

474

20724

T-20741/2022



10/12/22

पश्चिम बंगाल WEST BENGAL

2/350/578/22

H 436655

Certified that the document is admitted to registration. The signature sheet, sheets & the endorsement sheet or sheets attached with this document are the part of this documents

[Handwritten Signature]

Additional District Sub-Registrar,
Bajrahat, New Town, North 24-Pgs

23 DEC 2022

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this **19th** day of **December** **Two Thousand and Twenty Two (2022)**

in the Christian Era,

BETWEEN

2906

14/12/2021

S. S. Samal
Adv, Bhubaneswar
Jm

Stamp: 14 DEC 2021
Signature

Signature



13254

Signature



13255

Asst. Kaluwala



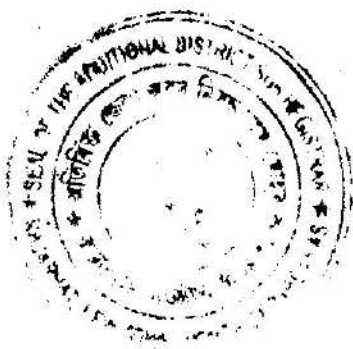
13256

Mohar Lal Agarwal



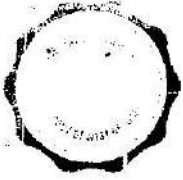
13257

Nandan Saha
s/o late Dhirendra Nath Saha
AJ-46, Sector-2, Salt Lake city
Kolkata-700091
OCC - Business



Additional District Sub-Registrar,
Bhubaneswar, New Town, North 24-Pips

19 DEC 2021



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



192022230220450358

GRN Details

GRN:	192022230220450358	Payment Mode:	SBI Epay
GRN Date:	19/12/2022 11:46:08	Bank/Gateway:	SBlePay Payment Gateway
BRN :	6832830431332	BRN Date:	19/12/2022 11:46:34
Gateway Ref ID:	CHL2603871	Method:	State Bank of India NB
GRIPS Payment ID:	191220222022045034	Payment Init. Date:	19/12/2022 11:46:08
Payment Status:	Successful	Payment Ref. No:	2003501578/17/2022

[Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr MOHAN LAL AGARWAL
Address:	SALT LAKE CITY
Mobile:	9748836594
Period From (dd/mm/yyyy):	19/12/2022
Period To (dd/mm/yyyy):	19/12/2022
Payment Ref ID:	2003501578/17/2022
Dept Ref ID/DRN:	2003501578/17/2022

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003501578/17/2022	Property Registration- Stamp duty	0030-02-103-003-02	381380
2	2003501578/17/2022	Property Registration- Registration Fees	0030-03-104-001-16	76276
			Total	457656

IN WORDS: FOUR LAKH FIFTY SEVEN THOUSAND SIX HUNDRED FIFTY SIX ONLY.



✓



GOVERNMENT OF WEST BENGAL
**Directorate of Registration & Stamp
Revenue**
GRIPS eChallan



192022230215327431

GRN Details

GRN:	192022230215327431	Payment Mode:	Online Payment
GRN Date:	14/12/2022 17:44:50	Bank/Gateway:	State Bank of India
BRN :	CKV6619915	BRN Date:	14/12/2022 17:46:05
GRIPS Payment ID:	141220222021532742	Payment Init. Date:	14/12/2022 17:44:50
Payment Status:	Successful	Payment Ref. No:	2003501578/7/2022

[Query No*/Query Year]

Depositor Details

Depositor's Name:	MOHAN LAL AGARWAL
Address:	SALT LAKE CITY
Mobile:	9143118768
Contact No:	9748836594
Depositor Status:	Buyer/Claimants
Query No:	2003501578
Applicant's Name:	Mr SARAD SEKHER SAMADDER
Identification No:	2003501578/7/2022
Remarks:	Sale, Sale Document
Period From (dd/mm/yyyy):	14/12/2022
Period To (dd/mm/yyyy):	14/12/2022

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003501578/7/2022	Property Registration- Stamp duty	0030-02-103-003-02	762545
2	2003501578/7/2022	Property Registration- Registration Fees	0030-03-104-001-16	153521
			Total	916066

IN WORDS: NINE LAKH SIXTEEN THOUSAND SIXTY SIX ONLY.



MOHAN LAL AGARWAL, having **PAN-ACSPA8937C**, **AADHAAR NO. 3337 5842 3048**, Son of Late Suwa Lal Agarwal, by faith -Hindu, Indian, by Occupation - Business, residing at DL-184 Salt Lake City, Sector-2, P.O.- Sech Bhawan, P.S.- East Bidhannagar, Kolkata-700091, District North 24-Parganas, hereinafter called and referred to as the **"PURCHASER"** (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART**.

AND

STHIRLAKSHMI TRADECOM PRIVATE LIMITED, **PAN Card No. AAOCS0038H** a private limited company incorporated under the Companies Act, 1956, having its permanent registered office at 96D, Satin Sen Sarani, 1st Floor, P.O. and P.S. Manicktala, Kolkata 700054, presently at Shilpangan, LB-I, SDF-II, First Floor, Unit No. 2201, Sector-III, Salt Lake City, P.O.- SDF-II, P.S.- Bidhannagar South, Kolkata - 700098, represented by both of its Directors namely **SRI PANKAJ KUMAR PALRIWALA**, **PAN Card No. AFMPP1432J**, **AADHAAR NO. 2929 5101 2397**, S/o Shyam Sundar Palriwala, and **SMT. ASHA PALRIWALA**, **PAN Card No. ARAPP3987A**, **AADHAAR NO. 7466 1019 7546**, W/o Pankaj Kumar Palriwala, both are by faith - Hindu, Indian, by occupation - Business, both are residing at DL-195 Salt Lake City, Sector-2, P.O.- Sech Bhawan, P.S.- East Bidhannagar, Kolkata-700091, District North 24-Parganas, hereinafter called and referred to as the **"VENDORS/OWNERS"** (which term and expression shall unless excluded by or repugnant to the context be deemed to mean and include their, legal heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**.



National District Sub-Registrar,
Calicut, New Town, North 24-Pgs

DEC 2011

WHEREAS the West Bengal Housing Infrastructure Development Corporation Limited, hereinafter referred to as the "W.B. HIDCO LTD." is a Government Company incorporated under the Companies Act, 1956 (Act 1 of 1956) and also the Planning Authority, as appointed by the State Government vide Order No. 1490-HI/HGN/NTP/IM-1/98 dated 14th day of September, 1999 in respect of the planning area declared as such under Notification No. 1423/HI/HGN/NTP/1M 1/98 dated 27th August, 1999

AND WHEREAS the said "W.B. HIDCO LTD." has a statewide mandate to provide larger supply of developed lands, the immediate focus area has been limited to the development of a planned town (hereinafter called the New Town, Kolkata) and the Collector, North 24-Parganas and Collector, South 24- Parganas, on the requisition of Government in the Housing Department by and under a good number of Land Acquisition cases had acquired large area of land, and the same has been duly vested in the Government absolutely free from all encumbrances under section 16 of the Land Acquisition Act, 1894.

AND WHEREAS the said Collectors thereafter duly transferred right, title and interest in the said lands and also made over vacant possession of the said land to the "W.B. HIDCO LTD." free from all encumbrances upon payment of the price for compensation money for such lands conferring on the W.B. HIDCO LTD. the entire responsibilities of developing the infrastructure services therein and also the power to transfer lands by way of sale to the individual persons, Co-operative Housing Societies, Corporate Bodies as well as Statutory Authorities as the case may be in order to develop New Town as a major hub for residential, industrial, institutional and cultural purposes etc.



Additional District Sub-Registrar,
Bajaj, New Delhi, North 24-Pgs

19 DEC 1944

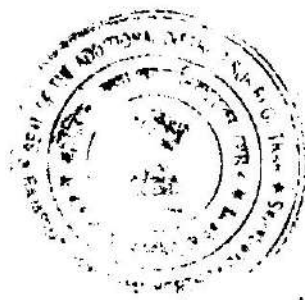
AND WHEREAS the said "W.B.HIDCO LTD." in consonance with its main object and intent as spelt out in the company's Memorandum of Association has already developed, built and provided necessary infrastructure on the said lands for making it suitable for setting up the proposed Township called Newtown, Kolkata.

AND WHEREAS after having developed the said lands of the township and building necessary infrastructure thereon the W.B.HIDCO LTD. demarcated afresh the said acquired lands in several plots under different category and made the same ready for allotment and sale to the prospective buyers.

AND WHEREAS the one Sri Amiya Kumar Mondal applied to the W.B.HIDCO LTD. in prescribed form along with the application money to purchase a piece and parcel of land in the New Town, Kolkata so as to enable him to erect a building thereon for residential purposes after complying with all formalities for allotment of such land by the W.B. HIDCO LTD.

AND WHEREAS the said W.B. HIDCO LTD. allotted to the said Sri Amiya Kumar Mondal ALL THAT free hold piece and parcel of land measuring about more or less 299.605 Square Meter being Premises No. 13- 088 in Street No. 088 (erstwhile Plot No. 120, Block No. AB), (12 Meter Road), under category HIGI-II in Action Area I, New Town, P.S. New Town (formerly Rajarhat), District 24-Parganas (North) (for the sake of brevity hereinafter referred to and called as the 'said property') for valuable consideration as recorded therein.

AND WHEREAS the said Sri Amiya Kumar Mondal thereafter paid the valuable consideration for purchasing the said piece and parcel of land according to the payment schedule made by the W.B. HIDCO LTD. in due course.



Additional District Sub-Registrar,
Spartan, New Town, North 24-098

19 DEC 2022

AND WHEREAS by an Indenture of Sale dated 4th day of July, 2006 made between West Bengal Housing Infrastructure Development Corporation Ltd., therein called the Vendor of the one part and the said Sri Amiya Kumar Mondal referred to as the Purchaser therein of the other part and registered in the office of the Additional District Sub Registrar, Bidhannagar (Salt Lake City) and recorded in Book No. 1, Volume No. 416, Page Nos. 268 to 283, Being No. 6910 for the year 2006, the said W.B.HIDCO LTD. for valuable consideration stated therein granted, sold, transferred, conveyed, assigned, assured and confirmed unto and in favour of the said Amiya Kumar Mondal the said property being ALL THAT piece and parcel of freehold HIDCO Bastu land measuring about more or less 299.605 Square Meter being Premises No. 13-088 in Street No. 088 (erstwhile Plot No. 120, Block No. AB), (12 Meter Road), under category HIGH-II in Action Area I, New Town, P.S. New Town (formerly Rajarhat), District 24-Parganas (North), morefully and particularly described in the Schedule hereunder written forever in compliance with the Allotment Letter being No. HIDCO/ADMN-127/2000/HI(11)-1/UBI-206/AB-120 dated 21.03.2001 issued by the West Bengal Housing Infrastructure.

AND WHEREAS after complying with all formalities of the W.B.HIDCO LTD., the said Sri Amiya Kumar Mondal took physical possession of the said property by virtue of Memorandum of Possession of Plot being No. MP-1/HIDCO/ED(EM)/22/297 dated 10.08.2006 issued by the different concerned statutory authority of W.B.HIDCO LTD.

AND WHEREAS while enjoying and possessing of the said property as the exclusive and Sole Owner, the said Sri Amiya Kumar Mondal due to his lawful reasons have sold and/or transferred the said property to one Chirag Eximp Pvt. Ltd. by virtue of a Deed of Conveyance dated 16th day of August, 2012 and which was registered in the office of the Additional District Sub Registrar, Bidhannagar (Salt Lake City) and



Additional District Sub-Registrar,
Rajahmundry, New Town, North 24-7/2018

30 DE-2018

recorded in Book No. I, CD Volume No. 15, Pages Nos. 3925 to 3948, Being No. 10656 for the year 2012 against the valuable consideration mentioned therein.

AND WHEREAS the said Chirag Eximp Pvt. Ltd. during its peaceful possession and enjoyment of the said property for its own purpose granted, sold, transferred, conveyed, assigned, assured and confirmed unto and in favour of the Sthirlakshmi Tradecom Pvt. Ltd. the vendor herein for a valuable consideration stated therein and the said Deed of Conveyance dated 12th July 2013 was registered in the office of the A.D.S.R.- Rajarhat, North 24 Parganas, and recorded in Book No. I, C.D. Volume No. 12, Pages from 13833 to 13850 being no. 08599 for the year 2013.

AND WHEREAS thus by virtue of the aforesaid Deed of Conveyance dated 12/07/2013, the Vendor herein is absolutely seized and possessed of or otherwise well and sufficiently entitled the said property free from all encumbrances, the description of which is morefully and particularly described in the Schedule hereunder written.

AND WHEREAS the Vendor herein duly mutated its name with the NKDA authority and recorded their names under Assessee no. 013-0088-e-00-00001-18 in respect of plot no. AB-120 category - HIG-II, Action Area-I, P.S.- New Town, Kolkata - 700156, District - North 24 Parganas, being Premises No. 13-0088 and such mutation was given by the NKDA Authority by certificate no. 0101522211005559, issuance dated 08/12/2022.

AND WHEREAS the Vendor herein for its bonafide and legal purposes declare to sale the schedule mentioned property and the purchaser knowing such fact from a reliable source with the desire to purchase the property offered the highest market price of **Rs. 2,06,80,000/-**



Additional District Sub-Registrar,
Rajahmundry, New Town, North 24-Pgs

19 DEC 2023

(Rupees Two Crore Six Lakh Eighty Thousand) only and the vendor accepted the said offer of the purchaser.

AND WHEREAS Now the Vendor hereby agreed to sell and the Purchaser hereby agreed to purchase ALL THAT piece and parcel of freehold HIDCO Bastu land measuring about **299.605 Square Meter** equivalent to **3224.92138 sq.ft.** be the same little more or less being **Premises No. 13-088** in Street No. 088 (12 Meter Road) (**erstwhile Plot No. 120, Block No. AB**), under category HIGI-II in **Action Area-I**, New Town, P.S. New Town (formerly Rajarhat), Kolkata- 700156, District 24-Parganas (North) morefully described in the first schedule herein below together with all easement and quasi-easement right and interest alongwith the right over the common path and passage and common areas over and attached to the said property written at the total consideration of **Rs. 2,06,80,000/- (Rupees Two Crore Six Lakh Eighty Thousand) only** or odd, which is paid by the Purchaser to the Developer.

AND WHEREAS, the Vendor hereto also represented and declared to the Purchaser as follows:

- (1) That the vendor is the absolute owner of the property mentioned in the first schedule written herein below and no other person has any interest therein;
- (2) That the Vendor have not entered into any Agreement for Sale in respect of the Schedule Property with any person or persons.
- (3) That the Vendor have not hidden or concealed any material facts relating to the First Schedule Property and the property is free from all sorts encumbrances, charges, liens, attachments, mortgages etc.
- (4) That after taking possession of the Schedule Property from the **Vendor**, the Purchaser shall be entitled to mutate his/her name in the Records of the Competent Authority and shall be entitled to raise multi



Additional District Sub-Registrar,
Bajarhat, New Town, North 24 Pgs

19 DEC 2022

storied building therein after obtaining necessary sanction from the **W.B. HIDCO LTD.** or any other Authority prescribed in that behalf.

(5) That the said land has not been affected by any Notice or scheme of acquisition or requisition of the State Government and not affected by any proceedings under the Urban Land (Ceiling and Regulations) Act 1976 and not affected by any proceeding either under the West Bengal Estates Acquisition Act, 1953 or under the West Bengal Land Reforms Act, 1955.

AND WHEREAS, relying on the representations and declarations made by the **Vendor**, the Purchaser hereto have paid the full consideration money to the **Vendor** as per Memo, of Consideration noted herein below and **the Vendor** after acknowledging full consideration money have agreed to execute proper Deed of Sale in favour of the Purchaser.

NOW THIS INDENTURE WITNESSETH that in pursuance of the desire of the Purchaser for purchase and for sale by the Vendor and in consideration of the sum of **Rs. 2,06,80,000/- (Rupees Two Crore Six Lakh Eighty Thousand)** only paid by the Purchaser to the Vendor as detailed in the memo of consideration, written herein below, the receipt whereof the Vendor hereby admit and acknowledge the same and release or discharge the Purchaser now and forever of and from the same and every part thereof and the said property the Vendor as beneficial owner do hereby grant, convey, sell, transfer, assign and assure unto and to the use of the Purchaser, free from all encumbrances hereby granted transferred, sold, conveyed assigned and assured to and unto and to the use of the **PURCHSER** absolutely and for ever for a perfect and indefeasible estate of inheritance to fee simple in possession without any manner of condition use, trust or other things whatsoever to alter defeat, encumber or make void the same **AND** the **VENDOR** doth hereby covenant with the purchaser that notwithstanding any act, deed, matter, assurance or thing whatsoever



Additional District Sub-Registrar,
Kasarhat, New Town, North 24-Pgs

19 DEC 2022

made, done, executed, assured the vendor hereby sale, grant, transfer the said property to and unto and to the use of the purchaser absolutely and forever **AND** the **VENDOR** doth hereby covenant with the purchaser that notwithstanding any act, deed, matter assurance or thing whatsoever made, done , executed, assured, occasioned or suffered to the contrary the Vendor is now lawfully, rightfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property mentioned in the first schedule written herein below for the total consideration of **Rs. 2,06,80,000/- (Rupees Two Crore Six Lakh Eighty Thousand) only** or odd along with all proportionate rights on all common areas and facilities of the said land hereby granted, transferred, sold, conveyed, assigned and assured or expressed or intended so to be unto and to the use of the Purchaser for a perfect and indefeasible estate of inheritance in fee simple in possession without any manner of hindrance, lawful eviction, interruption, claim or demand whatsoever from or by the **VENDOR** or any person or persons lawfully or equitably claiming or to claim from under or in trust for the **VENDOR AND** the First Scheduled mentioned property is hereby declare as free and clear and freely and clearly and absolutely acquitted exonerated or discharged or otherwise conveyed by the Vender in favour of the purchaser and the said property is well and sufficiently saved, defended, kept harmless and indemnified of from and against all and all manner of former or other estates encumbrances, claims, demands, charges, liens, lispens, debts acquisition or requisition and attachments whatsoever had made, done, executed , occasioned or suffered by the Vendor or any person or persons claiming or to claim from through under or in trust for the **VENDOR** in to and upon the said first scheduled mentioned property with common rights hereby granted, transferred sold, conveyed, assigned and assured or expresses or intended so to unto and to the



Additional District Sub-Registrar,
Rajshahi, New Town, North 24-Pgs

19 DEC 2022

use of purchaser for a perfect indefeasible estate of inheritance without any manner of condition use, trust or other thing whatsoever to alter defect encumber or make void, the same **AND** that **NOTWITHSTANDING** anything or any such act, deed, matter or thing whatsoever as the aforesaid **VENDOR** have now in the useful, good right, full power and absolute authority to grant, sell, transfer, convey, assign and assure by these presents the said first scheduled mentioned property with common rights and easement appurtenant thereto hereby granted, sold, conveyed, transferred assigned and assured or agreed or intended so to be unto and to the use of the purchaser in manner aforesaid **AND** that the purchaser shall and may from time to time and at all times hereafter peaceably and quietly possess and enjoy the said first scheduled mentioned property with common rights and easements appurtenant thereto hereby transferred, sold, conveyed, assigned and assured or expressed or intended so to be unto and to the use of the Purchaser in manner aforesaid and receive the rents, issue and profits thereof without any lawful eviction, interruption, claims or demands whatsoever from or by the **VENDOR** or any person or persons lawfully equitably claiming or to claim from under or in trust for the **VENDOR AND** the Vendor further covenants with the Purchaser that the purchaser shall hold, possess and enjoy the said schedule mentioned property together all rights and easement appurtenant thereto as the **ABSOLUTE OWNER** thereof.

THE FIRST SCHEDULE ABOVE REFERRED TO:

ALL THAT piece and parcel of freehold, HIDCO vacant Bastu land measuring about 299.605 Square Meter equivalent to 3224.92 sq.ft. be the same little more or less being **Premises No. 13-088** in Street No. 088 (12 Meter Wide) (erstwhile Plot No. 120, Block No. AB), under category **HIGI-II in Action Area-I, New Town, P.S. New Town**



Additional District Sub-Registrar,
Rajahmundry, New Town, North 24-Pgs

19 DEC 2022

(formerly Rajarhat), Kolkata- 700156, District 24-Parganas (North), having assessee no. 013-0088-e-00-00001-18 which is butted and bounded as follows :-

- ON THE NORTH : HIDCO Land.
ON THE SOUTH : Premises No. 11-088.
ON THE EAST : HIDCO Land.
ON THE WEST : Street No. 88 (12 mtr. Wide).

THE SECOND SCHEDULE ABOVE REFERRED TO :

(COMMON AREAS AND FACILITIES)

1. Common passage.
2. Drainage and sewers; Boundary of the said property;
3. Such other common parts, equipment's, installations, fixtures, fittings and space in or about the said land as are necessary for use and occupation of the said property and as are specified by the NKDA Authority expressly to be the common parts of and attached to the said land.

THE THIRD SCHEDULE ABOVE REFERRED TO :

(EXPENSES)

1. All costs of maintenance.
2. Municipal Corporation taxes, levies and other outgoings assessed on the said property by the proper authority.
3. All charges and deposits for supplies of common facilities and utilities by the NKDA Authority or the other local authorities.
4. All expenses required for the purpose of use and enjoyment of the said property as imposed by the Govt., NKDA or local Authority on and from the date of taking occupation of the said property.



Additional District Sub-Registrar,
Rajarat, New Town, North 24-Pgs

15 DEC 2022

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

in the presence of:

WITNESSES :

1) Dandan Saha
AJ-46, Sector-2
Salt Lake city
Kolkata-700091

2) Sammita Bhownick
Nagar danga
PS- Amdanga

Drafted by:-

Sarad Sekhar Samadder

Sarad Sekhar Samadder
Advocate
Barasat Court, Kol-700124
Enrolment No. F-
1371/1377/2001

Computer composed by:-

Santu Mukherjee
Santu Mukherjee
Barasat Court
Kolkata-700124

Mohan Lal Agarwal
SIGNATURE OF PURCHASER

Smitakshmi Tradecom Private Ltd.

[Signature]
Director

Smitakshmi Tradecom Private Ltd.

[Signature]
Director

SIGNATURE OF VENDORS



Additional District Sub-Registrar,
Rajahmundry, North 24-Egs

19 DEC 2022

MEMO OF CONSIDERATION

RECEIVED of and from the above mentioned Purchaser Rs. **2,06,80,000/- (Rupees Two Crore Six Lakh Eighty Thousand) only** being the full consideration money as per Memo, of Consideration given below:-

Sl. No.	By Cheque No.	Dated	Bank & Branch	Amount of Rupees
1.	Cheque No '000828'	12.12.22	KIC Saltlake Sec-II	Rs. 1,00,000/-
2.	DD No. - " 508651"	14.12.22	"	Rs 58,03,200/-
3.	DD No - 508652	19.12.22	"	Rs 70,05,000/-
4.	DD No - 508653	19.12.22	"	Rs 75,65,000/-
5.	T.D.S. Cheque No 000834"	19.12.22	"	Rs 2,06,800/-
Total Rs.				2,06,80,000.00

(Rupees Two Crore Six Lakh Eighty Thousand) only

Sthitakshmi Tradecom Private Ltd.

WITNESSES :

1) Dandan Sirc
A-1-A6 Sector-2, Saltlake
City, Kolkata - 700091


Sthitakshmi Tradecom Private Ltd.


SIGNATURES OF VENDORS

2) Somnath Bhattacharya

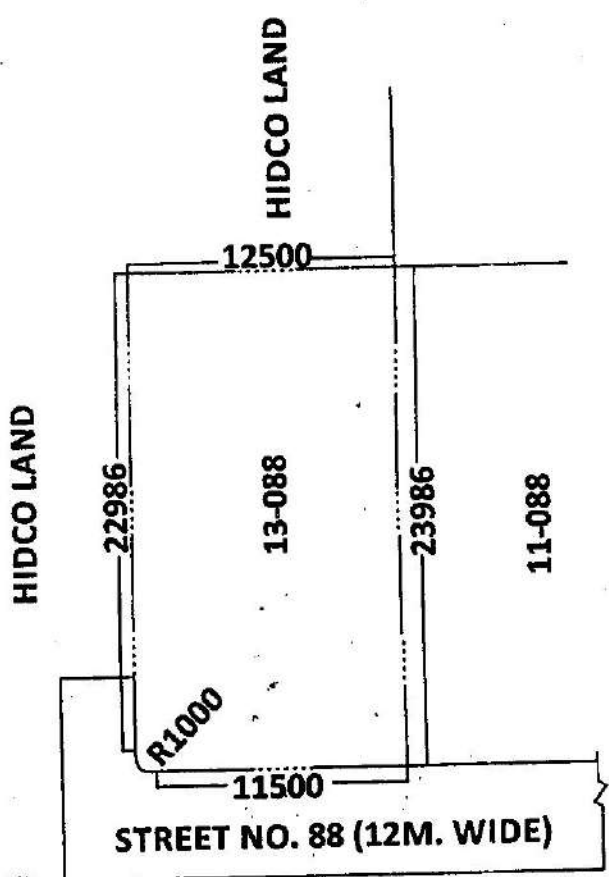
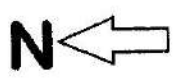


Additional District Suo-Registrar,
Rajahat, New Town, North 24-Pgs

19 DEC 2022

A SITE PLAN OF HIDCO VACANT BASTU LAND MEASURING ABOUT AN AREA OF 299.605 SQ.MTR. EQUIVALENT TO 3224.92 SQ.FT. BE THE SAME LITTLE MORE OR LESS BEING PREMISES NO. 13-088 IN STREET NO. 088 (12 MTR. WIDE) ERSTWHILE PLOT NO. 120, ACTION AREA-I, BLOCK-AB UNDER CATEGORY HIGH-II, NEW TOWN, P.S.- NEW TOWN (FORMERLY RAJARHAT), DIST - NORTH 24 PARGANAS, KOLKATA-700156.

NOT TO SCALE



Shri Lakshmi Trade Com. Private Ltd.

[Signature]
Director
Shri Lakshmi Trade Com Private Ltd.

[Signature]
Director
SIGNATURE OF THE VENDOR

Mohan Lal Agarwal
SIGNATURE OF THE PURCHASER

computer drawn by:
[Signature]
Survey & Mapping
Barrack Road















Additional District Sub-Registrar,
Rajahmundry, New Town, North 24-Pgs

19 DEC 2022

UNDER RULE 44A OF THE I.R. ACT 1908













(1) Name: Mohan Lal Agarwal

LITTLE	RING	MIDDLE	FORE	THUMB	 ডান হাত
					
THUMB	FORE	MIDDLE	RING	LITTLE	 ডান হাত
					

Mohan Lal Agarwal
Signature of the Presentant

Executant/Claimant/Attorney/Principal/Guardian/Estator. (Tick the appropriate status)













(2) Name: PANKAJ KUMAR PARIWALA

LITTLE	RING	MIDDLE	FORE	THUMB	 ডান হাত
					
THUMB	FORE	MIDDLE	RING	LITTLE	 ডান হাত
					

The above fingerprints are of the above named person and attested by the said person.

Pankaj Pariwala
Signature of the Presentant

(3) Name: ASHA DALRIWALA

LITTLE	RING	MIDDLE	FORE	THUMB	বাম হাত  ডান হাত
					
THUMB	FORE	MIDDLE	RING	LITTLE	 ডান হাত
					

Asha Dalriwala
Signature of the Presentant

N.B.: L.H. = Left hand finger prints & R.H. = Right hand finger prints.



Additional District Sub-Registrar,
Rajarhat, New Town, North 24-Pgs

19 DEC 2022

UNDER RULE 44A OF THE I.R. ACT 1908

(1) Name: NANDAN KUMAR SINHA (IDENTIFIER)

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



ডান হাত

Nandan Sinha
Signature of the Presentant

Executant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name :

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

বাম হাত



ডান হাত

All the above fingerprints are of the above named person and attested by the said person.

Signature of the Presentant

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.



Additional District Sub-Registrar,
Rajarhat, New Town, North 24-Pgs

19 DEC 2022

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ATFPS9812A



नाम /NAME
NANDAN KUMAR SINHA

पिता का नाम /FATHER'S NAME
DHIRENDRA NATH SINHA

जन्म तिथि /DATE OF BIRTH
11-05-1968

हस्ताक्षर /SIGNATURE

Nandan Sinha

Shahin

आयकर अधिकारी, (समूह: अया.), कोलकाता.

COMMISSIONER OF INCOME-TAX(C.O.), KOLKATA

Nandan Sinha

इस कार्ड को खो / बिना जाने पर कृपया जारी करने
वाले अधिकारी को सूचित / वापस कर दें
समूह आयकर अधिकारी (पद्धति एवं तकनीकी),
पी-7,
चौबिंग्गेश स्क्वायर,
कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to
the issuing authority :
Joint Commissioner of Income-tax(Systems & Technical),
P-7,
Chowringhee Square,
Calcutta- 700 069.

Major Information of the Deed

Deed No.	I-1523-20741/2022	Date of Registration
Query No./Year	1523-2003501578/2022	Office where deed is registered
Query Date	12/12/2022 3:09:35 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas
Applicant Name, Address & Other Details	SARAD SEKHER SAMADDER BARASAT COURT, Thana : Barasat, District : North24-Parganas, WEST BENGAL, Mobile No. : 9748836594, Status :Advocate	
Transaction	Additional Transaction	
[0101] Sale, Sale Document	[4304] Other than Immovable Property, Cancellation [Rs : 2/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value	Market Value	
Rs. 2,06,80,000/-	Rs. 2,29,77,595/-	
Stamp duty Paid (SD)	Registration Fee Paid	
Rs. 11,48,925/- (Article:23)	Rs. 2,29,797/- (Article:A(1), E.)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)	

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Mouza: Hidco (Block - A B), JI No: 0, Pin Code : 700156

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	Set Forth Value (Rs)	Market Value (Rs)	Other Details
L1	RS-120		HIDCO Bastu HIDCO Bastu	3224.92 Sq Ft	2,06,80,000/-	2,29,77,595/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
Grand Total :				7.3905Dec	206,80,000 /-	229,77,595 /-	

Seller Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	STHIRLAKSHMI TRADECOM PRIVATE LIMITED 96D, Satin Sen Sarani, 1st Floor,, City:- , P.O:- Maniktala, P.S:-Maniktala, District:-Kolkata, West Bengal, India, PIN:- 700054 , PAN No.:: AAxxxxx8H,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	MOHAN LAL AGARWAL Son of Late Suwa Lal Agarwal DL-184, Salt Lake City,, Block/Sector: II, City:- , P.O:- Sech Bhawan, P.S:-East Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700091 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACxxxxxx7C, Aadhaar No: 33xxxxxxxx3048, Status :Individual, Executed by: Self, Date of Execution: 19/12/2022 , Admitted by: Self, Date of Admission: 19/12/2022 ,Place : Pvt. Residence

Representative Details :

Sl. No	Name, Address, Photo, Finger print and Signature
1	PANKAJ KUMAR PALRIWALA (Presentant) Son of Shyam Sundar Palriwala DL-195, Salt Lake City,, Block/Sector: II, City:- , P.O:- Sech Bhawan, P.S:-East Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700091, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx2J, Aadhaar No: 29xxxxxxxx2397 Status : Representative, Representative of : STHIRLAKSHMI TRADECOM PRIVATE LIMITED (as Director)
2	ASHA PALRIWALA Wife of Pankaj Kumar Palriwala DL-195, Salt Lake City,, Block/Sector: II, City:- , P.O:- Sech Bhawan, P.S:-East Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700091, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ARxxxxxx7A, Aadhaar No: 74xxxxxxxx7546 Status : Representative, Representative of : STHIRLAKSHMI TRADECOM PRIVATE LIMITED (as Director)

Identifier Details :

Name	Address	Photo	Finger print	Signature
Nandan Kumar Sinha Son of Late Dharendra Nath Sinha AJ-46, Salt Lake City,, Block/Sector: II, City:- , P.O:- Sech Bhawan, P.S:-East Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700091				
Identifier Of MOHAN LAL AGARWAL, PANKAJ KUMAR PALRIWALA, ASHA PALRIWALA				

Sl.No	From	To. with area (Name-Area)
1	STHIRLAKSHMI TRADECOM PRIVATE LIMITED	MOHAN LAL AGARWAL-7.39046 Dec



Certificate of Market Value (WB PUV) rules of 2004)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 2,29,77,595/-

Sanjoy Basak

Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

Presented for registration

Presented for registration at 18:00 hrs on 19-12-2022, at the Private residence by PANKAJ KUMAR PALRIWALA ,

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

Execution is admitted on 19/12/2022 by MOHAN LAL AGARWAL, Son of Late Suwa Lal Agarwal, DL-184, Salt Lake City,, Sector: II, P.O: Sech Bhawan, Thana: East Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700091, by caste Hindu, by Profession Business

Identified by Nandan Kumar Sinha, , Son of Late Dharendra Nath Sinha, AJ-46, Salt Lake City,, Sector: II, P.O: Sech Bhawan, Thana: East Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700091, by caste Hindu, by profession Business

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

Execution is admitted on 19-12-2022 by PANKAJ KUMAR PALRIWALA, Director, STHIRLAKSHMI TRADECOM PRIVATE LIMITED (Private Limited Company), 96D, Satin Sen Sarani, 1st Floor,, City:- , P.O:- Maniktala, P.S:- Maniktala, District:-Kolkata, West Bengal, India, PIN:- 700054

Identified by Nandan Kumar Sinha, , Son of Late Dharendra Nath Sinha, AJ-46, Salt Lake City,, Sector: II, P.O: Sech Bhawan, Thana: East Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700091, by caste Hindu, by profession Business

Execution is admitted on 19-12-2022 by ASHA PALRIWALA, Director, STHIRLAKSHMI TRADECOM PRIVATE LIMITED (Private Limited Company), 96D, Satin Sen Sarani, 1st Floor,, City:- , P.O:- Maniktala, P.S:-Maniktala, District:-Kolkata, West Bengal, India, PIN:- 700054

Identified by Nandan Kumar Sinha, , Son of Late Dharendra Nath Sinha, AJ-46, Salt Lake City,, Sector: II, P.O: Sech Bhawan, Thana: East Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700091, by caste Hindu, by profession Business

Sanjoy Basak

Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

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 2,29,797.00/- (A(1) = Rs 2,29,776.00/- , E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 2,29,797/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 14/12/2022 5:46PM with Govt. Ref. No: 192022230215327431 on 14-12-2022, Amount Rs: 1,53,521/-,
Bank: State Bank of India (SBIN0000001), Ref. No. CKV6619915 on 14-12-2022, Head of Account 0030-03-104-001-16

Online on 19/12/2022 11:46AM with Govt. Ref. No: 192022230220450358 on 19-12-2022, Amount Rs: 76,276/-, Bank: SBI EPay (SBlePay), Ref. No. 6832830431332 on 19-12-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

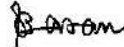
Certified that required Stamp Duty payable for this document is Rs. 11,48,925/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 11,43,925/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2906, Amount: Rs.5,000.00/-, Date of Purchase: 14/12/2022, Vendor name: Jayanta Kumar Bose

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 14/12/2022 5:46PM with Govt. Ref. No: 192022230215327431 on 14-12-2022, Amount Rs: 7,62,545/-,
Bank: State Bank of India (SBIN0000001), Ref. No. CKV6619915 on 14-12-2022, Head of Account 0030-02-103-003-02

Online on 19/12/2022 11:46AM with Govt. Ref. No: 192022230220450358 on 19-12-2022, Amount Rs: 3,81,380/-,
Bank: SBI EPay (SBlePay), Ref. No. 6832830431332 on 19-12-2022, Head of Account 0030-02-103-003-02



Sanjoy Basak

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. RAJARHAT

North 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2022, Page from 767804 to 767828
being No 152320741 for the year 2022.



Digitally signed by SANJOY BASAK
Date: 2022.12.27 11:25:36 +05:30
Reason: Digital Signing of Deed.

Basak

(Sanjoy Basak) 2022/12/27 11:25:36 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)

