01492/21 VC-0912/21 I. 10249/202

G 42/222172

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**

8126

8127

8128

PRAVAKAR DAS
S/o Mr. S. Das
Vill- Nabagram, Shyampur
P.O.- Nabagram, P.S.-Shyampur
Dist.- Howrah, Pin- 711

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., 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 - 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.

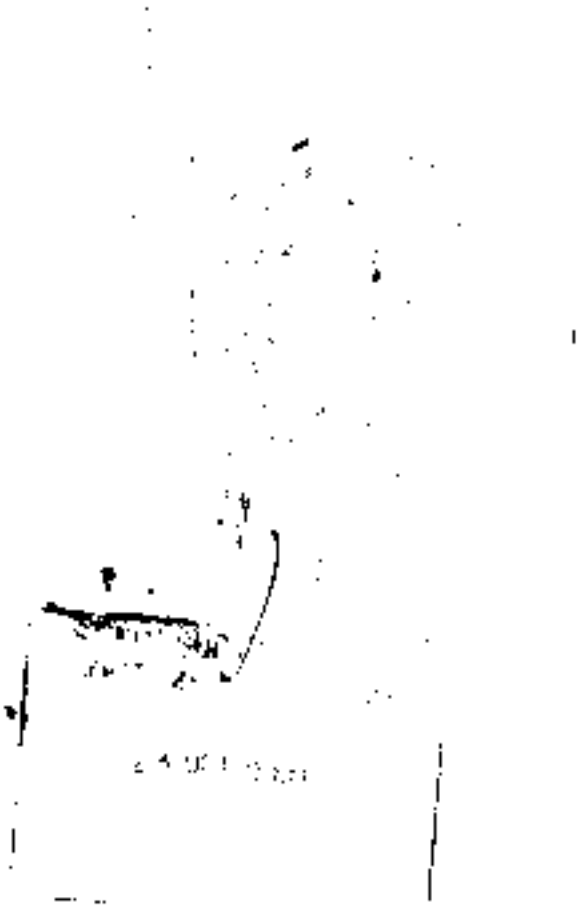
(iii) The said Land is as on date recorded and classified as sali land.

(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 LR Khatian No. 5367 at Mouza - Rashpunja, P.S – Bishnupur, District - South 24 Parganas, West Bengal (more fully described in the **Second** Schedule hereto and hereinafter referred to as the "**said Land/Property**")

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

(i) The Vendor came to absolutely own and possess the said Land having free, good, clear and marketable title and that no person other than the Vendor has any right, title, interest in or claim over the said Land/Property.

(ii) There exists no acquisition/requisition proceedings pending or



concluded before any Governmental/ Statutory authority, distress, court order or other attachment, charging order, garnishee order, recovery proceedings as arrears of land revenue, liens, charges, 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, arbitrations, 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;

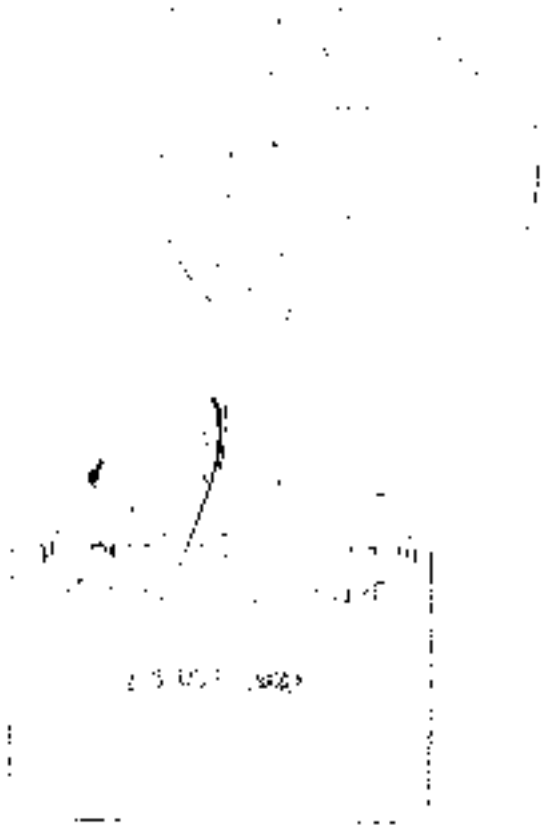
(v) That the Vendor has paid and/or shall pay all taxes, land revenues and other outgoings payable up to the date of execution of these presents,

(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:-

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

50 decimals comprised in RS Dag No. 4814 and LR Dag No. 4834 under L.R Khatian No. 5367 at Mouza – Rashpunja, P.S – Sonarpur, 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 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 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 or 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

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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

(f) 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. 4824 and LR Dag No. 4834 under LR Khatian No. 5367 at Mouza – Rishipunja, 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.

2.

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

1. Anup Ghosh

2.

For Mahendra Griha Nirman Private Limited

Director/Authorised Signatory

Abhishek Roy

Abhishek Roy
Advocate
Alipore Judges' Court
Enrollment No. F/2047/1/60/2019

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

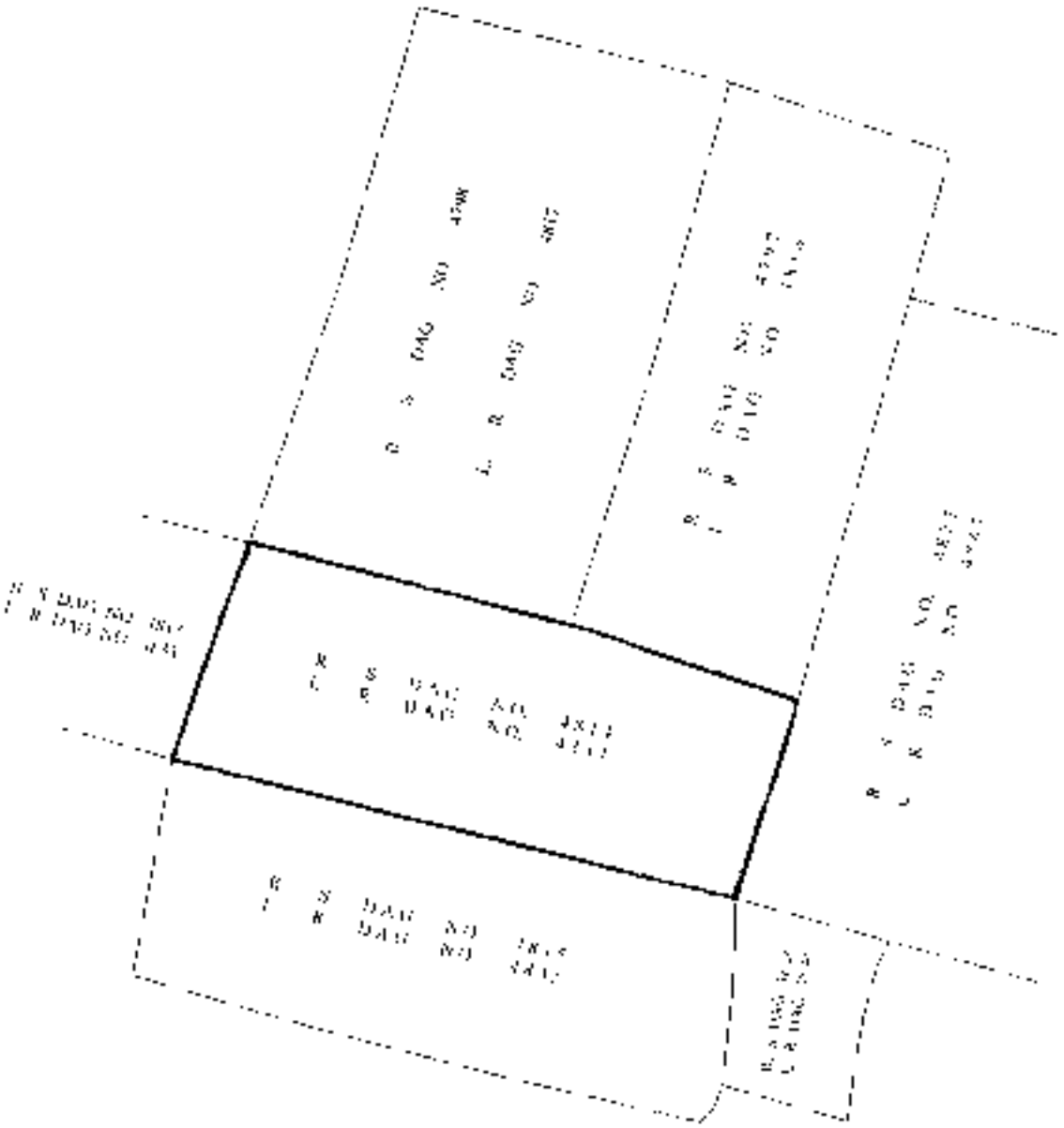
WITNESSES :

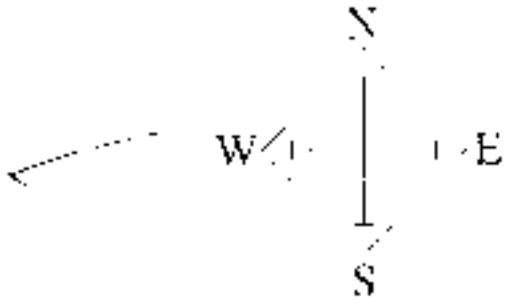
1.

2.

SIGNATURE OF THE VENDOR

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 Mohardhi Griha Niman Private Limited

Director/Authorised Signatory

SPECIMEN FORM FOR TEN FINGER-PRINTS

PHOTO

आयकर विभाग भारत सरकार

INCOME TAX DEPARTMENT GOVT. OF INDIA

BENGAL SAMARPURIA EDEN
INFRASTRUCTURE DEVELOPMENT
COMPANY PRIVATE LIMITED

22/05/2007

Permanent Account Number

AAKCS8904N

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAMCM0901H

नाम
MANGOM GRIHA NIRMAN PRIVATE LIMITED

निगमन/गठन की तारीख
Date of Incorporation/Formation

आधार

भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

Enrolment No : 2016/00194/53612

To

Your Aadhaar No

XXXX XXXX 4991

VID 9136 6187 6502 2403

मेरा आधार, मेरी पहचान

भारत सरकार

Government of India

Your Aadhaar

XXXX XXXX 4991

मेरा आधार, मेरी पहचान

AADHAAR

INFORMATION

Unique Identification Authority of India

Address:

XXXX XXXX 4991

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

VISHAL CHANDAK

PRAKASH CHAND CHANDAK

03/09/1987

AHMPC7597C

আধার

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India

Government of India

7694 4674 9587

আমার আধার, আমার পরিচয়

2694 4674 9587

2694 4674 9587

आयकर विभाग भारत सरकार

INCOME TAX DEPARTMENT GOVT OF INDIA

PARTHA PRAVIN DAS

MANAS DALLAN DAS

26/01/1974

Permanent Account Number

AIFPD5595J

Sanjay

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. : 7501789963, 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. 35,780/- (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, JL 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-1834 (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	**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, PIN - 700074, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHxxxxxx0C, Aadhaar No. 51xxxxxxxx4991 Status : Representative, Representative of : BENGAL SALARPURIA EDEN INFRASTRUCTURE DEVELOPMENT COMPANY PRIVATE LIMITED (as DIRECTOR)
2	**Mr PARTHA PRATIM DAS** Son of Late Manas Ranjan Das 2 No., Pallysree, 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, 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	MAHARDHI GRIHA NIRMAN PRIVATE LIMITED-10 Dec

Land Details as per Land Record

District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: Rashpunja, Mouza: Raspunj, JL 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 - 160310949 / 2021

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 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 Law Clerk

Execution is admitted on 28-10-2021 by Mr PARTHA PRATIM DAS, DIRECTOR, 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

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 Boroda (BARB0INDIAE), Ref. No. 1259920107 on 27-10-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/10/2021 5:44PM with Govt. Ref. No: 192021220102212401 on 27-10-2021, Amount Rs: 33,770/-, Bank: Bank of Boroda (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: 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 345661 to 345684

being No 160310949 for the year 2021.

Seal of the District Sub-Registrar III, South 24 Parganas, South 24 Parganas

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.)

C:11493/21 VC.9908/21 I.C. 10955(2021)

28/10/21
6.35

6 - 7/215490

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: Gruguddanga, 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**

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

Director

Director

To: Digham Abasan Private Limited

Director/Authorised Signatory

(PARTHA PRATIM DAS)

PRAVAKAR DAS
S/o Mr. S. Das
Vill- 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 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,

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

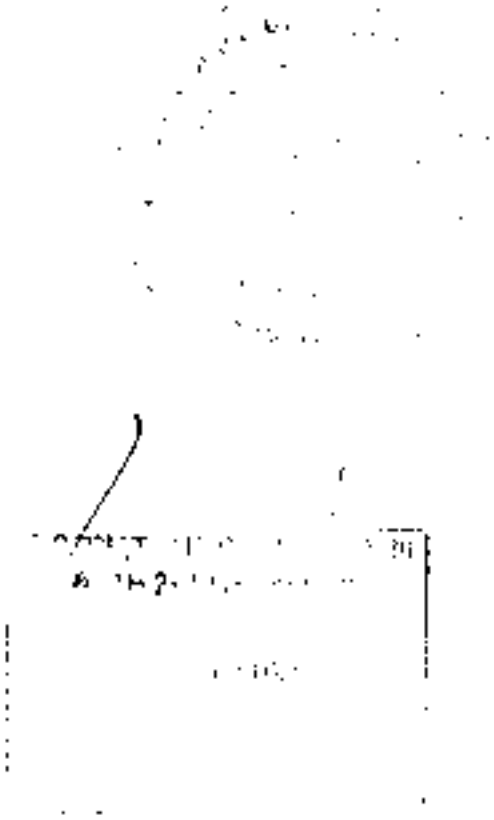
(vii) That the Vendor has not entered into any Agreement for sale and transfer, nor the Vendor's have created any interest of a third party into or upon the said Property or any part or portion thereof;

(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:-

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. 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 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,

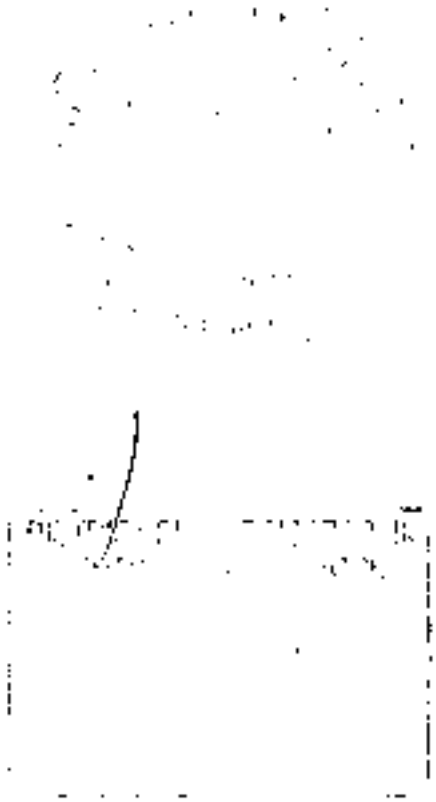
(e) THAT no certificate proceedings and/or notice of attachment is subsisting under the Income Tax Act, 1961 against Vendor and/or the said Property;

(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 L.R Khatian No. 5367 at Mouza – Rashpunjo, 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 Khatian No. 5367 at Mouza – Rashpunjo, 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:

Pravartaka Dey
8CA, Sarat Bose Road
Kol- 26.

for BENGAL SAUDI INFRASTRUCTURE INVESTMENT CO. (P) LTD.

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

Pravartaka Dey

for Durgiah Abasan Private Limited

Director/Authorised Signatory

Abhishek Roy
Advocate
Alipore Judges Court
Enrolment No. F/2047/1730/2019

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

WITNESSES:

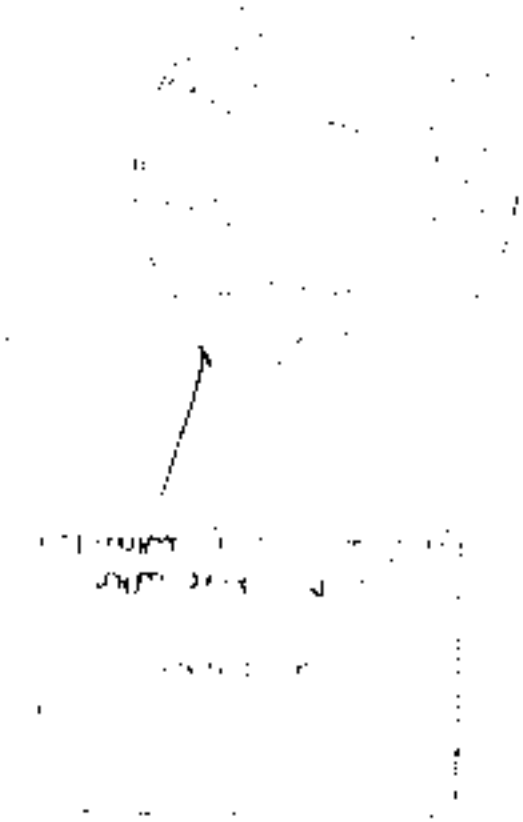
1. Pranaker Das

2.

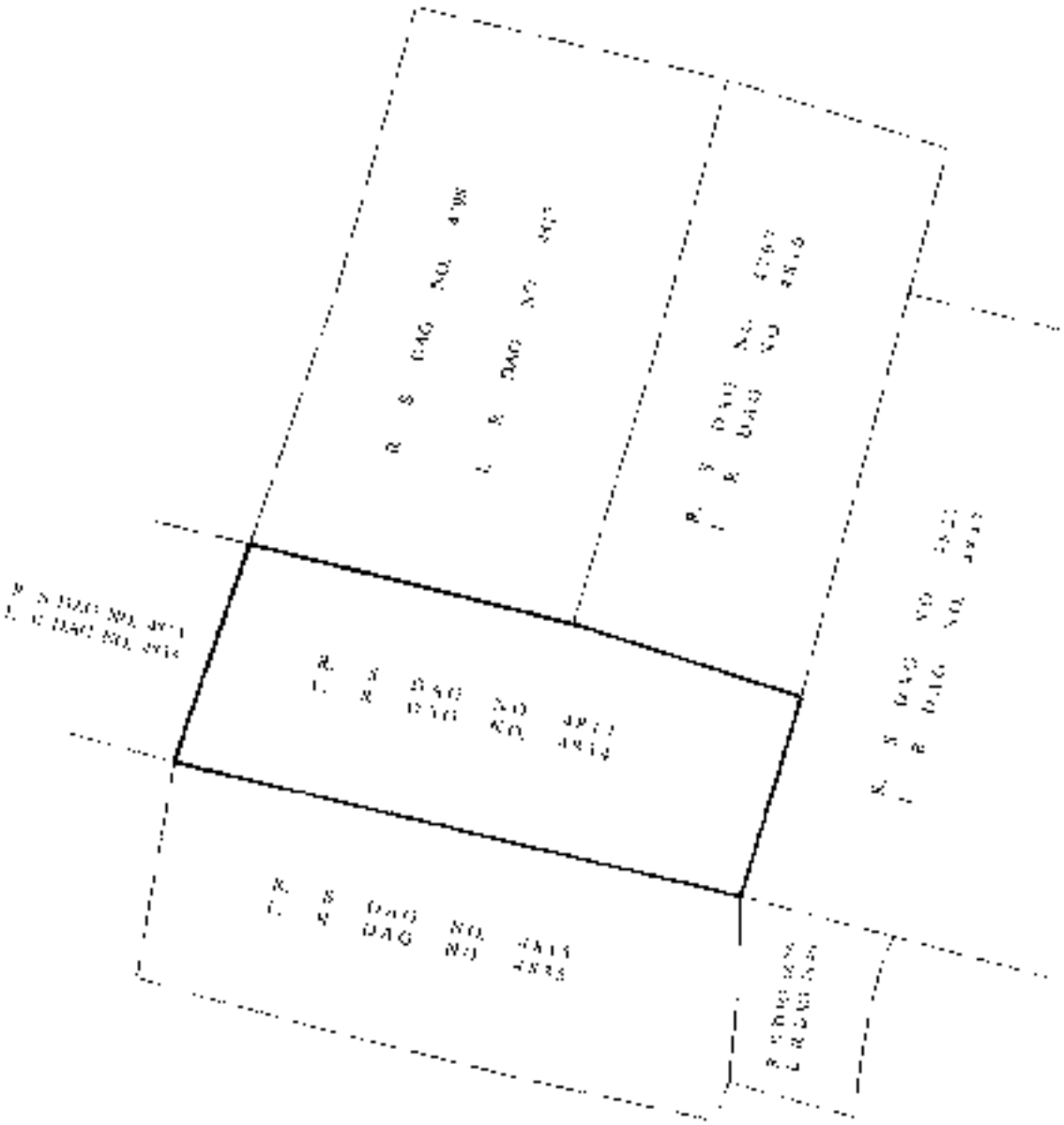
For BENGAL SALARPURIA EDEN INFRASTRUCTURE DEVELOPMENT CO. (P) LTD.

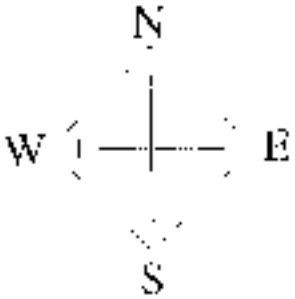
Director

SIGNATURE OF THE VENDOR



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 Dirghain Abasan Private Limited

Director/Authorised Signatory

SPECIMEN FORM FOR TEN FINGERPRINTS

PHOTO

आयकर विभाग भारत सरकार

INCOME TAX DEPARTMENT GOVT. OF INDIA

BENGAL SALARPURIA EDEN
INFRASTRUCTURE DEVELOPMENT
COMPANY PRIVATE LIMITED

22/05/2007

Permanent Account Number

AAKCS6904N

आयकर विभाग INCOME TAX DEPARTMENT

भारत सरकार GOVT. OF INDIA

Permanent Account Number Card

AGACC0653J

आधार

भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

Your Aadhaar No.

XXXX XXXX 4991

मेरा आधार, मेरी पहचान

भारत सरकार

Government of India

XXXX XXXX 4991

मेरा आधार, मेरी पहचान

AADHAAR

INFORMATION

XXXX XXXX 4991

आयकर विभाग INCOME TAX DEPARTMENT

भारत सरकार GOVT OF INDIA

VISHAL CHANDAK

PRAKASH CHAND CHANDAK

03/03/1987

AHMPC7590C

আধার

ভারত সরকার

Government of India

2694 4674 9587

আমার আধার, আমার পরিচয়

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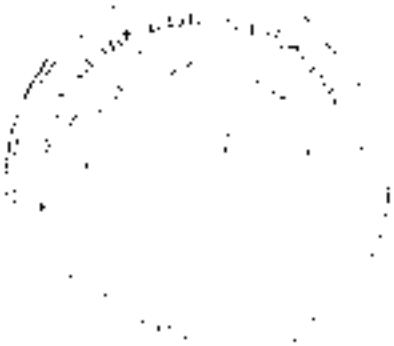


आयकर विभाग
INCOME TAX DEPARTMENT
PARTHA PRATIM DAS
MANAS RANJAN DAS
भारत सरकार
GOVT. OF INDIA

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, 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 JL 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
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	**DIRGHAH 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.:: Alxxxxxx5J, 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, 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	DIRGHAH ABASAN PRIVATE LIMITED-10 Dec

Land Details as per Land Record

District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat, Rashpunja, Mouza, Raspunj, JL 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:- 4634, LR Khatian No:- 5367	Owner:[illegible], Gurdian:[illegible], Address:[illegible], Classification :[illegible], Area:0.59000000 Acre,	BENGAL SALARPURIA EDEN INFRASTRUCTURE DEVELOPMENT COMPANY PRIVATE LIMITED

Endorsement For Deed Number : I - 160310950 / 2021

On 28-10-2021

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

Presented for registration at 18:35 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

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, DIRGHAH ABASAN 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

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 9:13PM with Govt. Ref. No: 192021220102372871 on 27-10-2021, Amount Rs: 11,264/-, Bank: Bank of Boroda (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 Boroda (BARB0INDIAE), Ref. No. 1259948228 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/- ,I = 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 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.)

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**

8126

For BENGAL SAUSHIRA STEEL
INFRASTRUCTURE DEVELOPMENT COMPANY LTD.

Director

8127

For Shantiniketan Abasan Pvt. Ltd.

Director

(PRATIMA PRATIM DAS)

8128

PRAVAKAR DAS

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

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: Pitrop 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.**

W H E R E A S:

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,

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,

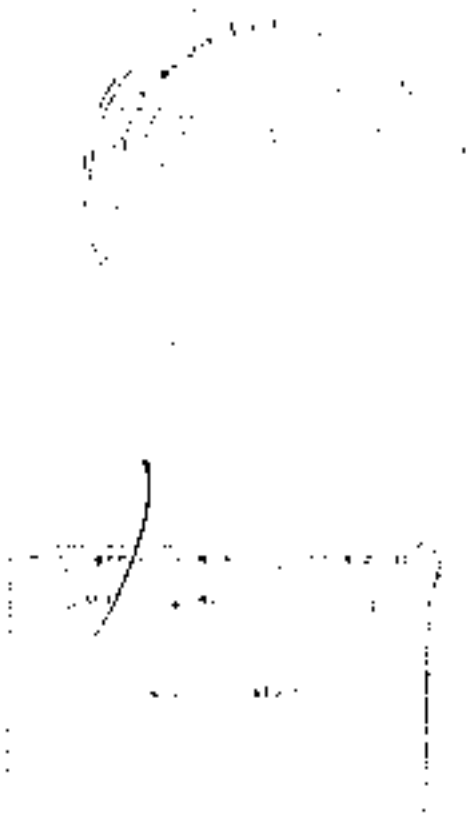
(vii) That the Vendor has not entered into any Agreement for sale and transfer, nor the Vendor's have created any interest of a third party into or upon the said Property or any part or portion thereof;

(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 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 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 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 potos 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 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;

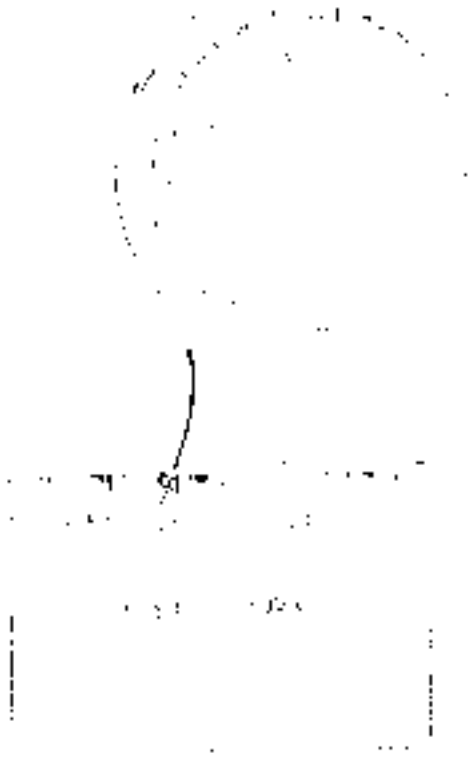
(e) THAT no certificate proceedings and/or notice of attachment is subsisting under the Income Tax Act, 1961 against Vendor and/or the said Property;

(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 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 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:

For BENGAL SALARPURIA URBAN INFRASTRUCTURE DEVELOPMENT CO. PVT. LTD.

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

For Dhanadhipa Abasan Pvt. Ltd.

Director

Abhishek Roy

Abhishek Roy
Advocate
Alipore Judges Court
Enrolment 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.

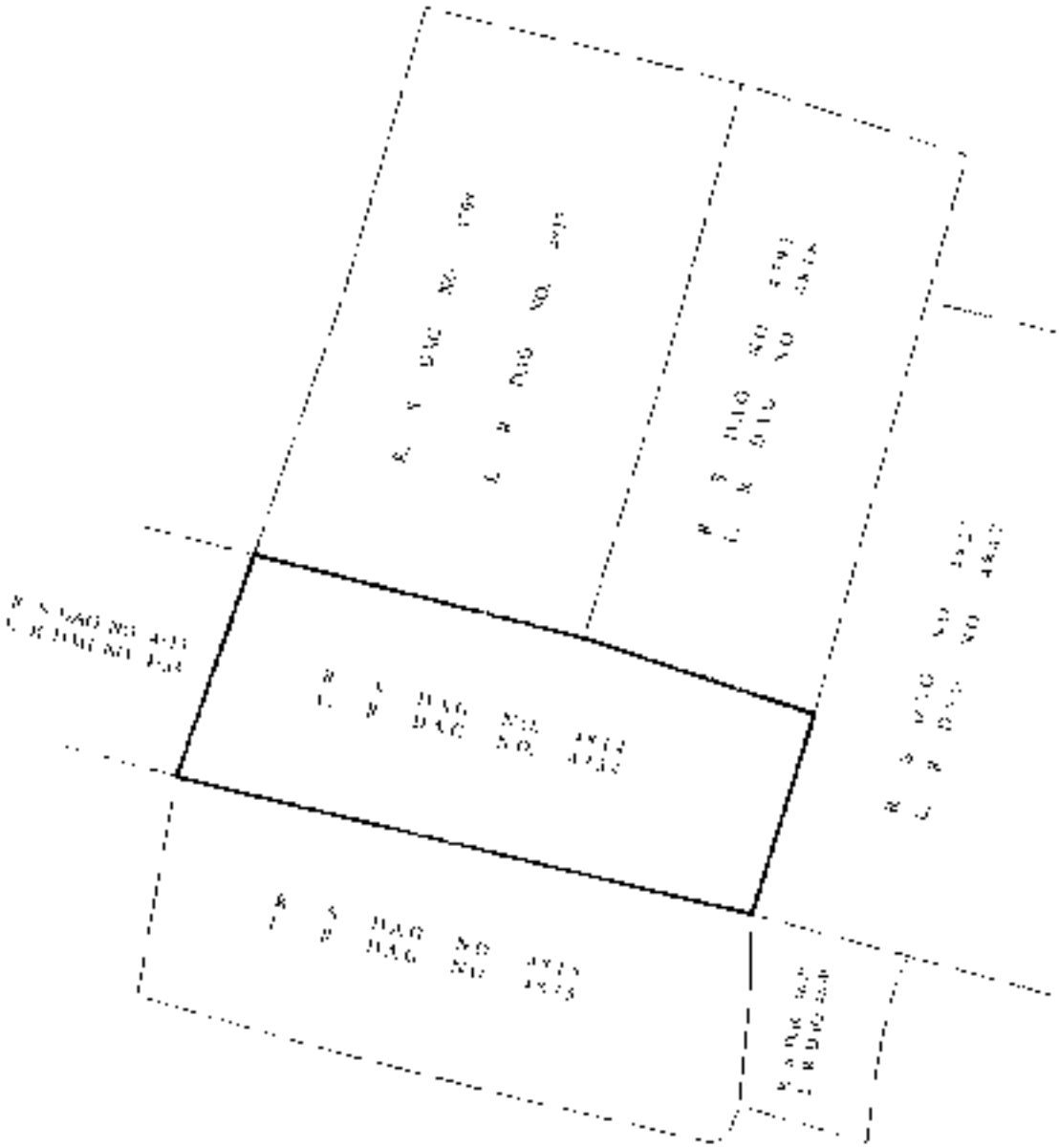
For BENGAL SALARPURIA EDEN INFRASTRUCTURE DEVELOPMENT CO. (P) LTD.

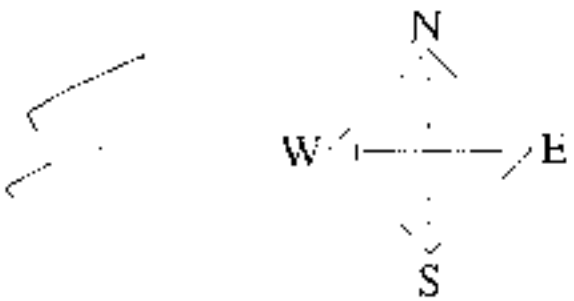
Director

SIGNATURE OF THE VENDOR

2.

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 BUILD INFRASTRUCTURE DEVELOPMENT CO PVT LTD

Director

For Dhanadhipa Abasan Pvt. Ltd.

Director

SPECIMEN FORM FOR TEN FINGERPRINTS

PHOTO

आधार

भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

Enrolment No : 2016/00504/33017

To
Gaurav
Vishal Chandak
S/O Prakash Chand Chandak
40
Dum Dum Road
Kolkata
Near Belgachia
South Dumdum (m)
Kolkata
North 24 Parganas West Bengal 700074
9831986016

Vishal@gmail.com

आपका आधार क्रमांक / Your Aadhaar No. :

XXXX XXXX 4991

VID : 9135 6137 8502 2409

मेरा आधार, मेरी पहचान

भारत सरकार

Government of India

जन्म तिथि / DOB : 03/07/1991

पुरुष / MALE

XXXX XXXX 4991

VID : 9135 6137 8502 2409

मेरा आधार, मेरी पहचान

AADHAAR

भूमिका

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान को प्रमाणित करने के लिए आधार ऑनलाइन उपयोग करें।
- यह एक इलेक्ट्रॉनिक रूप से उत्पन्न किया गया 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।
- 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-Governmental services in future

भारतीय विशिष्ट पहचान प्राधिकरण

Unique Identification Authority of India

पता:
पोस्ट: [illegible], 40, [illegible] रोड, [illegible]
[illegible] (सी), [illegible] 24 परगना,
पिन: 700074

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

XXXX XXXX 4991

VID : 9135 6137 8502 2409

आयकर विभाग

INCOME TAX DEPARTMENT

VISHAL CHANDAK

PRAKASH CHAND CHANDAK

03/03/1987

AHMPC7590C

आयकर विभाग भारत सरकार

INCOME TAX DEPARTMENT GOVT. OF INDIA

PARTHA PRATIM DAS

MANAS RANJAN DAS

26/03/1974

Permanent Account Number

AIPPD5535J

Signature

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

Enrolment No. 0635/10282/00837

To

2694 4674 9587

আমার আধার, আমার পরিচয়

ভারত সরকার
Government of India

2694 4674 9587

আমার আধার, আমার পরিচয়

Address

2694 4674 9587

आयकर विभाग भारत सरकार

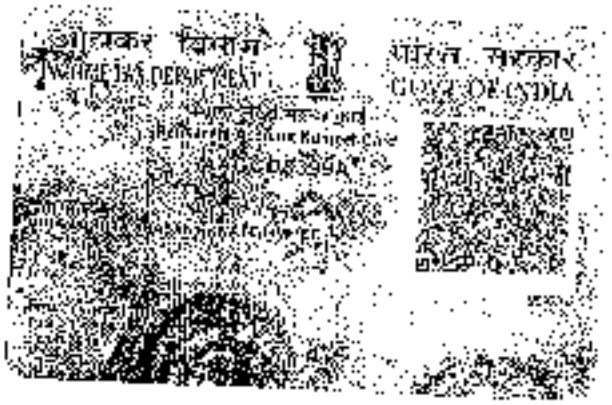
INCOME TAX DEPARTMENT GOVT. OF INDIA

BENGAL SALARPURIA EDEN
INFRASTRUCTURE DEVELOPMENT
COMPANY PRIVATE LIMITED

22/05/2007

Permanent Account Number

AAKCS8811N


GOVT. OF INDIA

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	
Query Date	27/10/2021 12:34:17 PM	1603-2002221380/2021	
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/-	
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:- Bishnupur, Gram Panchayat: Rashpunja, Mouza: Raspunj, JL No. 15, Pin Code : 700104

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-4634 (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	**DHANADHIPA ABSAN PRIVATE LIMITED** 5, Chittaranjan Avenue, 1st Floor,, City:- , P.O.- Princep Street, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700072 , PAN No :: AAxxxxxx9A,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.:: AHxxxxx0C, 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.:: Alxxxxx5J, Aadhaar No: 26xxxxxxxx9587 Status : Representative, Representative of : DHANADHIPA ABSAN 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	DHANADHIPA ABSAN PRIVATE LIMITED-10 Dec

Land Details as per Land Record

District: South 24-Parganas, P.S - Bishnupur, Gram Panchayat: Rashpunja, Mouza: Raspunj, JL 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:[illegible] Gurdian:[illegible] Address:[illegible] Classification:[illegible] Area:0.59000000 Acre,	BENGAL SALARPURIA EDEN INFRASTRUCTURE DEVELOPMENT COMPANY PRIVATE LIMITED

Endorsement For Deed Number : I - 160310951 / 2021

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 29-10-2021, 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 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 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/- ,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 4:38PM with Govt. Ref. No: 192021220102165041 on 27-10-2021, Amount Rs: 11,264/-, Bank: Bank of Baroda (BARB0INDIAE), 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 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: 192021220102165641 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 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 60AB695, 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.

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

भारत

दस रुपये रु.10

TEN RUPEES Rs.10

सत्यमेव जयते

INDIA

INDIA NON JUDICIAL

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL 60AB 778902

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

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

28/10/21
6.30
G-2/222150

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**

78708

D. Chowdhury (Adv.
Alipore Judges Court
Kolkata - 27
Kolkata Collectorate
11, Netaji Subhas Rd.
Kolkata
Date.... 27 AUG 2021

Amal Kr. Saha
Licensed Stamp
Vendor

Chandak

8126

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

Chandak
Director

VISHAL CHANDAK

8127

For Vaidhurya Abasan Private Limited

Partha
Director/Authorised Signatory

(PARTHA PRATIM DAS)

Office of the Dist. Sub-Registrar-III
South 24 Parganas, Alipore

DISTRICT SUB REGISTRAR
SOUTH 24 PARGANAS, ALIPORE

28 OCT 2021

8128

Pravakar Das

PRAVAKAR DAS
S/o Mr. S. Das
Vill- 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,

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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

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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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SOUTH 24 PGS., ALIPORE

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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

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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-Parganas, Alipore

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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

Office of the Dist. Sub-Registrar-III
জেলা সহকারী নিবন্ধক
দক্ষিণ ২৪ পরগনা, আলিপুর
South 24-Parganas, Alipore

DISTRICT SUB REGISTRAR -III
SOUTH 24 PGS., ALIPORE

28 OCT 2021

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. Ray
Kol-72

2 Gautam 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 Gautam Sharma
85A, SARAT BOSE
KOL - 700026

For Vaidhunya Abasan Private Limited

Director/Authorised Signatory

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

Office of the Dist. Sub-Registrar-III
South 24-Parganas, Alipore

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

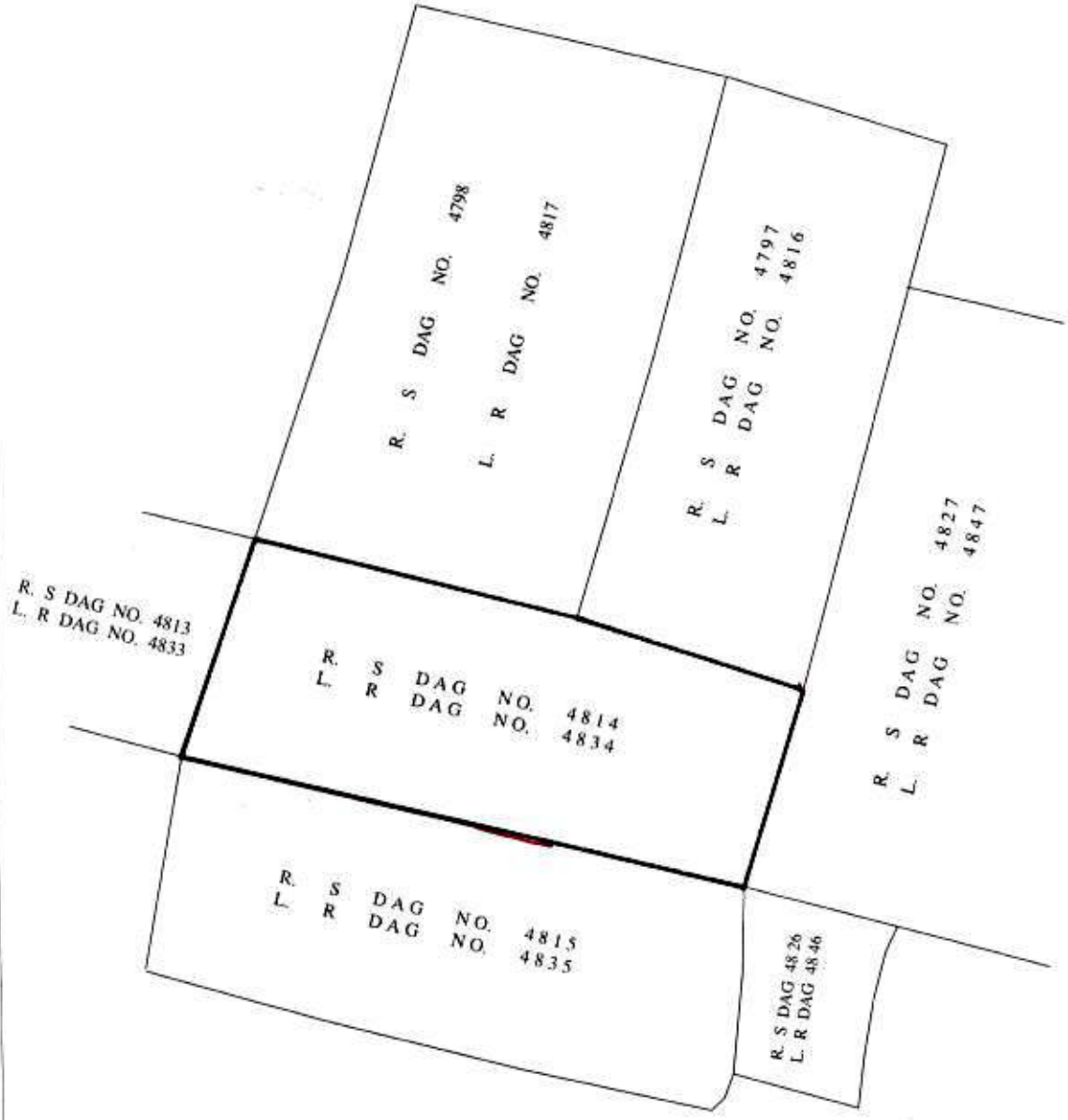
2. Gautam Sharma

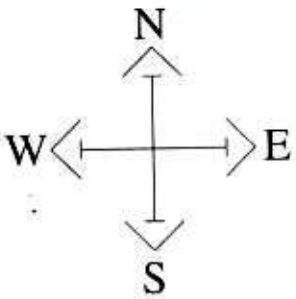
Office of the Dist. Sub-Registrar-III
South 24-Parganas, Alipore

DISTRICT SUB REGISTRAR -III
SOUTH 24 PGS., ALIPORE

28 OCT 2021

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 EDEN
INFRASTRUCTURE DEVELOPMENT CO. (P) LTD
Director

For Vaidhurya Abasan Private Limited
Director/Authorised Signatory

Office of the Dist. Sub-Registrar-III
South 24 Parganas

DISTRICT SUB REGISTRAR -III
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28 OCT 2021

SPECIMEN FORM FOR TEN FINGERPRINTS

Chandra

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Prem

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Pravakar Das

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

PHOTO

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Office of the Dist. Sub-Registrar-III
জেলা অবর নিবন্ধক
দক্ষিণ ২৪ পরগনা, আলিপুর
South 24-Parganas, Alipore

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

भारत सरकार

22/05/2007

Permanent Account Number

AAKCS8904N

17052008

Office of the Dist. Sub-Registrar-III
জেলা সাব রেজিস্ট্রার
South 24 Parganas, Alipore

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAGCV5890A

नाम/ Name
VAIDHURYA ABASAN PRIVATE LIMITED

निगमन/गठन की तारीख
Date of Incorporation/Formation
20/09/2018

Office of the Dist. Sub-Registrar-III
জেলা অবর নিবন্ধক
দক্ষিণ ২৪ পরগনা, আলিপুর
South 24-Parganas, Alipore

भारत सरकार

आधार

भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

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

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

Download Date: 04/10/2018

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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

Government of India

AADHAAR

सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन ऑथेन्टिकेशन 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:
आत्मज: प्रकाश चंद चंदक, 40, दुम दुम रोड, कोलकाता, मोतिझील के पास, साउथ दुमदुम (एम), नॉर्थ 24 परगानास, वेस्ट बंगाल - 700074

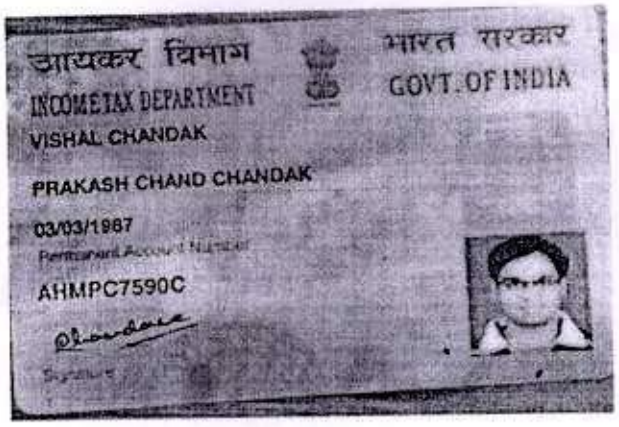
Address:
S/O: Prakash Chand Chandak, 40, Dum Dum Road, Kolkata, Near Motijheel, South Dumdum (m), North 24 Parganas, West Bengal - 700074

QR Code with Photograph

XXXX XXXX 4991

VID : 9135 6137 8502 2409

Office of the Dist. Sub-Registrar-III
জেলা অবর নিবন্ধক
দক্ষিণ ২৪ পরগনা, আলিপুর
South 24-Parganas, Alipore



आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

VISHAL CHANDAK

PRAKASH CHAND CHANDAK

03/03/1987

Permanent Account Number

AHMPC7590C

Signature

Office of the Dist. Sub-Registrar-III
জেলা সাব রেজিস্ট্রার
দক্ষিণ ২৪ পরগনা, আলিপুর
South 24-Parganas, Alipore

আধার

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India

Government of India

তালিকাভুক্তির 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

Downloaded Date: 11/10/2018

Generation Date: 05/10/2018

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

Government of India

AADHAAR

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা লাভ করুন
- এটা এক ইলেক্ট্রনিক প্রক্রিয়ায় তৈরী 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

ঠিকানা:
C/O লেট মানস রঞ্জন দাস, ইউশা ভিলা, ১ম ফ্লোর ফ্ল্যাট ৬, 38/3 রায়পুর রোড, রিজেন্ট এস্টেট, কোলকাতা, পশ্চিম বঙ্গ 700092

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

QR Code with Photograph

2694 4674 9587

VID : 9120 1377 8988 7106

Office of the Dist. Sub-Registrar-III
জেলা অবর নিবন্ধক
দক্ষিণ ২৪ পরগনা
South 24-Parganas, Alipore

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PARTHA PRATIM DAS

MANAS RANJAN DAS

26/01/1974

Permanent Account Number

AIFPD5535J

Signature

2106200S

Office of the Dist. Sub-Registrar
জেলা অবর নিবন্ধক
দক্ষিণ ২৪ পরগনা, আলিপুর
South 24 Parganas, Alipore

ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

নির্বাচকের নাম : প্রভাকর দাস

Elector's Name :

পিতার নাম : শংকর দাস

Father's Name : Sankar Das

লিঙ্গ/Sex : পুং/M

জন্ম তারিখ
Date of Birth : 01/05/1991

YTZ1095429

ঠিকানা
নবগ্রাম পূর্ব, Road, শ্যামপুর হাওড়া, 711315

Address
NABAGRAM
SHYAMPUR HOWRAH 711315

Date 28/09/2018

Registration Officer for
176-Uluberia Dakshin Constituency

Office of the Dist. Sub-Registrar
জেলা অবর নিবন্ধক
South 24-Parganas, Alipore

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	Land 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 :

Sl 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 :

Sl 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 :

Sl 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.:: AIxxxxxx5J, 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

Sl.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, Jl 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:ইন্ফ্রাস্ট্রাকচার ডেভলপমেন্ট কো:প্রা:লি:, Address:ডিরেক্টর-আনন্দ প্রকাশ,7,চিত্তরঞ্জন এভিনিউ,কলিকাতা-72 , Classification:শালি, 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

Dhar

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

Dhar

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

Dhar

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.

Seal of the District Sub-Registrar III, South 24 Parganas, দক্ষিণ ২৪ পরগণা, দক্ষিণ ২৪ পরগণা জেলার জেলা সাব রেজিস্ট্রার ৩, দক্ষিণ ২৪ পরগণা

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.)

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: Ghughucanga, Kolkata- 700 074, here refer 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 PARY**

27 AUG 2020

8126

For Bhiraj Abasan Pvt. Ltd.

Director

(PARTHA PRATIM DAS)

8128

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

AND

DHIRAJ 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 – 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,

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, debenture, 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:-

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 16 decimals out of 59 decimals comprised in RS Dag No. 4814 and LR Dag No. 4834 under L.R 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 monuments 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 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

(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 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. 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

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.

2. Pradip Ghosh

, Director

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

1.

2.

For Dhirat Abasan Pvt. Ltd.

Director

Abhishek Roy

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.	314587	25/10/2021	The Federal Bank Limited, Kolkata/C.R Avenue Branch	10,15,000/-
			Total	10,15,000

WITNESSES :

1.

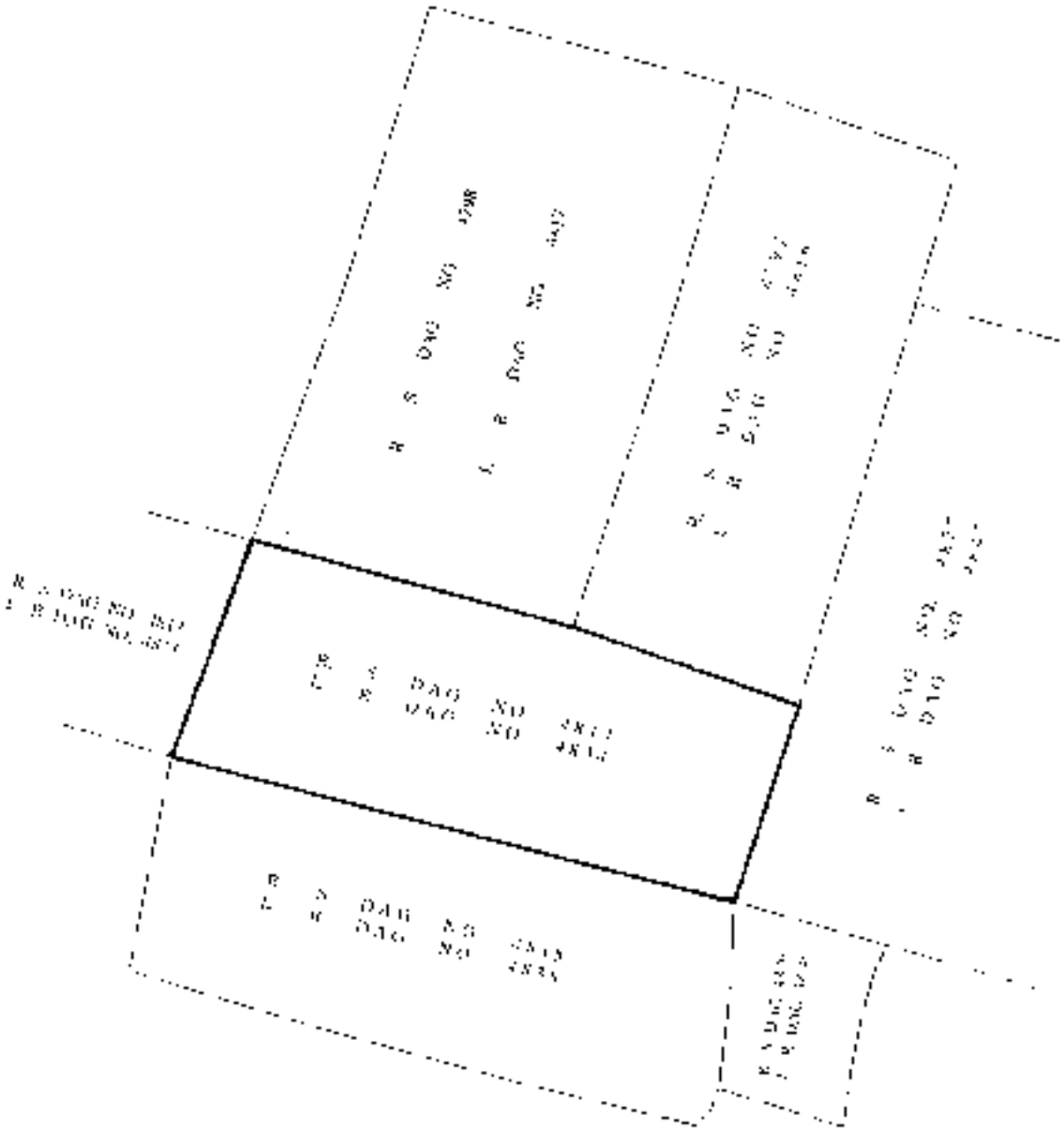
For BENGAL SAMADHAN FDEN
REGISTRATION PRIVATE LIMITED

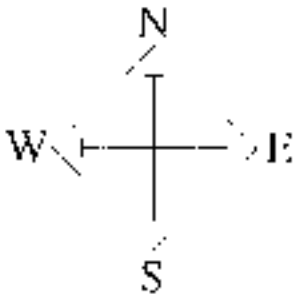
Director

SIGNATURE OF THE VENDOR

2.

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 Dhimal Abasan Pvt. Ltd.

Director

SPECIMEN FORM FOR TEN FINGERPRINTS

PHOTO

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India

Government of India

Enrolment No.: [illegible]

Your Aadhaar No.

2694 4674 9587

আমার আধার, আমার পরিচয়

ভারত সরকার

Government of India

2694 4674 9587

আমার আধার, আমার পরিচয়

Address:

2694 4674 9587

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PARTHA PRATIM DAS

MANAS RANJAN DAS

26/07/1974

Permanent Account Number

AIFPD5555J

Signature

आधार

भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

Enrolment No.: 2016/00594-33617

Vishal Chandak

Government of India

Vishal Chandak

DOB: 03/03/1987

MALE

XXXX XXXX 4991

मेरा आधार, मेरी पहचान

AADHAAR

FAQ

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To enable identity authentication.
- Not to be used for any other purpose.

- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in accessing Government and Non Government services in future.

Address:

XXXX XXXX 4991

आयकर विभाग
INCOME TAX DEPARTMENT
VISHAL CHANDAK
PRAKASH CHAND CHANDAK
03/09/1987
AHMPC7500C

आयकर विभाग भारत सरकार

INCOME TAX DEPARTMENT GOVT. OF INDIA

BENGAL SALARPURIA EDEN
INFRASTRUCTURE DEVELOPMENT
COMPANY PRIVATE LIMITED

22/05/2007

Permanent Account Number

AAKCS8004N


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

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 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, JL 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	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.:: Alxxxxxx5J, 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:- Bishnupur, Gram Panchayat: Rashpunja, Mouza: Raspunj, JL 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 this property which is the subject matter of the deed has been assessed at Rs 11,25,000/-

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

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

Indetified by Mr Pravakar Das, , , Son of Mr Shankar Das, Nabagram, Shyampur, P O: Nabagram, Thana: Shyampur, , Howrah, WEST BENGAL India, PIN - 711315, by caste Hindu, by profession 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

Indetified by Mr Pravakar Das, , , Son of Mr Shankar Das Nabagram, Shyampur, P.O: Nabagram, Thana: Shyampur, , Howrah, WEST BENGAL, India, PIN - 711315, by caste Hindu, by profession 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/- ,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 (BARB0INDIAE), 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 (BARB0INDIAE), 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 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 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.)

011439/21 VC-2914/21 I 10950/2021

28/10/21
6.22
C-22/222357

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 Motijheel, South Dum Dum (M) ,P.O: Motijheel & P.S: Ghughudanga, 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:

For BENGAL SALARPURIA SOCIA
INFRASTRUCTURE DEVELOPMENT CO. PVT. LTD

Director

For Adhiraj Agrotech Pvt. Ltd

Authorised Signatory/Director

For Tatashreya Promoters Private Limited

Director/Authorised Signatory

PRAVAKAR DAS
S/o Mr. S. Das
Vill- 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 Bibi Lane, P.O. Kankurgachi & 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. 2604 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.**

W H E R E A S

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 L.R Khatian No. 5367 at Mouza – Rashpunja, 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 - Rashpunja, 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 L.R Khatian No. 5367 and the Vendor No.2 is entitled to 36.60 decimals under L.R Khatian No. 5626 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&LRO.

(iv) The said Part I and Part II Land are as on date recorded and classified as sali 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, lispenders, 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 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, 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 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

full 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 9 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 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. 5526 at Mouza – Rashpunja, 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 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 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 are 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 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 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 – Rashpunja, P.S – Bishnupur, District – South 24 Parganas, West Bengal are demarcated on the plan annexed hereto and buttee 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 – Rashpunja, P.S – Bishnupur, District – South 24 Parganas, West Bengal and delineated on the plan annexed hereto are butted 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 – Rashpunja, 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 – Rashpunja, 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.

2.

For SENGAL SALARPURIA GREEN INFRASTRUCTURE DEVELOPMENT CO. (P) LTD.

Director

For Methorisen Apartments Pvt. Ltd.

Authorised Signatory/Director

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

1.

2.

For Lineatraya Promoters Private Limited

Director/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 Deed, 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.

2.

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

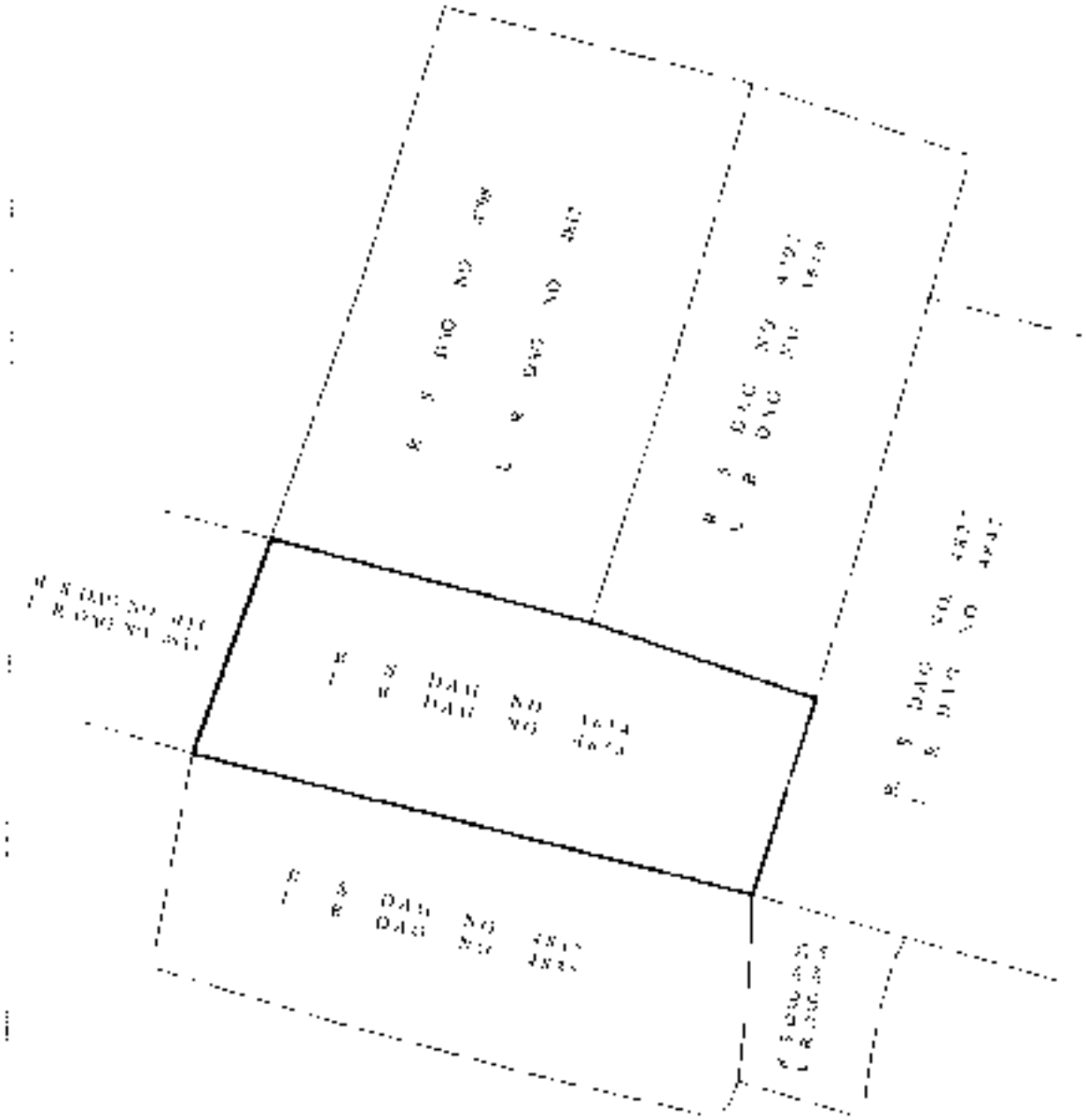
Director

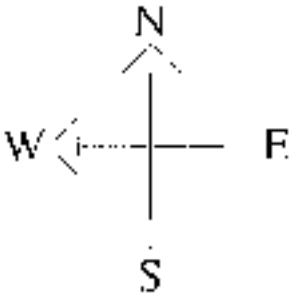
For Mahaneshwari Anantkumar Pvt. Ltd.

Authorised Signatory/Director

SIGNATURE OF THE VENDORS

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 SALANPURIA EDFH INFRASTRUCTURE DEVELOPMENT CO. (P) LTD.

Director

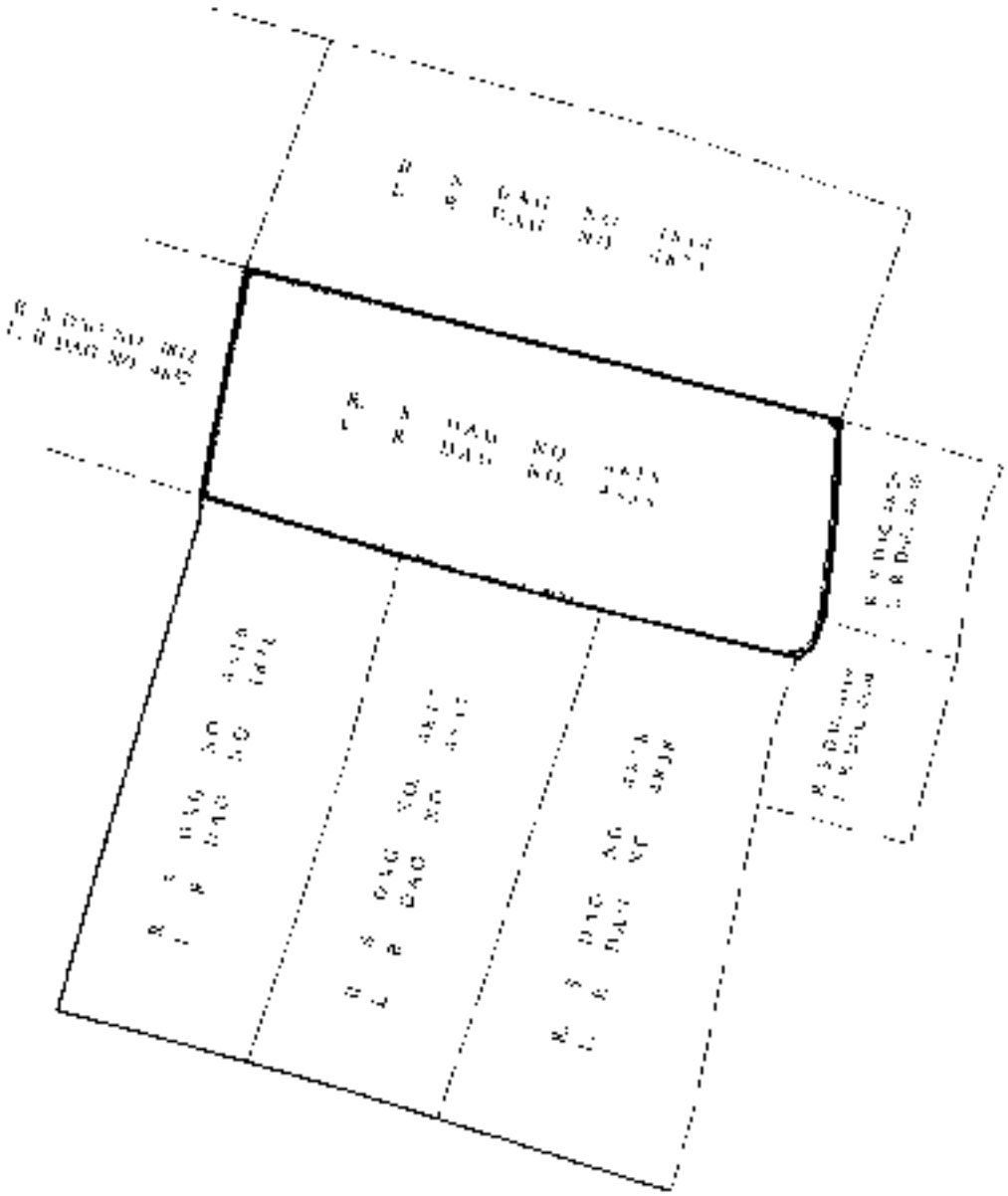
For Shubhlaxmi Apartments Pvt. Ltd.

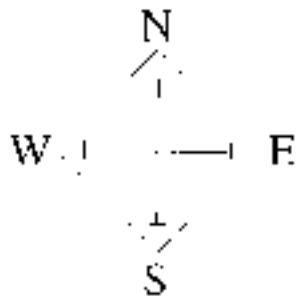
Authorised Signatory/Director

For Trineusaya Promoters Private Limited

Director/Authorised 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

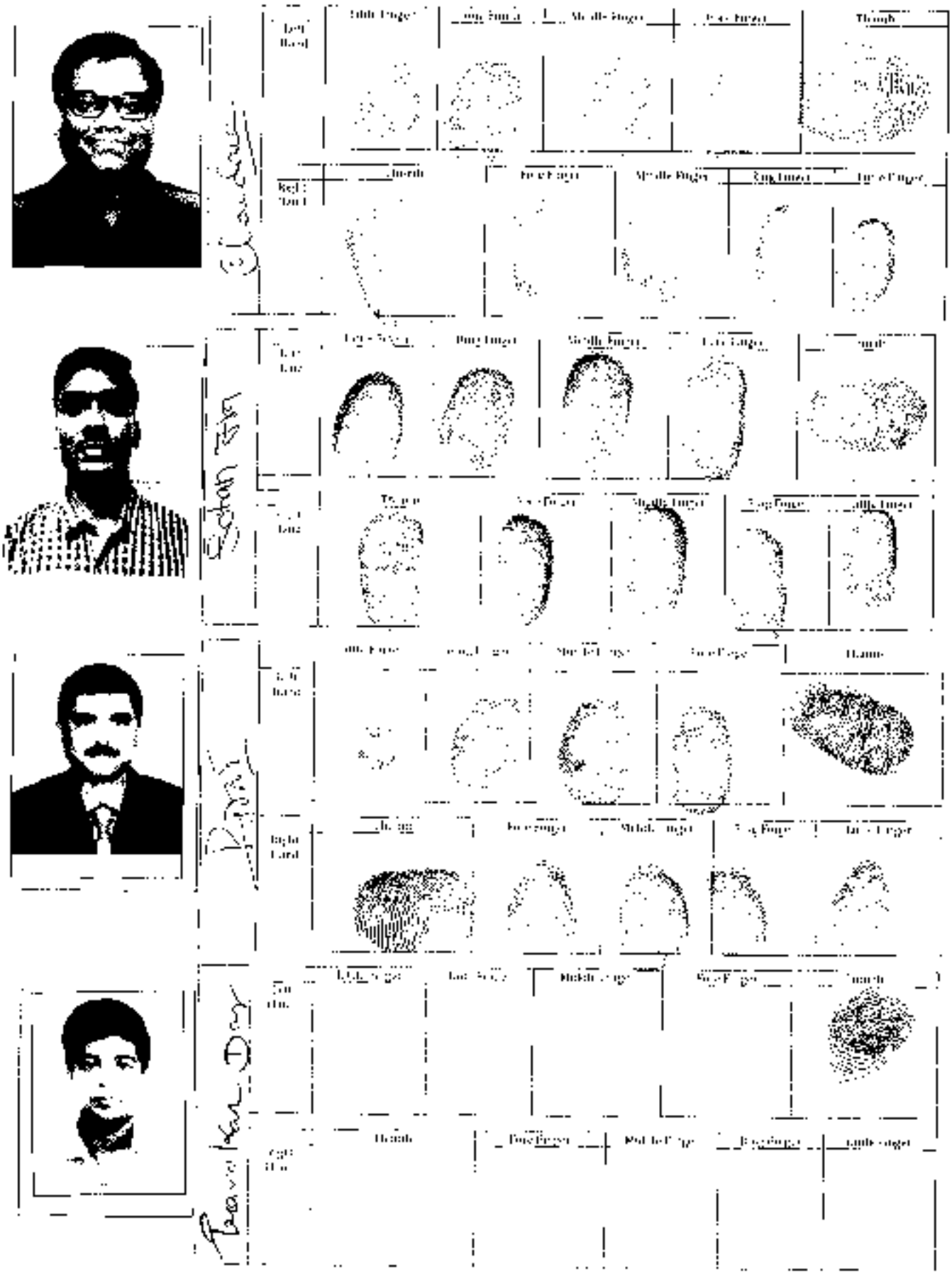
For BENGAL SAGARPUR AEDEN INFRASTRUCTURE DEVELOPMENT CO. (P) LTD

Director

For Mahaurameech Apartments Pvt. Ltd.

Authorised Signatory/Director

SPECIMEN FORM FOR TEN FINGERPRINTS



आधार

भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

Enrolment No. : 2010/C0594/53617

To

Your Aadhaar No. :

XXXX XXXX 4991

मेरा आधार, मेरी पहचान

भारत सरकार

Government of India

DOB : 03/03/1987

XXXX XXXX 4991

मेरा आधार, मेरी पहचान

AADHAAR

INFORMATION

- Aadhaar is a proof of identity, not citizenship.
- To establish identity, authentication is required.
- Aadhaar is valid throughout the country.
- Aadhaar will help you receiving Government and Non Government services in future.

Unique Identification Authority of India

Address:

XXXX XXXX 4991

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

VISHAL CHANDAK

PRAKASH CHAND CHANDAK

03/03/1987

AHMPC7593C

भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

नामांकन क्रमांक / Enrollment No 1007/60902/00161

To,
सोहन झा
Sohan Jha
S/O Mayanand Jha
24/3A,
CHORE BIBI LANE
PHOOLBAGAN
Kankurgachi S.O
Kankurgachi Kolkata
West Bangal 700054
8074237087

20/08/2011

Rgi 1156 / 22E / 1160830 / 1160968 / P

UE5096031261N

आपका आधार क्रमांक / Your Aadhaar No. :

2634 9264 4121

आधार — आम आदमी का अधिकार

भारत सरकार

GOVERNMENT OF INDIA

सोहन झा
Sohan Jha
जन्म तिथि / Year of Birth : 1995
पुरुष / Male

2634 9264 4121

आधार — आम आदमी का अधिकार


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
SOHAK JHA
JAYANAND JHA
14/07/1986
AJXPJ5605A

ভারত সরকার

Unique Identification Authority of India

Government of India

2694 4674 9587

আমার আধার, আমার পরিচয়

2694 4674 9587

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PARTHAPRATIM DAS
MANAS RANJAN DAS
25/07/1974
ALFZD1535

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

MATHURANARESH APARTMENTS
PRIVATE LIMITED

19/04/2010

Permanent Account Number

AAGCM6851C

आयकर विभाग भारत सरकार

INCOME TAX DEPARTMENT GOVT. OF INDIA

BENGAL SALARPURIA EDEN
INFRASTRUCTURE DEVELOPMENT
COMPANY PRIVATE LIMITED

22/05/2007

Permanent Account Number

AAKCS8902N


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
Permanent Account Number Card

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 : Bhawanipore, District : South 24-Parganas, WEST BENGAL, PIN - 700026, Mobile No. : 7501785980, 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. 33,700/- (Article:23)	Rs. 11,296/- (Article:A(1), E, M(b), H)
Remarks	

Land Details :

District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: Raspunja, Mouza: Raspunj, JL 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, Chittaranjan Avenue 1st Floor., City:- , P.O - Princep Street, P.S -Bowbazar, District -Kolkata, West Bengal, India, PIN:- 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. 51xxxxxxxx4991 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 BIBI LANE., City:- , P.O:- Kankurgachi, P.S:-Phulbagan, District:-Kolkata, West Bengal, India, PIN - 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.:: AIxxxxxx5J, 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: Rashpunja, Mouza: Raspunj, JL 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:[illegible], Gurdian:[illegible], Address:[illegible], Classification:[illegible], Area:0.59000000 Acre,	BENGAL SALARPURIA EDEN INFRASTRUCTURE DEVELOPMENT COMPANY PRIVATE LIMITED
L2	LR Plot No:- 4835, LR Khatian No:- 5626		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 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 SOHAN JHA, Director, MATHURANARESH 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

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 6:26PM with Govt. Ref. No: 192021220102247761 on 27-10-2021, Amount Rs: 11,264/-, Bank: Bank of Baroda (BARB0INDIAE), 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 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 5:26PM with Govt. Ref. No: 192021220102247761 on 27-10-2021, Amount Rs: 33,770/-, Bank: Bank of Baroda (BARB0INDIAE), 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 60A0892, 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