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


 Additional Registrar
 Registrar's Office - LR, Kolkata

Additional Registrar of
 Assurances Kolkata
 - 6 MAY 2022

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

BETWEEN

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

396496

18 FEB 2022



No. _____
Name _____
Address _____
Vendor _____

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



Additional Registrar of
Assurances Kolkata
- 6 MAY 2022

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

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. 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 ~~at~~ Kollegal
- 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. **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**,
5. **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**,

6. **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**,

7. **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** and

8. **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**,

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

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

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

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

AND WHEREAS the said Evernew Highrise Private Limited (the Vendor herein) caused its name to be mutated in the records of the concerned BL & LRO under Khatian No. 3408 in respect of the said 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 Evernew Highrise Private Limited and the said Poddar Udyog Limited, Axiom Enclave Private Limited, Disha Enclave Private Limited, Suhana Plaza Private Limited, Platinum Infracon Private Limited, Presidency Niwas Private Limited, Liberal Developers Private Limited, Premium Promoters Private Limited (the Vendor and the Purchasers herein) are desirous of amalgamating their respective plots into a single premises for the purpose of commercial exploitation thereof by way of construction of multistoried building/s at the Said Property and therefore the Vendor and the Purchasers have agreed to convey undivided shares of their respective plots amongst themselves by executing and registering several deeds of transfer/conveyance on the even date and it has been decided that each of the parties would transfer such undivided shares to the others so as to each of the parties could own undivided share in the said Property enabling them to jointly develop the said several plots as a single premises.

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

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

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

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

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

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

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

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

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

FIRST SCHEDULE

(Said Property)

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

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

On the East : by Dag No. 2753;
 On the West : by KMDA Road.

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

SECOND SCHEDULE

Part – I (Said Plot)

All That piece and parcel of demarcated land measuring an area of 6 (six) Cottah, more or less, appertaining to and forming part of Dag No. 2752 and comprised in L. R. Khatian No. 3408, 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.

Evernew Highrise Pvt. Ltd.

Chandan Mukherjee
Director / Authorized Signatory

(Evernew Highrise Private Limited)
[VENDOR]

For PODDAR UDYOG LIMITED

[Signature]
Authorized Signatory

(Poddar Udyog Limited)
Disha Enclave Pvt. Ltd.
Jwala Prosoal Dubey
Director / Authorized Signatory

(Disha Enclave Private Limited)
Platinum Infracon Pvt. Ltd.
Jwala Prosoal Dubey
Director / Authorized Signatory

(Platinum Infracon Private Limited)
Liberal Developers Pvt. Ltd.
Jwala Prosoal Dubey
Director / Authorized Signatory

(Liberal Developers Private Limited)

Axiom Enclave Pvt. Ltd.

Chandan Mukherjee
Director / Authorized Signatory

(Axiom Enclave Private Limited)
Suhana Plaza Pvt. Ltd.

Chandan Mukherjee
Director / Authorized Signatory

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

Chandan Mukherjee
Director / Authorized Signatory

(Presidency Niwas Private Limited)
Premium Promoters Pvt. Ltd.

[Signature]
Director / Authorized Signatory

(Premium Promoters Private Limited)

[PURCHASERS]

Witnesses:

Signature K. Thakkar.

Name Kirit Thakkar.

Father's Name Late. Giridhar D. Thakkar

Address 24/25, Rupchand Ray Street
Kolkata - 70007

Drafted by

Debabrata Kundu

Advocate, High Court Calcutta
Enrolment No. WB/1145/2007

Signature [Signature]

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
003163	02.05.2022	RBL Bank Limited, J. L. Nehru Road Branch, Kolkata	75,000/-	Poddar Udyog Limited
993728	02.05.2022	State Bank of India, Commercial Branch, N. S. Road, Kolkata	75,000/-	Axiom Enclave Private Limited
917126	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/-	Suhana Plaza Private Limited
000012	02.05.2022	RBL Bank Limited, J. L. Nehru Road Branch, Kolkata	75,000/-	Platinum Infracon Private Limited
000010	02.05.2022	RBL Bank Limited, J. L. Nehru Road Branch, Kolkata	75,000/-	Presidency Niwas Private Limited
313738	02.05.2022	State Bank of India Dalhousie Square Branch, Kolkata	75,000/-	Liberal Developers Private Limited
276530	02.05.2022	State Bank of India, Commercial Branch, N. S. Road, Kolkata	75,000/-	Premium Promoters Private Limited

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

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

(Evernew Highrise Private Limited)
[Vendor]

Witnesses:

Signature K. Thakur

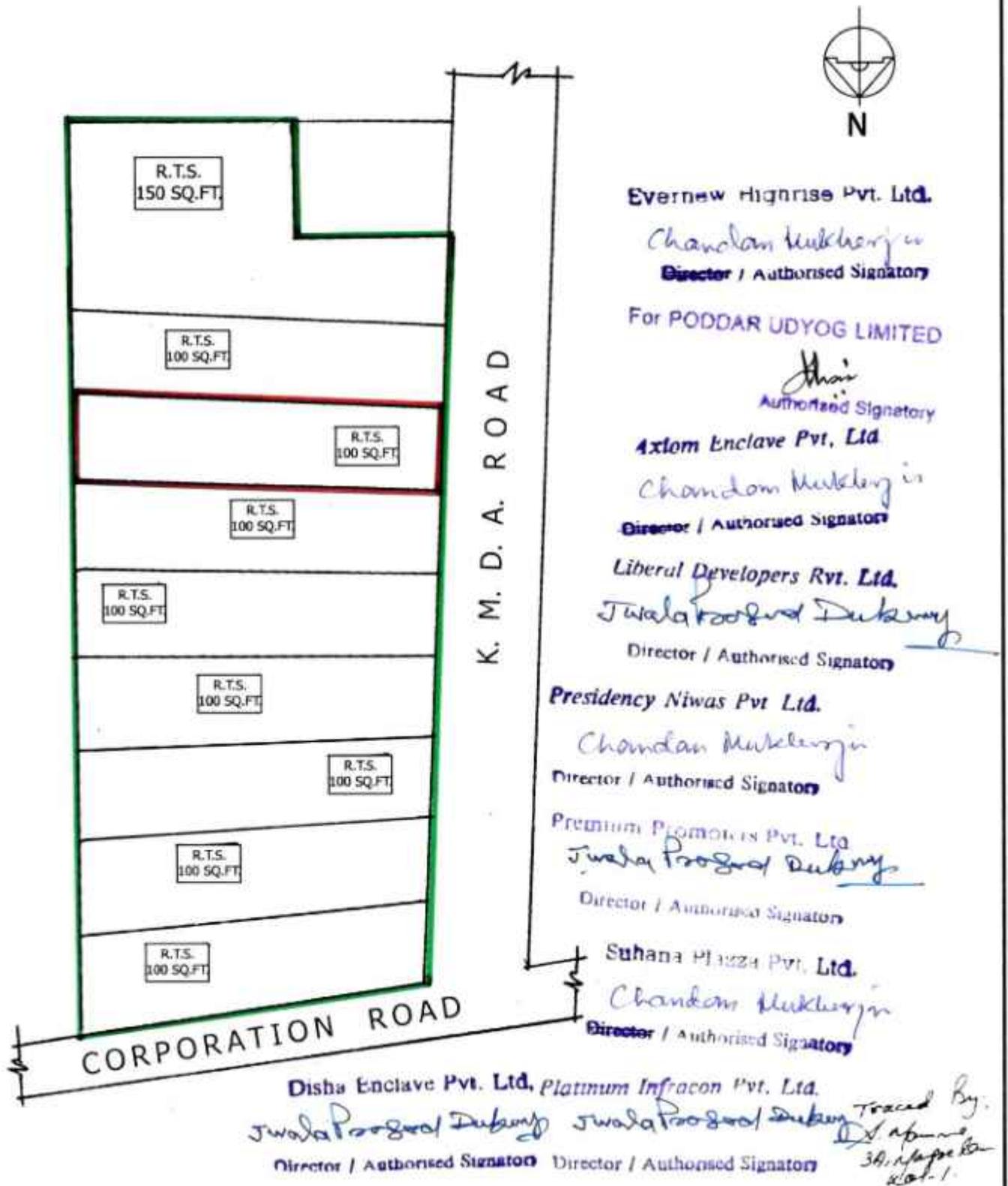
Name KIRIT THAKUR

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. 3408, 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: 192022230019646231 **Payment Mode:** Online Payment
GRN Date: 04/05/2022 17:42:24 **Bank/Gateway:** ICICI Bank
BRN : 79633851 **BRN Date:** 04/05/2022 17:44:49
Payment Status: Successful **Payment Ref. No:** 2001306449/1/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: Poddar Udyog Limited
Address: 31 BBD Bagh Kolkata-700001
Mobile: 9830428669
EEmail: chandan@poddar.co.in
Depositor Status: Buyer/Claimants
Query No: 2001306449
Applicant's Name: Mr Satya Charan Koley
Identification No: 2001306449/1/2022
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001306449/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	25550
2	2001306449/1/2022	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

	EXECUTION & SIGNATURE	 Little	 Ring	 Middle	 Fore	 Thumb
		(LEFT HAND)				
Chandan Mukherjee	EXECUTION & SIGNATURE	 Thumb	 Fore	 Middle	 Ring	 Little
		(RIGHT HAND)				

	EXECUTION & SIGNATURE	 Little	 Ring	 Middle	 Fore	 Thumb
		(LEFT HAND)				
Him	EXECUTION & SIGNATURE	 Thumb	 Fore	 Middle	 Ring	 Little
		(RIGHT HAND)				

	EXECUTION & SIGNATURE	 Little	 Ring	 Middle	 Fore	 Thumb
		(LEFT HAND)				
Jwala Prasad Dubey	EXECUTION & SIGNATURE	 Thumb	 Fore	 Middle	 Ring	 Little
		(RIGHT HAND)				

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

EVERNEW HIGHRISE PRIVATE LIMITED



21/01/2008

Permanent Account Number

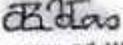
AACCE1519P

08/01/2008

Evernew Highrise Pvt Ltd.

Chandam Kulkarni

~~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 अंगण, प.स. 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

1004L009

Axiom Enclave Pvt, Ltd
Chandan Mukherjee
~~Director~~ / Authorized Signatory

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

DISHA ENCLAVE PRIVATE LIMITED

19/09/2007

Permanent Account Number

AADCD1146N

00041008

Disha Enclave Pvt. Ltd.

Jyoti Prasad Dinkar

Director / Authorised Signatory



Suhana Plaza Pvt. Ltd.
Chandran Mehta ji
~~Signature~~ / Authorised Signatory

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PLATINUM INFRACON PRIVATE LIMITED



17/01/2008

Permanent Account Number

AAFCP0057Q

15042309

Platinum Infracon Pvt. Ltd
Jwala Prasad Dubey
Director / Authorized Signatory



Presidency Niwas Pvt Ltd.
Chandan Mukherji
Director / Authorized Signatory

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

LIBERAL DEVELOPERS PRIVATE
LIMITED



17/01/2008

Permanent Account Number

AABCL5941R

59045-009

Liberal Developers Pvt. Ltd.

Jankar Prakash Dubey

Director / Authorized Signatory



Premium Promoters Pvt. Ltd

Jyoti Prakash Dubey

Director / Authorized 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
AGYPD2765M

Jwala Prasad Dubey



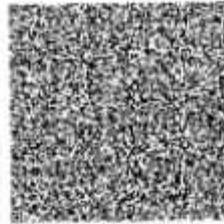
भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Enrolment No.: 0620/00199/00553

To
Jwala Prasad Dubey
dhanapur(south)
gopiganj
srn bhadohi
Balkunth 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: 13/10/2013

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

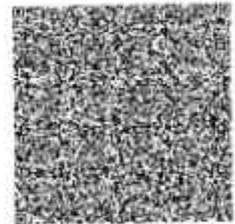


भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



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

Download Date: 01/10/2013



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, टेक्निकल), 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 (संदुक्त आयकर अधिनियम (संशोधन एवं तकनीकी), 1987).

सी-7,
चौरंगी 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),

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

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

Download Date: 18/06/2017
Generation Date: 03/07/2017

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
18/06/2017 12:28:28



आपका आधार क्रमांक / Your Aadhaar No. :

9798 1911 2016

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



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



9798 1911 2016

मेरा आधार, मेरी पहचान



Government of India

सूचना

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

INFORMATION

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

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



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता:
आत्मज: सी आर मुखर्जी, 60/45,
राखल दस औदुयप् रौड, दुता
मेडिकल स्टोर, चेटला, 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



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 तिथि / Date of Birth
01/01/1958

हस्ताक्षर / Signature



Handwritten signature



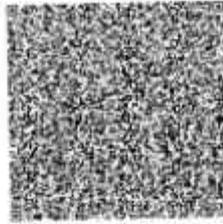
भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Enrolment No.: 0000/00386/04863

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

Validity unknown



आपका आधार क्रमांक / Your Aadhaar No. :

4591 4456 1343

VID : 9135 1318 4307 8719

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



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

4591 4456 1343

VID : 9135 1318 4307 8719

मेरा आधार, मेरी पहचान



Government of India



सूचना

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

INFORMATION

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- 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।

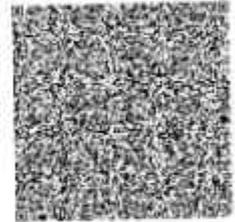
- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



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



4591 4456 1343

VID : 9135 1318 4307 8719

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

Mohsin



भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Enrollment No. : 2730/02432/48177

To
Satya Charan Koley

1203/2013

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

04092389



KF040923895F1



आपका आधार क्रमांक / Your Aadhaar No. :

6719 1472 8250

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



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

6719 1472 8250

मेरा आधार, मेरी पहचान

1203/2013

Satya Charan Koley.

Major Information of the Deed

Deed No :	I-1903-05263/2022	Date of Registration	06/05/2022
Query No / Year	1903-2001306449/2022	Office where deed is registered	
Query Date	02/05/2022 5:15:18 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
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 /-	

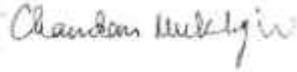
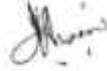
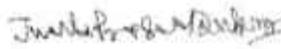
Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	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, Executed by: Representative

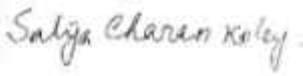
Buyer Details :

SI 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	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
4	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
5	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
6	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
7	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
8	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

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<p>Name</p> <p>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</p>	<p>Photo</p>  <p>May 6 2022 1:28PM</p>	<p>Finger Print</p>  <p>LTI 06/05/2022</p>	<p>Signature</p>  <p>06/05/2022</p>
<p>, 60/45, Rakhai 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.:: Alxxxxx8C, Aadhaar No: 97xxxxxxx2016 Status : Representative, Representative of : Evernew Highrise Private Limited (as Authorised Signatory), Axiom Enclave Private Limited (as Authorised Signatory), Suhana Plaza Private Limited (as Authorised Signatory), Presidency Niwas Private Limited (as Director)</p>				
2	<p>Name</p> <p>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</p>	<p>Photo</p>  <p>May 6 2022 1:28PM</p>	<p>Finger Print</p>  <p>LTI 06/05/2022</p>	<p>Signature</p>  <p>06/05/2022</p>
<p>, Tantkhanda, City:- Burdwan, P.O:- Barsul, P.S:-Bardhaman District:-Purba Bardhaman, West Bengal, India, PIN:- 713124, Sex: Male, By Caste: Muslim, Occupation: Service, Citizen of: India, , PAN No.:: BCxxxxxx1N, Aadhaar No: 45xxxxxxx1343 Status Representative, Representative of : Poddar Udyog Ltd (as Authorised Signatory)</p>				
3	<p>Name</p> <p>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</p>	<p>Photo</p>  <p>May 6 2022 1:30PM</p>	<p>Finger Print</p>  <p>LTI 06/05/2022</p>	<p>Signature</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.:: AGxxxxx5M, Aadhaar No: 51xxxxxxx6969 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
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 Chandan Mukherjee, Mr Md Mohsin , Mr Jwala Prasad Dubey

Transfer of property for L1

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

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Evernew Highrise 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,Suhana Plaza 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

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 of Indian Stamp Act 1899.

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

Presented for registration at 12:38 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, 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; 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 Plazza 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/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 84/-, by online = Rs 6,399/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of West Bengal Online on 04/05/2022 5:44PM with Govt. Ref. No: 192022230019646231 on 04-05-2022, Amount Rs: 6,399/-, Bank ICICI Bank (ICIC0000006), Ref. No. 79633851 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/- and online = Rs 25,550/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 396496, 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 5:44PM with Govt. Ref. No: 192022230019646231 on 04-05-2022, Amount Rs: 25,550/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 79633851 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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1903-2022, Page from 319727 to 319755
being No 190305263 for the year 2022.



Samar

Digitally signed by Samar kumar
pramanick
Date: 2022.05.14 11:22:32 +05:30
Reason: Digital Signing of Deed.

(Samar Kumar Pramanick) 2022/05/14 11:22:32 AM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
West Bengal.

(This document is digitally signed.)