

1977/21

T-1990/2021



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AC 773534

Certified that the documents is admitted to registration. The Signature sheet/s and the endorsement sheets attached with this document are the part of this document.

Adl. Dist Sub-Registrar  
Alipore, South 24 Parganas  
18 AUG 2021

**DEED OF CONVEYANCE**

**THIS DEED OF CONVEYANCE** is made on this the <sup>05<sup>th</sup></sup> day of August, in the year 2021 (Two Thousand and Twenty One) A.D.

**BETWEEN**

5.8.2021  
12:30  
2001248160/2021

Handwritten notes and signatures in the bottom right corner of the document.

নং ২৭৬৫ তার ১৭/২/২০২১

স্বাক্ষর - জয়নগর এ.ডি. এস. আর. অফিস  
জেলা- নং ২৪ পূর্ববঙ্গ

খরীদার ..... A. Mandal

সাক্ষর

মূল্য..... ১০.০০ Adv- Alipore Super court  
kal-২৭

ভেদার - শ্রী সুনীল কুমার ভট্টাচার্য  
সাক্ষর *Sunil Kumar*



Addl. Dist. Sub-Registrar  
Alipore  
- 5 AUG 2021  
South 24 Parganas  
Kolkata- 700027

Identified by me  
*Anirudh Das*  
Advocate  
Alipore JUDGE'S COURT  
Kolkata- 700027

(1) **HASI CHAUDHURI, (PAN NO. AEZPC2597M)** Daughter of Late Deb Kumar Chaudhuri, By Occupation-Business, Residing at 23, Manick Bandhopadhyay Sarani (previously known as Moore Avenue), Post Office-Regent Park, Police Station-Regent Park, Kolkata-700040 and (2) **SWAPNA CHAUDHURI, (PAN NO. ACNPC5557B)** Wife of Late Deb Kumar Chaudhuri, By Occupation-Housewife, residing at 23, Manick Bandopadhyay Sarani (previously known as Moore Avenue), Post Office-Regent Park, Police Station-Regent Park, Kolkata-700040, hereinafter referred to as the "**VENDORS**", which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, representative and assigns) of the **FIRST PART.**

**AND**

(1) **ALPIC BUILDERS PRIVATE LIMITED (PAN AAECA4977D)**, a Company incorporated under the Companies Act, 1956, having its registered office at 24, Hemant Basu Sarani, 5<sup>th</sup> Floor, Room No.507, Police Station-Hare Street, Post Office-R N Mukherjee Road, Kolkata-700001, represented by its Authorised Signatory, **ABHIJIT BISWAL (PAN BOJPB9673Q)** son of Sarat Biswal, by faith Hindu, by Occupation-Service, working for gain at 24, Hemant Basu Sarani, 5<sup>th</sup> Floor, Room No.507, Police Station-Hare Street, Post Office-R N Mukherjee Road, Kolkata-700001 and (2) **GOLDBURN DEALCOMM PRIVATE LIMITED (PAN AABCG0129L)**, a Company incorporated under the Companies Act, 1956, having its registered office at 24, Hemant Basu Sarani, 5<sup>th</sup> Floor, Room No.507, Police Station-Hare Street, Post Office-R N Mukherjee Road, Kolkata-700001, represented by its

Authorised Signatory, DILIP KUMAR GHOSH ALIAS DILIP KR GHOSH (PAN AVIPG8507D), son of Amal Krishna Ghosh, by faith Hindu, by Occupation-Service, working for gain at 24, Hemant Basu Sarani, 5<sup>th</sup> Floor, Room No.507, Police Station-Hare Street, Post Office-R N Mukherjee Road, Kolkata-700001, hereinafter referred to as the PURCHASERS which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, representatives and assigns) of the SECOND PART.

AND

PLAIN TRADECOM PRIVATE LIMITED (PAN AAHCP2062K), a Company incorporated under the Companies Act, 1956, having its registered office at 24, Hemant Basu Sarani, 5<sup>th</sup> Floor, Room No.507, Police Station-Hare Street, Post Office-R N Mukherjee Road, Kolkata-700001, represented by its Authorised Signatory, JHANTU GARU (PAN AXTPG9586H) son of Bijoy Krishna Garu, by faith Hindu, by Occupation-Service, working for gain at 24, Hemant Basu Sarani, 5<sup>th</sup> Floor, Room No.507, Police Station-Hare Street, Post Office-R N Mukherjee Road, Kolkata-700001, hereinafter referred to as the CONFIRMING PARTY which expression shall unless excluded by or repugnant to the context be deemed to mean and include his THIRD PART.

**WHEREAS**

**The Vendors have represented and guaranteed to the Purchasers as follows:-**

- A.** One Deb Kumar Chaudhuri was absolutely seized and possessed of all that the land measuring 7.5 Cottahs more or less together with structures measuring about 300 (Three Hundred) Square Feet more or less at Premises No. 43, Manick Bandopadhyay Sarani (previously known as) Moore Avenue, P.S. Regent Park, Kolkata-700 040, presently Ward No. 97 within the limits of Kolkata Municipal Corporation, morefully described in the Schedule herein below (hereinafter referred to as the **Said Property**) free from all encumbrances and/or alienation whatsoever.
- B.** The said Deb Kumar Chaudhuri, son of Late Sarajubala Chaudhuri and Narendra Nath Chaudhuri died on 31.05.2005 leaving behind a will dated 26<sup>th</sup> November, 2004 wherein he bequeathed **ALL THAT 7** (Seven) Cottahs of the Said Property to his daughter Hansi Chaudhuri and appointed his wife Swapna Chaudhuri as sole executrix/trustee of the said will. Thereafter the Probate of the said will was obtained on 23<sup>rd</sup> March, 2006 from the court of the L'D District Delegate at Alipore being Act No 39 Case No 77/2005 (P).
- C.** Thus in the aforesaid manner, out of 7.5 Cottahs, the said Hasi Chaudhuri, the Vendor herein became the absolute owner of **ALL THAT 7** (Seven) Cottahs in the Said Property and the remaining land measuring about .5 Cottahs belonged jointly to Hasi Chaudhuri and Swapna Chaudhuri, the Vendors herein . . .
- D.** By a registered Deed dated 03<sup>rd</sup> July, 2014 and registered with Additional District Sub-Registrar at Alipore and recorded in Book No.1,



CD Volume No.22, Page from 1263 to 1283, being No.05242 for the year 2014, the Vendors executed Joint Development Agreement with PLAIN TRADECOM PRIVATE LIMITED, therein referred to as the Developer and herein the Confirming Party herein on the certain terms and conditions contained therein in respect of the Said Property. For the better perfection of the title, the said PLAIN TRADECOM PRIVATE LIMITED is made party as Confirming Party herein.

E. By a registered Development Power of Attorney dated 23<sup>rd</sup> July, 2014 and registered with Additional District Sub-Registrar at Alipore and recorded in Book No.1, CD Volume No.23, Page from 2507 to 2516, being No.5537 for the year 2014, the Vendors herein executed and granted Power of Attorney in favour of PLAIN TRADECOM PRIVATE LIMITED, the Confirming Party herein in respect of the Said Property.

F. By an Agreement for Sale dated 03<sup>rd</sup> July, 2014, the said Vendors agreed to sale **ALL THAT** 300 Square Feet Super Built up area more or less of the Said Property to the Confirming Party herein on the certain terms and conditions contained therein. Thereafter the said the Vendors and the Confirming Party executed cancellation agreement of such Agreement for Sale dated 03<sup>rd</sup> July, 2014.

G. By a registered Deed dated 5<sup>th</sup> July, 2021 and registered with Additional District Sub-Registrar, Alipore, South 24 Pargans and recorded in Book No.1, being No.....1749..... for the year 2021, the said Vendors executed

*A. B. Chatterjee  
A. B. Chatterjee  
Alipore, South 24 Pargans*

*Hari Chandra  
Annapurna*

cancellation agreement for cancellation of Joint Development Agreement dated 03<sup>rd</sup> July, 2014 being Deed No.05242 for the year 2014.

*A. Bairwaal*  
*Amrinder Singh*

H. By a registered Deed dated 5<sup>th</sup> July, 2021 and registered with Additional District Sub-Registrar, Alipore, South 24 Pargans and recorded in Book No. IV, being No.....232..... for the year 2021, the said Vendors revoked such Power of Attorney dated 23<sup>rd</sup> July, 2014 being Deed No.05537 for the year 2014.

I. That after the registered cancellation of the registered Joint Venture Agreement being Deed No.05242 for the year 2014 and registered revocation of Power of Attorney being Deed No.05537 for the year 2014, the said PLAIN TRADECOM PRIVATE LIMITED has been made party for this conveyance for better perfection of the title.

J. The Vendors herein offered to sell and the Purchasers agreed to purchase **ALL THAT** piece and parcel of land equivalent to 7.5 Cottahs together with structures measuring about 300 (Three Hundred) Square Feet more or less at Premises No. 43, Manick Bandhopadhyay Sarani (previously known as Moore Avenue) Kolkata - 700 040, Ward No. 97 within the limits of Kolkata Municipal Corporation, more fully described in the Schedule hereunder for a total consideration of **Rs.1,42,50,000/- (Rupees One Crore Forty Two Lakhs Fifty Thousand).**

**II NOW THIS INDENTURE WITNESSTH** that in pursuance of the said agreement and in consideration of the sum of Rs. 1,00,000/- (Rupees

*Hasi Chaudhary*  
*Amrapratim*

One Lakh Only) paid by the PURCHASERS to the VENDORS and the sum of Rs. 1,41,50,000/- (Rupees One Crore Forty One Lakhs Fifty Thousand Only) paid by the PURCHASERS to the Confirming Party herein simultaneously on or before the execution of these presents the receipt whereof the VENDORS hereby admits and acknowledge of and from the same releases and discharges the PURCHASERS and the said VENDORS as owner does hereby grant , convey , sell, transfer , assign and assure and the Confirming Party confirm and assure all his right title and interest unto and to the use of the said Purchasers free from all encumbrances **ALL THAT** 7.5 Cottahs more or less together with structures measuring about 300 (Three Hundred) Square Feet more or less at Premises No. 43, Manick Bandopadhyay Sarani (previously known as Moore Avenue) Kolkata -700 040, ward No 97 Police Station Regent Park under Kolkata Municipality Corporation Dist. 24 Parganas (South), more fully described in the Schedule hereunder written and particularly delineated and colored red in map /plan annexed hereto and hereinafter for the sake of brevity to as the Said Property or any part thereof now are or is or at any times hereto described or distinguished together with other rights liberties, privileges, appendages and appurtenances whatsoever to the said property now is or at any times hereto was or were held used occupied or enjoyed therewith or reputed to belong to or be appurtenant thereto and like share in the estate right title interest property claims or demands whatsoever of the Vendors into or upon the said property hereinbefore granted and conveyed or otherwise expressed or intended so to be and every part



thereof which now or at any times hereafter shall or may be in the possession , custody or control of the Vendors or any other person or person. **TO HAVE AND HOLD** the Said Property hereby granted, sold, conveyed, transferred, assured and assigned or expressed or intended so to be unto and to the use of the Purchasers herein absolutely and forever WITH ALL rights and benefits free from all encumbrances and liabilities whatsoever .

**AND** All the estate, right, interest, claim and demand whatsoever of the Vendors into or upon the same and every part thereof in law and equity TO ENTER UPON AND HOLD OWN and possess the same unto and to the use of the Purchasers, absolutely and for ever together with title deed, writings, muniments and other evidences of title, AND THE Vendors do hereby covenant with the Purchasers, that notwithstanding any acts, deeds, things heretofore done, executed or knowingly suffered to the contrary the Vendors are now lawfully seized and possessed of the Said Property free from all encumbrances, attachments or defects in title whatsoever and that the Vendors have full power and absolute authority to sell the Said Property in manner aforesaid.

**AND** the PURCHASERS shall hereafter peaceably and quietly hold, possess and enjoy the Said Property in khas or through tenants without any claim or demand whatsoever from the VENDORS or any person claiming through or under them .

**AND** the Purchasers and its respective heirs, executors, administrators, representatives and assigns shall and may at all times hereafter peaceably and quietly enter into hold , possess and enjoy the Said Property and

every part thereof and receive rents, issues and profits thereof without any lawful eviction, hinder, interruption claims demand whatsoever from or by Vendors or any person or persons lawfully or equitably claiming any right or estate thereof from under or in trust for them from under any of their ancestors or predecessor/s title.

**AND** further the Vendors covenant with the Purchasers to save harmless , indemnify and keep indemnified the Purchasers from or against all claims, charges, liens, debts, attachments, and encumbrances whatsoever made or suffered by the Vendors or any of the ancestors or predecessors in title or any person/s lawfully or equitably claiming as aforesaid .

**AND** that the Said Property is not effected by any attachment including attachment under any certificate case or any proceedings stated at the instances of Income Tax Authorities or Estate Duty authorities or Government Authorities under Public Demands, Recovery Act or any other Acts or otherwise whatsoever and the said Property is not effected by any notice or scheme of any Development Authority of Government or any other Public Body or Authority.

**AND** no declaration has been made or published for acquisition of the said property or any part thereof under the Land Acquisition Act or any other Acts for the time being in force and that the Said Property or any part thereof is not effected by any notice of acquisition or requisition under the Act or rules framed there under or any other Acts of enactment's whatsoever.

**AND** That the Vendors have not, at any time, done or executed or suffered or been party or privy to any act, deed, matter or thing whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title in any manner whatsoever.

**AND** The Vendors have not entered into any Agreement or Agreement for sale, or any Development Agreement, in respect of the Said Property or any portion thereof.

**AND** The Vendors have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property absolutely to the Purchasers.

**AND** That there is no case any nature whatsoever pending and /or no order of any Court or any other statutory authority prohibiting the Vendors from selling, transferring and/or alienating the Said Property or any part thereof.

**AND** No mortgage or charge any bank and/or any financial institution is presently subsisting in respect of the Said Property or any part thereof.

**AND** The Vendors declare that the Purchasers shall be fully entitled to mutate the Purchaser's names before the Kolkata Municipal Corporation and / or in all public and statutory records and the Vendors hereby expressly consent to the same.

**AND** the Vendors further covenant that the Vendors shall at the request and cost of the Purchasers, their heirs, executors, administrators or assigns do or execute or cause to be done or executed all such lawful acts, deeds, and things whatsoever for further and more perfectly conveying and assuring the

Said Property and every part thereof in manner aforesaid according to the true intent and meaning of this deed. The Vendors herein handed over in favour of the Purchasers the original papers of the schedule below property, Mutation Certificate, Tax Receipts etc related to the Said Property which is under the power and custody of the Vendors in respect of the Said Property.

**THE SCHEDULE ABOVE REFERRED TO:**

**(SAID PROPERTY)**

**ALL THAT** piece and parcel of land 7.5 Cottahs together with structures measuring about 300 (Three Hundred) Square Feet more or less at No. 43, Manick Bandopadhyay Sarani (Previously known as Moore Avenue), Police Station- Regent Park, Kolkata - 700 040, Presently Ward No 97 within the limits of Kolkata Municipal Corporation, and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon and is butted and bounded as follows:

<b>On The North</b>	By KMC Road
<b>On The South</b>	By 23, Manick Bandopadhyay Sarani
<b>On The East</b>	By 42/1, Manick Bandopadhyay Sarani
<b>On The West</b>	By 43A, Manick Bandopadhyay Sarani

**Together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of howsoever or whatsoever nature of the Vendors

**IN WITNESSES WHEREOF** the parties hereto have set and subscribed their respective hands and seal on the day, month and year first above written.

**SIGNED, SEALED AND DELIVERED**

By the said **VENDORS** at Kolkata in the

Presence of:

1. Anand Nath Choudhary  
s/o Anil Nath Choudhary  
Adesh Nagar  
Bareilly, U.P. - 22446
2. *[Signature]*  
s/o Suresh Agarwal  
362, M.A. Road  
Kolkata - 700104

*Hari Chaudhary*  
*[Signature]*

[SIGNATURE OF VENDORS]

**SIGNED, SEALED AND DELIVERED**

By the said **PURCHASERS and CONFIRMING PARTY** at Kolkata in the presence of:

1. Anand Nath Choudhary

Alpic Builders Pvt. Ltd.

*Abhijit Biswas*  
Director / Authorised Signatory

GOLDBURN DEALCOM PVT. LTD.

*Dilip Kumar Ghosh*  
Director/Authorised Signatory

[SIGNATURE OF PURCHASERS]

2. *[Signature]*

Plain Tradecom Pvt. Ltd.

*[Signature]*  
Director/Authorised Signatory

JHANTU GARU

[SIGNATURE OF CONFIRMING PARTY]

Drafted by me  
*[Signature]*  
Advocate  
Alipore Judge's court  
Kolkata - 700027  
F-187/2007

**RECEIPT AND MEMO OF CONSIDERATION**

The Vendors mentioned herein above have received from the within named Purchasers the within mentioned sum of Rs. 1,00,000/- (Rupees One Lakh only) by Draft/on line transfer towards full and final payment of the Consideration for sale of the Said Property from the Purchasers described in the **Schedule** above,

Hasi Chaudhuri

Susprata Chaudhuri

**(SIGNATURE OF VENDORS)**

Witnesses:

1. Anand Keth Choudhury

2. Jasvir



**RECEIPT AND MEMO OF CONSIDERATION**

The Confirming Party mentioned herein above have received from the within named Purchasers the within mentioned sum of Rs. 1,41,50,000/- (Rupees One Crore Forty One Lakhs Fifty Thousand only) by Draft/on line transfer <sup>on different dates</sup> towards full and final payment of the Consideration for sale of the Said Property from the Purchasers described in the **Schedule** above,

Plain Tradecom Pvt. Ltd.

*Amrita Grewal*

Director/Authorised Signatory

**(SIGNATURE OF CONFIRMING PARTY)**

*Shrip krishna. B  
Amrita Grewal  
+ PWS, A. Railway*

Witnesses:

1. *Amritha rathi chandhary*

2. *Ignatius*

# Specimen Form For Ten Fingerprints



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
<b>LEFT HAND</b>					
	<b>THUMB</b>	<b>FORE FINGER</b>	<b>MIDDLE FINGER</b>	<b>RING FINGER</b>	<b>LITTLE FINGER</b>
<b>RIGHT HAND</b>					

SIGNATURE : *Hasi Chaudhary*



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
<b>LEFT HAND</b>					
	<b>THUMB</b>	<b>FORE FINGER</b>	<b>MIDDLE FINGER</b>	<b>RING FINGER</b>	<b>LITTLE FINGER</b>
<b>RIGHT HAND</b>					

SIGNATURE : *Jyoti Chaudhary*



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
<b>LEFT HAND</b>					
	<b>THUMB</b>	<b>FORE FINGER</b>	<b>MIDDLE FINGER</b>	<b>RING FINGER</b>	<b>LITTLE FINGER</b>
<b>RIGHT HAND</b>					

SIGNATURE : *Abhijit Biswal*

# Specimen Form For Ten Fingerprints



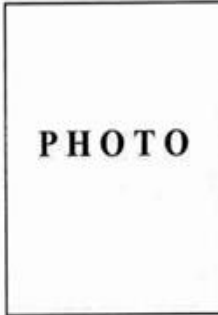
	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
<b>LEFT HAND</b>					
<b>RIGHT HAND</b>					

SIGNATURE : *Sriprakash*



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
<b>LEFT HAND</b>					
<b>RIGHT HAND</b>					

SIGNATURE : *Pranav*



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
<b>LEFT HAND</b>					
<b>RIGHT HAND</b>					

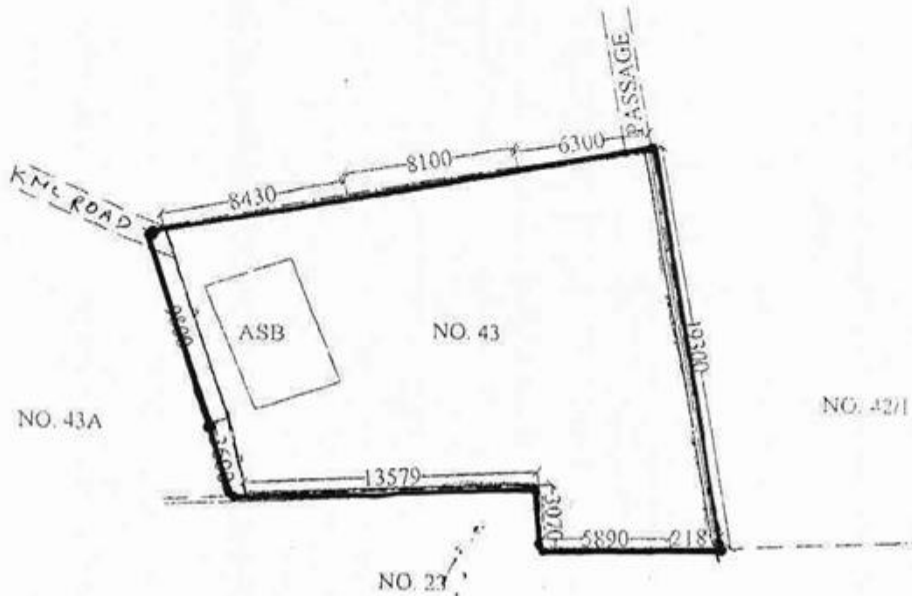
SIGNATURE :

DEED PLAN OF PRE. NO. - 43, WARD NO. - 97,  
P.S. - REGENT PARK, MOORE AVENUE, KOLKATA - 700040

AREA OF LAND = 7.5 cotta



SCALE 1:300



*Hasi Chaudhuri*  
*Susama Chaudhuri*

5.8.2021

Alpic Builders Pvt. Ltd.  
*Abhijit Bhowmik*  
Director / Authorised Signatory

GOLDBURN DEALCOM PVT. LTD.  
*Silpa Ghosh*  
Director/Authorised Signatory

Plain Tradecom Pvt. Ltd.  
*Amrita Basu*  
Director/Authorised Signatory



Govt. of West Bengal  
Directorate of Registration & Stamp Revenue  
GRIPS eChallan

GRN Details

GRN: 192021220044277721 Payment Mode: Online Payment  
GRN Date: 04/08/2021 18:05:21 Bank/Gateway: ICICI Bank  
BRN : 65405210 BRN Date: 04/08/2021 18:08:15  
Payment Status: Successful Payment Ref. No: 2001248160/5/2021  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: ALPIC BUILDERS PRIVATE LIMITED  
Address: 24, HEMANT BASU SARANI KOLKATA 700001  
Mobile: 9475749605  
Depositor Status: Buyer/Claimants  
Query No: 2001248160  
Applicant's Name: Mr Avijit Mondal  
Identification No: 2001248160/5/2021  
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001248160/5/2021	Property Registration- Stamp duty	0030-02-103-003-02	783055
2	2001248160/5/2021	Property Registration- Registration Fees	0030-03-104-001-16	298121
<b>Total</b>				<b>1081176</b>

IN WORDS: TEN LAKH EIGHTY ONE THOUSAND ONE HUNDRED SEVENTY SIX ONLY.



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

HASI CHAUDHURI  
DEB KUMAR CHAUDHURI

08/11/1978  
Permanent Account Number

AEZPC2597M

*Hasi Chaudhuri*  
Signature

*Hasi Chaudhuri*





*Swapna Chaudhuri*



Alpic Builders Pvt. Ltd.  
*Abhijit Bixwal*  
Director / Authorised Signatory

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

BOJPB9673Q

नाम / Name  
ABHIJIT BISWAL

पिता का नाम / Father's Name  
SARAT BISWAL

जन्म की तारीख / Date of Birth  
04/02/1982

हस्ताक्षर / Signature  
A. Biswal



21032017

Abhijit Biswal



ভারতীয় বিশিষ্ট পরিচয় প্রমাণকরণ

ভারত সরকার

Unique Identification Authority of India

Government of India

তালিকাভুক্তির আই ডি / Enrollment No. : 1213/30105/00044

09/11/2017

To  
Abhijit Biswal  
অভিজিৎ বিশওয়াল  
S/O: Sarat Biswal  
23/2  
M L B ROAD  
NEAR MYLOVE CLUB  
Bally (m)  
Bally, Haora, Howrah,  
West Bengal - 711201  
9903315084



KA397813286FH

39781328



আপনার আধার সংখ্যা / Your Aadhaar No. :

**8126 5338 0414**

আমার আধার, আমার পরিচয়

*Abhijit Biswal*



ভারত সরকার

Government of India



অভিজিৎ বিশওয়াল,  
Abhijit Biswal  
পিতা : শরৎ বিশওয়াল  
Father : Sarat Biswal

জন্মতারিখ / DOB: 04/02/1982

পুরুষ / Male

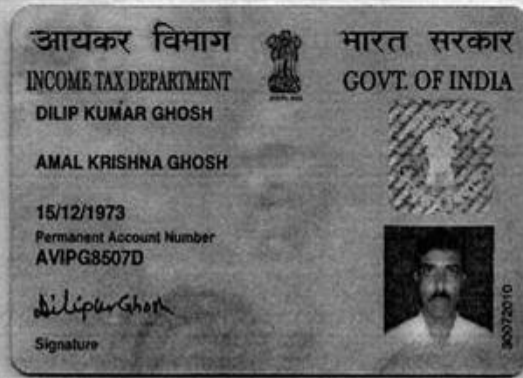
8126 5338 0414







GOLDBURN DEALCOM PVT. LTD.  
*Deepak Ghor.*  
Director/Authorised Signatory



*Dilip Kumar Ghosh,*



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

PLAIN TRADECOM-PRIVATE LIMITED

23/05/2013

Permanent Account Number

AAHCP2062K



21062013

Plain Tradecom Pvt. Ltd.  
*Anmita Arora*  
Director/Authorised Signatory

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

JHANTU GARU  
BIJOY KRISHNA GARU  
28/08/1970

Permanent Account Number  
AXTPG9586H

*Signature*  
Signature



*Amrita Guleri*



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

Enrollment No.: 0650/10184/05423

To

Jhantu Garu  
S/O Bijoy Krishna Garu  
160F BAKUL BAGAN ROAD  
Bhawanipore  
Bhawanipore  
Circus Avenue Kolkata  
West Bengal 700025  
9748224030

17/10/2012

123072791



ME230727910FH



आपका आधार क्रमांक / Your Aadhaar No. :

**6579 0923 6170**

मेरा आधार, मेरी पहचान



भारत सरकार

Government of India



Jhantu Garu  
Father : BIJOY KRISHNA GARU  
DOB : 28/08/1970  
Male



**6579 0923 6170**

मेरा आधार, मेरी पहचान

*Jhantu Garu*

**IDENTITY CARD**  
**ALIPORE BAR ASSOCIATION**  
(AFFILIATED UNDER BAR COUNCIL OF WEST BENGAL)  
KOLKATA - 700 027  
PHONE : CIVIL : 2479-9335/7330. CRIMINAL : 2479-1477

Card No. I/C/867

Name AVIJIT MONDAL Advocate  
Father's/Husband's name Mrinmoy kumar mondal

Address Majlipur Circus Math, P.O- Joynagar Majlipur,  
P.S- Joynagar, South 24pgs.

Ph. No. 94757 49605  
W.B. Bar Council Enrolment No. F/189/2007

*Sudhansu Banerjee*  
SECRETARY

*Avijit Mondal*





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

তালিকাভুক্তির আই ডি / Enrollment No. : 1111/23810/02711

To  
Dilip Kumar Ghosh  
দিলীপ কুমার ঘোষ  
EAST BARISHAL NAGAR  
North Dumdum (m)  
Nimta, North 24 Parganas  
West Bengal - 700049

13/03/2014



KL816923883FT

81692388



আপনার আধার সংখ্যা / Your Aadhaar No. :

**6348 4970 7180**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India

দিলীপ কুমার ঘোষ

Dilip Kumar Ghosh

পিতা : অমল কৃষ্ণ ঘোষ

Father : Amal Krishna Ghosh

জন্মতারিখ/DOB: 15/12/1973

পুরুষ / Male



**6348 4970 7180**



আধার - সাধারণ মানুষের অধিকার

*Dilip Kumar Ghosh*



भारत सरकार  
GOVERNMENT OF INDIA



স্বপ্না চৌধুরী  
Swapna Choudhuri  
পতি : দেবকুমার চৌধুরী  
Husband : DEBKUMAR CHAUDHURI  
জন্ম সাল / Year of Birth : 1942  
মহিলা / Female



4150 0568 7503

আধার - সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:  
২৩, মুর এভিনিউ, রেজেন্ট পার্ক,  
রেজেন্ট পার্ক, কোলকাতা, পশ্চিমবঙ্গ,  
700040

Address:  
23, MOORE AVENUE,  
REGENT PARK, Regent  
Park S.O, Regent Park,  
Kolkata, West Bengal,  
700040

1947  
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No.1947,  
Bengaluru-560 001

*Swapna Choudhuri*





भारत सरकार  
GOVERNMENT OF INDIA



হাসি চৌধুরী  
Hasi Chaudhuri  
পিতা : দেবকুমার চৌধুরী  
Father : DEBKUMAR CHAUDHURI  
জন্ম সাল / Year of Birth : 1973  
মহিলা / Female



2794 0584 4714

আমার - সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
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২৩, মুর এভিনিউ, রিজেন্ট পার্ক,  
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Kolkata, West Bengal,  
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www.uidai.gov.in

P.O. Box No. 1947,  
Bengaluru-560 001

Hasi Chaudhuri

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

JHANTU GARU  
SIJOY KRISHNA GARU  
28/08/1970

Permanent Account Number  
AXTPG9586H

*Handwritten signature*  
Stamp



*Handwritten signature*

# PLAIN TRADECOM PRIVATE LIMITED

24, Hemant Basu Sarani, 5<sup>th</sup> Floor, Room No.507, Kolkata-700 026

Ref: **ALL THAT** piece and parcel of land 7.5 Cottahs together with one and half storied building at No. 43, Manick Bandopadhyaya Sarani (previously known as Moore Avenue), Police Station- Regent Park, Kolkata – 700040 (**Said Property**).

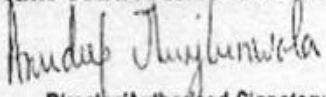
## RESOLUTION

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE DIRECTORS OF THE COMPANY, **PLAIN TRADECOM PRIVATE LIMITED**, AN EXISITING COMPNAY INCORPORATED UNDER THE COMPANIES ACT, 1956, HAVING ITS REGISTERED OFFICE AT 24, HEMANT BASU SARANI, KOLKATA-700001 ON 04.08.2021.

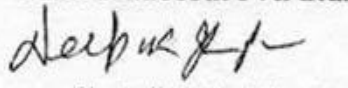
**RESOLVED THAT**, we the Directors of the above mentioned Company (1) **ANUDEEP JHUNJHUNWALA**, son of Deepak Jhunjhunwala, (2) **DEEPAK JHUNJHUNWALA**, son of Kashi Prosad Jhunjhunwala, both are working for gain at 24, Hemant Basu Sarani, Kolkata-700001, all are Nationality Indian, by faith Hindu, by occupation Business, are authorizing **JHANTU GARU**, son of Bijoy Krishna Garu, working for gain at 24, Hemant Basu Sarani, Kolkata-700001, as the **AUTHORISED SIGNATORY** of the Company who is authorized to sign and execute registered Deed of Conveyance, Cancellation of Development Agreement and Revocation of Power of Attorney and any other documents and appear before any competent registration office, if required in connection with the Said Property as and when required on behalf of the Company.

**RESOLVED ALSO THAT**, certified true copy of this resolution be filed with the proper authority, duly certified by the Directors of the Company.

Plain Tradecom Pvt. Ltd.

  
Director/Authorised Signatory

Plain Tradecom Pvt. Ltd.

  
Director/Authorised Signatory

## Major Information of the Deed

Deed No :	I-1605-01990/2021	Date of Registration	18/08/2021
Query No / Year	1605-2001248160/2021	Office where deed is registered	
Query Date	26/07/2021 3:06:04 PM	1605-2001248160/2021	
Applicant Name, Address & Other Details	Avijit Mondal Alipore Judges Court,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9475749605, Status :Advocate		
Transaction		Additional Transaction	
[0101] Sale, Sale Document		[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 1,41,50,000/-]	
Set Forth value		Market Value	
Rs. 1,42,50,000/-		Rs. 1,56,60,680/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 7,83,105/- (Article:23)		Rs. 2,98,121/- (Article:A(1), E.)	
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :






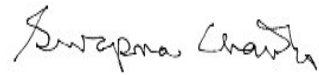
District: South 24-Parganas, P.S:- Regent Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Manik Bandopadhyay Sarani (Moore Avenue), , Premises No: 43, , Ward No: 097 Pin Code : 700040

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu		7.5 Katha	1,40,70,000/-	1,54,69,317/-	Property is on Road
<b>Grand Total :</b>					<b>12.375Dec</b>	<b>140,70,000 /-</b>	<b>154,69,317 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	300 Sq Ft.	1,80,000/-	1,91,363/-	Structure Type: Structure
Gr. Floor, Area of floor : 300 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 16 Years, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		<b>300 sq ft</b>	<b>1,80,000 /-</b>	<b>1,91,363 /-</b>	

**Seller Details :**










SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mrs Hasi Chaudhuri</b> Daughter of Late Deb Kumar Chaudhuri Executed by: Self, Date of Execution: 05/08/2021 , Admitted by: Self, Date of Admission: 05/08/2021 ,Place : Office	 05/08/2021	 LTI 05/08/2021	 05/08/2021
23, Manick Bandopadhyay Sarani, City:- , P.O:- Regent Park, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AExxxxxx7M,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 05/08/2021 , Admitted by: Self, Date of Admission: 05/08/2021 ,Place : Office				
2	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mrs Swapna Chaudhuri</b> Wife of Late Deb Kumar Chaudhuri Executed by: Self, Date of Execution: 05/08/2021 , Admitted by: Self, Date of Admission: 05/08/2021 ,Place : Office	 05/08/2021	 LTI 05/08/2021	 05/08/2021
23, Manick Bandopadhyay Sarani, City:- , P.O:- Regent Park, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ACxxxxxx7B,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 05/08/2021 , Admitted by: Self, Date of Admission: 05/08/2021 ,Place : Office				
3	<b>PLAIN TRADECOM PRIVATE LIMITED</b> 24, Hemant Basu Sarani, 5th Floor, Room No.507, City:- Kolkata, , P.O:- R N Mukherjee Road, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxxx2K,Aadhaar No Not Provided by UIDAI, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative			

**Buyer Details :**




SI No	Name,Address,Photo,Finger print and Signature
1	<b>ALPIC BUILDERS PRIAVTE LIMITED</b> 24, Hemant Basu Sarani, 5th Floor, Room No.507, City:- Kolkata, , P.O:- R N Mukherjee Road, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxxx7D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
2	<b>GOLDBURN DEALCOMM PRIVATE LIMITED</b> 24, Hemant Basu Sarani, 5th Floor, Room No.507, City:- Kolkata, , P.O:- R N Mukherjee Road, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxxx9L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative



**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr Abhijit Biswal</b> Son of Mr Sarat Biswal Date of Execution - 05/08/2021, , Admitted by: Self, Date of Admission: 05/08/2021, Place of Admission of Execution: Office	 Aug 5 2021 1:23PM	 LTI 05/08/2021	 05/08/2021
	24, Hemant Basu Sarani, 5th Floor, Room No.507, City:- Kolkata, , P.O:- R N Mukherjee Road, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: BOxxxxxx3Q,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : ALPIC BUILDERS PRIAVTE LIMITED (as Authorised Signatory)			
2	<b>Name</b> <b>Mr Dilip Kumar Ghosh,</b> <b>(Alias Name: Mr Dilip Kr Ghosh)</b> Son of Late Amal Krishna Ghosh Date of Execution - 05/08/2021, , Admitted by: Self, Date of Admission: 05/08/2021, Place of Admission of Execution: Office	 Aug 5 2021 1:24PM	 LTI 05/08/2021	 05/08/2021
	24, Hemant Basu Sarani, 5th Floor, Room No.507, City:- Kolkata, , P.O:- R N Mukherjee Road, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: AVxxxxxx7D,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : GOLDBURN DEALCOMM PRIVATE LIMITED (as Authorised Signatory)			
3	<b>Name</b> <b>Mr Jhantu Garu (Presentant )</b> Son of Mr Bijoy Krishna Garu Date of Execution - 05/08/2021, , Admitted by: Self, Date of Admission: 05/08/2021, Place of Admission of Execution: Office	 Aug 5 2021 1:25PM	 LTI 05/08/2021	 05/08/2021
	24, Hemant Basu Sarani, 5th Floor, Room No.507, City:- Kolkata, , P.O:- R N Mukherjee Road, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: AXxxxxxx6H,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : PLAIN TRADECOM PRIVATE LIMITED			

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Avijit Mondal</b> Son of Mr Mrinmoy Mondal Alipore Judges Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24- Parganas, West Bengal, India, PIN:- 700027			
	05/08/2021	05/08/2021	05/08/2021
Identifier Of Mrs Hasi Chaudhuri, Mrs Swapna Chaudhuri, Mr Abhijit Biswal, Mr Dilip Kumar Ghosh, Mr Jhantu Garu			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mrs Hasi Chaudhuri	ALPIC BUILDERS PRIAVTE LIMITED-3.09375 Dec,GOLDBURN DEALCOMM PRIVATE LIMITED-3.09375 Dec
2	Mrs Swapna Chaudhuri	ALPIC BUILDERS PRIAVTE LIMITED-3.09375 Dec,GOLDBURN DEALCOMM PRIVATE LIMITED-3.09375 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mrs Hasi Chaudhuri	ALPIC BUILDERS PRIAVTE LIMITED-75.00000000 Sq Ft,GOLDBURN DEALCOMM PRIVATE LIMITED-75.00000000 Sq Ft
2	Mrs Swapna Chaudhuri	ALPIC BUILDERS PRIAVTE LIMITED-75.00000000 Sq Ft,GOLDBURN DEALCOMM PRIVATE LIMITED-75.00000000 Sq Ft

**Endorsement For Deed Number : I - 160501990 / 2021**

**On 05-08-2021**

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

Presented for registration at 12:30 hrs on 05-08-2021, at the Office of the A.D.S.R. ALIPORE by Mr Jhantu Garu ,.

**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 1,56,60,680/-

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

Execution is admitted on 05/08/2021 by 1. Mrs Hasi Chaudhuri, Daughter of Late Deb Kumar Chaudhuri, 23, Manick Bandopadhyay Sarani, P.O: Regent Park, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession Business, 2. Mrs Swapna Chaudhuri, Wife of Late Deb Kumar Chaudhuri, 23, Manick Bandopadhyay Sarani, P.O: Regent Park, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession House wife

Indetified by Mr Avijit Mondal, , Son of Mr Mrinmoy Mondal, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 05-08-2021 by Mr Abhijit Biswal, Authorised Signatory, ALPIC BUILDERS PRIVATE LIMITED (Private Limited Company), 24, Hemant Basu Sarani, 5th Floor, Room No.507, City:- Kolkata, , P.O:- R N Mukherjee Road, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001

Indetified by Mr Avijit Mondal, , Son of Mr Mrinmoy Mondal, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 05-08-2021 by Mr Dilip Kumar Ghosh, , Mr Dilip Kr Ghosh Authorised Signatory, GOLDBURN DEALCOMM PRIVATE LIMITED (Private Limited Company), 24, Hemant Basu Sarani, 5th Floor, Room No.507, City:- Kolkata, , P.O:- R N Mukherjee Road, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001

Indetified by Mr Avijit Mondal, , Son of Mr Mrinmoy Mondal, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 05-08-2021 by Mr Jhantu Garu, Authorised Signatory, PLAIN TRADECOM PRIVATE LIMITED (Private Limited Company), 24, Hemant Basu Sarani, 5th Floor, Room No.507, City:- Kolkata, , P.O:- R N Mukherjee Road, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001

Indetified by Mr Avijit Mondal, , Son of Mr Mrinmoy Mondal, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 2,98,121/- ( A(1) = Rs 1,56,607/- ,B = Rs 1,41,500/- ,E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 2,98,121/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/08/2021 6:06PM with Govt. Ref. No: 192021220044277721 on 04-08-2021, Amount Rs: 2,98,121/-, Bank: ICICI Bank ( ICIC0000006), Ref. No. 65405210 on 04-08-2021, Head of Account 0030-03-104-001-16

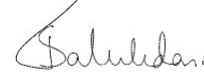
### Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,83,055/- and Stamp Duty paid by Stamp Rs 50/-, by online = Rs 7,83,055/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2965, Amount: Rs.50/-, Date of Purchase: 19/02/2021, Vendor name: P K BHATTACHARYA

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/08/2021 6:06PM with Govt. Ref. No: 192021220044277721 on 04-08-2021, Amount Rs: 7,83,055/-, Bank: ICICI Bank ( ICIC0000006), Ref. No. 65405210 on 04-08-2021, Head of Account 0030-02-103-003-02



**Sukanya Talukdar**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. ALIPORE**  
**South 24-Parganas, West Bengal**

**On 18-08-2021**

### 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.



**Sukanya Talukdar**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. ALIPORE**  
**South 24-Parganas, West Bengal**

**Certificate of Registration under section 60 and Rule 69.**

**Registered in Book - I**

**Volume number 1605-2021, Page from 84990 to 85031**

**being No 160501990 for the year 2021.**



*Sukanya Talukdar*

Digitally signed by SUKANYA  
TALUKDAR  
Date: 2021.08.24 12:11:28 +05:30  
Reason: Digital Signing of Deed.

**(Sukanya Talukdar) 2021/08/24 12:11:28 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. ALIPORE  
West Bengal.**

**(This document is digitally signed.)**