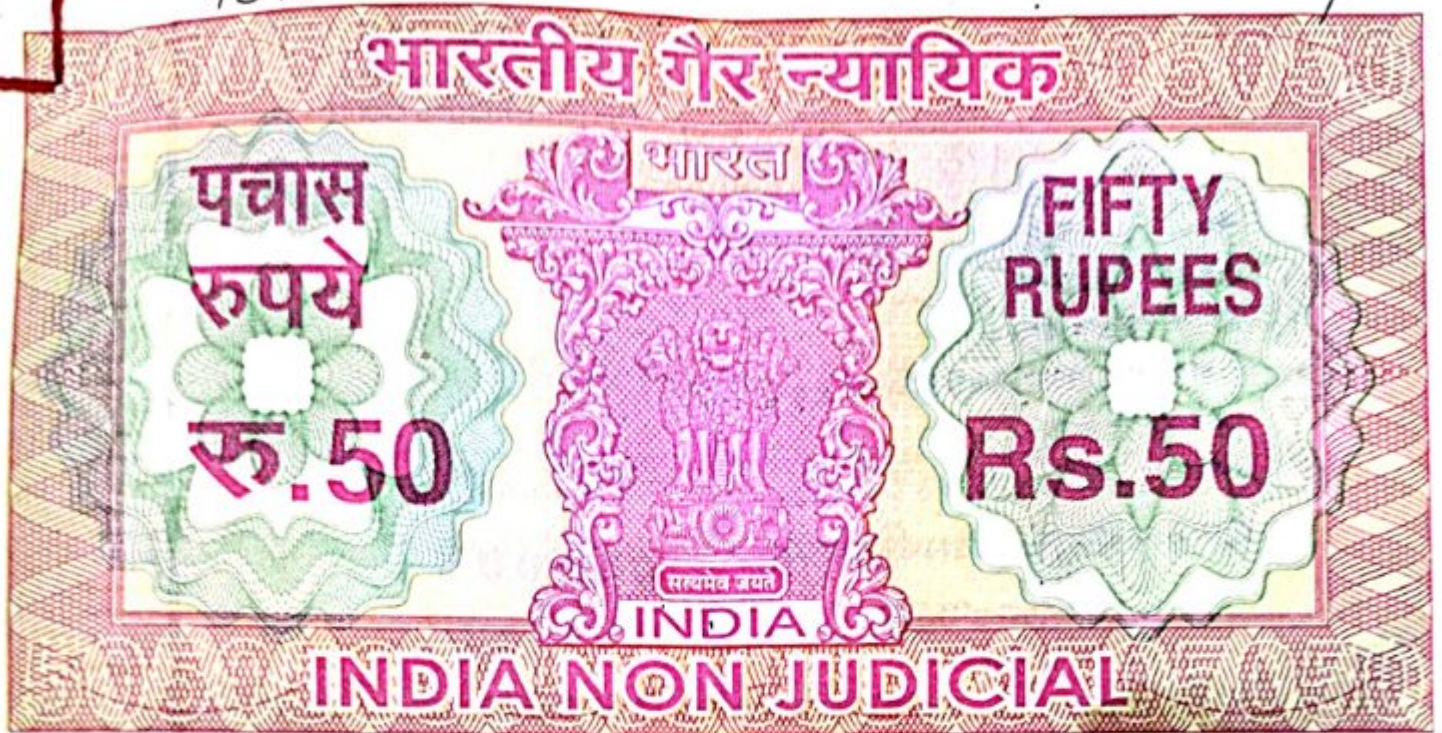


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T- 7679/23



9/5/23
पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL 2/1089578/23 AB 814526

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

[Signature]

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

22 MAY 2023

22/05/2023
22/05/2023

DEED OF CONVEYANCE

THIS INDENTURE OF CONVEYANCE is made on this the
3rd day of May, Two Thousand Twenty-three (2023).

BETWEEN

Cont. P/2

KRISHNA DAS
ADVOCATE
Baraset Judges Court

1903 13-4-23/501

নং ডাঃ মূল্য

ক্রেতার নাম ও পতা

ষ্টাম্প দেওয়ার স্থান

বিধান নং, ফটো-লব্ধি এ ডি এস প্রান ও

মোট ষ্টাম্পের ক্রম

চালান নং. মোট কত টাকার খরিদ

ক্রেতার-বারাকপুর, ভেতার-মিতা দত্ত

14 MAR 2023

998000

মতন-মুদ্রা-৩০৮৭

মতন-মুদ্রা

4087

মতন-মুদ্রা-৩০৮৭

মতন-মুদ্রা



4088

IDENTIFIED BY ME

Moufazel Ali

S/O-Ismish Ali

Jagadish per

P+P-S-Rajan hat

KOL-700135

Business

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

03 MAY 2023

(2)

NOTES - P. 212
20/09/2018 Hq. No. 212

Shri **PABAN CHANDRA MONDAL** alias **PABAN MONDAL**, (PAN - BESPM7338L, Aadhaar No. - 8944 9020 9675), son of Bipin Chandra Mondal, residing at Village & P.O. - Sikharpur, P.S. - Rajarhat, District - North 24 Parganas, Kolkata - 700135, by faith - Hindu, by Occupation - Cultivation, by Nationality - Indian, hereinafter called and referred to as the "**VENDOR**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, representatives and assigns) of the ONE PART;

AND

"**SURUCHI VANIJYA PRIVATE LIMITED**", (PAN-AAJCS9904K), a company incorporated under the Companies Act. 1956, having its Regd. Office at 18, R.N. Mukharjee Road, 2nd Floor, P.O. - GPO, P.S.- Hare Street, Kolkata - 700001, represented by its Director **SRI MANOJ KUMAR BUDHIA**, (PAN- AFAPB5130P), son of Late Prabhu Dayal Budhia, residing at 5A, Mukharjee Para Lane, P.O. & P.S.- Kalighat, Kolkata - 700026, by faith- Hindu, by occupation- Business, by Nationality- Indian, hereinafter called and referred to as the "**PURCHASER**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its Director in office for the time being in force, executors, administrators, representatives and assigns) of the OTHER PART.

(3)

1000 Satak
1000 Satak
1000 Satak

WHEREAS One Paban Chandra Mondal alias Paban Mondal (the Vendor herein) is the absolute recorded owner and possessor of plot of Shali land measuring an area of 14 Satak, comprised in C.S. Dag No. 3979, R.S. & L.R. Dag No. 4088, under C.S. Khatian No. 455, L.R. Khatian No. 1734, under the following manner :-

Recorded land area	Share	Total out of land	R.S.& L.R. Dag No.	L.R. Khatian No.	Nature of land
14.00 Satak	1.0000	14 Satak	4088	1734	Shali
Total 14.00 Satak					

lying and situated at Mouza - BISHNUPUR, J.L. No. 44, R..S. No. 126, Touzi No. - 173 presently No. 10 within the local limits of Chandpur Gram Panchayat, within the jurisdiction of Rajarhat Police Station, in the District of North 24-Parganas, by virtue of one Indiminity Bond from Smt. Kanak Bala Dasi wife of Late Heralal Ghosh, Smt. Sudha Rani Dasi, wife of Dhiralal Ghosh, Sri Bijoy Krishna Ghosh and Sri Kartick Chandra Ghosh both sons of Late Dhiralal Ghosh, dated 16/07/1956 at S.R. Cossipur, Dum Dum, Copied in Book No. 1, Being No. 6216, absolutely free from all encumbrances whatsoever.

AND WHEREAS While seized and possessed of the aforesaid land by

Cont. P/4

— 1985. 12. 25
— 1985. 12. 25

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nal District Su

(5)

Wfcs - 12222 5150
- 12222 5150

to any body in any way as the Vendor herein shall think fit and proper.

AND WHEREAS Now (the Vendor herein being in need of money intended desired and agreed to sell and the purchaser herein have agreed to purchase the aforesaid plot of Shali land measuring an area 14 Satak (as share 1.0000), comprised in R.S. & L.R. Dag No. 4088, under present L.R. Khatian No. 1734, lying and situated at Mouza - BISHNUPUR, J.L. No. 44, R..S. No. 126, Touzi No. - 173 presently No. 10 within the local limits of Chandpur Gram Panchayat, Additional District Sub-Registration Office Rajarhat, New Town, under Rajarhat Police Station in the District of North 24-Parganas, together with all easement rights of the same, more fully and particularly described in the Schedule hereunder written and at or for the total consideration of Rs. 25,20,000/- (Rupees: **Twenty-five Lac Twenty Thousand**) only.

NOW THIS INDENTURE WITNESSETH THAT in pursuance of the said Agreement and in consideration of Rs. 25,20,000/- (Rupees: **Twenty-five Lac Twenty Thousand**) only to the Vendor paid by the Purchaser as per memo below at or for the immediately before the execution of these presents (the receipt whereof the Vendor do hereby as well as by

(6)

মকসদে নীচে
মকসদে নীচে

the receipt hereunder written, admit and acknowledge and of and from the same and every part thereof acquire, release and forever discharge the said Purchaser as well as the said land, particularly described in the schedule hereunder written) the Vendor do hereby grant, sell, transfer, assign and assure unto the Purchaser herein ALL THAT piece and parcel plot of Shali land measuring an area 14 Satak (as share 1.0000), comprised in R.S. & L.R. Dag No. 4088, under present L.R. Khatian No. 1734, lying and situated at Mouza - BISHNUPUR, J.L. No. 44, R..S. No. 126, Touzi No. - 173 presently No. 10 within the local limits of Chandpur Gram Panchayat, Additional District Sub-Registration Office Rajarhat, New Town, under Rajarhat Police Station in the District of North 24-Parganas, more fully and particularly described In the schedule hereinafter written and together with full benefits of passages, ways, water, ways, Rights, liberties, privileges, all manner of easements and appurtenances belonging AND ALL the estate, rights, title, interest, claim and demand whatsoever of the Vendor unto or upon the same and every part thereof TO HAVE AND TO HOLD the said piece or parcel of land hereby granted, convoyed, transferred and assigned and intended so to be unto and to the use of the Purchaser herein absolutely and forever free from all encumbrances, charges, attachments, liens, etc. whatsoever and free from all acquisition and requi-

(7)

1968-1970-2100
1068-1970-2100

sition and alignments and any claim or adverse possession and the Vendor do hereby covenant with the Purchaser as follows :-

1. THAT notwithstanding any acts, deed or things hereto before done, executed or knowingly suffered to the contrary the Vendor is now lawfully seized and possessed of the said property free from all encumbrances, attachments or defected, in title whatsoever and that the Vendor have full power and absolute authority to sell the said property in manner aforesaid.
2. THAT the Purchaser shall hereafter peaceably and quietly hold possess and enjoy the said property in Khas without any claim or demand whatsoever from the Vendor or any claiming through or under them.
3. FURTHER the Vendor and her heirs, executors, administrators, representatives or assigns, covenant with the Purchaser or its Director in office, heirs, administrators or assigns to save harmless indemnify and keep indemnified the Purchaser its Director in office, heirs, administrators or assigns, free or against all encumbrances, charges and equities whatsoever.

(8)

১৯৮৪ সালের ২১শে
১৯৮৪ সালের ২১শে

4. THAT the Vendor his heirs, administrators or assigns, further covenant that the Vendor or his heirs shall at the request and cost of the Purchaser its Director in office, heirs, administrators, or assigns do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the said property and every part thereof in manner aforesaid according to the true intent and meaning of this Deed.
5. THAT the Purchaser herein will be entitled to mutate its names in respect of the said piece or parcel of land along with building and the common passages, with the authorities concerned and will pay the proportionate sum of revenue to the State of West Bengal.
6. THAT the land fully described in the schedule hereinafter written stands retained by the Vendor through operation of family ceiling as envisaged in chapter II - B ; West Bengal Land Reforms Act,
7. AND that the said piece or parcel of land or any part or portion thereof or any interest there in has not vested in and / or are / is not acquire by the state of West Bengal Estate Acquisition Act. 1956 , or statutory modification thereof or under the urban land ceiling and Regulations Act. 1976 or any other law for the time being

(9)

10/08/2010
21/03/2010
20/03/2010

inforce.

8. ALL THE taxes, land revenue and impositions payable in respect of the said property up to date of these presents has been fully paid by the Vendor, and if any portion of such taxes, levies impositions etc. found to has remained unpaid for the period up to date hereof, the sane shall be deemed to be the liability of the Vendor and releasable from the Vendor.

IT IS hereby declared that the land described in the schedule below is the self acquired property of the Vendor and he is not the benamder of anyone.

AND the Vendor deliver this day Khas possession of the said land with unto the Purchaser.

THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO:

(Description of land hereby sold by the Vendor herein).

ALL THAT piece or parcel of Rayati Dakhali Swattiya Bisistha plot of Shali land measuring an area 14 Satak (as share 1.0000), comprised in R.S. & L.R. Dag No. 4088, under present L.R. Khatian No. 1734 (in the name of Paban Mondal), under the following manner :-

(10)

— 14.00 Satak —
— 1.0000 —
— 14 Satak —

Saleable land area	Share of land	Total land	R.S. & L.R. Dag	L.R. Khatian No.	Nature of land
14.00 Satak	1.0000	14 Satak	4088	1734	Shali
Total 14.00 Satak be the same a little more or less,					

lying and situated at Mouza - BISHNUPUR, J.L. No. 44, R.S. No. 126, Touzi No. - 173 presently No. 10 within the local limits of Chandpur Gram Panchayat, Additional District Sub-Registration Office Rajarhat, New Town, under Rajarhat Police Station in the District of North 24-Parganas, in the State of West Bengal.

The annual proportionate rent will be payable to the Collectorate of North 24 Parganas on behalf of the Govt. of West Bengal as per State Govt. Rules and Regulations.

It is clearly stated herein that the Vendor herein sold and conveyed total land measuring an area 14 Satak more or less unto and in favour of the Purchaser herein and the said saleable land is butted and bounded as under :-

ON THE NORTH BY : R.S. & L.R. Dag No. 4091,

ON THE SOUTH BY : R.S. & L.R. Dag No. 4086, 4087

ON THE EAST BY : R.S. & L.R. Dag No. 4089

ON THE WEST BY : R.S. & L.R. Dag No. 4082.

— 14.00 Satak —
— 1.0000 —
— 14 Satak —

(11)

— as per note no 10
— as per note no 11

IN WITNESS WHEREOF the Vendor has hereunto set and subscribed his hand's and Seal's on the day, Month and Year first above written.

SIGNED AND SEALED DELIVERED by
the Vendor at Kolkata in the presence of :-

WITNESSES

1. *Mougetul Ali*

2. *Deb prasad Mandal*

DRAFTED BY :

Krishna Das
Krishna Das

Advocate

Barasat Judge's Court
Enrollment No. WB-1027/98

as per note no 10
as per note no 11

SIGNATURE OF THE VENDOR

Read over and explained to
the vendor by me -

Deb prasad Mandal

Cont. P/12

(12)

RTGS RECEIVED
03/05/2023

MEMO OF CONSIDERATION

RECEIVED with thanks from the within named Purchaser, a sum of **Rs. 25,20,000/- (Rupees: Twenty-five Lac Twenty Thousand)** only being in full consideration money of the schedule mentioned land and payment as per Memo below :-

MEMO

<u>Date</u>	<u>Ch/DD No.</u>	<u>Bank / Branch</u>	<u>Amount</u>
03.05.2023..	RTGS..		Rs. 25,20,000/-

**Total Rs. 25,20,000/- (Rupees: Twenty-five Lac
Twenty Thousand) only.**

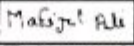
WITNESSES

1. Nickteel Ali
Idmash Ali
Rajmhat, jagadishpur
KOL-700135

Dr. Mahesh B. B.
Now 80m

2. Deb prosad Mondal
vill - Shikharpur
P.S - Rajmhat
KOL - 700135

SIGNATURE OF THE VENDOR

INDIAN UNION DRIVING LICENCE				
WEST BENGAL STATE				
No.	WB-2520160223643		Issue Dt. 27-01-2016	
Name	MAFIJUL	ALI		
S/D/W of	IDRISH	ALI		
Blood Gr.	O+	D.O.B. 02-12-1996		
Address	MUSALMAN PARA JAGADISHPUR RAJARHAT NORTH-24 PARGANAS 700135			
Authorisation to drive the following vehicle class throughout India				
valid till	Vehicle Class	Issue Dt.	 Holder's Signature	
NT	26-01-2036	MCWG		27-01-2016
Trans				 Licensing Authority Barasat
Badge Details				
Number				
Date of Issue				
Valid Till				

Mafizul Ali

SIGNATURE OF THE
PRESENTANT /
EXECUTANT / SALLER/
BUYER/CAINMENT
WITH PHOTO

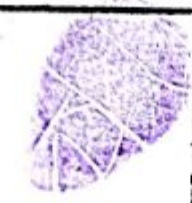
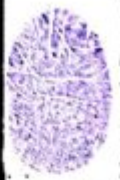
UNDER RULE 44A OF THE I.R. ACT 1908

N.B. -

LH BOX- SMALL TO THUMB PRINTS
R.H. BOX - THUMB TO SMALL PRINTS

 The Director	LH					
	RH.					

ATTESTED :- *Suruchi Vahija PVT. LTD.*

 Director	LH					
	RH.					

ATTESTED :-

 Mubijal Ali	LH.					
	RH.					

ATTESTED :- *Mubijal Ali*



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



192023240036875738

GRN Details

GRN:	192023240036875738	Payment Mode:	SBI Epay
GRN Date:	02/05/2023 12:51:02	Bank/Gateway:	SBIePay Payment Gateway
BRN :	8215902029417	BRN Date:	02/05/2023 12:51:22
Gateway Ref ID:	IGAPNIJEX8	Method:	State Bank of India NB
GRIPS Payment ID:	020520232003687572	Payment Init. Date:	02/05/2023 12:51:02
Payment Status:	Successful	Payment Ref. No:	2001089578/3/2023
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	SURUCHI VANIJYA PRIVATE LIMITED
Address:	KOLKATA
Mobile:	9874150248
Depositor Status:	Buyer/Claimants
Query No:	2001089578
Applicant's Name:	Mr SAHEB ALI
Identification No:	2001089578/3/2023
Remarks:	Sale, Sale Document Payment No 3
Period From (dd/mm/yyyy):	02/05/2023
Period To (dd/mm/yyyy):	02/05/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001089578/3/2023	Property Registration- Stamp duty	0030-02-103-003-02	83130
2	2001089578/3/2023	Property Registration- Registration Fees	0030-03-104-001-16	27734
Total				110864

IN WORDS: ONE LAKH TEN THOUSAND EIGHT HUNDRED SIXTY FOUR ONLY.

Major Information of the Deed

Deed No :	I-1523-07679/2023	Date of Registration	22/05/2023
Query No / Year	1523-2001089578/2023	Office where deed is registered	
Query Date	01/05/2023 7:49:01 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	SAHEB ALI Mohammadpur,Thana : Rajarhat, District : North 24-Parganas, WEST BENGAL, PIN - 700135, Mobile No. : 9830563601, Status :Solicitor firm		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 25,20,000/-	Rs. 27,72,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 83,180/- (Article:23)	Rs. 27,734/- (Article:A(1), E)		
Remarks			

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: CHANDPUR, Mouza: Bishnupur, JI No: 44, Pin Code : 700135

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-4088 (RS :-)	LR-1734	Bastu Shali	14 Dec	25,20,000/-	27,72,000/-	Project : Not Specified
				14Dec	25,20,000 /-	27,72,000 /-	
	Grand Total :						

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Shri PABAN CHANDRA MONDAL, (Alias: Mr PABAN MONDAL) (Presentant) Son of Mr BIPIN CHANDRA MONDAL Shikharpur, City:- Not Specified, P.O:- SIKHARPUR, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, PAN No.:: BExxxxxx8L, Aadhaar No: 89xxxxxxxxx9675, Status :Individual, Executed by: Self, Date of Execution: 03/05/2023 , Admitted by: Self, Date of Admission: 03/05/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 03/05/2023 , Admitted by: Self, Date of Admission: 03/05/2023 ,Place : Pvt. Residence

Details :	
No	Name,Address,Photo,Finger print and Signature
1	SURUCHI VANIJYA PRIVATE LIMITED 18 R N Mukherjee Road, City:- Not Specified, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxxx4K,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri Manoj Kumar Budhia Son of Late Prabhu Dayal Budhia 5A Mukherjee Para Lane, City:- Not Specified, P.O:- Kalighat, P.S:- Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700026, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: afxxxxxx0p, Aadhaar No: 38xxxxxxxx9702 Status : Representative, Representative of : SURUCHI VANIJYA PRIVATE LIMITED (as Director)

Identifier Details :

Name	Photo	Finger Print	Signature
Mafijul Ali Son of Idrish Ali Jagadishpur, City:- Not Specified, P.O:- Rajarhat, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135			

Identifier Of Shri PABAN CHANDRA MONDAL,

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri PABAN CHANDRA MONDAL	SURUCHI VANIJYA PRIVATE LIMITED-14 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: CHANDPUR, Mouza: Bishnupur, JI No: 44, Pin Code : 700135

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 4088, LR Khatian No:- 1734	Owner:পবন মণ্ডল, Gurdian:বিপিন মণ্ডল, Address:শিখরপুর , Classification:শালি, Area:0.14000000 Acre,	Shri PABAN CHANDRA MONDAL

02-05-2023

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 27,72,000/-

Basak

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

On 03-05-2023

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

Presented for registration at 23:00 hrs on 03-05-2023, at the Private residence by Shri PABAN CHANDRA MONDAL Alias Mr PABAN MONDAL, Executant.

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

Execution is admitted on 03/05/2023 by Shri PABAN CHANDRA MONDAL, Alias Mr PABAN MONDAL, Son of Mr BIPIN CHANDRA MONDAL, Shikharpur, P.O: SIKHARPUR, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Cultivation

Indetified by Mafijul Ali, , Son of Idrish Ali, Jagadishpur, P.O: Rajarhat, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by profession Business

Basak

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

On 22-05-2023

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 27,734.00/- (A(1) = Rs 27,720.00/- ,E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 27,734/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 02/05/2023 12:51PM with Govt. Ref. No: 192023240036875738 on 02-05-2023, Amount Rs: 27,734/-,
Bank: SBI EPay (SBlePay), Ref. No. 8215902029417 on 02-05-2023, Head of Account 0030-03-104-001-16

Stamp Duty

that required Stamp Duty payable for this document is Rs. 83,180/- and Stamp Duty paid by Stamp Rs 50.00/-,
Fine = Rs 83,130/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 1903, Amount: Rs.50.00/-, Date of Purchase: 13/04/2023, Vendor name: MITA
DUTTA
2. Stamp: Type: Court Fees, Amount: Rs.10.00/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 02/05/2023 12:51PM with Govt. Ref. No: 192023240036875738 on 02-05-2023, Amount Rs: 83,130/-,
Bank: SBI EPay (SBlePay), Ref. No. 8215902029417 on 02-05-2023, Head of Account 0030-02-103-003-02

Sanjoy Basak

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

Date of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2023, Page from 258763 to 258783
being No 152307679 for the year 2023.



Digitally signed by SANJOY BASAK
Date: 2023.05.26 17:21:49 +05:30
Reason: Digital Signing of Deed.

Basak

(Sanjoy Basak) 2023/05/26 05:21:49 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)