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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AK 975001

Handwritten notes: *3.04* and *2/24/2021*

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

Handwritten signature

District Sub Registrar-III
Alipore, South 24-parganas

DEED OF CONVEYANCE

03 DEC 2021

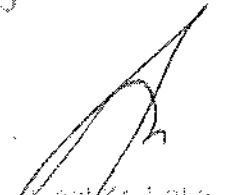
THIS DEED OF CONVEYANCE made this 30th day of November 2021

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**

101230

U. Chowdhury (Adv.)
Singapore Junction Court
Kolkata - 71
Kolkata Metropolitan
District Court
Kolkata - 700016
Date: 10/12/2021



U. Chowdhury
Licensed Stamp
Kolkata





10/12/3


Regal Vintrade Private Limited


Authorised Signatory / Director
(SUMIP DOS)



10/12/2

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

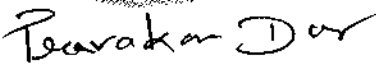

Director
(VISHAL CHANDAK)



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS ALIPORE
30 NOV 2021



10/12/4


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

AND

REGAL VINTRADE PVT. LTD. (PAN AAECR7038Q), 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 Authorised Signatory **Sumit Das (PAN No. BATPD8806P & AADHAAR No. 284047042157)**, son of Shyam Chand Das residing at 46/1/B, Nimchand Maitra Street, P.O: Alambazar & P.S: Baranagar, Kolkata- 700 035, 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**.

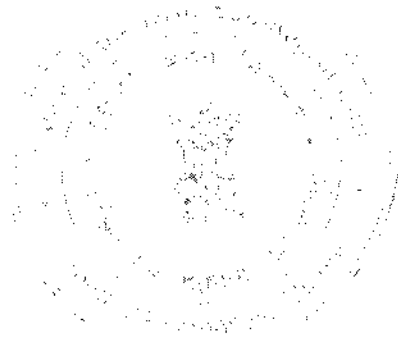
WHEREAS:

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 43 decimals comprised in RS Dag No. 4840 and LR Dag No. 4861 under L.R Khatian No. 5367 at Mouza – Rashpunja, J.L No. 15, 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 43 decimals comprised in RS Dag No. 4840 and LR Dag No. 4861 under L.R Khatian No. 5367 at Mouza – Rashpunja, J.L No. 15, 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 defect in the said Property;
- (xi) That the said Property or any part thereof is not affected and/or vested



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

- (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. 13,50,000/- (Rupees Thirteen Lacs Fifty Thousand only)** of the lawful money of the Union of India well and truly paid by the Purchaser to the Vendor being the full consideration money agreed to be paid (the receipt whereof the Vendor do hereby as also by the receipts and memos hereunder written admit and acknowledge to have been received and of and from the payment of the same and every part thereof do hereby acquit release and discharge the Purchaser as well as the said Property hereby absolutely and permanently sold transferred and conveyed), the Vendor do hereby indefeasibly grant, sell, transfer, convey, assign and assure to and unto the Purchaser absolutely and forever, at the request of the Purchaser, ALL THAT the piece and parcel of land admeasuring 10 decimals out of 43 decimals comprised in RS Dag No. 4840 and LR Dag No. 4861 under L.R Khatian No. 5367 at Mouza – Rashpunja, J.L No. 15, 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



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS, ALIPORE
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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

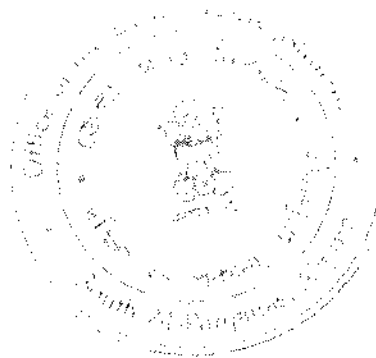


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30 NOV 2011

thereof without any lawful eviction interruption claims or demands whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming from under or in trust for the Vendor or from under or in trust for any of their predecessors in title or any one of them;

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



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

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

ALL THAT entire piece and parcel of land having an area of 43 decimals comprised in RS Dag No. 4840 and LR Dag No. 4861 under L.R Khatian No. 5367 at Mouza – Rashpunja, J.L No. 15, 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. 4850 & 4860
SOUTH: By R.S Dag No. 4842
EAST: By Main Road
WEST: By L.R Dag No. 4862

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

ALL THAT the piece and parcel of land admeasuring 10 decimals out of 43 decimals comprised in RS Dag No. 4840 and LR Dag No. 4861 under L.R Khatian No. 5367 at Mouza – Rashpunja, J.L No. 15, P.S – Bishnupur, District – South 24 Parganas, West Bengal

[FOLLOWING PAGES ARE EXECUTION PAGES]



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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. Somenath Chatterjee
5.C.R. Ave, K01-72.

Baraka Das
85A Sarat Bose Road
K01-24

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

Somenath Chatterjee

Baraka Das

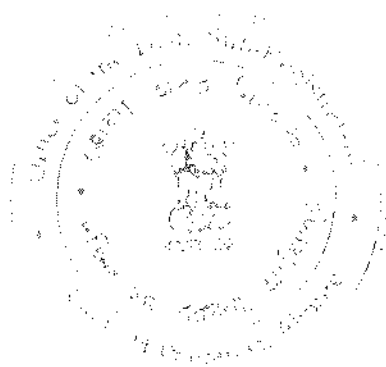
For BENGAL SALARPURIA EDEN
INFRASTRUCTURE DEVELOPMENT CO. (P) LTD.


Director

Regal Vintrade Private Limited


Authorised Signatory / Director


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



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MEMO OF CONSIDERATION

RECEIVED of and from the within named Purchaser the agreed sum of Rs.13,50,000/- (Rupees Thirteen Lacs and Fifty Thousand) 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.	000005	22/11/2021	Bank Of Baroda R N MUKHERJEE ROAD Branch	13,50,000/-
Total				13,50,000/-

(Rupees Thirteen Lacs and Fifty Thousand)

WITNESSES:

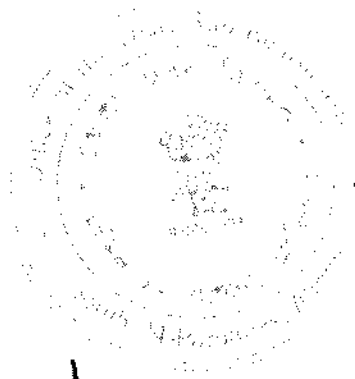
1. *Somenath Chatterjee*

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

Chatterjee
Director

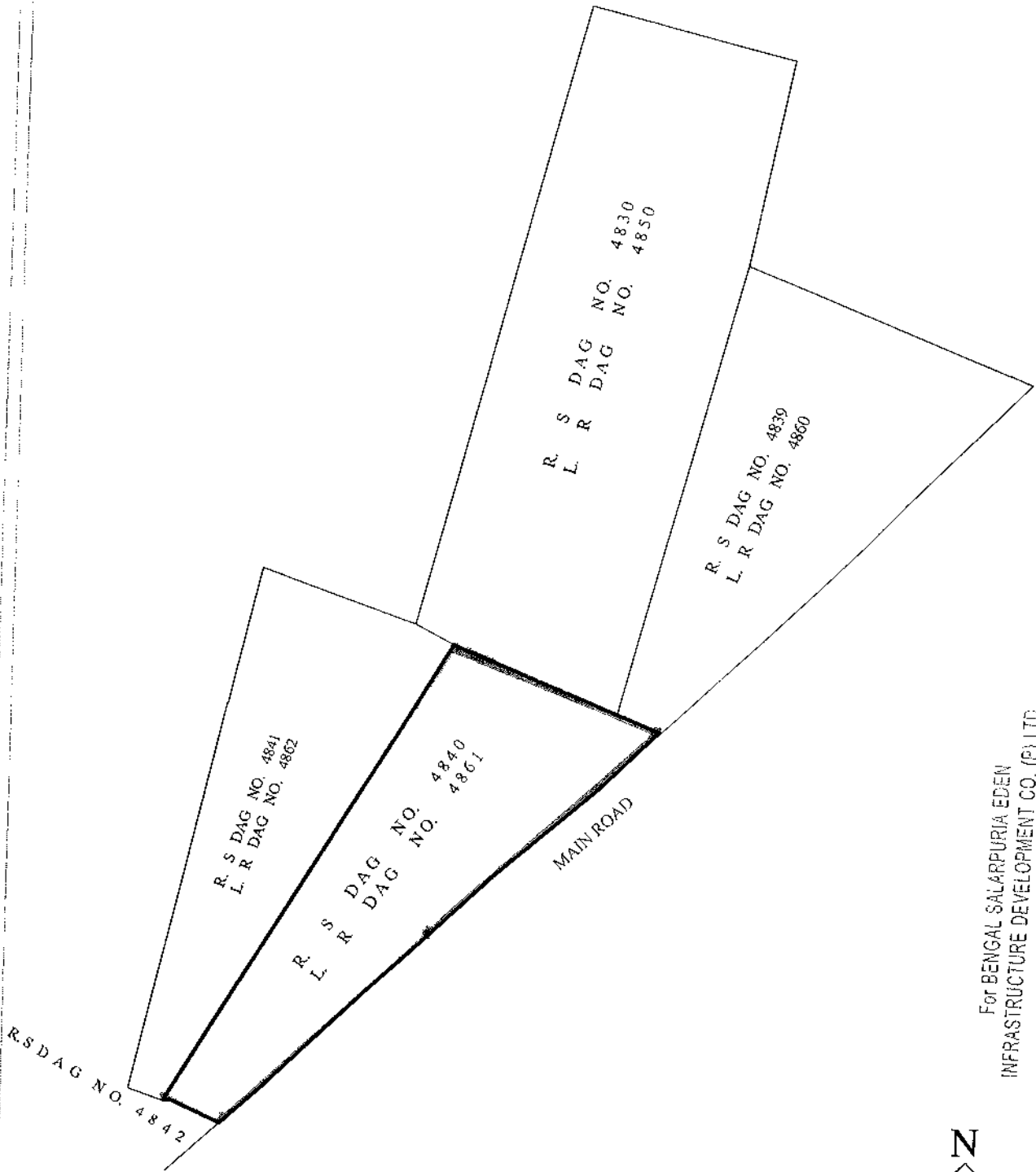
2. *Tevarakam Das*

SIGNATURE OF THE VENDOR

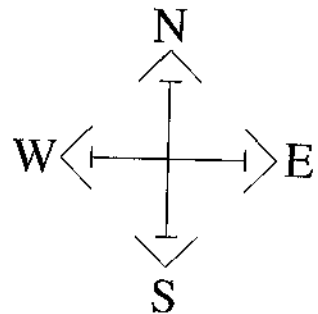


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**Plan for RS Dag No. 4840 and LR Dag No. 4861 under L.R Khatian No. 5367 at
Mouza - Rashpunja, P.S - Bishnupur, District - South 24 Parganas, West Bengal**



NORTH: By L.R Dag No. 4850 & 4860
SOUTH: By R.S Dag No. 4842
EAST: By Main Road
WEST: By L.R Dag No. 4862



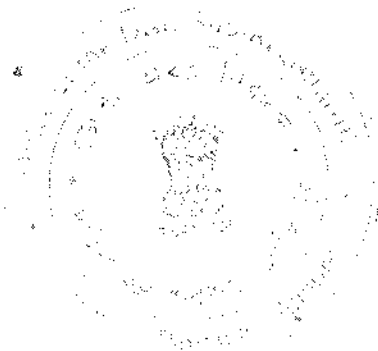
For BENGAL SALARPURIA EDEN
 INFRASTRUCTURE DEVELOPMENT CO. (P) LTD.

Choudhary

Director

Regal Vintrade Private Limited

[Signature]
 Authorised Signatory / Director



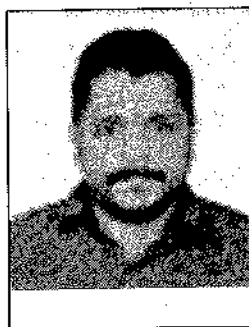
DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS, ALIPORE
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SPECIMEN FORM FOR TEN FINGERPRINTS



Chandrasekhar

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



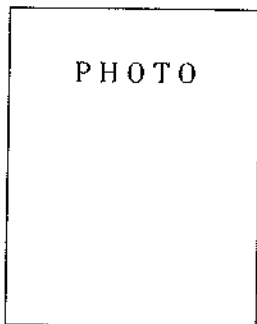
Prakash

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

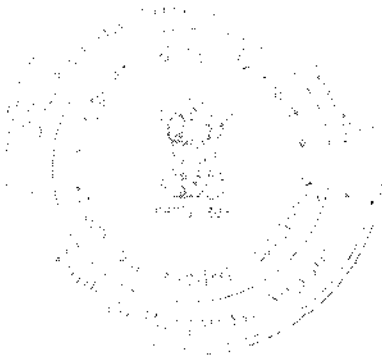


Prakash Dur

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



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



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS. ALIPORE
30 NOV 2011

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

BENGAL SALARPURIA EDEN
INFRASTRUCTURE DEVELOPMENT
COMPANY PRIVATE LIMITED



22/05/2007

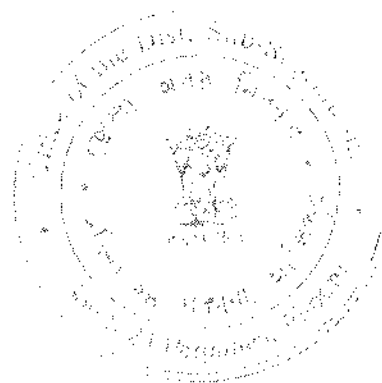
Permanent Account Number
AAKGS8904N

भारत सरकार

1705005



भारत सरकार
INCOME TAX DEPARTMENT
VISHAL CHANDAK
PRAKASH CHAND CHANDAK
03/03/1987
अहमदाबाद
AHMPC7590C







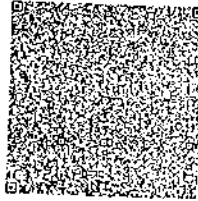
भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
 Unique Identification Authority of India
 Government of India

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: 04/10/2016
 Generation Date: 29/05/2017

Validly unknown



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



सूचना

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

INFORMATION

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

■ आधार देश भर में मान्य है।

■ आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।

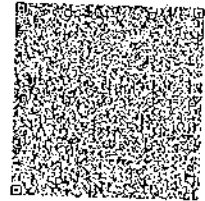
■ Aadhaar is valid throughout the country.

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

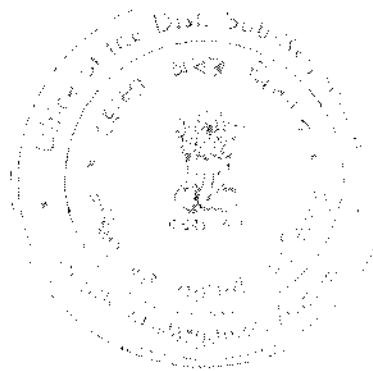


भारतीय विशिष्ट पहचान प्राधिकरण
 Unique Identification Authority of India

पता:
 आपका: प्रकाश चंद चंदक, 40, दम दम रोड, कोलकाता,
 भादिका के पास, उत्तर दमदम (एम), नॉर्थ 24 परगना,
 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



XXXX XXXX 4991
 VID : 9135 6137 8502 2409



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SUMIT DAS

SHYAM CHAND DAS

02/11/1972

Permanent Account Number

BATPD8806P

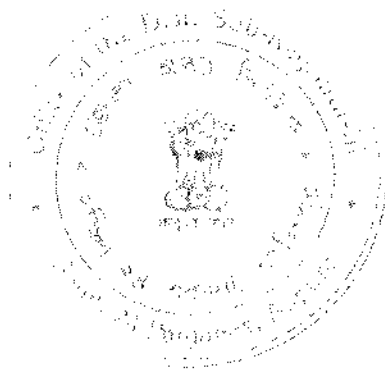
Signatory



2602301

आयकर विभाग / भारत सरकार / नोडल
आयकर विभाग / भारत सरकार / नोडल
आयकर विभाग / भारत सरकार / नोडल
आयकर विभाग / भारत सरकार / नोडल
आयकर विभाग / भारत सरकार / नोडल

*If this card is lost / someone's lost card is found,
Please inform / return to
Income Tax PAN Service Unit, NSDL,
JVA Floor, Kalyani Chambers,
New Bazar Telephone Exchange,
Bangalore - 560 045
Tel: 91 22 2721 8000, Fax: 91 22 2721 8081
e-mail: nsdl@nsdl.co.in*





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

नामांकन क्रम / Enrollment No.: 1007/60802/00174

To
सुमित दास
Sumit Das
S/O Shyam Chand Das
46/1/B NIMCHAND MAITRA STREET
OPPOSITE BARANAGAR MUNICIPALITY
BONHOOGHLY Alambazar S.O
Alambazar Kolkata
West Bengal 700035
9874525169

14929762



UG149297627IN



आपका आधार क्रमांक / Your Aadhaar No. :

2840 4704 2157

आधार — आम आदमी का अधिकार



भारत सरकार
GOVERNMENT OF INDIA

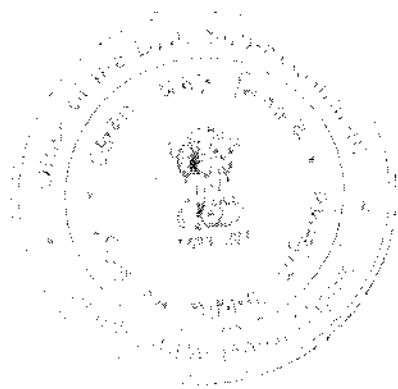


सुमित दास
Sumit Das
जन्म वर्ष / Year of Birth : 1972
पुरुष / Male

2840 4704 2157



आधार — आम आदमी का अधिकार



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

YTZ1096429



নির্বাচকের নাম : প্রভাকর দাস

Elector's Name : Prabhakar Das

Father's Name : Sankar Das

লিঙ্গ/Sex : M

জন্ম তারিখ
Date of Birth : 01/05/1991

YTZ1096429

ঠিকানা

১০৯ নং হাওরাহ শ্যামপুর পুরবা ৭১১৩১৫

Address

NABAGRAM PURBA, NABAGRAM,
SHYAMPUR, HOWRAH 711315

Date: 28/09/2010

নির্বাচন কমিশনের অফিসিয়াল স্ট্যাম্পে স্বাক্ষর করা হয়েছে

Signature of the Electoral
Registration Officer for

নির্বাচন কমিশনের অফিসিয়াল স্ট্যাম্পে স্বাক্ষর করা হয়েছে
Signature of the Electoral
Registration Officer for

In case of change in address mention this Card No
in the new address form to include your name in the
new list of voters.

www.eci.gov.in



आयकर विभाग

INCOME TAX DEPARTMENT

REGAL VINTRADE PRIVATE LIMITED



भारत सरकार

GOVT. OF INDIA

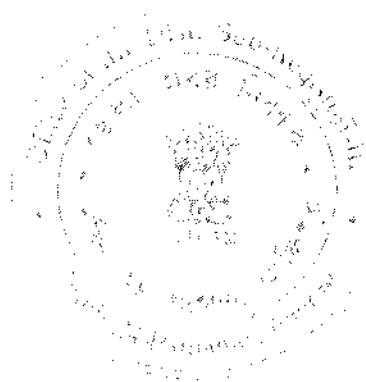


28/01/2010

Permanent Account Number

AAECR7038Q

28/01/2010



Major Information of the Deed

Deed No :	I-1603-12455/2021	Date of Registration	03/12/2021
Query No / Year	1603-2002440538/2021	Office where deed is registered	
Query Date	24/11/2021 8:22:57 PM	1603-2002440538/2021	
Applicant Name, Address & Other Details	PRIYANKA DEY 85A, Sarat Bose Road, Jyoti Vihar, 3rd Floor, Thana : Kalighat, District : South 24-Parganas, WEST BENGAL, PIN - 700026, Mobile No. : 8420430379, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 13,50,000/-	Rs. 13,50,000/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 40,520/- (Article:23)	Rs. 13,546/- (Article:A(1), E)		
Remarks			

Land Details :

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

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-4861 (RS :-)	LR-5367	Bastu Shali	10 Dec	13,50,000/-	13,50,000/-	Property is on Road Adjacent to Metal Road,
Grand Total :				10Dec	13,50,000 /-	13,50,000 /-	

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	REGAL VINTRADE PRIVATE LIMITED 7, Chittaranjan Avenue, 1st Floor, City:- , P.O:- Princep Street, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700072 , PAN No.:: AAxxxxxx8Q,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 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 Sumit Das (Presentant) Son of Mr Shyam Chand Das 46/1/B, Nimchand Maitra Street, City:- , P.O:- Alambazar, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700035, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BAXxxxxx6P, Aadhaar No: 28xxxxxxxx2157 Status : Representative, Representative of : REGAL VINTRADE PRIVATE LIMITED (as Authorised Signatory)

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 Sumit Das			

Transfer of property for L1

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

Land Details as per Land Record

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

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 4861, LR Khatian No:- 5367	Owner:বেঙ্গল সালারপুরিয়া ইডেন , Gurdian:ইনফ্রাস্ট্রাকচার ডেভলপমেন্ট কো:প্রা:লি., Address:ডিরেক্টর-আনন্দ প্রকাশ,7,চিত্তরঞ্জন এন্ডিন্ট,কলিকাতা-72 , Classification:শালি, Area:0.43000000 Acre,	BENGAL SALARPURIA EDEN INFRASTRUCTURE DEVELOPMENT COMPANY PRIVATE LIMITED

Endorsement For Deed Number : I - 160312455 / 2021

On 26-11-2021

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 13,50,000/-



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

On 30-11-2021

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

Presented for registration at 15:04 hrs on 30-11-2021, at the Private residence by Mr Sumit Das ,

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

Execution is admitted on 30-11-2021 by Mr VISHAL CHANDAK, DIRECTOR, 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

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

Execution is admitted on 30-11-2021 by Mr Sumit Das, Authorised Signatory, REGAL VINTRADE PRIVATE LIMITED, 7, Chittaranjan Avenue, 1st Floor, City:- , P.O:- Princep Street, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700072

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



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

On 02-12-2021

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 13,546/- (A(1) = Rs 13,500/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by by online = Rs 13,514/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/11/2021 11:54PM with Govt. Ref. No: 192021220121354751 on 25-11-2021, Amount Rs: 13,514/-, Bank: Bank of Boroda (BARBOINDIAE), Ref. No. 1263534387 on 25-11-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,520/- and Stamp Duty paid by online = Rs 40,520/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/11/2021 11:54PM with Govt. Ref. No: 192021220121354751 on 25-11-2021, Amount Rs: 40,520/-, Bank: Bank of Boroda (BARB0INDIAE), Ref. No. 1263534387 on 25-11-2021, 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 03-12-2021

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 13,546/- (A(1) = Rs 13,500/- ,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. 40,520/- and Stamp Duty paid by Stamp Rs 0/-



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 419738 to 419762

being No 160312455 for the year 2021.



Dhar

Digitally signed by DEBASISH DHAR
Date: 2021.12.28 19:47:45 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2021/12/28 07:47:45 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)