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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

L 016163

G:- 201918924/23

The document is admitted to registration
The encumbrance sheet and Signature
Sheets attached to this document are
the part of this document.

Additional District Sub-Registrar
Solanata

02 AUG 2023

**DEED OF LONG-TERM SUB-LEASE
OR DEED OF ASSIGNMENT**

18/1

OM NAMO SBAYA CONSTRUCTION PVT LTD.

Mang. Ina Bhosani
Director

Ardhendu Bhowmik

ক্রমিক নং. 449 38 তারিখ - 10/07/2023
মূল্য - 5000/- Fine Muncipal ch
কেন্দ্র - Archendy Binach Bar
সাং - Kajonatharau
থানা - Haldia জেলা - পূর্ব মেদিনীপুর

স্বাক্ষর
স্বাক্ষর
সুখী কুমার রায়
সুতাহাটা এ.ডি.এস.আর. অফিস
কাইসেল নং- 02/22
পূর্ব মেদিনীপুর



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Addl. Dist. Sub-Registrar
Sutahata, Purba Medinipur
02 AUG 2023

OM NAMO SIBAYA CONSTRUCTION PVT. LTD.
Manoj Kumar Bhowmik
Director

Ardhendu Bikas Das

THIS INDENTURE **LONG TERM SUB LEASE DEED / DEED OF ASSIGNMENT** is made on this the 2nd day of August Two Thousand Twenty Three

BETWEEN

OM NAMO SIBAYA CONSTRUCTION PRIVATE LIMITED, (PAN- AABC09156F) an existing company duly Incorporated Under the provisions of The Companies Act, 2013(as amended), having Its Registered Office at Baishnabchak, Uttar Purbapalli, Purba Medinipur, 721637, represented by one of Its Directors **Sri Manoj Kumar Bhowmik**, son of Sri Mrityunjoy Bhowmik, residing at Baishnabchak, P.O- Debhog, P.S- Bhabanipur, Dist. Purba Medinipur, West Bengal, Pin 721637 by virtue of a **Board Resolution dated 05/07/2023** hereinafter referred to as the **OWNER/SUB-LESSOR/VENDOR** (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors, successors-in-interest, administrators, legal representatives and assigns) of the **FIRST PARTY/ ONE PART**

AND

SRI ARDHENDU BIKAS DAS (AADHAR No: 761945757002, PAN - **ACRPD5835F**) Son of Late Ananta Kumar Das, by occupation Business, by religion-Hindu, residing at Brajanathchak, P.O- Haldia Port, P.S.- Haldia, PIN- 721605, W.B., herein after referred to as **PURCHASER/ SUB-LESSEE/VENDEE** (Which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, successors, successors-in-interest, administrators, legal representatives and assigns) of the **SECOND PARTY/ OTHER PART;**

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Adel. Dist. Sub-Registrar
Sutahata, Purba Medinipur

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OM NAMO SIBAYA CONSTRUCTION PVT. LTD.
Mang H. Boruah
Director

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Arshendu Bishui

WHEREAS the FIRST PARTY is the owner and occupier now seized and possessed of and / or otherwise well and sufficiently entitled to all that the piece and parcel of absolute land containing an area measuring about 136.400 decimal land be the same a little more or less comprised within Haldia Municipality RS & LR Plot Nos -338,339,337/539,337/540 (KHETRA -"K", "L","M","N") Mouza Brajanathchak, J.L. No. 196, P.S. Haldia, Dist. Purba Medinipur within the jurisdiction of the Additional Dist. Sub-Registrar Satahata, which is more fully and particularly described in the Schedule "B" hereunder written out of the Schedule "A" property (hereinafter referred to as the "said Property".

WHEREAS the land having RS & LR Plot Nos - 338,339, 337/539,337/540 (KHETRA -"A", "B", "C", "D","E", "F", "G", "H", "I", "J","K", "L","M","N","O","P") under Brajanathchak Mouza measuring around 5.00 Acre and the said land was belonged to Haldia Municipality, having its registered office at B.R. Ambedkar Bhaban, City Centre, P.O. Debhog, Haldia, District Purba Medinipur and the said Municipality executed a Lease Deed dated 27th November, 1998 for a period of 999 years in favour of Bihariji Estates Pvt. Ltd., a Company within the meaning of the Companies Act, 2013(as amended) of 63, Rafi Ahmed Kidwai Road, Kolkata - 700 016 and the same was registered with the office of the Additional District Sub-Register Satahata, District Purba Medinipur, being No. 3958 for the year 1998 and by virtue thereof the said Bihariji Estates Pvt. Ltd. became the lessee in respect of the said property for 999 years.

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MAHMO SIBATA CONSTRUCTION PVT. LTD.
M. S. Bhowmik
Director

Prothoma Bhowmik

AND WHEREAS the said Bihariji Estates Pvt. Ltd by executing several Lease Deeds in favour of Dipak Giri and Smt. Chandana Giri, either jointly and/or severally leased out lands measuring about 202.969 decimal more or less out of the said 5 Acres of land comprised within Haldia Municipality RS & LR Plot Nos - 338,339,337/539,337/540 (KHETRA -"K", "L","M","N") and the said Lease Deeds were registered and recorded in the manner following:

Date of Execution	DEED NO	OFFICE	BOOK NO	VOLUME NO.	PAGE
03.08.2006	4054	ADSR SUTAHATA	1	182	1-16
16.05.2007	2943	ADSR SUTAHATA	1	129	131-14
15.09.2007	3705	ADSR SUTAHATA	1	160	9-28
15.09.2007	2006	ADSR SUTAHATA	1	88	89-105

AND WHEREAS upon a resolution being passed by the Board of Directors the name of the said Bihariji Estates Pvt. Ltd was changed to SPS Infrastructure Pvt. Ltd. and the same was duly approved by the Registrar of Companies.

SPS

AND WHEREAS the said Dipak Giri and Smt. Chandana Giri, either jointly and/or severally, returned the lands, received as aforesaid, measuring about 202.969 decimals to the said SPS Infrastructure Pvt. Ltd. comprised within Haldia Municipality



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Addl. Dist. Sub-Registrar
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OM NAMO SIBAYA CONSTRUCTION PVT. LTD.
Manoj Kumar
Director

Arundhanu Kumar

RS & LR Plot Nos -338,339,337/539,337/540 (KHETRA - "K", "L","M","N") Mouza Brajanathchak, J.L. No. 196, P.S. Haldia, District Purba Medinipur by executing the Deeds of Lease in the manner following: -

Year	Deed No.	Office
2007	5003	ADSR SUTAHATA
2007	5004	ADSR SUTAHATA
2007	5005	ADSR SUTAHATA
2007	5006	ADSR SUTAHATA
2007	5007	ADSR SUTAHATA
2007	5008	ADSR SUTAHATA
2007	5009	ADSR SUTAHATA
2007	5010	ADSR SUTAHATA

AND WHEREAS subsequently the name of the said SPS Infrastructure Pvt. Ltd. was changed to SPS Mani Infrastructure Pvt. Ltd. and thereafter further changed to IQ Infrastructure Pvt. Ltd. and both the said change of names were approved by the Registrar of Companies.

AND WHEREAS the IQ Infrastructure Pvt. Ltd., having its registered office at 68A, Ballygunge Circular Road, Beckbagan, P.S. Ballygunge, Kolkata - 700 017 and represented by one of its Directors Nadir Rohinton, executed a Deed of Sub - Lease dated 29th November, 2013 in favour of OM NAMO SIBAYA CONSTRUCTION PVT. LTD., a private limited company incorporated Under the Companies Act, 2013(as amended) having Its Registered Office at Baishnabchak, Uttar Purbapalli, Purba Medinipur, PIN - 721637, represented by one of Its

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Addi. Dist. Sub-Registrar
Sutahata, Purba Medinipur

02 AUG 2023

OM NAMO SIBAYA CONSTRUCTION PVT. LTD.
Manoj K. Bhowmik.
Director

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Pradip Kumar Bhowmik

Directors **Manoj Kumar Bhowmik**, S/o Mrityunjoy Bhowmik, residing at Baishnabchak, P.O.- Debhog, P.S.- Bhabanipur, Dist. Purba Medinipur, West Bengal, Pin 721637 for the period commencing from 29th November, 2013 and expiring on 26th November, 2096 in respect of a piece or parcel of land measuring 202.969 decimals be the same a little more or less being divided and demarcated portion out of the said 5(five) acres of land, as more fully and particularly described in the Schedule "A" hereunder written and marked as Plot Nos. K, L, M & N on the terms and conditions as more fully stated in the said Deed of Lease dated 29th November, 2013 and the same was registered on 2nd December, 2013 with the Office of the Addl. Registrar of Assurances - III, Kolkata and recorded in Book No.-I, being Deed No. 05311 for the year 2013, CD Vol No- 10, Pages- 6832-6852.

By virtue of above Deed, OM NAMO SIBAYA CONSTRUCTION PVT. LTD. became the absolute Lessee and occupier with all existing terms and conditions contained in the said Head Lease dated 27th November, 1998 executed between the Haldia Municipality and the said IQ Infrastructure Pvt. Ltd., inter alia, over the RS & LR Plot Nos -338,339,337/539,337/540 (KHETRA "K","L","M","N") measuring 202.969 decimal Bastu Land. Said Land and was recorded in Brajanathchak Mouza under Khatian No. 62112 as more fully described in the Schedule "A" hereunder written.

Whereas the proposed residential cum commercial complex at Haldia Township and developing the said premises with intent to sub lease the flat/s to the interested parties on long term lease basis and whereas the 1st Party/ sub-lessor have heritable and transferable right over the plot of land and consent for the same have already been received from through their deeds mentioned above.

Pr



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**Addl. Dist. Sub-Registrar
Sutahata, Purba Medinipur**

02 AUG 2023



Adl. Dist. Sub-Registrar
Sutahata, Purba Medinipur

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OM NANO SIBAYA CONSTRUCTION PVT. LTD.
Mangla Bhowmik
Director

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to the vendor Bhowmik

AND WHEREAS after due negotiation the Sub-lessor herein has agreed to sub-lease and the Sub-Lessee/Purchaser herein has also agreed to Sub-lease the Said Property for Residential cum Commercial use at a fixed price of **Rs. 4,00,000,00.00 (Rupees Four Core Only)** and hence this DEED

NOW THIS SUB-LEASE WITNESSETH and it is hereby mutually agreed and declare by and between the parties hereto as follows:-

That pursuant to the said Agreement and in consideration of payment of **Rs. 4,00,000,00.00 (Rupees Four Core Only)** a sum of paid this day by the Purchaser/ Sub-Lessee to the Vendor/ Seller/ Sub-lessor as stated in the Memo of Consideration hereunder written, the receipt whereof, the Vendor/ Seller/ Sub-Lessor **DOTH HEREBY** admit, acknowledge and discharge the Purchaser/ Sub-Lessee from making payment of any further sum whatsoever, the Vendor/ Seller/ Sub-Lessor **DOTH HEREBY** transfer, convey and assign by way of Sub-Lease unto the Purchaser/ Sub-Lessee **ALL THAT** piece and parcel of the Said Property, being said land Vendor/ Seller/ Sub-Lessor herein has agreed to sub-lease demarcated all that piece and parcel of Residential cum commercial land measuring an area of **100.002** Decimals situated at Mouza Brajanathchak, under L.R. Khatian No. 2112, RS & LR Plot Nos -338,339,337/539,337/540 (KHETRA -"K", "L","M","N") under P.S. - Haldia, , J.L. No. 196, Dist. Purba Medinipur within the jurisdiction of the Additional Dist. Sub-Registrar Satahata, delineated in the Site Plan annexed hereto together with other easement rights in respect of the above properties; passages, here detorments, appurtenances, easements and all other facilities as mentioned in the schedule

to the



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Adel. Dist. Sub-Registrar
Sutahata, Purba Medinipur

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hereunder written hereby sold unto the Purchaser/ Sub-Lessee **AND TO HAVE AND TO HOLD** the same absolutely and for 974 years from this deed of assignment.

1. That the Said Property hereby sold is free from all encumbrances.
2. That the Said Property hereby Sub-Leased is not attached with any decree by the Court, nor is the Said Property Debuted neither one, nor the same is dedicated for Sevapuja of any God or Goddess.
3. That the Vendor/ Seller/ Sub-Lessor hereby declare that they have not entered into any agreement for Sub-Lease with any other person / persons, organization nor the Vendor/ Seller/ Sub-Lessor have mortgaged the said property with any Bank or any Financial Institution nor the Said Property has been encumbered in any way and the Said Property is absolute free from all encumbrances.
4. That the Vendor/ Seller/ Sub-Lessor shall indemnify the Purchaser/ Sub-Lessee against all claims, liens, impendence, attachment in the event of any defect of the Vendor/ Seller/ Sub-Lessor,s marketable title or if the Purchaser/ Sub-Lessee's perfect title and peaceful possession be disturbed by any person / persons claiming through or under the Vendor/ Seller/ Sub-Lessor or them heirs in any manner, then the Vendor/ Seller/ Sub-Lessor shall be bound to compensate the Purchaser/ Sub-Lessee against all loss and the Vendor/ Seller/ Sub-Lessor shall remove all and every obstructions at their own cost.

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**Addl. Dist. Sub-Registrar
Sutahata, Purba Medinipur**

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5. That the Purchaser/ Sub-Lessee shall have every right to mutate its name before the Office of Settlement Department or any other relevant authority by deleting the name of erstwhile Sub-lessor and to pay revenues and taxes in respect of the Said Property to all competent authorities and the Vendors/ Sub-Lessor further agrees to Co-operate with the Purchaser/ Sub-Lessee at all times for the purpose of mutation.
6. That the Purchaser/ Sub-Lessee is entitled to develop the Said Property according to its own liking and the Purchaser/ Sub-Lessee and/or its successors, representatives and assigns shall use, enjoy and possess the Said Properties, having absolute perfect transferable right thereof including sub-Lease, mortgage etc.
7. That the Purchaser/ Sub-Lessee is entitled to use, occupy and enjoy all easements, appurtenances, here deterrments, messages, advantages, benefits, privileges appertaining to and arising out of the Said Property hereby sub-leased along with all advantages of path, pathways, passage and also entitled to install electricity, telephone and water connection underneath the common passage appertaining to the property hereby sub-leased to the Purchaser/Sub-lessee by the Vendor/Sub-lessor and the Purchaser/Sub-lessee is also entitled to construct and renovate the schedule mentioned properties and the Purchaser/Sub-lessee shall and may at all times hereinafter peaceably and quietly possess and enjoy the Said Properties with said description in full and receive rent, issues and profits thereof without

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Addl. Dist. Sub-Registrar
Sutahate, Purba Medinipur

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OMI SIBAYA CONSTRUCTION PVT. LTD.
Mangla Bhandari
Director

Aradhana Aikawa

any lawful eviction, introduction claims or demands whatsoever from or by the Vendor/Sub-lessor or any person or persons lawfully or equitably claiming from under or in trust for the Vendor/Sub-lessor or any of his predecessor-in-interest.

AND WHEREAS as per provisions of the Head Lease dated 27th November, 1998 the Sub-Lessee herein agreed as follows:

- I. The Sub-Lessee shall observe fulfil and comply with all terms conditions and covenants laid down in the said Head Lease dated 27th November, 1998;
- II. The Sub-Lessee shall not do or omit to do any act deed or thing which may affect or prejudice or lead to determination and/or forfeiture of the Head Lease and/or whereby any property benefit or right of the Sub-Lessor or any other person under the Sub-lessor are or may be prejudicially affected, Impaired or put to jeopardy and shall keep the sub-lessor fully indemnified in this behalf.
- III. Without in any manner violating the terms conditions and covenants laid down in the said Head Lease, it is agreed that:
 - 1. The Sub-Lessee shall have the right to construct structures/buildings for residential/commercial purposes at its own cost and sub-lease to public/Government/semi Government and all such persons which the sub-lessee may deem fit without giving notice for information to the Head Lessor or the Sub-Lessor within the period the sub-lease is granted to the Sub-Lessee.

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Addl. Dist. Sub-Registrar
Sutaheta, Purba Medinipur

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OMI MAMO SIBAYA CONSTRUCTION PVT. LTD
Manoj K. Bhowmik
Director

Amarendra Bishnoi

2. The Sub-Lessee can draw directly all considerable value for the above constructions or area of sub-leased land/building/structure/etc. directly from the public government/semi-government/private or public sector without making any reference or seeking any permission from the Sub-lessor.
3. The Sub-Lessor can in no way object to the Sub-Lessee collecting lease rent directly from the holders of sub-lease towards the area sub-leased to them.
4. The Sub-Lessor should only be entitled for the annual lease rent agreed between them and shall have no right on the sub-lease rent collection which the sub-Lessee shall have the absolute authority to collect.
5. The Sub-Lessee shall have the right to advertise in any form of media for one or a large number of portions to be sub-leased in accordance with the sanctioned plan of the Municipality.
6. The Sub-Lessee shall have the right to form a society run by the Sub-lessee maintaining the structure/building/open land/club and all such areas which will be developed by them.
7. The Sub-Lessor should not object to any water connections, electricity connections, sewerage connection and any such infrastructural facilities which will be required for industrial/social housing and commercial purposes to be applied by individual sub-lessee.

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Addl. Dist. Sub-Registrar
Sutahata, Purba Medinipur

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Addl. Dist. Sub-Registrar
Sutahata, Purba Medinipur

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Page No. 1117
Date 02/08/2023



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Adel. Dist. Sub-Registrar
Sutahata, Purba Medinipur

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MAMMO SIBAYA CONSTRUCTION PVT. LTD.
Mang H. Bheeriah
Director

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Arshinder Bhatnagar

the Sub-Lessor. This impartation excluded the purpose for which it is being sub-leased out.

- h) The Sub-Lessee shall permit the Sub-Lessor and the Head Lessor and their agents on 24 hours notice at all reasonable time during the erection of the buildings and structures hereto to enter upon the Demised Land to view the constructions for the time being erected or in course of erection thereon and for all other reasonable purpose.
- i) The Sub-Lessee shall not after determination of the lease remove without the permission in writing of the Head Lessor and the Sub-lessor anything which has been attached to the earth of the Demised Premises.
- j) Should the Sub-Lessee duly and faithfully observe and fulfill the terms, conditions and covenants on the part of the Sub-Lessee herein mentioned on the expiry of the term hereby reserved and subject to the Sub-lessor having the power and rights to grant renewal, the Sub-Lessee shall be entitled to have a renewal of the sub-lease for a period of 99 (ninety nine) years and thereafter to successive like periods upon the same terms and conditions save as to rent which may be increased or otherwise varied in accordance with the Head Lease.
- k) The Sub-Lessee shall be entitled, without the Sub-lessor being obliged/ liable to obtain permission from the Head Lessor so that the Sub-Lessee shall

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**Add. Dist. Sub-Registrar
Sutahata, Purba Medinipur**

02 AUG 2023



Add. Dist. Sub-Registrar
Sutahata, Purbia Medinipur

02 AUG 2023

CM MAMO SIBANA CONSTRUCTION PVT. LTD.
Mamajha Bhowmik
Director

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Aradhana Bhowmik

Ltd./Banks/H.U.D.CO/H.D.F.C , etc as the case may be, while creating such a charge of mortgage no permission shall be required from the Sub-lessor or head lessor within the period of lease hereby granted and for the period of renewal if any to be there in the near future.

- o) The Sub-lessee shall collect all sorts of lease rent/considerable value to be paid by the under-lessee to the Sub-Lessee directly having arrangement between the under-lessee and Sub-Lessee in respect of the subleased portion for the remaining period of the aforesaid lease to which no permission shall be required from the Sub-lessor.
8. That the Said Properties hereby leased out are shown and bordered in the annexed sketch map or Site Plan with color **RED** & Common Path /Road which have full right to accesses by sub-lessee to ingress & outgress with color **YELLOW** and the entrance to the Said Property and the said plan is to be treated as part of this Deed.
9. That the Sub-lessor hereby execute this Deed of Assignment in favour of the Sub-Lessee after realizing the meaning of this Deed at their free will and consent, while being physically fit and mentally alert.

Dr



Addl. Dist. Sub-Registrar
Sutahata, Purba Medinipur

02 AUG 2023



Add. Dist. Sub-Registrar
Sutahata, Purba Medinipur

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OM NANO SIDAYA CONSTRUCTION PVT. LTD.
Monoj K. Bhowmik
Director

Arghendu Bhowmik

In witnesses whereof the Sub Lessee and Sub Lessor above named hereunder put their respective hands and seals on the day, month and year first above written.

SIGNED, SEALED AND DELEVERED

By the Sub Lessor and Sub Lessee at Haldia Township in the presence of:

OM NANO SIDAYA CONSTRUCTION PVT. LTD.

Monoj K. Bhowmik
Director

SIGNATURE OF THE OWNER/SUB LESSOR/VENDOR

Arghendu Bhowmik

SIGNATURE OF THE PURCHASER/ SUB LESSEE/VENDEE

Drafted and verified by : SANDIP MAITI (ADVOCATE)
ENROLLMENT NO- F-653/746/09

Sandip Maiti
(Advocate)



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Addl. Dist. Sub-Registrar
Satahata, Purba Medinipur

02 AUG 2023

OM NANO SBAYA CONSTRUCTION PVT LTD
Manoj K. Bhunia
Director

Amarendra Kumar Das

MEMO OF CONSIDERATION

Received the sum of Rs. 4,00,000,00.00 (Rupees Four Core) from the Purchaser/ Sub-Lessee towards total consideration money for sub-lease of the Said Property as provided in the Deed of Assignment by several Demand Drafts/ Cheque & Bank Transaction by the Sub-Lessor in the following proportions:-

Bank Name, Branch & D.D. No.	Date	Amount (Rs.)	Signature

WITNESSES :

- Anika Bhunia w/o - Manoj K. Bhunia
Anandachora Housing Complex, Haldia.

- Manoj Kumar Bhunia, S/o - Suresh Kumar Bhunia
Brajnathchaur, Haldia post, Haldia, Purbani Medinipur

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Adul. Dist. Sub-Registrar
Sutahata, Purba Medinipur
02 AUG 2023

OM NAMO SIBAYA CONSTRUCTION PVT. LTD.
Manoj K. Bhowmik
Director
Ardhendu Bikas Das






Signature and Thumb Impression of Sub-Lessor Sri Manoj Kumar Bhowmik, Directors of Om Namo Sibaya Construction Private Limited :

Left Hand fingers impression

Thumb	Index	Middle	Ring	Little
				








Right Hand fingers impression

Thumb	Index	Middle	Ring	Little
				

OM NAMO SIBAYA CONSTRUCTION PVT. LTD.
Manoj K. Bhowmik
Director






Signature and Thumb Impression of Sub-Lessee Sri Ardhendu Bikas Das :

Left Hand fingers impression

Thumb	Index	Middle	Ring	Little
				



Right Hand fingers impression

Thumb	Index	Middle	Ring	Little
				

Ardhendu Bikas Das

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Addl. Dist. Sub-Registrar
Sutahata, Purba Medinipur
02 AUG 2023



Addl. Dist. Sub-Registrar
Sutahata, Purba Medinipur

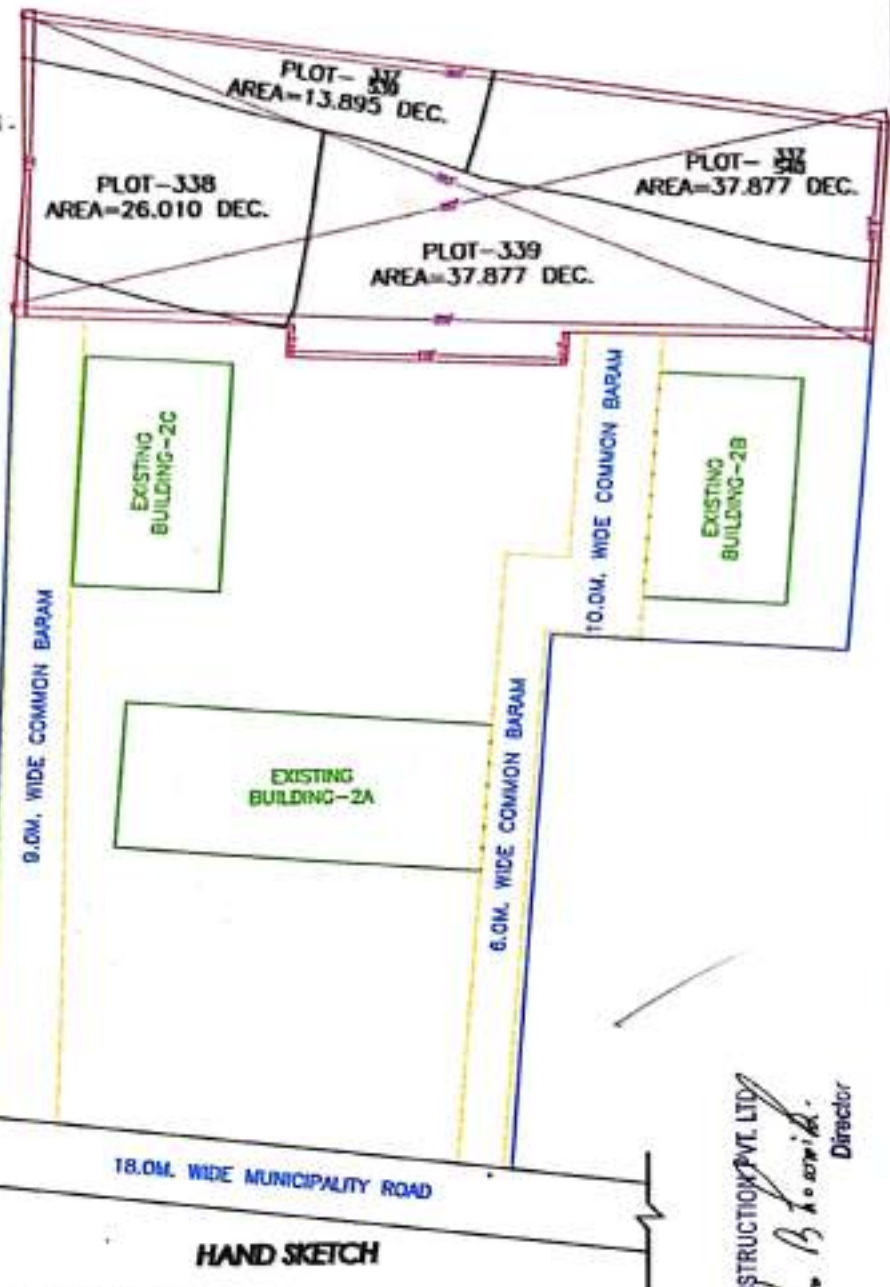
02 AUG 2023



THE HAND SKETCH MAP IS PARTICULAR PLACE OF PART OF MOUZA-BRAJANATHCHIAK

J.L. NO. - 196, P.S. HALDIA
100.002 DEC. AREA SHOWN IN THE HAND SKETCH
MAP SITUATED IN THE PLOT NO 338, 339, 337, 340 -
DIST. PURBA MEDINIPUR

MAP IS NOT TO SCALE
ALL MEASUREMENTS ARE IN FEET



HAND SKETCH

SIMPLE REFERENCE

THE MARKED AREA PART OF ORIGINAL PLOT
NO.-338,339, 337, 340 OF
MOUZA-BRAJANATHCHIAK,J.L.-196, P.S.-HALDIA,
DIST PURBA MEDINIPUR.

SUB-LEASED PLOT AREA MARKED RED INK

- PLOT-338 =26.010 DEC.
- PLOT-339 =37.877 DEC.
- PLOT- 337 =13.895 DEC.
- PLOT- 340 =37.877 DEC.
- TOTAL=100.002 DEC.

MARKED AREA COMMON BARAMPATH

MARKED AREA MUNICIPLITY ROAD

EXISTING BOUNDARY WALL

EXISTING BUILDING AREA



O/M NAMO SIBAYA CONSTRUCTION PVT. LTD.
 Director
Namajit B. Saha



Addl. Dist. Sub-Registrar
Sutahata, Purba Medinipur

02 AUG 2023



OM NAMO SIBAYA CONSTRUCTION PVT. LTD.

CIN NO.: U45400 WB2013 PTC 190121

REAL ESTATE BUILDERS

REGD. OFFICE :

Baishnabchak, Debhog
Haldia, Purba Medinipur, W.B.
Mobile : 9434693448, 8116683500
Email id : manojkrbhowmik2@gmail.com



SITE OFFICE :

Brajanathchak
Haldia Township, Haldia
Purba Medinipur, W.B.

Ref. No.:.....

Date : 05/07/2023

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED IN THE MEETING OF THE BOARD OF DIRECTORS OF OM NAMO SIBAYA CONSTRUCTION PRIVATE LIMITED HELD AT THE REGISTERED OFFICE OF THE COMPANY SITUATED AT BRAJANATHCHAK, HALDIA TOWNSHIP ON THE 5TH DAY OF JULY, 2023.

"RESOLVED THAT Smt. Lipika Bhowmik (signature attested below), DIN - 06381193, wife of Manoj Kumar Bhowmik, residing at Anandadhara Housing, Flat No. - A/4, Block-B, Vill - Mahaprabhuchak, P.O - Haldia Township, P.S - Haldia, District - Purba Medinipur, PIN - 721607, West Bengal, Director of OM NAMO SIBAYA CONSTRUCTION PVT. LTD. vide CIN No. U45400 WB2013 PTC 190121 hereby authorize Mr. Manoj Kumar Bhowmik, S/o - Mrityunjoy Bhowmik, Director of OM NAMO SIBAYA CONSTRUCTION PVT. LTD., DIN No. - 06381208 on behalf of the Company to execute the deed of Assignment in favor of Shri Ardhendu Bikas Das, son of Late Ananta Kumar Das, residing at JibanandaDas Nagar, Brajanathchak, Haldia Port, Purba Medinipur - 721605 as per the sketch plan as attached herewith.

The Resolution was carried unanimously.

Certified to be True Copy

For OM NAMO SIBAYA CONSTRUCTION Private Limited

OM NAMO SIBAYA CONSTRUCTION PVT. LTD.

Manoj Kumar Bhowmik
Director

Director

DIN - 06381208

OM NAMO SIBAYA CONSTRUCTION PVT. LTD.

Lipika Bhowmik
Director

(Signature of Lipika Bhowmik)

DIN - 06381193

OM NAMO SIBAYA CONSTRUCTION PVT. LTD.
Manoj Kumar Bhowmik
Director

Signature Attested by
Manoj Kumar Bhowmik
DIN- 06381208



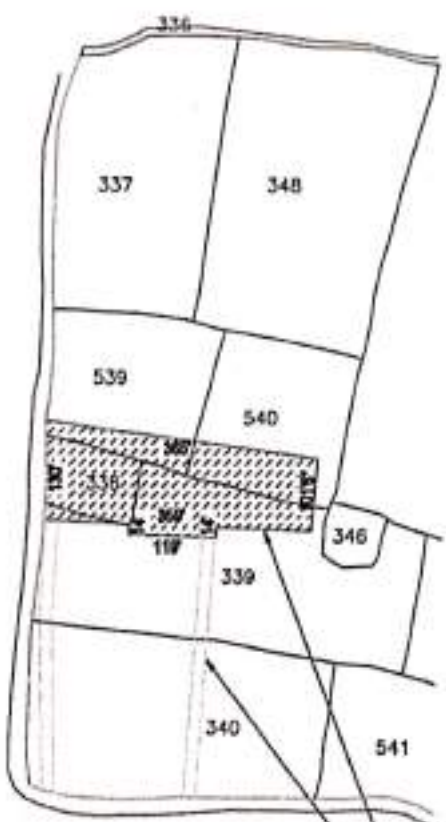
Addl. Dist. Sub-Registrar
Sutanata, Purba Medinipur

02 AUG 2023

THE HAND SKETCH MAP IS PARTICULAR PLACE OF
 PART OF MOUZA-BRAJANATHCHAK
 J.L. NO. - 196, P.S. HALDIA
 100 DEC. AREA SHOWN IN THE HAND SKETCH
 MAP SITUATED IN THE PLOT NO 338, 339, 337, 336.
 DIST. PURBA MEDINIPUR

*MAP IS NOT TO SCALE
 * ALL MEASUREMENTS ARE IN FEET

NORTH
 SOUTH



HAND SKETCH

SIMPLE REFERENCE

THE MARKED AREA PART OF ORIGINAL PLOT
 NO.-338,339, 337, 336 OF
 MOUZA-BRAJANATHCHAK, J.L.-196, P.S.-HALDIA,
 DIST PURBA MEDINIPUR.

SUB-LEASED PLOT AREA MARKED RED INK

- PLOT-338 = 26.010 DEC.
- PLOT-339 = 37.877 DEC.
- PLOT- 337 = 13.895 DEC.
- PLOT- 336 = 22.220 DEC.
- TOTAL = 100.002 DEC.

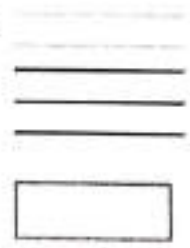


MARKED AREA INTERNAL BARAMPATH

MARKED AREA MUNICIPLITY ROAD

EXISTING BOUNDARY WALL

EXISTING BUILDING AREA



MOUZA MAP

- SUB-LEASED PLOT
- INTERNAL BARAMPATH

OK HAMD SIBAWA CONSTRUCTION PVT. LTD.
Mangla Bhowmik
 Director

OK HAMD SIBAWA CONSTRUCTION PVT. LTD.
Mangla Bhowmik
 Director



Addl. Dist. Sub-Registrar
Sutahata, Purba Medinipur

02 AUG 2023

Major Information of the Deed

Deed No:	I-1106-06584/2023	Date of Registration	02/08/2023
Query No/ Year	1106-2001918924/2023	Office where deed is registered	
Query Date	27/07/2023 10:41:49 AM	A.D.S.R. SUTAHATA, District: Purba Midnapore	
Applicant Name, Address & Other Details	SANDIP MAITI Vil. And P.O. - Sutahata, Thana : Sutahata, District: Purba Midnapore, WEST BENGAL, PIN - 721635, Mobile No. : 6295726228, Status : Advocate		
Transaction	Additional Transaction		
[1201] Transfer of lease, Transfer of Lease/Deed of Assignment	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 4,00,00,000/-	Rs. 4,00,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,00,020/- (Article:63)	Rs. 4,00,014/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



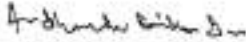
District: Purba Midnapore, P.S:- Haldia, Municipality: HALDIA, Mouza: Brojonath chak, JI No: 196, Pin Code: 721605

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-337/539 (RS:-)		Semi Commercial	Bastu	13.895 Dec	70,01,923/-	70,01,923/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L2	LR-337/540 (RS:-)		Semi Commercial	Bastu	22.22 Dec	1,10,00,000/-	1,10,00,000/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L3	LR-338 (RS -)		Semi Commercial	Bastu	26.01 Dec	89,10,633/-	89,10,633/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L4	LR-339 (RS -)		Semi Commercial	Bastu	37.877 Dec	1,30,87,444/-	1,30,87,444/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
		TOTAL:			100.002Dec	400,00,000 /-	400,00,000 /-	
		Grand Total:			100.002Dec	400,00,000/-	400,00,000/-	



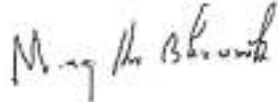
Transferor Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Om Namo Sibaya Construction Private Limited Baisnabchak, Village:- Baisnabchak, P.O:- Debhog, P.S:-Bhabanipur, District:-Purba Midnapore, West Bengal, India, PIN:- 721657, PAN No.:: aaxxxxxx6f,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative</p>

Transferee Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<p>Shri Ardhendu Bikas Das Son of Late Ananta Kumar Das Executed by: Self, Date of Execution: 02/08/2023 , Admitted by: Self, Date of Admission: 02/08/2023 ,Place : Office</p>			
	02/08/2023		LTI 02/08/2023	02/08/2023
<p>Son of Late Ananta Kumar Das Brajanathchak, City:- Haldia, P.O:- Haldia Port, P.S:-Haldia, District:-Purba Midnapore, West Bengal, India, PIN:- 721605 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: acxxxxxx5f, Aadhaar No: 76xxxxxxx7002, Status :Individual, Executed by: Self, Date of Execution: 02/08/2023 , Admitted by: Self, Date of Admission: 02/08/2023 ,Place : Office</p>				

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<p>Shri Manoj Kumar Bhowmik (Presentant) Son of Shri Mityunjoy Bhowmik Date of Execution - 02/08/2023, , Admitted by: Self, Date of Admission: 02/08/2023, Place of Admission of Execution: Office</p>			
	Aug 2 2023 10:45AM		LTI 02/08/2023	02/08/2023
<p>Baisnabchak, Village:- Baisnabchak, P.O:- Debhog, P.S:-Bhabanipur, District:-Purba Midnapore, West Bengal, India, PIN:- 721657, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Aadhaar No Not Provided by UIDAI Status: Representative, Representative of: Om Namo Sibaya Construction Private Limited (as Director)</p>				

Identifier Details :

Name	Photo	Finger Print	Signature
Sandip Maiti Son of Shri Amal Kumar Maity Sutahata, Village- Sutahata, P.O.- Sutahata, P.S.-Sutahata, District.-Purba Midnapore, West Bengal, India, PIN- 721635			
	02/08/2023	02/08/2023	02/08/2023
Identifier Of Shri Arghendu Bikas Das, Shri Manoj Kumar Bhowmik			

Land Details as per Land Record

District: Purba Midnapore, P.S:- Haldia, Municipality: HALDIA, Mouza: Brojnath chak, JI No: 196, Pin Code : 721605

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 337/539		Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 337/540		Seller is not the recorded Owner as per Applicant.
L3	LR Plot No:- 338		Seller is not the recorded Owner as per Applicant.
L4	LR Plot No:- 339		Seller is not the recorded Owner as per Applicant.

02-08-2023

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: 63 of Indian Stamp Act 1899.

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

Presented for registration at 10:45 hrs. on 02-08-2023, at the Office of the A.O.S.R. SUTAHATA by Shri Manoj Kumar Bhowmik.

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 4,00,00,000/-

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

Execution is admitted on 02/08/2023 by Shri Ardhendu Bikas Das, Son of Late Ananta Kumar Das, Brajanathchak, P.O Haldia Port, Thana: Haldia,, City/Town: HALDIA, Purba Midnapore, WEST BENGAL, India, PIN - 721605, by caste Hindu, by Profession Business

Identified by Sandip Maiti, . . Son of Shri Anil Kumar Maiti, Sutahata, P.O: Sutahata, Thana: Sutahata, . Purba Midnapore, WEST BENGAL, India, PIN - 721635, by caste Hindu, by profession Advocate

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

Execution is admitted on 02-08-2023 by Shri Manoj Kumar Bhowmik, Director, Om Namo Sibaya Construction Private Limited (Private Limited Company), Baisnabchak, Village:- Baisnabchak, P.O:- Debhog, P.S:-Bhabanipur, District:-Purba Midnapore, West Bengal, India, PIN - 721657

Identified by Sandip Maiti, . . Son of Shri Anil Kumar Maiti, Sutahata, P.O: Sutahata, Thana: Sutahata, . Purba Midnapore, WEST BENGAL, India, PIN - 721635, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 4,00,000.00/- A(1) and Registration Fees paid by online = Rs 4,00,014.00/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 01/08/2023 3:29PM with Govt. Ref. No: 192023240151783081 on 01-08-2023, Amount Rs: 4,00,014/- Bank: HDFC Bank (HDFC0000014), Ref. No. 91974994 on 01-08-2023, Head of Account 0030-03-104-001-18

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,00,000.00/- and by online = Rs 19,95,020.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 449, Amount: Rs.5,000.00/-, Date of Purchase: 10/07/2023, Vendor name: Surjya Kumar Roy

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 01/08/2023 3:29PM with Govt. Ref. No: 192023240151783081 on 01-08-2023, Amount Rs: 19,95,020/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 91974994 on 01-08-2023, Head of Account 0030-02-103-003-02

Md Adnan
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SUTAHATA
Purba Midnapore, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1106-2023, Page from 128851 to 128883
being No 110606584 for the year 2023.



Adnan

Digitally signed by Md Adnan
Date: 2023.08.02 16:29:02 +05:30
Reason: Digital Signing of Deed.

(Md Adnan) 2023/08/02 04:29:02 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SUTAHATA
West Bengal.

(This document is digitally signed.)
