

011414/21 VC-2909/21

I 10936 (2021)



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

60AB 778891

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

District Sub-Register-III
Alipore, South 24-parganas
02.11.2021

02 NOV 2021

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made this 28th day of October, 2021

BY AND BETWEEN:

BENGAL SALARPURIA EDEN INFRASTRUCTURE DEVELOPMENT COMPANY PVT. LTD. (PAN AAKCS8904N), a company within the meaning of the Companies Act, 1956 having its registered office situated at 7, Chittaranjan Avenue, 3rd Floor, P.O: Princep Street & P.S: Bowbazar, Kolkata - 700 072 represented by its Director **VISHAL CHANDAK** (PAN AHMPC7590C & AADHAAR No. 5138 5875 4991), son of Prakash Chand Chandak, residing at 40, Dum Dum Road, Near Motijheel South Dum Dum (M) , P.O: Motijheel & P.S: Ghughudanga, Kolkata- 700 074, hereinafter referred to as the "VENDOR" (which term or expression shall unless excluded by or repugnant to the subject or context mean and include its respective successors-in-interest and assigns) of the **ONE PART**

PRAVAKAR DAS
S/o Mr. S. Das
Vill- Hoshangpur, Hoshangpur
P.O. Hoshangpur, P.S. Hoshangpur
Dist- Howrah, Pin- 711315

AND

MAHALOKAAYA DEVELOPERS PRIVATE LIMITED (PAN AAMCM0651J), a company within the meaning of the Companies Act, 1956 having its registered office situated at 7 Chittaranjan Avenue, 1st Floor, P.O: Princep Street & P.S: Bowbazar, Kolkata – 700 072 and represented by its Director **PARTHA PRATIM DAS (PAN AIFPD5535J & AADHAAR No. 2694 4674 9587)**, son of Late Manas Ranjan Das, residing at 2 No., Pallysree, Regent Estate, P.O: Regent Estate & P.S: Netaji Nagar, Kolkata- 700092 hereinafter referred to as the "**PURCHASER**" (which term or expression shall unless excluded by or repugnant to the subject or context mean and include its respective successors-in-interest and assigns) of the **OTHER PART**.

WHEREAS:

- A. The Vendor has, represented to the Purchaser that:
- (i) the Vendor along with Mathuranaresh Apartments Pvt. Ltd. are the joint owners of ALL THAT the piece and parcel of land admeasuring of 61 decimals comprised in RS Dag No. 4815 and LR Dag No. 4835 under L.R Khatian No. 5367 and 5626 at Mouza – Rashpunja, P.S – Bishnupur, District – South 24 Parganas, West Bengal (more fully described in the **First Schedule** hereto and as demarcated and delineated on the plan annexed hereto and hereinafter referred to as the "**said Entire Land**").
 - (ii) the Vendor is the lawful owner of ALL THAT the land measuring 24.40 decimals out of the Entire Land (**Vendor's Share**)
 - (iii) the said Entire Land was recorded/mutated in the name of the Vendor and Mathuranaresh Apartments Pvt. Ltd. by the concerned BL&LRO.
 - (iv) The said Land is as on date recorded and classified as sali land.
 - (iv) The Vendor is desirous to sell parts and portions out of the Vendor's Share in the Entire Land being ALL THAT the piece and parcel of land admeasuring 10 decimals out of 61 decimals comprised in RS Dag No. 4815 and LR Dag No. 4835 under L.R Khatian No. 5367 at Mouza – Rashpunja, P.S – Bishnupur, District – South 24 Parganas, West Bengal (more fully described in the **Second Schedule** hereto and hereinafter referred to as the "**said Land/Property**")
- B. The Vendor hereby, further declare and represent to the Purchaser as under:-
- (i) The Vendor came to absolutely own and possess the said Land having free, good, clear and marketable title and that no person other than the Vendor has any right, title, interest in or claim over the said Land/Property.

- (ii) There exists no acquisition/requisition proceedings pending or concluded before any Governmental/ Statutory authority, distress, court order or other attachment, charging order, garnishee order, recovery proceedings as arrears of land revenue, liens, charges, lispensens, clogs and hindrances, minor claims or otherwise, execution or other process which a court or recovery officer or similar body or authority may use to prejudice the marketability and clear title of the Purchaser after the execution of this Deed or create any restriction of any nature on the transfer of the said Property or any part thereof in the manner contemplated herein, with regard to payment of any debt, tax, maintenance, duty, cess or outstanding, of any nature whatsoever in respect of the said Property;
- (iii) There are no pending disputes, actions, claims or demands with any third parties, including adjoining or neighbouring owners, with respect to the said Property or any boundary walls and fences, or with respect to any easement, right or means of access thereto or their use and occupation or in relation to any neighbouring properties or its use or occupation;
- (iv) There is no other matter, which adversely affects the value or use of the said Property or its user or enjoyment or casts any doubt on the Vendor's rights over the said Property, and which has not been disclosed to the Purchaser;
- (v) That the Vendor has paid and/or shall pay all taxes, land revenues and other outgoings payable up to the date of execution of these presents;
- (vi) That the Vendor is a company duly organised, validly existing and in good standing under the applicable laws;
- (vii) That the Vendor has not entered into any Agreement for sale and transfer, nor the Vendor's have created any interest of a third party into or upon the said Property or any part or portion thereof;
- (viii) That the Vendor has good clear and marketable title to the said Property, free from all encumbrances, mortgages, charges, claims, demands, leases, tenancies, licenses, occupancy rights, trusts, debutter, waqf, prohibitions, restrictions, restrictive covenants, executions, acquisitions, requisitions, attachments, vesting, alignment, easements, lispensens, injunctions, vesting, court orders and liabilities whatsoever;
- (ix) That there are no insolvency notices or petitions or proceedings pending against the Vendor;
- (x) That the Vendor has not concealed or suppressed any material defect in the said Property;

- (xi) That the said Property or any part thereof is not affected and/or vested under any applicable ceiling laws including the Urban Land (Ceiling and Regulation) Act, 1976;
 - (xii) That no certificate proceeding and/or notice of attachment have been instituted and/or levied and/or served on the Vendor or their predecessors-in-title under any law including the Income Tax Act, 1961 and no notice has been served on the Vendor or their predecessors in title for the acquisition or requisition of the said Property or any part thereof under any law or Act and/or Rule and no suit(s) and/or proceeding(s) is or are pending in any Court of law affecting the said Property and/or any part thereof nor the same has been lying attached under any writ of attachment of any Court or Statutory Authority; and
 - (xiii) That there is no legal bar, impediment in holding and/or transferring or otherwise against the Vendor for selling the said Property to the Purchaser in the manner herein contained.
- C. Relying on the aforesaid representations made by the Vendor, the Purchaser have come forward to purchase for valuable consideration, the said Property and all other rights attached thereto free from all encumbrances and the Vendor and the Purchaser now wish to execute this Deed, to convey the said Property to the Purchaser on the terms and conditions set out hereunder.
- D. In pursuance of the aforesaid agreement the Vendor is executing this Deed in favour of the Purchaser.

NOW THIS DEED WITNESSETH as follows:-

- I. In pursuance of the afore stated agreement and in consideration of the sum of **Rs. 10,15,000/- (Rupees Ten Lacs Fifteen Thousand only)** of the lawful money of the Union of India well and truly paid by the Purchaser to the Vendor being the full consideration money agreed to be paid (the receipt whereof the Vendor do hereby as also by the receipts and memos hereunder written admit and acknowledge to have been received and of and from the payment of the same and every part thereof do hereby acquit release and discharge the Purchaser as well as the said Property hereby absolutely and permanently sold transferred and conveyed), the Vendor do hereby indefeasibly grant, sell, transfer, convey, assign and assure to and unto the Purchaser absolutely and forever, at the request of the Purchaser, ALL THAT the piece and parcel of land admeasuring 10 decimals out of 61 decimals comprised in RS Dag No. 4815 and LR Dag No. 4835 under L.R Khatian No. 5367 at Mouza – Rashpunja, P.S – Bishnupur, District – South 24 Parganas, West Bengal (more fully described in the **Second Schedule** hereto) and hereinafter referred to as the “**said Property**”) out of the said Entire Land, Together With all benefits and advantages of ancient and other rights all yards courtyards areas sewers drains ways water courses ditches fences paths

and all manner of former and other rights liberties easements privileges walls fences advantages appendages and appurtenances whatsoever to the said Property or any part or portion thereof belonging to or in anywise appertaining to or with the same or any part or portion thereof now are or is or at any time or times heretofore were held used occupied appertaining or enjoyed therewith or reputed to belong or to appertaining thereto And all the rights and properties hereby sold transferred and conveyed is hereinafter referred to as the said Property **AND** the reversion or reversions remainder or remainders and the rents issues and profits of the said Property and of any and every part thereof And all the legal incidences thereof And all the estate right title interest inheritance possession use trust property claims and demands whatsoever both at law and in equity of the Vendor into or upon and/or in respect of the said Property or any and every part or portion thereof herein comprised and hereby sold granted conveyed and transferred Together With all deeds pattahs muniments and evidences of title which in anywise exclusively relate to or concerning the said Property or any part or parcel thereof which now are or hereafter shall or may be in the custody power possession or control of the Vendor or any person or persons from whom the Vendor can or may procure the same without any action or suit both at law or in equity **TO HAVE AND TO HOLD** the said Property hereby granted sold conveyed transferred assigned assured or expressed or intended so to be with all rights and appurtenances belonging thereto unto and to the use of the Purchaser absolutely and forever free from all encumbrances whatsoever.

- II. The Recitals set forth hereinabove forms an integral part of this Deed.
- III. The Vendor declare, confirm and covenant with and represent and warrant to the Purchaser and each one of them as under:-
 - (a) THAT notwithstanding any act deed matter or thing whatsoever by the Vendor done executed or knowingly suffered to the contrary the Vendor at the time of execution of these presents are the absolute and lawful owner of and/or otherwise well and sufficiently entitled to the said Property hereby granted sold conveyed transferred assigned assured or expressed so to be and every part thereof for a perfect and indefeasible estate or inheritance without any manner or condition use trust or other thing whatsoever to alter defeat encumber or make void and the same;
 - (b) THAT the Vendor now have valid legal right full and absolute power to grant sell convey transfer assure and assign the said Property and/or the right title interest into or upon the said Property hereby granted sold conveyed transferred and assured or expressed so to be unto and to the use of the Purchaser in the manner as aforesaid;
 - (c) THAT the Purchaser shall and may at all times hereafter at its own costs, charges and expenses peaceably and quietly enter into hold possess and

enjoy the said Property and receive and take the rents issues and profits thereof without any lawful eviction interruption claims or demands whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming from under or in trust for the Vendor or from under or in trust for any of their predecessors in title or any one of them;

- (d) THAT all rates taxes and other impositions and/or outgoings payable in respect of the said Property up to the date of execution of these presents as and when assessed by any of the authorities concerned shall be payable by the Vendor and those relating to the period subsequent to the date of execution of these presents shall be payable by the Purchaser;
- (e) THAT no certificate proceedings and/or notice of attachment is subsisting under the Income Tax Act, 1961 against Vendor and/or the said Property;
- (f) THAT no acquisition and/or requisition have been initiated or pending over and in respect the said Property or any part or portion thereof under the Land Acquisition Act, 1894 or under any other law or Acts and/or Rules made or framed thereunder;
- (g) THAT the Vendor and all persons having or lawfully or equitably claiming any right title interest or estate whatsoever or howsoever into or upon the said Property or any part or portion thereof from through under or in trust for the Vendor shall and will from time to time and at all times hereafter at the request and costs of the Purchaser make do acknowledge and execute all such further and lawful acts deeds matters and things whatsoever for further better and more perfectly and effectually granting and assuring the said Property and every part or portion thereof unto and to the use of the Purchaser as shall or may be reasonably required;
- (h) That the Vendor has handed over all relevant original/copies documents, revenue records, tax paid receipts, etc. pertaining to the said Property on the date of execution of these presents to the Purchaser. The Vendor further agree and undertake to handover such original documents as may be requisitioned by the Purchaser or that may be subsequently found to be in the possession and/or the custody of the Vendor; and
- (i) That the Vendor undertakes to co-operate with the Purchaser and provide necessary support and sign and execute all or any documents so as to enable the Purchaser to get all concerned government records duly transferred in its name and to reflect the names of the Purchaser as the owner of the said Property in all concerned government records.

- IV. On or before execution hereof the Vendor has put the Purchaser in quiet, vacant and peaceful physical possession of the said Property, the receipt whereof the Purchaser and each of them do hereby admit, acknowledge and confirm, and it shall be lawful for the Purchaser from time to time or at all times thereafter to peacefully and quietly hold, occupy, possess and enjoy the said Property hereby transferred, granted and assured for their use and benefit without any suit, lawful eviction, interruption, claim, objection and/or demand whatsoever, from or by the Vendor or their respective successors or from any person lawfully or equitably claiming or to claim by, from under or in trust for them.

THE FIRST SCHEDULE ABOVE REFERRED TO:
 ("the said Entire Land")

ALL THAT the piece and parcel of land admeasuring 61 decimals comprised in RS Dag No. 4815 and LR Dag No. 4835 under L.R Khatian No. 5367 at Mouza – Rashpunja, P.S – Bishnupur, District – South 24 Parganas, West Bengal and delineated on the plan annexed hereto and butted and bounded as follows:

NORTH: By L.R Dag No. 4834
 SOUTH: By L.R Dag No. 4836, 4837 & 4838
 EAST: By L.R Dag No. 4846 & 4839
 WEST: By L.R Dag No. 4832

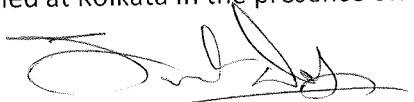
THE SECOND SCHEDULE ABOVE REFERRED TO:
 ("the said Property/Land")

ALL THAT the undivided piece and parcel of land admeasuring 10 decimals out of 61 decimals comprised in RS Dag No. 4815 and LR Dag No. 4835 under L.R Khatian No. 5367 at Mouza – Rashpunja, P.S – Bishnupur, District – South 24 Parganas, West Bengal

[FOLLOWING PAGES ARE EXECUTION PAGES]

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and signatures the day month and year first above written.

EXECUTED AND DELIVERED by the VENDOR
abovenamed at Kolkata in the presence of:

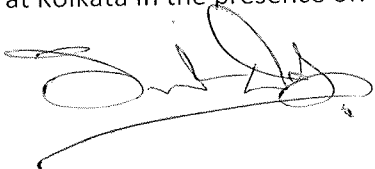
1 
S.C. Das
Kolkata

For BENGAL SALARPURIA EDEN
INFRASTRUCTURE DEVELOPMENT CO. (P) LTD.



Director

2 Goutam Sharma

EXECUTED AND DELIVERED by the PURCHASER
abovenamed at Kolkata in the presence of:

1 

For Mahalokaaya Developers Pvt. Ltd.


Director

2 Goutam Sharma
85A, SARAT BOSE RD
KOL - 700026




Abhishek Roy
Advocate
Alipore Judges Court
Enrollment No. F/2047/1780/2019

MEMO OF CONSIDERATION

RECEIVED of and from the within named Purchaser the agreed sum of Rs. **10,15,000/-** (**Rupees Ten Lacs Fifty Thousands**) only towards the full consideration money of this Deed, as per Memo below:-

SL. NO.	By or out of Cash/ Cheque Number	Date	Bank, Branch	Amount (in Rupees)
1.	314548	25/10/2021	The Federal Bank Limited, Kolkata/C.R Avenue Branch	10,15,000/-
Total				10,15,000/-

WITNESSES:

1.



For BENGAL SALARPURIA EDEN
INFRASTRUCTURE DEVELOPMENT CO. (P) LTD.

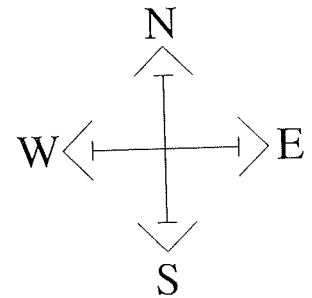
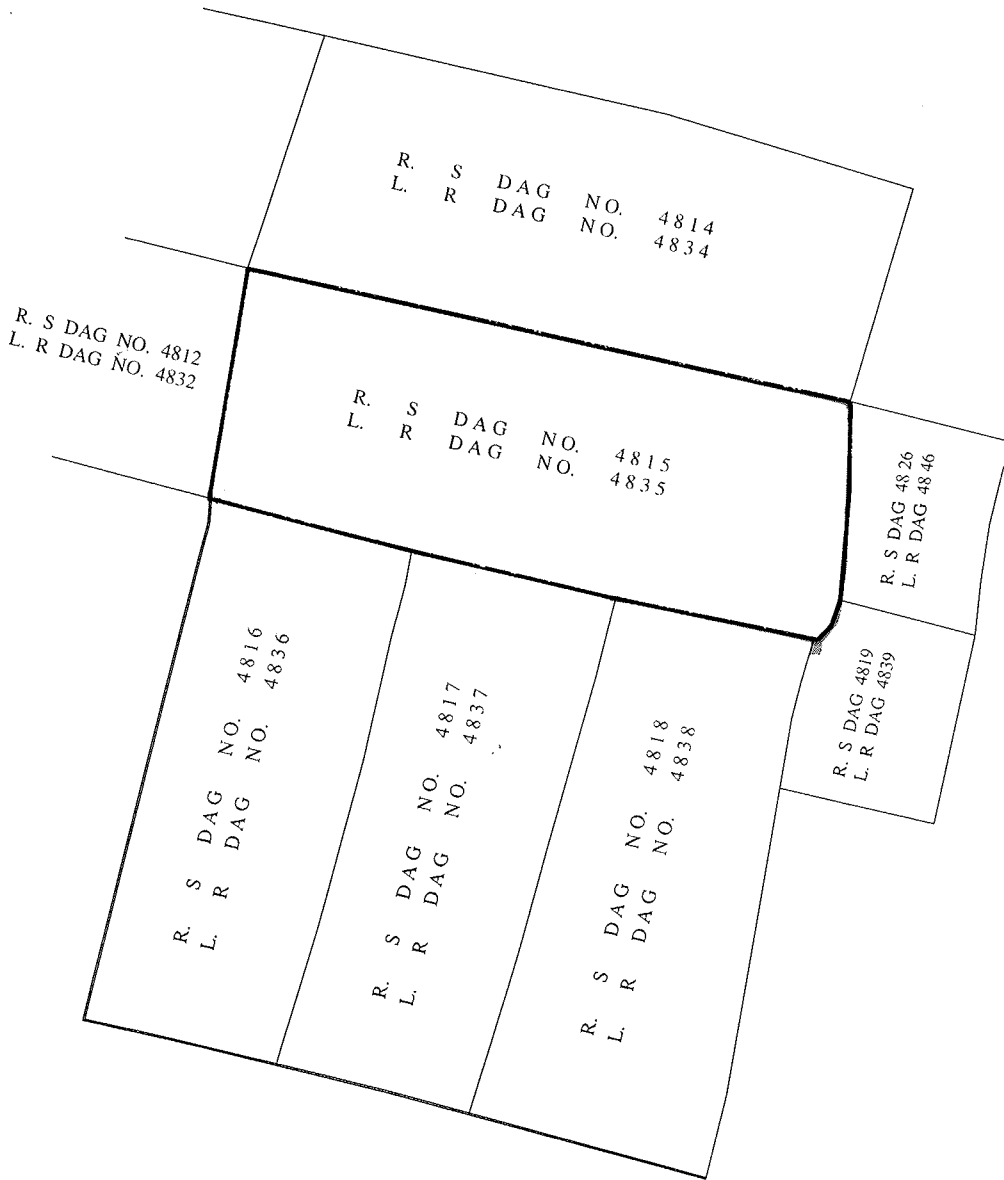

Director

SIGNATURE OF THE VENDOR

2. *Gautam Sharma*



Plan for RS Dag No. 4815 and LR Dag No. 4835 under L.R Khatian No. 5367 at
 Mouza - Rashpunja, P.S - Bishnupur, District - South 24 Parganas, West Bengal



NORTH: By L.R Dag No. 4834
 SOUTH: By L.R Dag No. 4836, 4837 & 4838
 EAST: By L.R Dag No. 4846 & 4839
 WEST: By L.R Dag No. 4832

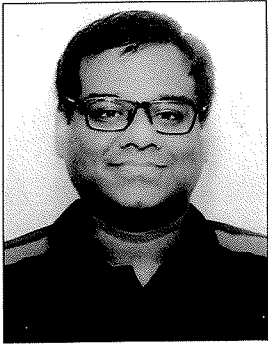
For BENGAL SALARPURIA EDEN
 INFRASTRUCTURE DEVELOPMENT CO. (P) LTD.

Chandrasekhar
 Director

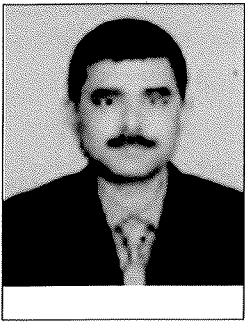
For Mahalokaaya Developers Pvt. Ltd.

[Signature]
 Director

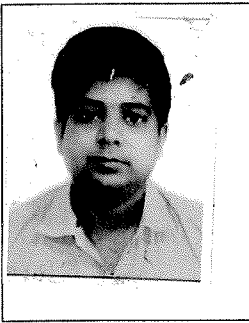
SPECIMEN FORM FOR TEN FINGERPRINTS



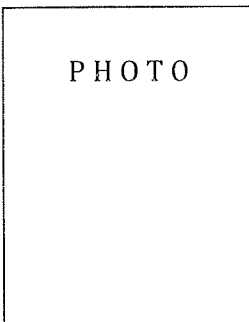
<i>Chaudes</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



<i>Pooni</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



<i>Parvinder Das</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

BENGAL SALARPURIA EDEN
INFRASTRUCTURE DEVELOPMENT
COMPANY PRIVATE LIMITED



22/05/2007

Permanent Account Number

AAKCS8904N

17052008

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAMCM0651J

नाम/Name
MAHALOKAAYA DEVELOPERS PRIVATE
LIMITED



मिशन/मिशन नं.
Date of Issuance
11/09/2016

120/2016

जायकर विभाग
INCOME TAX DEPARTMENT
VISHAL CHANDAK



भारत सरकार
GOVT. OF INDIA

PRAKASH CHAND CHANDAK

03/03/1987

Permanent Account Number

AHMPC7590C

Chandak

Signature



आयकर विभाग

INCOME TAX DEPARTMENT

VISHAL CHANDAK

PRAKASH CHAND CHANDAK

03/03/1987

Permanent Account Number

AHMPC7590C

Chandak

Signature



भारत सरकार

GOVT. OF INDIA





आधार

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
ভারত সরকার
Unique Identification Authority of India
Government of India

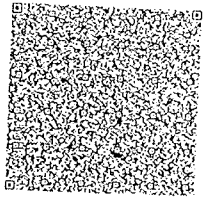
তালিকাভুক্তির নম্বর/ Enrolment No.: 0635/10382/00837

To
পার্থ প্রতীম দাস
Partha Pratim Das
C/O Late Manas Ranjan Das
USHA VILLA 1ST FLR FLAT 6
38/3 RAIPUR ROAD
Regent Estate
Regent Estate
Kolkata West Bengal - 700092
9163713333

Overhead Date: 12/10/2018

Generation Date: 05/10/2018

Signature Not Verified
স্বাক্ষর যাচাই করা
নির্মূলক স্বাক্ষর
০৫/১০/২০১৮



QR Code with Photo/Name

আপনার আধার সংখ্যা / Your Aadhaar No. :

2694 4674 9587

VID : 9120 1377 8988 7106

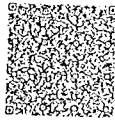
আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



পার্থ প্রতীম দাস
Partha Pratim Das
জন্মতারিখ/DOB: 26/01/1974
পুরুষ/ MALE



2694 4674 9587

VID : 9120 1377 8988 7106

আমার আধার, আমার পরিচয়



Government of India



AADHAAR

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- পরিচয়ের প্রমাণ অনলাইন অথবা বিদেশে স্বাক্ষর করা
- এটা এক ইলেকট্রনিক প্রক্রিয়াজাত চিঠি

INFORMATION

- Aadhaar is a proof of identity, not of citizenship
- To establish identity, authenticate online.
- This is electronically generated letter.

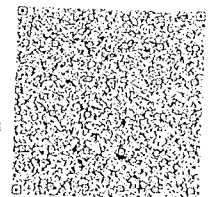
- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country
- Aadhaar will be helpful in availing Government and Non-Government services in future



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা:
C/O লেট মানস রঞ্জন দাস, হুসৈনগড়া
উদয়নগড় রোড, 38/3 রাইপুর রোড
আরজেন্টেই, কোলকাতা
পশ্চিম বঙ্গ - 700092

Address:
C/O Late Manas Ranjan Das, USHA VILLA
1ST FLR FLAT 6, 38/3 RAIPUR ROAD, Regent
Estate, Kolkata,
West Bengal - 700092



2694 4674 9587

VID : 9120 1377 8988 7106

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

PARTHA PRATIM DAS

MANAS RANJAN DAS

26/01/1974

Permanent Account Number

AIFPD5535J

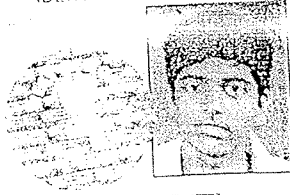
P. Das
Signature



50029012



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD



নির্বাচকের নাম : প্রজাকর দাস

Electoral Roll No. :

পিতার নাম : শংকর দাস

Father's Name : Shankar Das

পিতা/Sex : পুং M

জন্ম তারিখ
Date of Birth : 01/05/1991

YT21066439

ঠিকানা

Address

Address

NAOJHARA
SHYAMPUR, HOWRAH 711315

Date: 28/09/2010

Registration Officer for

178-Guberna Dakshin Constituency

ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

Major Information of the Deed

Deed No :	I-1603-10936/2021	Date of Registration	02/11/2021
Query No / Year	1603-2002224697/2021	Office where deed is registered	
Query Date	27/10/2021 2:38:54 PM	1603-2002224697/2021	
Applicant Name, Address & Other Details	PRIYANKA DEY 85A, Sarat Bose Road, Jyoti Vihar, 3rd Floor, Thana : Kalighat, District : South 24-Parganas, WEST BENGAL, PIN - 700026, Mobile No. : 8420430379, Status :Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 10,15,000/-	Rs. 11,25,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 33,780/- (Article:23)	Rs. 11,296/- (Article:A(1), E, M(b), H)		
Remarks			

Land Details :

District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: Rashpunja, Mouza: Raspunj, JI No: 15, Pin Code : 700104

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-4835 (RS :-)	LR-5367	Bastu	Shali	10 Dec	10,15,000/-	11,25,000/-
Grand Total :					10Dec	10,15,000 /-	11,25,000 /-

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	BENGAL SALARPURIA EDEN INFRASTRUCTURE DEVELOPMENT COMPANY PRIVATE LIMITED 7,Chittaranjan Avenue, 3rd Floor, City:- , P.O:- Princep Street, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700072 , PAN No.:: AAxxxxxx4N,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	MAHALOKAAYA DEVELOPERS PRIVATE LIMITED 7 Chittaranjan Avenue, 1st Floor, City:- , P.O:- Princep Street, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700072 , PAN No.:: AAxxxxxx1J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr VISHAL CHANDAK (Presentant) Son of Mr Prakash Chand Chandak 40, Dum Dum Road, Near Motijheel South Dum Dum (M), City:- , P.O:- Motijheel, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700074, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHxxxxxx0C, Aadhaar No: 51xxxxxxxx4991 Status : Representative, Representative of : BENGAL SALARPURIA EDEN INFRASTRUCTURE DEVELOPMENT COMPANY PRIVATE LIMITED (as Director)
2	Mr PARTHA PRATIM DAS Son of Late Manas Ranjan Das 2 No., Pallysree, City:- , P.O:- Regent Estate, P.S:-Regent Park, District:- South 24-Parganas, West Bengal, India, PIN:- 700092, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Alxxxxxx5J, Aadhaar No: 26xxxxxxxx9587 Status : Representative, Representative of : MAHALOKAAYA DEVELOPERS PRIVATE LIMITED (as Director)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr PRAVAKAR DAS Son of Mr SHANKAR DAS NABAGRAM, SHYAMPUR, City:- , P.O:- NABAGRAM, P.S:-Shyampur, District:- Howrah, West Bengal, India, PIN:- 711315			
Identifier Of Mr VISHAL CHANDAK, Mr PARTHA PRATIM DAS			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	BENGAL SALARPURIA EDEN INFRASTRUCTURE DEVELOPMENT COMPANY PRIVATE LIMITED	MAHALOKAAYA DEVELOPERS PRIVATE LIMITED-10 Dec

Land Details as per Land Record

District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: Rashpunja, Mouza: Raspunj, JI No: 15, Pin Code : 700104

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 4835, LR Khatian No:- 5367	Owner:বেঙ্গল সালারপুরিয়া ইডেন , Gurdian:ইনফ্রাস্ট্রাকচার ডেভলপমেন্ট কো:প্রা:লি., Address:ডিরেক্টর-আনন্দ প্রকাশ,7,চিত্তরঞ্জন এভিনিউ,কলিকাতা-72 , Classification:শালি, Area:0.24000000 Acre,	BENGAL SALARPURIA EDEN INFRASTRUCTURE DEVELOPMENT COMPANY PRIVATE LIMITED

Endorsement For Deed Number : I - 160310936 / 2021

On 28-10-2021

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

Presented for registration at 18:26 hrs on 28-10-2021, at the Private residence by Mr VISHAL CHANDAK ,,

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 11,25,000/-

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

Execution is admitted on 28-10-2021 by Mr VISHAL CHANDAK, Director, BENGAL SALARPURIA EDEN INFRASTRUCTURE DEVELOPMENT COMPANY PRIVATE LIMITED (Private Limited Company), 7,Chittaranjan Avenue, 3rd Floor, City:- , P.O:- Princep Street, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700072

Indetified by Mr PRAVAKAR DAS, , Son of Mr SHANKAR DAS, NABAGRAM, SHYAMPUR, P.O: NABAGRAM, Thana: Shyampur, , Howrah, WEST BENGAL, India, PIN - 711315, by caste Hindu, by profession Law Clerk

Execution is admitted on 28-10-2021 by Mr PARTHA PRATIM DAS, Director, MAHALOKAAYA DEVELOPERS PRIVATE LIMITED, 7 Chittaranjan Avenue, 1st Floor, City:- , P.O:- Princep Street, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700072

Indetified by Mr PRAVAKAR DAS, , Son of Mr SHANKAR DAS, NABAGRAM, SHYAMPUR, P.O: NABAGRAM, Thana: Shyampur, , Howrah, WEST BENGAL, India, PIN - 711315, by caste Hindu, by profession Law Clerk



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

On 30-10-2021

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 11,296/- (A(1) = Rs 11,250/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by by online = Rs 11,264/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/10/2021 5:20PM with Govt. Ref. No: 192021220102194441 on 27-10-2021, Amount Rs: 11,264/-, Bank: Bank of Boroda (BARB0INDIAE), Ref. No. 1259915180 on 27-10-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 33,770/- and Stamp Duty paid by by online = Rs 33,770/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/10/2021 5:20PM with Govt. Ref. No: 192021220102194441 on 27-10-2021, Amount Rs: 33,770/-, Bank: Bank of Boroda (BARB0INDIAE), Ref. No. 1259915180 on 27-10-2021, 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 02-11-2021

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 : 23 of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 11,296/- (A(1) = Rs 11,250/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 33,770/- and Stamp Duty paid by Stamp Rs 10/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 60AB891, Amount: Rs.10/-, Date of Purchase: 27/08/2021, Vendor name: Amal Kr Saha



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 1603-2021, Page from 352233 to 352256
being No 160310936 for the year 2021.**



Dhar

Digitally signed by DEBASISH DHAR
Date: 2021.12.02 18:33:29 +05:30
Reason: Digital Signing of Deed.

**(Debasish Dhar) 2021/12/02 06:33:29 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.**

(This document is digitally signed.)