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अखिलेश्वर पश्चिम बंगाल WEST BENGAL

A.R.A.
III

64AB 901934

Certified that the Document is admitted to registration. The Signature Sheet and the endorsement sheet attached to this document are the part of the document.

Additional Registrar
Assurances-II, Kolkata

Additional Registrar of
Assurances II Kolkata

- 6 MAY 2022

THIS DEED OF CONVEYANCE made this 6th day of May, 2022 at KolkataBETWEEN

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

396502

18 FEB 2022



No. _____ Date _____
Name _____
Address _____
Vendor _____

I. CHAKRABORTY
68, Dr. Rajendra Prasad Sarani
Kolkata - 700 001



Satya Charan Koley
40. Late Paritosh Koley.
Jagannathpur, Nalikal,
Haripal, Hooghly - 712407.
Service

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**, 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. **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 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, Rakhal Das Auddy Road, Chetla, Alipore, Kolkata – 700027, Post Office – Alipore, Police Station – Chetla, having his **Income Tax PAN: AIKPM3448C** and **Aadhaar No. 979819112016**,



7



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, Rakhal 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 25th 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 28th 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 **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 absolutely and forever free from all encumbrances whatsoever.

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

AND WHEREAS by another Deed of Conveyance, dated 28th 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 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 Disha Enclave Private Limited (the Vendor herein) absolutely and forever free from all encumbrances whatsoever.

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

AND WHEREAS by another Deed of Conveyance, dated 28th March, 2013 made between the said Poddar Udyog Limited as vendor and the said Suhana Piazza 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 28th 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 28th 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 28th 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 28th 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 28th 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 Disha Enclave Private Limited and the said Poddar Udyog Limited, Axiom Enclave Private Limited, Suhana Piazza 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 DOTH 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. 3403, 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.

Disha Enclave Pvt. Ltd.

Jwala Prasad Dubey
Director / Authorised Signatory

(Disha 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 Dubey
Director / Authorised Signatory

(Premium Promoters Private Limited)

[PURCHASERS]

Axiom Enclave Pvt. Ltd.

Chandan Mukherjee
Director / Authorised Signatory

(Axiom Enclave Private Limited)

Platinum Infracon Pvt. Ltd.

Jwala Prasad Dubey
Director / Authorised Signatory

(Platinum Infracon Private Limited)

Liberal Developers Pvt. Ltd.

Jwala Prasad Dubey
Director / Authorised Signatory

(Liberal Developers Private Limited)

Evernew Highrise Pvt. Ltd.

Chandan Mukherjee
Director / Authorised Signatory

(Evernew Highrise Private Limited)

Witnesses:

Signature *K. Mukherjee*

Name *Kirit Thakur*

Father's Name *Late Girdharid) Thakur*

Address *24/95, Rajchandra Ray St.*

Kolkata 700007

Drafted by

Debabrata Sen

Advocate, High Court Calcutta

Enrolment No. WB/1145/2007

Signature *Linus Gautam Gomes*

Name *LINUS GAUTAM GOMES*

Father's Name *KHOKON GOMES*

Address *57/A, 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
003157	02.05.2022	RBL Bank Limited, J. L. Nehru Road Branch, Kolkata	75,000/-	Poddar Udyog Limited
993722	02.05.2022	State Bank of India, Commercial Branch, N. S. Road, Kolkata	75,000/-	Axiom Enclave Private Limited
000003	02.05.2022	RBL Bank Limited, J. L. Nehru Road Branch, Kolkata	75,000/-	Suhana Plaza Private Limited
000007	02.05.2022	RBL Bank Limited, J. L. Nehru Road Branch, Kolkata	75,000/-	Platinum Infracon Private Limited
000004	02.05.2022	RBL Bank Limited, J. L. Nehru Road Branch, Kolkata	75,000/-	Presidency Niwas Private Limited
313733	02.05.2022	State Bank of India Dalhousie Square Branch, Kolkata	75,000/-	Liberal Developers Private Limited
276525	02.05.2022	State Bank of India, Commercial Branch, N. S. Road, Kolkata	75,000/-	Premium Promoters Private Limited
228128	02.05.2022	State Bank of India Dalhousie Square Branch, Kolkata	75,000/-	Evernew Highrise Private Limited

		Total:	6,00,000/- =====	

Disha Enclave Pvt. Ltd.

Jwala Prasad Dandekar
Director / Authorised Signatory

(Disha Enclave Private Limited)
[Vendor]

Witnesses:

Signature K. Thakur

Name Kinit Thakur.

Signature *Linus Gautam Gomes*

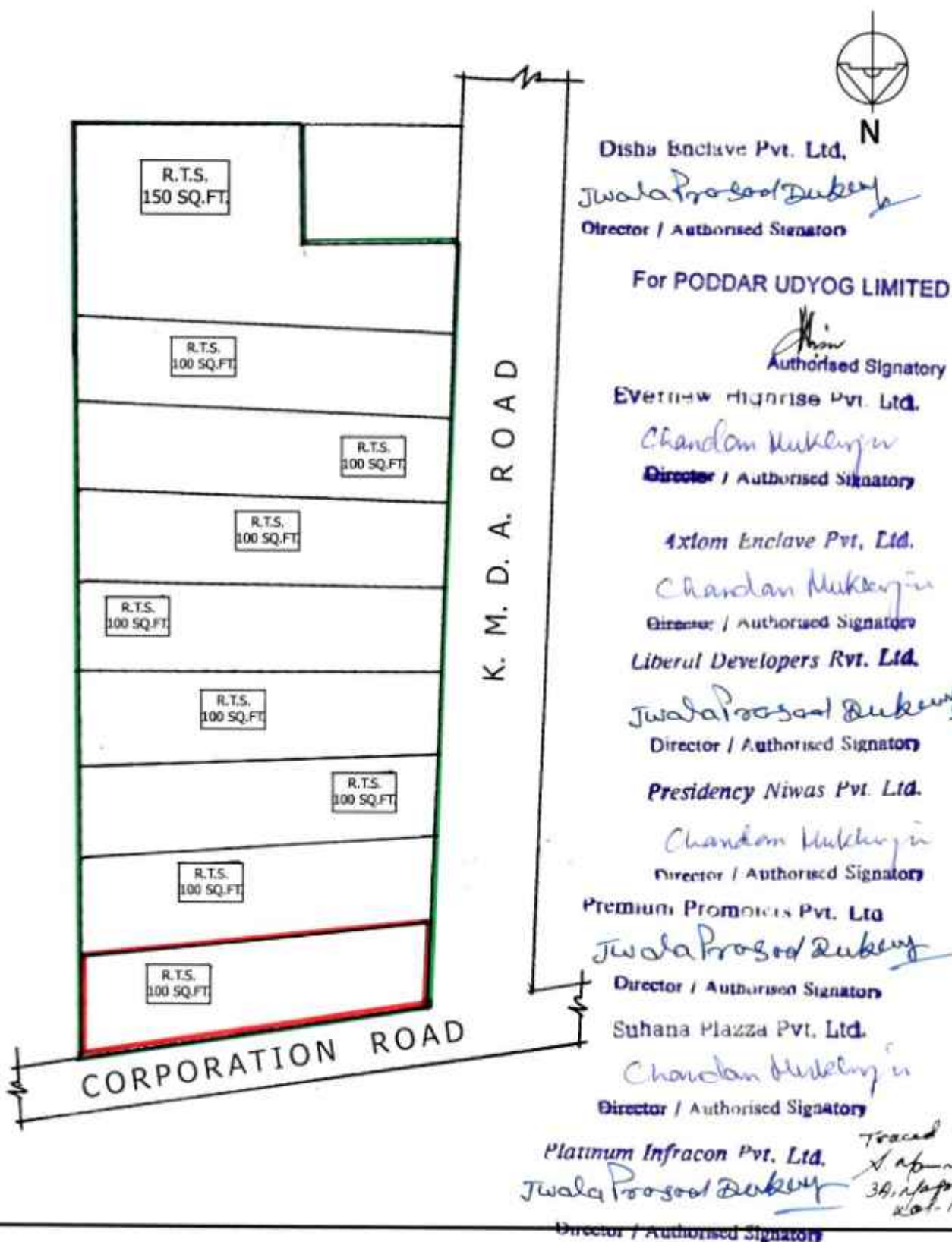
Name LINUS GAUTAM GOMES

SITE PLAN OF PLOT TOGETHER WITH R.T.S. FORMING PART OF DAG NO. 2752, COMPRISES IN L.R. KHATIAN NO. 3403, 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.





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

GRN Details

GRN:	192022230019631301	Payment Mode:	Online Payment
GRN Date:	04/05/2022 17:12:56	Bank/Gateway:	ICICI Bank
BRN :	79631670	BRN Date:	04/05/2022 17:15:38
Payment Status:	Successful	Payment Ref. No:	2001295598/1/2022
[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:	2001295598
Applicant's Name:	Mr Satya Charan Koley
Identification No:	2001295598/1/2022
Remarks:	Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001295598/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	25550
2	2001295598/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	6399
Total				31949

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

FORM FOR EXECUTION & FINGER PRINTS



Jwala Prasad Dubey

EXECUTION & SIGNATURE



Little



Ring



Middle



Fore



Thumb

(LEFT HAND)



Thumb



Fore



Middle



Ring



Little

(RIGHT HAND)



Jini

EXECUTION & SIGNATURE



Little



Ring



Middle



Fore



Thumb

(LEFT HAND)



Thumb



Fore



Middle



Ring



Little

(RIGHT HAND)



Chandan Mukherjee

EXECUTION & SIGNATURE



Little



Ring



Middle



Fore



Thumb

(LEFT HAND)



Thumb



Fore



Middle



Ring



Little

(RIGHT HAND)

(3)



Disha Enclave Pvt. Ltd,
Jwala Poovala Dubey
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 आयुक्त, प.सं.-111

COMMISSIONER OF INCOME-TAX, W.B.-11

For PODDAR UDYOG LIMITED

Authorised Signatory



Axiom Enclave Pvt. Ltd.
Chandan Mukherjee
Authorized Signatory



Suhana Plaza Pvt. Ltd.

Chandam Mukherjee
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

Jivula Prasad Subbarao

Director / Authorised Signatory



Presidency Niwas Pvt. Ltd.
Chandan Kulkarni
Director / Authorized Signatory

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

LIBERAL DEVELOPERS PRIVATE
LIMITED



17/01/2008

Permanent Account Number

AABCL5941R

000042300

Liberal Developers Pvt. Ltd.

Jwala Prakash Dabhi

Director / Authorized Signatory

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PREMIUM PROMOTERS PRIVATE
LIMITED



17/01/2008

Permanent Account Number

AAFCP0055N

12042008

Premium Promoters Pvt. Ltd

Jarala Pooja Dabney

Director / Authorized Signatory



Evernew Highrise Pvt. Ltd.
Chandan Mukherjee
~~Director~~ / Authorised Signatory

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

JWALA PRASAD DUBEY

JAI NARAYAN DUBEY

07/07/1956

Permanent Account Number

AGYPD2765M



Jwala Prasad Dubey



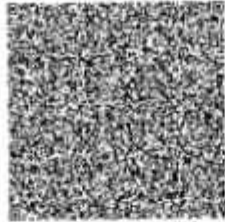
भारत सरकार
Government of India

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।

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- Carry Aadhaar in your smart phone – use mAadhaar App.

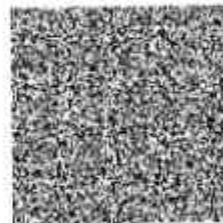


भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



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

Download Date: 01/03/2013



5157 5328 6969

VID : 9118 7793 0845 4328

1047 | help@uidai.gov.in | www.uidai.gov.in

Jwala Prasad Dubey

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

13-10-1957

हस्ताक्षर /SIGNATURE

Chandan Mukherjee

Shahin

आयकर आयुक्त, (कम्यू. अपा. 3), कोलकाता

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

इस कार्ड के खो / गिर जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें
संबंधित आयकर आयुक्त (पट्टाई एवं तकनीकी),
फै-7,
बीटिंगी स्क्वायर,
कोलकाता - 700 069.

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

Chandan Mukherjee

Chandan Mukherjee



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार
Unique Identification Authority of India
Government of India

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

Download Date: 16/04/2017
Generation Date: 03/02/2017

To

चन्दन मुखर्जी
Chandan Mukherjee
S/O: C R Mukherjee
60/45
Rakhal Das Auddy Road
Chetla
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.



आधार

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता:

आमल: सी आर मुखर्जी, 60/45,
राखल दस औदुय रोड, दुला
मेडिकल स्टोर, चेतला, अलिपोर,
कोलकाता,
वेस्ट बंगाल - 700027

Address:

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

9798 1911 2016



1047



help@uidai.gov.in

www

www.uidai.gov.in

Chandan Mukherjee

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 तिथि / Date of Birth
01/01/1958

हस्ताक्षर / Signature



MD MOHSIN



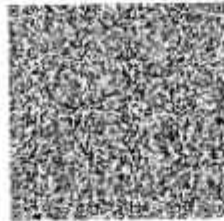
भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Enrolment No.: 0000/00386/04863

To
Md. Mohsin
S/O, Md Moslem
Tatkhandia
Bardhaman West Bengal - 713124
9332265833

Valid till 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

Issue Date: 09/11/2013

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 को अपने स्मार्ट फोन पर रखें, mAadhaar App के साथ।

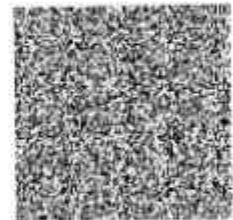
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- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
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भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



Address:
S/O, Md Moslem, Tatkhandia, Bardhaman,
West Bengal - 713124



4591 4456 1343

VID : 9135 1318 4307 8719

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Mohsin



भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Enrollment No. : 2730/02432/48177

To
Satya Charan Koley

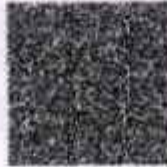
S/O Paritosh Koley,
Jagannathpur,
VTC: Nalikul, PO: Nalikul,
Sub District: Harpal, District: Hooghly,
State: West Bengal, PIN Code: 712407,
Mobile: 9007925496

12032013

04092388



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
Male

6719 1472 8250

मेरा आधार, मेरी पहचान

12032013

Satya Charan Koley

Major Information of the Deed

Deed No :	I-1903-05257/2022	Date of Registration	06/05/2022
Query No / Year	1903-2001295598/2022	Office where deed is registered	
Query Date	30/04/2022 12:52:44 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/-		
Stamp duty 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
Grand Total :				.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					
Total :		50 sq ft	5,000 /-	13,500 /-	

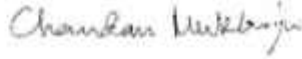
Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	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 , PAN No.:: aaxxxxxx6n,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	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 , PAN No.:: AAxxxxxx6G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
2	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 , PAN No.:: AAxxxxxx7B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
3	Suhana Plaza 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 , PAN No.:: AAxxxxxx9A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
4	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 , PAN No.:: AAxxxxxx7Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
5	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 , PAN No.:: AAxxxxxx5L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
6	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 , PAN No.:: AAxxxxxx1R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
7	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 , PAN No.:: AAxxxxxx5N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
8	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 , 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	Name	Photo	Finger Print	Signature
	Mr Jwala Prasad Dubey 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	 May 6 2022 1:15PM	 LTI 06/05/2022	 06/05/2022
	, Dhanapur (South), Gopigunj, Srm 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)			
2	Name	Photo	Finger Print	Signature
	Mr Md Mohsin Son of Mr Md Moslem Date of Execution - 06/05/2022, , Admitted by: Self, Date of Admission: 06/05/2022, Place of Admission of Execution: Office	 May 6 2022 1:13PM	 LTI 06/05/2022	 06/05/2022
	, 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)			
3	Name	Photo	Finger Print	Signature
	Mr Chandan Mukherjee (Presentant) 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	 May 6 2022 1:14PM	 LTI 06/05/2022	 06/05/2022
	, 60/45, Rakhal Das Auddy Road, 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.: AXxxxxxx8C, 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)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Satya Charan Koley 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 Jwala Prasad Dubey, Mr Md Mohsin , Mr Chandan Mukherjee

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Disha Enclave Private Limited	Poddar Udyog Ltd-0.0286459 Dec,Axiom 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

Sl.No	From	To. with area (Name-Area)
1	Disha Enclave Private Limited	Poddar Udyog Ltd-6.25000000 Sq Ft,Axiom 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 : 22 of Indian Stamp Act 1899.

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

Presented for registration at 12:22 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 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

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 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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 6,483/- (A(1) = Rs 6,385/- ,E = Rs 14/- ,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 5:15PM with Govt. Ref. No: 192022230019631301 on 04-05-2022, Amount Rs: 6,399/-, Bank ICICI Bank (ICIC0000006), Ref. No. 79631670 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/-, to online = Rs 25,550/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 396502, 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 5:15PM with Govt. Ref. No: 192022230019631301 on 04-05-2022, Amount Rs: 25,550/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 79631670 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
OF

24/1
OF

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1903-2022, Page from 319553 to 319581
being No 190305257 for the year 2022.



Sa

Digitally signed by Samar kumar
pramanick
Date: 2022.05.14 11:13:49 +05:30
Reason: Digital Signing of Deed.

(Samar Kumar Pramanick) 2022/05/14 11:13:49 AM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
West Bengal.

(This document is digitally signed.)