

01/10/22/21 VC-2949/21

II. 10249 (2021)

~~CONFIDENTIAL~~

28/10/21
6.12.21
G 2/222/72

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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, Chitranjan 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

Handwritten mark or signature at the bottom right.

U. G. Das
B. G. Das
K. G. Das
E. G. Das

8126

(U. G. Das)

8126

FOR SENAI SALADINAWIWA
DIKASIR, CT. RL 2500P/100 (1911)

(U. G. Das)

U. G. Das
B. G. Das
K. G. Das
E. G. Das

8127

U. G. Das

U. G. Das
B. G. Das
K. G. Das
E. G. Das

8128

(PRAVAKAR DAS)

8129

P. Pravaakar Das

PRAVAKAR DAS
S/o Mr. S. Das
VIII- Nabagram, Shyampur
P.O.- Nabagram, R.S.-Shyampur
Dist.- Howrah, Pin- 711000

AND

MAHARDHI GRIHA NIRMAN PRIVATE LIMITED (PAN AAMCM0901H), a company within the meaning of the Companies Act, 1956 having its registered office situated at 5, 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., Fallysree, 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 is the lawful owner of ALL THAT the entire piece and parcel of land having 59 decimals comprised in RS Dag No. 4814 and LR Dag No. 4834 under LR Khata No. 5367 at Mouza - Rashpurja, 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 said Entire Land was recorded/mutated in the name of the Vendor by the concerned BL&RC.
- (iii) The said Land is as on date recorded and classified as silt land.
- (iv) The Vendor is desirous to sell parts and portions of the Entire Land being ALL THAT the piece and parcel of land admeasuring 10 decimals out of 59 decimals comprised in RS Dag No. 4814 and LR Dag No. 4834 under LR Khata No. 5367 at Mouza - Rashpurja, 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, dispendens, 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, licences, occupancy rights, trusts, debentures, mortgages, prohibitions, restrictions, restrictive covenants, executions, acquisitions, requisitions, attachments, vesting, alignment, easements, dispendens, 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, 1951 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.

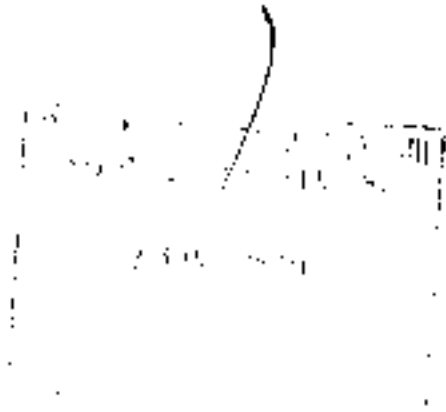
NOW THIS DEED WITNESSETH as follows:-

1. 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 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 having an area of 10 decimals out of



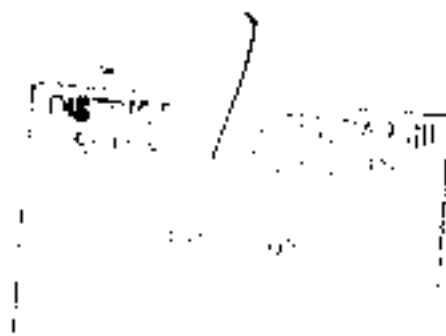
50 dec mals comprised in RS Dag No. 4814 and IR Dag No. 4834 under L.R Khatian No. 5367 at Mouza – Rashpura, P.S. – Bishnupur, District – South 24 Parganas, West Bengal (more fully described in the **Second Schedule** heretofore and hereinafter referred to as the "**said Property**") out of the said 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 patahs muriments 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 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 in 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 defect 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 the 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 sort, 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 entire piece and parcel of land having an area of 59 decimals comprised in RS Dag No. 4814 and LR Dag No. 4834 under LR Khatian No. 5367 at Mouza – Rashpurnja, P.S. Bishnupur, District – South 24 Parganas, West Bengal and delineated on the plan annexed hereto and better and bounded as follows:

NORTH: By L.R. Dag No. 4816 & 4817

SOUTH: By L.R. Dag No. 4835

EAST: By L.R. Dag No. 4847

WEST: By L.R. Dag No. 4833

THE SECOND SCHEDULE ABOVE REFERRED TO:



['the said Property/Land']

ALL THAT the undivided piece and parcel of land having an area of 10 decimals out of 59 decimals comprised in RS Dag No. 4824 and LR Dag No. 4834 under LR Khatian No. 5367 at Mouza - Kushpunja, 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. Anup Kumar
2. [Signature]
3. [Signature]

[Signature]

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

1. Anup Kumar
2. [Signature]

For [Signature]
Director/Authorized Signatory

Abhishek Roy
Abhishek Roy
Advocate
Alipore Judges Court
Enrollment No. F/2047/1/80/2019



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.	313605	25/10/2021	The Federal Bank Limited, Kolkata-C.R Avenue Branch	10,15,000/-
Total				10,15,000

WITNESSES:

1. *Arup Ghosh*

2. *Arup Ghosh*

Arup Ghosh

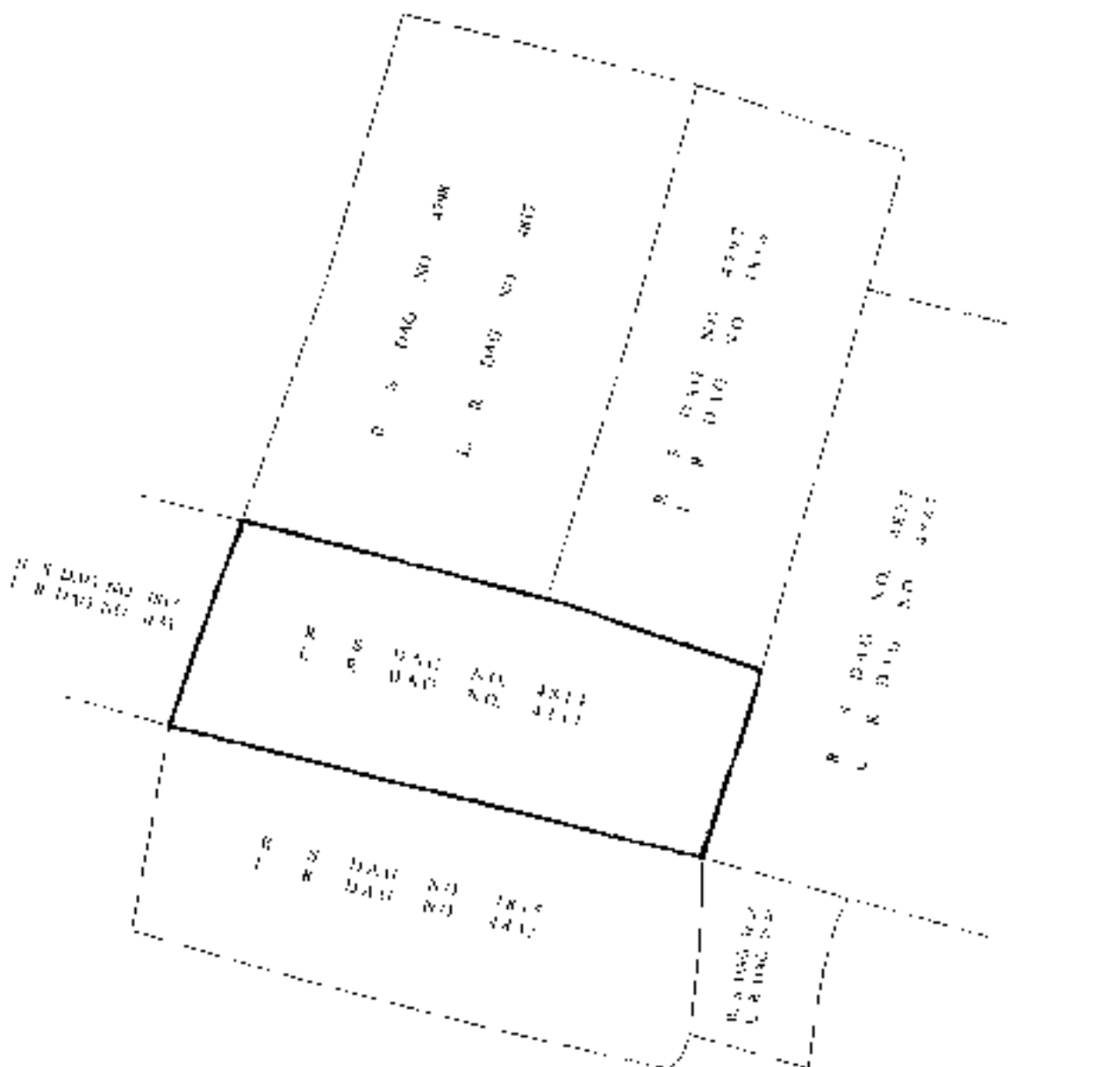
SIGNATURE OF THE VENDOR

Arup Ghosh

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Plan for RS Dag No. 4814 and LR Dag No. 4834 under L.R Khatian No. 5367 at Mouza - Rashpunja, P.S - Bishnupur, District - South 24 Parganas, West Bengal

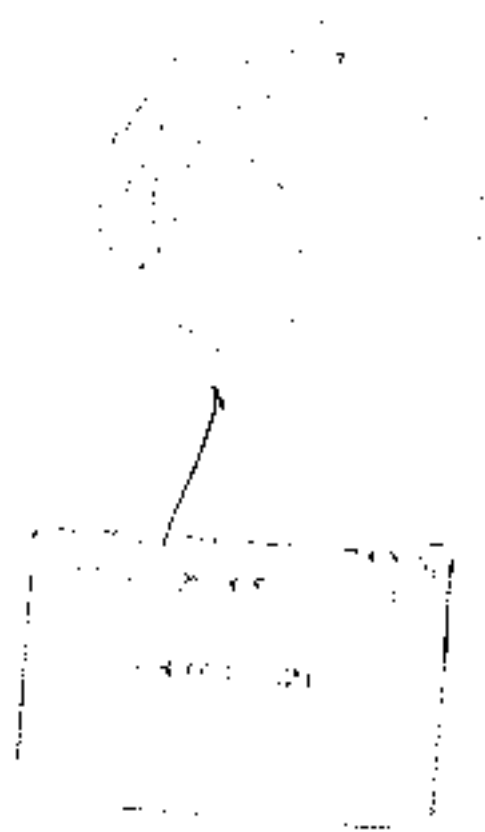


NORTH: By L.R. Dag No. 4816 & 4817
 SOUTH: By L.R. Dag No. 4835
 EAST: By L.R. Dag No. 4847
 WEST: By L.R. Dag No. 4833

For Michael G. G. Nirmal Private Limited

Director/Authorised Signatory

Oliver Khan



SPECIMEN FORM FOR TEN FINGERPRINTS



Alvador

1st Finger	2nd Finger	3rd Finger	4th Finger	5th Finger
1st Thumb	2nd Thumb	3rd Thumb	4th Thumb	5th Thumb



Reyes

1st Finger	2nd Finger	3rd Finger	4th Finger	5th Finger
1st Thumb	2nd Thumb	3rd Thumb	4th Thumb	5th Thumb



Barakun Dor

1st Finger	2nd Finger	3rd Finger	4th Finger	5th Finger
1st Thumb	2nd Thumb	3rd Thumb	4th Thumb	5th Thumb



1st Finger	2nd Finger	3rd Finger	4th Finger	5th Finger
1st Thumb	2nd Thumb	3rd Thumb	4th Thumb	5th Thumb



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

BENGLAL SAARDHARIA FDI
INFRASTRUCTURE DEVELOPMENT
COMPANY PRIVATE LIMITED



22/05/2007

Permitted Account Number

AAKOS8804N

12/03/08



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

व्यापारी सौम्य संपत्ति का
Particular Assesment Return Form
AAVC-MS001H



संस्था का नाम
WANGONI GROUP SERVICES PRIVATE LIMITED

संस्था का पता
Govt of Income Tax Dept, New Delhi
110029

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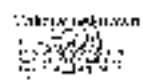


भारतीय विशिष्ट पहचान प्राधिकरण
 भारत सरकार
 Unique Identification Authority of India
 Government of India

भारतीय भूतल Enrolment No : 2016/00194453617

भारतीय विशिष्ट पहचान प्राधिकरण

To
 Mr. Raju
 Office of Aadhaar
 UID Enrolment (Card) Division
 UID
 Civil Data Room
 6th Floor
 New Building
 South Chhatrapati Shivaji
 Marg, Pune
 South 26, Chhatrapati Shivaji Marg, Pune - 411001
 9010259206



आपका आधर प्रत्यक्ष / Your Aadhaar No

XXXX XXXX 4991
 UID: 6135 6135 8502 2431

मेरा आधर, मेरी पहचान



भारत सरकार
 Government of India



नाम: राजू
 Name: Raju
 लिंग: पुरुष / Male
 Gender: MALE



XXXX XXXX 4991
 UID: 6135 6135 8502 2431

मेरा आधर, मेरी पहचान



सूचना

- आधर पहचान नंबर (UID) अनिवार्य है।
- इसे नियमित रूप से अपडेट करके रखना आवश्यक है।
- यह एक अनिवार्य, अनिवार्य पहचान प्रमाण है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, it must be updated.
- This is a compulsory government provision.

- यह एक अनिवार्य पहचान प्रमाण है।
- इसे नियमित रूप से अपडेट करके रखना आवश्यक है।
- यह एक अनिवार्य, अनिवार्य पहचान प्रमाण है।
- आधर नंबर को सही रखना आवश्यक है।
- आधर नंबर को सही रखना आवश्यक है।



भारतीय विशिष्ट पहचान प्राधिकरण
 Unique Identification Authority of India

नाम: राजू
 Name: Raju
 लिंग: पुरुष / Male
 Gender: MALE

Address:
 Mr. Raju
 Office of Aadhaar
 UID Enrolment (Card) Division
 UID
 Civil Data Room
 6th Floor
 New Building
 South Chhatrapati Shivaji
 Marg, Pune
 South 26, Chhatrapati Shivaji Marg, Pune - 411001
 9010259206



XXXX XXXX 4991
 UID: 6135 6135 8502 2431

मेरा आधर, मेरी पहचान



उद्योग विभाग

INDUSTRIAL DEPARTMENT

VISHAL CHANDAK

PRAKASH CHAND CHANDAK

03/09/1987

1

AHMPC/1987C

[Handwritten signature]

भारत सरकार
GOVT. OF INDIA







ভারতীয় ডিজিটাল পরিচয় প্রমাণকরণ

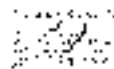
भारत सरकार

Ministry of Information & Public Relations
Government of India

Ministry of Information & Public Relations, Government of India, New Delhi-110002

১. নাম: [Name]
২. জন্ম তারিখ: [Date of Birth]
৩. পিতার নাম: [Father's Name]
৪. মোবাইল নম্বর: [Mobile Number]
৫. ইমেইল ঠিকানা: [Email Address]
৬. জাতীয়তা: [Nationality]
৭. লিঙ্গ: [Gender]
৮. জন্মস্থান: [Place of Birth]

৯. ডায়ালিং কোড: [Dialing Code]



১০. মোবাইল নম্বর: 98765 43210

2694 4674 9587

১১. মোবাইল নম্বর: 98765 43210

আমার আধার, আমার পরিচয়



১২. সরকারি
Government of India



১৩. নাম: [Name]
১৪. জন্ম তারিখ: [Date of Birth]
১৫. পিতার নাম: [Father's Name]
১৬. মোবাইল নম্বর: [Mobile Number]
১৭. ইমেইল ঠিকানা: [Email Address]



2694 4674 9587

১৮. মোবাইল নম্বর: 98765 43210

আমার আধার, আমার পরিচয়



- ১. আমার আধার কার্ডের মাধ্যমে আমি আমার পরিচয় প্রমাণ করতে পারব।
- ২. আমার আধার কার্ডের মাধ্যমে আমি সরকারি সেবা গ্রহণ করতে পারব।
- ৩. আমার আধার কার্ডের মাধ্যমে আমি আমার পরিচয় প্রমাণ করতে পারব।

১৯. আমার আধার

- ২০. আমার আধার কার্ডের মাধ্যমে আমি আমার পরিচয় প্রমাণ করতে পারব।
- ২১. আমার আধার কার্ডের মাধ্যমে আমি সরকারি সেবা গ্রহণ করতে পারব।
- ২২. আমার আধার কার্ডের মাধ্যমে আমি আমার পরিচয় প্রমাণ করতে পারব।

২৩. আমার আধার

- ২৪. আমার আধার কার্ডের মাধ্যমে আমি আমার পরিচয় প্রমাণ করতে পারব।
- ২৫. আমার আধার কার্ডের মাধ্যমে আমি সরকারি সেবা গ্রহণ করতে পারব।
- ২৬. আমার আধার কার্ডের মাধ্যমে আমি আমার পরিচয় প্রমাণ করতে পারব।



২৭. সরকারি
Government of India

২৮. নাম: [Name]
২৯. জন্ম তারিখ: [Date of Birth]
৩০. পিতার নাম: [Father's Name]
৩১. মোবাইল নম্বর: [Mobile Number]

৩২. ইমেইল ঠিকানা: [Email Address]
৩৩. জাতীয়তা: [Nationality]
৩৪. লিঙ্গ: [Gender]
৩৫. জন্মস্থান: [Place of Birth]



2694 4674 9587

৩৬. মোবাইল নম্বর: 98765 43210

আমার আধার, আমার পরিচয়



आयकर विभाग

INCOME TAX DEPARTMENT

PARTHA PRATYIN DAS

MANAS DAJAN DAS

26.01.1974

Personal Account Holder

AIFPO5535J

Das

Sanjiv



भारत सरकार

GOVT OF INDIA







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Major Information of the Deed

Deed No :	I-1603-10949/2021	Date of Registration	02/11/2021
Query No / Year	1603-2002221732/2021	Office where deed is registered	
Query Date	27/10/2021 12:47:14 PM	1603-2002221732/2021	
Applicant Name, Address & Other Details	PRAVAKAR DAS 85A, Sarat Bose Road, Jyoti Vihar, 3rd Floor, Thana : Bhawanipore, District : South 24-Parganas, WEST BENGAL, PIN - 700026, Mobile No. : 7507785963. 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 10,15,000/-	Rs. *1,25,000/-		
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:- Bishrupur, Gram Panchayat: Rashpurja, Mouza: Raspunj, JI No: 15, Pin Code : 700104

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-4834 (RS :- 1)	LR-5367	Bastu	Shali	10 Dec	10,15,000/-	11,25,000/-	
Grand Total :					10Dec	10,15,000 /-	11,25,000 /-	

Seller Details :

Sl 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 :

Sl No	Name,Address,Photo,Finger print and Signature
1	MAHARDHI GRIHA NIRMAN PRIVATE LIMITED 5, Chittaranjan Avenue 1st Floor, City:- P.O:- Princep Street, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700072 , PAN No.: AAxxxxxx1H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by Representative

Representative Details :

Sl 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, P.N - 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, Regent Estate, 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 : MAHARDHI GRIHA NIRMAN 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, P.N:- 711315			

Identifier Of Mr VISHAL CHANDAK, Mr PARTHA PRATIM DAS

Transfer of property for L1

Sl.No	From	To, with area (Name-Area)
1	BENGAL SALARPURIA EDEN INFRASTRUCTURE DEVELOPMENT COMPANY PRIVATE LIMITED	MAHARDHI GRIHA NIRMAN PRIVATE LIMITED-10 Dec

Land Details as per Land Record

District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: Rashpurja, Mouza: Rashpurj, 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:- 4834, LR Khatian No.- 6367		Seller is not the recorded Owner as per Applicant.

On 28-10-2021

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

Presented for registration at 18:42 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 SALARPURJA 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

Identified 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, MAHARDHI GRHIA NIRMAN PRIVATE LIMITED, 5, Chittaranjan Avenue, 1st Floor, City:- , P.O:- Princep Street, P.S: Bowbazar, District:-Kolkata, West Bengal, India, PIN - 700072

Identified 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 5:44PM with Govt. Ref. No. 192021220102212401 on 27-10-2021, Amount Rs: 11,264/-, Bank: Bank of Baroda (BARB0INDIAE), Ref. No. 1259920107 on 27-10-2021, Head of Account 0030-03-104-001-1E

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 5:44PM with Govt. Ref. No. 192021220102212401 on 27-10-2021, Amount Rs: 33,770/-, Bank: Bank of Baroda (BARB0INDIAE), Ref. No. 1259920107 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 60AB893. Amount: Rs.10/-, Date of Purchase: 27/08/2021, Vendor name: Anil 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 345661 to 345684

being No 160310949 for the year 2021.



Digitally signed by DEBASISH DHAR
Date: 2021.12.01 12:57:54 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2021/12/01 12:57:54 PM

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS

West Bengal.

(This document is digitally signed.)

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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. Gughudanga, 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**

Handwritten signature or mark

10, Chhatrapati Shivaji
Museum Road, Howrah
812001
West Bengal
India

Mr. Das
812001

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

Director

Mr. Das

10, Chhatrapati Shivaji
Museum Road, Howrah
812001

10, Chhatrapati Shivaji
Museum Road, Howrah
812001

10, Chhatrapati Shivaji
Museum Road, Howrah
812001

Mr. Das

10, Chhatrapati Shivaji
Museum Road, Howrah
812001

(PARTIAL PRINTING NAME)

PRAVAKAR DAS
S/o Mr. S. Das
VIII- Nabagram, Shyampur
P.O.- Nabagram, P.S.- Shyampur
Dist.- Howrah, Pin- 711315

AND

DIRGHAH ABASAN PRIVATE LIMITED (PAN AAGCD8533J), 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 is the lawful owner of ALL THAT the entire piece and parcel of land having 59 decimals comprised in RS Dag No. 4814 and LR Dag No. 4834 under LR Khatian No. 5367 at Mouza - Rashpurja, 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 said Entire Land was recorded/mutated in the name of the Vendor by the concerned BI & LRO.
 - (iii) The said Land is as on date recorded and classified as sali land.
 - (iv) The Vendor is desirous to sell parts and portions of the Entire Land being ALL THAT the piece and parcel of land admeasuring 10 decimals out of 59 decimals comprised in RS Dag No. 4814 and LR Dag No. 4834 under LR Khatian No. 5357 at Mouza - Rashpurja, 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,

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3. $\frac{1}{x^4} = x^{-4}$
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4. $\frac{1}{x^5} = x^{-5}$
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10. $\frac{1}{x^{11}} = x^{-11}$
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court order or other attachment, charging order, garnishee order, recovery proceedings as arrears of revenue, liens, charges, lispendens, dops 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, lispendens, 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

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under any applicable ceiling laws including the Urban Land (Ceiling and Regulation) Act, 1976;

- (xi) 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
- (xii) 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.

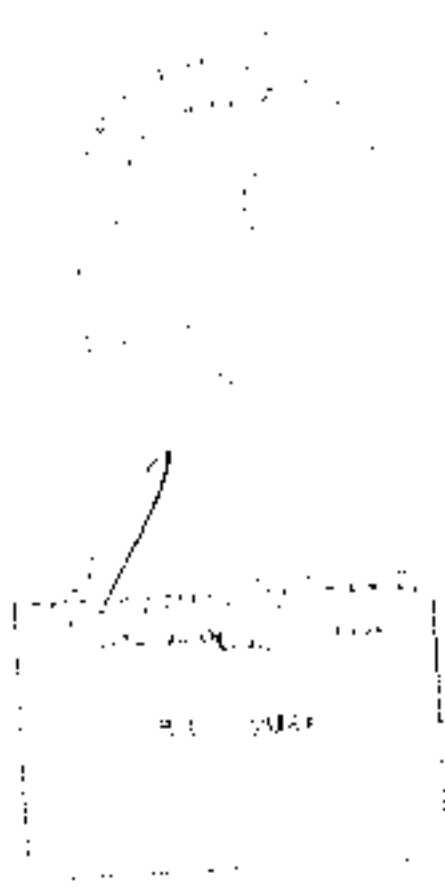
NOW THIS DEED WITNESSETH as follows:-

- 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 having an area of 10 decimals out of 59 decimals comprised in RS Dag No. 4814 and 1R Dag No. 4834 under L.R. Khatian No. 5167 at Mohra - Rashpurga, 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 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 assign and assign the said Property and/or the right title interest into or upon the said Property hereby granted sold conveyed transferred and assigned 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.

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- 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 entire piece and parcel of land having an area of 59 decimals comprised in RS Dag No. 4814 and LR Dag No. 4834 under LR Khatian No. 5367 at Mouza - Rashpurno, 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. 4816 & 4817

SOUTH: By L.R Dag No. 4835

EAST: By L.R Dag No. 4847

WEST: By L.R Dag No. 4833

THE SECOND SCHEDULE ABOVE REFERRED TO
["the said Property/Land"]

ALL THAT the undivided piece and parcel of land having an area of 10 decimals out of 59 decimals comprised in RS Dag No. 4814 and LR Dag No. 4834 under LR Khatian No. 5367 at Mouza - Rashpurno, P.S - Bishnupur, District - South 24 Parganas, West Bengal

[FOLLOWING PAGES ARE EXECUTION PAGES]



Handwritten text, possibly a signature or date, located in the lower right quadrant of the page. The text is faint and difficult to decipher, but appears to include a date and a name.

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:

Pravir Kumar Datta
85A, Sankar Bose Road
Kolkata-700026.

[Handwritten signature]
Pravir Kumar Datta
85A, Sankar Bose Road
Kolkata-700026.

for REGAL SAURASHTRA ESTATE
INFRASTRUCTURE DEVELOPMENT CO. (PVT.)

[Handwritten signature]

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

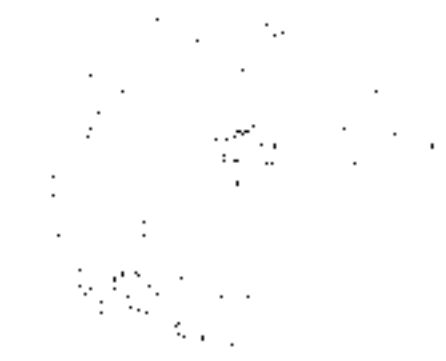
Pravir Kumar Datta

[Handwritten signature]

cc: Orignal Abhasa Private Limited

[Handwritten signature]
Director/Authorised Signatory

[Handwritten signature]
Abhishek Roy
Advocate
Alipore Judges Court
Enrollment No. F204/11/30/2019



Handwritten text, possibly a signature or a date, located below the stamp. The text is very faint and difficult to read, but appears to be written in a cursive or semi-cursive style.

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.	313667	25/10/2021	The Federal Bank Limited, Kolkata C.R. Avenue Branch	10,15,000/-
Total				10,15,000/-

WITNESSES:

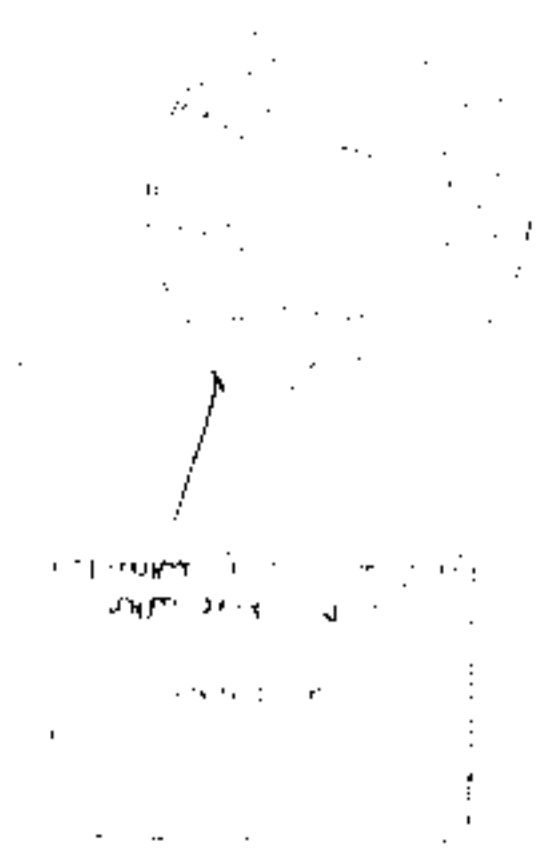
1. *Bravken Das*

FOR BENGAL SAHARPUR ALDEN
INFRASTRUCTURE DEVELOPMENT CO. (P) LTD.

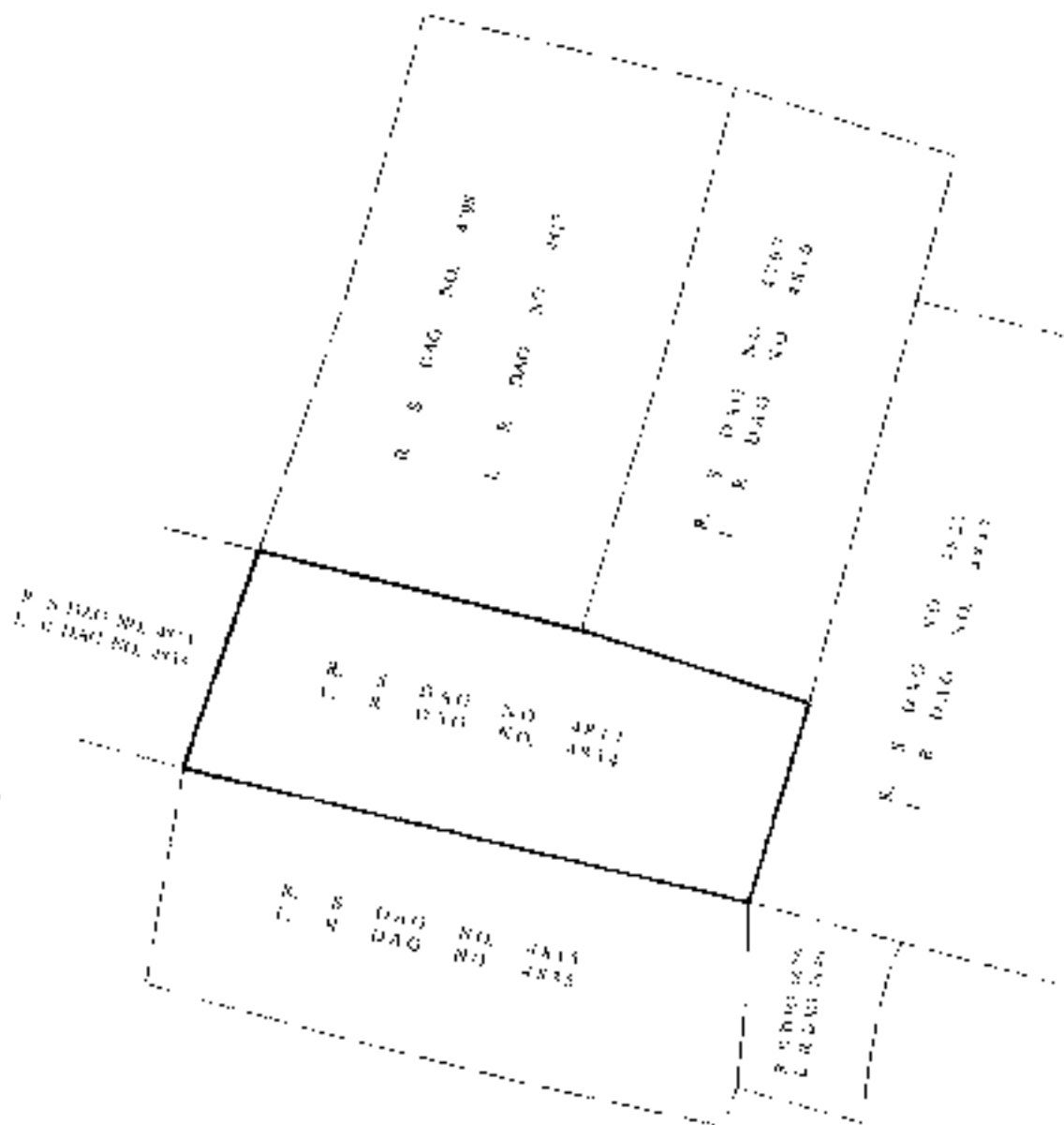
Chandra Shekhar
Director

SIGNATURE OF THE VENDOR

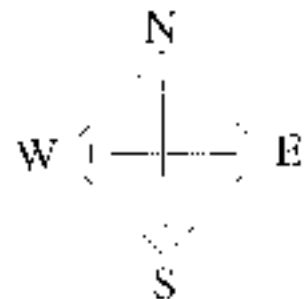
2. *[Signature]*



Plan for RS Dag No. 4814 and LR Dag No. 4834 under L.R Khatian No. 5367 at
 Mouza - Rashpunja, P.S - Bishnupur, District - South 24 Parganas, West Bengal



NORTH By L.R Dag No. 4816 & 4817
 SOUTH By L.R Dag No. 4835
 EAST: By L.R Dag No. 4847
 WEST: By L.R Dag No. 4833

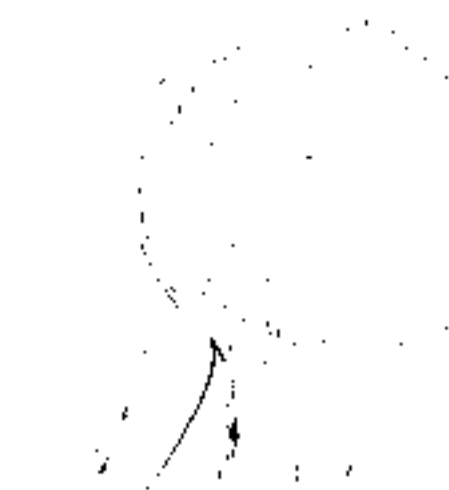


THE DISTRICT MAGISTRAR
 BISHNUPUR

(Signature)

For Sirghoan Abastan Private Limited

Director/Authorised Signatory



THE UNIVERSITY OF CHICAGO
LIBRARY
1100 EAST 58TH STREET
CHICAGO, ILL. 60637

SPECIMEN FORM FOR TEN FINGERPRINTS



Alvarado

Left Hand	Left Thumb	Left Index	Left Middle	Left Ring	Left Little
Right Hand	Right Thumb	Right Index	Right Middle	Right Ring	Right Little



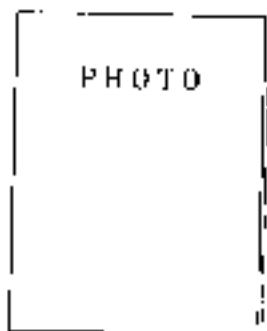
Reyes

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Right Hand	Right Thumb	Right Index	Right Middle	Right Ring	Right Little



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Right Hand	Right Thumb	Right Index	Right Middle	Right Ring	Right Little



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

BENGAL SATARPURIA EDEN
INFRASTRUCTURE DEVELOPMENT
COMPANY PRIVATE LIMITED

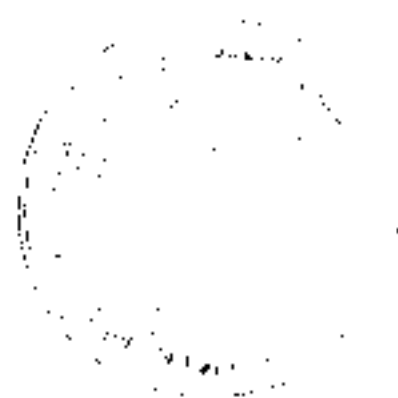


22/05/2007

Permanently Account Number

AAKCS6904N

10/5/07





आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVERNMENT OF INDIA

आयकर अभिलेख संख्या
Income Tax Record Number
18533J

पत्र संख्या
दिनांक



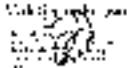
भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

भारत सरकार, नई दिल्ली | No. 7016/005/04/22617

संयुक्त प्रशासनिक सेवाएं

पता
एन.डी.ए.ए.
ब्लॉक ऑफिस
एन.डी.ए.ए. ब्लॉक ऑफिस, चण्डीगढ़
एन.डी.ए.ए.
एन.डी.ए.ए. ब्लॉक ऑफिस
एन.डी.ए.ए.
एन.डी.ए.ए. ब्लॉक ऑफिस
एन.डी.ए.ए.
एन.डी.ए.ए. ब्लॉक ऑफिस - चण्डीगढ़
9810990916

संयुक्त प्रशासनिक सेवाएं



आपका आधार नम्बर / Your Aadhaar No

XXXX XXXX 4991
UID: 9810990916

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



नाम
एन.डी.ए.ए.
एन.डी.ए.ए. ब्लॉक ऑफिस
चण्डीगढ़



XXXX XXXX 4991
UID: 9810990916

मेरा आधार, मेरी पहचान



सूचना

- आधार नम्बर, एक ही व्यक्ति के लिए एक ही है।
- आधार नम्बर, एक ही व्यक्ति के लिए एक ही है।
- आधार नम्बर, एक ही व्यक्ति के लिए एक ही है।

INFORMATION

- Aadhaar is a proof of identity, not of residence.
- To establish identity, a valid case entry
- This is electronically generated file

- आधार नम्बर, एक ही व्यक्ति के लिए एक ही है।
- आधार नम्बर, एक ही व्यक्ति के लिए एक ही है।
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- आधार नम्बर, एक ही व्यक्ति के लिए एक ही है।



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता
एन.डी.ए.ए.
एन.डी.ए.ए. ब्लॉक ऑफिस
चण्डीगढ़

Address:
N.D.A.A.
N.D.A.A. Block Office
Chandigarh



XXXX XXXX 4991
UID: 9810990916

मेरा आधार, मेरी पहचान



आयकर विभाग
INCOME TAX DEPARTMENT
VISHAL CHANDAK

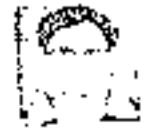
MIN. NO. 10000
GOVT. OF INDIA

PRAXASHI CHAND CHANDAK

QV337 987

AIEMD75900

Praxashi Chand Chandak







आयकर विभाग
INCOME TAX DEPARTMENT
FARHA KHATUN DAS
MANAS RAJAN DAS



भारत सरकार
GOVT. OF INDIA

1974
E. Acceptance
A: FFD 935 J







THE
LIFE
OF
JAMES
MILNERS
BY
JAMES
MILNERS



Major Information of the Deed

Deed No :	I-1603-10950/2021	Date of Registration	02/11/2021
Query No / Year	1603-2002154390/2021	Office where deed is registered	
Query Date	22/10/2021 8:18:26 PM	1603-2002154390/2021	
Applicant Name, Address & Other Details	PRAVAKAR DAS 85A, Saral Bose Road, Jyoti Vihar, 3rd Floor, Thana : Bhawanipore, District : South 24-Parganas, WEST BENGAL PIN - 730026, Mobile No : 7501785960, 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. 10,15,000/-	Rs. 11,25,000/-		
Stamp duty 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:- Bishrupur, Gram Panchayat: Rashpunja, Mouza: Raspunj JI No: 15, Pin Code : 700134

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
1	LR-4834 (RS)	LR-5367	Bastu	Shali	10 Dec	10,15,000/-	11,25,000/-	
Grand Total :					10Dec	10,15,000 /-	11,25,000 /-	

Seller Details :

Sl 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 :

Sl No	Name,Address,Photo,Finger print and Signature
1	DIRGHAN ABASAN PRIVATE LIMITED 7, Chittaranjan Avenue 1st Floor., City:- , P.O:- Princep Street, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700072 , PAN No.: AAxxxxxx3J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl 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 Mr Late Manas Ranjan Das 2 No. Pallysree, Regent Estate., City:- , P.O:- Regent Estate, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India. PIN:- 700092, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India. , PAN No.: AXxxxxx5J, Aadhaar No: 26xxxxxxxx9587 Status : Representative, Representative of : DIRGHAH ABASAN 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, Ind 2, PIN:- 711315			

Identifier Of Mr VISHAL CHANDAK, Mr PARTHA PRATIM DAS

Transfer of property for L1

Sl.No	From	To, with area (Name-Area)
1	BENGAL SALARPURIA EDEN INFRASTRUCTURE DEVELOPMENT COMPANY PRIVATE LIMITED	DIRGHAH ABASAN PRIVATE LIMITED-10 Dec

Land Details as per Land Record

District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat, Rasipurja, Mauza, Raspurj. JI No: 15, Pin Code . 700104

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
1	LR Plot No:- 4834, LR Khatian No:- 5367	Owner:বঙ্গ সালার্পুরিয়া এডেন , Gurdian:প্রবাকর দাস Address:বিশ্বনাথপুর গ্রাম, বর্ধমান জেলা, পশ্চিমবঙ্গ, ভারত - 72 . Classification :-14. Area:0.59000000 Acre.	BENGAL SALARPURIA EDEN INFRASTRUCTURE DEVELOPMENT COMPANY PRIVATE LIMITED

On 28-10-2021

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

Presented for registration at 18:36 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

Indebted 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 Service

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

Indebted 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 Service



Debashish 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(*) = 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 8:13PM with Govt. Ref. No: 192021220102372871 on 27-10-2021, Amount Rs: 11,264/-, Bank: Bank of Baroda (BARB0INDIAE), Ref. No: 1259948228 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 9:13PM with Govt. Ref. No: 192021220102372871 on 27-10-2021, Amount Rs: 33,770/-, Bank: Bank of Baroda (BARB0INDIAE) Ref. No. 1259948228 on 27-10-2021, Head of Account 0030-02-103-003-07



Debashish 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 1898

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 26/- .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 60AB894. 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 344117 to 344140

being No 160310950 for the year 2021.



Digitally signed by DEBASISH DHAR
Date: 2021.12.01 11:04:02 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2021/12/01 11:04:02 AM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)

11/11/21 VC-2918/21

T 10951/2021

29.10.21
6.32
G-2/222/380

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**

[Handwritten signature]

D. 1280/2011, (A/L)
A/1280/2011, (A/L)
A/1280/2011, (A/L)
A/1280/2011, (A/L)
A/1280/2011, (A/L)
A/1280/2011, (A/L)

[Handwritten signature]

[Handwritten signature]

8126

FOR BENGAL, CALCUTTA & BIHAR
INFRASTRUCTURE DEVELOPMENT CORPORATION

[Handwritten signature]

CHANDRANATH CHAKRABARTY



8127

For Shareholding Assets Pvt. Ltd.

[Handwritten signature]

Director

(PRAKASH KANTI DAS)



8128

[Handwritten signature]

PRAKASH DAS

S/o Mr. S. Das

VIII- Nabagram, Shyampur
P.O.- Nabagram, P.S.- Shyampur
Dist.- Howrah, Pin- 711315

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[Faint handwritten notes]

[Faint handwritten notes]

AND

DHANADHIPA ABSAN PRIVATE LIMITED (PAN AAGCD8399A), a company within the meaning of the Companies Act, 1956 having its registered office situated at 5, 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 is the lawful owner of ALL THAT the entire piece and parcel of land having 59 decimals comprised in RS Dag No. 4814 and IR Dag No. 4834 under LR Khata No. 5367 at Mouza - Rashpurja, 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 said Entire Land was recorded/mutated in the name of the Vendor by the concerned BL&LRD
- (iii) The said Land is as on date recorded and classfied as salil land.
- (iv) The Vendor is desirous to sell parts and portions of the Entire Land being ALL THAT the piece and parcel of land admeasuring 10 decimals out of 59 decimals comprised in RS Dag No. 4814 and IR Dag No. 4834 under LR Khata No. 5367 at Mouza - Rashpurja, 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**")

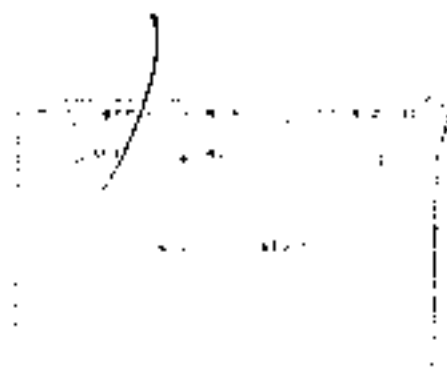
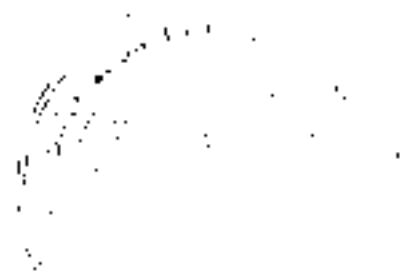
B. The Vendor hereby, further declare and represent to the Purchaser as under:-

- (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, district,



court order or other attachment, charging order, garnishee order, recovery proceedings as arrears of land revenue, liens, charges, lispendens, dugs 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, lispendens, 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

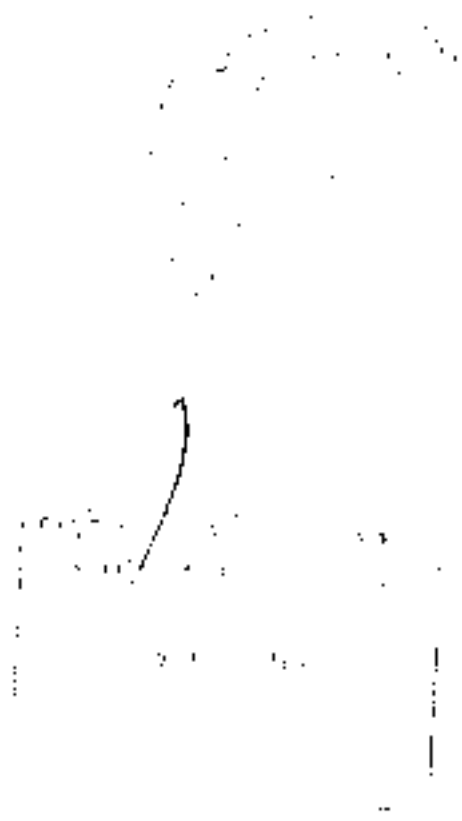


under any applicable ceiling laws including the Urban Land (Ceiling and Regulation) Act, 1976:

- (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

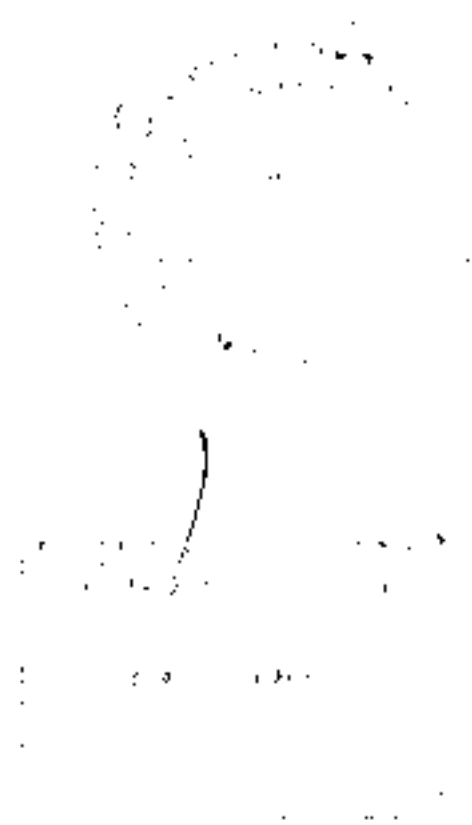
NOW THIS DEED WITNESSETH as follows:-

- 1. 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 having an area of 10 decimals out of 55 decimals comprised in BS Dag No. 4814 and LR Dag No. 4834 under LR Khatian No. 5567 at Mouza – Rashpuria, 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



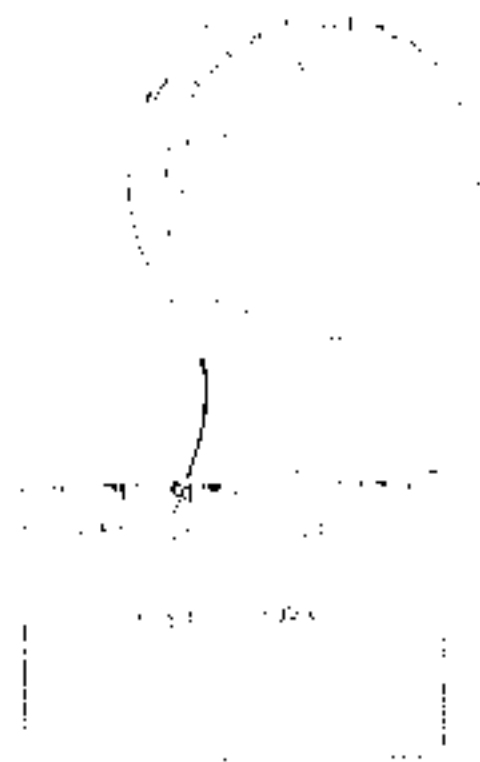
fences advantages appurtenages and appurtenances whatsoever to the said Property or any part or portion thereof belonging to or in anywise appertaining to or with the same or any part or portion thereof now are or is or at any time or times heretofore were held used occupied appertaining or enjoyed therewith 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 here in above forms an integral part of this Deed.
- III. The Vendor declare, confirm and covenant with and represent and warrant to the Purchaser 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 any 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 entire piece and parcel of land having an area of 59 decimals comprised in RS Dag No. 4814 and LR Dag No. 4834 under LR Khatian No. 5367 at Mouza - Rashpura, 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. 4816 & 4817

SOUTH: By L.R Dag No. 4835

EAST: By L.R Dag No. 4817

WEST: By L.R Dag No. 4833

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

ALL THAT the undivided piece and parcel of land having an area of 10 decimals out of 59 decimals comprised in RS Dag No. 4814 and LR Dag No. 4834, under LR Khatian No. 5367 at Mouza - Rashpura, P.S - Bishnupur, District - South 24 Parganas, West Bengal

[FOLLOWING PAGES ARE EXECUTION PAGES]

Handwritten scribbles or faint markings, possibly a signature or initials.

Handwritten text, possibly a signature or a set of initials, enclosed in a rectangular box.

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 above named at Kolkata in the presence of:

Gourab Kumar Sharmah

[Handwritten signature]

For: BANGAL SARAPURJA ESEB INFRASTRUCTURE DEVELOPMENT CO. PVT. LTD.

[Handwritten signature]

EXECUTED AND DELIVERED by the PURCHASER above named at Kolkata in the presence of

Gourab Kumar Sharmah
BSA, CART ROAD ROAD
KOLKATA - 700026

[Handwritten signature]
S. C. M. S. C.
Kolkata

For: Dhanadhapa Abasan Pvt. Ltd.

[Handwritten signature]

Director

[Handwritten signature]
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.	314569	25/10/2021	The Federal Bank Limited, Kolkata/C.R Avenue Branch	10,15,000/-
Total				10,15,000

WITNESSES :

1. *Goutam Sen*

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

(Signature) Director

SIGNATURE OF THE VENDOR

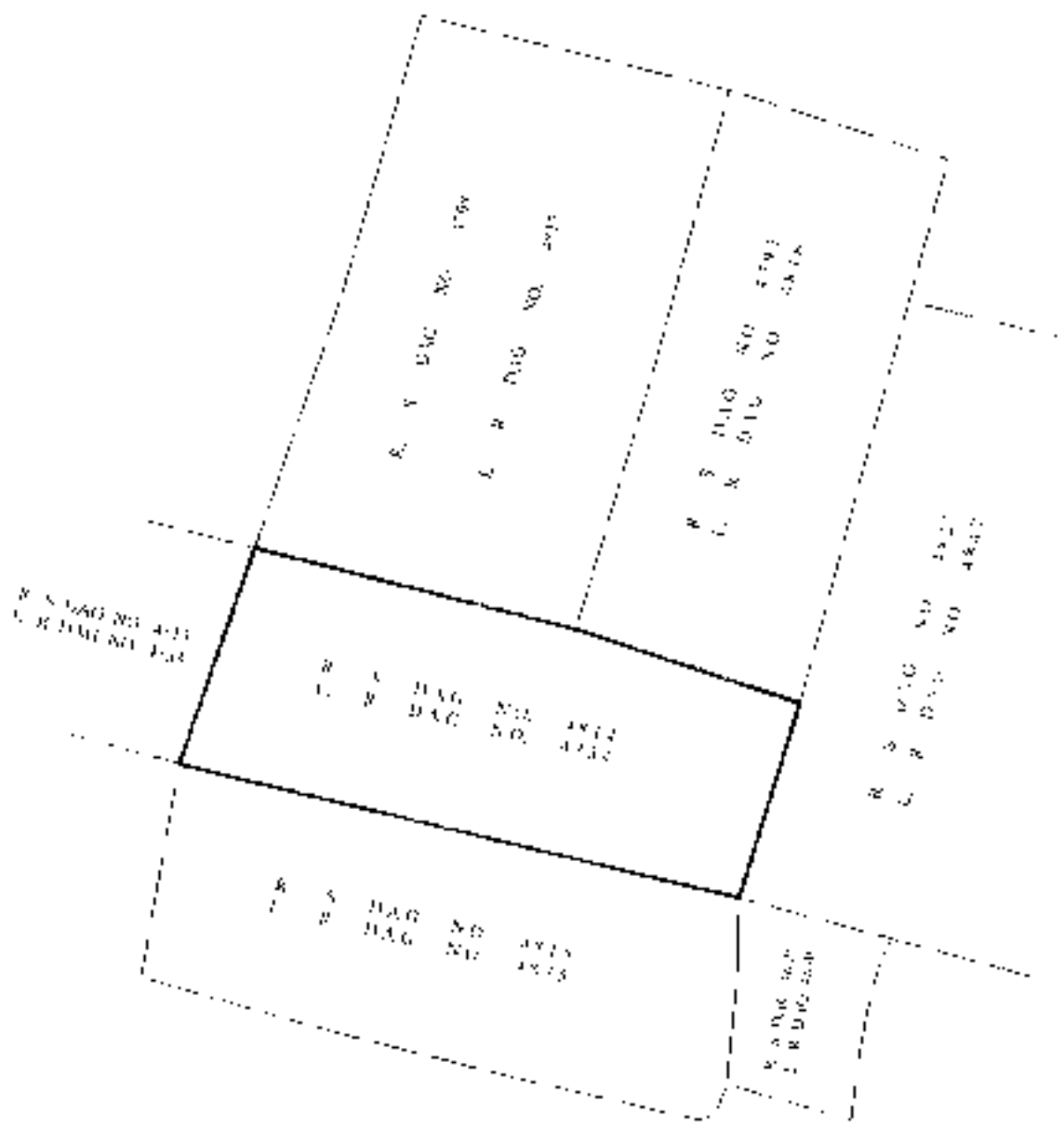
2.

(Signature)

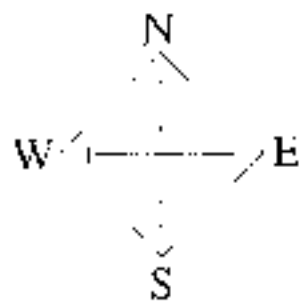
(Signature)



Plan for RS Dag No. 4814 and LR Dag No. 4834 under L.R Khatian No. 5367 at Mouza - Rashpunja, P.S - Bishnupur, District - South 24 Parganas, West Bengal



NORTH By L.R Dag No. 4816 & 4817
 SOUTH: By L.R Dag No. 4835
 EAST: By L.R Dag No. 4847
 WEST: By L.R Dag No. 4833



For BENGAL SALARPURIA & M
 INFRASTRUCTURE DEVELOPMENT CO. (P) LTD.

(Signature)
 Director

For Eshonadipa Abasen Pvt. Ltd.

(Signature)
 Director



SPECIMEN FORM FOR TEN FINGERPRINTS



Chandrasekhar

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5 Left Index	4 Left Middle	3 Left Ring	2 Left Little	1 Left Thumb



Prakash

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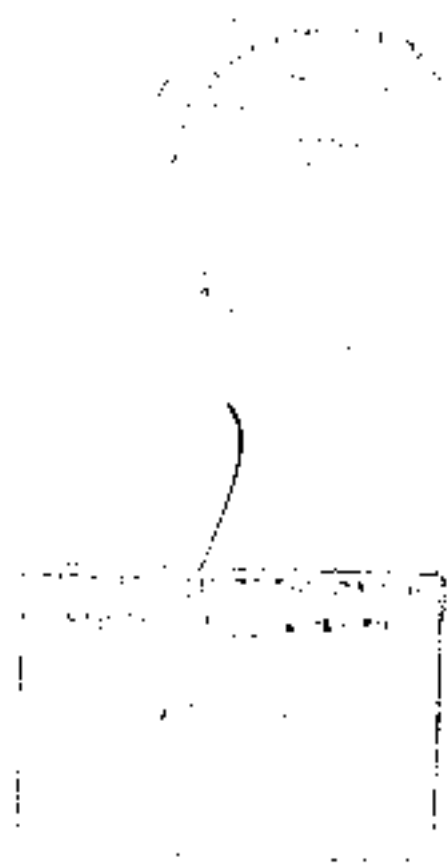


Prakash Durg

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PHOTO

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भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

एनरोलमेंट नंबर / Enrolment No. : 2016/00594/33617

To
Gita Das
Vidyal Chandra
S/O Prakash Chandra Chandra
40
Dum Dum Road
Kolkata
Near Midway
South Dum Dum (W)
Mukund
North 24 Parganas West Bengal - 700074
9831986916

Dum Dum Road, Kolkata



आपका आधार क्रमांक / Your Aadhaar No. :

XXXX XXXX 4991
VID : 5135 6137 8502 2409

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



गिता दास
Vidyal Chandra
S/O Prakash Chandra
पुरुष MALE

XXXX XXXX 4991
VID : 5135 6137 8502 2409

मेरा आधार, मेरी पहचान



सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- नेशनल काका एच पीएसडी ऑथेंटिकेशन द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक प्रमाण पत्र का हस्ताक्षर है।

INFORMATION

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

■ भारत देश भर में मान्य है।

■ आपका आधार के अंकको ऑन लाइन नेशनल काका एच पीएसडी द्वारा सत्यापित करें।

■ Aadhaar is valid throughout the country.

■ Aadhaar will be helpful in availing Government and Non-Government services in future.



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता:
भारत सरकार, अर्थ विभाग, अर्थ विभाग, अर्थ विभाग,
अर्थ विभाग, अर्थ विभाग, अर्थ विभाग,
अर्थ विभाग - 700074

Address:
S/O: Prakash Chandra Chandra, 40, Dum
Dum Road, Kolkata, Near Midway, South
Dum Dum (W), North 24 Parganas,
West Bengal - 700074



XXXX XXXX 4991
VID : 5135 6137 8502 2409

सूचना

सूचना



आयकर विभाग
INDIRECT TAX DEPARTMENT
VISHAL CHANDAK

आयकर विभाग
CGA L. 0510117

PHAKASH CHAND CHANDAK

03/03/1987
ATMPOZ590C



Phakash
Signature



जायकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PARTHA PRATIM DAS

MANAS RANJAN DAS

26/01/1974

Permanent Account Number

A/PD5535J

Partha
Signature



26/01/1974





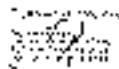
দ্বিতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
 ভারত সরকার
 Unique Identification Authority of India
 Government of India

UIDAI এর নথি সংখ্যা/UIDAI Reference No.: 0635/1078/200837

RECEIVED AND PRINTED

To
 Mr. Anil Kumar
 27/101, Park Road, 1st
 Floor, Sector 14, Gurgaon,
 Haryana 122002
 Register No.
 Haryana 14001
 Contact: 98100 12345
 9876543210

RECEIVED AND PRINTED



আপনার নাম/নাম / Your Aadhaar No. :

2694 4674 9587
 UID: 9201 111 8955 7006

আমার আধার, আমার পরিচয়



ভারত সরকার
 Government of India



নাম/নাম
 Mr. Anil Kumar
 27/101, Park Road, 1st
 Floor, Sector 14, Gurgaon,
 Haryana 122002



2694 4674 9587
 UID: 9201 111 8955 7006

আমার আধার, আমার পরিচয়



- এই আধার কার্ডটি শুধুমাত্র পরিচয় প্রমাণের জন্য ব্যবহার করা যাবে।
- এটি কোনো সরকারি বা বেসরকারি সংস্থার কাছ থেকে কোনো সুবিধা বা সেবা গ্রহণের জন্য ব্যবহার করা যাবে না।
- এটি কোনো আধার কার্ড হোল্ডারের ব্যক্তিগত তথ্য প্রকাশের জন্য ব্যবহার করা যাবে না।

বিবরণ

- Aadhaar is a proof of identity, not of citizenship.
- It shall not be used to access any services or facilities.
- It is a securely and privately operated system.

- এটি শুধুমাত্র পরিচয় প্রমাণের জন্য ব্যবহার করা যাবে।
- এটি কোনো সরকারি বা বেসরকারি সংস্থার কাছ থেকে কোনো সুবিধা বা সেবা গ্রহণের জন্য ব্যবহার করা যাবে না।
- এটি কোনো আধার কার্ড হোল্ডারের ব্যক্তিগত তথ্য প্রকাশের জন্য ব্যবহার করা যাবে না।
- এটি একটি নিরাপদ এবং ব্যক্তিগতভাবে পরিচালিত সিস্টেম।



ভারত সরকার
 Government of India

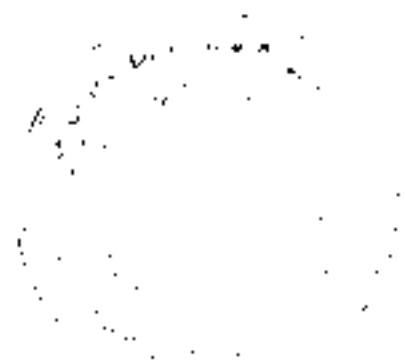
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 Mr. Anil Kumar
 27/101, Park Road, 1st
 Floor, Sector 14, Gurgaon,
 Haryana 122002



Address
 27/101, Park Road, 1st
 Floor, Sector 14, Gurgaon,
 Haryana 122002

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আমার আধার, আমার পরিচয়



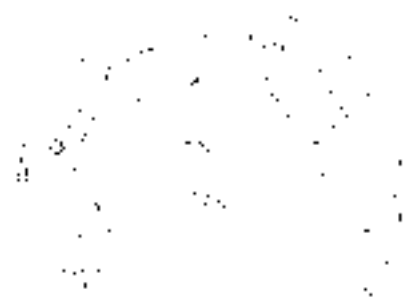
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आयकर विभाग

TAXES TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

BENGAL SALARPURIA EDEEN
INFRASTRUCTURE DEVELOPMENT
COMPANY PRIVATE LIMITED



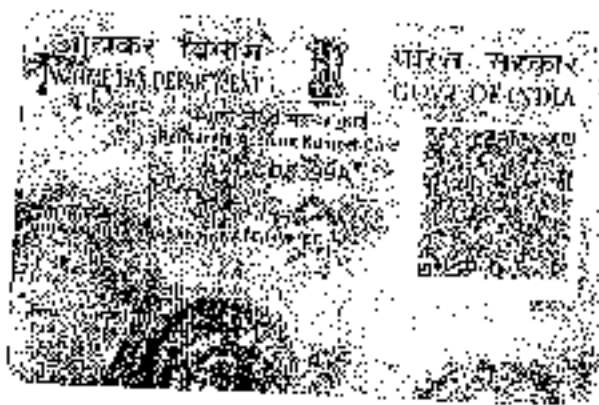
22/05/2007

पंजीकृत अकाउंट हस्ताक्षर

AAKCS8BNN

11/05/07







Major Information of the Deed

Deed No :	I-1603-10951/2021	Date of Registration	02/11/2021
Query No / Year	1603-2002221380/2021	Office where deed is registered	1603-2002221380/2021
Query Date	27/10/2021 12:34:17 PM		
Applicant Name, Address & Other Details	PRAVAKAR DAS 85A, Saral Bose Road, Jyoti Vihar, 3rd Floor, Thana : Bhawanipore, District : South 24-Parganas, WEST BENGAL. PIN - 700026, Mobile No : 7501785960, Status : Solicitor firm		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement: [Nu 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), Hi)		
Remarks			

Land Details :

District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: Rashpurja, Mouza: Rashpurj, 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-4034 (RS :-)	LR-6367	Baslu Shali	10 Dec	10,15,000/-	11,25,000/-	
Grand Total :				10Dec	10,15,000 /-	11,25,000 /-	

Seller Details :

Sl 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 Stree, 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 :

Sl No	Name,Address,Photo,Finger print and Signature
1	DHANADHIPA ABSAN PRIVATE LIMITED 5, Chittaranjan Avenue, 1st Floor,, City:- , P.O:- Princep Stree, P.S:-Bowbazar, District: Kolkata, West Bengal, India, PIN:- 700072 , PAN No :: AAxxxxxx9A,Aadhaar No No: Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl 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. 51xxxxxxx4991 Status : Representative, Representative of : <u>BENGAL SALARPURIA EDEN INFRASTRUCTURE DEVELOPMENT COMPANY PRIVATE LIMITED (as Director)</u>
2	Mr PARTHA PRATIM DAS Son of Mr Late Manas Ranjan Das 2 No., Pallysree, Regent Estate., City - , P.O:- Regent Estate, P.S.- Regent Park, District:-Kolkata, West Bengal, India, PIN- 700092, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, , PAN No.:: Alxxxxxx5J, Aadhaar No: 26xxxxxxx95B7 Status Representative, Representative of : <u>DHANADHIPA ABSAN PRIVATE LIMITED (as Director)</u>

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 P N - 711315			

Identifier Of Mr VISHAL CHANDAK, Mr PARTHA PRATIM DAS

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	BENGAL SALARPURIA EDEN INFRASTRUCTURE DEVELOPMENT COMPANY PRIVATE LIMITED	DHANADHIPA ABSAN PRIVATE LIMITED-10 Dec

Land Details as per Land Record

District: South 24-Parganas, P.S - Bishnupur, Gram Panchayat: Rashpurja, Mouza: Raspurj, 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:- 4834, LR Khatian No.- 5367	Owner:বঙ্গ সালার্পুরিয়া ইডেন . Gurdian:শ্রীমানবঙ্গ সালার্পুরিয়া কোম্পানি প্রাইভেট লিমিটেড. Address:বিশাখা-একম শ্রীমান, বিহারতলা ১৫১৪, কলিকতা-৭২ . Classification :১৫. Area:0.59000000 Acre.	BENGAL SALARPURIA EDEN INFRASTRUCTURE DEVELOPMENT COMPANY PRIVATE LIMITED

On 28-10-2021

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/-



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

On 29-10-2021

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

Presented for registration at 18:32 hrs on 28-10-2021, at the Private residence by Mr VISHAL CHANDAK .

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

Execution is admitted on 29-10-2021 by Mr VISHAL CHANDAK, Director, BENGAL SALARPURIA EDEEN 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

Identified 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 Service

Execution is admitted on 29-10-2021 by Mr PARTHA PRATIM DAS, Director, DHANADHIPA ABSAN PRIVATE LIMITED, 5, Chittaranjan Avenue, 1st Floor,, City:- , P O:- Princep Street, P.S:-Bowbazar, District -Kolkata, West Bengal, India, PIN.- 700072

Identified 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 Service



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/- ,d = 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 4:38PM with Govt. Ref. No: 19202*220102165041 on 27-10-2021, Amount Rs: 11,264/-, Bank, Bank of Baroda (BARBOINDIAE), Ref. No 1259905812 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 online = Rs 33,770/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/10/2021 4:38PM with Govt. Ref. No: 192021220102185641 on 27-10-2021, Amount Rs: 33,770/-, Bank: Bank of Baroda (BARB0INDIAE), Ref. No. 1259905812 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 24 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 60ABB95, 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 344141 to 344165

being No 160310951 for the year 2021.



Dhar

Digitally signed by DEBASISH DHAR
Date: 2021.12.01 11:04:43 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2021/12/01 11:04:43 AM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)

011425/21

VC-2913/21

I 10953/2021

भारतीय गैर न्यायिक

दस
रुपये
₹.10



TEN
RUPEES
Rs.10

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

60AB 778902

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

District Sub-Registrar-III
Alipore, South 24-pargana

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**

PRAKASH CHANDAK
S/o Mr. S. Das
Vill. Nabagram, Shyamprasad
P.O. Nabagram P.S. Shyamprasad
Dist. Howrah Pin- 711311

28/10/21
6.36
6-2/2222150

78708

D. Chowdhury (Adv.)
Alipore Judges Court
Kolkata - 77
Kolkata Collectorate
11, Metaji Subhas Rd.
Kolkata
Date.....

Amal Kr. Saha
Licensed Stamp
Vendor

AUG 2021

Chandak



8126

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

Chandak

Director

VISHAL CHANDAK



8127

For Valdhurya Abasan Private Limited

Parta

Director/Authorised Signatory

(PARTHA PRATIM DAS)



8128

Pravakar Das

PRAVAKAR DAS

S/o Mr. S. Das

VIII- Nabagram, Shyampur

P.O.- Nabagram, P.S.-Shyampur

Dist.- Howrah, Pin- 711315

AND

VAIDHURYA ABASAN PRIVATE LIMITED (PAN AAGCV5890A), a company within the meaning of the Companies Act, 1956 having its registered office situated at 5, 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 is the lawful owner of ALL THAT the entire piece and parcel of land having 59 decimals comprised in RS Dag No. 4814 and LR Dag No. 4834 under L.R Khatian No. 5367 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 said Entire Land was recorded/mutated in the name of the Vendor by the concerned BL&LRO.
- (iii) The said Land is as on date recorded and classified as sali land.
- (iv) The Vendor is desirous to sell parts and portions of the Entire Land being ALL THAT the piece and parcel of land admeasuring 10 decimals out of 59 decimals comprised in RS Dag No. 4814 and LR Dag No. 4834 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,



DISTRICT SUB REGISTRAR -III
SOUTH 24 PGS., ALIPORE
28 OCT 2021

court order or other attachment, charging order, garnishee order, recovery proceedings as arrears of land revenue, liens, charges, lispendens, 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, lispendens, 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



DISTRICT SUB REGISTRAR -III
SOUTH 24 PGS., ALIPORE
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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 having an area of 10 decimals out of 59 decimals comprised in RS Dag No. 4814 and LR Dag No. 4834 under L.R Khatian No.



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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 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



DISTRICT SUB REGISTRAR -III
SOUTH 24 PGS., ALIPORE
28 OCT 2020

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



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SOUTH/24 PGS., ALIPORE
28 OCT 2021

or that may be subsequently found to be in the possession and/or the custody of the Vendor; and

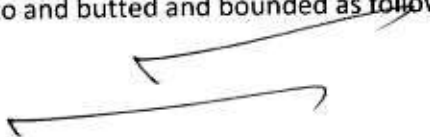
- (i) That the Vendor undertakes to co-operate with the Purchaser and provide necessary support and sign and execute all or any documents so as to enable the Purchaser to get all concerned government records duly transferred in its name and to reflect the names of the Purchaser as the owner of the said 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 entire piece and parcel of land having an area of 59 decimals comprised in RS Dag No. 4814 and LR Dag No. 4834 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. 4816 & 4817
 SOUTH: By L.R Dag No. 4835
 EAST: By L.R Dag No. 4847
 WEST: By L.R Dag No. 4833



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

ALL THAT the undivided piece and parcel of land having an area of 10 decimals out of 59 decimals comprised in RS Dag No. 4814 and LR Dag No. 4834 under L.R





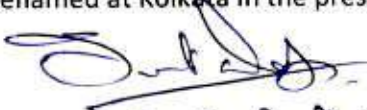
DISTRICT SUB REGISTRAR -III
SOUTH 24 PGS., ALIPORE
28 OCT 2020

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.A. Me
Kolkata
- 2 Goutam Sharma

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

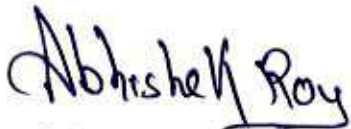

Director

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

- 1 
- 2 Goutam Sharma
85A, SARAT ROSE
KOL - 700026

For Vaidhurya Abasan Private Limited


Director/Authorised Signatory


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



DISTRICT SUB REGISTRAR -III
SOUTH 24 PGS., ALIPORE

28 OCT 2021

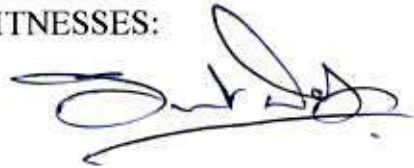
MEMO OF CONSIDERATION

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.	315037	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. Goutam Sharma

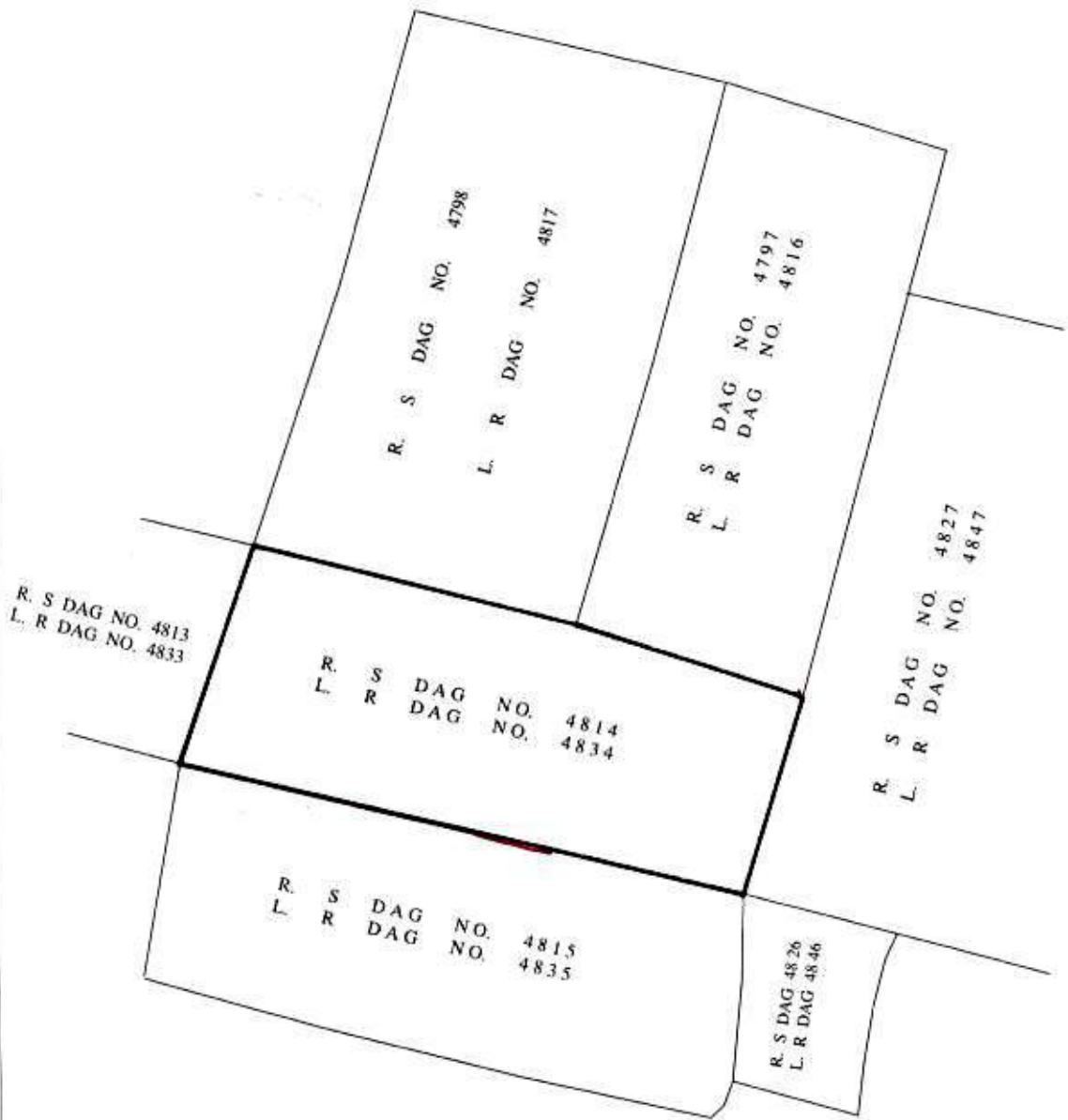




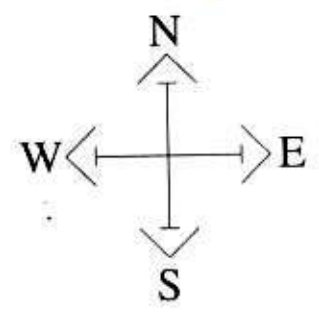
DISTRICT SUB REGISTRAR -III
SOUTH 24 PGS., ALIPORE

28 OCT 2020

Plan for RS Dag No. 4814 and LR Dag No. 4834 under L.R Khatian No. 5367 at
 Mouza - Rashpunja, P.S - Bishnupur, District - South 24 Parganas, West Bengal



NORTH: By L.R Dag No. 4816 & 4817
 SOUTH: By L.R Dag No. 4835
 EAST: By L.R Dag No. 4847
 WEST: By L.R Dag No. 4833



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

Chandana
 Director

For Valdhurya Abasan Private Limited

P. P. Das
 Director/Authorised Signatory



DISTRICT SUB REGISTRAR -III
SOUTH 24 PGS., ALIPORE

28 OCT 2020

SPECIMEN FORM FOR TEN FINGERPRINTS



Chandak

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



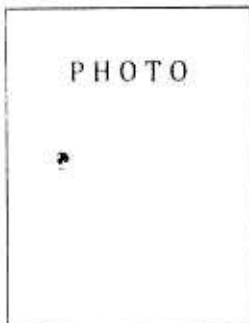
Rao

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



Pravakar D ar

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



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



DISTRICT SUB REGISTRAR -III
SOUTH 24 PGS., ALIPORE
28 OCT 2021

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

BENGAL SALARPURIA EDEN
INFRASTRUCTURE DEVELOPMENT
COMPANY PRIVATE LIMITED



22/05/2007

Permanent Account Number

AAKGS8904N

17052008



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAGCV5890A

नाम / Name
VALCHANDYA ABASAN PRIVATE LIMITED



निगम / Date of Incorporation
2009/2018

26/09/2018





भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

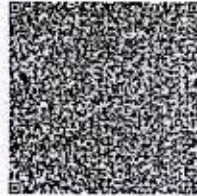
नामांकन क्रम/ Enrolment No.: 2016/00594/33617

Download Date: 04/10/2018

To
विशाल चंदक
Vishal Chandak
S/O: Prakash Chand Chandak
40
Dum Dum Road
Kolkata
Near Motijheel
South Dumdum (m)
Motijheel
North 24 Parganas West Bengal - 700074
9831936916

Generation Date: 28/09/2017

Validity: unknown
Digitally signed by
Vishal Chandak
DN: cn=Vishal Chandak, o=UIDAI, ou=Government of India, email=Vishal.Chandak@uidai.gov.in, c=IN



QR Code with Photograph

आपका आधार क्रमांक / Your Aadhaar No. :

XXXX XXXX 4991
VID : 9135 6137 8502 2409

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



विशाल चंदक
Vishal Chandak
जन्म तिथि/DOB: 03/03/1987
पुरुष/ MALE

XXXX XXXX 4991
VID : 9135 6137 8502 2409

मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

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

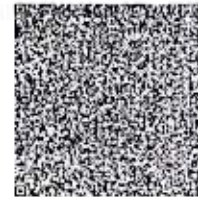
- आधार देश भर में मान्य है।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता:
आपका: प्रकाश चंद चंदक, 40, डम डम रोड, कोलकाता,
मोटिज्हील के पास, साउथ डुमडुम रीज, नॉर्थ 24 परगानास,
वेस्ट बंगाल - 700074

Address:
S/O: Prakash Chand Chandak, 40, Dum
Dum Road, Kolkata, Near Motijheel, South
Dumdum (m), North 24 Parganas,
West Bengal - 700074



QR Code with Photograph

XXXX XXXX 4991
VID : 9135 6137 8502 2409

मेरा आधार, मेरी पहचान



आयकर विभाग

INCOMETAX DEPARTMENT

VISHAL CHANDAK

PRAKASH CHAND CHANDAK

03/03/1987

Permanent Account Number

AHMPC7590C

Chandak

Signature



भारत सरकार
GOVT. OF INDIA







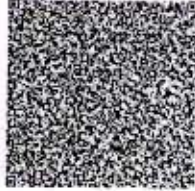
ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
 ভারত সরকার
 Unique Identification Authority of India
 Government of India

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

To
 পার্থ প্রতিম 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

Generation Date: 04/10/2018

Signature Not Verified



QR Code with Photograph

আপনার আধার সংখ্যা / Your Aadhaar No. :

2694 4674 9587

VID : 9120 1377 8988 7106

আমার আধার, আমার পরিচয়



ভারত সরকার
 Government of India



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

2694 4674 9587

VID : 9120 1377 8988 7106

আমার আধার, আমার পরিচয়



- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা লাভ করুন
- এটি এক ইলেক্ট্রনিক প্রক্রিয়াজাত তথ্য পত্র

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.

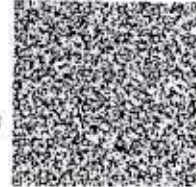


ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
 Unique Identification Authority of India

ভানিকাত্তর নম্বর:

C/O লেটে মানস রঞ্জন দাস, ইউএসএভিলা
 ভিক্টোরিয়া রোড, 38/3 রাইপুর রোড, রেজেন্ট
 এস্টেট, কলকাতা, পশ্চিমবঙ্গ, 700092

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



QR Code with Photo

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

Partha
Signature



21062005



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD



নির্বাচকের নাম : শঙ্কর দাস
Candidate Name :
বিতার নাম : শঙ্কর দাস
Father's Name : Shankar Das
লিঙ্গ/Sex : পুং M
জন্ম তারিখ
Date of Birth : 01/05/1991

YZ1056429
সীল
ভারতীয় নির্বাচন কমিশন, ১১৩১১১

Address
NAURAHM
SHYAMPUR HOWRAH 711315

Date 28/09/2018
178-Suberna Dakshin Constituency

Registration Officer for
178-Suberna Dakshin Constituency
ভারতীয় নির্বাচন কমিশন, ১১৩১১১
১১৩১১১



Major Information of the Deed

Deed No :	I-1603-10953/2021	Date of Registration	02/11/2021
Query No / Year	1603-2002222150/2021	Office where deed is registered	
Query Date	27/10/2021 1:00:22 PM	1603-2002222150/2021	
Applicant Name, Address & Other Details	PRAVAKAR DAS 85A, Sarat Bose Road, Jyoti Vihar, 3rd Floor, Thana : Bhawanipore, District : South 24-Parganas, WEST BENGAL, PIN - 700026, Mobile No. : 7501785960, 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. 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	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-4834 (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, Chittaranjan Avenue, 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	VAIDHURYA ABASAN PRIVATE LIMITED 5, Chittaranjan Avenue, 1st Floor, Chittaranjan Avenue, City:- , P.O:- Princep Street, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700072 , PAN No.:: AAxxxxxx0A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	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 : VAIDHURYA ABASAN PRIVATE LIMITED (as DIRECTOR)
2	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)

Identifier Details :

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

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	BENGAL SALARPURIA EDEN INFRASTRUCTURE DEVELOPMENT COMPANY PRIVATE LIMITED	VAIDHURYA ABASAN 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:- 4834, LR Khatian No:- 5367	Owner:বেঙ্গল সালারপুরিয়া ইডেন , Gurdian:ইন্ডাস্ট্রিয়ার ডেভলপমেন্ট কো:গ্রা:পি:, Address:ডিরেক্টর-আলন্দ প্রকাশ,7,চিত্তরঞ্জন এভিনিউ,কলিকাতা-72 , Classification:শদি, Area:0.59000000 Acre,	BENGAL SALARPURIA EDEN INFRASTRUCTURE DEVELOPMENT COMPANY PRIVATE LIMITED

On 28-10-2021

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

Presented for registration at 18:34 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 PARTHA PRATIM DAS, DIRECTOR, VAIDHURYA ABASAN PRIVATE LIMITED (Private Limited Company), 5, Chittaranjan Avenue, 1st Floor, Chittaranjan Avenue, 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, NABAGARM,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 VISHAL CHANDAK, DIRECTOR, BENGAL SALARPURIA EDEN INFRASTRUCTURE DEVELOPMENT COMPANY PRIVATE LIMITED (Private Limited Company), 7,Chittaranjan Avenue, Chittaranjan Avenue, 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, NABAGARM,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 9:01PM with Govt. Ref. No: 192021220102363771 on 27-10-2021, Amount Rs: 11,264/-, Bank: Bank of Boroda (BARB0INDIAE), Ref. No. 1259947300 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 9:01PM with Govt. Ref. No: 192021220102363771 on 27-10-2021, Amount Rs: 33,770/-, Bank: Bank of Boroda (BARB0INDIAE), Ref. No. 1259947300 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 60AB902, 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 344166 to 344189
being No 160310953 for the year 2021.**



Dhar

Digitally signed by DEBASISH DHAR
Date: 2021.12.01 11:05:56 +05:30
Reason: Digital Signing of Deed.

**(Debasish Dhar) 2021/12/01 11:05:56 AM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.**

(This document is digitally signed.)

[Faint, illegible text, likely a stamp or header information]

28/10/21
6.28
Q. 2/222/553

[Faint, illegible text, possibly a signature or stamp]

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: Bowhazar, 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 Motiheel South Dum Dum (M), P.O: Motiheel & P.S: Ghughucanga, Kolkata- 700 074, here after 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 PARTY**

10, Lower Beahat Road
Calcutta
10/08/2007
8126

(Signature)

8126

TECHNICAL EDUCATION
INFRASTRUCTURE DEVELOPMENT

(Signature)

Director

8127

For Technical Education, Part. I, II, III

(Signature)

Director

(PARTHAKRATIM DAS)

8128

(Signature)

PRAVAKAR DAS
S/o Mr. S. Das
VIII- Nabagram, Shyampur
P.O.- Nabagram, P.S.- Shyampur
Dist.- Howrah, Pin- 711315

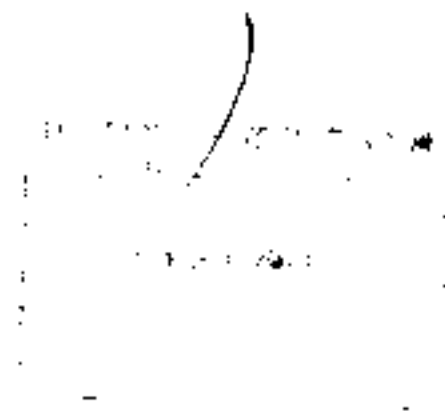
AND

DMIRAI ABASAN PRIVATE LIMITED (PAN AAGCD8476J), a company within the meaning of the Companies Act, 1956 having its registered office situated at 5, 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:

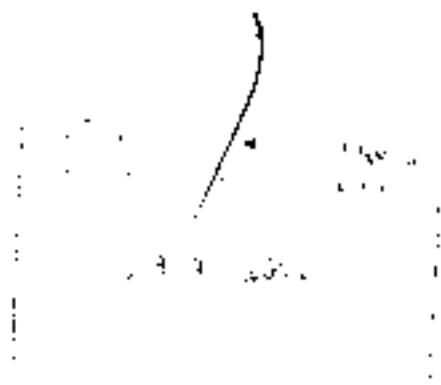
A. The Vendor has, represented to the Purchaser that

- (i) the Vendor is the lawful owner of All THAT the entire piece and parcel of land having 59 decimals comprised in RS Dag No. 4814 and LR Dag No. 4834 under L.R Khatian No. 5367 at Mouza – Rashpurja, 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 said Entire Land was recorded/inscribed in the name of the Vendor by the concerned BU&LRD
 - (iii) The said Land is as on date recorded and classified as salu land.
 - (iv) The Vendor is desirous to sell parts and portions of the Entire Land being All THAT the piece and parcel of land measuring 10 decimals out of 59 decimals comprised in RS Dag No. 4814 and LR Dag No. 4834 under L.R Khatian No. 5367 at Mouza – Rashpurja, 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**")
8. 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, liens, liens, liens 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, debentures, waqf, prohibitions, restrictions, restrictive covenants, executions, acquisitions, requisitions, attachments, vesting, allotment, easements, liens, liens, liens, 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 irrevocably 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 having an area of 16 decimals out of 59 decimals comprised in RS Dag No. 4814 and LR Dag No. 4834 under I.B Khatian No.



5357 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 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 inalienable 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

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or that may be subsequently found to be in the possession and/or the custody of the Vendor; and

- (ii) 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 entire piece and parcel of land having an area of 59 decimals comprised in RS Dag No. 4814 and LR Dag No. 4834 under L.R Khatan No. 5367 at Mouza – Rashpurja, P.S – Bishnupur, District – South 24 Parganas, West Bengal and delineated on the plan annexed hereto and batted and bounded as follows:

NORTH: By L.R Dag No. 4816 & 4817

SOUTH: By L.R Dag No. 4835

EAST: By L.R Dag No. 4817

WEST: By L.R Dag No. 4803

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

ALL THAT the undivided piece and parcel of land having an area of 10 decimals out of 59 decimals comprised in RS Dag No. 4814 and LR Dag No. 4834 under L.R

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Khatian No. 5367 at Mouza - Rashpurja, P.S - Bishrupur, 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:

[Handwritten signature]
15/08/2020
Kolkata

→ Anup Ghosh
RSM, Central Bank, Kolkata

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

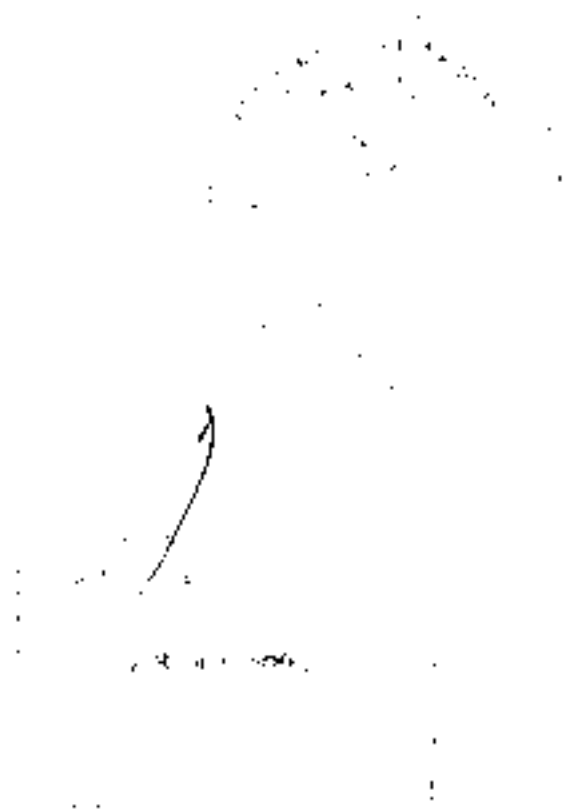
[Handwritten signature]

→ Anup Ghosh
RSM, Central Bank, Kolkata

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

[Handwritten signature]
Director

For Dhirat Abasan Pvt. Ltd.
[Handwritten signature]
Director



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:-

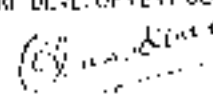
Sl. NO.	By or out of Cash/ Cheque Number	Date	Bank, Branch	Amount (in Rupees)
1.	314587	25/10/2021	The Federal Bank Limited, Kolkata/C.R Avenue Branch	10,15,000/-
Total				10,15,000

WITNESSES :

1.

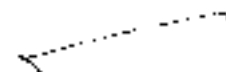


TO BEVCAI SAADIPUGA FIDEN
REGISTERED, RE DEVELOPMENT CO. FIDEN


Director

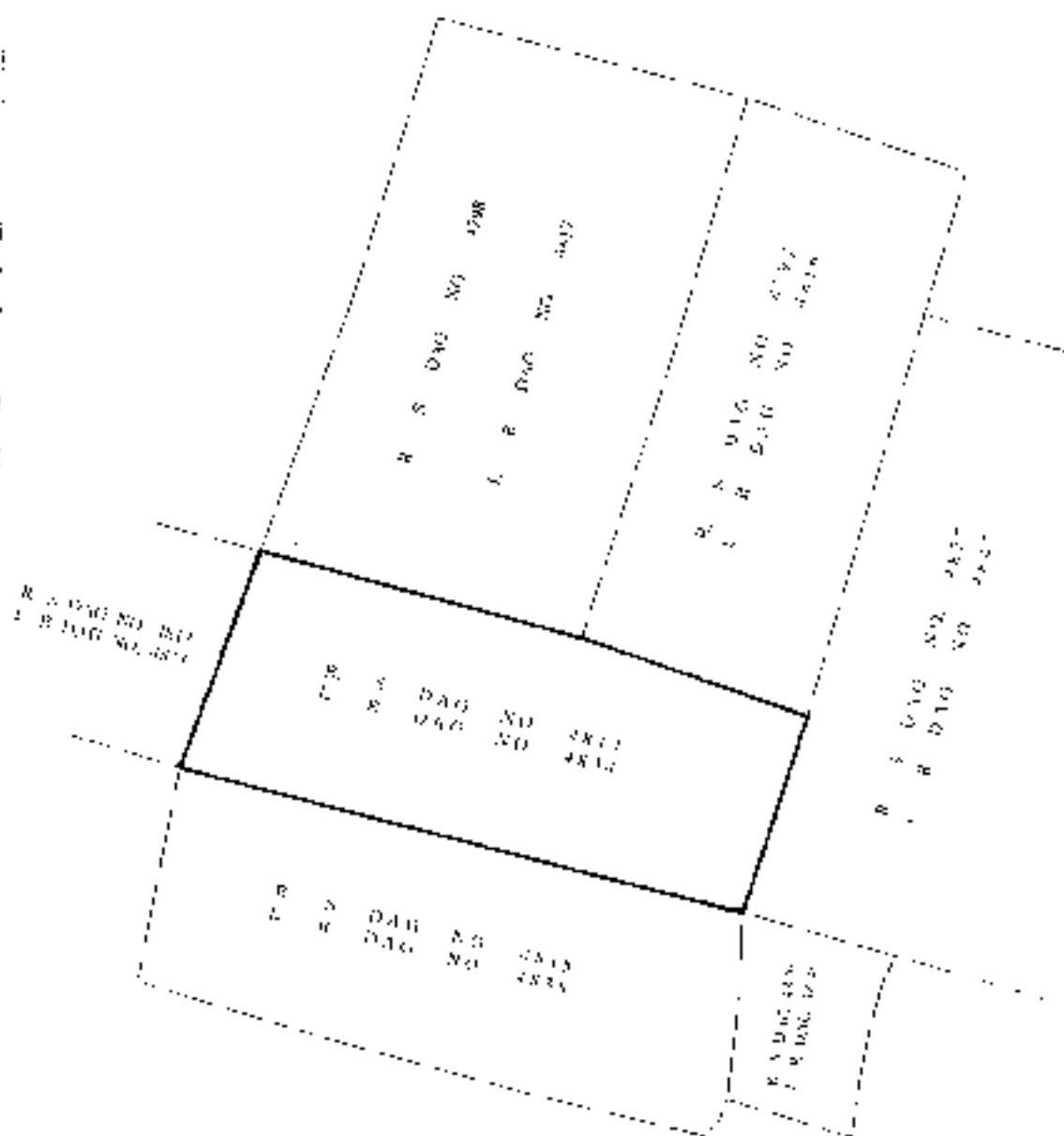
SIGNATURE OF THE VENDOR

2. Arup Ghosh

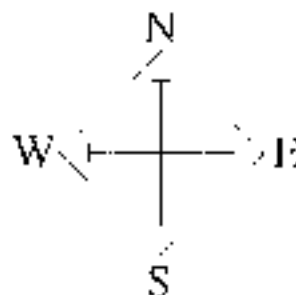




**Plan for RS Dag No. 4814 and LR Dag No. 4834 under L.R Khatian No. 5367 at
Mouza - Rashpunja, P.S - Bishnupur, District - South 24 Parganas, West Bengal**



NORTH: By L.R Dag No. 4816 & 4817
 SOUTH: By L.R Dag No. 4835
 EAST: By L.R Dag No. 4847
 WEST: By L.R Dag No. 4833



For Dhiral Abasan Pvt. Ltd.

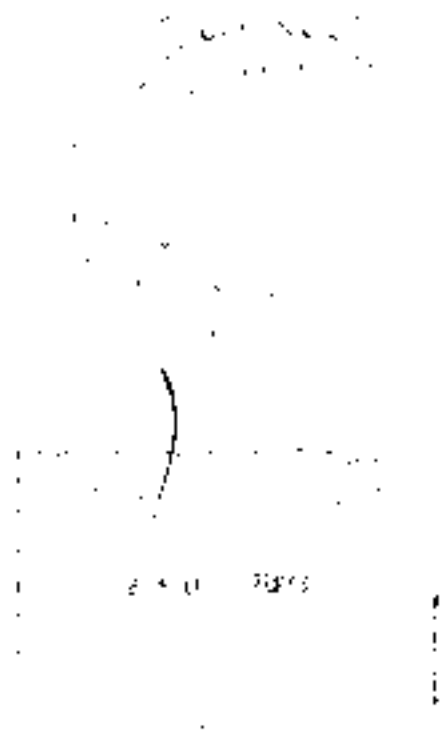
For L.R. No. 5367 at Rashpunja Mouza, Bishnupur District, West Bengal.

(Signature)

(Signature)
 Director

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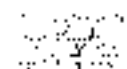


স্বাস্থ্যের নিশ্চিত পরিচয় প্রাপ্তকরণ
ভারত সরকার
Unique Identification Authority of India
Government of India

স্বাস্থ্য পরিচয় কার্ড (Health ID Card) - 2694 4674 9587

স্বাস্থ্য পরিচয় কার্ড
Health ID Card
স্বাস্থ্য পরিচয় কার্ড
Health ID Card
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Health ID Card

স্বাস্থ্য পরিচয় কার্ড



স্বাস্থ্য পরিচয় কার্ড (Health ID Card) - 2694 4674 9587

2694 4674 9587

স্বাস্থ্য পরিচয় কার্ড (Health ID Card)

স্বাস্থ্য পরিচয় কার্ড, স্বাস্থ্য পরিচয়



স্বাস্থ্য পরিচয় কার্ড
Health ID Card



স্বাস্থ্য পরিচয় কার্ড
Health ID Card

2694 4674 9587

স্বাস্থ্য পরিচয় কার্ড (Health ID Card)

স্বাস্থ্য পরিচয় কার্ড, স্বাস্থ্য পরিচয়



- স্বাস্থ্য পরিচয় কার্ড (Health ID Card)
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স্বাস্থ্য পরিচয় কার্ড

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স্বাস্থ্য পরিচয় কার্ড
Health ID Card

স্বাস্থ্য পরিচয় কার্ড

স্বাস্থ্য পরিচয় কার্ড
Health ID Card

স্বাস্থ্য পরিচয় কার্ড
Health ID Card



2694 4674 9587

স্বাস্থ্য পরিচয় কার্ড (Health ID Card)

স্বাস্থ্য পরিচয় কার্ড, স্বাস্থ্য পরিচয়



आयकर विभाग

INCOME TAX DEPARTMENT

PARTHA PRATIM DAS

MANAS RANJAN DAS

26/10/1974

Financial Account Number

AIFP05555J



भारत सरकार

GOVT OF INDIA





STATE OF TEXAS
COUNTY OF DALLAS
IN SENATE,
January 15, 1907.



W. W. WATSON,
Speaker of the House of Representatives.
J. W. WATSON,
Speaker of the House of Representatives.
J. W. WATSON,
Speaker of the House of Representatives.
J. W. WATSON,
Speaker of the House of Representatives.

W. W. WATSON,
Speaker of the House of Representatives.
J. W. WATSON,
Speaker of the House of Representatives.

W. W. WATSON,
Speaker of the House of Representatives.

W. W. WATSON,
Speaker of the House of Representatives.

W. W. WATSON,
Speaker of the House of Representatives.





आयकर विभाग

TAX DEPARTMENT

VISHAL CHANDAK

PRAKASH CHAND CHANDAK

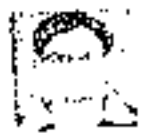
03/03/1987

AHM/075000

Prakash

भारत सरकार

GOV. OF INDIA



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

BENGAL SALARPURIA EGEN
INFRASTRUCTURE DEVELOPMENT
COMPANY PRIVATE LIMITED



22/05/2007

Permanent Account Number

AAKC58004N

11111111





आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

आयकर विभाग
Income Tax Department



आयकर विभाग
Income Tax Department



Major Information of the Deed

Deed No :	I-1603-10956/2021	Date of Registration	02/11/2021
Query No / Year	1603-2002221553/2021	Office where deed is registered	
Query Date	27/10/2021 12:41:11 PM	1603-2002221553/2021	
Applicant Name, Address & Other Details	PRAVAKAR DAS 85A, Sarat Bose Road, Jyoti Vihar, 3rd Floor, Thana : Bhawanipore, District : South 24-Parganas WEST BENGAL, PIN - 700026. Mobile No : 7001785960. Status :Solicitor firm		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immoveable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs 10,15,000/-	Rs. 11,25,000/-		
Stampduty Paid(SD)	Registration Fee Pald		
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: Rashpurja, 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-4834 (RS :-)	LR-5367	Bastu, Shall	10 Dec	10,15,000/-	11,25,000/-	
Grand Total :				10Dec	10,15,000 /-	11,25,000 /-	

Seller Details :

Sl 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 :

Sl No	Name,Address,Photo,Finger print and Signature
1	DHIRAJ ABASAN PRIVATE LIMITED 5, Chittaranjan Avenue, 1st Floor., City:- , P.O:- Princep Street, P.S:-Bowbazar, District -Kolkata, West Bengal India, PIN:- 700072 , PAN No.: AAxxxxxx6J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl 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 Mr Late Manas Ranjan Das 2 No. Pallysree, Regent Estate, City:- , P.O:- Regent Estate, P.S.- Regent Park, District:-Kolkata, West Bengal, India, PIN:- 700092, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AXxxxxxx5J, Aadhaar No: 26xxxxxxxx9587 Status : Representative, Representative of : DHIRAI ABASAN 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

Sl.No	From	To, with area (Name-Area)
1	BENGAL SALARPURIA EDEN INFRASTRUCTURE DEVELOPMENT COMPANY PRIVATE LIMITED	DHIRAI ABASAN PRIVATE LIMITED-10 Dec

Land Details as per Land Record

District: South 24-Parganas, P.S:- Bishrupur, Gram Panchayat: Rashpurja, Mouza: Raspurj, 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:- 4834, LR Khatian No:- 5367		Seller is not the recorded Owner as per Applicant

Endorsement For Deed Number : I - 160310956 / 2021

On 28-10-2021

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

Presented for registration at 18:28 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 the 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

Identified 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 Service

Execution is admitted on 28-10-2021 by Mr PARTHA PRATIM DAS, Director, DHIRAJ ABASAN PRIVATE LIMITED, 5, Chittaranjan Avenue, 1st Floor,, City:- . P.O Princep Street, P.S -Bowbazar, District -Kolkata, West Bengal, India, PIN:- 700072

Identified 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 Service



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/- LE = 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 4:54PM with Govt. Ref. No: 192021220102173921 on 27-10-2021, Amount Rs: 11,264/-, Bank Bank of Baroda (BARBODINDIAE), Ref. No 1259909423 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 4:54PM with Govt. Ref. No: 192021220102173921 on 27-10-2021, Amount Rs: 33,770/-, Bank Bank of Baroda (BARBODINDIAE), Ref. No. 1259909423 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 near 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/- ,II = 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 60AB903, 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 344214 to 344237
being No 160310956 for the year 2021.



Digitally signed by DEBASISH DHAR
Date: 2021.12.01 11:07:57 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2021/12/01 11:07:57 AM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)

011432/91 VC-2914/21

ST 10956/2021

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28/10/21
6-27
C-2/222255

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[Handwritten signature]
Director Bengal Salarpuria Eden Infrastructure Development Company Pvt. Ltd.

DEED OF CONVEYANCE

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

BY AND BETWEEN:

- [1] **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 Motijhee, South Dum Dum (M) ,P.O: Motijhee & P.S: Ghughuranga, Kolkata-700 074 and [2] **MATHURANARESH APARTMENTS PVT. LTD.** (PAN AAGCM4891G), a company within the meaning of the Companies Act, 1956 having its registered office situated at 7, Chittaranjan Avenue, 3rd Floor, P.O:

[Faint, illegible text]

Dr. Choudhury (Dr.)

Member, Board of Directors

19/01/2014

19/01/2014

19/01/2014

19/01/2014

19/01/2014

19/01/2014

(Signature)

8126

For BENGAL SALARPURJA ESIA
INFRASTRUCTURE DEVELOPMENT CO. (P) LTD

(Signature)

Director

19/01/2014

8124

For Teachers Promoters Private Limited

(Signature)

Authorized Signatory/Director

8128

For Teachers Promoters Private Limited

(Signature)

Director/Authorized Signatory

(Signature)

8128

PRAVAKAR DAS

S/o Mr. S. Das

VIII- Nabagram, Shyampur

P.O.- Nabagram, P.S.-Shyampur

Dist.- Howrah, Pin- 711315



Princep Street & P.S: Bowbazar, Kolkata – 700 072 represented by its Director **SOHAN JHA (PAN AJXPJ5695A & AADHAAR No. 2634 9264 4121)**, son of Mayanand Jha, residing at 2H/3A Ghore Gibi Lane, P.O. Kankurgachhi & P.S: Phoolbagan, Kolkata- 700 054, hereinafter collectively referred to as the "**VENDORS**" (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**

AND

TRINETRAAYA PROMOTERS PRIVATE LIMITED (PAN AAGCT9380H), 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 Vendors have, represented to the Purchaser that:
- (i) the Vendor No. 1 is the lawful owner of ALL THAT the entire piece and parcel of land having 59 Decimals comprised in RS Dag No. 4814 and LR Dag No. 4834 under LR Khatian No. 5367 at Mouza – Rashpurnja, P.S – Bishnupur, District – South 24 Parganas, West Bengal (more fully described in the Part I of the First Schedule hereto and as demarcated and delineated on the plan annexed hereto and hereinafter referred to as the **Part I Land**)
 - (ii) the Vendor No. 1 and the Vendor No. 2 are joint owners of ALL THAT land measuring 61 decimals in RS Dag No. 4815 and LR Dag No. 4835 at Mouza - Rashpurnja, P.S – Bishnupur, District – South 24 Parganas, West Bengal (more fully described in the Part II of the First Schedule hereto and as demarcated and delineated on the plan annexed hereto and hereinafter referred to as the **Part II Land**) wherein Vendor No. 1 is entitled to 24.40 decimals under LR Khatian No. 5367 and the Vendor No.2 is entitled to 36.60 decimals under LR Khatian No. 5320 out of the said Part II Land.
 - (iii) the said Part I and Part II Land are recorded/mutated in the name of the respective Vendors by the concerned BL&LR.
 - (iv) The said Part I and Part II Land are as on date recorded and classified as sale land.
 - (v) The Vendor No. 1 is desirous to sell ALL THAT piece and parcel of land

having an area of 9 decimals out of Part I Land and the Vendor No.2 is desirous to sell ALL THAT piece and parcel of land having an area of 1 decimal out of Part II Land (more fully described in the **Second Schedule** hereto and hereinafter collectively referred to as the "said Land/Property")

- B. The Vendors and each one of them hereby, further declare and represent to the Purchaser as under
- (i) The Vendors came to absolutely own and possess the said Land having free, good, clear and marketable title and that no person other than the Vendors 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, lispendens, clogs and hindrances, in rem 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, less 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 use or enjoyment or casts any doubt on the Vendors rights over the said Property, and which has not been disclosed to the Purchaser,
 - (v) That the Vendors have 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 Vendors are companies duly organised, validly existing and in good standing under the applicable laws,
 - (vii) That the Vendors have not entered into any Agreement for sale and transfer, nor the Vendors have created any interest of a third party into

or upon the said Property or any part or portion thereof:

- (viii) That the Vendors have good clear and marketable title to the said Property, free from all encumbrances, mortgages, charges, claims, demands, leases, tenancies, licenses, occupancy rights, trusts, debutter, waof, prohibitions, restrictions, restrictive covenants, executions, acquisitions, requisitions, attachments, vesting, alignment, easements, lispendens, injunctions, vesting, court orders and liabilities whatsoever;
 - (ix) That there are no insolvency notices or petitions or proceedings pending against the Vendors;
 - (x) That the Vendors have 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, 1975;
 - (xii) That no certificate proceeding and/or notice of attachment have been instituted and/or levied and/or served on the Vendors or their predecessors-in-title under any law including the Income Tax Act, 1961 and no notice has been served on the Vendors 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 Vendors for selling the said Property to the Purchaser in the manner herein contained.
- C. Relying on the aforesaid representations made by the Vendors, 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 Vendors 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 Vendors is executing this Deed in favour of the Purchaser.

NOW THIS DEED WITNESSETH as follows:-

1. 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 Vendors being the

ful consideration money agreed to be paid and appropriated amongst the Vendors as provided in Memo hereunder (the receipt whereof the Vendors do hereby as also by the receipts and memo 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 Vendors do hereby indefeasibly grant, sell, transfer, convey, assign and assure to and unto the Purchaser absolutely and forever, at the request of the Purchaser, (i) All THAT piece and parcel of land having an area of 3 decimals out of 59 decimals comprised in RS Dag No. 4814 and LR Dag No. 4834 under LR Khata No. 5367 at Mouza – Rashpurja, P.S – Bishnupur, District – South 24 Parganas, West Bengal and (ii) All THAT piece and parcel of land having an area of 1 decimal out of 61 decimals comprised in RS Dag No. 4815 and LR Dag No. 4835 under LR Khata No. 5326 at Mouza – Rashpurja, P.S – Bishnupur, District – South 24 Parganas, West Bengal (more fully described in the **Second Schedule** hereto and hereinafter collectively referred to as the “**said Property**”) out of the said Part I and Part II 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 Vendors 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 pattas 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 Vendors or any person or persons from whom the Vendors 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 Vendors and each one of them declare, confirm and covenant with and represent and warrant to the Purchaser as under:-

- (a) THAT notwithstanding any act deed matter or thing whatsoever by the Vendors done executed or knowingly suffered to the contrary the Vendors 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 Vendors now have void 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 Vendors or any person or persons lawfully or equitably claiming from under or in trust for the Vendors 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 Vendors 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 Vendors 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 Vendors 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 Vendors 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 Vendors have handed over all relevant 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 Vendors 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 Vendors, and
- (i) That the Vendors 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 Vendors 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 Vendors 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:

PART-I

("the said Part I Land")

(i) ALL THAT the entire piece and parcel of land having 59 decimals comprised in RS Dag No. 4814 and LR Dag No. 4834 under L.R Khatian No. 5367 at Mouza – Rushpurga, P.S – Bishnupur, District – South 24 Parganas, West Bengal and delineated on the plan annexed hereto and bulleted and bounded as follows:

L.R Dag No. 4834

NORTH: By L.R Dag No. 4816 & 4817
 SOUTH: By L.R Dag No. 4835
 EAST: By L.R Dag No. 4847
 WEST: By L.R Dag No. 4833

PART-II

("the said Part II Land")

ALL THAT the entire piece and parcel of land having 61 decimals comprised in RS Dag No. 4815 and LR Dag No. 4835 under L.R Khatian No. 5626 at Mouza - Rashpurja, P.S - Bishnupur, District - South 24 Parganas, West Bengal and delineated on the plan annexed hereto and cutted and bounded as follows:

L.R Dag No. 4835

NORTH: By L.R Dag No. 4834
 SOUTH: By L.R Dag No. 4835
 EAST: By L.R Dag No. 4846
 WEST: By L.R Dag No. 4832

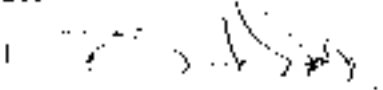
THE SECOND SCHEDULE ABOVE REFERRED TO:
 ("the said Property/Land")

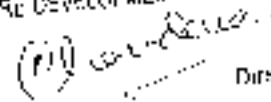
(i) ALL THAT undivided piece and parcel of land having an area of 9 decimals out of 25 decimals comprised in RS Dag No. 4814 and LR Dag No. 4834 under L.R Khatian No. 5367 at Mouza - Rashpurja, P.S - Bishnupur, District - South 24 Parganas, West Bengal and

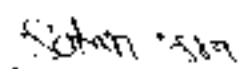
(ii) ALL THAT piece and parcel of land having an area of 1 decimal out of 61 decimals comprised in RS Dag No. 4815 and LR Dag No. 4835 under L.R Khatian No. 5626 at Mouza - Rashpurja, P.S - Bishnupur, District - South 24 Parganas, West Bengal

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 VENDORS abovenamed at Kolkata in the presence of:

- 1. 
S. C. D. Das
W. No. 12
- 2. Anup Chakraborty
85 A, General Post Office Road
Kolkata - 700

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

Director

For Mother's Earth Development Pvt. Ltd.

Authorised Signatory/Director

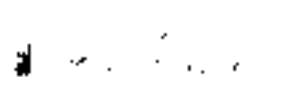
EXECUTED AND DELIVERED by the PURCHASER abovenamed at Kolkata in the presence of:

- 1. 
S. C. D. Das
W. No. 12
- 2. Anup Chakraborty

For Jayarajya Promoters Private Limited

Authorised Signatory


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




MEMO OF CONSIDERATION

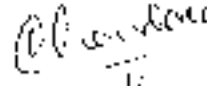
RECEIVED of and from the within named Purchaser the agreed sum of Rs. **10,15,000/-** (**Rupees Ten Lacs Fifty Thousands**) only towards the full consideration money of this Deal, as per Memo below:-

SL. NO.	By or out of Cash/ Cheque Number	Date	Bank, Branch	Amount (in Rupees)
1.	313645	25/10/2021	The Federal Bank Limited, Kolkata/C.R Avenue Branch	09,13,500/-
2.	313646	25/10/2021	The Federal Bank Limited, Kolkata/C.R Avenue Branch	01,01,500/-
Total				10,15,000/-

WITNESSES.

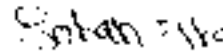
1. 
S. C. W. Roy
M. P. 12

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




Director

For Mathanapuri Apartments Pvt. Ltd.

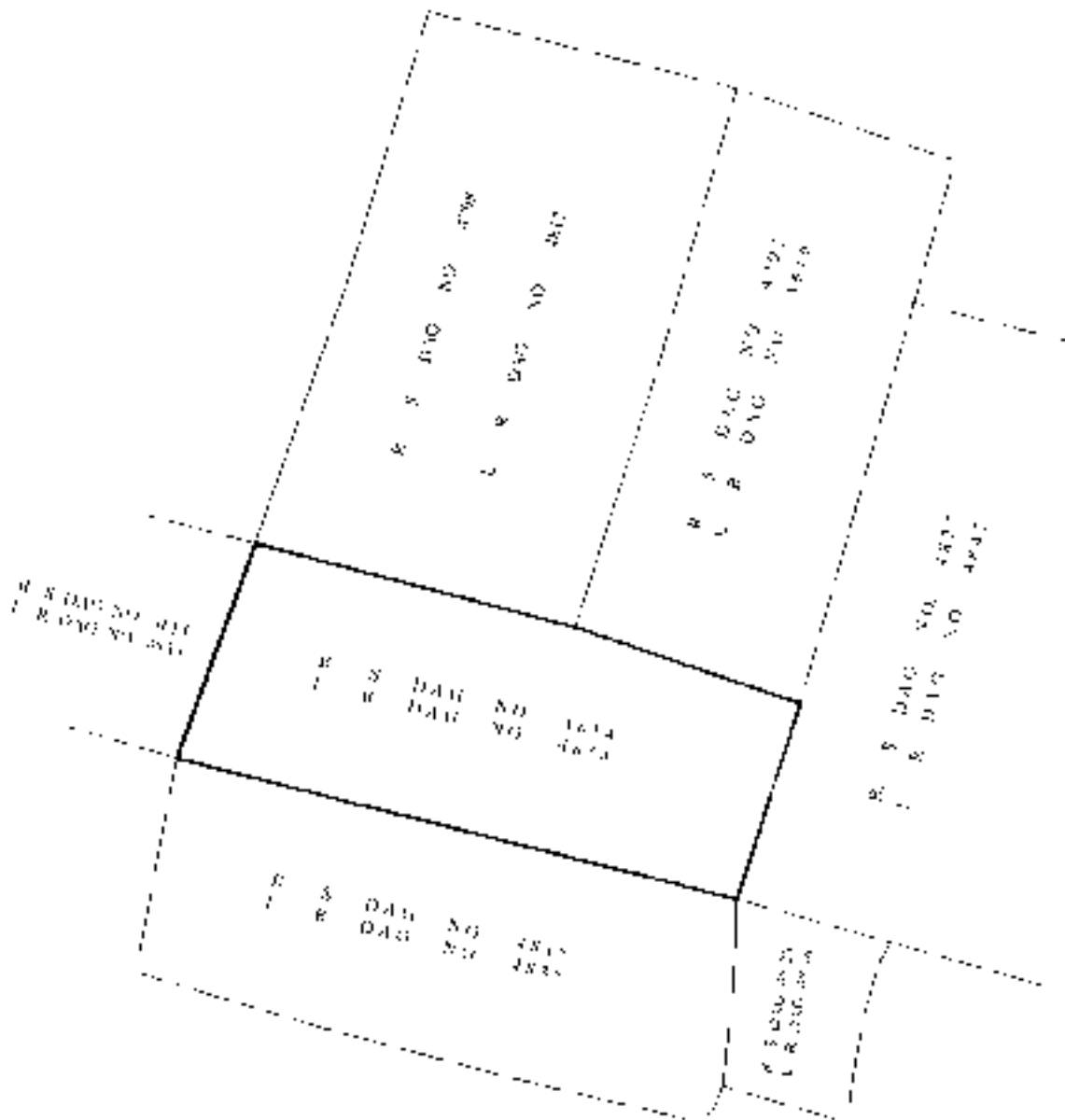


Authorized Signatory/Officer

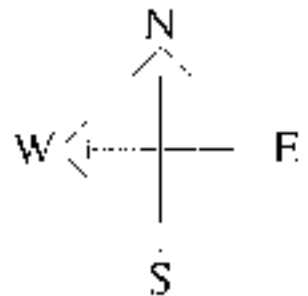
SIGNATURE OF THE VENDORS

3. Asup Ghosh


Plan for RS Dag No. 4814 and LR Dag No. 4834 under L.R Khatian No. 5367 at Mouza - Rashpunja, P.S - Bishnupur, District - South 24 Parganas, West Bengal



NORTH: By L.R Dag No. 4816 & 4817
 SOUTH: By L.R Dag No. 4835
 EAST: By L.R Dag No. 4847
 WEST: By L.R Dag No. 4833

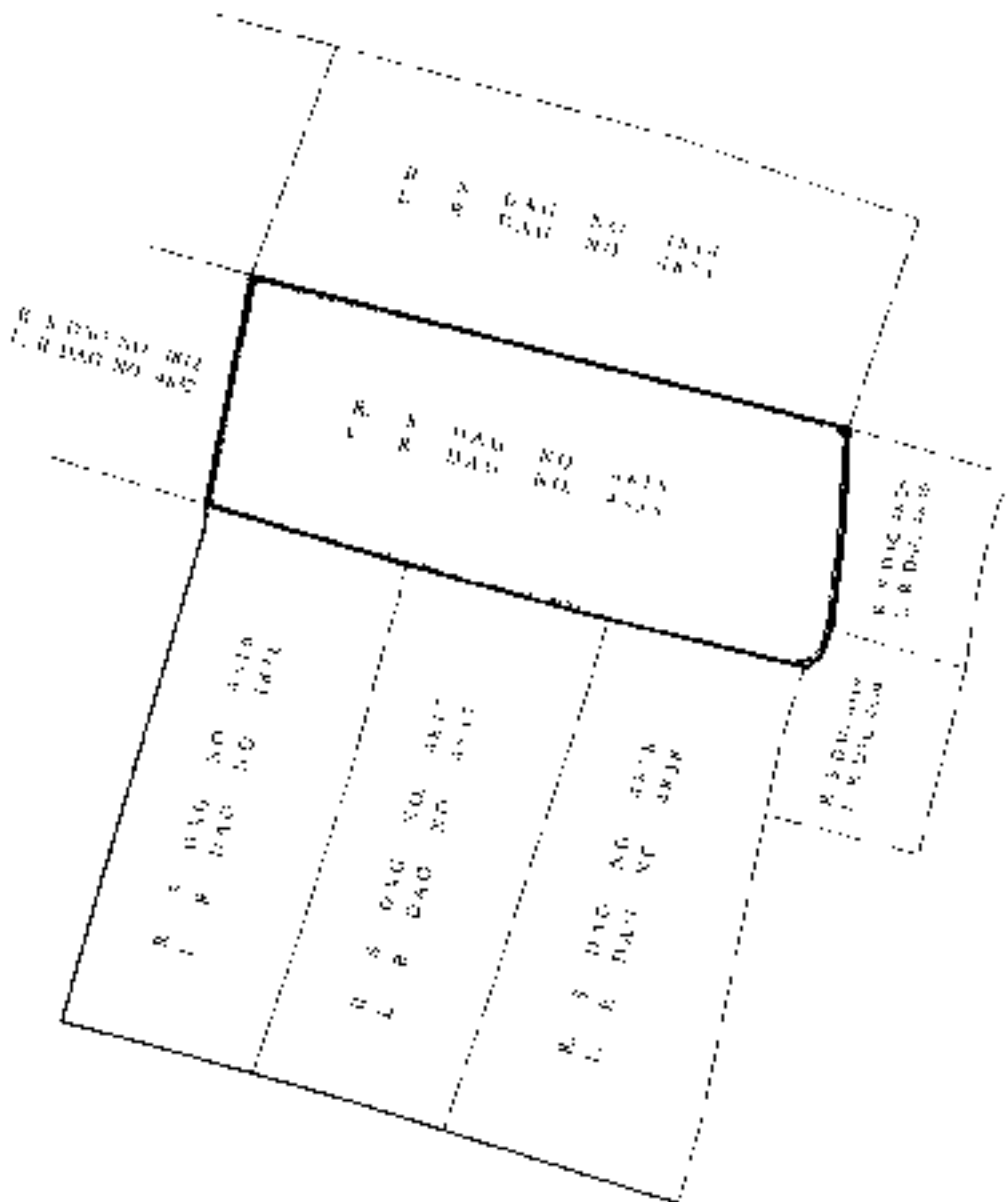


For BENGAL SAHAYOGIYA EDUF
 INFRASTRUCTURE DEVELOPMENT CO. (P.L.C.)
 (Signature)
 Director

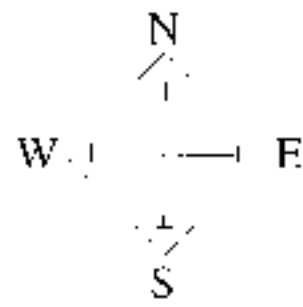
For Bishnupur & Khatia P.S. Ltd.
 (Signature)
 Authorized Signatory/Director

For Trinetsaya Promoters Private Limited
 (Signature)
 Director/Authorized Signatory

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



WEST BENGAL SALARPUA & URBAN
 INFRASTRUCTURE DEVELOPMENT CO. LTD.
 Director

By: *Santanu Das*
 Authorized Signatory/Inspector

By: *P. Das*
 Director

SPECIMEN FORM FOR TEN FINGERPRINTS



Blawie

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



Sethan Egan

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



Ripstein

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



Beverly Day

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



भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

Temporary Enrollment No. : 2016/G0594/33617

व्यक्तिगत जानकारी

पता
श्री. अशोक
विलेज थानडक
एन.ए. रोड, एन.डी.ओ. कॉलेज
के.
एन.ए. थानडक
के.के.डी.
विलेज थानडक
कॉन्स्ट्रक्शन एरिया
ब्लॉक-1
एन.ए. 24 Taluk of West Bengal - 700074
6819109116

संस्थापक जानकारी

2016G059433617



2016G059433617

आपका आधार क्रमांक / Your Aadhaar No. :

XXXX XXXX 4991
AN 8125471709374009

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



विलेज थानडक
विलेज थानडक
एन.ए. रोड, एन.डी.ओ. कॉलेज
के.के.डी.



XXXX XXXX 4991
AN 8125471709374009

मेरा आधार मेरी पहचान



4991

- आधार एक अनन्यकारी पहचान प्रणाली है।
- एक ही व्यक्ति के लिए केवल एक ही आधार है।
- एन.ए. केवल एक ही बार ही बनाने जा सकते हैं।

INFORMATION

- Aadhaar is a non-repudiable, non-transferable and non-cloneable identity.
- There is only one Aadhaar per person.
- There is only one Aadhaar per person.

- आधार एक अनन्यकारी पहचान प्रणाली है।
- एक ही व्यक्ति के लिए केवल एक ही आधार है।
- एन.ए. केवल एक ही बार ही बनाने जा सकते हैं।
- Aadhaar is a non-repudiable, non-transferable and non-cloneable identity.
- Aadhaar will be helpful in sending Government and Non-Government services in future.



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता
श्री. अशोक
विलेज थानडक
एन.ए. रोड, एन.डी.ओ. कॉलेज
के.के.डी.

Address:
Shri. Ashok
Village Thandak, N.E. Road
N.E. Road, K.K.D.I., Near N.D.O. College,
K.K.D.I., Taluk of West Bengal - 700074



XXXX XXXX 4991
AN 8125471709374009

मेरा आधार मेरी पहचान

आयकर विभाग

INDIRECT TAX DEPARTMENT

VISHAL CHANDAK

PRAKASH CHAND CHANDAK

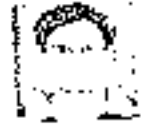
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AHMDC/5900

(Signature)

भारत सरकार
GOVT. OF INDIA





भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
Unique Identification Authority of India
विशेष पहचान प्राधिकरण

नामांकन क्र / Enrollment No 100760902/00161

To,
 सोहन जे
 Sohan Jha
 S/O Mayzhand Jha
 240A,
 GHORF BIRI LANE
 PHOOLBAGAY
 Kankurgachh S.O
 Kankurgachh Kolkata
 West Bengal 700054
 BU74237C87

Ref: 1155 / 22E / 1566830 / 1156968 / P



UESG9B03126IN



आपका आधार क्रमांक / Your Aadhaar No. :

2634 9264 4121

आधार – आम आदमी का अधिकार



भोहन जे
 Sohan Jha
 जन्म वर्ष / Year of Birth : 1995
 पुरुष / Male



2634 9264 4121

आधार – आम आदमी का अधिकार

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT OF INDIA

SOHAN JHA
RAYANAND JHA
14/1/1988
AJP 1505A1





ভারতীয় সিনিয়র পরিচয় প্রমাণকরণ
ভারত সরকার

Unique Identification Authority of India
Government of India

সংস্করণ নং: 2015, 10/08/2017

সংস্করণ নং: 2015, 10/08/2017
সংস্করণ নং: 2015, 10/08/2017
সংস্করণ নং: 2015, 10/08/2017



সংস্করণ নং: 2015, 10/08/2017

2694 4674 9587

সংস্করণ নং: 2015, 10/08/2017

ভারত সরকার, সিনিয়র পরিচয়



সংস্করণ নং: 2015, 10/08/2017
Government of India



সংস্করণ নং: 2015, 10/08/2017
সংস্করণ নং: 2015, 10/08/2017

2694 4674 9587

সংস্করণ নং: 2015, 10/08/2017

ভারত সরকার, সিনিয়র পরিচয়



- সংস্করণ নং: 2015, 10/08/2017
- সংস্করণ নং: 2015, 10/08/2017
- সংস্করণ নং: 2015, 10/08/2017

সংস্করণ নং: 2015, 10/08/2017

- সংস্করণ নং: 2015, 10/08/2017
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- সংস্করণ নং: 2015, 10/08/2017
- সংস্করণ নং: 2015, 10/08/2017
- সংস্করণ নং: 2015, 10/08/2017

- সংস্করণ নং: 2015, 10/08/2017
- সংস্করণ নং: 2015, 10/08/2017

সংস্করণ নং: 2015, 10/08/2017

সংস্করণ নং: 2015, 10/08/2017
সংস্করণ নং: 2015, 10/08/2017
সংস্করণ নং: 2015, 10/08/2017



2694 4674 9587

সংস্করণ নং: 2015, 10/08/2017

সংস্করণ নং: 2015, 10/08/2017

आयकर विभाग

INCOME TAX DEPARTMENT

PARTHA PRATIM DAS

MANAS RANJAN DAS

BE 25/01/1974

Direct Account Number

11570-535

Signature



भारत सरकार

GOVT. OF INDIA





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खायकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

MATHURANARESH APARTMENTS
PRIVATE LIMITED



18034/2010

Assessment Order Number

AACCE/8910

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

BENGAL SALARPURIA EDEN
INFRASTRUCTURE DEVELOPMENT
COMPANY PRIVATE LIMITED



22/05/2007

पंजीकृत कार्यालय

AAKCS890CN

17/05/07

आयकर विभाग
INDIAN TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

आयकर नोंदी प्रमाण पत्र
Permanent Account Number Card
आयकर नोंदी प्रमाण पत्र



आयकर नोंदी प्रमाण पत्र
Permanent Account Number Card
आयकर नोंदी प्रमाण पत्र

1963-64

Major Information of the Deed

Deed No :	I-1603-10958/2021	Date of Registration	02/11/2021
Query No / Year	1603-2002222553/2021	Office where deed is registered	
Query Date	27/10/2021 1:13:19 PM	1603-2002222553/2021	
Applicant Name, Address & Other Details	PRAVAKAR DAS 85A, Sarat Bose Road, Jyoti Vihar, 3rd Floor, Thana Bhawanipuru, District : South 24-Parganas, WEST BENGAL, PIN - 700026, Mobile No. 7501785980, Status :Solicitor firm		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immoveable 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 33,700/- (Article:23)	Rs 11,296/- (Article:A(1), E. M(b). II)		
Remarks			

Land Details :

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

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-4834 (RS :-)	LR-5367	Bastu	Shali	9 Dec	9,13,500/-	10,12,500/-	
L2	LR-4835 (RS :-)	LR-5626	Bastu	Shali	1 Dec	1,01,500/-	1,12,500/-	
		TOTAL :			10Dec	10,15,000 /-	11,25,000 /-	
		Grand Total :			10Dec	10,15,000 /-	11,25,000 /-	

Seller Details :

Sl 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
2	MATHURANARESH APARTMENTS PVT. LTD. 7,Chittaranjan Avenue, 3rd Floor,, City:- , P.O.- Princep Street, P.S.-Bowbazar, District:-Kolkata, West Bengal, India, PIN : 700072 , PAN No. : AAxxxxxx1G,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	TRINETRAAYA PROMOTERS PRIVATE LIMITED 7, Chitranjan Avenue 1st Floor., City:- , P.O - Princep Street, P.S -Bowbazar, District -Kolkata, West Bengal, India. P/N:- 700072 , PAN No.:: AAxxxxxx0H,Aadhaar No Not Provided by UIDAI. Status .Organization, Executed by: Representative

Representative Details :

Sl 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. 51xxxxxxx4991 Status : Representative, Representative of : BENGAL SALARPURIA EDEN INFRASTRUCTURE DEVELOPMENT COMPANY PRIVATE LIMITED (as Director)
2	Mr SOHAN JHA Son of Mr MAYANAND JHA 2H/3A GHORE BIB' LANE., City:- , P.O- Kankurgachi, P S:-Phulbagan, District:-Kolkata, West Bengal, India, P,N - 700054, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJxxxxxx5A, Aadhaar No 26xxxxxxxx4121 Status : Representative, Representative of : MATHURANARESH APARTMENTS PVT. LTD (as Director)
3	Mr PARTHA PRATIM DAS Son of Mr Late Manas Ranjan Das 2 No , Pallysree, Regent Estate., City:- , P.O:- Regent Estate, P S:- Regent Park, District:-Kolkata, 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 : TRINETRAAYA PROMOTERS 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 SOHAN JHA, Mr PARTHA PRATIM DAS

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	BENGAL SALARPURIA EDEN INFRASTRUCTURE DEVELOPMENT COMPANY PRIVATE LIMITED	TRINETRAAYA PROMOTERS PRIVATE LIMITED-4.5 Dec
2	MATHURANARESH APARTMENTS PVT. LTD	TRINETRAAYA PROMOTERS PRIVATE LIMITED-4.5 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	BENGAL SALARPURIA EDEN INFRASTRUCTURE DEVELOPMENT COMPANY PRIVATE LIMITED	TRINETRAAYA PROMOTERS PRIVATE LIMITED-0.5 Dec
2	MATHURANARESH APARTMENTS PVT LTD	TRINETRAAYA PROMOTERS PRIVATE LIMITED-0.5 Dec

Land Details as per Land Record

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

Sl. No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 4834, LR Khatian No.- 5367	Owner: বঙ্গ শালপুরিয়া ইডেন . Gurdian: মথুরানরেশ অ্যাপার্টমেন্ট প্রাইভেট লিমিটেড. Address: কিলডিং - এডেন ইনফ্রাস্ট্রাকচার ডেভেলপমেন্ট কম্পানি প্রাইভেট লিমিটেড, বঙ্গ শালপুরিয়া, কিলডিং, কিলডিং-এডেন, C assification: নদি, Area: 0.59000000 Acre,	BENGAL SALARPURIA EDEN INFRASTRUCTURE DEVELOPMENT COMPANY PRIVATE LIMITED
L2	LR Plot No:- 4835, LR Khatian No:- 582E		Seller is not the recorded Owner as per Applicant.

On 28-10-2021

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

Presented for registration at 18 22 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 55, 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

Identified 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 Service

Execution is admitted on 28-10-2021 by Mr SOHAN JHA, Director, MATHURANAKESH APARTMENTS PVT. LTD., 7,Chittaranjan Avenue, 3rd Floor, City:- , P.O:- Princep Street, P S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN - 700072

Identified 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 Service

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

Identified 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 Service



Debasis 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 6.26PM with Govt. Ref. No- 19202122010224776* on 27-10-2021 Amount Rs- 11,264/-, Bank Bank of Baroda (BARBOINDIAE), Ref. No 1259928347 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 online = Rs 33,770/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/10/2021 6:26PM with Govt. Ref. No: 192021220102247761 on 27-10-2021, Amount Rs: 33,770/-, Bank: Bank of Baroda (BARBODIAE), Ref. No. 1259928347 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 60AG092, Amount. Rs. 10/-, Date of Purchase: 27/08/2021, Vendor name: Anil Kr Saha



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

