

5577/2022

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A.R.A.  
III

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I hereby certify that the Deed is admitted to registration and the Signature Book and the Stamp are attached to this document as the part of the registration.

*[Signature]*  
Additional Registrar of Assurances  
Kolkata

Additional Registrar of Assurances Kolkata  
- 6 MAY 2022

THIS DEED OF CONVEYANCE made this 6<sup>th</sup> day of May, 2022 at Kolkata

BETWEEN

AXIOM ENCLAVE PRIVATE LIMITED, a company incorporated under the provisions of the Companies Act, 1956, having its registered office at 31, B.B.D. Bag (South), Kolkata - 700001, Police Station - Hare Street, Post Office - G.P.O. Kolkata, having its Income

396503

18 FEB 2022

No. \_\_\_\_\_ Date \_\_\_\_\_  
 Name \_\_\_\_\_  
 Address \_\_\_\_\_  
 Vendor \_\_\_\_\_

**I. CHAKRABORTY**  
 6B, Dr. Rajendra Prasad Sarani  
 Kolkata - 700 001



Satya Charan Koley.  
 S/o. Late Paritosh Koley  
 Jagannathpur, Nalikul,  
 Haripal, Hooghly - 712407  
 Service

**Tax PAN: AAHCA6267B**, represented by its authorized signatory, **Mr. Chandan Mukherjee**, son of Late Chitta Ranjan Mukherjee, Indian Citizen, by faith Hindu, by occupation Service, residing at 60/45, Rakhil Das Auddy Road, Chetla, Alipore, Kolkata – 700027, Post Office – Alipore, Police Station – Chetla, having his **Income Tax PAN: AIKPM3448C** and **Aadhaar No. 979819112016**, hereinafter referred to as the **VENDOR** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor/s or successor/s-in-interest and/or assigns) of the **ONE PART**

**AND**

1. **PODDAR UDYOG LIMITED**, a company incorporated under the provisions of the Companies Act, 1956, having its registered office at "Hong Kong House", 31, B.B.D. Bag (South), Kolkata – 700001, Police Station – Hare Street, Post Office - G.P.O. Kolkata, having its **Income Tax PAN: AACCP2896G**, represented by its authorized signatory, **Md. Mohsin**, son of Late Md. Moslem, Indian Citizen, by faith Islam, by occupation Service, residing at Tantkhanda, Dist : Purba Burdwan Pin: 713124, Post Office – Barsul, Police Station – Burdwan (now under Saktigarh P.S.), having his **Income Tax PAN: BCDPM5111N** and **Aadhaar No. 459144561343**,
  
2. **DISHA ENCLAVE PRIVATE LIMITED**, a company incorporated under the provisions of the Companies Act, 1956, having its registered office at 31, B.B.D. Bag (South), Kolkata – 700001, Police Station – Hare Street, Post Office - G.P.O. Kolkata, having its **Income Tax PAN: AADCD1146N**, represented by its director **Mr. Jwala Prasad Dubey**, son of Late Jai Narayan Dubey, Indian Citizen, by faith Hindu, by occupation Service, residing at Dhanapur (South), Gopigunj, Srn Bhadohi, Baikunth Patti, Urf Dhanapur, Sant. Ravidas Nagar, Uttar Pradesh - 221303, Post Office – Gopigunj, Police Station – Gopigunj, having his **Income Tax PAN: AGYPD2765M** and **Aadhaar No. 515753286969**,



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Additional Registrar of  
Assurance ■ Kolkata

- 6 MAY 2022

3. **SUHANA PLAZZA PRIVATE LIMITED**, a company incorporated under the provisions of the Companies Act, 1956, having its registered office at 31, B.B.D. Bag (South), Kolkata – 700001, Police Station – Hare Street, Post Office - G.P.O. Kolkata, having its **Income Tax PAN: AAMCS9029A**, represented by its authorised signatory **Mr. Chandan Mukherjee**, son of Late Chitta Ranjan Mukherjee, Indian Citizen, by faith Hindu, by occupation Service, residing at 60/45, Rakhal Das Auddy Road, Chetla, Alipore, Kolkata – 700027, Post Office – Alipore, Police Station – Chetla, having his **Income Tax PAN: AIKPM3448C** and **Aadhaar No. 9798 1911 2016**,
4. **PLATINUM INFRACON PRIVATE LIMITED**, a company incorporated under the provisions of the Companies Act, 1956, having its registered office at 31, B.B.D. Bag (South), Kolkata – 700001, Police Station – Hare Street, Post Office - G.P.O. Kolkata, having its **Income Tax PAN: AAFCP0057Q**, represented by its director **Mr. Jwala Prasad Dubey**, son of Late Jai Narayan Dubey, Indian Citizen, by faith Hindu, by occupation Service, residing at Dhanapur (South), Gopigunj, Srn Bhadohi, Baikunth Patti, Urf Dhanapur, Sant. Ravidas Nagar, Uttar Pradesh - 221303, Post Office – Gopigunj, Police Station – Gopigunj, having his **Income Tax PAN: AGYPD2765M** and **Aadhaar No. 5157 5328 6969**,
5. **PRESIDENCY NIWAS PRIVATE LIMITED**, a company incorporated under the provisions of the Companies Act, 1956, having its registered office at 31, B.B.D. Bag (South), Kolkata – 700001, Police Station – Hare Street, Post Office - G.P.O. Kolkata, having its **Income Tax PAN: AAFCP0085L**, represented by its director, **Mr. Chandan Mukherjee**, son of Late Chitta Ranjan Mukherjee, Indian Citizen, by faith Hindu, by occupation Service, residing at 60/45, Rakhal Das Auddy Road, Chetla, Alipore, Kolkata – 700027, Post Office – Alipore, Police Station – Chetla, having his **Income Tax PAN: AIKPM3448C** and **Aadhaar No. 9798 1911 2016**,

6. **LIBERAL DEVELOPERS PRIVATE LIMITED**, a company incorporated under the provisions of the Companies Act, 1956, having its registered office at 31, B.B.D. Bag (South), Kolkata – 700001, Police Station – Hare Street, Post Office - G.P.O. Kolkata, having its **Income Tax PAN: AABCL5941R**, represented by its director **Mr. Jwala Prasad Dubey**, son of Late Jai Narayan Dubey, Indian Citizen, by faith Hindu, by occupation Service, residing at Dhanapur (South), Gopigunj, Srn Bhadohi, Baikunth Patti, Urf Dhanapur, Sant. Ravidas Nagar, Uttar Pradesh - 221303, Post Office – Gopigunj, Police Station – Gopigunj, having his **Income Tax PAN: AGYPD2765M** and **Aadhaar No. 5157 5328 6969**,
7. **PREMIUM PROMOTERS PRIVATE LIMITED**, a company incorporated under the provisions of the Companies Act, 1956, having its registered office at 31, B.B.D. Bag (South), Kolkata – 700001, Police Station – Hare Street, Post Office - G.P.O. Kolkata, having its **Income Tax PAN: AAFCP0055N**, represented by its director **Mr. Jwala Prasad Dubey**, son of Late Jai Narayan Dubey, Indian Citizen, by faith Hindu, by occupation Service, residing at Dhanapur (South), Gopigunj, Srn Bhadohi, Baikunth Patti, Urf Dhanapur, Sant. Ravidas Nagar, Uttar Pradesh - 221303, Post Office – Gopigunj, Police Station – Gopigunj, having his **Income Tax PAN: AGYPD2765M** and **Aadhaar No. 5157 5328 6969** and
8. **EVERNEW HIGHRISE PRIVATE LIMITED**, a company incorporated under the provisions of the Companies Act, 1956, having its registered office at 31, B.B.D. Bag (South), Kolkata – 700001, Police Station – Hare Street, Post Office - G.P.O. Kolkata, having its **Income Tax PAN: AACCE1519P**, represented by its authorised signatory, **Mr. Chandan Mukherjee**, son of Late Chitta Ranjan Mukherjee, Indian Citizen, by faith Hindu, by occupation Service, residing at 60/45, Rakhil Das Auddy Road, Kolkata – 700027, Post Office – Alipore, Police Station – Chetla, having his **Income Tax PAN: AIKPM3448C** and **Aadhaar No. 9798 1911 2016**,

hereinafter collectively referred to as the **PURCHASERS** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective successor/s or successor/s-in-interest and/or assigns) of the **ONE PART**

**WHEREAS** in these presents, unless there be something contrary or repugnant to the subject or context:

- (i) **"SAID PROPERTY"** shall mean **All That** piece and parcel of land measuring an area of 95 (ninety five) Decimals, more or less, appertaining to and forming part of Dag No. 2752, within Mouza – Kasba, J.L. No. 13, District- South 24 Parganas and being Municipal Premises No. 203, Rajdanga Road (now known as 203, Salil Chowdhury Sarani), Kolkata – 700078, Police Station – Kasba, within Ward No. 107 of the Kolkata Municipal Corporation, more fully and particularly described in the **FIRST SCHEDULE** hereunder written and wherever the context so requires or permits shall include the structures thereon.
- (ii) **"SAID PLOT"** shall mean **All That** piece and parcel of demarcated land measuring an area of 6 (six) Cottah, more or less, out of the said Property Together With a Tin Shed structure of about 100 Square Feet standing thereon, more fully described in **PART - I** of the **SECOND SCHEDULE** hereunder written.
- (iii) **"SAID SHARE IN SAID PLOT"** shall mean **All That** piece and parcel of undivided 100 (one hundred) square feet, more or less in the Said Plot measuring 6 (six) Cottah, more or less, **Together With** a proportionate built-up area measuring about 50 (fifty) square feet out of a total built-up area of 100 (one hundred) square feet, more or less in a Tin Shed structure standing on the Said Plot and more fully described in **PART - II** of the **SECOND SCHEDULE** hereunder written.
- (iv) Words denoting the **singular number** include, where the context permits and requires, the **plural number** and **vice-versa**.

- (v) Words importing **MASCULINE GENDER** shall include the **FEMININE GENDER** and **NEUTER GENDER**; Similarly words importing **FEMININE GENDER** shall include **MASCULINE GENDER** and **NEUTER GENDER**; Likewise **NEUTER GENDER** shall include **MASCULINE GENDER** and **FEMININE GENDER**.

**AND WHEREAS** Poddar Udyog Limited (one of the Purchasers herein), had purchased for valuable consideration the said Property from one (i) Ganesh Chandra Ghosh, son of Late Bhutnath Ghosh, (ii) Provabati Ghosh, wife of Late Lakshmi Narayan Ghosh, (iii) Sunil Kumar Ghosh, son of Late Lakshmi Narayan Ghosh, (iv) Salil Ghosh, son of Late Lakshmi Narayan Ghosh, (v) Subir Ghosh, son of Late Lakshmi Narayan Ghosh, (vi) Sisir Ghosh, son of Late Lakshmi Narayan Ghosh, (vii) Swapan Ghosh, son of Late Lakshmi Narayan Ghosh, (viii) Susmita Ghosh, daughter of Late Lakshmi Narayan Ghosh, (ix) Mamata Chal, wife of Arup Chal, (x) Lalita Ghosh, wife of Late Ganapati Ghosh, (xi) Namita Arnab, wife of Kamal Arnab, (xii) Samita Ghosh wife of Pradip Ghosh and (xiii) Sabita Ghosh, wife of Ashis Ghosh with confirmation and concurrence of one Webstar Industries Private Limited free from all encumbrances whatsoever on the strength of a Deed of Sale, dated 25<sup>th</sup> August, 2006, registered with the Additional Registrar of Assurances – I, Kolkata in Book No. I, Volume No. 80, pages 4058 to 4078, being No. 9849 for the year 2008.

**AND WHEREAS** while being seized and possessed of the said Property, the said Poddar Udyog Limited divided the said Property into total 9 (nine) Nos. of plots.

**AND WHEREAS** by a Deed of Conveyance, dated 28<sup>th</sup> March, 2013 made between the said Poddar Udyog Limited as vendor and Axiom Enclave Private Limited as purchaser and registered with the office of the District Sub-Registrar – III, Alipore, South 24 Parganas in Book No. I, Volume No. 1603-2020, Page from 90534 to 90559, being No. 160302871 for the year 2020, the said Poddar Udyog Limited, for the consideration therein mentioned, sold conveyed and transferred the said Plot i.e. **All That** piece and

parcel of demarcated portion of land measuring an area of 6 (six) Cottah, more or less, out of the said Property Together With a Tin Shed structure of about 100 Square Feet standing thereon unto and in favour of the said Axiom Enclave Private Limited (the Vendor herein) absolutely and forever free from all encumbrances whatsoever.

**AND WHEREAS** the said Axiom Enclave Private Limited (the Vendor herein) caused its name to be mutated in the records of the concerned BL & LRO under Khatian No. 3402 in respect of the said Plot and has been in possession and enjoyment thereof.

**AND WHEREAS** by another Deed of Conveyance, dated 28<sup>th</sup> March, 2013 made between the said Poddar Udyog Limited as vendor and the said Disha Enclave Private Limited as purchaser and registered with the office of the District Sub-Registrar – III, Alipore, South 24 Parganas in Book No. I, Volume No. 1603-2020, Page from 90586 to 90611, being No. 160302872 for the year 2020, the said Poddar Udyog Limited, for the consideration therein mentioned, sold conveyed and transferred **All That** piece and parcel of demarcated portion of land measuring an area of 6 (six) Cottah, more or less, out of the said Property Together With a Tin Shed structure of about 100 Square Feet standing thereon unto and in favour of the said Disha Enclave Private Limited absolutely and forever free from all encumbrances whatsoever.

**AND WHEREAS** the said Disha Enclave Private Limited caused its name to be mutated in the records of the concerned BL & LRO under Khatian No. 3403 in respect of its said demarcated plot and has been in possession and enjoyment thereof.

**AND WHEREAS** by another Deed of Conveyance, dated 28<sup>th</sup> March, 2013 made between the said Poddar Udyog Limited as vendor and the said Suhana Plaza Private Limited as purchaser and registered with the office of the District Sub-Registrar – III, Alipore, South 24 Parganas in Book No. I, Volume No. 1603-2020, Page from 90612 to 90637, being No. 160302873 for the year 2020, the said Poddar Udyog Limited, for the consideration therein mentioned, sold conveyed and transferred **All That** piece and

parcel of demarcated portion of land measuring an area of 6 (six) Cottah, more or less, out of the said Property Together With a Tin Shed structure of about 100 Square Feet standing thereon unto and in favour of the said Suhana Plaza Private Limited absolutely and forever free from all encumbrances whatsoever.

**AND WHEREAS** the said Suhana Plaza Private Limited caused its name to be mutated in the records of the concerned BL & LRO under Khatian No. 3401 in respect of its said demarcated plot and has been in possession and enjoyment thereof.

**AND WHEREAS** by another Deed of Conveyance, dated 28<sup>th</sup> March, 2013 made between the said Poddar Udyog Limited as vendor and the said Platinum Infracon Private Limited as purchaser and registered with the office of the District Sub-Registrar – III, Alipore, South 24 Parganas in Book No. I, Volume No. 1603-2020, Page from 90742 to 90767, being No. 160302875 for the year 2020, the said Poddar Udyog Limited, for the consideration therein mentioned, sold conveyed and transferred **All That** piece and parcel of demarcated portion of land measuring an area of 6 (six) Cottah, more or less, out of the said Property Together With a Tin Shed structure of about 100 Square Feet standing thereon unto and in favour of the said Platinum Infracon Private Limited absolutely and forever free from all encumbrances whatsoever.

**AND WHEREAS** the said Platinum Infracon Private Limited caused its name to be mutated in the records of the concerned BL & LRO under Khatian No. 3404 in respect of its said demarcated plot and has been in possession and enjoyment thereof.

**AND WHEREAS** by another Deed of Conveyance; dated 28<sup>th</sup> March, 2013 made between the said Poddar Udyog Limited as vendor and the said Presidency Niwas Private Limited as purchaser and registered with the office of the District Sub-Registrar – III, Alipore, South 24 Parganas in Book No. I, Volume No. 1603-2020, Page from 90690 to 90715, being No. 160302876 for the year 2020, the said Poddar Udyog

Limited, for the consideration therein mentioned, sold conveyed and transferred **All That** piece and parcel of demarcated portion of land measuring an area of 6 (six) Cottah, more or less, out of the said Property Together With a Tin Shed structure of about 100 Square Feet standing thereon unto and in favour of the said Presidency Niwas Private Limited absolutely and forever free from all encumbrances whatsoever.

**AND WHEREAS** the said Presidency Niwas Private Limited caused its name to be mutated in the records of the concerned BL & LRO under Khatian No. 3405 in respect of its said demarcated plot and has been in possession and enjoyment thereof.

**AND WHEREAS** by another Deed of Conveyance, dated 28<sup>th</sup> March, 2013 made between the said Poddar Udyog Limited as vendor and the said Liberal Developers Private Limited as purchaser and registered with the office of the District Sub-Registrar – III, Alipore, South 24 Parganas in Book No. I, Volume No. 1603-2020, Page from 90819 to 90844, being No. 160302877 for the year 2020, the said Poddar Udyog Limited, for the consideration therein mentioned, sold conveyed and transferred **All That** piece and parcel of demarcated portion of land measuring an area of 6 (six) Cottah, more or less, out of the said Property Together With a Tin Shed structure of about 100 Square Feet standing thereon unto and in favour of the said Liberal Developers Private Limited absolutely and forever free from all encumbrances whatsoever.

**AND WHEREAS** the said Liberal Developers Private Limited caused its name to be mutated in the records of the concerned BL & LRO under Khatian No. 3406 in respect of its said demarcated plot and has been in possession and enjoyment thereof.

**AND WHEREAS** by another Deed of Conveyance, dated 28<sup>th</sup> March, 2013 made between the said Poddar Udyog Limited as vendor and the said Premium Promoters Private Limited as purchaser and registered with the office of the District Sub-Registrar – III, Alipore, South 24 Parganas in Book No. I, Volume No. 1603-2020, Page from

90768 to 90792, being No. 160302878 for the year 2020, the said Poddar Udyog Limited, for the consideration therein mentioned, sold conveyed and transferred **All That** piece and parcel of demarcated portion of land measuring an area of 6 (six) Cottah, more or less, out of the said Property Together With a Tin Shed structure of about 100 Square Feet standing thereon unto and in favour of the said Premium Promoters Private Limited absolutely and forever free from all encumbrances whatsoever.

**AND WHEREAS** the said Premium Promoters Private Limited caused its name to be mutated in the records of the concerned BL & LRO under Khatian No. 3407 in respect of its said demarcated plot and has been in possession and enjoyment thereof.

**AND WHEREAS** by another Deed of Conveyance, dated 28<sup>th</sup> March, 2013 made between the said Poddar Udyog Limited as vendor and the said Evernew Highrise Private Limited as purchaser and registered with the office of the District Sub-Registrar – III, Alipore, South 24 Parganas in Book No. I, Volume No. 1603-2020, Page from 90664 to 90689, being No. 160302886 for the year 2020, the said Poddar Udyog Limited, for the consideration therein mentioned, sold conveyed and transferred **All That** piece and parcel of demarcated portion of land measuring an area of 6 (six) Cottah, more or less, out of the said Property Together With a Tin Shed structure of about 100 Square Feet standing thereon unto and in favour of the said Evernew Highrise Private Limited absolutely and forever free from all encumbrances whatsoever.

**AND WHEREAS** the said Evernew Highrise Private Limited caused its name to be mutated in the records of the concerned BL & LRO under Khatian No. 3408 in respect of its said demarcated plot and has been in possession and enjoyment thereof.

**AND WHEREAS** after sale of the above demarcated plots in the manner recited hereinabove, the said Poddar Udyog Limited thus retained the ownership of the

remaining area of land and caused its name to be mutated in the records of the concerned BL & LRO under Khatian No. 3415 in respect of the remaining area and has been in possession and enjoyment thereof.

**AND WHEREAS** the said Axiom Enclave Private Limited and the said Poddar Udyog Limited, Disha Enclave Private Limited, Suhana Plaza Private Limited, Platinum Infracon Private Limited, Presidency Niwas Private Limited, Liberal Developers Private Limited, Premium Promoters Private Limited, Evernew Highrise Private Limited (the Vendor and the Purchasers herein) are desirous of amalgamating their respective plots into a single premises for the purpose of commercial exploitation thereof by way of construction of multistoried building/s at the Said Property and therefore the Vendor and the Purchasers have agreed to convey undivided shares of their respective plots amongst themselves by executing and registering several deeds of transfer/conveyance on the even date and it has been decided that each of the parties would transfer such undivided shares to the others so as to each of the parties could own undivided share in the said Property enabling them to jointly develop the said several plots as a single premises.

**AND WHEREAS** in the premises aforesaid by this Deed of Conveyance the Vendor has agreed to sell and the Purchasers have agreed to purchase an undivided share of the Vendor in the Said Plot defined herein as the "Said Share In Said Plot" at or for the consideration mentioned hereinafter.

**NOW THEREFORE THESE INDENTURE WITNESSETH** and it is hereby recorded and declared that:

- I. In the premises aforesaid and in consideration of the sum of **Rs.6,00,000/- (Rupees Six Lakh only)** by the Purchasers to the Vendor paid at or before the execution of these presents (the receipt whereof the Vendor doth hereby as also by the receipt and memo of consideration hereunder written admits and

acknowledges and of and from the payment of the same and every part thereof the Vendor doth acquit release and forever discharge the Purchasers and the Said Share In Said Plot hereby conveyed and transferred unto and to the Purchasers) the Vendor doth hereby grant sell, transfer, convey, assign and assure and confirm unto and to the Purchasers all their entirety of the right, title and interest in **All That** piece and parcel of undivided land measuring an area of 100 (one hundred) square feet, more or less, Together With proportionate undivided built-up area in the Tin Shed structure standing thereon, more fully and particularly described in **PART - II** of the **SECOND SCHEDULE** hereunder written, out of the **Said Plot** (more fully and particularly described in **PART - I** of the **SECOND SCHEDULE** hereunder written, the said Plot being a demarcated portion of the Said Property, more fully described in the **FIRST SCHEDULE** below) **TOGETHER WITH** all appurtenances thereto or **HOWSOEVER OTHERWISE** the same now are or is or at any time hereto before were or was situated, butted, bounded, called, known, numbered described and distinguished **TOGETHER WITH** the reversions and remainders and the rents, issues, profits thereof **AND** all the Estate, Right, Title, Interest, Property, Claim and Demand whatsoever of the **Vendor** into or upon the **Said Share In Said Plot TOGETHER WITH** right of egress and ingress, all areas, fences, passages, sewers, etc. whatsoever and all manner of former or other rights, liberties, easements, privileges, appendages and appurtenances whatsoever belonging to the **Said Share In Said Plot** hereby conveyed and transferred or in anywise appertaining thereto or any part thereof, usually held, used, occupied accepted, enjoyed, reputed or known as part or parcel or member thereof or appurtenant thereto **TO HAVE AND TO HOLD** the **Said Share In Said Plot** hereby granted, conveyed, transferred, assigned and assured or expressed or intended so to be and each and every part thereof unto and to the use of the Purchasers absolutely and forever free from all encumbrances whatsoever

**SUBJECT HOWEVER** to the payments of all rents, rates, taxes, assessments, duties and dues now chargeable upon the same or hereafter become payable to the Government and other bodies or any other authority or public body in respect of the **Said Share In Said Plot**.

**II. THE VENDOR DOETH HEREBY COVENANT WITH the PURCHASERS as follows:**

- a) **THAT** notwithstanding any act, deed or thing by the Vendor done, executed or knowingly suffered to the contrary, the Vendor is lawfully, rightfully and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the Said Share In Said Plot and every part thereof free from all encumbrances and without any manner of condition, uses, trust or other things whatsoever to alter, defeat encumber or make void the same.
- b) **THAT** notwithstanding any such act, deed and/or thing whatsoever as aforesaid, the Vendor has now good right and full power to grant, transfer and convey the Said Share In Said Plot unto and to the use of the Purchasers in the manner aforesaid.
- c) **THAT** the Purchasers shall, at all times hereafter, be entitled to peacefully and quietly possess and enjoy the Said Share In Said Plot and receive the rents, issues and profits thereof without any lawful eviction, interruption, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming through, under or in trust for her.
- d) **THAT** the Purchasers shall be kept absolutely freed, discharged, saved, harmless and kept indemnified against all estates, encumbrances and claims whatsoever made, occasioned or suffered by the Vendor or any

person or persons lawfully or equitably claiming from, under or in trust for it.

- e) **THAT** the Vendor and all person or persons having or lawfully or equitably claiming any interest in the Said Share In Said Plot or any part thereof from under or in trust for the Vendor shall and will from time to time and at all times hereafter at the request and at the cost of the Purchasers, do and execute or cause to be done or executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the Said Share In Said Plot and every part thereof unto and to the Purchasers in the manner aforesaid as shall in any way be reasonably required by the Purchasers at their costs and expenses.
- f) **THAT** all the taxes and rates respect of the Said Property upto this date hereof shall be paid by the Vendor and Purchasers shall be liable to pay taxes from the date hereof.

**FIRST SCHEDULE  
(Said Property)**

**All That** piece and parcel of land measuring an area of 95 (ninety five) Decimals, more or less, appertaining to and forming part of Dag No. 2752 and comprised in R.S. Khatian No.2233 corresponding to L.R. Khatian Nos. 3415, 3402, 3403, 3401, 3404, 3405, 3406, 3407 and 3408, within Mouza – Kasba, J.L. No. 13, District- South 24 Parganas and being Municipal Premises No. 203, Rajdanga Road (now known as 203, Salil Chowdhury Sarani), Kolkata – 700078, Police Station – Kasba, within Ward No. 107 of the Kolkata Municipal Corporation. The said Property is delineated in a **Map or Plan** annexed hereto and bordered in colour **GREEN** thereon and butted and bounded as follows:

On the North :                      by Corporation Road;  
On the South :                      by Dag No. 3327;

On the East : by Dag No. 2753;

On the West : by KMDA Road.

**HOWSOEVER OTHERWISE** the said Property now are or is or at any time hereto before were or was situated, butted, bounded, called, known, numbered described and distinguished.

## SECOND SCHEDULE

### Part – I

#### (Said Plot)

**All That** piece and parcel of demarcated land measuring an area of 6 (six) Cottah, more or less, appertaining to and forming part of Dag No. 2752 and comprised in L. R. Khatian No. 3402, within Mouza – Kasba, J.L. No. 13, District- South 24 Parganas and also being forming part of Municipal Premises No. 203, Rajdanga Road (now known as 203, Salil Chowdhury Sarani), Kolkata – 700078, Police Station – Kasba, within Ward No. 107 of the Kolkata Municipal Corporation, morefully described in the First Schedule written above, Together With a residential Tin Shed structure of about 100 Square Feet standing thereon. The said Plot is identified on the said **Map or Plan** bordered in colour **RED** thereon annexed hereto.

### Part – II

#### (Said Share In Said Plot)

#### [Subject-Matter of Sale]

**All That** piece and parcel of undivided land measuring an area of 100 (one hundred) square feet, more or less, in the Said Plot described in Part - I hereof above.

**Together with** a proportionate built-up area measuring about 50 (fifty) square feet out of a total built-up area of 100 square feet, more or less in a tin shed structure standing on the Said Plot.

**Together with** all easement rights and all other rights, appurtenances and inheritances for access and user of the Said Share In Said Plot.

IN WITNESS WHEREOF the parties have set their hands to these presents on the day and year first hereinabove written.

**Axiom Enclave Pvt, Ltd**

*Chandan Mukherjee*  
Director / Authorised Signatory

(Axiom Enclave Private Limited)

[VENDOR]

For **PODDAR UDYOG LIMITED**

*Chandan Mukherjee*  
Authorised Signatory

(Poddar Udyog Limited)  
Suhana Plaza Pvt. Ltd.

*Chandan Mukherjee*  
Director / Authorised Signatory

(Suhana Plaza Private Limited)  
Presidency Niwas Pvt. Ltd.

*Chandan Mukherjee*  
Director / Authorised Signatory

(Presidency Niwas Private Limited)

Premium Promoters Pvt. Ltd  
*Jwala Prasad Deekung*  
Director / Authorised Signatory

(Premium Promoters Private Limited)

**Disha Enclave Pvt. Ltd,**

*Jwala Prasad Deekung*  
Director / Authorised Signatory

(Disha Enclave Private Limited)

**Platinum Infracon Pvt. Ltd**

*Jwala Prasad Deekung*  
Director / Authorised Signatory

(Platinum Infracon Private Limited)

**Liberal Developers Pvt. Ltd.**

*Jwala Prasad Deekung*  
Director / Authorised Signatory

(Liberal Developers Private Limited)

**Evernew Highrise Pvt. Ltd.**

*Chandan Mukherjee*  
Director / Authorised Signatory

(Evernew Highrise Private Limited)

[PURCHASERS]

**Witnesses:**

Signature *K. Thakur*

Name *Kirit Thakur*

Father's Name *late. Girish Chandra Thakur*

Address *24/25, Rajchandra Ray Street*

*Kolkata - 70007*

Drafted by

*Debabrata Kundu*

Advocate, High Court Calcutta

Enrolment No. WB/1145/2007

Signature *Linus Gomes*

Name *LINUS GAUTAM GOMES*

Father's Name *KHOKON GOMES*

Address *57A, PARK MANSION*

*KOLKATA - 700016*

**RECEIPT AND MEMORANDUM OF CONSIDERATION**

Received from the within named Purchasers the within mentioned sum of **Rs.6,00,000/- (Rupees Six Lakh only)** towards full and final payment of the total consideration for sale of the Said Share In Said Plot described in Part - II of the Second Schedule hereto in the following manner:

Cheque No.	Date	Bank	Amount (Rs.)	Paid by
003156	02.05.2022	RBL Bank Limited, J. L. Nehru Road Branch, Kolkata	75,000/-	Poddar Udyog Limited
917120	02.05.2022	State Bank of India, Commercial Branch, N. S. Road, Kolkata	75,000/-	Disha Enclave Private Limited
000002	02.05.2022	RBL Bank Limited, J. L. Nehru Road Branch, Kolkata	75,000/-	Suhana Plaza Private Limited
000006	02.05.2022	RBL Bank Limited, J. L. Nehru Road Branch, Kolkata	75,000/-	Platinum Infracon Private Limited
000003	02.05.2022	RBL Bank Limited, J. L. Nehru Road Branch, Kolkata	75,000/-	Presidency Niwas Private Limited
313732	02.05.2022	State Bank of India Dalhousie Square Branch, Kolkata	75,000/-	Liberal Developers Private Limited
276524	02.05.2022	State Bank of India, Commercial Branch, N. S. Road, Kolkata	75,000/-	Premium Promoters Private Limited
228127	02.05.2022	State Bank of India Dalhousie Square Branch, Kolkata	75,000/-	Evernew Highrise Private Limited
			-----	
		<b>Total:</b>	<b>6,00,000/-</b> -----	

*Axiom Enclave Pvt. Ltd*  
*Chandan Mukherjee*  
Director / Authorised Signatory

**(Axiom Enclave Private Limited)**  
**[Vendor]**

**Witnesses:**

Signature K. Thakkar

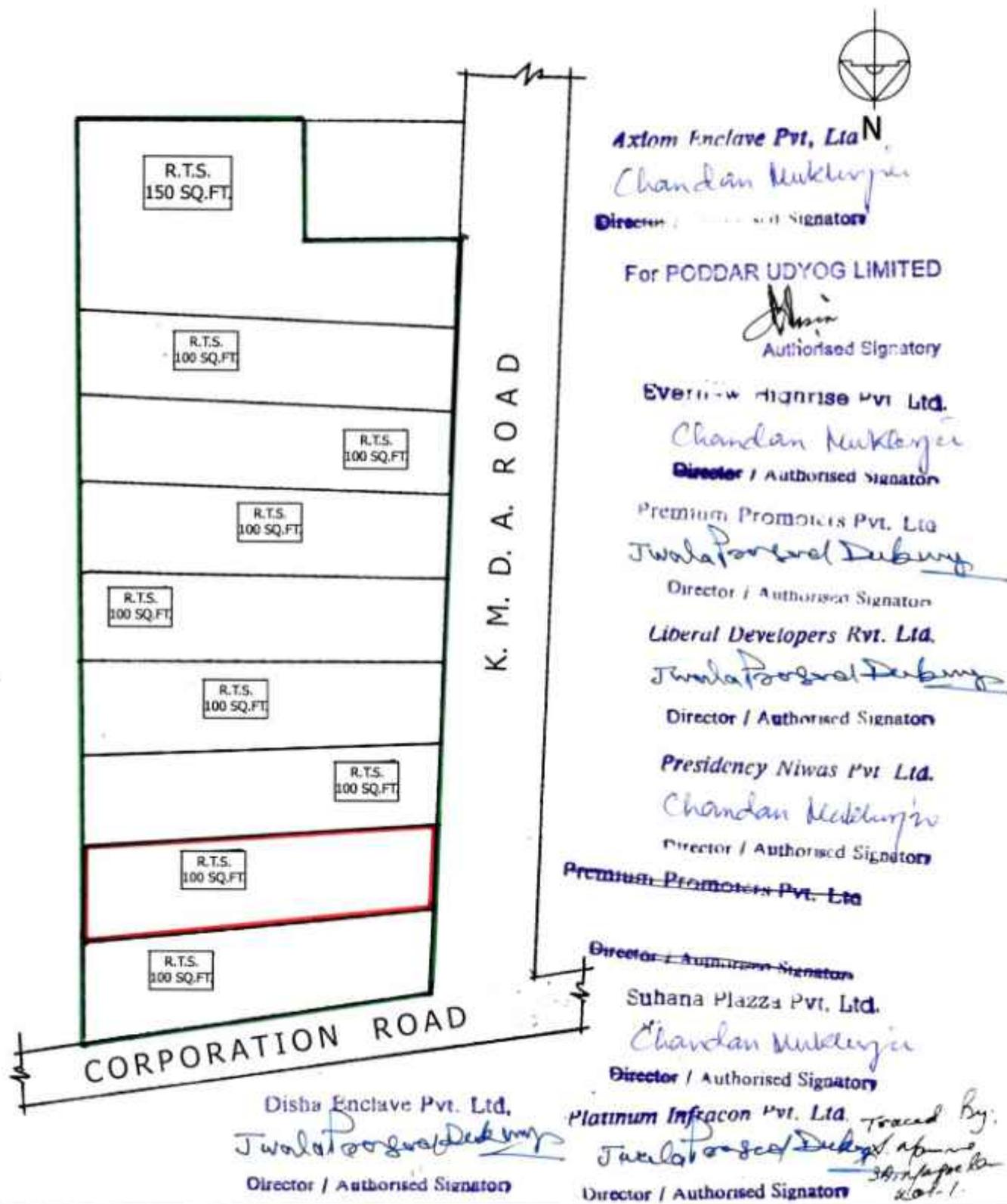
Name Kirit Thakkar

Signature Linus Gomes

Name LINUS GAUTAM GOMES

SITE PLAN OF PLOT TOGETHER WITH R.T.S. FORMING PART OF DAG NO. 2752, COMPRISES IN L.R. KHATIAN NO. 3402, WITHIN MOUZA - KASBA, J.L. NO. 13, BEING PART OF MUNICIPAL PREMISES NO. 203, RAJDANGA ROAD, P.S. - KASBA, KOLKATA - 700 078, WITHIN WARD NO. 107 OF THE KOLKATA MUNICIPAL CORPORATION.

TOTAL AREA OF SAID PROPERTY (IN GREEN) :- 95 DECIMALS (MORE OR LESS)  
TOTAL AREA OF PLOT (IN RED) :- 6 COTTAHS (MORE OR LESS)  
R.T.S. BUILT UP AREA :- 100 SQ.FT.



*Axtom Enclave Pvt, Ltd*  
*Chandan Mukherjee*  
 Director / Authorised Signatory

For PODDAR UDYOG LIMITED  
*Abhinav*  
 Authorised Signatory

*Everest Highrise Pvt Ltd.*  
*Chandan Mukherjee*  
 Director / Authorised Signatory

*Premium Promoters Pvt. Ltd*  
*Jwala Prasad Dubey*  
 Director / Authorised Signatory

*Liberal Developers Pvt. Ltd.*  
*Jwala Prasad Dubey*  
 Director / Authorised Signatory

*Presidency Niwas Pvt Ltd.*  
*Chandan Mukherjee*  
 Director / Authorised Signatory

~~*Premium Promoters Pvt. Ltd*~~  
~~Director / Authorised Signatory~~

*Suhana Plaza Pvt. Ltd.*  
*Chandan Mukherjee*  
 Director / Authorised Signatory

*Disha Enclave Pvt. Ltd.*  
*Jwala Prasad Dubey*  
 Director / Authorised Signatory

*Platinum Infracon Pvt. Ltd. Traced By:*  
*Jwala Prasad Dubey*  
 Director / Authorised Signatory



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

**GRN Details**

**GRN:** 192022230019641011      **Payment Mode:** Online Payment  
**GRN Date:** 04/05/2022 17:32:03      **Bank/Gateway:** ICICI Bank  
**BRN :** 79633210      **BRN Date:** 04/05/2022 17:35:47  
**Payment Status:** Successful      **Payment Ref. No:** 2001295494/1/2022  
[Query No\*/Query Year]

**Depositor Details**

**Depositor's Name:** Poddar Udyog Limited  
**Address:** 31 BBD Bagh Kolkata-700001  
**Mobile:** 9830428669  
**E-Mail:** chandan@poddar.co.in  
**Depositor Status:** Buyer/Claimants  
**Query No:** 2001295494  
**Applicant's Name:** Mr Satya Charan Koley  
**Identification No:** 2001295494/1/2022  
**Remarks:** Sale, Sale Document

**Payment Details**

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001295494/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	25550
2	2001295494/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	6399
			<b>Total</b>	<b>31949</b>

**IN WORDS: THIRTY ONE THOUSAND NINE HUNDRED FORTY NINE ONLY.**

**FORM FOR EXECUTION & FINGER PRINTS**

	EXECUTION & SIGNATURE <i>Chandan Mukherjee</i>	 Little	 Ring	 Middle	 Fore	 Thumb
		<b>(LEFT HAND)</b>				
		 Thumb	 Fore	 Middle	 Ring	 Little
<b>(RIGHT HAND)</b>						

	EXECUTION & SIGNATURE <i>Anil</i>	 Little	 Ring	 Middle	 Fore	 Thumb
		<b>(LEFT HAND)</b>				
		 Thumb	 Fore	 Middle	 Ring	 Little
<b>(RIGHT HAND)</b>						

	EXECUTION & SIGNATURE <i>Jwala Prasad Dubey</i>	 Little	 Ring	 Middle	 Fore	 Thumb
		<b>(LEFT HAND)</b>				
		 Thumb	 Fore	 Middle	 Ring	 Little
<b>(RIGHT HAND)</b>						

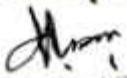
2



*Axiom Enclave Pvt, Ltd*  
*Chandan Mukherjee*  
Director / Authorised Signatory

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER	
AACCP2896G	
नाम /NAME	
PODDAR UDYOG LTD	
निगमन/बनने की तिथि /DATE OF INCORPORATION/FORMATION	
30-04-1981	
	
	आयकर अधिकारी, प.सं. 111
	COMMISSIONER OF INCOME-TAX, W.B. - III

For PODDAR UDYOG LIMITED

  
Authorized Signatory

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

DISHA ENCLAVE PRIVATE LIMITED

19/09/2007

Permanent Account Number

AACD1146N

00141003

Disha Enclave Pvt. Ltd.

*Jwala Prasad Debun*

Director / Authorised Signatory



Suhana Plaza Pvt. Ltd.  
*Chandam Mukerji*  
~~Director~~ / Authorized Signatory

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

PLATINUM INFRACON PRIVATE LIMITED



17/01/2008

Permanent Account Number

AAFCP0057Q

10042009

Platinum Infracon Pvt. Ltd  
*Jurala Prasad Dubey*  
Director / Authorized Signatory



*Presidency Niwas Pvt. Ltd.*

*Chandan Mukhy in*  
Director / Authorized Signatory

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

LIBERAL DEVELOPERS PRIVATE  
LIMITED



17/01/2008

Permanent Account Number

AABCL5941R

65046309

*Liberal Developers Pvt. Ltd.*

*Jwalantoshol Debung*

Director / Authorized Signatory

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

PREMIUM PROMOTERS PRIVATE  
LIMITED



17/01/2008

Permanent Account Number

AAFCP0055N

0904 2008

Premium Promoters Pvt. Ltd

*Jyoti Prasad Dubey*

Director / Authorized Signatory

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

EVERNEW HIGHRISE PRIVATE LIMITED



21/01/2008

Permanent Account Number

AACCE1519P

09/04/2008

Evernew Highrise Pvt Ltd

Chandan Kulkarni

Director / Authorised Signatory



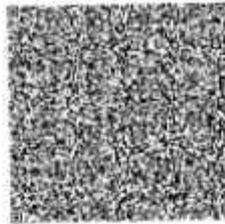
भारत सरकार  
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

Enrolment No.: 0620/00199/00553

To  
Jwala Prasad Dubey  
dhanapur(south)  
gopiganj  
srn bhadohi  
Baikunth Patti Urf Dhanapur  
Sant Ravidas Nagar Uttar Pradesh - 221303  
9007101312

Signature valid



आपका आधार क्रमांक / Your Aadhaar No. :

**5157 5328 6969**  
VID : 9118 7793 0845 4328

मेरा आधार, मेरी पहचान



भारत सरकार  
Government of India



Jwala Prasad Dubey  
Date of Birth/DOB: 07/07/1956  
Male/ MALE

Issue Date: 13/10/2012

**5157 5328 6969**

VID : 9118 7793 0845 4328

मेरा आधार, मेरी पहचान



Government of India



### सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- सुरक्षित QR कोड / ऑफलाइन XML / ऑनलाइन ऑथेंटिकेशन से पहचान प्रमाणित करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

### INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

- आधार देश भर में मान्य है।
- आधार कई सरकारी और गैर सरकारी सेवाओं को पाना आसान बनाता है।
- आधार में मोबाइल नंबर और ईमेल ID अपडेट रखें।
- आधार को अपने स्मार्ट फोन पर रखें, **mAadhaar App** के साथ।

- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.

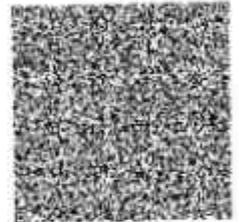


भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India



Address:  
dhanapur(south), gopiganj, srn bhadohi,  
Baikunth Patti Urf Dhanapur, Sant Ravidas  
Nagar,  
Uttar Pradesh - 221303

Download Date: 01/03/2012



**5157 5328 6969**

VID : 9118 7793 0845 4328

1947 | help@uidai.gov.in | www.uidai.gov.in

Jwala Prasad Dubey

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

JWALA PRASAD DUBEY

JAI NARAYAN DUBEY

07/07/1956

Pensioner Account Number

AGYPD2765M



*Jwala Prasad Dubey*

*Jwala Prasad Dubey*



भारतीय विशिष्ट पहचान प्राधिकरण  
भारत सरकार  
Unique Identification Authority of India  
Government of India

नामांकन क्रम/Enrolment No.: 2016/00594/01530

Download Date: 16/08/2017  
Generation Date: 03/02/2017

To

चन्दन मुखर्जी  
Chandan Mukherjee  
S/O: C R Mukherjee  
60/45  
Rakhal Das Auddy Road  
Chetta  
Dutta Medical Store  
Alipore  
Kolkata Alipore  
West Bengal - 700027  
9830428669

Signature valid



आपका आधार क्रमांक / Your Aadhaar No. :

9798 1911 2016

मेरा आधार, मेरी पहचान



भारत सरकार  
Government of India



चन्दन मुखर्जी  
Chandan Mukherjee  
जन्म तिथि/ DOB: 13/10/1967  
पुरुष / MALE



9798 1911 2016

मेरा आधार, मेरी पहचान



Government of India



सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

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

- आधार देश भर में मान्य है।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

पता:  
आत्मल: सी आर मुखर्जी, 60/45,  
राखल डीस औदुडुप् रोड, दुता  
मेडिकल स्टोर, चेट्टा, आलिपोरे,  
कोल्काता,  
वेस्ट बंगाल - 700027

Address:  
S/O: C R Mukherjee, 60/45,  
Rakhal Das Auddy Road, Dutta  
Medical Store, Chetta, Alipore,  
Kolkata,  
West Bengal - 700027

9798 1911 2016



help@uidai.gov.in

www

www.uidai.gov.in

Chandan Mukherjee

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER

**AIKPM3448C**



नाम / NAME

**CHANDAN MUKHERJEE**

पिता का नाम / FATHER'S NAME

**CHITTA RANJAN MUKHERJEE**

जन्म तिथि / DATE OF BIRTH

**13-10-1967**

हस्ताक्षर / SIGNATURE

*Chandan Mukherjee*

*Shahin*

आयकर आयुक्त, (संगठन - प्रशा.) कोल.

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

यस कार्ड के खो / मिल जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें (संगठन आयुक्त आयुक्त(प्रशासित एवं तकनीकी), पी-7, चौरींगी स्क्वार्स, कलकत्ता - 700 069.

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

*Chandan Mukherjee*

*Chandan Mukherjee*



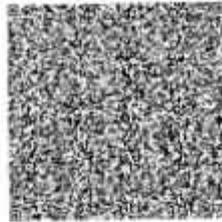
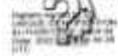
भारत सरकार  
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

Enrolment No.: 0000/00386/04863

To  
Md.Mohsin  
S/O,Md Moslem  
Tatkhand  
Barddhaman West Bengal - 713124  
9332265833

Validity unknown



आपका आधार क्रमांक / Your Aadhaar No. :

**4591 4456 1343**

VID : 9135 1318 4307 8719

मेरा आधार, मेरी पहचान



भारत सरकार  
Government of India



Md.Mohsin  
Date of Birth/DOB: 01/01/1958  
Male/ MALE

**4591 4456 1343**

VID : 9135 1318 4307 8719

मेरा आधार, मेरी पहचान



Government of India



### सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- सुरक्षित QR कोड / ऑफलाइन XML / ऑनलाइन ऑथेंटिकेशन से पहचान प्रमाणित करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

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- आधार देश भर में मान्य है।
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- आधार में मोबाइल नंबर और ईमेल ID अपडेट रखें।
- आधार को अपने स्मार्ट फोन पर रखें, mAadhaar App के साथ।

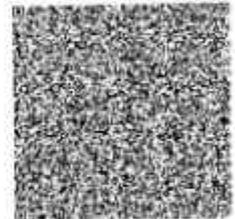
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- Aadhaar helps you avail various Government and non-Government services easily.
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भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India



Address:  
S/O,Md Moslem, Tatkhand, Barddhaman,  
West Bengal - 713124



**4591 4456 1343**

VID : 9135 1318 4307 8719

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आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
BCDPM5111N



नाम / Name  
MD MOHSIN

पिता का नाम / Father's Name  
MOHAMMAD MOSLEM

जन्म का तिथि / Date of Birth  
01/01/1958

  
हस्ताक्षर / Signature







भारत सरकार  
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

Enrollment No. : 2730/02432/48177

12/03/2013

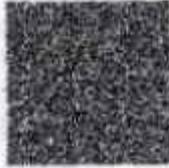
04092388

To  
Satya Charan Koley

S/O Paritosh Koley,  
Jagannathpur,  
VTC, Nalkul, PO: Nalkul,  
Sub District: Harpal, District: Hooghly,  
State: West Bengal, PIN Code: 712407,  
Mobile: 9007925496



KF040923886F1



आपका आधार क्रमांक / Your Aadhaar No. :

**6719 1472 8250**

मेरा आधार, मेरी पहचान



भारत सरकार  
Government of India



Satya Charan Koley  
DOB: 26/11/1981  
Sex: M

12/03/2013

**6719 1472 8250**

मेरा आधार, मेरी पहचान

Satya Charan Koley.

## Major Information of the Deed

Deed No :	I-1903-05256/2022	Date of Registration	06/05/2022
Query No / Year	1903-2001295494/2022	Office where deed is registered	
Query Date	30/04/2022 12:17:36 PM	A.R.A. - III KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Satya Charan Koley 10, Old Post Office Street, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN : 700001, Mobile No. : 8337038644, Status :Solicitor firm		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 6,00,000/-	Rs. 6,38,500/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 25,560/- (Article:23)	Rs. 6,483/- (Article:A(1), E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Rajdanga Road, Premises No: 203, , Ward No: 107 Pin Code : 700078

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	100 Sq Ft	5,95,000/-	6,25,000/-	Property is on Road
<b>Grand Total :</b>				.2292Dec	5,95,000 /-	6,25,000 /-	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	50 Sq Ft.	5,000/-	13,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 50 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
<b>Total :</b>		50 sq ft	5,000 /-	13,500 /-	

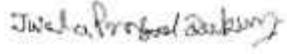
**Seller Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Axiom Enclave Private Limited</b> 31, Benoy - Badal - Dinesh - Bag, City:- Kolkata, P.O:- G P O Kolkata, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxxx7B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

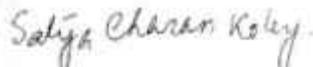
**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Poddar Udyog Ltd</b> 31, Benoy - Badal - Dinesh - Bag, City:- Kolkata, P.O:- G P O Kolkata, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxxx6G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
2	<b>Disha Enclave Private Limited</b> 31, Benoy - Badal - Dinesh - Bag, City:- Kolkata, P.O:- G P O Kolkata, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxxx6N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
3	<b>Suhana Piazza Private Limited</b> 31, Benoy - Badal - Dinesh - Bag, City:- Kolkata, P.O:- G P O Kolkata, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: aaxxxxx9a,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
4	<b>Platinum Infracon Private Limited</b> 31, Benoy - Badal - Dinesh - Bag, City:- Kolkata, P.O:- G P O Kolkata, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: aaxxxxx7q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
5	<b>Presidency Niwas Private Limited</b> 31, Benoy - Badal - Dinesh - Bag, City:- Kolkata, P.O:- G P O Kolkata, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxxx5L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
6	<b>Liberal Developers Private Limited</b> 31, Benoy - Badal - Dinesh - Bag, City:- Kolkata, P.O:- G P O Kolkata, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxxx1R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
7	<b>Premium Promoters Private Limited</b> 31, Benoy - Badal - Dinesh - Bag, City:- Kolkata, P.O:- G P O Kolkata, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxxx5N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
8	<b>Evernew Highrise Private Limited</b> 31, Benoy - Badal - Dinesh - Bag, City:- Kolkata, P.O:- G P O Kolkata, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxxx9P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<p><b>Name</b></p> <p><b>Mr Chandan Mukherjee (Presentant)</b>                      Son of Late Chitta Ranjan Mukherjee                      Date of Execution - 06/05/2022, , Admitted by: Self, Date of Admission: 06/05/2022, Place of Admission of Execution: Office</p>	 <p>May 6 2022 1:06PM</p>	 <p>LTI 06/05/2022</p>	<p><b>Signature</b></p>  <p>06/05/2022</p>
<p>, 60/45, Rakhal Das Auddy Road, Chetla, Alipore, City:- Not Specified, P.O:- Alipore, P.S:-Chetla, District:-South 24-Parganas, West Bengal, India, PIN:- 700027, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: Alxxxxx8C, Aadhaar No: 97xxxxxxxx2016 Status Representative, Representative of : Axiom Enclave Private Limited (as Authorised Signatory), Suhana Plaza Private Limited (as Authorised Signatory), Presidency Niwas Private Limited (as Director), Evernew Highrise Private Limited (as Authorised Signatory)</p>				
2	<p><b>Name</b></p> <p><b>Mr Md Mohsin</b>                      Son of Late Md Moslem                      Date of Execution - 06/05/2022, , Admitted by: Self, Date of Admission: 06/05/2022, Place of Admission of Execution: Office</p>	 <p>May 6 2022 1:05PM</p>	 <p>LTI 06/05/2022</p>	<p><b>Signature</b></p>  <p>06/05/2022</p>
<p>, Tantkhanda, City:- Burdwan, P.O:- Barsul, P.S:-Bardhaman District:-Purba Bardhaman, West Bengal, India, PIN:- 713124, Sex: Male, By Caste: Muslim, Occupation: Service, Citizen of: India, , PAN No.:: BCxxxxxx1N, Aadhaar No: 45xxxxxxxx1343 Status Representative, Representative of : Poddar Udyog Ltd (as Authorised Signatory)</p>				
3	<p><b>Name</b></p> <p><b>Mr Jwala Prasad Dubey</b>                      Son of Late Jai Narayan Dubey                      Date of Execution - 06/05/2022, , Admitted by: Self, Date of Admission: 06/05/2022, Place of Admission of Execution: Office</p>	 <p>May 6 2022 1:08PM</p>	 <p>LTI 06/05/2022</p>	<p><b>Signature</b></p>  <p>06/05/2022</p>
<p>, Dhanapur (South), Gopigunj, Smn Bhadohi, Baikunth Patti, Urf Dhanapur, Sant. Ravidas Nagar, City:- Not Specified, P.O:- Gopigunj, P.S:-GOPIGANJ, District:-Sant Ravidas Nagar BUTtar Pradesh, India, PIN:- 221303, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: AGxxxxxx5M, Aadhaar No: 51xxxxxxxx6969 Status : Representative, Representative of : Disha Enclave Private Limited (as Director), Platinum Infracon Private Limited (as Director), Liberal Developers Private Limited (as Director), Premium Promoters Private Limited (as Director)</p>				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Satya Charan Koley</b> Son of Late Paritosh Koley Jagannathpur, Village:- Jagannathpur, P.O:- Nalikul, P.S:-Haripal, District:- Hooghly, West Bengal, India, PIN:- 712407			
	06/05/2022	06/05/2022	06/05/2022

Identifier Of Mr Chandan Mukherjee, Mr Md Mohsin , Mr Jwala Prasad Dubey

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	Axiom Enclave Private Limited	Poddar Udyog Ltd-0.0286459 Dec,Disha Enclave Private Limited-0.0286459 Dec,Suhana Piazza Private Limited-0.0286459 Dec,Platinum Infracon Private Limited-0.0286459 Dec,Presidency Niwas Private Limited-0.0286459 Dec,Liberal Developers Private Limited-0.0286459 Dec,Premium Promoters Private Limited-0.0286459 Dec,Evernew Highrise Private Limited-0.0286459 Dec

**Transfer of property for S1**

SI.No	From	To. with area (Name-Area)
1	Axiom Enclave Private Limited	Poddar Udyog Ltd-6.25000000 Sq Ft,Disha Enclave Private Limited-6.25000000 Sq Ft,Suhana Piazza Private Limited-6.25000000 Sq Ft,Platinum Infracon Private Limited-6.25000000 Sq Ft,Presidency Niwas Private Limited-6.25000000 Sq Ft,Liberal Developers Private Limited-6.25000000 Sq Ft,Premium Promoters Private Limited-6.25000000 Sq Ft,Evernew Highrise Private Limited-6.25000000 Sq Ft

On 06-05-2022

**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 29 of Indian Stamp Act 1899.

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

Presented for registration at 12:20 hrs on 06-05-2022, at the Office of the A.R.A. - III KOLKATA by Mr Chandan Mukherjee .

**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 6,38,500/-

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

Execution is admitted on 06-05-2022 by Mr Chandan Mukherjee, Authorised Signatory, Axiom Enclave Private Limited, 31, Benoy - Badal - Dinesh - Bag, City:- Kolkata, P.O:- G P O Kolkata, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001; Authorised Signatory, Suhana Piazza Private Limited, 31, Benoy - Badal - Dinesh - Bag, City:- Kolkata, P.O:- G P O Kolkata, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001; Authorised Signatory, Evernew Highrise Private Limited, 31, Benoy - Badal - Dinesh - Bag, City:- Kolkata, P.O:- G P O Kolkata, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001; Director, Presidency Niwas Private Limited, 31, Benoy - Badal - Dinesh - Bag, City:- Kolkata, P.O:- G P O Kolkata, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001

Indetified by Mr Satya Charan Koley, , Son of Late Paritosh Koley, Jagannathpur, P.O: Nalikul, Thana: Haripal, Hooghly, WEST BENGAL, India, PIN - 712407, by caste Hindu, by profession Service

Execution is admitted on 06-05-2022 by Mr Md Mohsin , Authorised Signatory, Poddar Udyog Ltd, 31, Benoy - Badal - Dinesh - Bag, City:- Kolkata, P.O:- G P O Kolkata, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001

Indetified by Mr Satya Charan Koley, , Son of Late Paritosh Koley, Jagannathpur, P.O: Nalikul, Thana: Haripal, Hooghly, WEST BENGAL, India, PIN - 712407, by caste Hindu, by profession Service

Execution is admitted on 06-05-2022 by Mr Jwala Prasad Dubey, Director, Disha Enclave Private Limited, 31, Benoy - Badal - Dinesh - Bag, City:- Kolkata, P.O:- G P O Kolkata, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001; Director, Platinum Infracon Private Limited, 31, Benoy - Badal - Dinesh - Bag, City:- Kolkata, P.O:- G P O Kolkata, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001; Director, Liberal Developers Private Limited, 31, Benoy - Badal - Dinesh - Bag, City:- Kolkata, P.O:- G P O Kolkata, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001; Director, Premium Promoters Private Limited, 31, Benoy - Badal - Dinesh - Bag, City:- Kolkata, P.O:- G P O Kolkata, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001

Indetified by Mr Satya Charan Koley, , Son of Late Paritosh Koley, Jagannathpur, P.O: Nalikul, Thana: Haripal, Hooghly, WEST BENGAL, India, PIN - 712407, by caste Hindu, by profession Service

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 6,483/- ( A(1) = Rs 6,385/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 84/-, by online = Rs 6,399/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of West Bengal Online on 04/05/2022 5:35PM with Govt. Ref. No: 192022230019641011 on 04-05-2022, Amount Rs: 6,399/-, Bank ICICI Bank ( ICIC0000006), Ref. No. 79633210 on 04-05-2022, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 25,560/- and Stamp Duty paid by Stamp Rs 10/-, online = Rs 25,550/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 396503, Amount: Rs.10/-, Date of Purchase: 18/02/2022, Vendor name: I Chakraborty

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/05/2022 5:35PM with Govt. Ref. No: 192022230019641011 on 04-05-2022, Amount Rs: 25,550/-, Bank ICICI Bank ( ICIC0000006), Ref. No. 79633210 on 04-05-2022, Head of Account 0030-02-103-003-02



**Samar Kumar Pramanick**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - III KOLKATA**  
**Kolkata, West Bengal**

10/1  
C/F

10/1  
L/F

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1903-2022, Page from 319524 to 319552  
being No 190305256 for the year 2022.



*Samar*

Digitally signed by Samar kumar  
pramanick  
Date: 2022.05.14 11:12:37 +05:30  
Reason: Digital Signing of Deed.

(Samar Kumar Pramanick) 2022/05/14 11:12:37 AM  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - III KOLKATA  
West Bengal.

(This document is digitally signed.)

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