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पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

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8/232616/19

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

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

14 FEB 2019

CONVEYANCE

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

for PALLET DEALCOM PVT. LTD.
 Ashar Rahman
 Director/Authorized Signatory



V.C.T.I.
 2/15



V.C.T.I.
 2/14

Director
 Fortune Suppliers Pvt. Ltd.



V.C.T.I.
 2/13

Director
 Prestige Dealcom Pvt. Ltd.



V.C.T.I.
 2/13

Director

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 Bidhanagar, (Salt Lake City)



- 8 FEB 2019

NAME Prestige Dealcom Pvt. Ltd
 ADD 11, Crooked Lane
 P.O. BBD Bagh
 P.S. Hans Street
 Kolkata-700069
 - 8 FEB 2019
 SURANJAN MUKHERJEE
 Licensed Stamp Vendor
 C. C. Court
 2 & 3, K. B. Roy Road, Kol-1



- 3.1 **Pallet Dealcom Private Limited, (PAN: AAACP3155C)** 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 Beraberri, Post Office Gopalpur, Police Station Airport, Kolkata-700136, District North 24 Parganas.
- 3.2 **Lance Barter Private Limited, (PAN AABCL3338E)** a company governed by the Companies Act, 2013, having its registered office at Bablatzla, 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 Beraberri, Post Office Gopalpur, Police Station Airport, Kolkata-700136, District North 24 Parganas (collectively **Vendors**, include successors-in-interest)

And

- 3.3 **PRESTIGE DEALCOMM PRIVATE LIMITED (PAN: AAACP8684Q)**, a company governed by the Companies Act, 2013, having its registered office at 11, Crooked Lane, Post Office BBD Bagh, Police Station Hare Street, Kolkata- 700069 represented by its Authorized Signatory, **Girraj 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
- 3.4 **FORTUNE SUPPLIERS PRIVATE LIMITED (PAN: AABCF2992A)**, a company governed by the Companies Act, 2013, having its registered office at 11, Crooked Lane, Post Office BBD Bagh, Police Station Hare Street, Kolkata- 700069 represented by its Authorized Signatory, **Girraj 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 (**Purchaser**, include successors-in-interest).

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Sanku Bhowmik
c/o Sri Jay Bhowmik
Kabi Krishna Kamalari
P.O. P.S. Nimta
Krf-49
Buarman

LANCE BARTER PVT. LTD.
Director
Ashutosh Kishore



21/5

AND

BISWAJIT NANDI (PAN: ADLPN4515D) son of Anulya Nandi, by faith: Hindu, by Occupation: Business, residing at ING Niranjan Pally R. Gopalpur, P. O. Rajarhat Gopalpur & P. S. Airport, Kolkata- 700136 (CONFIRMING PARTY include successors-in-interest).

Vendors and **Purchaser** and **Confirming Party** 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 *salt* land measuring (i) 1 (one) 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. 1542 and 1543, *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. 1542 and 1543, *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) 1 (one) decimal, more or less, comprised in R.S./L.R. *Dag*No. 551, recorded in L.R. *Khatian* Nos. 1542 and 1543, *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 8 (eight) 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

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and intangible rights of whatsoever or howsoever nature of the Vendors in the Said Property and appurtenances and inheritances for access and use thereof, free from all encumbrances.

5. Background, Representations, Warranties and Covenants

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

5.1.1 **Ownership of Kalipada Saha:** Kalipada Saha was the absolute owner of the Said Property, being land measuring 8 (eight) 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 1 (one) 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 1 (one) 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.

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- 5.1.2 **Records of Rights:** The name of Kalipada Saha was recorded in the records of the Land Reforms Settlements, vide L.R. *Khatian* No.175.
- 5.1.3 **Demise of Kalipada Saha:** Kalipada Saha, a Hindu, governed by the *Dayabhaga* School of Hindu Law, died intestate on 14th January, 1999, leaving behind him surviving his wife Binapani Saha and 4 (four) sons, namely, Kajal Saha, Sajal Kumar Saha, Pranjal Kumar and Ujjal Saha, as his only legal heirs and heiress (collectively **Legal Heirs Of Late Kalipada Saha**), 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 Kalipada Saha inherited undivided 1/5th (one-fifth) share in the Said Property.
- 5.1.4 **Sale to Vendors:** By a Deed of Conveyance dated 4th July, 2007, registered in the Office of the District Sub-Registrar-II, Barasat, in Book No. I, Volume No.13, at Pages 3710 to 3732, being Deed No.6939 for the year 2007, the Legal Heirs Of Late Kalipada Saha jointly sold the entirety of the Said Property, to the Vendors.
- 5.1.5 **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.
- 5.1.6 **Records of Rights:** Subsequently, the Vendors have recorded their names in the records of the Land Reforms Settlements, vide L.R. *Khatian* Nos. 1542 and 1543. 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:

Pallet Dealcom Private Limited (vide L.R. *Khatian* No.1542)

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R.S./L.R. <i>Dag</i> No.	Area Purchased (in decimal)	Area Recorded (in decimal)
496	0.5	0.9966
497	3	2.0272
551	0.5	0.3363
Total	4	3.3601

Lance Barter Private Limited (vide L.R. *Khatian* No.1543)

R.S./L.R. <i>Dag</i> No.	Area Purchased (in decimal)	Area Recorded (in decimal)
496	0.5	0.9966
497	3	2.0272
551	0.5	0.3363
Total	4	3.3601

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 Vendors have not 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, 1975 or any excess land under the West Bengal Land Reforms Act, 1955 or the West Bengal Estates Acquisition Act, 1953.

5.2.3 **No Encumbrance by Act of Vendors:** The Vendors have not at any time done or executed or knowingly suffered or been party or privy to any act,

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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 Vendors have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchaser
- 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 whatsoever 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, lis pendens, uses, *debutlers*, 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 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.

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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 Purchaser is that the Vendors shall sell the Said Property to the Purchaser, 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 Purchaser 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 Purchaser by this conveyance and henceforth neither the Vendors shall be entitled to claim nor the Purchaser 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 Purchaser is the owner 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 Purchaser may deem fit and proper.

7. Transfer

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 *sali* land measuring 1 (one) decimal, more or less, comprised in R.S./LR. *Dag* No. 495, recorded in L.R. *Khatian* Nos. 1542 and 1543, *Mouza* Salua, J.L. No. 3, Police Station Airport (formerly Rajarhat), Post Office Gopalpur within Ward No. 4 of Bicharnagar Municipal Corporation, District Sub-Registration Rajarhat, District North 24

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Parganas **And** (ii) the Second being Undivided and Undemarcated *sahi* land measuring 6 (six) decimal, more or less, comprised in R.S./L.R. *Dag* No. 497, recorded in L.R. *Khatian* Nos. 1542 and 1543, *Mouza* Salua, J.L No. 3, Police Station Airport (formerly Rajarhat), Post Office Gopalpur within Ward No. 4of Bidhanagar Municipal Corporation, District Sub-Registration Rajarhat, District North 24 Parganas **And** (iii) the Third Property, being Undivided and Undemarcated *sahi* land measuring 1 (one) decimal, more or less, comprised in R.S./L.R. *Dag* No. 551, recorded in L.R. *Khatian* Nos. 1542 and 1543, *Mouza* Salua, J.L No. 3, Police Station Airport (formerly Rajarhat), Post Office Gopalpur within Ward No. 4of Bidhanagar Municipal Corporation, District Sub-Registration Rajarhat, District North 24 Parganas, **totaling to 8 (eight) 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 use thereof, free from all encumbrances.

- 7.2 **Total Consideration:** The aforesaid transfer is being made in consideration of a sum of **Rs.23,40,000/- (Rupees Twenty Three Lakhs Forty Thousand) only (Out of the said Rs.5,50,000/- (Rupees Five Lakhs Fifty Thousand) only paid to the Confirming Party herein and Rs.17,90,000/- (Seventeen 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.

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

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- 8.1.3 **Free from Encumbrances:** free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lis pendens, uses, waqf, *debutters*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *baqadars* 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 keep indemnified the Purchaser and/or the Purchaser's successors-in-interest, of, from and against any loss, damage, costs, charges and expenses, which may be suffered by the Purchasers and/or the Purchaser's 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.

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- 8.3 **Delivery of Possession:** *Khas*, vacant and peaceful possession of the Said Property has been handed over by the Vendors to the Purchaser.
- 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 Purchaser fully and comprehensively saved, harmless and indemnified.
- 8.5 **Holding Possession:** The Vendors hereby covenant that the Purchaser and the Purchaser's 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 Purchaser, 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 Purchaser shall be fully entitled to mutate the Purchaser's name in all public and statutory records and the Vendors hereby expressly (1) consent to the same and (2) appoint the Purchaser as the constituted attorney of the Vendors' and empower and authorize the Purchaser 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 Purchaser in all respect to cause mutation of the Said Property in the name of the Purchaser and in this regard shall sign all documents and papers as required by the Purchaser.

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- 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 Purchaser and/or Purchaser's 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 *sal* land measuring 1 (one) decimal, more or less, comprised in R.S./L.R. *Dag* No. 496, recorded in L.R. *Khatian* Nos. 1542 and 1543, Mouza Salua, J.L. No. 3, Police Station Airport (formerly Rajarhat), Sana Bagan (Salua) 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. <i>Dag</i> No. 495, 497
On the East	R. S. & L. R. 551 & Others
On the South	Others Land
On the West	R.S & L.R. <i>Dag</i> No. 494, 495

Undivided and Undemarcated *sal* land measuring 6 (six) decimal, more or less, comprised in R.S./L.R. *Dag* No. 497, recorded in L.R. *Khatian* Nos. 1542 and 1543, 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 is butted and bounded as follows:

On the North:	R.S & L.R. <i>Dag</i> No. 498
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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 1 (one) decimal, more or less, comprised in R.S./L.R. Dag No. 551, recorded in L.R. *Khatian* Nos. 1542 and 1543, *Mouza* Salua, J.L. No. 3, Police Station Airport (formerly Rajarhat), Post Office Gopalpur within Ward No. 4 of B.dhannagar Municipal Corporation, District: Sub-Registration Rajarhat, District North 24 Parganas 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 8 (eight) 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.

9. Execution and Delivery:

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

Azhar Rahman

[Pallet Dealcom Private Limited and Lance Barter Private Limited]
[Azhar Rahman]
[Director]
[Vendors]

Giriraj Ratan Bagri

PRESTIGE DEALCOMM PRIVATE LIMITED
[Giriraj Ratan Bagri]
[Authorised Signatory]
[Purchaser]

Biswajit Nandi

BISWAJIT NANDI
(CONFIRMING PARTY)

Drafted By
Anup Kumar Das
Advocate
High Court, Calcutta
Ent. no. WB/1515/03

Witnesses:

Signature *Umish Kedia*

Name *Umish Kumar Kedia*

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

Address *27, Shakespeare Sarani*
Kolkata - 700017.

Signature *Badi*

Name *Badri Nandi*

Father's Name *Amulya Nandi (Let)*

Address *Samanta Lake HTA Lane*
PO, R. Gopal Pur
Kol 700136

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Receipt of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs.23,40,000/- (Rupees Twenty Three 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 104972	Federal Bank	08.02.2019	447500/-
Cheque No 104973	Federal Bank	08.02.2019	447500/-
Cheque No 104969	Federal Bank	08.02.2019	275000/-
Cheque No 934746	Vijaya Bank	08.02.2019	447500/-
Cheque No 934747	Vijaya Bank	08.02.2019	447500/-
Cheque No 934748	Vijaya Bank	08.02.2019	275000/-
		Total	23,40,000/-

Azhar Rahman

[Lance Barter Private Limited and Pallet Dealcom Private Limited]
[Azhar Rahman]
[Director]
[Vendors]

Witnesses:

Signature *Umesh Kedia*

Signature *Rishi*

Name *Umesh Kumar Kedia*

Name *Rishi Nandi*

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Bidhanagar, (Salt Lake City)



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

GRN: 19-201819-034859986-1 Payment Mode Online Payment
GRN Date: 13/02/2019 11:24:27 Bank : State Bank of India
BRN : IK00XTXC07 BRN Date: 13/02/2019 11:26:30

DEPOSITOR'S DETAILS

Name : ANIL KUMAR CHOWDHARY Id No. : 15040000232616/2/2019
(Query No./Query Year)
Contact No. : 03322430723 Mobile No. : +91 9831089412
E-mail : chowdharyanil01@gmail.com
Address : 10 OLD POST OFFICE STREET KOLKATA 700001
Applicant Name : Org PRESTIGE DEALCOMM PRIVATE LIMITED
Office Name :
Office Address :
Status of Depositor : Advocate
Purpose of payment / Remarks : Sale, Sale Document

I-328/2019.

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	15040000232616/2/2019	Property Registration- Stamp duty	0030-02-103-003-02	198657
2	15040000232616/2/2019	Property Registration- Registration Fees	0030-03-104-001-16	57353
			Total	256010

In Words : Rupees Two Lakh Fifty Six Thousand Ten only



SPECIMEN FORM FOR TEN FINGERS PRINT

	<p><i>Chandrasekar</i></p>	<table border="1"> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td align="center" colspan="5">Little Ring Middle Fore Thumb</td> </tr> <tr> <td align="center" colspan="5">(Left Hand)</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td align="center" colspan="5">Thumb Fore Middle Ring Little</td> </tr> <tr> <td align="center" colspan="5">(Right Hand)</td> </tr> </tbody> </table>						Little Ring Middle Fore Thumb					(Left Hand)										Thumb Fore Middle Ring Little					(Right Hand)				
																																
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13 FEB 2019

Adtl. District Sub-Registrar
Biharannagar, (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 15040000232616/2019

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	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 [PALLET DEALCO M PRIVATE LIMITED] ,[LANCE BARTER PRIVATE LIMITED]		215 	Azhar Rahaman 13/2/19
2	Mr GIRIRAJ RATAN BAGRI 20B, RAJA BRAJENDRA NARAYAN STREET, P.O:- BURROBAZAR, P.S:- Burrobar, District:- Kolkata, West Bengal, India, PIN - 700007	Represent ative of Buyer [PRESTIG E DEALCO MM PRIVATE LIMITED] ,[FORTUN E SUPPLIE RS PRIVATE LIMITED]		213 	Giriraj Ratan Bagri 13/02/2019





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
3	Mr BISWAJIT NANDI ING NIRANJAN PALLY, R. GOPALPUR, P.O:- R GOPALPUR, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN - 700136	Seller		214 	<i>Biswajit Nandi</i> 13/02/19
Sl 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	AZHAR RAHAMAN, Mr GIRIRAJ RATAN BAGRI, Mr BISWAJIT NANDI		<i>Sambhu Biswas</i> 13/02/19	

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



INDIAN UNION DRIVING LICENCE
FOR ALL STATES

No. WB-23201098634 Issue Dt: 08-03-2010

Name: SAMBHU BISWAS
 S/D/W of: AJAY BISWAS
 Blood Gr. U D.O.B: 25-08-1980

Address: KXRAM BASPOD
 P.O. S-WMTA
 KOLKATA
 700049

Authorized to drive the following vehicle class throughout India

Vehicle Class	Issue Dt.
MCWG	08-03-2010

Holder's Signature



Licensing Authority
Barackpore



Badge Details

Number	Date of Issue	Valid To

Sambhu Biswas



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAECP3155C

नाम / Name
PALLET DEALCOM PRIVATE LIMITED

निगमन/गठन की तारीख
Date of Incorporation/Formation
06/02/2007

23012019



Azhar Rahaman



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AABCL3338E

QR Code

नाम / Name
LANCE BARTER PRIVATE LIMITED

निर्माण/गठन की तारीख
Date of Incorporation/Formalities
06/02/2007

12012113

Azhar Rahama



आयुक्त विभाग
RECORDS DEPARTMENT



भारत सरकार
GOVT. OF INDIA

AZHAR RAHMAN
MATIAR RAHMAN
2202-2095
Patrol Officer (Security) Muzaffar
BAPFR/0153H



Signature

Azhar Rahman

Azhar Rahman





Chaitanya



ভারত সরকার
GOVERNMENT OF INDIA



শ্রী
Giring Ratan Dangi
পিতা: চন্দ্রশেখর
Father: CHANDAN LAL DANGI

জন্ম তারিখ (Date of Birth): 1991
সঙ্গ (Sex): Male

9868 2563 6013



আধার - সাধারণ মানুষের অধিকার

Ratindranath

ভারতীয় চিহ্নিতকরণ-প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ই-মেল: eoi@uidai.gov.in
www.uidai.gov.in

Address: 208, RAJA
BROJENDRA NARAYAN
STREET, Barabazar H.O,
Barabazar, Kolkata, West
Benga, 700007


1917
1800 101 1917


eoi@uidai.gov.in


www.uidai.gov.in


P.O. Box No. 1807
Barabazar-700 007



आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

BISWAJIT NANDI
AMULYA NANDI
02/03/1979
Permanent Account Number
ADLPN4515D

Signature



Biswajit Nandi





ভারত সরকার
Unique Identification Authority of India
Government of India

ভূমিকাভুক্তির নম্বর/ Enrolment No.: 1111/77723/00814

Signature valid

To
বিস্ময় নন্দী
Bismajit Nandi
LMD NIRANJAN PALLY
R GOPALPUR,
Rajarhat
Rajarhat Gopalpur
North 24 Parganas West Bengal - 700136
9035688190

Signature valid

Signature valid



আপনার আধার সংখ্যা / Your Aadhaar No. :

7729 2610 5914

UID : 9147 2362 5084 6659

আমার আধার, আমার পরিচয়



বিস্ময় নন্দী
Bismajit Nandi
কর্তৃত্বাধীন ID: 1111/77723/00814
বৃত্ত: MALE

7729 2610 5914

UID : 9147 2362 5084 6659

আমার আধার, আমার পরিচয়

- তথ্য
- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
 - পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা লাভ করুন
 - এটি এক ইলেকট্রনিক প্রক্রিয়ার তৈরী করা

INFORMATION

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

- আধার সারা দেশে মান্য।
- আধার শুধুমাত্র সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country .
- Aadhaar will be helpful in availing Government and Non-Government services in future .



ভূমিকাভুক্তির নম্বর/ Enrolment No.: 1111/77723/00814

বিস্ময় নন্দী
Bismajit Nandi
কর্তৃত্বাধীন ID: 1111/77723/00814
বৃত্ত: MALE

Address:
LMD NIRANJAN PALLY, R GOPALPUR,
Rajarhat, North 24 Parganas,
West Bengal - 700136



7729 2610 5914

UID : 9147 2362 5084 6659

আমার আধার, আমার পরিচয়

Biswas 7 Wasi



Major Information of the Deed

Deed No :	1-1504-00328/2019	Date of Registration	14/02/2019
Query No / Year	1504-0000232816/2019	Office where deed is registered	
Query Date	11/02/2019 7:41:50 PM	A.D.S.R. BIDHAN NAGAR, District North 24-Parganas	
Applicant Name, Address & Other Details	PRESTIGE DEALCOMM PRIVATE LIMITED 11, CROOKED LANE Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700069 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 : 23,40,000/-]		
Set Forth value	Market Value		
Rs. 23,40,000/-	Rs. 33,93,936/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 2,03,657/- (Article:23)	Rs. 57,363/- (Article:A(1), E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment 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	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-496	LR-1542	Bestu	Shah	1 Dec	4,24,242/-	4,24,242/-	Property is on Road
L2	LR-497	LR-1542	Bestu	Shah	6 Dec	14,91,516/-	25,45,452/-	Property is on Road
L3	LR-351	LR-1542	Bestu	Shah	1 Dec	4,24,242/-	4,24,242/-	Property is on Road
TOTAL :					8Dec	23,40,000 /-	33,93,936 /-	
Grand Total :					8Dec	23,40,000 /-	33,93,936 /-	

Seller Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	PALLET DEALCOM PRIVATE LIMITED BABLATALA, P.O:- R GOPALPUR, P.S - Airport, District -North 24-Parganas, West Bengal, India PIN - 700136, PAN No. : AAEC3155C, Status : Organization, Executed by Representative, Executed by Representative
2	LANCE BARTER PRIVATE LIMITED BABLATALA, P.O:- R GOPALPUR, P.S:- Airport, District -North 24-Parganas, West Bengal, India, PIN - 700136 PAN No. : AABCL3338E, Status : Organization, Executed by Representative, Executed by Representative

Major Information of the Deed | 1-1504-00328/2019-14/02/2019



3 **Mr BISWAJIT NANDI**
 Son of Mr AMULYA NANDI ING NIRANJAN PALLY, R. GOPALPUR, P.O:- R GOPALPUR, P.S:- Airport, District:- North 24-Parganas, West Bengal, India, PIN - 700136 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADLPN4515D, 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

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	PRESTIGE DEALCOMM PRIVATE LIMITED 11, CROOKED LANE, P.O:- BBD BAGH, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700069 , PAN No.:: AAACP8684Q, Status :Organization, Executed by: Representative
2	FORTUNE SUPPLIERS PRIVATE LIMITED 11, CROOKED LANE, P.O:- BBD BAGH, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700069 , PAN No.:: AABCF2992A, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	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 : PALLET DEALCOM PRIVATE LIMITED (as DIRECTOR), LANCE BARTER PRIVATE LIMITED (as DIRECTOR)
2	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 : PRESTIGE DEALCOMM PRIVATE LIMITED (as AUTHORISED SIGNATORY), FORTUNE SUPPLIERS PRIVATE LIMITED (as AUTHORISED SIGNATORY)

Identifier Details :

Name	Photo	Finger Print	Signature
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 AZHAR RAHAMAN, Mr GIRIRAJ RATAN BAGRI, Mr BISWAJIT NANDI			

Major Information of the Deed :- I-1504-00328/2019-14/02/2019



Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	PALLET DEALCOM PRIVATE LIMITED	PRESTIGE DEALCOMM PRIVATE LIMITED-0.25 Dec,FORTUNE SUPPLIERS PRIVATE LIMITED-0.25 Dec
2	LANCE BARTER PRIVATE LIMITED	PRESTIGE DEALCOMM PRIVATE LIMITED-0.25 Dec,FORTUNE SUPPLIERS PRIVATE LIMITED-0.25 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	PALLET DEALCOM PRIVATE LIMITED	PRESTIGE DEALCOMM PRIVATE LIMITED-1.5 Dec,FORTUNE SUPPLIERS PRIVATE LIMITED-1.5 Dec
2	LANCE BARTER PRIVATE LIMITED	PRESTIGE DEALCOMM PRIVATE LIMITED-1.5 Dec,FORTUNE SUPPLIERS PRIVATE LIMITED-1.5 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	PALLET DEALCOM PRIVATE LIMITED	PRESTIGE DEALCOMM PRIVATE LIMITED-0.25 Dec,FORTUNE SUPPLIERS PRIVATE LIMITED-0.25 Dec
2	LANCE BARTER PRIVATE LIMITED	PRESTIGE DEALCOMM PRIVATE LIMITED-0.25 Dec,FORTUNE SUPPLIERS PRIVATE LIMITED-0.25 Dec

Endorsement For Deed Number : I - 150400328 / 2019

On 13-02-2019

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

Presented for registration at 19:15 hrs on 13-02-2019, at the Private residence by Mr GIRIRAJ RATAN BAGRI,

Certificate of Market Value (WB.PUV) rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 33,03,026/-

Admission of Execution (Under Section 56, W.B. Registration Rules, 1962)

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

Identified 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 AZHAR RAHAMAN, DIRECTOR, PALLET DEALCOM PRIVATE LIMITED, BARLATALA, P.O:- R GOPALPUR, P.S.- Airport, District:-North 24-Parganas, West Bengal, India, PIN - 700136; DIRECTOR, LANCE BARTER PRIVATE LIMITED BARLATALA, P.O:- R GOPALPUR, P.S.- Airport, District:-North 24-Parganas, West Bengal, India, PIN - 700136

Identified 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 Mr GIRIRAJ RATAN BAGRI, AUTHORISED SIGNATORY, PRESTIGE DEALCOMM PRIVATE LIMITED, 11, CROOKED LANE, P.O:- BBD BAGH, P.S:- Hare Street District:-Kolkata, West Bengal, India, PIN - 700069; AUTHORISED SIGNATORY, FORTUNE SUPPLIERS PRIVATE LIMITED 11, CROOKED LANE, P.O:- BBD BAGH, P.S - Hare Street, District -Kolkata, West Bengal, India, PIN - 700069

Major Information of the Deed :- I-1504-00328/2019-14/02/2019



Identified 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 57,353/- (A(1) = Rs 33,939/- ,B = Rs 23,400/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 57,353/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/02/2019 11:26AM with Govt. Ref. No: 192018190348599861 on 13-02-2019, Amount Rs: 57,353/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00XTXCO7 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. 2,03,657/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 1,98,657/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 140489, 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 11:26AM with Govt. Ref. No: 192018190348599861 on 13-02-2019, Amount Rs: 1,98,657/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00XTXCO7 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



Major Information of the Deed :- I-1504-00328/2019-14/02/2019



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1504-2019, Page from 13700 to 13738
being No 150400328 for the year 2019.



Digitally signed by DEBAJYOTI
BANDYOPADHYAY
Date: 2019.02.15 13:35:11 +05:30
Reason: Digital Signing of Deed.

(Debajyoti Bandyopadhyay) 02/15/19 1:34:18 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR
West Bengal.

(This document is digitally signed.)

