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भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

पाँच हजार रुपये

Rs.5000

FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

E 556681

E 556681

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

Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

14 FEB 2019

CONVEYANCE

1. Date: 13/02/2019
2. Place: Kolkata
3. Parties:

Director / Authorized signatory

Calankar

GRAVITY TRADCOM PVT. LTD.

V.C.T.I.
2/13



Director / Authorized signatory

Calankar

For Winkle Spunners Private Limited

V.C.T.I.
2/13



Director / Authorized signatory

Calankar

OF DEWYINDO REALTORS PRIVATE LIMITED

V.C.T.I.
2/13



Director / Authorized signatory

Calankar

For Parrot Viminy Private Limited

V.C.T.I.
2/13



Director / Authorized signatory

Calankar

188888 E

IMPRESSIVE REALTORS PVT LTD

V.C.T.I.
2/13



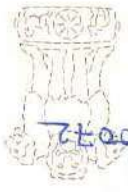
Calankar

ADDL District Sub-Registrar
Bidhanagar, (Salt Lake City)
13 FEB 2019



1-8 FEB 2019

NAME: Impressive Realtors Pvt Ltd
ADD: F.C. & Avenue, Kolkata-700072
- 8 FEB 2019
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C.C. Court
2 & 3, K. S. Roy Road, Kol-1



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- 3.1 **Veenapani Tie-Up Private Limited, (PAN: AACCV2515L)** a company governed by the Companies Act, 2013, having its registered office at Bablatala, Post Office R-Gopalpur, Police Station Airport, Kolkata-700136 represented by its Director, **Azhar Rahaman [PAN BABPR0153H]**, son of Matiar Rahaman, residing at Narayanpur, West Beraberi, Post Office-R-Gopalpur, Police Station Airport, Kolkata-700136, District North 24 Parganas.
- 3.2 **Heritage Commodeal Private Limited (PAN: AABCH8755P)** a company governed by the Companies Act, 2013, having its registered office at Bablatala, Post Office R-Gopalpur, Police Station Airport, Kolkata-700136 represented by its Director, **Azhar Rahaman [PAN BABPR0153H]**, son of Matiar Rahaman, residing at Narayanpur, West Beraberi, Post Office Gopalpur, Police Station Airport, Kolkata-700136, District North 24 Parganas.

(collectively **Vendors**, include successors-in-interest)

And

- 3.3 **IMPRESSIVE REALTORS PRIVATE LIMITED (PAN AABCI6487P)**, a company governed by the Companies Act, 2013, having its registered office at 7, Chittaranjan Avenue, P. O. C.R. Avenue, P. S. Bowbazar, Kolkata-700072 represented by its Authorized Signatory, **Giriraj Ratan Bagri, (PAN AEBPB4815M)**, son of **Chhagan Lal Bagri**, by faith Hindu, by Occupation Service, by Nationality Indian residing at 20B, Raja Brajendra Narayan Street, P. O. & P. S. Barrabazar, Kolkata-700007.
- 3.4 **PARROT VINIMAY PRIVATE LIMITED (PAN: AAACP2518B)**, a company governed by the Companies Act, 2013, having its registered office at 11, Crooked Lane, P. O. BBD Bagh, P. S. Hare Street, Kolkata- 700069 represented by its Authorized Signatory, **Giriraj Ratan Bagri, (PAN AEBPB4815M)**, son of **Chhagan Lal Bagri**, by faith Hindu, by Occupation Service, by Nationality Indian residing at 20B, Raja Brojendra Narayan Street, P. O. & P. S. Barrabazar, Kolkata-700007

Sambha Bhowan
S/O Sri Jay Bhowan
Kabi Kumbha Kumbhar ki
P.O + P.S. Dumka
Kof. 49
Bhowana

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Bidhanagar, (Salt Lake City)



Tuber Mondki

N.C.T.I.
2/16



Director of Heritage
Ajhar Rehman

For Heritage Commodal Pvt. Ltd.

N.C.T.I.
2/15



Ajhar Rehman
Director

HEENAPANI TEUP PVT. LTD.

N.C.T.I.
2/15



- 3.5 \ **WINWOOD REALTORS PRIVATE LIMITED (PAN: AABCW2779E)** a company governed by the Companies Act, 2013, having its registered office at 11, Crooked Lane, P. O. BBD Bagh, P. S. Hare Street, Kolkata- 700069 represented by its Authorized Signatory, **Giriraj Ratan Bagri, (PAN AEBPB4815M), son of Chhagan Lal Bagri**, by faith Hindu, by Occupation Service, by Nationality Indian residing at 20B, Raja Brojendra Narayan Street, P. O. & P. S. Barrabazar, Kolkata-700007
- 3.6 \ **WRINKLE SUPPLIERS PRIVATE LIMITED (PAN: AAACW7064K)** a company governed by the Companies Act, 2013, having its registered office at 11, Crooked Lane, P. O. BBD Bagh, P. S. Hare Street, Kolkata- 700069 represented by its Authorized Signatory, **Giriraj Ratan Bagri, (PAN AEBPB4815M), son of Chhagan Lal Bagri**, by faith Hindu, by Occupation Service, by Nationality Indian residing at 20B, Raja Brojendra Narayan Street, P. O. & P. S. Barrabazar, Kolkata-700007
- 3.7 \ **GRAVITY TRADECOMM PRIVATE LIMITED (PAN: AADCG3050E)** a company governed by the Companies Act, 2013, having its registered office at 11, Crooked Lane, P. O. BBD Bagh, P. S. Hare Street, Kolkata- 700069 represented by its Authorized Signatory, **Giriraj Ratan Bagri, (PAN AEBPB4815M), son of Chhagan Lal Bagri**, by faith Hindu, by Occupation Service, by Nationality Indian residing at 20B, Raja Brojendra Narayan Street, P. O. & P. S. Barrabazar, Kolkata-700007

(collectively **Purchasers**, include successors-in-interest).

AND

TULSI NANDI (PAN: AFCPN7281B) wife of Biswajit Nandi, by faith Hindu, by Occupation: Business, residing at 1, Niranjana Pally R. Gopalpur, P. O. Rajarhat Gopalpur & P. S. Airport, Kolkata- 700136 (CONFIRMING PARTY include successors- in- interest).

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Vendors and **Purchasers**, individually referred to as such or as **Party** and collectively as **Parties**.

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject Matter of Conveyance

4.1 **Said Property:** Undivided and Undemarcated *salland* measuring (i) 16 (sixteen) decimal, more or less, out of 151 (one hundred and fifty one) decimal, more or less, comprised in R.S./L.R. *Dag*No. 496, recorded in L.R. *Khatian* Nos. 1540 and 1541, *Mouza*Salua, J.L No. 3, Police Station Airport (formerly Rajarhat), Post Office Gopalpur within Ward No. 4 of Bidhannagar Municipal Corporation, District Sub-Registration Rajarhat, District North 24 Parganas (**First Property**) And (ii) 6 (six) decimal, more or less, out of 28 (twenty eight) decimal, more or less, comprised in R.S./L.R. *Dag*No. 497, recorded in L.R. *Khatian* Nos. 1540 and 1541, *Mouza*Salua, J.L No. 3, Police Station Airport (formerly Rajarhat), Post Office Gopalpur within Ward No. 4 of Bidhannagar Municipal Corporation, District Sub-Registration Rajarhat, District North 24 Parganas (**Second Property**) And (iii) 2 (two) decimal, more or less, comprised in R.S./L.R. *Dag*No. 551, recorded in L.R. *Khatian* Nos. 1540 and 1541, *Mouza*Salua, J.L No. 3, Police Station Airport (formerly Rajarhat), Post Office Gopalpur within Ward No. 4 of Bidhannagar Municipal Corporation, District Sub-Registration Rajarhat, District North 24 Parganas (**Third Property**) the First Property, the Second Property and the Third Property, **totaling to 24 (twenty four) decimal**, more or less (collectively **Said Property**), more fully described in the **Schedule** below **together with** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

5. Background, Representations, Warranties and Covenants

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5.1 **Representations and Warranties Regarding Title:** The Vendors represent, warrant and covenant regarding title as follows:

5.1.1 **Ownership of Prahallad Chandra Saha:** Prahallad Chandra Saha was the absolute owner of the Said Property, being land measuring 24 (twenty four) decimal, more or less, i.e. the subject matter of this conveyance, comprising of **(i) the First Property herein**, being Undivided and Undemarcated *sali* land measuring 16 (sixteen) decimal, more or less, out of 151 (one hundred and fifty one) decimal, more or less, comprised in R.S./L.R. *Dag* No. 496, *Mouza* Salua, J.L No. 3, Police Station Airport (formerly Rajarhat), Post Office Gopalpur within the jurisdiction of then ward no. 4 of Rajarhat-Gopalpur Municipality (Now, within Ward No. 4 of Bidhannagar Municipal Corporation), District Sub-Registration Rajarhat, District North 24 Parganas **And (ii) the Second Property herein**, being Undivided and Undemarcated *sali* land measuring 6 (six) decimal, more or less, out of 151 (one hundred and fifty one) decimal, more or less, comprised in R.S./L.R. *Dag* No. 497, *Mouza* Salua, J.L No. 3, Police Station Airport (formerly Rajarhat), Post Office Gopalpur within the jurisdiction of then ward no. 4 of Rajarhat-Gopalpur Municipality (Now, within Ward No. 4 of Bidhannagar Municipal Corporation), District Sub-Registration Rajarhat, District North 24 Parganas **And (iii) the Third Property herein**, being Undivided and Undemarcated *sali* land measuring 2 (two) decimal, more or less, out of 151 (one hundred and fifty one) decimal, more or less, comprised in R.S./L.R. *Dag* No. 551, *Mouza* Salua, J.L No. 3, Police Station Airport (formerly Rajarhat), Post Office Gopalpur within the jurisdiction of then ward no. 4 of Rajarhat-Gopalpur Municipality (Now, within Ward No. 4 of Bidhannagar Municipal Corporation), District Sub-Registration Rajarhat, District North 24 Parganas.

5.1.2 **Records of Rights:** The name of Prahallad Chandra Saha was recorded in the records of the Land Reforms Settlements, vide L.R. *Khatian* No.182.

5.1.3 **Demise of Prahallad Chandra Saha:** Prahallad Chandra Saha, a Hindu, governed by the *Dayabhaga* School of Hindu Law, died intestate on 8th

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February, 1984, leaving behind him surviving his wife DiptySaha, 1 (one) son Pradip Kumar Saha and 1 (one) daughter Poli Rani Saha, as his only legal heir and heiresses, who inherited the entirety of the Said Property (comprising of the First Property, the Second Property and the Third Property), jointly and in equal share. Thus each of the legal heirs of Late Prahallad Chandra Saha inherited undivided 1/3rd (one-third) share in the Said Property.

- 5.1.4 **Sale by Poli Rani Saha:** By a Deed of Conveyance dated 6th May, 1985, registered in the Office of the District Registrar, Barasat, North 24 Parganas, in Book No. I, Volume No. 24, at Pages 31 to 37, being Deed No. 1807 for the year 1985, Poli Rani Saha, being one of the legal heirs of Late Prahallad Chandra Saha and being the owner of undivided 1/3rd (one-third) share of the Said Property, by virtue of inheritance from her father Late Prahallad Chandra Saha, sold to her mother DiptySaha, her entire right, title and interest in the Said Property.
- 5.1.5 **Ownership of DiptySaha And Another:** Thus, in the aforesaid circumstances, DiptySaha and Pradip Kumar Saha (collectively **DiptySaha And Another**) have become the joint owners of the Said Property, each of them having their respective share therein.
- 5.1.6 **Sale to Vendors:** By a Deed of Conveyance dated 28th June, 2007, registered in the Office of the D.S.R.- II North 24 Parganas, in Book No. I, CD Volume No. 6, at Pages 10197 to 10208, being Deed No.5577 for the year 2008, both Dipty Saha And Another sold the entirety of the Said Property, to the Vendors.
- 5.1.7 **Absolute Ownership of Vendors:** Thus, in the aforesaid circumstances, by virtue of aforesaid purchase, the Vendors have become the absolute owners of the Said Property, being the subject matter of this conveyance.
- 5.1.8 **Records of Rights:** Subsequently, the Vendors have recorded their names in the records of the Land Reforms Settlements, vide L.R. *Khatian* Nos. 1540

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and 1541. Be it noted herein that, there is some variations among the purchased area by the Vendors with the recorded area. The discrepancies are as follows:

Veenapani Tie-Up Private Limited (vide L.R. *Khatian* No. 1540)

R.S./L.R. <i>Dag</i> No.	Area Purchased (in decimal)	Area Recoded (in decimal)
496	8	5.496
497	3	2.027
551	1	0.336
Total	12	7.859

Heritage Commodeal Private Limited (vide L.R. *Khatian* No. 1541)

R.S./L.R. <i>Dag</i> No.	Area Purchased (in decimal)	Area Recoded (in decimal)
496	8	5.496
497	3	2.027
551	1	0.336
Total	12	7.859

5.2 Representations, Warranties and Covenants Regarding Encumbrances: The Vendor represent, warrant and covenant regarding encumbrances as follows:

5.2.1 No Acquisition/Requisition: The Vendorshavenot received any notice from any authority for acquisition, requisition or vesting of the Said Property and declare that the Said Property is not affected by any scheme of any Local Authority or Government or Statutory Body.

5.2.2 No Excess Land: The Vendors do not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any excess land under the

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West Bengal Land Reforms Act, 1955 or the West Bengal Estates Acquisition Act, 1953.

- 5.2.3 **No Encumbrance by Act of Vendors:** The Vendorshavenot at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.
- 5.2.4 **Right, Power and Authority to Sell:** The Vendorshave good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchasers.
- 5.2.5 **No Dues:** No tax in respect of the Said Property is due to the local authority and/or any other authority or authorities and no Certificate Case is pending for realization of any dues from the Vendors.
- 5.2.6 **No Right of Preemption:** No person or persons whosoever have/had/has any right of preemption over and in respect of the Said Property or any part thereof.
- 5.2.7 **No Mortgage:** No mortgage or charge has been created by the Vendors by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.
- 5.2.8 **Free From All Encumbrances:** the Said Property is free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lispensens, uses, *debutters*, trusts, prohibitions, Income Tax attachment, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendors or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for

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the Vendors or the Vendors' predecessors-in-title and the title of the Vendors to the Said Property is free, clear and marketable.

5.2.9 **No Guarantee:** The Said Property is not affected by or subject to any guarantee for securing any financial accommodation.

5.2.10 **No Bar by Court Order or Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Vendor from selling, transferring and/or alienating the Said Property or any part thereof.

6. Basic Understanding

6.1 **Sale of Said Property:** The basic understanding between the Vendors and the Purchasers is that the Vendors shall sell the Said Property to the Purchasers, free from all encumbrances of any and every nature whatsoever and with good, bankable and marketable title and together with *khas*, vacant, peaceful and physical possession and the Purchasers shall purchase the same from the Vendors. In this regard it has been specifically agreed between the Parties that, although there are some discrepancies in the purchased area and recorded area as already mentioned above but for all purpose post this conveyance/transfer it shall be considered that, the Vendors have sold their entire right, title and interest of any and every nature in favour of the Purchasers by this conveyance and henceforth neither the Vendors shall be entitled to claim nor the Purchasers shall be entitled to oblige with any claim, demand of any nature, whatsoever, of the Vendors in this regard. Further, it shall be considered that, now on, the Purchasers are the owners of the Said Property and/or all right, title and interest of the Vendors in the said *dags* and are entitled to deal with and dispose of the same in any manner as the Purchasers may deem fit and proper.

7. Transfer

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7.1 **Hereby Made:** The Vendors hereby sell, convey and transfer to the Purchasers the entirety of the Vendors' right, title and interest of whatsoever or howsoever nature in the Said Property, comprising of (i) the First Property, being Undivided and Undemarcated *sall* land measuring 16 (sixteen) decimal, more or less, comprised in R.S./L.R. *Dag* No. 496, recorded in L.R. *Khatian* Nos. 1540 and 1541, *Mouza* Salua, J.L No. 3, Police Station Airport (formerly Rajarhat), Post Office Gopalpur within Ward No. 4 of Bidhannagar Municipal Corporation, District Sub-Registration Rajarhat, District North 24 Parganas **And** (ii) the Second being Undivided and Undemarcated *sali* land measuring 6 (six) decimal, more or less, comprised in R.S./L.R. *Dag* No. 497, recorded in L.R. *Khatian* Nos. 1540 and 1541, *Mouza* Salua, J.L No. 3, Police Station Airport (formerly Rajarhat), Post Office Gopalpur within Ward No. 4 of Bidhannagar Municipal Corporation, District Sub-Registration Rajarhat, District North 24 Parganas **And** (iii) the Third Property, being Undivided and Undemarcated *sali* land measuring 2 (two) decimal, more or less, comprised in R.S./L.R. *Dag* No. 551, recorded in L.R. *Khatian* Nos. 1540 and 1541, *Mouza* Salua, J.L No. 3, Police Station Airport (formerly Rajarhat), Post Office Gopalpur within Ward No. 4 of Bidhannagar Municipal Corporation, District Sub-Registration Rajarhat, District North 24 Parganas, **totaling to 24 (twenty four) decimal**, more or less, more fully described in the **Schedule** below **together with** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

7.2 **Total Consideration:** The aforesaid transfer is being made in consideration of a sum of **Rs.70,40,000/- (Rupees Seventy Lakhs Forty Thousand) (Out of the said Rs.5,50,000/- (Rupees Five Lakhs Fifty Thousand) only paid to the Confirming Party herein and Rs.64,90,000/- (Sixty Four Lakhs Ninety Thousand) only paid by the Purchaser to the Vendors [Total Consideration]**, receipt of which the Vendors hereby as well as in the Memo of Receipt below written, admit and acknowledge.

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8. Terms of Transfer

8.1 **Salient Terms:** The transfer being effected by this Conveyance is:

8.1.1 **Sale:** a sale within the meaning of the Transfer of Property Act, 1882.

8.1.2 **Absolute:** absolute, irreversible and perpetual.

8.1.3 **Free from Encumbrances:** free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lispendens, uses, waqf, *debutters*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendors or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendors or the Vendors' predecessors-in-title.

8.1.4 **Together with All Other Appurtenances:** together with all other rights the Vendors has in the Said Property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property.

8.2 **Subject to:** The transfer being effected by this Conveyance is subject to:

8.2.1 **Indemnification:** express indemnification by the Vendors about the correctness of the Vendors' title, Vendors' authority to sell and non-existence of any encumbrances on the Said Property and this Conveyance is being accepted by the Purchasers on such express indemnification by the Vendors, which if found defective or untrue at any time, the Vendors shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendors, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendors hereby covenant that the Vendors or any person claiming under the Vendors in law, trust and equity, shall, at all times hereafter, indemnifies and

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keep indemnified the Purchasers and/or the Purchasers' successors-in-interest, of, from and against any loss, damage, costs, charges and expenses, which may be suffered by the Purchasers and/or the Purchasers' successors-in-interest by reason of the aforesaid.

8.2.2 **Transfer of Property Act:** all obligations and duties of vendor and vendee as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.

8.3 **Delivery of Possession:** *Khas*, vacant and peaceful possession of the Said Property has been handed over by the Vendors to the Purchasers.

8.4 **Outgoings:** All statutory revenue, cess, taxes, surcharge, outgoings and levies of or on the Said Property, relating to the period till the date of this Conveyance, in respect of which demand has been made and is in the knowledge of the Vendors, shall be borne, paid and discharged by the Vendors, with regard to which the Vendors hereby indemnify and agree to keep the Purchasers fully and comprehensively saved, harmless and indemnified.

8.5 **Holding Possession:** The Vendors hereby covenant that the Purchasers and the Purchasers' assigns shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchasers, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendors.

8.6 **No Objection to Mutation:** The Vendors declare that the Purchasers shall be fully entitled to mutate the Purchasers' names in all public and statutory records and the Vendors hereby expressly (1) consent to the same and (2)

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appoint the Purchasers as the constituted attorneys of the Vendors' and empower and authorize the Purchasers to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendors undertake to cooperate with the Purchasers in all respect to cause mutation of the Said Property in the name of the Purchasers and in this regard shall sign all documents and papers as required by the Purchasers.

- 8.7 **Further Acts:** The Vendors hereby covenant that the Vendors or any person claiming under the Vendors, shall and will from time to time and at all times hereafter, upon every request and at the cost of the Purchasers and/or Purchasers' successors-in-interest, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Property.

Schedule
(Said Property)

Undivided and Undemarcated Sali land measuring 16 (sixteen) decimal, more or less, comprised in R.S./L.R. Dag No. 496, recorded in L.R. Khatian Nos. 1540 and 1541, MouzaSalua, J.L No. 3, Police Station Airport (formerly Rajarhat), Saha Bagan Road, Post Office Gopalpur within Ward No. 4 of Bidhannagar Municipal Corporation, District Sub-Registration Rajarhat, District North 24 Parganas, Pin-700136 and is butted and bounded as follows:

On the North	: R. S. & L.R. Dag No. 495, 497
On the East	: R. S. & L. R. 551 & Others
On the South	: Others Land
On the West	: R.S & L.R. Dag No. 494, 495

Undivided and Undemarcated sali land measuring 6 (six) decimal, more or less, comprised in R.S./L.R. Dag No. 497, recorded in L.R. Khatian Nos. 1540 and 1541, MouzaSalua, J.L No. 3, Police Station Airport (formerly Rajarhat),

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Saha Bagan Road, Post Office Gopalpur within Ward No.4 of Bidhannagar Municipal Corporation, District Sub-Registration Rajarhat, District North 24 Parganas, Pin-700136 and is butted and bounded as follows:

On the North: R.S & L.R. Dag No. 498

On the East: Others Land

On the South: R.S & L.R. Dag No. 496

On the West: Others Land

Undivided and Undemarcated *sali* land measuring 2 (two) decimal, more or less, comprised in R.S./L.R. Dag No. 551, recorded in L.R. *Khatian* Nos. 1540 and 1541, *Mouza* Salua, J.L No. 3, Police Station Airport (formerly Rajarhat), Saha Bagan Road, Post Office Gopalpur within Ward No.4 of Bidhannagar Municipal Corporation, District Sub-Registration Rajarhat, District North 24 Parganas, Pin-700136 and is butted and bounded as follows:

On the North: R.S & L.R. Dag No. 550

On the East: Others Land

On the South: Others Land

On the West: R.S & L.R. Dag No. 496

Totaling to 24 (twenty four) decimal, more or less.

Together with all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Said Property and appurtenances and inheritances for access and user thereof.

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9. Execution and Delivery:

9.1 **In Witness Whereof** the Parties have executed and delivered this Conveyance on the date mentioned above.

Azhar Rahaman

**[Veenapani Tie-Up Private Limited and Heritage Commodal Private Limited]
[Azhar Rahaman]
[Director]
[Vendors]**

Giriraj Ratan Bagri

**IMPRESSIVE REALTORS PRIVATE LIMITED & ANR.
[Giriraj Ratan Bagri]
[Authorised Signatory]
[Purchasers]**

Tulsi Nandi

**TULSI NANDI
[Confirming Party]**

Drafted By

Witnesses:

Signature *Umesh Kedia*

Signature *Badal Nandi*

Name *Umesh Kumar Kedia*

Name *Badal Nandi*

Father's Name *Late K.L. Kedia*

Father's Name *Late Amulaya Nandi*

Address *27, Shakespeare Sagar*

Address *Arundhati Lake 4th Lane*

Kolkata - 700017

PO: R. Gopal Pur

Kal 700136

Drafted by;

*Arup Kumar Dey
Advocate*

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Bidhanagar, (Salt Lake City)



Receipt of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs.70,40,000/- (Rupees Seventy Lakhs Forty Thousand)** only towards full and final payment of the Consideration for the Said Property, described in **Schedule** above, in the following manner:

Mode	Bank	Date	Amount (in Rs.)
Cheque No 111535	Federal Bank	08.02.2019	649000/-
Cheque No 111538	Federal Bank	08.02.2019	649000/-
Cheque No 111537	Federal Bank	08.02.2019	110000/-
Cheque No 843615	Vijaya Bank	08.02.2019	649000/-
Cheque No 843616	Vijaya Bank	08.02.2019	649000/-
Cheque No 849464	Vijaya Bank	08.02.2019	649000/-
Cheque No 849465	Vijaya Bank	08.02.2019	649000/-
Cheque No 890261	Vijaya Bank	08.02.2019	649000/-
Cheque No 890262	Vijaya Bank	08.02.2019	649000/-
Cheque No 612610	Vijaya Bank	08.02.2019	649000/-
Cheque No 612611	Vijaya Bank	08.02.2019	649000/-
Cheque No 612612	Vijaya Bank	08.02.2019	110000/-
Cheque No 843617	Vijaya Bank	08.02.2019	110000/-
Cheque No 849466	Vijaya Bank	08.02.2019	110000/-
Cheque No 890263	Vijaya Bank	08.02.2019	110000/-
		Total	70,40,000/-

Azhar Rahaman

[Veenapani Tie-Up Private Limited and Heritage Commodeal Private Limited]
[Azhar Rahaman]
[Director]
[Vendors]

Witnesses:

Signature *Umesh Kedia*

Signature *Badi*

Name *Umesh Kumar Kedia*

Name *Badal Nandi*

13 FEB 2019

Adl. District Sub-Registrar
Bidhanagar, (Salt Lake City)



Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-201819-034856873-1

Payment Mode Online Payment

GRN Date: 13/02/2019 11:06:20

Bank : State Bank of India

BRN : IK00XTWDI2

BRN Date: 13/02/2019 11:08:42

DEPOSITOR'S DETAILS

Id No. : 15040000232667/2/2019

[Query No./Query Year]

Name : ANIL KUMAR CHOWDHARY
Contact No. : 03322430723 Mobile No. : +91 9831089412
E-mail : chowdharyanil01@gmail.com
Address : 10 OLD POST OFFICE STREET KOLKATA 700001
Applicant Name : Org IMPRESSIVE REALTORS PRIVATE LIMITED
Office Name :
Office Address :
Status of Depositor : Advocate
Purpose of payment / Remarks : Sale, Sale Document

I - 327 / 2019

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	15040000232667/2/2019	Property Registration- Stamp duty	0030-02-103-003-02	707747
2	15040000232667/2/2019	Property Registration- Registration Fees	0030-03-104-001-16	172232

Total

879979

In Words : Rupees Eight Lakh Seventy Nine Thousand Nine Hundred Seventy Nine only





SPECIMEN FORM FOR TEN FINGERS PRINT

	<i>Chalvaid Saef</i>					
		Little Ring Middle Fore Thumb (Left Hand)				
						
		Thumb Fore Middle Ring Little (Right Hand)				
						
		Little Ring Middle Fore Thumb (Left Hand)				
	<i>Azhar Rahuman</i>					
		Little Ring Middle Fore Thumb (Left Hand)				
						
		Thumb Fore Middle Ring Little (Right Hand)				
						
		Little Ring Middle Fore Thumb (Left Hand)				
	<i>Tubi Nandi</i>					
		Little Ring Middle Fore Thumb (Left Hand)				
						
		Thumb Fore Middle Ring Little (Right Hand)				
						
		Little Ring Middle Fore Thumb (Left Hand)				
<p align="center">PHOTO</p>						
		Little Ring Middle Fore Thumb (Left Hand)				
		Thumb Fore Middle Ring Little (Right Hand)				
		Little Ring Middle Fore Thumb (Left Hand)				

13 FEB 2019

Adl. District Sub-Registrar,
Bidhanagar, (Salt Lake City)





Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. BIDHAN NAGAR, District Name :North 24-Parganas








Signature / LTI Sheet of Query No/Year 15040000232667/2019

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr GIRIRAJ RATAN BAGRI 20B, RAJA BRAJENDRA NARAYAN STREET, P.O:- BURROBAZAR, P.S:- Burrobazar, District:- Kolkata, West Bengal, India, PIN - 700007	Representative of Buyer [IMPRESSIVE REALTORS PRIVATE LIMITED] [PARROT VINIMAY PRIVATE LIMITED] [WINWOOD REALTORS PRIVATE LIMITED] [WRINKLE SUPPLIERS PRIVATE LIMITED] [GRAVITY TRADECOMM PRIVATE LIMITED]		<p>2/3</p> 	 13/02/2019



I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	AZHAR RAHAMAN NARAYANPUR, WEST BERABERI, P.O:- R GOPALPUR, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN - 700136	Represent ative of Seller [VEENAP ANI TIE UP PRIVATE LIMITED] [HERITA GE COMMOD EAL PRIVATE LIMITED]		 2/5	 13/2/19
3	Mrs TULSI NANDY INO NIRANJAN PALLY, R GOPALPUR, P.O:- R GOPALPUR, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN - 700136	Seller		 2/6	 13.2.2019
SI No.	Name and Address of identifier	Identifier of		Signature with date	
1	Mr SAMBHU BISWAS Son of Mr AJAY BISWAS K K RAMDAS ROAD, P.O:- NIMTA, P.S:- Nimta, District:-North 24- Parganas, West Bengal, India, PIN - 700049	Mr GIRIRAJ RATAN BAGRI, AZHAR RAHAMAN, Mrs TULSI NANDY		 13/2/19	



(Debajyoti
Bandyopadhyay)
ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
BIDHAN NAGAR
North 24-Parganas, West
Bengal

INDIAN UNION DRIVING LICENCE
EST. BENGAL STATE

No. **WB-23201098034** Issue Dt. **08-03-2010**

Name **SAMBHU AJAY BISWAS**

S/D/W of **AJAY BISWAS**

Blood Gr. **U** D.O.B. **25-08-1980**

Address **K. KRAM DAS ROAD**
P.O.-P.S.-NIMTA
KOLKATA
700049

Authorisation to drive the following vehicle class throughout India.

Valid Till	Vehicle Class	Issue Dt.
07-03-2039	MCWG	08-03-2010

Trans

Badge Details

Number	Date of Issue	Valid Till

Holder's Signature

Licencing Authority
Barrackpore

Sambhu Biswas





Azhar Rahman





आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

HERITAGE COMMODEAL PRIVATE
LIMITED

22/06/2007

Permanent Account Number

AABCH8755P

23062007

Azhar Rahama



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVERNMENT OF INDIA

AZHAR RAHAMAN

MATIAR RAHAMAN

22/02/1993

Permanent Account Number

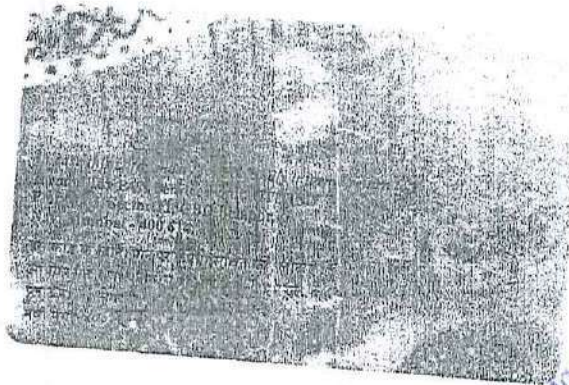
BABPR0153H

Azhar Rahman

Signature



Azhar Rahman





নির্বাচকের নাম : আজহার রহমান
 Elector's Name : Azhar Rahaman
 পিতার নাম : মতিয়ার রহমান
 Father's Name : Matiar Rahaman
 লিঙ্গ/Sex : পুং M
 জন্ম তারিখ : ০৪/০১/১৯৬৬

Azhar Rahaman

Address:
 PASHCHIM BERABERI, NARAYANPUR,
 RAJARHAT GOPALPUR, AIR PORT,
 NORTH 24 PARGANAS- 700136

[Signature]

Date: 08/01/2012
 115-রাজহাট নতুন টাউন নির্বাচনী এলাকা নির্বাচন অধিদপ্তরের অধিকারী
 Facsimile Signature of the Electoral
 Registration Officer for
 115-Rajarhat New Town Constituency

কোন পরিবর্তন হলে পূর্ণ বিবরণী ফর্মটিতে পরিবর্তন আনতে হবে এবং
 ফর্মটিতে পরিবর্তন আনতে হবে এবং ফর্মটিতে পরিবর্তন আনতে হবে
 In case of change in address mention the Care No.
 in the relevant Form for including your name in the
 roll at the changed address and to obtain the card
 with same number.





आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

IMPRESSIVE REALTORS PRIVATE
LIMITED

20/02/2007
Permanent Account Number

AABC16487P

28052007



Delvinder Singh
(IAA)





Rajendra Singh
(A.K.)



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

WINWOOD REALTORS PRIVATE LIMITED



27/06/2012

Permanent Account Number

AABCW2779E

28062012

Dalwinder Singh
(CAR)



आयकर विभाग
INCOME TAX DEPARTMENT
WRINKLE SUPPLIERS PRIVATE
LIMITED

भारत सरकार
GOVT. OF INDIA

23/02/2007
Permanent Account Number
AAACW7064K

2305/007



Dalvi
(AR)



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

GRAVITY TRADECOMM PRIVATE
LIMITED



15/03/2007
Permanent Account Number

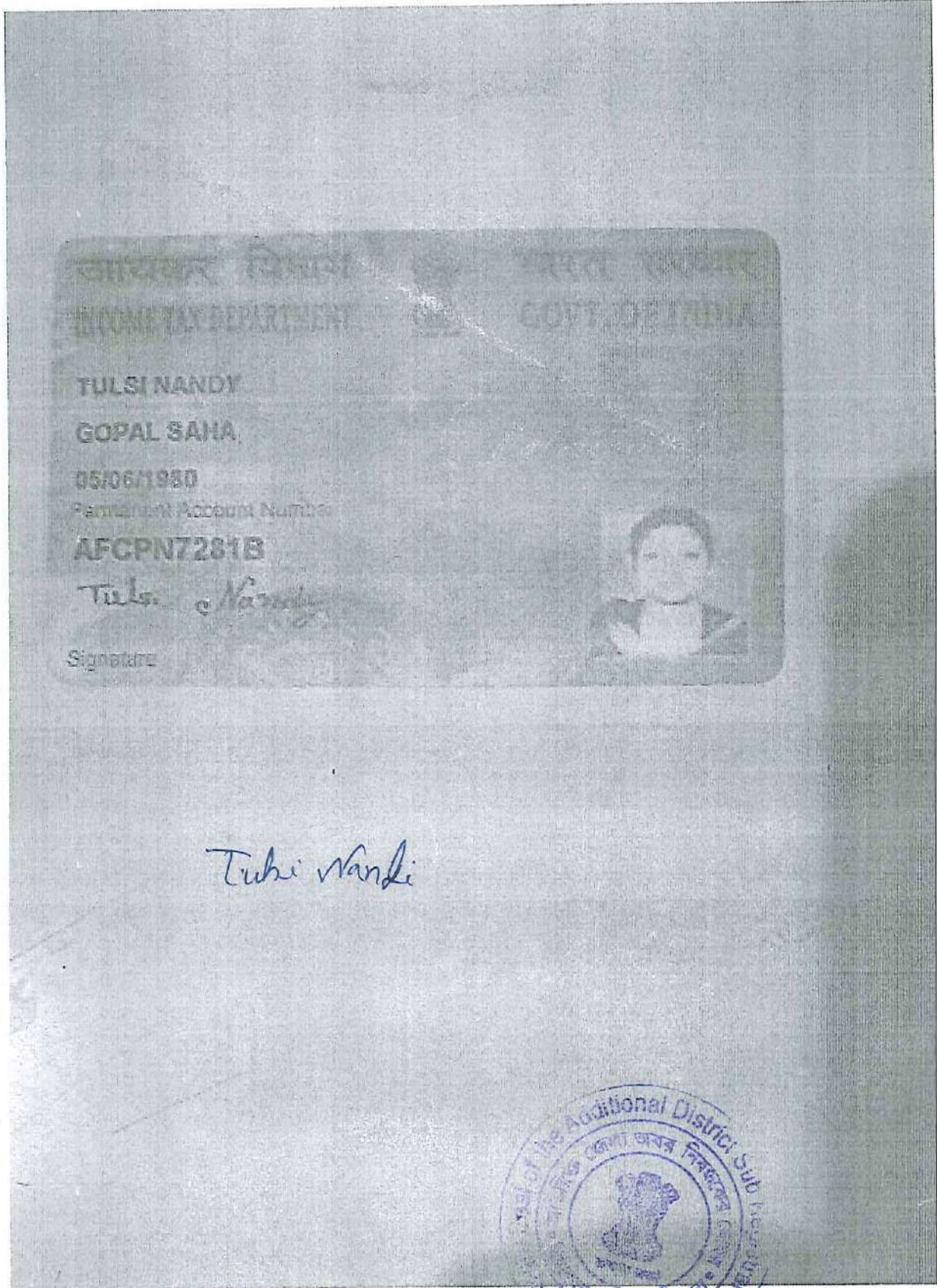
AADCG3050E

28/12/2002

Chalchanda
(CA)







Tulsi Nandy







ভারত সরকার
Unique Identification Authority of India
Government of India

ভারতসরকারি আই ডি / Enrollment No.: 1111/77723/00815

To

তুলসী নন্দী
TULSI NANDI
IND NIRANJAN PALLY
& GOPALPUR

031112013

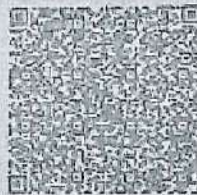
Rajarhat
Rajarhat Gopalpur
Rajarhat North 24 Parganas
West Bengal 700136

67760220

9836688195



MN677802203FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

4575 1588 7122

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



তুলসী নন্দী
TULSI NANDI
পতি : বিস্বজিত নন্দী
Husband : Biswajit Nandi
জন্মতারিখ / DOB : 02/08/1984
মহিলা / Female



Tulsi Nandi

A.K. CHOWDHARY & CO
Advocates
10, Old Post Office Street,
1st Floor, Room No. 21,
Kolkata-700001

DEED OF CONVEYANCE

VEENAPANI TIE-UP PRIVATE LIMITED
& ANR.
AND
IMPRESSIVE REALTORS PRIVATE
LIMITED & ORS.
.... PURCHASERS

BETWEEN

.....
DATED THIS THE DAY OF, 2019
.....

Major Information of the Deed

Deed No :	I-1504-00327/2019	Date of Registration	14/02/2019
Query No / Year	1504-0000232667/2019	Office where deed is registered	
Query Date	11/02/2019 7:50:15 PM	A.D.S.R. BIDHAN NAGAR, District: North 24-Parganas	
Applicant Name, Address & Other Details	IMPRESSIVE REALTORS PRIVATE LIMITED 7, CHITTARANJAN AVENUE, Thana : Bowbazar, District : Kolkata, WEST BENGAL, PIN - 700072, Mobile No. : 9830343338, Status : Buyer/Claimant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 70,40,000/-]		
Set Forth value	Market Value		
Rs. 70,40,000/-	Rs. 1,01,81,808/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 7,12,747/- (Article:23)	Rs. 1,72,232/- (Article:A(1), E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Saha Bagan (Salua), Mouza: Salua Pin Code : 700136

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-496	LR-1540	Bastu	Shali	16 Dec	36,46,064/-	67,87,872/-	Property is on Road
L2	LR-497	LR-1540	Bastu	Shali	6 Dec	25,45,452/-	25,45,452/-	Property is on Road
L3	LR-551	LR-1540	Bastu	Shali	2 Dec	8,48,484/-	8,48,484/-	Property is on Road
		TOTAL :			24Dec	70,40,000 /-	101,81,808 /-	
		Grand Total :			24Dec	70,40,000 /-	101,81,808 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	VEENAPANI TIE UP PRIVATE LIMITED BABLATALA, P.O:- R GOPALPUR, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN - 700136 , PAN No.:: AACCV2515L, Status :Organization, Executed by: Representative, Executed by: Representative
2	HERITAGE COMMODEAL PRIVATE LIMITED BABLATALA, P.O:- R GOPALPUR, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN - 700136 , PAN No.:: AABCH8755P, Status :Organization, Executed by: Representative, Executed by: Representative



3	<p>Mrs TULSI NANDY Wife of Mr BISWAJIT NANDY INO NIRANJAN PALLY, R GOPALPUR, P.O:- R GOPALPUR, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN - 700136 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFCPN7281B, Status :Confirming Party, Executed by: Self, Date of Execution: 13/02/2019 , Admitted by: Self, Date of Admission: 13/02/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 13/02/2019 , Admitted by: Self, Date of Admission: 13/02/2019 ,Place : Pvt. Residence</p>
---	---

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>IMPRESSIVE REALTORS PRIVATE LIMITED 7, CHITTARANJAN AVENUE, P.O:- CR AVENUE, P.S:- Bowbazar, District:-Kolkata, West Bengal, India, PIN - 700072 , PAN No.:: AABCI6487P, Status :Organization, Executed by: Representative</p>
2	<p>PARROT VINIMAY PRIVATE LIMITED 11,CROOKED LANE, P.O:- BBD BAGH, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700069 , PAN No.:: AAACP2518B, Status :Organization, Executed by: Representative</p>
3	<p>WINWOOD REALTORS PRIVATE LIMITED 11, CROOKED LANE, P.O:- BBD BAGH, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700069 , PAN No.:: AABCW2779E, Status :Organization, Executed by: Representative</p>
4	<p>WRINKLE SUPPLIERS PRIVATE LIMITED 11, CROOKED LANE, P.O:- BBD BAGH, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700069 , PAN No.:: AAACW7064K, Status :Organization, Executed by: Representative</p>
5	<p>GRAVITY TRADECOMM PRIVATE LIMITED 11, CROOKED LANE, P.O:- BBD BAGH, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700069 , PAN No.:: AADCG3050E, Status :Organization, Executed by: Representative</p>

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Mr GIRIRAJ RATAN BAGRI (Presentant) Son of Mr CHHAGAN LAL BAGRI 20B, RAJA BRAJENDRA NARAYAN STREET, P.O:- BURROBAZAR, P.S:- Burrobazar, District:-Kolkata, West Bengal, India, PIN - 700007, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: AEBPB4815M Status : Representative, Representative of : IMPRESSIVE REALTORS PRIVATE LIMITED (as AUTHORISED SIGNATORY), PARROT VINIMAY PRIVATE LIMITED (as AUTHORISED SIGNATORY), WINWOOD REALTORS PRIVATE LIMITED (as AUTHORISED SIGNATORY), WRINKLE SUPPLIERS PRIVATE LIMITED (as AUTHORISED SIGNATORY), GRAVITY TRADECOMM PRIVATE LIMITED (as AUTHORISED SIGNATORY)</p>
2	<p>AZHAR RAHAMAN Son of MATIAR RAHAMAN NARAYANPUR, WEST BERABERI, P.O:- R GOPALPUR, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN - 700136, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: BABPR0153H Status : Representative, Representative of : VEENAPANI TIE UP PRIVATE LIMITED (as DIRECTOR), HERITAGE COMMODEAL PRIVATE LIMITED (as DIRECTOR)</p>

Identifier Details :

Name	Photo	Finger Print	Signature
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Mr SAMBHU BISWAS Son of Mr AJAY BISWAS K K RAMDAS ROAD, P.O.- NIMTA, P.S.- Nimta, District-North 24-Parganas, West Bengal, India, PIN - 700049			
Identifier Of Mr GIRIRAJ RATAN BAGRI, AZHAR RAHAMAN, Mrs TULSI NANDY			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	VEENAPANI TIE UP PRIVATE LIMITED	IMPRESSIVE REALTORS PRIVATE LIMITED-1.6 Dec, PARROT VINIMAY PRIVATE LIMITED-1.6 Dec, WINWOOD REALTORS PRIVATE LIMITED-1.6 Dec, WRINKLE SUPPLIERS PRIVATE LIMITED-1.6 Dec, GRAVITY TRADECOMM PRIVATE LIMITED-1.6 Dec
2	HERITAGE COMMODEAL PRIVATE LIMITED	IMPRESSIVE REALTORS PRIVATE LIMITED-1.6 Dec, PARROT VINIMAY PRIVATE LIMITED-1.6 Dec, WINWOOD REALTORS PRIVATE LIMITED-1.6 Dec, WRINKLE SUPPLIERS PRIVATE LIMITED-1.6 Dec, GRAVITY TRADECOMM PRIVATE LIMITED-1.6 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	VEENAPANI TIE UP PRIVATE LIMITED	IMPRESSIVE REALTORS PRIVATE LIMITED-0.6 Dec, PARROT VINIMAY PRIVATE LIMITED-0.6 Dec, WINWOOD REALTORS PRIVATE LIMITED-0.6 Dec, WRINKLE SUPPLIERS PRIVATE LIMITED-0.6 Dec, GRAVITY TRADECOMM PRIVATE LIMITED-0.6 Dec
2	HERITAGE COMMODEAL PRIVATE LIMITED	IMPRESSIVE REALTORS PRIVATE LIMITED-0.6 Dec, PARROT VINIMAY PRIVATE LIMITED-0.6 Dec, WINWOOD REALTORS PRIVATE LIMITED-0.6 Dec, WRINKLE SUPPLIERS PRIVATE LIMITED-0.6 Dec, GRAVITY TRADECOMM PRIVATE LIMITED-0.6 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	VEENAPANI TIE UP PRIVATE LIMITED	IMPRESSIVE REALTORS PRIVATE LIMITED-0.2 Dec, PARROT VINIMAY PRIVATE LIMITED-0.2 Dec, WINWOOD REALTORS PRIVATE LIMITED-0.2 Dec, WRINKLE SUPPLIERS PRIVATE LIMITED-0.2 Dec, GRAVITY TRADECOMM PRIVATE LIMITED-0.2 Dec
2	HERITAGE COMMODEAL PRIVATE LIMITED	IMPRESSIVE REALTORS PRIVATE LIMITED-0.2 Dec, PARROT VINIMAY PRIVATE LIMITED-0.2 Dec, WINWOOD REALTORS PRIVATE LIMITED-0.2 Dec, WRINKLE SUPPLIERS PRIVATE LIMITED-0.2 Dec, GRAVITY TRADECOMM PRIVATE LIMITED-0.2 Dec

Endorsement For Deed Number : 1 - 150400327 / 2019

On 13-02-2019

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

Presented for registration at 18:00 hrs on 13-02-2019, at the Private residence by Mr GIRIRAJ RATAN BAGRI .

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 1,01,81,808/-



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

Execution is admitted on 13/02/2019 by Mrs TULSI NANDY, Wife of Mr BISWAJIT NANDY, INO NIRANJAN PALLY, R GOPALPUR, P.O: R GOPALPUR, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by Profession Business

Indetified by Mr SAMBHU BISWAS, , Son of Mr AJAY BISWAS, K K RAMDAS ROAD, P.O: NIMTA, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession Business

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

Execution is admitted on 13-02-2019 by Mr GIRIRAJ RATAN BAGRI, AUTHORISED SIGNATORY, IMPRESSIVE REALTORS PRIVATE LIMITED, 7, CHITTARANJAN AVENUE, P.O:- CR AVENUE, P.S:- Bowbazar, District:-Kolkata, West Bengal, India, PIN - 700072; AUTHORISED SIGNATORY, PARROT VINIMAY PRIVATE LIMITED, 11,CROOKED LANE, P.O:- BBD BAGH, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700069; AUTHORISED SIGNATORY, WINWOOD REALTORS PRIVATE LIMITED, 11, CROOKED LANE, P.O:- BBD BAGH, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700069; AUTHORISED SIGNATORY, WRINKLE SUPPLIERS PRIVATE LIMITED, 11, CROOKED LANE, P.O:- BBD BAGH, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700069; AUTHORISED SIGNATORY, GRAVITY TRADECOMM PRIVATE LIMITED, 11, CROOKED LANE, P.O:- BBD BAGH, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700069

Indetified by Mr SAMBHU BISWAS, , Son of Mr AJAY BISWAS, K K RAMDAS ROAD, P.O: NIMTA, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession Business

Execution is admitted on 13-02-2019 by AZHAR RAHAMAN, DIRECTOR, VEENAPANI TIE UP PRIVATE LIMITED, BABLATALA, P.O:- R GOPALPUR, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN - 700136; DIRECTOR, HERITAGE COMMODEAL PRIVATE LIMITED, BABLATALA, P.O:- R GOPALPUR, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN - 700136

Indetified by Mr SAMBHU BISWAS, , Son of Mr AJAY BISWAS, K K RAMDAS ROAD, P.O: NIMTA, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession Business



Debajyoti Bandyopadhyay
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR
North 24-Parganas, West Bengal

On 14-02-2019

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 1,72,232/- (A(1) = Rs 1,01,818/- ,B = Rs 70,400/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 1,72,232/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/02/2019 11:08AM with Govt. Ref. No: 192018190348568731 on 13-02-2019, Amount Rs: 1,72,232/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00XTWDI2 on 13-02-2019, Head of Account 0030-03-104-001-16



Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,12,747/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 7,07,747/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 140487, Amount: Rs.5,000/-, Date of Purchase: 08/02/2019, Vendor name: Suranjan Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/02/2019 11:08AM with Govt. Ref. No: 192018190348568731 on 13-02-2019, Amount Rs: 7,07,747/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00XTWDI2 on 13-02-2019, Head of Account 0030-02-103-003-02



Debajyoti Bandyopadhyay
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR
North 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1504-2019, Page from 13656 to 13699

being No 150400327 for the year 2019.



Handwritten signature

Digitally signed by DEBAJYOTI
BANDYOPADHYAY
Date: 2019.02.15 13:32:43 +05:30
Reason: Digital Signing of Deed.

(Debajyoti Bandyopadhyay) 02/15/19 1:31:53 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR
West Bengal.

(This document is digitally signed.)

