

9100/21

2-057308384/22

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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AG 167073

Notified that the document is admitted for registration. The signature sheets and the original copy of the document are returned to the applicant.

District Sub-Registrar-II

22<sup>nd</sup> SEP 2021

DEED OF CONVEYANCE

P.S. - SHIBPUR

BETWEEN

BETWEEN HOWRAH MILLS COMPANY LIMITED

.... VENDORE

VEDANSH TRADERS PRIVATE LIMITED

.... PURCHASEE

2  
17/08/21  
22/9/21

সংখ্যা 6265 তারিখ 19/8/21  
ক্রেতার নাম... Tanmoy Dasgupta A. Dutta (Atr)  
ঠিকানা... Kheurah Judger, Coomb  
মূল্য... 100/-

*S. S. S.*  
সৈকত মেডার  
স্ট্যান্ড স্টোর  
হাওড়া আদালত



X  
District Sub-Registrar-II  
Howrah

22 SEP 2021

## DEED OF CONVEYANCE

### P.S. - SHIBPUR

**THIS DEED OF CONVEYANCE** made this 22<sup>nd</sup> Day of September, 2021 **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, **Siddhartha Bandyopadhyay**, son of Kanailal Bandyopadhyay, by faith Hindu, by occupation Business, residing at Radhanath Shikhdar Road, Chandannagar, Hooghly - 712137, Police Station - Chandannagar, Post Office - Chandannagar, having his **Income Tax PAN ANKPB4353L** and **Aadhaar No. 309950115192**, 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 Mall**, son of Sri Om Prakash Mall, by faith Hindu, by occupation Business, residing at 19A, Alipore Road, Alipore, Kolkata - 700027, Police Station - Alipore, Post Office - Alipore, having his **Income Tax PAN AELPM0548L** and **Aadhaar No. 472479313356**, 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, 2004 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. I, 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 an area of **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** in pursuance of the said order dated 28<sup>th</sup> October, 2004 passed by the BIFR, by another Deed of Conveyance, dated 14<sup>th</sup> December, 2019, duly registered with the office of the District Sub-Registrar - II, Howrah, in Book No. I, Volume No. 0513-2019, Page from 233096 to 233125, being No. 051307066 for the year 2019, the said Howrah Mills Co. Ltd. (the Vendor herein), for the consideration therein mentioned, sold transferred and conveyed some portion land measuring an area of **39.67 (thirty nine point six seven) Cottah** forming part of the Larger Premises in favour of the said Vedansh Traders Pvt. Ltd. absolutely and forever free from all encumbrances whatsoever.

**AND WHEREAS** by virtue of a Registered GIFT DEED Dated 7<sup>th</sup> September, 2021, executed in between Howrah Mills Company Ltd. (HMCL) and Howrah Municipal Corporation (HMC) an area admeasuring **0.736 Cottahs** ( Zero point seven three six cottahs ) was gifted by HMCL to HMC for purpose of construction of a playground under terms of an Memorandum Of Understanding Dated 7<sup>th</sup> September, 2021 , executed in between HMCL and HMC and Praia Manna Bustee Sports Development Trust .

**AND WHEREAS** thus, in effect, the said Howrah Mills Co. Ltd. (the Vendor herein) is now the owner of the remaining land i.e. **2.219 Cottah** out of and forming part of the Larger Premises.

**AND WHEREAS** the said Vedansh Traders Pvt. Ltd. (the Purchaser herein) is now desirous and ready to take another conveyance of further land area of **2.219** (two point two one nine) Cottah i.e. **All That** piece or parcel of demarcated portion of land measuring an area of **2.219** (two point two one nine) Cottah, more or less, **together with** part of 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 and appertaining to and forming part of R.S. Dag No. 314 corresponding to L.R. Dag No. 333, comprised in R.S. Khatian No. 145 corresponding to L.R. Khatian No. 733, under Mouza - Baze Shibpur, J.L. No. 1, Sheet No. 66, District - Howrah, hereinafter referred to as the "**Said Property**", morefully and specifically described in the **Schedule** hereunder written, being a forming part of the remaining portion of the Larger Premises from its owner, the said Howrah Mills Co. Ltd. (the Vendor herein) free from all encumbrances whatsoever.

**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, *debutters*, 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, lispens, attachments, trusts, acquisition or requisition whatsoever at or for the consideration of Rs.13,71,423/- (Rupees thirteen lakh seventy one thousand four hundred twenty three 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.13,71,423/- (Rupees thirteen lakh seventy one thousand four hundred twenty three 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 **2.219** (two point two one nine) Cottah, more or less **together with** part of 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 and appertaining to and forming part of R.S. Dag No. 314 corresponding to L.R. Dag No. 333, comprised in R.S. Khatian No. 145 corresponding to L.R. Khatian No. 733, under Mouza – Baze Shibpur, J.L. No. 1, Sheet No. 66, 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) Upon execution of this conveyance , the Vendor (HMCL) will no longer have any Rights , Title, Interests in respect of Municipal Premises No. 160, Grand Trunk Road (South), Howrah-711102, Police Station - Shibpur, within Ward No. 36 of the Howrah Municipal Corporation and appertaining to and forming part of R.S. Dag No. 314 corresponding to L.R. Dag No. 333, comprised in R.S. Khatian No. 145 corresponding to L.R. Khatian No. 733, under Mouza - Baze Shibpur, J.L. No. 1, Sheet No. 66, District - Howrah
- f) 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.
- g) 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.

- h) 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 **2.219 (two point two one nine) Cottah**, more or less, **together with** part of buildings and R. T. structures standing thereon having a total built-up area of about 100 Square Feet, 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 and appertaining to and forming part of R.S. Dag No. 314 corresponding to L.R. Dag No. 333, comprised in R.S. Khatian No. 145 corresponding to L.R. Khatian No. 733, under Mouza - Baze Shibpur, J.L. No. 1, Sheet No. 66, 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 Premises No. 159, G. T. Road (south) and other premises;
- On the South** : By portions of Premises 160, G. T. Road (south) and 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.

#### **RECEIPT AND MEMORANDUM OF CONSIDERATION**

Received from the within named Purchaser the within mentioned sum of **Rs.13,71,423/- (Rupees thirteen lakh seventy one thousand four hundred twenty three 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.

#### **WITNESSES**

1. *S. S. Saha*

2. Sandip Mondal

HOWRAH MILLS CO. LTD.

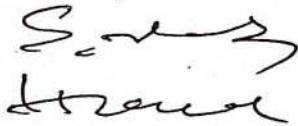
*Siddhasthi Bandyopadhyay*  
Director

(Howrah Mills Company Limited)

[VENDOR]

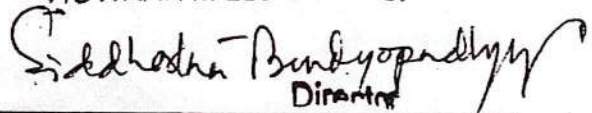
**IN WITNESS WHEREOF** the parties hereby hereto put their respective signature and seal on this Presents on the day, month and year first above written in presence of the following witnesses.

**WITNESSES**

1. 

2. Sandip Mondal  
S/o - Khokan Mondal  
Howrah Judge's court

HOWRAH MILLS CO. LTD.

  
Director

SIGNATURE OF THE VENDORS

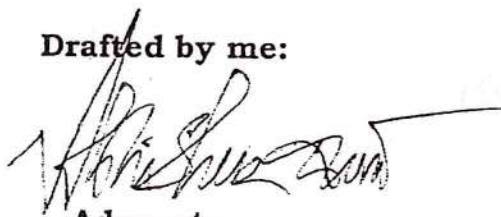
For Vedansh Traders Pvt Ltd,



Director,

SIGNATURE OF THE PURCHASER

Drafted by me:

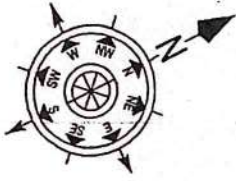


Advocate

ARHISHEK DATTA  
HOWRAH JUDGES' COURT  
F/906/729/2011.

**SITE PLAN OF**  
**PPES. NO :- 160, GRAND TRUNK ROAD, SHIBPUR**  
**HOWRAH :- 711102**

**AREA OF LAND :- 8020.160 sq.mt. = 5 bigha 19 ko. 14 ch. 19 sft.**  
 (APPROX LOW LAND AREA :- 1552.305 sq.mt. = 23 ko. 3 ch. 14 sft.)

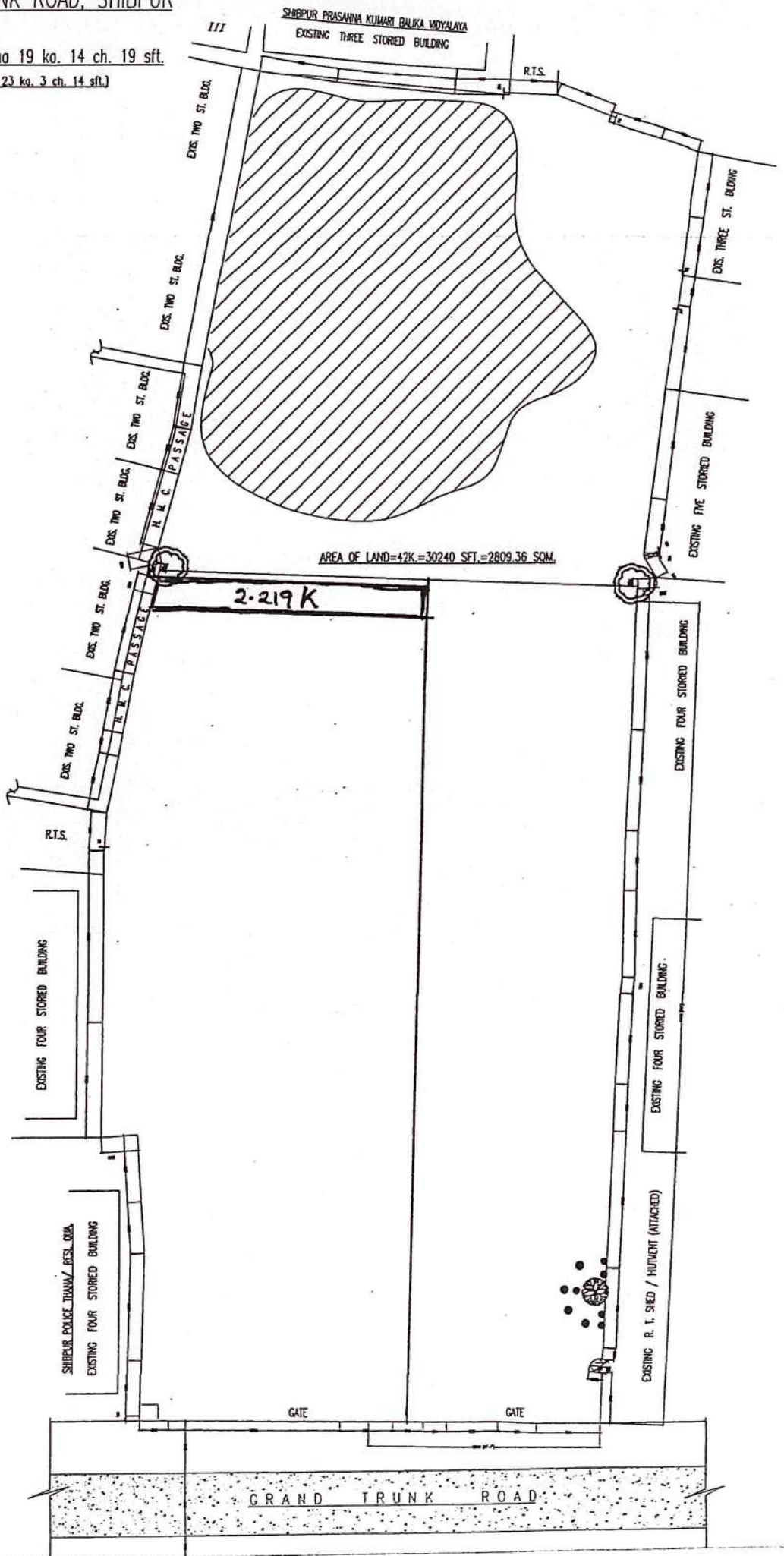


**For Vedansh Traders Pvt Ltd**

*[Signature]*  
**Director,**

**HOWRAH MILLS CO. LTD.**

*[Signature]*  
**Director,**



**NOTE :-**

1. ALL DIMENSIONS ARE IN MM.
2. PROPERTY LINES AS SHOWN BY THE PARTY ARE SHOWN THUS

DRN.BY:- sirsendu dey      CKD.BY:- ranjit kharra  
 DRG.NO:- 280-14      DATE:- 18. 09. 14

**DEY ASSOCIATES**  
 78/5/A, THARUR RAMKRISHNA LANE, HOWRAH-711004  
 PH.NO:- 96313-19863, 92319-41509





✓  
District Sub-Registrar-II  
Howrah

22 SEP 2021

**FORM FOR TEN FINGER IMPRESSION**

LITTLE RING MIDDLE FORE THUMB

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THUMB FORE MIDDLE RING LITTLE

SIGNATURE :- Siddhartha Bandyopadhyay

LITTLE RING MIDDLE FORE THUMB

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THUMB FORE MIDDLE RING LITTLE

SIGNATURE :- [Signature]

LITTLE RING MIDDLE FORE THUMB

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THUMB FORE MIDDLE RING LITTLE

PHOTO

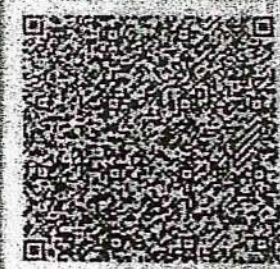
SIGNATURE :- \_\_\_\_\_

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
AAACH7560D



नाम / Name  
HOWRAH MILLS COMPANY LIMITED

निगमन / गठन की तिथि  
Date of Incorporation / Formation  
18/09/1890

21082021

HOWRAH MILLS CO. LTD.  
L. S. Sanyal  
Director

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AAACV8876C



नाम /NAME

VEDANSH TRADERS PVT LTD

निगमन/बनने की तिथि /DATE OF INCORPORATION/FORMATION

12-07-1991

*Chitras*

आयकर आयुक्त, प.प. - XI

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

For Vedansh Traders P. t. Ltd.

Director

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

SIDDHARTHA BANDYOPADHYAY  
KANAILAL BANDYOPADHYAY

02/07/1967  
Permanent Account Number  
ANKPB4353L

Signature



20092007

*[Handwritten signature]*



ভারত সরকার  
Unique Identification Authority of India  
Government of India

তালিকাভুক্তির আইডি / Enrollment No. : 1040/21104/03817

To  
Siddhartha Bandyopadhyay  
সিদ্ধার্থ বন্দ্যোপাধ্যায়  
RADHANATH SHIKHDAR ROAD  
Chandannagar  
Gondalpara, Hooghly  
West Bengal - 712137

12/01/2014



KL713196438FT

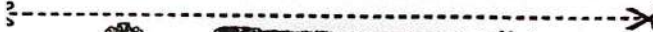
71319643



আপনার আধার সংখ্যা / Your Aadhaar No. :

**3099 5011 5192**

আধার - সাধারণ মানুষের অধিকার



Government of India



সিদ্ধার্থ বন্দ্যোপাধ্যায়  
Siddhartha Bandyopadhyay  
পিতা : কানাই লাল বানার্জী  
Father : Kanai Lal Banerjee

জন্মতারিখ/DOB: 02/07/1967

পুরুষ / Male

**3099 5011 5192**



আধার - সাধারণ মানুষের অধিকার

*(Handwritten signature)*

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT OF INDIA

AJAY MALL

OM PRAKASH MALL

26/01/1977  
Permanent Account Number  
AELPM0548L



Signature



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India

অনিকাঙ্কিত আই ডি / Enrollment No. : 1215/80061/00064

To  
Ajay Mall  
অজয় মাল  
19 A  
ALIPORE ROAD  
Alipore  
Alipore, Kolkata  
West Bengal - 700027  
9831151015



KH516770929FT  
51677092



আপনার আধার সংখ্যা / Your Aadhaar No. :

**4724 7931 3356**

আধার - সাধারণ মানুষের অধিকার



অজয় মাল  
Ajay Mall  
পিতা : ওম প্রকাশ মাল  
Father : Om Prakash Mall

জন্মতারিখ / DOB: 26/01/1977  
লিঙ্গ / Male

**4724 7931 3356**



আধার - সাধারণ মানুষের অধিকার



## Major Information of the Deed

Deed No :	I-0513-08384/2021	Date of Registration	22/09/2021
Query No / Year	0513-2001780677/2021	Office where deed is registered	
Query Date	13/09/2021 10:37:32 AM	0513-2001780677/2021	
Applicant Name, Address & Other Details	ABHISHEK DUTTA HOWRAH JUDGES COURT,Thana : Howrah, District : Howrah, WEST BENGAL, PIN - 711101, Mobile No. : 7439606972, Status :Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 1]		
Set Forth value	Market Value		
Rs. 13,71,000/-	Rs. 81,50,690/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 3,26,138/- (Article:23)	Rs. 81,546/- (Article:A(1), E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: Howrah, P.S:- Shibpur, Corporation: HOWRAH MUNICIPAL CORPORATION, Road: G.T. Road, Road Zone : (Sandhyabazar(HMC-Ward No.30,31,34,36) -- Rajnarayan Roychoudhury Ghat Road) , , Premises No: 160, , Ward No: 036, Holding No:160 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	(RS :- )		Bastu		2.219 Katha	13,51,000/-	80,88,253/-	Width of Approach Road: 10 Ft., Adjacent to Metal Road,
<b>Grand Total :</b>					<b>3.6614Dec</b>	<b>13,51,000 /-</b>	<b>80,88,253 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	20,000/-	62,437/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft.,Commercial Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>100 sq ft</b>	<b>20,000 /-</b>	<b>62,437 /-</b>	



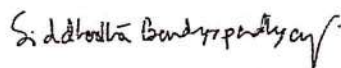



### Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>HOWRAH MILLS COMPANY LIMITED</b> 135, Foreshore Road, City:- Howrah, , P.O:- Shibpur, P.S:-Shibpur, District:-Howrah, West Bengal, India, PIN:- 711102 , PAN No.:: AAxxxxx0D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative



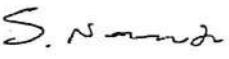
**Buyer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>VEDANSH TRADERS PRIVATE LIMITED</b> 135, Foreshore Road, City:- Howrah, , P.O:- Shibpur, P.S:-Shibpur, District:-Howrah, West Bengal, India, PIN:- 711102 , PAN No.:: AAxxxxxx6C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mr Siddhatho Bandyopadhyay (Presentant)</b> Son of Mr Kanailal Bandyopadhyay Date of Execution - 22/09/2021, , Admitted by: Self, Date of Admission: 22/09/2021, Place of Admission of Execution: Office			
	Sep 22 2021 3:04PM	LTI 22/09/2021	22/09/2021	
Radhanath Sikhdar Road, City:- Chandannagar, , P.O:- Chandannagar, P.S:-Chandannagar, District:- Hooghly, West Bengal, India, PIN:- 712137, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ANxxxxxx3L, Aadhaar No: 30xxxxxxx5192 Status : Representative, Representative of : HOWRAH MILLS COMPANY LIMITED (as Director)				
2	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mr Ajay Mall</b> Son of Mr Om Prakash Mall Date of Execution - 22/09/2021, , Admitted by: Self, Date of Admission: 22/09/2021, Place of Admission of Execution: Office			
	Sep 22 2021 3:05PM	LTI 22/09/2021	22/09/2021	
19/A, Alipore Road, City:- , 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.:: AExxxxxx8L, Aadhaar No: 47xxxxxxx3356 Status : Representative, Representative of : VEDANSH TRADERS PRIVATE LIMITED (as Director)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Sandip Nandy</b> Son of Mr S Nandy Howrah Judges Court, City:- Howrah, , P.O:- Howrah, P.S:-Howrah, District:- Howrah, West Bengal, India, PIN:- 711101			
	22/09/2021	22/09/2021	22/09/2021
Identifier Of Mr Siddhatho Bandyopadhyay, Mr Ajay Mall			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	HOWRAH MILLS COMPANY LIMITED	VEDANSH TRADERS PRIVATE LIMITED-3.66135 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	HOWRAH MILLS COMPANY LIMITED	VEDANSH TRADERS PRIVATE LIMITED-100.00000000 Sq Ft

On 22-09-2021

**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 : of Indian Stamp Act 1899.

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

Presented for registration at 13:34 hrs on 22-09-2021, at the Office of the D.S.R. - II HOWRAH by Mr Siddhatho Bandyopadhyay ,

**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 81,50,690/-

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

Execution is admitted on 22-09-2021 by Mr Siddhatho Bandyopadhyay, Director, HOWRAH MILLS COMPANY LIMITED (Public Limited Company), 135, Foreshore Road, City:- Howrah, , P.O:- Shibpur, P.S:-Shibpur, District:- Howrah, West Bengal, India, PIN:- 711102

Indetified by Mr Sandip Nandy, , , Son of Mr S Nandy, Howrah Judges Court, P.O: Howrah, Thana: Howrah, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Law Clerk

Execution is admitted on 22-09-2021 by Mr Ajay Mall, Director, VEDANSH TRADERS PRIVATE LIMITED (Private Limited Company), 135, Foreshore Road, City:- Howrah, , P.O:- Shibpur, P.S:-Shibpur, District:-Howrah, West Bengal India, PIN:- 711102

Indetified by Mr Sandip Nandy, , , Son of Mr S Nandy, Howrah Judges Court, P.O: Howrah, Thana: Howrah, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Law Clerk

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 81,546/- ( A(1) = Rs 81,507/- ,E = Rs 7/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 32/-, by online = Rs 81,514/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/09/2021 4:32PM with Govt. Ref. No: 192021220078998941 on 15-09-2021, Amount Rs: 81,514/-, Bank HDFC Bank ( HDFC0000014), Ref. No. 1559993602 on 15-09-2021, Head of Account 0030-03-104-001-16

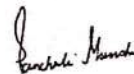
**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 3,26,038/- and Stamp Duty paid by Stamp Rs 100/- by online = Rs 3,26,038/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 6265, Amount: Rs.100/-, Date of Purchase: 19/08/2021, Vendor name: Saikat Meyur

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/09/2021 4:32PM with Govt. Ref. No: 192021220078998941 on 15-09-2021, Amount Rs: 3,26,038/-, Bank: HDFC Bank ( HDFC0000014), Ref. No. 1559993602 on 15-09-2021, Head of Account 0030-02-103-003-02



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 0513-2021, Page from 285484 to 285512  
being No 051308384 for the year 2021.



Digitally signed by Panchali Munshi  
Date: 2021.09.23 15:19:56 +05:30  
Reason: Digital Signing of Deed.

*Panchali Munshi*

(Panchali Munshi) 2021/09/23 03:19:56 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - II HOWRAH  
West Bengal.

(This document is digitally signed.)