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VC-1049/13

02886/2020
I 6287/2020

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

N 110103

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

District Sub-Registrar III
Alipore, South 24-parganas

29 DEC 2020

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this 28th day of March, Two Thousand and Thirteen [2013]

BETWEEN

85986 22 MAR 2013
SL NO. DATE
NAME
ADD. 1027
AMT.

Evernew Highrise Pvt Ltd,
31, BBD Bag (S)
KOL-1

PODDAR UDYOG LIMITED


Authorized Signatory


VET-2107

PODDAR UDYOG LIMITED


Authorized Signatory
(RAMESH KUMAR KENIA)

VET-2109

Evernew Highrise Pvt Ltd


Director / Authorized Signatory
(MANGE LAL SURANA)


MOUSUMI GHOSH
LICENSED STAMP VENDOR
KOLKATA REGISTRATION OFFICE



District Sub-Registrar-III
Alipore, South 24-Parganas
28 MAR 2013

Ujjwal Mandal
S/o M Mandal
Alipore, South 24-Parganas
KOL-27
Landmark

M/S. PODDAR UDYOG LIMITED, a company incorporated under the Companies Act, 1956 having its registered Office at 'Hongkong House' 31, B.B.D. Bag (S), Police Station – Hare Street, Kolkata – 700 001, being represented by its one of the authorized signatory Ramesh Kr. Kedia, son of Late Parmeswar Lal Kedia, by Faith- Hindu, by Occupation Business, by Nationality – Indian, working for gain at 'Hongkong House' 31, B.B.D. Bag (S), Police Station – Hare Street, Kolkata – 700 001, hereinafter referred to as the **"VENDOR"** (which expression shall unless excluded by or repugnant to the context includes it's Board of directors, legal representatives, executors, administrators, successors-in-office and/or assigns) of the ONE PART.

AND

EVERNEW HIGHRISE PVT. LTD. a company incorporated under the Companies Act, 1956 having its registered Office at 31, B.B.D. Bag (S), Police Station – Hare Street, Kolkata – 700 001, having its PAN NO. AACCE1519P represented by its one of the Directors Mangi Lal Surana, son of Late S.L. Surana, by Faith- Hindu, by Occupation- Business, by Nationality – Indian, working for gain at 31, B.B.D. Bag (S), Police Station – Hare Street, Kolkata – 700 001, hereinafter referred to as the **"PURCHASER"** (which expression shall unless excluded by or repugnant to the context includes it's Board of directors, legal representatives, executors, administrators, successors-in-office and/or assigns) of the OTHER PART.

WHEREAS by a Bengali "Cobalanama" dated 15th October, 1963 registered in the office of the Sub – Registrar at Alipore in recorded in Book No. 162, Volume No. 1, Pages 289 to 294, Being No. 8460 for the year 1963, one Ganesh Chandra Ghosh and Lakhmi Narayan Ghosh, both sons of Late Bhutnath Ghosh jointly purchased ALL THAT piece and parcel of plot of land admeasuring 2 Bighas, 15 Katthas and 11 Chittacks



District Sub-Registrar-III
Alipore, South 24-Parganas

28 MAR 2013

together with the undivided one-half right in the common passage to the west of the plot (hereinafter referred to as the "said plot" and more particularly described in the first schedule hereunder written)

AND WHEREAS in or about 29th April, 1978 large tracts of land in the area where the property is situated, including the said plot was requisitioned by the Government of West Bengal.

AND WHEREAS by a Deed of Sale dated 27th August, 1981 registered with the Additional District Sub-Registrar in Book - I, Volume No. 324, Pages 104 to 109, Being No. 10062 for the year 1981, the said Ganesh Chandra Ghosh and Lakhmi Narayan Ghosh sold about 3 Kattahs out of the said said plot to one Gurupada Halder.

AND WHEREAS the said Lakshmi Narayan Ghosh died intestate on 1st June, 1987 leaving behind him surviving his widow Smt. Provabati Ghosh, five sons Sunil Kumar Ghosh, Salil Ghosh, Subir Ghosh, Sisir Ghosh and Swapan Ghosh, 6 daughters namely Susmita Ghosh, Mamta Chal, Lalita Ghosh, Namita Arnab, Samita Ghosh and Sabita Ghosh (hereinafter referred to as the legal heirs of the said Lakshmi Narayan Ghosh). Thus each of them became entitled to undivided one-twenty fourth share in the remainder of the said plot of land.

AND WHEREAS by an order dated 31st March, 1997 the Government of West Bengal had released the said plot of land and by Order No. LA (S) 1744(3) dated 27th August, 1999 the said Government had informed the release of 0.475 Acres, i.e, one- half share of the said plot of land to said Ganesh Chandra Ghosh and 0.475 Acres i.e, the other half share of the plot of land to the legal heirs of the said Lakshmi Narayan Ghosh.

AND WHEREAS though the said plot of land was released but inasmuch as the Government of West Bengal failed, neglected and/or refused to

demarcate the said plot of land and handover its possession to the Ganesh Chandra Ghosh and the legal heirs of the said Lakshmi Narayan Ghosh. The aforesaid persons initiated protracted litigations before the Hon'ble High Court at Calcutta inter alia to have the property demarcated. The said litigations and the demarcation are over and the possession of the said plot of land is handed over to the aforesaid persons.

AND WHEREAS thus the said Ganesh Chandra Ghosh and the aforesaid legal heirs of the said Lakshmi Narayan Ghosh became the lawful owners of the said plot of land.

AND WHEREAS the said Ganesh Chandra Ghosh and the aforesaid legal heirs of the said Lakshmi Narayan Ghosh by two separate Sale Agreements both dated 18th March, 1998 agreed to sale the said plot of land to one M/S. Webstar Industries Private Limited, a company incorporated under the provisions of the Companies Act, 1956 and having its office at registered office at 133A, Rashbehari Avenue, Kolkata – 700 029 or its nominee or nominees at a total consideration mentioned in the said agreements.

AND WHEREAS the said M/S. Webstar Industries Private Limited (hereinafter referred to as the confirming party) had nominated the vendor herein to take conveyance of the said plot of land at a consideration for Rs. 30,60,000/- (Rupees Thirty Lac Sixty Thousand only) as nomination fee.

AND WHEREAS by virtue of a registered Deed of Sale dated 25th August 2006, registered in the office of Additional Registrar of Assurances – I, Kolkata, recorded in Book No. 01, Volume No. 80, pages 4058 to 4078 Being No. 9849 for the year 2008, the said Ganesh Chandra Ghosh and the legal heirs of said Lakshmi Narayan Ghosh, Smt. Provabati Ghosh, Sunil Kumar Ghosh, Salil Ghosh, Subir Ghosh, Sisir Ghosh, Swapan Ghosh, Susmita Ghosh, Mamta Chal, Lalita Ghosh, Namita Arnab, Samita

Ghosh and Sabita Ghosh while in khas and peaceful possession of the said property sold, transferred, delivered and assigned right, title, interest and possession in respect of ALL THAT piece and parcel of plot of land admeasuring 0.95 Acres equivalent to about 55 Katthas comprised in Dag no. 2752 (Part), appertaining to R.S. Khatian No. 2233, J.L. No. 22, Mouza - Kasba, at present lying situated at and being the Municipal premises no. 203, Rajdanga Road, P.S. - Kasba, within the limits of Ward No. 107 of the Kolkata Municipal Corporation, in the District of South 24 Parganas, State of West Bengal together with all rights or easements appurtenances and inheritances thereof in fee simple or an estate analogous thereto, free from all encumbrances and charges whatsoever (more particularly described in the FIRST SCHEDULE hereunder written) unto and in favour of M/S. Poddar Udyog Limited the Vendor herein and the said M/S. Webstar Industries Private Limited (the confirming party) confirmed the sale for the consideration mentioned therein absolutely for ever and free from all encumbrances and charges whatsoever.

AND WHEREAS by dint of the said purchase, the said M/S. Poddar Udyog Limited became the absolute owner of the said property and mutated its name as owner in the Assessment record of the Kolkata Municipal Corporation and is in lawful possession thereof by paying upto date municipal taxes to the Kolkata Municipal Corporation and concerned departments of Government of West Bengal.

AND WHEREAS the vendor herein offered to sell demarcated ALL THAT piece and parcel of bastu land measuring 6 Cottah more or less, together with brick wall tin shed structure of 100 sq. ft. (more specifically described in the SECOND SCHEDULE hereunder written) out of the said property (more particularly described in the FIRST SCHEDULE hereunder written) at and for consideration Rs. 30,60,000/- (Rupees Thirty Lac Sixty Thousand only) and the purchaser having come to learn about the aforesaid desire of the vendor offer to purchase the said property at the

aforesaid consideration and on the terms and conditions hereinafter appearing and the vendor agreed to sell the said property unto and in favour of the purchaser at and for the consideration.

AND WHEREAS the purchaser has now paid the entire consideration money of Rs. 30,60,000/- (Rupees Thirty Lac Sixty Thousand only) and requested the vendor to execute and register the Deed of Conveyance and the vendor upon receiving such consideration has agreed to execute and register this Deed of Conveyance in respect of the said property in favour of the purchaser.

NOW THIS INDENTURE WITNESSETH that in pursuance of the agreement and in consideration a sum of Rs. 30,60,000/- (Rupees Thirty Lac Sixty Thousand only) paid at or before the execution of these presents by the purchaser to the vendor (the receipt whereof the Vendor do hereby admit and acknowledge and of and from the same and every part thereof acquit, release and discharge the purchaser and also the said property) the Vendor having full right to grant, convey, sell, transfer, assign and assure and the vendor do hereby absolutely and indefensibly grant, convey, sell, transfer, assign and assure unto the Purchaser ALL THAT piece and parcel of bastu land measuring 6 cottah more or less, together with brick wall tin shed structure of 100 sq. ft. standing thereon or on part thereof, (more specifically described in the SECOND SCHEDULE hereunder written) comprised in Dag no. 2752 (Part), appertaining to R.S. Khatian No. 2233, J.L. No. 22, Mouza - Kasba, at present lying situated at and being the Municipal premises no. 203, Rajdanga Road, P.S. - Kasba, within the limits of Ward No. 107 of the Kolkata Municipal Corporation, in the District of South 24 Parganas, State of West Bengal (as shown and delineated in the PLAN annexed herewith as bordered by "RED" colour therein) TOGETHER WITH all benefits easements appurtenances thereto together with all rights, title/claims and demands privileges whatsoever and all right, title and interest of the vendor and into and upon the said property

and structures standing thereon or on part thereof, (more specifically described in the SECOND SCHEDULE hereunder written) and hold and used in connection therewith and the benefits of such easement and quasi-easement and other stipulations or provision in connection with the beneficial use and enjoyment of the scheduled property and all rights, title, claim and interest of the vendor into and upon the said property and exercised to be unto and the use of the purchaser free from all encumbrances, trusts, liens, attachments whatsoever TOGETHER WITH ALL benefits easements and quasi-easements and advantages and covenants and stipulations in connection with beneficial use and enjoyment of the said property and proportionate undivided share of land absolutely and forever free from all encumbrances liabilities TO HAVE AND TO HOLD the said property together with the right and facilities and subject into and to the use and benefit of the Purchaser absolutely free from all encumbrances.

1. THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER HERETO OF THE SAID PROPERTY AS FOLLOWS:-

- a) Notwithstanding any act, deed or thing done committed or to be committed by the vendor made done or executed or knowingly suffered to the contrary, the vendor is lawfully and absolutely seized and possessed of or otherwise will and sufficiently entitled as an estate equivalent to an absolute estate of inheritance in fee simple in possession to the said property free from all encumbrances and liabilities whatsoever.
- b) In the manner aforesaid, the right, title and interest in the said property which the vendor do hereby profess to transfer, subsist and that the vendor has the absolute right full power and absolute authority to grant, sell, convey transfer unto the purchaser the ownership entitlements rights title and interest in the said property

with the benefits and rights hereby sold, conveyed, transferred and assigned free from all encumbrances and liabilities whatsoever and there is no legal or equitable impediment on the part of the vendor to execute and register this Deed of Conveyance in favour of the Purchaser.

- c) The vendor has not in any way dealt with the said property and/or any part thereof by entering into any other Agreement for sale, development, to let out, lease out etc. or any other way whatsoever, whereby the right, title and interest of the vendor as to the ownership, use, and enjoyment thereof, is or may be affected in any manner whatsoever.
- d) The said property does not comprise any excess vacant land on the said premises within the meaning of the Urban and (Ceiling & Regulations) Act, 1976 and/or the said property or any part thereof is at present not affected by any scheme of any authority or authorities nor any notice of acquisition or requisition or any alignment under any law and/or otherwise nor any notice or intimation about any such proceedings has been received or come to the notice of the vendors.
- e) There is no suit and/or case pending and/or no communication and/or reference was made in respect of the said property or any part thereof and the said property is free from all encumbrances and charges whatsoever.
- f) The vendor does hereby jointly and mutually deliver the absolute possession of the said property in favour of the purchaser with the execution of this Deed of Conveyance.
- g) That the purchaser shall and may at all time hereafter peaceably and quietly possess and enjoy the said scheduled property with

common passage facilities and the properties appurtenances thereto and the said right to common passage and receive the rents, issues and profits thereof without any lawful eviction claims or demands whatsoever from or by the vendor or any persons claiming through under or in trust for the Vendors and free from all encumbrances and charges whatsoever AND THAT is hereby further agreed that the purchaser hereto as the absolute owners of the said property shall have all right to sell, transfer and assign the said scheduled property in any manner they like and that the other owners of the scheduled property and/or the vendors thereto shall have No objection to any such transfer.

- h) That the vendor and all persons having or claiming any right or interest in the said property or any part thereof under or in trust for the vendor shall and will at all reasonable times hereafter at the request and cost of the purchaser hereto will execute or cause to be done or executed all such acts, deeds and things for further and more perfectly assuring the said property and the properties appurtenances thereto into the purchaser as the purchaser shall or may reasonable require.
- i) The Vendor shall not do anything or make any grant or term, whereby the rights of the Purchaser hereunder may be prejudicially affected and shall, do all acts as be necessary to ensure the rights available to the Purchaser as a Purchaser and absolute owner hereunder.
- j) It is hereby expressly agreed and declared by and between the parties hereto that all rates, taxes and other outgoing (RATES & TAXES) payable in respect of the schedule mentioned property upto the possession of the said schedule mentioned property shall be paid, borne, discharged by the vendor.

- a. That proportionate right in the land of the said property including right or common portion and common facilities are undivided, proportionate and impartible and the vendor do hereby confirm the sell of the said schedule mentioned property in favour of the Purchaser subject to the terms and conditions mentioned under this Deed of Conveyance.

2. NOW THIS DEED FURTHER WITNESSES THAT:

1. The vendor do hereby indemnify and at all times keep indemnified the Purchaser or any persons claiming under them from any demand, claim, disturbances whatsoever by any person or persons claiming any right title or interest in the said scheduled property under or by virtue of inheritance or purchase or otherwise and the vendors and their heirs, executors, legal representatives, administrators, successor-in-interest, shall at all time hereafter remain liable against all losses, damages, costs, charges and expenses which the Purchaser and any person claim under it may be put to or reasonably incurred or suffered by reason of the fact of the defect of the title of the vendor in the said property and the same shall remain in lawful forces and virtue.
2. The vendor further do indemnify and keep indemnified the Purchaser and all persons claiming under them from any defect of their title in the said property and in the event of any such defect is found then and in that event the vendors shall make good such defect at their own costs and expenses without disturbing the possession of the Purchaser in respect of the scheduled mentioned property.

3. The Purchaser is entitled to mutate it's name in respect of the said scheduled mentioned property in the records of the Kolkata Municipal Corporation and other concerned authorities of the Government of West Bengal. The Vendor hereby give their unconditional consent for mutation of the said scheduled mentioned property in the name of the purchaser and further shall render all assistance in mutating the names of the Purchaser as owners of the said scheduled mentioned property in the Assessment records of the Kolkata Municipal Corporation and other concerned authorities of the Government of West Bengal.
4. The Purchaser and it's successors-in-office and executors shall be entitled to sell, mortgage, lease, or otherwise alienate the scheduled mentioned property hereby conveyed to anyone with undivided impartible proportionate share in the land underneath of the said scheduled mentioned property without any interference from the vendors or their heirs, executors, legal representatives, administrators, successor-in-interest or other persons and/or authority and/or agents claiming under them.
5. That the photographs and finger impressions of the Vendors and Purchaser, the Map/plan of the said property are attached herewith and those are made integral part of this Deed of Conveyance.

THE FIRST SCHEDULE ABOVE REFERRED TO:

(THE SAID PLOT OF LAND)

ALL THAT piece and parcel of plot of land admeasuring 0.95 Acres equivalent to about 55 Katthas comprised in Dag no. 2752 (Part), appertaining to R.S. Khatian No. 2233, J.L. No. 22, Mouza - Kasba, at present lying situated at and being the Municipal premises no. 203, Rajdanga Road, P.S. - Kasba, within the limits of Ward No. 107 of the

Kolkata Municipal Corporation, in the District of South 24 Parganas, State of West Bengal now presently butted and bounded in the following manner:-

ON THE NORTH BY - Corporation Road;

ON THE SOUTH BY - Plot of Land being Dag No. ~~3327~~

ON THE EAST BY - Plot of Land being Dag No. ~~2753~~

ON THE WEST BY - KMDA Road.



OR HOWSOEVER OTHERWISE the said plot of land is butted bounded, called, known, numbered, described and distinguished.

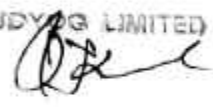
THE SECOND SCHEDULE ABOVE REFERRED TO:
(THE SAID PROPERTY)

ALL THAT piece and parcel of bastu land measuring 6 Cottah more or less, together with brick wall tin shed structure of 100 sq. ft. standing thereon or on part thereof, comprised in Dag no. 2752 (Part), appertaining to R.S. Khatian No. 2233, J.L. No. 22, Mouza - Kasba, at present lying situated at and being the Municipal premises no. 203, Rajdanga Road, P.S. - Kasba, within the limits of Ward No. 107 of the Kolkata Municipal Corporation, in the District of South 24 Parganas, State of West Bengal together with together with all rights or easements appurtenances and inheritances thereof in fee simple or an estate analogous thereto, free from all encumbrances and charges whatsoever and together with all benefits easements appurtenances thereto together with all rights, title/claims and demands privileges whatsoever as shown and delineated in the PLAN annexed herewith as Bordered by "RED" COLOUR therein.

IN WITNESS WHEREOF the parties hereto have executed and delivered these presents on the day, month and year first above written.

EXECUTED AND DELIVERED by the
VENDOR AND PURCHASER in the
presence of:

1. Kirit Thakur
24/25, Rupchand Ray St.
Kolkata 700007

POT PODAR UDYOG LIMITED

Authorized Signatory

[VENDOR]

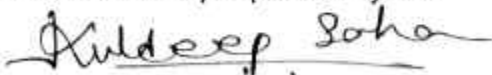
2. Ashutosh Das
22, K.L. Bhatnagar Rd.
Salt Lake Howrah

Ev. ... Pvt. Ltd.


Director / Authorized signatory

[PURCHASER]

Drafted and prepared by me



Advocate

High Court Calcutta

R E C E I P T

RECEIVED of and from the within named PURCHASER the within mentioned sum of Rs. 30,60,000/- (Rupees Thirty Lac Sixty Thousand only) being the total consideration money for the purpose of selling said Property as more particularly described in the SECOND SCHEDULE written hereinabove, as per memo herein below:

DATE.	CHEQUE NO.	<u>DRAWN ON</u>	<u>AMOUNT</u>
19.03.2013	236773	State Bank Of India	30,60,000/-
Total Rs.			30,60,000/-

(Rupees Thirty Lac Sixty Thousand only)

WITNESSES:

1. Kirziti Thakkar

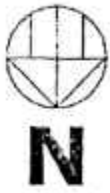
2. Ashoke Boddar

PODDAR IDYOG LIMITED

Authorized Signatory

Signature of the Vendor

SITE PLAN OF LAND WITH R.T.S. AT PREMISES NO. 203,
RAJDANGA ROAD, KOLKATA - 700 042, P.S. - KASBA,
UNDER MOUZA - KASBA, DAG NO. 2752 (PART).



AREA OF LAND : 6 COTTAHS (M/L)
R.T.S AREA :- 100 SQ.FT.



PODDAR UADYOG LIMITED

Authorized Signatory

PODDAR UADYOG LTD.
VENDOR

EVERNEW HIGHRISE PVT. LTD.

Director / Authorized Signatory

EVERNEW HIGHRISE (P) LTD.
PURCHASER

Traced By:
S. K. Sanyal
3A, N. S. Road
20/1-1.

SPECIMEN FORM FOR TEN FINGERPRINTS

						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
PHOTO						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
PHOTO						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
AACP2896G



नाम / NAME
PODDAR UDYOG LTD

निगमन/बनने की तिथि / DATE OF INCORPORATION/FORMATION
30-04-1981

[Signature]

योगेश्वर आहुत, प.म. 111

COMMISSIONER OF INCOME-TAX, W.D. - III

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AFCPK1079E



14/12/19

नाम / Name
RAMESH KUMAR KEDIA

पिता का नाम / Father's Name
PARNESHWAR LAL KEDIA

बन्धु की तारीख /
Date of Birth
02/03/1960

Ramesh Kedia
हस्ताक्षर / Signature

इस कार्ड के खोने/पाने पर कृपया सूचित करें/सीट करें:

आयकर, पैर संपादक, एन एस डी सी
चौथी मंजिल, मॉडर्न स्टारिंग,
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, नज़्द बंगला चौक के पास,
पुणे - 411 016.



If this card is lost / someone's lost card is found,
please inform / return to :

Income Tax PAN Services Unit, NSDL
4th Floor, Manni Sterling
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bangalow Chowk,
Pune - 411 016.

Tel: 21-20-2721 8080, Fax: 21-20-2721 8081
e-mail: pan@nsdl.co.in

INCOME TAX DEPARTMENT



GOVT. OF INDIA

EVERNEW HIGHRISE PRIVATE LIMITED

21/01/2008

Permanent Account Number

AACCE1519P



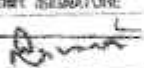
THE UNIVERSITY OF CHICAGO

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
AJJP57692C

नाम / NAME
MANGI LAL SURANA

पिता का नाम / FATHER'S NAME
SUKH LAL SURANA

जन्म तिथि / DATE OF BIRTH
09-02-1969

हस्ताक्षर / SIGNATURE


आयकर अधिकारी, प.प.प.
 COMMISSIONER OF INCOME TAX, W.B.-II

Surana

*attested
 Mangi Lal Surana (M.S.N.)
 Residing at 3238
 22/4/2019*

A K LASH
 Practising Chartered Secretary
 CP-3238

Mobl. No of Mangi Lal Surana
 - 9831777358

Premises Pin no - 700042

Major Information of the Deed

Deed No :	I-1603-02886/2020	Date of Registration	29/12/2020
Query No / Year	1603-1000206207/2019	Office where deed is registered	
Query Date	15/12/2014	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Ramesh Kr Kedia Hongkong House Premises No:31,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9999999999, Status :Seller/Executant		
Transaction		Additional Transaction	
[0101] Sale, Sale Document		[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value		Market Value	
Rs. 30,60,000/-		Rs. 1,59,80,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 11,18,620/- (Article:23)		Rs. 1,75,815/- (Article:A(1), E, M(b), H)	
Remarks			

Land Details :

District: South 24-Parganas, P.S:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Rajdanga Road, , Premises No: 203, , Ward No: 107 Pin Code :

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	6 Katha	30,50,000/-	1,59,50,000/-	Width of Approach Road: 40 Ft,
Grand Total :				9.9Dec	30,50,000 /-	159,50,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	10,000/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	10,000 /-	30,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Poddar Udyog Ltd Hongkong House, 31, Benoy - Badal - Dinesh - Bag, P.O:- Gpo, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 , PAN No.:: AAxxxxxx6G,Aadhaar No, Status :Organization, Executed by: Representative, Executed by: Representative

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Evernew Highrise Private Limited 31 B B D Bag, 31, Benoy - Badal - Dinesh - Bag, P.O:- Gpo, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 , PAN No.:: AAxxxxxx9P,Aadhaar No, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Mangi Lal Surana Son of S L Surana 31 B B D Bag, 31, Benoy - Badal - Dinesh - Bag, P.O:- Gpo, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJxxxxxx2C,Aadhaar No Status : Representative, Representative of : Evernew Highrise Private Limited (as Director)
2	Mr Ramesh Kumar Kedia (Presentant) Son of Parmeswar Lal Kedia Hongkong House, 31, Benoy - Badal - Dinesh - Bag, P.O:- Gpo, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx9E,Aadhaar No Status : Representative, Representative of : Poddar Udyog Ltd (as Authorized Signatory)

Identifier Details :

Name	Photo	Finger Print	Signature
Ujjwal Mondal Son of M Mondal P.S:- Alipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700027			
Identifier Of Mr Mangi Lal Surana, Mr Ramesh Kumar Kedia			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Poddar Udyog Ltd	Evernew Highrise Private Limited-9.9 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Poddar Udyog Ltd	Evernew Highrise Private Limited-100.00000000 Sq Ft

On 28-03-2013

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

Presented for registration at 18:45 hrs on 28-03-2013, at the Private residence by Mr Ramesh Kumar Kedia ..

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 1,59,80,000/-

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

Execution is admitted on 28-03-2013 by Mr Mangi Lal Surana, Director, Evernew Highrise Private Limited, 31 B B D Bag, 31, Benoy - Badal - Dinesh - Bag, P.O:- Gpo, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001

Identified by Ujjwal Mondal, , Son of M Mondal, Road: , Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Execution is admitted on 28-03-2013 by Mr Ramesh Kumar Kedia, Authorized Signatory, Poddar Udyog Ltd, Hongkong House, 31, Benoy - Badal - Dinesh - Bag, P.O:- Gpo, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001

Identified by Ujjwal Mondal, , Son of M Mondal, Road: , Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 11,18,620/- and Stamp Duty paid by Stamp Rs 100/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 85986, Amount: Rs.100/-, Date of Purchase: 22/03/2013, Treasury/Vendor name: Mousumi Ghosh



Srijani Ghosh
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 10-12-2020

Inspection by DIG

Post Registration inspection of the deed is done by D.I.G.R: vide memo No 1603000492/2020 Date 10/12/2020 and the market value of this property which is the subject matter of the deed has been assessed at Rs.- 15980000.00/-



Asish Goswami
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 28-12-2020

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,75,815/- (A(1) = Rs 1,75,769/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by by online = Rs 1,75,815/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 24/12/2020 12:00AM with Govt. Ref. No: 192020210178231102 on 23-12-2020, Amount Rs: 1,75,815/-,
Bank: HDFC Bank (HDFC0000014), Ref. No. 24122020037 on 24-12-2020, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 11,18,620/- and Stamp Duty paid by by online = Rs 11,18,520/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 24/12/2020 12:00AM with Govt. Ref. No: 192020210178231102 on 23-12-2020, Amount Rs: 11,18,520/-,
Bank: HDFC Bank (HDFC0000014), Ref. No. 24122020037 on 24-12-2020, Head of Account 0030-02-103-003-02



Asish Goswami
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 29-12-2020

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.



Asish Goswami
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2020, Page from 90664 to 90689
being No 160302886 for the year 2020.



Digitally signed by ASISH GOSWAMI
Date: 2020.12.29 15:21:09 +05:30
Reason: Digital Signing of Deed.

(Asish Goswami) 2020/12/29 03:21:09 PM

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS

West Bengal.

(This document is digitally signed.)