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Certified that the Document is admitted to Registration. The Signature Sheet and the original instrument are attached to this document on the past of the...

  
Additional Registrar  
Assurances-III, Kolkata

Additional Registrar of  
Assurances Kolkata  
  
- 6 MAY 2022

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

### BETWEEN

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

396501

18 FEB 2022



Fee .....  
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-72407  
Service.

**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. 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. **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. 9798 1911 2016**,



Additional Registrar of  
Assurances in Calcutta

- 6 MAY 2022

3. **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**,
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, Rakhil 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 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 **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 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 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 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 Suhana Plaza Private Limited (the Vendor herein) absolutely and forever free from all encumbrances whatsoever.

**AND WHEREAS** the said Suhana Plaza Private Limited (the Vendor herein) caused its name to be mutated in the records of the concerned BL & LRO under Khatian No. 3401 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 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 Suhana Plaza Private Limited and the said Poddar Udyog Limited, Axiom Enclave Private Limited, Disha Enclave 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 bufted 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. 3401, 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.

Suhana Plaza Pvt. Ltd.

Chandan Mukherjee  
Director / Authorised Signatory

(Suhana Plaza Private Limited)  
[VENDOR]

For Poddar Udyog Limited

Jwala Prasad Dubey  
Authorised Signatory

(Poddar Udyog Limited)

Disha Enclave Pvt. Ltd.

Jwala Prasad Dubey  
Director / Authorised Signatory

(Disha Enclave 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)

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)

[PURCHASERS]

Witnesses:

Signature K. Thakur

Name Kirit Thakur

Father's Name Late Giridhar D. Thakur

Address 24/25, Rupchand Ray St.

Kolkata, 70002

Drafted by

Debalrata 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
003165	02.05.2022	RBL Bank Limited, J. L. Nehru Road Branch, Kolkata	75,000/-	Poddar Udyog Limited
993723	02.05.2022	State Bank of India, Commercial Branch, N. S. Road, Kolkata	75,000/-	Axiom Enclave Private Limited
917121	02.05.2022	State Bank of India, Commercial Branch, N. S. Road, Kolkata	75,000/-	Disha Enclave Private Limited
000008	02.05.2022	RBL Bank Limited, J. L. Nehru Road Branch, Kolkata	75,000/-	Platinum Infracon Private Limited
000005	02.05.2022	RBL Bank Limited, J. L. Nehru Road Branch, Kolkata	75,000/-	Presidency Niwas Private Limited
313734	02.05.2022	State Bank of India Dalhousie Square Branch, Kolkata	75,000/-	Liberal Developers Private Limited
276526	02.05.2022	State Bank of India, Commercial Branch, N. S. Road, Kolkata	75,000/-	Premium Promoters Private Limited
228129	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> =====	

Suhana Plaza Pvt. Ltd.

*Chandan Mukherjee*  
Director / Authorized Signatory

(Suhana Plaza Private Limited)  
[Vendor]

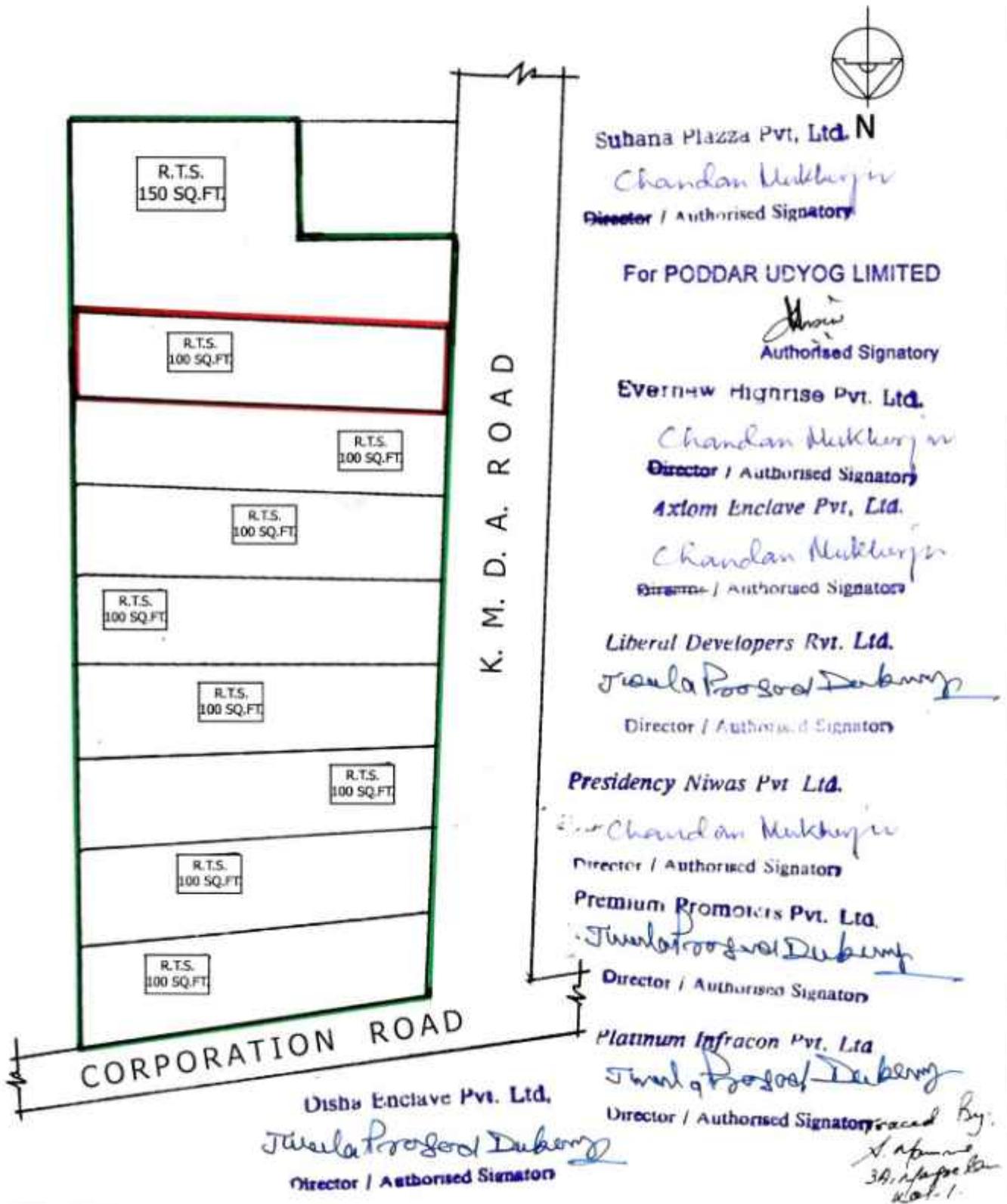
Witnesses:

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. 3401, 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: 192022230019565711 Payment Mode: Online Payment  
GRN Date: 04/05/2022 14:04:35 Bank/Gateway: ICICI Bank  
BRN : 79618984 BRN Date: 04/05/2022 14:08:12  
Payment Status: Successful Payment Ref. No: 2001295621/1/2022  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: Suhana Plaza Private Limited  
Address: 31 BBD Bagh Kolkata-700001  
Mobile: 9830428669  
EMail: chandan@poddar.co.in  
Depositor Status: Seller/Executants  
Query No: 2001295621  
Applicant's Name: Mr Satya Charan Koley  
Identification No: 2001295621/1/2022  
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001295621/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	25550
2	2001295621/1/2022	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 Hukhery</i>	 Little	 Ring	 Middle	 Fore	 Thumb
		<b>(LEFT HAND)</b>				
	EXECUTION & SIGNATURE _____	 Thumb	 Fore	 Middle	 Ring	 Little
<b>(RIGHT HAND)</b>						

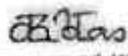
	EXECUTION & SIGNATURE <i>Anir</i>	 Little	 Ring	 Middle	 Fore	 Thumb
		<b>(LEFT HAND)</b>				
	EXECUTION & SIGNATURE _____	 Thumb	 Fore	 Middle	 Ring	 Little
<b>(RIGHT HAND)</b>						

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

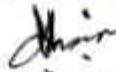
4



Suhana Plaza Pvt. Ltd.  
Chandan Mukerji  
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	
	
	असुरत अयुक्त, 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

AXIOM ENCLAVE PRIVATE LIMITED



19/09/2007

Permanent Account Number

AAHCA6267B

60293009

*Axiom Enclave Pvt, Ltd*  
*Chandan Mukherjee*  
*Owner / authorised Signatory*

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

DISHA ENCLAVE PRIVATE LIMITED

19/09/2007

Permanent Account Number

AADCD1146N

09045509

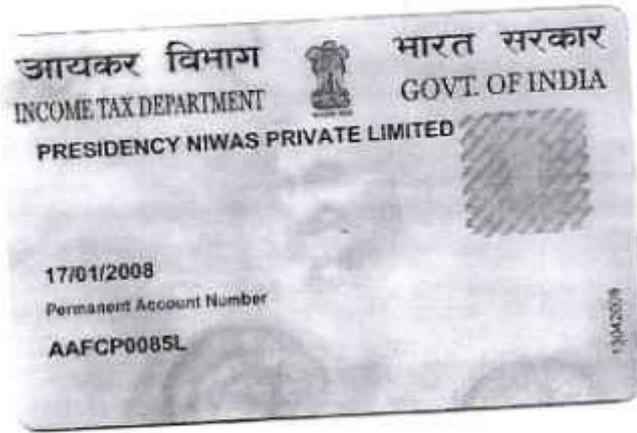
Disha Enclave Pvt. Ltd.

Jwala Prasad Sukanya

Director / Authorized Signatory

आयकर विभाग INCOME TAX DEPARTMENT		भारत सरकार GOVT. OF INDIA
PLATINUM INFRACON PRIVATE LIMITED		
17/01/2008 Permanent Account Number		10043009
AAFCP0057Q		

*Platinum Infracon Pvt. Ltd*  
*Jyoti Prasad Dubey*  
Director / Authorised Signatory



*Presidency Niwas Pvt Ltd.*

*Chandan Mukherjee*  
Director / Authorized Signatory



*Liberal Developers Pvt. Ltd.*

*Jwala Prasad Dubey*

Director / Authorized Signatory

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

PREMIUM PROMOTERS PRIVATE  
LIMITED



17/01/2008

Permanent Account Number

AAFCP0055N

69042359

Premium Promoters Pvt. Ltd.

*Jwala Prasad Dabhi*

Director / Authorized Signatory

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

EVERNEW HIGHRISE PRIVATE LIMITED

21/01/2008

Permanent Account Number

AACCE1519P

00043005

EVERNEW HIGHRISE PVT LTD

Chandam 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*

*Jwala Prasad Dubey*



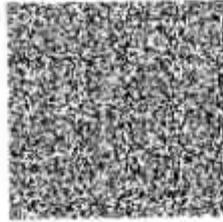
भारत सरकार  
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

Enrolment No.: 0620/00199/00553

To  
Jwala Prasad Dubey  
Dhanapur(south),  
gopiganj,  
srn bhadohi  
Bakunth 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

**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।

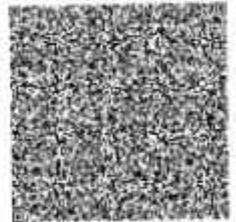
- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.



भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India



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



**5157 5328 6969**

VID : 9118 7793 0845 4328

1947 | 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

**13-10-1967**

हस्ताक्षर / SIGNATURE

*Chandan Mukherjee*

*Shahin*

आयकर अधिकारी, (सिस्टम & टेक.) विभाग,

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

इस कार्ड के खो / मिल जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें।  
संबंधित आवककर आयुक्त (पट्टाधि एवं तकनीकी),  
फी-7,  
वीरगंजी स्क्वायर,  
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*



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार  
Unique Identification Authority of India  
Government of India

सामांजन 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  
Chetta  
Dutta Medical Store  
Alipore  
Kolkata Alipore  
West Bengal - 700027  
9830428669

Signature valid



आपका आधार क्रमांक / Your Aadhaar No. :

9798 1911 2016

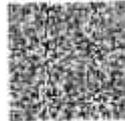
मेरा आधार, मेरी पहचान



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 अधिष्ठापन 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 अधिष्ठापन 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:  
आसपास: सी आर मुखर्जी, 60/45,  
राखल दस अडुड रोड, दुत्ता  
मेडिकल स्टोर, चेट्टा, अलिपॉरे,  
कोलकाता,  
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



1047



help@uidai.gov.in



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 का तिथि / Date of Birth  
01/01/1958

हस्ताक्षर / Signature



*MD MOHSIN*



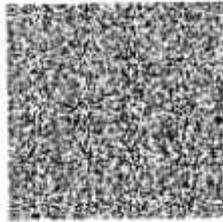
भारत सरकार  
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

Enrolment No.: 0000/00386/04863

To  
Md.Mohsin  
S/O,Md Moslem  
Tatkhandia  
Barddhaman 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 में मोबाइल नंबर और ईमेल ID अपडेट रखें।
- आधार को अपने स्मार्ट फोन पर रखें, mAadhaar App के साथ।

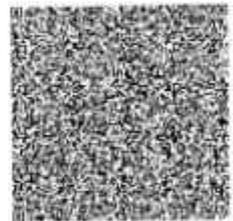
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Unique Identification Authority of India



Address:  
S/O,Md Moslem, Tatkhandia, Barddhaman,  
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

12/03/2013

To  
Setya Charan Koley

S/O Paritosh Koley,  
Jagannathpur,  
VTC, Nalkul, PO: Nalkul,  
Sub District: Haripal, District: Hooghly,  
State: West Bengal, Pin Code: 712407,  
Mobile: 9007995496

04092389



KF040923896F1



आपका आधार क्रमांक / Your Aadhaar No. :

**6719 1472 8250**

मेरा आधार, मेरी पहचान



भारत सरकार  
Government of India



Setya Charan Koley  
DOB: 26/11/1981  
Male

6719 1472 8250

मेरा आधार, मेरी पहचान

12/03/2013

*Setya Charan Koley*

## Major Information of the Deed

Deed No :	I-1903-05258/2022	Date of Registration	06/05/2022
Query No / Year	1903-2001295621/2022	Office where deed is registered	
Query Date	30/04/2022 12:58:38 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>		<b>50 sq ft</b>	<b>5,000 /-</b>	<b>13,500 /-</b>	

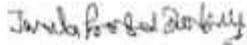
**Seller Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Suhana Plaza 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.:: AAxxxxxx9A,Aadhaar No Not Provided by UIDAI, Status :Organization Executed by: Representative, Executed by: Representative

**Buyer Details :**

SI 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>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
3	<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
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.:: AAxxxxxx7Q,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><b>Photo</b></p>  <p>May 6 2022 1:14PM</p>	<p><b>Finger Print</b></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.:: Alxxxxxx8C, Aadhaar No: 97xxxxxxx2016 Status Representative, Representative of : Suhana Plaza Private Limited (as Authorised Signatory), Axiom Enclave 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><b>Photo</b></p>  <p>May 6 2022 1:14PM</p>	<p><b>Finger Print</b></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:- 700001, 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><b>Photo</b></p>  <p>May 6 2022 1:15PM</p>	<p><b>Finger Print</b></p>  <p>LTI 06/05/2022</p>	<p><b>Signature</b></p>  <p>06/05/2022</p>
<p>, 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)</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			<i>Satya Charan Koley.</i>
	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**

Sl.No	From	To. with area (Name-Area)
1	Suhana Plaza Private Limited	Poddar Udyog Ltd-0.0286459 Dec,Axiom Enclave Private Limited-0.0286459 Dec,Disha Enclave 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	Suhana Plaza Private Limited	Poddar Udyog Ltd-6.25000000 Sq Ft,Axiom Enclave Private Limited-6.25000000 Sq Ft,Disha Enclave 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 7 of Indian Stamp Act 1899.

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

Presented for registration at 12:25 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, 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; 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, 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

Identified 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

Identified 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

Identified 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 2:08PM with Govt. Ref. No: 192022230019565711 on 04-05-2022, Amount Rs: 6,399/-, Bank ICICI Bank ( ICIC0000006), Ref. No. 79618984 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 396501, 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 West Bengal Online on 04/05/2022 2:08PM with Govt. Ref. No: 192022230019565711 on 04-05-2022, Amount Rs: 25,550/- Bank: ICICI Bank ( ICIC0000006), Ref. No. 79618984 on 04-05-2022, Head of Account 0030-02-103-003-02

*Samar Kumar Pramanick*

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1903-2022, Page from 319582 to 319610  
being No 190305258 for the year 2022.



*Sa*

Digitally signed by Samar kumar  
pramanick  
Date: 2022.05.14 11:15:00 +05:30  
Reason: Digital Signing of Deed.

(Samar Kumar Pramanick) 2022/05/14 11:15:00 AM  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - III KOLKATA  
West Bengal.

(This document is digitally signed.)