Income Tax PAN AAACV8876C, represented by its Director, Ajay Ram Nagar, son of Late Lakshman Ram Nagar, by nationality Indian, by faith Hindu, by occupation Business, residing at 493/C/A, G. T. Road (South), Vivek Vihar, Phase – V, Flat No. 5A, Howrah – 711 102, Police Station - Shibpur, Post Office - Shibpur, having his Income Tax PAN ABTPN5333R and Aadhaar No. 9524 3625 5567 and Mobile No. 9163024387, hereinafter referred to as the **PURCHASER** (which expression shall unless excluded by or repugnant to context be deemed to mean and include its successors-in-interest and/or assigns) of the **OTHER PART**:

**WHEREAS** at all material time, the Vendor being the absolute owner was absolutely seized and possessed of and/or otherwise well and sufficiently entitled to inter-alia **All That** piece and parcel of land measuring an area of 79.625 Cottah, be the same a little more or less, lying, situate at and being Municipal Premises No. 160, G. T. Road (South), Howrah-711102, hereinafter referred to as the "**Larger Premises**".

**AND WHEREAS** the Vendor having become a sick company within the meaning of the provisions of the Sick Industrial Company (Special Provisions) Act, 1985, the Board for Industrial and Financial Reconstruction (BIFR) initiated proceeding being Case No. 190

of 1987 in Re: M/s. Howrah Mills Co. Ltd. (HMCL) for its rehabilitation and directed the Government of West Bengal to accord permission for sale of surplus land owned by HMCL. BIFR constituted an Assets Sale Committee for disposal of such surplus land upon fulfillment of all the criteria and guidelines required for the process of disposal of surplus land through a transparent method including seeking offers from intending buyers.

**AND WHEREAS** the said Assets Sale Committee recommended its decision to accept the highest bidder for outright sale, inter-alia, of the Larger Premises which is one of the surplus lands owned by the Vendor as determined by the said Assets Sale Committee.

**AND WHEREAS** by a Memo No.1247-IR, dated 19<sup>th</sup> March, 2004, the Industrial Reconstruction Department, Government of West Bengal (**IRD**) granted permission to the Vendor to transfer the Larger Premises in favour of the Purchaser.

**AND WHEREAS** by an agreement dated 5<sup>th</sup> May, 2004, the Vendor agreed to sell the Larger Premises in favour of the Purchaser herein for the consideration and on the terms and conditions contained therein.

**AND WHEREAS** by an order dated 28<sup>th</sup> October, 2010 passed in the said case, BIFR approved the sale of the larger premises in favour of the highest bidder namely Vedansh Traders Pvt. Ltd. the Purchaser herein at or for a total consideration of Rs.4,58,00,000/- (Rupees four crore fifty eight lac only) payable by the Purchaser and directed the Vendor to proceed further in transferring the Larger Premises.

**AND WHEREAS** pursuant to the order of BIFR, Vedansh Traders Pvt. Ltd., the Purchaser herein made payment of the entire consideration of Rs.4,58,00,000/- (Rupees four crore fifty eight lac only).

**AND WHEREAS** the Vendor was always and is still obliged to obtain a plan for construction of new buildings at the Larger Premises from Howrah Municipal Corporation in its own name before or after sale of the Larger Premises in favour of the Purchaser or its nominee/s at the cost of the latter and such obligation of the Vendor to obtain sanction plan has also been recognized by BIFR.

**AND WHEREAS** due to diverse reasons the Purchaser herein could not take conveyance of the entirety of the Larger Premises from the Vendor, Howrah Mills Co. Ltd. and instead nominated one St. Paul's Education Foundation and Mangalam Educational Society to take conveyance of a portion measuring 37 Cottah forming part of the Larger Premises.

**AND WHEREAS** pursuant to such nomination by a Deed of Conveyance dated 21<sup>st</sup> January, 2008, made between the said Howrah Mills Co. Ltd., the Vendor herein therein referred to as vendor of the first part and the said St. Paul's Education Foundation and Mangalam Educational Society, therein referred to as purchasers of the second part and the said Vedansh Traders Pvt. Ltd., the purchaser herein therein referred to as the confirming party of the third part and duly registered with the Additional Registrar of Assurances - I, Kolkata in Book No. 1, CD Volume No. 10, Pages from 7620 to 7653, being No. 04907 for the year 2009, the said Howrah Mills Co. Ltd. (the Vendor herein), for the consideration therein mentioned and with the concurrence and confirmation of the said Vedansh Traders Pvt. Ltd. (the Purchaser herein), sold transferred and conveyed the said portion measuring 37 Cottah forming part of the Larger Premises unto and in favour of the said St. Paul's Education Foundation and Mangalam Educational Society absolutely and forever free from all encumbrances whatsoever.

**AND WHEREAS** thus, in effect, the said Howrah Mills Co. Ltd. (the Vendor herein) is now the owner of the remaining land out of and forming part of the Larger Premises,

i.e. All That piece or parcel of demarcated portion of land measuring an area of 39.67 (thirty nine point six seven) Cottah, more or less, together with buildings and structures standing thereon, situate, lying at and being part of Municipal Premises No. 160, Grand Trunk Road (South), Howrah-711102, Police Station - Shibpur, within Ward No. 36 of the Howrah Municipal Corporation, under Mouza - Baze Shibpur, District - Howrah, hereinafter referred to as the "Said Property", morefully and specifically described in the Schedule hereunder written.

AND WHEREAS the Purchaser is now desirous of taking conveyance from the Vendor of the said Property free from all encumbrances whatsoever save and except the occupation of tenant and save and except Case No. 1391 of 2019 before the Executive Magistrate at Howrah.

AND WHEREAS the Vendor has represented to the Purchaser as follows:

- a) THAT the Vendor is absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said property.
- b) THAT the Vendor has not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.
- c) THAT the Vendor has good right, full power, absolute authority and indefeasible title to agree to and grant, sell, convey, transfer, assign and assure the Said Property to the Purchaser.
- d) THAT no revenue, cess, tax or imposition in respect of the Said Property is due to the Government or any other authority or authorities and no Certificate Case is pending for realization of any taxes from the Vendor.

- e) THAT no person or persons whatsoever have/had/has ever claimed any right of preemption over and in respect of the Said Property or any part thereof.
- f) THAT no mortgage or charge has been created by the Vendor by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.
- g) THAT the Said Property is now free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, uses, *debutter*s, trusts, prohibitions, Income Tax attachment, financial institution charges, statutory prohibitions, acquisitions, requisitions, vestings and liabilities whatsoever or howsoever and the title of the Vendor to the Said Property is free, clear and marketable.
- h) THAT the Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.

AND WHEREAS the Vendor has agreed to sell and the Purchaser has agreed to purchase the Said Property free from all encumbrances, charges, liens, lispendens, attachments, trusts, acquisition or requisition whatsoever at or for the consideration of Rs.2,45,17,500/- (Rupees two crore forty five lakh seventeen thousand and five hundred only) already paid by the Purchaser in term of the order of BIFR dated 28<sup>th</sup> October, 2004.

NOW THEREFORE THESE INDENTURE WITNESSETH and it is hereby recorded and declared that -

1. In the premises aforesaid and in consideration of a sum of Rs.2,45,17,500/- (Rupees two crore forty five lakh seventeen thousand and five hundred only) paid by the Purchaser pursuant to the order dated 28<sup>th</sup> October, 2004 passed by BIFR before the execution of these presents (the receipt whereof

the Vendor doth hereby as also by the receipt and memo of consideration hereunder written admit and acknowledge and of and from the payment of the same and every part thereof the Vendor doth acquit release and forever discharge the purchaser and the Said Property hereby conveyed and transferred unto and to the purchaser) the Vendor do hereby grant sell, transfer, convey, assign and assure and confirm unto and to the Purchaser **All That** piece or parcel of land measuring an area of 39.67 (thirty nine point six seven) Cottah, **together with** the buildings and structures standing thereon, situate, lying at and being part of Municipal Premises No. 160, Grand Trunk Road (South), Howrah-711102, Police Station - Shibpur, within Ward No. 36 of the Howrah Municipal Corporation, under Mouza - Baze Shibpur, District - Howrah, more specifically described in the **SCHEDULE** hereunder written and for the sake of brevity hereinafter referred to as the "**Said Property**" **TOGETHER WITH** all appurtenances thereto or **HOWSOEVER OTHERWISE** the said property now are or is or at any time hereto before were or was situate, butted, bounded, called, known, numbered described and distinguished **TOGETHER WITH** the reversions and remainders and the rents, issues, profits thereof **AND** all the Estate, Right, Title, Interest, Property, Claim and Demand whatsoever and howsoever of the Vendor into or upon the said property **TOGETHER WITH** absolutely unobstructed and full right of egress and ingress, all areas, fences, passages, sewers, drains, water, water courses, trees, bushes, boundary walls, benefits, advantages, vacant area, open spaces whatsoever and all manner of former or other rights, liberties, easements, privileges, appendages and appurtenances whatsoever belonging to the said Property hereby sold and transferred or in anywise appertaining thereto or any part thereof, usually held, used, occupied accepted, enjoyed, reputed or known as part or parcel or member thereof or appurtenant thereto **AND TOGETHER WITH** benefit of the building plans that may be obtained by the

Vendor from Howrah Municipal Corporation for construction of new buildings at the Larger Premises and/or the Said Property at any time hereafter **TO HAVE AND TO HOLD** the Said Property hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be and each and every part thereof unto and to the use of the Purchaser absolutely and forever free from all encumbrances whatsoever and howsoever, **AND SUBJECT TO AND/OR TOGETHER WITH** the covenants by the Vendor hereafter contained.

2. **THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER** as follows:

- a) The Vendor is now lawfully and rightly seized of and/or otherwise well and sufficiently entitled to the Said Property and all benefits and rights hereby by conveyed, sold, transferred, assigned and assured unto and to the Purchaser in the manner aforesaid.
- b) The Vendor now has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property under its respective ownership and all rights and benefits hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, in the manner aforesaid, according to the true intent and meaning of these presents.
- c) The Said Property and all other rights and benefits hereby granted, sold conveyed, transferred, assigned and assured or expressed or intended so to be and each of them are now free from all encumbrances lispensens, attachments, mortgages, debts and charges whatsoever and howsoever made or suffered by the Vendor or any person or persons having or lawfully claiming any estate or interest in



and over the Said Property from, under or in trust for the Vendor.

- d) The Purchaser shall hold and have the Said Property freely and clearly and absolutely acquitted exonerated released and for ever discharged from or by the Vendor and every person or persons having or lawfully, rightfully and equitably claiming as aforesaid and effectually saved, defended, kept harmless and indemnified of, from and against all manner of former and other estate, charges, liens, debts, attachments, mortgages, restrictions, covenants uses, debutters, trusts, acquisitions, requisitions alignments, claims, demands, liabilities and encumbrances whatsoever and howsoever suffered or created by the Vendor or any of its predecessors in title or any persons lawfully or equitably claiming aforesaid.
- e) The Vendor shall from time to time and at all times hereinafter upon every reasonable request and at the cost of the Purchaser make, do acknowledge, execute and perfect all such further and/or other lawful and reasonable acts, deeds, matters and things whatsoever for further better or more perfectly assuring and vesting the Said Property unto the Purchaser in the manner aforesaid.
- f) The Vendor at the costs and expenses of the Purchaser shall be obliged to obtain plan from Howrah Municipal Corporation in its own name for construction of buildings on the entirety of the Said Property and/or the Larger Property notwithstanding execution and registration of this conveyance in favour of the Purchaser.
- g) The Vendor shall be liable to pay all rates and taxes, cess, revenue, levies imposition and other charges payable statutory or non statutory in respect of the Said Property pertaining to the period upto the date

hereof and shall save and keep the Purchaser harmless, indemnified of, from and against all such claims whatsoever and howsoever.

**THE SCHEDULE:**

**(Said Property)**

All That piece or parcel of demarcated portion of land measuring an area of 39.67 (thirty nine point six seven) Cottah, more or less, **together with** buildings and structures standing thereon having a total built-up area of 25290 Square Feet, <sup>RT</sup> situate, lying at and being part of Municipal Premises No. 160, Grand Trunk Road (South), Howrah-711102, Police Station - Shibpur, within Ward No. 36 of the Howrah Municipal Corporation, Mouza - Baze Shibpur, District - Howrah [Zone - Sandhyabazar to Rajnarayan Roychoudhury Ghat Road], delineated in a map or plan annexed hereto and bordered in colour **RED** thereon and butted and bounded:

- On the North** : By portion of Premises No. 160, G. T. Road (south);
- On the East** : By portion of Premises No. 160, G. T. Road (south) and partly by G. T. Road (South);
- On the South** : Partly by G. T. Road (south) and partly by Premises No. 161, G. T. Road (south) i.e. Shibpur Police Station;
- On the West** : Premises No. 161, G. T. Road (south).

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

**TOGETHER WITH** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

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

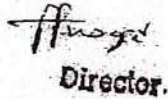
For Howrah Mills Company Limited

  
Director

(Howrah Mills Company Limited)

[VENDOR]


For Vedansh Traders Pvt. Ltd.

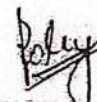
  
Director.

(Vedansh Traders Private Limited)

[PURCHASER]

Witnesses:

Signature 

Signature 

Name ARAYAN DAS HARSHA

Name Saty Charan Koley

Father's Name U. Gouri Shankar Harsha

Father's Name Sate Paritosh Koley

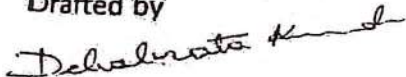
Address 21A, Gokul Chandra Sarani, Urdhwa Katar, Fort St. George, Calcutta - 700007

Address Vill-Jagannathpur, P.O.-Nalikul

Sarani, Urdhwa Katar, Fort St. George, Calcutta - 700007

P.S.-Haripal, Dist-Hooghly - 712407

Drafted by



Advocate, High Court Calcutta

Enrolment No. ND/1145/2007

**RECEIPT AND MEMORANDUM OF CONSIDERATION**

Received from the within named Purchaser the within mentioned sum of **Rs.2,45,17,500/- (Rupees two crore forty five lakh seventeen thousand and five hundred only)** through and pursuant to the order dated 28<sup>th</sup> October, 2004 passed by BIFR towards full and final payment of the total consideration for sale of the Said Property described in the Schedule hereto.

For Howrah Mills Company Limited



Director

(Howrah Mills Company Limited)

[VENDOR]

Witnesses:

Signature



Signature



Name NARAYAN DAS HARSHA

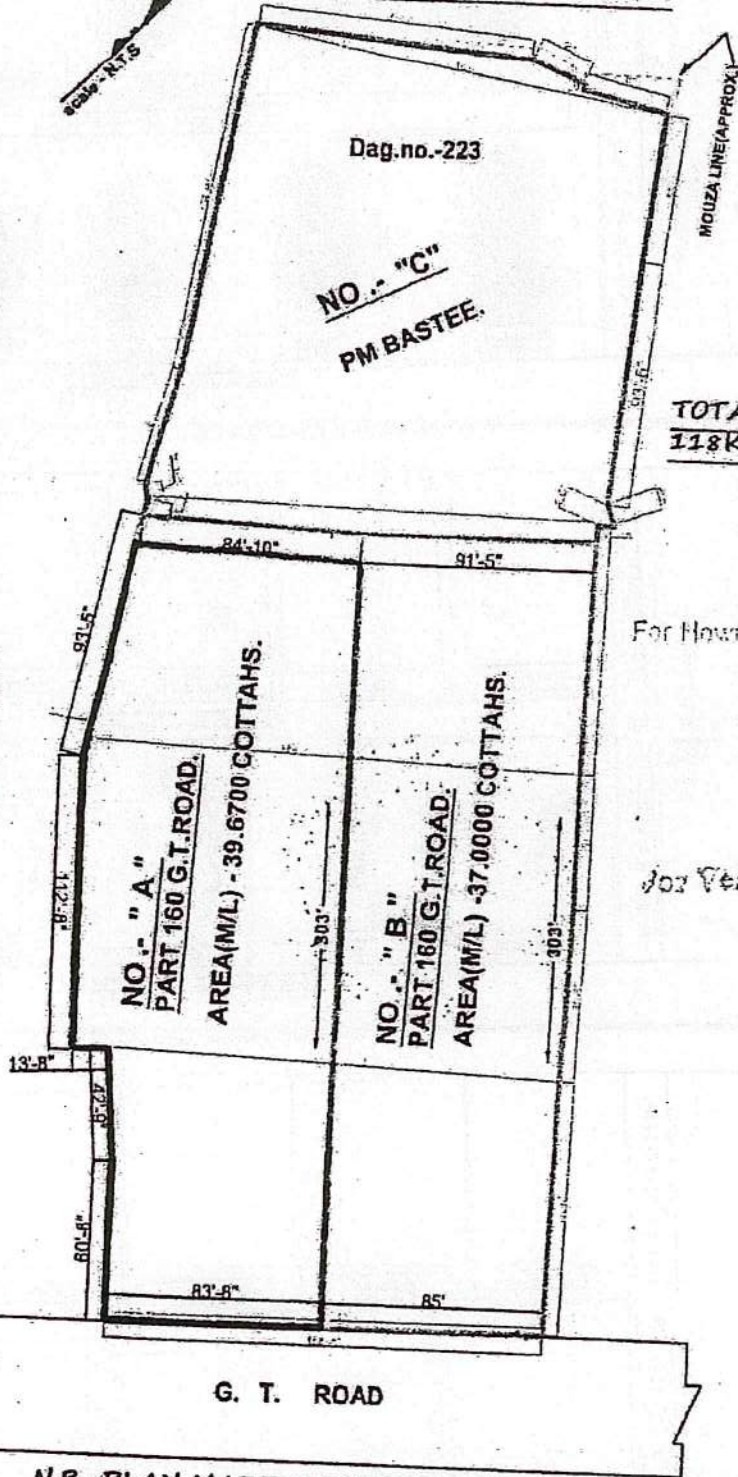
Name Satya Charan Koley.

SITE PLAN OF LAND  
MOUZA SHIBPUR, J.L. NO. - 66,  
SHEET NO. - 1, P.O. SHIBPUR,  
PS. - SHIBPUR, DIST. HOWRAH,  
160, G.T. ROAD, HOWRAH SOUTH.

AS PER MOUZA LINE SHOWN BY -:  
WALL LINE SHOWN BY RED -:



SHIBPUR POLICE STATION.



TOTAL AREA -  
118K-10CH-13 SFT

For Howrah Mills Company Limited












Director












Jay Vedansh Traders Pvt. Ltd

Director.

N.B.-PLAN MADE ON PHISICAL MEASUREMENT AND  
MEASUREMENT TAKEN WITHIN THE BOUNDARY WALL

# FORM FOR EXECUTION & FINGER PRINTS

	EXECUTION & SIGNATURE  <i>Atan</i>	 Little	 Ring	 Middle	 Fore	 Thumb
		(LEFT HAND)				
		 Thumb	 Fore	 Middle	 Ring	 Little
(RIGHT HAND)						

	EXECUTION & SIGNATURE  <i>Atan</i>	 Little	 Ring	 Middle	 Fore	 Thumb
		(LEFT HAND)				
		 Thumb	 Fore	 Middle	 Ring	 Little
(RIGHT HAND)						

Affix recent passport sized colour PHOTOGRAPH  And sign across thereon keeping the face untouched	EXECUTION & SIGNATURE	Little	Ring	Middle	Fore	Thumb
		(LEFT HAND)				
		Thumb	Fore	Middle	Ring	Little
(RIGHT HAND)						

Govt. of West Bengal  
Directorate of Registration & Stamp Revenue  
e-Challan

GRN: 19-201920-010874732-2

GRN Date: 06/12/2019 18:34:37

BRN : 90049343

Payment Mode Counter Payment

Bank : State Bank of India

BRN Date: 07/12/2019 00:00:00

DEPOSITOR'S DETAILS

Id No. : 05130001708264/11/2019  
[Query No./Query Year]

Name : Sandip Agarwal And Co

Contact No. :

Mobile No. : +91 9831087781

E-mail : mailsandipagarwal@gmail.com

Address : 10 Old Post Office Street Kolkata 700001

Applicant Name : Mr S S

Office Name :

Office Address :

Status of Depositor : Solicitor firm

Purpose of payment / Remarks : Sale, Sale Document Payment No 11

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount [ ₹ ]
1	05130001708264/11/2019	Property Registration- Stamp duty	0030-02-103-003-02	9853363
	05130001708264/11/2019	Property Registration- Registration Fees	0030-03-104-001-16	1407681
<b>Total</b>				<b>11261044</b>

In Words : Rupees One Crore Twelve Lakh Sixty One Thousand Forty Four only



Government of West Bengal

Department of Finance (Revenue), Directorate of Registration and Stamp Revenue

OFFICE OF THE D.S.R. - II HOWRAH, District Name :Howrah

Signature / LTI Sheet of Query No/Year 05130001708264/2019

I. Signature of the Person(s) admitting the Execution at Private Residence

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Sanjay Mall 19A, Alipore Road, P.O:- Alipore, P.S:- Alipore, District:-South 24- Parganas, West Bengal, India. PIN - 700027	Representative of Seller [Howrah Mills Company Limited.]			For Howrah Mills Company Limited. 14/12/2019
2	Mr Ajay Ram Nagar 493/C/A, G. T. Road South, Vivek Vihar,, Flat No: 5A, P O:- Shibpur, P.S:- Shibpur, Howrah, District:-Howrah, West Bengal, India, PIN - 711102	Representative of Buyer [Vedansh Traders Private Limited]			Vedansh Traders Pvt. Ltd. 14/12/2019
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Satya Charan Koley Son of Late Paritosh Koley Jagannathpur, P.O:- Nalikul, P.S:- Haripal, District:-Hooghly, West Bengal, India, PIN - 712407	Mr Sanjay Mall, Mr Ajay Ram Nagar			Satya Charan Koley 14/12/19

(Panchali Munshi)  
DISTRICT SUB-  
REGISTRAR



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

AJPPM0769C

नाम / Name  
SANJAY MALL

पिता का नाम / Father's Name  
OM PRAKASH MALL

जन्म की तारीख / Date of Birth  
17/08/1968

हस्ताक्षर / Signature

10032017

Sanjay

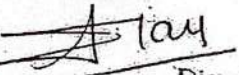
इस कार्ड को खोने / पाने पर कृपया सूचित करें / लौटएं:  
आयकर पैन सेवा इकाई, एन एस डी एल  
5 वीं मंजिल, मंत्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,  
मॉडल कॉलोनी, दीप बंगला चौक के पास,  
पुणे - 411 016.

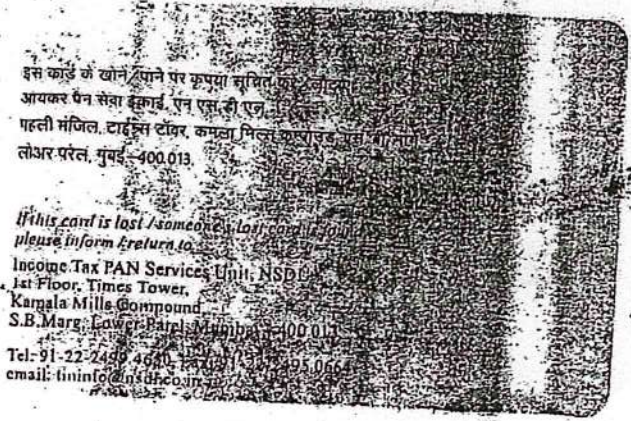
If this card is lost / someone's lost card is found,  
please inform / return to:  
Income Tax PAN Services Unit, NSDL  
5th floor, Mantri Sterling,  
Plot No. 341, Survey No. 997/8,  
Model Colony, Near Deep Bungalow Chowk,  
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081  
e-mail: tininfo@nsdl.co.in



For Howrah Mills Company Limited

  
Director





भारत सरकार  
GOVERNMENT OF INDIA



संजय मल्ल

Sanjay Mall

जन्मतिथि/ DOB: 17/08/1968

पुरुष / MALE



2328 2044 2847

-साधारण मानुषेन अधिकार

भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ठिकाना:

Address

19 A, अलिपुर रोड,  
अलिपुर, कोलकाता,  
पश्चिम बंग - 700027

19 A, ALIPORE ROAD,  
Alipore, Kolkata,  
West Bengal - 700027

Sanjay



1947  
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,  
Bengaluru-560 001

94  
स्थाई लेखा संख्या / PERMANENT ACCOUNT NUMBER  
AAACV8876C



नाम / NAME  
VEDANSH TRADERS PVT LTD

निगमन/बनने की तिथि / DATE OF INCORPORATION/FORMATION  
12-07-1991

*K. Rao*

आयकर आबुत - प.अ. - XI

COMMISSIONER OF INCOME-TAX, W.B. - XI

For Vedansh Traders Pvt Ltd

*A. Prasad*

Director.

आयकर विभाग

INCOME TAX DEPARTMENT

AJAY RAM NAGAR

LAKSHMIAN RAM NAGAR

15/07/1887

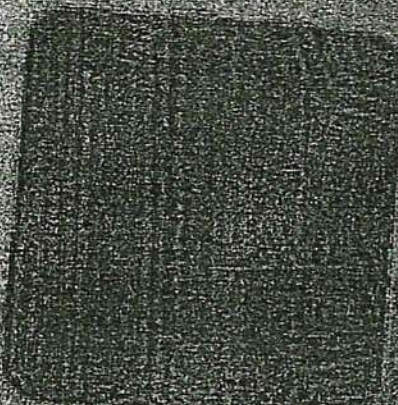
Permanent Account Number  
AETPN5333R

*[Handwritten Signature]*

Signature



आयकर विभाग  
GOVT OF INDIA



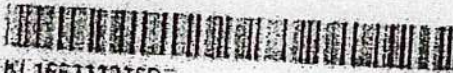
24092004



ভারত সরকার  
Unique Identification Authority of India  
Government of India

Enrollment No. : 2010/19350/05820

To  
Ajay Ram Nagar  
S/O Laxman Ram Nagar  
FLAT NO. 5A BLOCK 37  
493, CA G T ROAD South West side  
SHIBPUR  
Haora Corporation  
Sibpur Haora  
West Bengal - 711102  
9831025812



KL16633323607

16633323



আপনার আধার সংখ্যা/ Your Aadhaar No. :

**9524 3625 5567**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
GOVERNMENT OF INDIA



Ajay Ram Nagar

Father : LAXMAN RAM NAGAR

Self Attested  
Ajay Ram Nagar  
Nagar

Year of Birth: 1987

Male



**9524 3625 5567**

আধার - সাধারণ মানুষের অধিকার

2  
P  
7

WB-1520120107010 Issue Dt 02-05-2012  
Name SATYA CH. KOLEY  
S.D.W of P KOLEY  
State of U D.O.B 26-11-1981  
Address NALIKUL UTTARPARA  
HARIPAL  
HOOGHLY 712407



MCWG	02-05-2012
MCWG	02-05-2012
MCWG	02-05-2012
MCWG	02-05-2012
MCWG	02-05-2012
MCWG	02-05-2012

Signature  
Learning Authority

Satya Charan Koley.

### Major Information of the Deed

Deed No.:	I-0513-07066/2019	Date of Registration	16/12/2019
Query No / Year	0513-0001708264/2019	Office where deed is registered	
Query Date	07/11/2019 4:46:34 PM	D.S.R. - II HOWRAH, District: Howrah	
Applicant Name, Address & Other Details	S S Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 9007925496, Status : Solicitor firm		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 2,45,17,500/-	Rs. 14,07,63,469/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 98,53,463/- (Article:23)	Rs. 14,07,681/- (Article:A(1), E, M(b), H)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :

istrict: Howrah, P.S:- Shibpur, Corporation: HOWRAH MUNICIPAL CORPORATION, Road: G.T. Road, Road Zone .  
(Lundhyabazar(HMC-Ward No.30,31,34,36) – Rajnarayan Roychoudhury Ghat Road) , , Premises No: 160, , Ward No.  
036 Pin Code : 711102

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	39.67 Katha	2,40,00,000/-	13,13,44,209/-	Property is on Road Litigated Property;
<b>Grand Total :</b>				65.4555Dec	240,00,000 /-	1313,44,209 /-	

#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	25290 Sq Ft.	5,17,500/-	94,19,260/-	Structure Type: Structure Litigated Property,

Gr. Floor, Area of floor : 25290 Sq Ft., Semi Commercial Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Tin Shed, Extent of Completion: Complete

<b>Total :</b>	25290 sq ft	5,17,500 /-	94,19,260 /-
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#### Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Howrah Mills Company Limited</b> 135, Foreshore Road, P.O:- Shibpur, P.S:- Shibpur, Howrah, District:-Howrah, West Bengal, India, PIN - 711102. PAN No.:: AAACH7560D,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	<b>Vedansh Traders Private Limited</b> 135, Foreshore Road, P.O:- Shibpur, P.S:- Shibpur, Howrah, District:-Howrah, West Bengal, India, PIN - 711102 PAN No.:: AAACV8876C, Aadhaar No Not Provided by UIDAI, Status : Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr Sanjay Mall (Presentant )</b> Son of Mr Om Prakash Mall 19A, Alipore Road, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AJPPM0769C, Aadhaar No: 23xxxxxxxx2847 Status : Representative, Representative of : Howrah Mills Company Limited (as Director)
2	<b>Mr Ajay Ram Nagar</b> Son of Late Lakshman Ram Nagar 493/C/A, G. T. Road South, Vivek Vihar,, Flat No: 5A, P.O:- Shibpur, P.S:- Shibpur, Howrah, District:-Howrah, West Bengal, India, PIN - 711102, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ABTPN5333R, Aadhaar No: 95xxxxxxxx5567 Status : Representative, Representative of : Vedansh Traders Private Limited (as Director)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Satya Charan Koley</b> Son of Late Paritosh Koley Jagannathpur, P.O:- Nalikul, P.S:- Haripal, District:-Hooghly, West Bengal, India, PIN 712407			

Identifier Of Mr Sanjay Mall, Mr Ajay Ram Nagar

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Howrah Mills Company Limited	Vedansh Traders Private Limited-65.4555 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Howrah Mills Company Limited	Vedansh Traders Private Limited-25290.00000000 Sq Ft

Endorsement For Deed Number : I - 051307066 / 2019

**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 14,07,63,469/-

*Panchali Munshi*

**Panchali Munshi  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - II HOWRAH  
Howrah, West Bengal**

**On 14-12-2019**

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

Presented for registration at 14:38 hrs on 14-12-2019, at the Private residence by Mr Sanjay Mall, .

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

Execution is admitted on 14-12-2019 by Mr Sanjay Mall, Director, Howrah Mills Company Limited, 135, Foreshore Road, P.O:- Shibpur, P.S:- Shibpur, Howrah, District:-Howrah, West Bengal, India, PIN - 711102

Indetified by Mr Satya Charan Koley, . . . Son of Late Paritosh Koley, Jagannathpur, P.O: Nalikul, Thana: Haripal, . Hooghly, WEST BENGAL, India, PIN - 712407, by caste Hindu, by profession Service

Execution is admitted on 14-12-2019 by Mr Ajay Ram Nagar, Director, Vedansh Traders Private Limited, 135, Foreshore Road, P.O:- Shibpur, P.S:- Shibpur, Howrah, District:-Howrah, West Bengal, India, PIN - 711102

Indetified by Mr Satya Charan Koley, . . . Son of Late Paritosh Koley, Jagannathpur, P.O: Nalikul, Thana: Haripal, . Hooghly, WEST BENGAL, India, PIN - 712407, by caste Hindu, by profession Service

*Panchali Munshi*

**Panchali Munshi  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - II HOWRAH  
Howrah, West Bengal**

**On 16-12-2019**

**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 14,07,681/- ( A(1) = Rs 14,07,635/- , E = Rs 14/- , H = Rs 28/- , M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 14,07,681/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 07/12/2019 12:00AM with Govt. Ref. No: 192019200108747322 on 06-12-2019, Amount Rs: 14,07,681/-,  
Bank: State Bank of India ( SBIN0000001), Ref. No. 90049343 on 07-12-2019, Head of Account 0030-03-104-001-16

Permitted that required Stamp Duty payable for this document is Rs. 98,53,463/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 98,53,363/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 67860, Amount: Rs. 100/-, Date of Purchase: 28/11/2019, Vendor name: S  
Swarwal

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 07/12/2019 12:00AM with Govt. Ref. No: 192019200108747322 on 06-12-2019, Amount Rs: 98,53,363/-,  
Bank: State Bank of India ( SBIN0000001), Ref. No. 90049343 on 07-12-2019, Head of Account 0030-02-103-003-02

*Panchali Munshi*

Panchali Munshi  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - II HOWRAH  
Howrah, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0513-2019, Page from 233096 to 233125  
being No 051307066 for the year 2019.



Digitally signed by PANCHALI MUNSHI  
Date: 2019.12.18 17:10:39 +05:30  
Reason: Digital Signing of Deed.

*Panchali Munshi*

(Panchali Munshi) 2019/12/18 05:10:39 PM

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - II HOWRAH

West Bengal.

(This document is digitally signed.)

