0326/22

I-3179/22

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL

AL 140227

25/03/2022

Q-200089583 8/2022

4.05 PM.

District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration Act, 1908
Alipore, South 24 Parganas

28 MAR 2022

25/3/22

28/3/22

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made on this 25th day of March, Two Thousand Twenty Two

V-E
901
1-5 PM
5/3/22

Dummodar Prasad Tulyani

2/28

VEDANTA NIKETAN PVT LTD.

Dummodar Prasad Tulyani

Director

Lambodar Estates Pvt. Ltd.

Dummodar Prasad Tulyani

Director

Damodar Properties Pvt. Ltd.

Dummodar Prasad Tulyani

Director

2/29

For JK FILES & ENGINEERING LIMITED

Authorised Signatory

2/30

For JK FILES & ENGINEERING LIMITED

Bavin Vasantrao Motive

Authorised Signatory

Prajata Kishan Chakraborty
Advocate
S/o Late Pradip Chakraborty
High Court Calcutta

172060

FOX & MANDAL LLP
ADVOCATES

NAME
ADD
Re

- 9 FEB 2022

SUBHANJAN MUKHERJEE
License Stamp Vendor
C. C. Court
2 & 3, K. S. Roy Road, Kol-1

- 9 FEB 2022

- 9 FEB 2022

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25 MAR 2022

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BETWEEN

JK FILES & ENGINEERING LIMITED (Formerly JK FILES (INDIA) LIMITED, [(CIN: U27104MH1997PLC105955 (PAN –AAACH9523J)], a company within the meaning of Companies Act, 2013, having its registered office at New Hind House, Narottam Morarjee Marg, Ballard Estate, Mumbai – 400 001 represented jointly by its Authorized Signatories, (1) Mr. Lalasaheb Baburao Tambe (PAN ACGPT2567H /AADHAR: 816723176562) son of Baburao Ravji Tambe, by religion Hindu, by occupation Service, residing at S No. 210/2, Flat No. 301, Building No. B -3, Rhythm CHS, Kalewadi Phata, Pimpari Chinchwad Wakad, Pune City, Maharashtra – 411057 and (2) Mr. Pravin Vasantrao Mohire (PAN AFNPM0271R/AADHAR: 707461165553) son of Vasantrao Ambaji Mohire, by religion Hindu, by occupation Service, residing at A/204, Riviera, Kalyan Shil Road, Lodha World School, Casa Bella Township, Palava City, Dombivili East, Kalyan, Thane, Maharashtra – 421204 both duly authorized to execute this Deed by virtue of Board Resolution dated 27th July, 2018 hereinafter referred to as "the **VENDOR**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors and/or assigns) of the **ONE PART**

AND

(1) EKDANTA NIKETAN PRIVATE LIMITED [CIN: U45400WB2009PTC134620 (PAN –AACCE1752A)], a Company within the meaning of Companies Act, 2013 and having its registered office at 70/1, Tiljala Road, Kolkata-700046, represented by its Director, Damodar Prasad Tulsyan (PAN ABUPT5667M /AADHAR: 757911741702) son of Late B.N. Tulsyan , by religion Hindu, by occupation service, citizen of India,

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residing at Flat No. 6E, 34, Ballygunge Circular Road, Kolkata – 700 019 duly authorized to execute this Deed by virtue of Board Resolution dated 18th October, 2021 **(2) LAMBODAR ESTATES PRIVATE LIMITED, [CIN: U45400WB2009PTC134622 (PAN – AABCL6150G)]** a Company within the meaning of Companies Act, 2013, having its registered office at 70/1, Tiljala Road, Kolkata – 700 046 represented by its Director, Damodar Prasad Tulsyan (PAN ABUPT5667M /AADHAR: 757911741702) son of Late B.N. Tulsyan , by religion Hindu, by occupation service, citizen of India, residing at Flat No. 6E, 34, Ballygunge Circular Road, Kolkata – 700 019 duly authorized to execute this Deed by virtue of Board Resolution dated 18th October, 2021 **(3) DAMODAR PROPERTIES PRIVATE LIMITED, [CIN: U45400WB2009PTC134625 (PAN – AADCD1523D)** a Company within the meaning of Companies Act, 2013, having its registered office at 70/1, Tiljala Road, Kolkata – 700 046, represented by its Director, Damodar Prasad Tulsyan (PAN ABUPT5667M /AADHAR: 757911741702) son of Late B.N. Tulsyan , by religion Hindu, by occupation service, citizen of India, residing at Flat No. 6E, 34, Ballygunge Circular Road, Kolkata – 700 019 duly authorized to execute this Deed by virtue of Board Resolution dated 18th October, 2021 hereinafter collectively referred to as "the **PURCHASERS**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their successors and assigns) of the **OTHER PART:**

WHEREAS:

A. By a Deed of Conveyance dated 6th day of September, 1947 made between Mangalmoyee Ghosh therein referred to as the Vendor of the First Part and Paresh Chandra Ghosh therein referred to as the Second Party of the Second

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Part and Choonilal Ghosh and Benode Krishna Ghosh therein collectively referred to as the Confirming Party of the Third Part and the Hindusthan Gas Company Limited therein referred to as the Purchaser of the Fourth Part and registered with the Sub Registrar of Assurance Alipore in Book No.1, Volume No.92, Pages 121 to 151 being No.3071 for the year 1947 the said Mongolmoyee Ghosh for the consideration therein mentioned sold, granted, transferred, conveyed, assigned and assured unto and in favour of the said Hindusthan Gas Company Limited, free from all encumbrances and charges **ALL THAT** pieces and parcels of land measuring about 5 Bighas 13 Cottahs and 19 Sq.ft. be the same a little more or less situate lying at and being Premises No.22, New Tangra Road, Calcutta more fully and particularly described in the Schedule thereunder written.

B. The said Hindusthan Gas & Industries Limited from time to time constructed various tin sheds, outhouses, servant quarters and other structures thereon.

C. By a fresh Certificate of Incorporation consequent on change of name issued by the Additional Registrar of Companies, West Bengal the name of Hindusthan Gas Company Limited was changed to Hindusthan Gas & Industries Limited with effect from 15th November, 1961 and by another fresh certificate of incorporation consequent to change of name issued by the Additional Registrar of Companies, West Bengal the name of Hindusthan Gas & Industries Limited was further changed to HGI Industries Limited with effect from 24th July, 1998.

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D. By an Indenture of Conveyance cum Assignment dated 13th February, 2002 made between HGI Industries Limited, therein referred to as the Vendor and Hindusthan Files Limited (now known as J.K. Files & Engineering Limited.) therein referred to as the Purchaser and registered with the Additional Registrar of Assurances I, Calcutta in Book I, Vol No. 1 in Pages 1 -23 being Deed No. 4518 for the year 2002 the said HGI Industries Limited for the consideration mentioned therein sold, granted, transferred, conveyed, assigned and assured unto and in favour of the Vendor herein free from all encumbrances and charges ALL THAT piece and parcel of land measuring about 5 Bighas 13 Cottahs and 19 Sq.ft. be the same a little more or less together with buildings, sheds, labour quarters, and other structures standing thereon situate lying at and being Premises No.22, New Tangra Road, Calcutta (hereinafter referred to as the "Said Property") more fully and particularly described in the Schedule thereunder written and also in the Schedule hereunder written.

E. By a fresh Certificate of Incorporation consequent on change of name issued by the Deputy Registrar of Companies, Maharashtra, Mumbai the name of Hindusthan Files Limited was changed to J.K. Files (India) Limited with effect from 5th October, 2009.

F. By a fresh Certificate of Incorporation pursuant to change of name issued by the Registrar of Companies, Mumbai the name of J.K. Files (India) Limited was changed to JK Files & Engineering Limited (the Vendor herein) with effect from 10th November, 2021.

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G. In the premises aforesaid the Vendor herein became the absolute owner of the Said Property.

H. The Vendor herein has granted a tenancy in favour of Tulsyan Marbles in respect of the Said Property on and from May,2021 on a monthly tenancy basis.

I. The Vendor with the intention of selling the Said Property to the Purchasers has represented assured and warranted to the Purchasers as follows:

1) That notwithstanding any act deed matter or thing by the Vendor done committed executed or knowingly permitted or suffered to the contrary the Vendor has been and is now lawfully rightfully and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the Said Property so to be without any manner of encumbrances charges conditions uses trusts or any other thing whatsoever to alter defeat encumber or make void these presents save and except the tenancy created in favour of Tulsyan Marbles;

2) That notwithstanding any act deed or thing whatsoever done as aforesaid the Vendor has now in themselves good right full power and absolute authority and indefeasible title to grant sell convey transfer assign and assure all and singular the properties benefits advantages and rights in the Said Property so to be unto and to the Purchasers in the manner aforesaid according to the true intent and meaning of these presents;

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3) That there are no orders or impediments or constraints under any proceeding whatsoever or otherwise in the Vendor conveying its right title and interests in the Said Property;

4) That the Vendor has not done any act deed or thing which might affect its right to transfer, alienate, sale or otherwise dispose of the Said Property and that it has not entered into any similar arrangement, agreement, written or oral, with any person other than the Purchasers herein concerning the Said Property.

5) That save and except the aforesaid tenancy the Said Property is free from all liabilities and if any encumbrances are found in respect of the Said Property, the same shall be cleared by the Vendor at its own costs prior to or simultaneously upon the completion of the sale;

6) That there are no suits or proceedings filed by or pending against the Vendor or any of them in any court of law or tribunal concerning the Said Property or any part thereof or any share therein;

7) That the Said Property or any part thereof is not affected by the provisions of the West Bengal Thika Tenancy (Acquisition & Regulation) Act, 2001 or the erstwhile Kolkata Thika and other Tenancies and Lands (Acquisition & Regulation) Act, 1981;

8) That the factory which was operational at the Said Property has been closed down and consequent to such closing down the Chief Inspector of Factories, Directorate of Factories, Government of West Bengal by its letter dated 30th May, 2018 has confirmed that the name of the factory

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has also been removed from its Register with effect from 1st January, 2018.

9) That there never was nor is any excess vacant land in the Said Property or in the hands of the Vendor and/or their predecessors-in-title within the meaning of the Urban Land (Ceiling and Regulation) Act, 1976 nor there are any impediment under the provisions of the said Act of 1976 in the Vendor selling, conveying, and transferring their rights, title and interest in the Said Property;

10) That save as aforesaid the Said Property is free from all encumbrances mortgages charges leases liens *lis pendens* attachments debutters trusts uses claims demands acquisitions requisitions alignments and liabilities whatsoever or howsoever;

11) That the Said Property is not affected by any attachment including attachment under any certificate case or any proceeding started at the instance of the Income Tax Authorities or other Government Authorities under the Public Demand Recovery Act or any other Acts or otherwise whatsoever or howsoever and there is no Certificate Case or proceeding against the Vendor or any of them for realisation of taxes or dues or otherwise under the Public Demands Recovery Act or any other Acts for the time being in force;

12) That the Said Property or any portion thereof is not affected by any notice or scheme or alignment of the Kolkata Municipal Corporation, the Kolkata Metropolitan Development Authority or the Kolkata

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Improvement Trust or the Metro Railways or the Government or any other public body or authority;

13) That no declaration has been made or published for acquisition or requisition of the Said Property or any portion thereof under the Land Acquisition Act or any other Act for the time being in force and that the Said Property or any portion thereof is not affected by any notice of acquisition or requisition or alignment under any Act or case whatsoever;

14) That the Said Property or any part thereof is not affected by or subject to any mortgage including mortgage by deposit of title deeds or anomalous mortgage under the Transfer of Property Act, 1882, any charge lien *lis pendens* or annuity, any right of residence or maintenance under any testamentary disposition settlement or other documents or under any law, any trust resulting or constructive, arising under any benami transaction or otherwise, any debutter wakf or dev seva, any attachment including attachment before judgment of any Court or authority, any right of any person under any agreement or otherwise, any burden or obligation other than payment of municipal rates and taxes, any restrictive covenant or any pre-emption agreement or any other encumbrance of any kind whatsoever, save and except the aforesaid tenancy rightor any decree or order including any injunction or prohibitory order;

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15) That the Said Property is not subject to or affected by any right of way water light support drainage or any other easement with any other property;

16) That the Said Property or any part thereof is not affected by any partition wall, common wall, drains, ways, paths or passages;

17) That there is no legal bar or impediment or any other difficulty in the Vendor conveying its respective right title and interest in the Said Property in favour of the Purchasers;

18) That all municipal and all other rates and taxes in respect of the Said Property for the period up to the date of registration of the Deed of Conveyance shall be the liability of the Vendor and the Vendor shall promptly pay all outstanding dues, in respect of the Said Property as also pay all rates and taxes upto the date of registration of the Deed of Conveyance of the said share of the Said Property to the Purchasers. The Vendor agrees to indemnify and keep the Purchasers saved harmless and indemnified against all losses, disturbances, claims or demands, it may suffer or be put to concerning the outstanding dues payable in respect of the Said Property outstanding upto the date of registration of the Deed of Conveyance, whether assessed before or after the sale of the Said Property;

19) That the Vendor hereby confirms that there is no due against labour, workers and/or other dues related to its operation in the Said Property and the Vendor agrees to indemnify and keep the Purchasers saved harmless and indemnified against all losses, disturbances, claims or

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demands they may suffer or be put to concerning the outstanding dues payable.

J. The Vendor has agreed to sell and the Purchasers have relying upon the representations, assurances and warranties of the Vendor contained hereinabove and believing the same to be true and acting in good faith thereof, agreed to purchase free from all charges, the Said Property **TOGETHER WITH** all rights benefits advantages appurtenances and appendages connected and/or attributable thereto **AND** all the entire ownership share right title interest of the Vendor into or upon the Said Property and all rights benefits advantages appurtenances and appendages connected and/or attributable thereto **TOGETHER WITH** structures thereon the benefits of the covenants of the Vendor as hereinafter dealt with **TOGETHER WITH** like share in all and singular the intangible assets edifices fixtures gates courts courtyards compounds compound walls areas sewers drains ways paths passages driveways fences hedges ditches trees walls boundaries walls water courses lights transformers water tanks, and all manner of former and other rights liberties benefits privileges easements appendages and appurtenances whatsoever to the Said Property belonging or in any way appertaining thereto or reputed or known to be part or parcel or member thereof which now is or are or heretofore were or was held used occupied or enjoyed therewith **AND** all legal incidents thereof **AND** reversion or reversions remainder or remainders **and** the rents issues and profits thereof and all and every part thereof **AND** all the estate right title interest use trust property claim and demand whatsoever

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both at law or in equity of the Vendor and each of them into out of or upon the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be **TO HAVE AND TO HOLD** the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the Purchaser absolutely and forever free from all encumbrances mortgages charges liens *lis pendens* attachments trusts uses debutters leases tenancies thika tenancies occupancy rights claims demands acquisition requisition alignment and liabilities whatsoever or howsoever save and except the aforesaid tenancy at or for a consideration of Rs. 13,50,00,000/-(Rupees Thirteen Crores Fifty Lakhs only) and on the other terms and conditions hereinafter contained.

NOW THIS DEED WITNESSETH that in pursuance of the understanding between the parties and in consideration of a sum of Rs. 13,50,00,000/- (Rupees Thirteen Crores Fifty Lakhs only) well and truly paid by the Purchasers on or before execution of these presents (the receipt whereof the Vendor doth hereby as also by the receipt and memo hereunder written admits and acknowledges and of and from the same and every part thereof forever acquits releases and discharges the Purchasers and the Said Property hereby sold conveyed and transferred) the Vendor doth hereby grant sell convey transfer assign and assure unto and in favour of the Purchasers **ALL THAT** piece and parcel of land measuring about 5 Bighas 13 Cottahs and 19 Sq.ft. be the same a little more or less together with buildings, sheds, labour quarters, and other structures

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standing thereon situate lying at and being Premises No.22, New Tangra Road, Calcutta Kolkata – 700 046, as more fully shown in the map or plan hereto annexed and thereon bordered in Red and fully described in the **SCHEDULE** hereunder written and hereinafter referred to as the "**Said Property**", **OR HOWSOEVER OTHERWISE** the Said Property now is or are or heretofore were or was situated butted bounded called known numbered described and distinguished **TOGETHER WITH** all transformers, water tanks, boundary walls, areas, sewers, drains, ditches, ancient and other rights, paths, passages and all manner of rights, privileges easements, advantages and appurtenances whatsoever to the Said Property or any part thereof belonging to or anywise appertaining or usually held, occupied or enjoyed or reputed known as part parcel or member thereof or appurtenant thereto and all the estate, right, title, interest, property, claim and demand whatsoever both at law or in equity of the Vendor into and upon the same or any part thereof **TOGETHER WITH** all deeds, pattahs, muniments of title whatsoever relating to the Said Property or any part thereof which now are or at any time hereafter shall or may be in the possession, power or control of the Vendor or any other person or persons from whom they may procure the same without any action or suit **TO HAVE AND TO HOLD** the same hereby sold granted conveyed transferred assigned and assured or otherwise expressed or intended so to be and every part thereof unto and to the use of the Purchaser, absolutely and forever **AND** the Vendor doth hereby covenant with the Purchaser that notwithstanding any act, deed or thing by the Vendor or its predecessors-in-title done or executed or knowingly suffered to the contrary, the Vendor is now lawfully, rightfully and absolutely seised and possessed of or otherwise well and sufficiently entitled to the Said Property hereby granted, sold, transferred and conveyed or expressed or intended so to be and every part thereof

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without any manner or condition, use, trust or other thing whatsoever to alter, defeat, encumber or make void the same **AND THAT** notwithstanding any such act, deed or thing whatsoever, as aforesaid, the Vendor now has in itself good right, full power absolute authority and indefeasible title to grant, sell, convey and transfer the Said Property and every part thereof hereby granted, sold, transferred and conveyed or expressed or intended so to be unto and to the use of the Purchaser in manner aforesaid **AND THAT** the Vendor has not at any time done or executed or knowingly suffered or been party or privy to any act deed matter or thing whereby the Said Property hereby granted sold conveyed and transferred or expressed or intended so to be or any part thereof can or may be impeached encumbered or affected in title **AND** the Purchaser shall and may at all times hereafter peaceably and quietly possess and enjoy the said property and receive the rents, issues and profits thereof without any lawful eviction, interruption, claim or demand from or by the Vendor or any person or persons lawfully or equitably claiming from under or in trust for them **AND THAT** the Said Property hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be now are free from all claims demands encumbrances mortgages charges liens attachments lis pendens uses debutters trusts prohibitions and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully rightfully or equitably claiming any estate or interest therein through under or in trust for the Vendor or any of its predecessors-in-title **AND** that free and clear and freely and clearly and absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the Vendor well and sufficiently indemnified of from and against all manners of claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the Vendor or any

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person or persons lawfully or equitably claiming as aforesaid **AND** further that the Vendor and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the Said Property 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 costs of the Purchasers make, do and execute or cause to be made, done and executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the Said Property and every part thereof unto and to the use of the Purchasers in manner aforesaid or as shall or may be reasonably required

THE SCHEDULE ABOVE REFERRED TO:

(Description of the said property)

ALL THAT piece and parcel of land measuring about 5 Bighas 13 Cottahs and 19 Sq.ft. be the same a little more or less together with buildings, sheds, quarters and other structures (fully tenanted as mentioned above) measuring 62,013 sq ft more or less, standing thereon situate lying at and being Premises No.22, New Tangra Road, P.O. Tangra P.S. Tangra, under Ward No. 58 of the Kolkata Municipal Corporation comprised in Holding Nos.19 and 18 *(formerly 11D & 11E)* in Sub-Division-L, Division-IV in Mouza Tangra, Thana- Tangra on Government Khasamhal Touzi No 2833 Dehi Panchannagram, Registration District Alipore, Sub-registration Office Sealdah in the District of 24-parganas and butted and bounced as follows:-

ON THE NORTH : Partly by the land and house of S.K.Enayatullah partly by land and house of Charu Bhusan Dala and others and partly by the house of Pran Krishna Khan and Gokul

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		Chandra Khan and partly by premises No.4 ,Chingrighatta Lane and partly by the land belonging to Kshettra Hari Sarkar:
ON THE EAST	:	Partly by land belonging to S Moslem and partly by the land belonging to Kshettra Hari Sarkar
ON THE SOUTH	:	Partly by Premises No. 20, and partly by the House of Jugal Chandra Biswas and others and
ON THE WEST	:	Partly by the house of Pran Krishna Khan and Gokul Chandra Khan partly by Premises No .4, Chingrighatta Lane partly by New Tangra Road and partly by the house of Jugal Chandra Biswas and others.

OR HOWSOEVER OTHERWISE the same now are or is or heretofore were or was butted bounded called known numbered described or distinguished.

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IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands the day month and year first above written.

SIGNED AND DELIVERED on behalf of the withinnamed **VENDOR** by Mr. Lalasaheb Baburao Tambe and Mr. Pravin Vasantrao Mohire its Authorized Signatories pursuant to a resolution of its Board of Directors at its meeting held on 27th July, 2018 at **Kolkata** in the presence of:

For JK FILES & ENGINEERING LIMITED
Lalasaheb Baburao Tambe
Authorised Signatory

For JK FILES & ENGINEERING LIMITED
Pravin vasantrao mohire
Authorised Signatory

① Sanjay Tulsyan
34, Ballygunj Circular Road
Flat-6E, Kolkata - 700019

2) Ritwik Saha
son of Pradip Saha
Food and Mandal LLP,
206, AJC Bose Road, Kolkata - 700017

SIGNED AND DELIVERED on behalf of the withinnamed **PURCHASERS** by Mr. Damodar Prasad Tulsyan pursuant to a resolution of its Board of Directors at its meeting held on 18th October, 2021 at **Kolkata** in the presence of:

① Sanjay Tulsyan
2) Ritwik Saha

ANANTA NIKETAN PVT LTD.
Damodar Prasad Tulsyan
Director

Lambodar Estates Pvt Ltd
Damodar Prasad Tulsyan
Director

Damodar Properties Pvt. Ltd
Damodar Prasad Tulsyan
Director

Drafted by me:
Prajata Kishore Chakraborty
Advocate, High Court, Calcutta
206, A.J.C. Bose Road,
Kolkata - 700 0017.
Enrolment No. WB/252/2009

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RECEIPT

RECEIVED on the day month and year first above written of and from the Purchasers the withinmentioned sum of Rs 13,50,00,000/-- paid in terms of this Deed as per Memo below.

Rs.13,50,00,000/-

(Rupees Thirteen Crores Fifty Lakhs only)

MEMO OF CONSIDERATION:

RECEIVED as follows:

On or prior to the execution of this Deed the Purchasers has paid to the Vendor a sum of Rs. 13,50,00,000 /- (Rupees Thirteen Crores Fifty Lakhs only) in HDFC Bank Account No. 00600310024263 , Fort Branch, Mumbai as per details given below.

Sl No	Party Name	Date.	Mode	UTR/ Cheque No	Bank & Branch	Amount	TDS	Total
1	LAMBODAR ESTATES PVT LTD	22.10.21	RTGS	PUNBR5 2021102 2157942 76	PUNJAB NATIONAL BANK, GARIAHAT	54,45,000/-	55,000/-	55,00,000/-
2	DAMODAR PROPERTIES PVT LTD	22.10.21	RTGS	PUNBR5 2021102 2157917 88	PUNJAB NATIONAL BANK, GARIAHAT	54,45,000/-	55,000/-	55,00,000/-
3	EKDANTA NIKETAN PVT LTD	22.10.21	RTGS	PUNBR5 2021102 2157940 40	PUNJAB NATIONAL BANK, GARIAHAT	54,45,000/-	55,000/-	55,00,000/-
4	LAMBODAR ESTATES	25.10.21	RTGS	PUNBR5 2021102	PUNJAB NATIONAL	49,50,000/-	50,000/-	50,00,000/-

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Sl No	Party Name	Date	Mode	UTR/ Cheque No	Bank & Branch	Amount	TDS	Total
	PVT LTD			5158557 08	BANK, GARIAHAT			
5	DAMODAR PROPERTIES PVT LTD	25.10.21	RTGS	PUNBR5 2021102 5158543 46	PUNJAB NATIONAL BANK, GARIAHAT	49,50,000/-	50,000/-	50,00,000/-
6	EKDANTA NIKETAN PVT LTD	25.10.21	RTGS	PUNBR5 2021102 5158560 55	PUNJAB NATIONAL BANK, GARIAHAT	49,50,000/-	50,000/-	50,00,000/-
7	LAMBODAR ESTATES PVT LTD	26.10.21	RTGS	PUNBR5 2021102 6158761 62	PUNJAB NATIONAL BANK, GARIAHAT	99,00,000/-	1,00,000	1,00,00,000/-
8	DAMODAR PROPERTIES PVT LTD	26.10.21	RTGS	PUNBR5 2021102 6158767 75	PUNJAB NATIONAL BANK, GARIAHAT	99,00,000/-	1,00,000	1,00,00,000/-
9	EKDANTA NIKETAN PVT LTD	26.10.21	RTGS	PUNBR5 2021102 6158763 86	PUNJAB NATIONAL BANK, GARIAHAT	99,00,000/-	1,00,000	1,00,00,000 /-
10	LAMBODAR ESTATES PVT LTD	27.10.21	RTGS	PUNBR5 2021102 7159160 84	PUNJAB NATIONAL BANK, GARIAHAT	74,25,000/-	75,000/-	75,00,000/-
11	DAMODAR PROPERTIES PVT LTD	27.10.21	RTGS	PUNBR5 2021102 7159156 69	PUNJAB NATIONAL BANK, GARIAHAT	74,25,000/-	75,000/-	75,00,000/-
12	EKDANTA NIKETAN PVT LTD	27.10.21	RTGS	PUNBR5 2021102 7159153 15	PUNJAB NATIONAL BANK, GARIAHAT	74,25,000/-	75,000/-	75,00,000/-
13	LAMBODAR ESTATES PVT LTD	27.10.21	RTGS	PUNBR5 2021102 7159523 96	PUNJAB NATIONAL BANK, GARIAHAT	14,85,000/-	15,000/-	15,00,000/-
14	DAMODAR PROPERTIES PVT LTD	27.10.21	RTGS	PUNBR5 2021102 7159525 20	PUNJAB NATIONAL BANK, GARIAHAT	14,85,000/-	15,000/-	15,00,000/-
15	EKDANTA NIKETAN PVT LTD	27.10.21	RTGS	PUNBR5 2021102 7159522 08	PUNJAB NATIONAL BANK, GARIAHAT	14,85,000/-	15,000/-	15,00,000/-
16	LAMBODAR ESTATES PVT LTD	29.10.21	RTGS	PUNBR5 2021102 9160127 27	PUNJAB NATIONAL BANK, GARIAHAT	99,00,000/-	1,00,000/	1,00,00,000/-
17	DAMODAR PROPERTIES PVT LTD	29.10.21	RTGS	PUNBR5 2021102 9160119 57	PUNJAB NATIONAL BANK, GARIAHAT	99,00,000/-	1,00,000	1,00,00,000/-
18	EKDANTA NIKETAN PVT LTD	29.10.21	RTGS	PUNBR5 2021102 9160122 24	PUNJAB NATIONAL BANK, GARIAHAT	99,00,000/-	1,00,000	1,00,00,000/-
19	LAMBODAR ESTATES PVT LTD	30.10.21	RTGS	PUNBR5 2021103 0160633 68	PUNJAB NATIONAL BANK, GARIAHAT	46,53,000/-	47,000/-	47,00,000/-
20	DAMODAR PROPERTIES PVT LTD	30.10.21	RTGS	PUNBR5 2021103 0160623 73	PUNJAB NATIONAL BANK, GARIAHAT	45,54,000/-	46,000/-	46,00,000/-

District Sub-Registrar-IV
Alipore, South 24-Pgs

25 MAR 2022

25 MAR 2022

Sl No	Party Name	Date	Mode	UTR/ Cheque No	Bank & Branch	Amount	TDS	Total
21	EKDANTA NIKETAN PVT LTD	30.10.21	RTGS	PUNBR52021103016061866	PUNJAB NATIONAL BANK, GARIAHAT	46,53,000/-	47,000/-	47,00,000 /-
22	DAMODAR PROPERTIES PVT LTD	25.03.22	CHEQUE	904410	PUNJAB NATIONAL BANK, GARIAHAT	8,91,000/-	9,000/-	9,00,000/-
23	LAMBODAR ESTATES PVT LTD	25.03.22	CHEQUE	65970	PUNJAB NATIONAL BANK, GARIAHAT	7,92,000/-	8,000/-	8,00,000/-
24	EKDANTA NIKETAN PVT LTD	25.03.22	CHEQUE	27370	PUNJAB NATIONAL BANK, GARIAHAT	7,92,000/-	8,000/-	8,00,000/-
						13,36,50,000/-	13,50,000/-	13,50,00,000/-

WITNESSES:

1) Sabyasachi Tulsyan
2) Pritish Saha

For JK FILES & ENGINEERING LIMITED
Lalasaheb Babusaho Taube
Authorised Signatory

For JK FILES & ENGINEERING LIMITED
Pavin Vasanthoo Prabhare
Authorised Signatory

Office of the Dist Sub-Registrar-IV
Alipore, Kol-27

District Sub-Registrar-IV
Alipore, South 24-Pgs

25 MAR 2022

25 MAR 2022

SPECIMEN FORM FOR TEN FINGERPRINTS

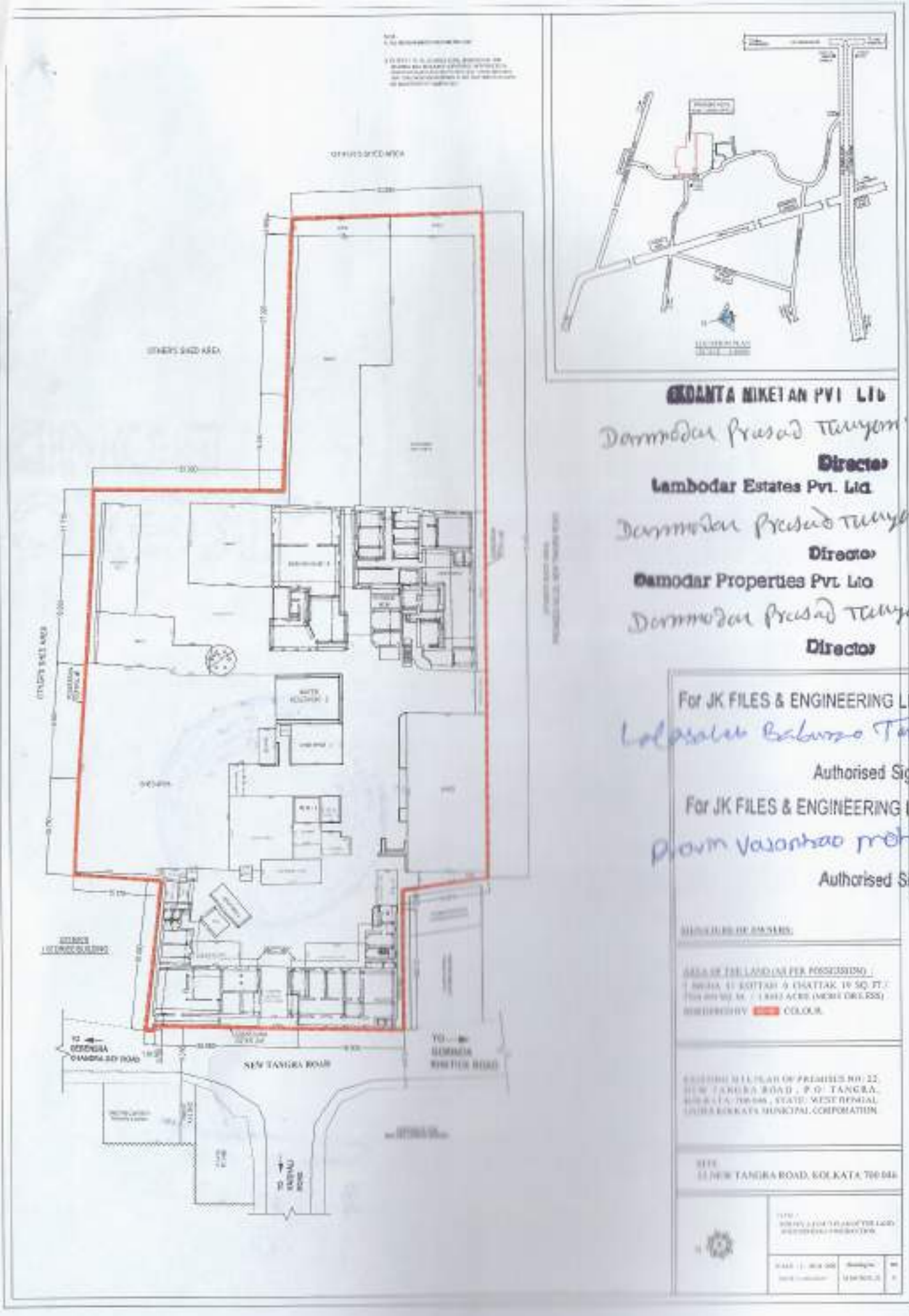
SL No.	Signature of the executants and/or purchaser/ presentants						
		Left Hand	Little	Ring	Middle	Fore	Thumb
		Right Hand	Thumb	Fore	Middle	Ring	Little
		Left Hand	Little	Ring	Middle	Fore	Thumb
		Right Hand	Thumb	Fore	Middle	Ring	Little
		Left Hand	Little	Ring	Middle	Fore	Thumb
		Right Hand	Thumb	Fore	Middle	Ring	Little

Office of the Dist Sub-Registrar
Alipore, Kol-27

District Sub-Registrar-IV
Alipore, South 24-Pgs

25 MAR 2022

25 MAR 2022


OTHER'S SHED AREA
NEW TANGRA ROAD
TO DEBINGHA CHANDRA DEY ROAD
TO BORNGHA BIRETICK ROAD
TO KALINGA ROAD
SANTA NIKETAN PVT LTD
Director
Lambodar Estates Pvt. Ltd.
Director
Damodar Properties Pvt. Ltd.
Director
For JK FILES & ENGINEERING LIMITED
Authorised Signatory
For JK FILES & ENGINEERING LIMITED
Authorised Signatory
SIGNATURE OF OWNERS
AREA OF THE LAND (AS PER POSSESSION)
COLOUR
EXISTING SITE PLAN OF PREMISES NO. 22, NEW TANGRA ROAD, P.O. TANGRA, KOLKATA-700 046, STATE: WEST BENGAL UNDER KOLKATA MUNICIPAL CORPORATION
SITE
22 NEW TANGRA ROAD, KOLKATA 700 046

22

District Sub-Registrar-IV
Alipore, South 24-Pgs

25 MAR 2022

25 MAR 2022

Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16042000895838/2022

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr LALASAHEB BABURAO TAMBE S NO. 210/2, BUILDING NO. B-3, RHYTHM CHS, KELEWADI PHATA,, Flat No: 301, City:- , P.O:- PIMPARI, P.S:- Chinchwad, District:- Pune, Maharashtra, India, PIN:- 411057	Representative of Seller [J K FILES & ENGINEERING LIMITED]			Lalasaheb Baburao Tambe 25/03/2022

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Mr PARVIN VASANTRAO MOHITE A/204, RIVIERA KALYAN SHIL ROAD,, City:- , P.O:- NILJAE, P.S:-MANPADA, District:-Thane, Maharashtra, India, PIN:- 421204	Representative of Seller [J K FILES & ENGINEERING LIMITED]			Parvin vasantrao mohite 25/03/2022

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Mr DAMODAR PRASAD TULSYAN 34, BALLYGUNGE CIRCULAR ROAD,, City:- , P.O:- BALLYGUNGE, P.S:- Bullygunge, District:- South 24-Parganas, West Bengal, India, PIN:- 700019	Representative of Buyer [EKDANTA NIKETAN PRIVATE LIMITED] ,[LAMBODAR ESTATES PRIVATE LIMITED] ,[DAMODAR PROPERTIES PRIVATE LIMITED]			Damodar Prasad Tulsyan. 25/03/2022

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr PRAJATA KISHORE CHAKRABORTY Son of Late PRADIP CHAKRABORTY HIGH COURT, City:- Kolkata, P.O - G P O P.S.-Hare Street, District -Kolkata, West Bengal, India, PIN.- 700001	Mr LALASAHEB BABURAO TAMBE, Mr PARVIN VASANTRAO MOHIRE, Mr DAMODAR PRASAD TULSYAN			Prajata Kishore Chakraborty 25/3/2022

(Anupam Halder)
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
South 24-Parganas, West Bengal

Office of the Dist Sub-Registrar
Alipore, Kol-27

District Sub-Registrar-IV
Alipore, South 24-Pgs.

25 MAR 2022

25 MAR 2022

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

GRN Details

GRN:	192021220211617671	**Payment Mode:**	Online Payment
GRN Date:	24/03/2022 15:47:57	**Bank/Gateway:**	Punjab National Bank
BRN :	5079141088	**BRN Date:**	24/03/2022 03:03:42
Payment Status:	Successful	**Payment Ref. No:**	2000895838/1/2022 [Query No/*/Query Year]

Depositor Details

Depositor's Name:	EKDANTA NIKETAN PRIVATE LIMITED
Address:	70/1, TILJALA ROAD, KOL-46
Mobile:	9163444555
Depositor Status:	Buyer/Claimants
Query No:	2000895838
Applicant's Name:	Mr S GHOSH
Identification No:	2000895838/1/2022
Remarks:	Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000895838/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	10864668
2	2000895838/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	2172964
			Total	**13037632**

IN WORDS: **ONE CRORE THIRTY LAKH THIRTY SEVEN THOUSAND SIX HUNDRED THIRTY TWO ONLY.**

scan

THE KOLKATA MUNICIPAL CORPORATION

MUNICIPAL ASSESSMENT BOOK (Portal Copy)

LANDS AND BUILDINGS

ASSESSMENT DEPARTMENT

Borough No	Ward No	Street No	Premises No	Street Name	Frontage	Road	Assessee No	Note No
7	058	08	22	NEW TANGRA ROAD	NO	NO	110580302229	0000

No of Stories	Nature of Use	Plot(in Sq.Ft.)	Construction Sq.Ft.)	Floor(in Sq.Mt.)	Land Area	Article	Section	%	Residential	Non Res	Classified Ownership	Operative GR Quarter	Operative GR Quarter	Operative GR Quarter
2	COM, D.H.T TANK (LAND)	81350	62013		Bigha 5,Cottah 13							1/2017		

Name and address of owner and/or person liable to pay consolidated rate (1)	Initial and date of the H.A./Asst. making correction (2)
Owner : J K FILES INDIA LIMITED,..... Address : 22,NEW TANGRA ROAD,KOLKATA-46,.....	

Annual Valuation (3)	Alcant. u/s (4)	% of Consolidated Rate (5)	Date of Alteration of Annual Valuation Column 3(6)	Date of Effect of Alteration (7)	Quarterly payable Consolidated Rate (8)	Amount of Rebate if any u/s 171(3) @25% of Consolidated Rate(9)	Amount After Allowing Rebate(Col. 8 minus Col. 9)(10)
116640		40	15/06/1996	1996-10-01 00:00:00.0	11664	0	11664
139970		40	29/04/2008	2002-10-01 00:00:00.0	13997	0	13997
1584000		40	19/03/2012	2009-01-01 00:00:00.0	158400	0	158400
1900800		40	19/03/2020	2014-10-01 00:00:00.0	190080	0	190080
9527790		20	19/03/2020	2017-04-01 00:00:00.0	344995	0	344995

Quarterly Rewem Bridge Tax of leviable on the AV (11)	Proportional AV where applicable (12)	Proportionated Quarterly Rate (13)	% of Surcharge(14)	Amount of Surcharge(15)	Gross Amount Payable per Quarter Columns 8 or 10,11 and 15, if any(rounded off to the nearest rupee) (16)	Amount of General Rebate @5% u/s 215(3)(17)	Net Amount Payable per Quarter (rounded off to the nearest rupee) (18)	Initial of Assessment Clerk/Head Assessor(19)	Initial of Authenticating Officer u/s 191(4) (20)	Date of issuing of Fresh or Supplementary Bills as per Alteration(21)	Remarks (22)
145.8			50	5832	17642	882.1	16760				ARV
174.98			50	6998.5	21171	1058.55	20112				ARV
1980			50	79200	239080	11979	227601				ARV
2376			50	95040	287696	14374.8	273121				ARV
11908.74			0	0	344995	17249.75	327745.25				LMA

Annual Valuation and Tax Capping in Unit Area Assessment System are subject to Verification and final determination by KMC, as applicable.

26

INCOME TAX PAN SERVICES UNIT

(Managed by NSDL e-Governance Infrastructure Limited)

4th Floor, Mantri Sterling, Plot No. 341, Survey No. 997/8, Model Colony,
Near Deep Bungalow Chowk, Pune - 411 016.

F. No. DIT(S)/PAN/ITMN_REG

Dear Sir / Madam,

Permanent Account Number (PAN)

AAACH9523J

Your request for changes / corrections in PAN data / reprint of PAN card has been processed and new PAN card is enclosed.

We wish to inform you that quoting of PAN on return of income and challans for payment of taxes is necessary to ensure accurate credit of taxes paid by you and faster processing of return of income. Please quote PAN in all communications with department as it helps to improve taxpayer services.

Income Tax Department maintains a website – www.incometaxindia.gov.in and Aayakar Sampark Kendra (Phone - 1800 - 180 - 1961) for providing information and services to citizens. This site contains detailed information on PAN also.

The PAN Card enclosed contains Enhanced QR Code which is readable by a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is "Enhanced QR Code Reader for PAN Card".

Income Tax Department

PKG ID: 27112021-Batch-2-PCC-LOT-1-5-Bundle 1-5-TRC

DLC/60/88203022848806001D1/27112166664

JK FILES & ENGINEERING LIMITED

JK FILES & ENGINEERING LIMITED
NEW HIND HOUSE,
NAROTTAM MORARJEE MARG,BALLARD
ESTATE,
MUMBAI
MAHARASHTRA-400001
TEL NO. : 91 - 8879079781

Mumbai
62022631941 8

"As per instruction from Income Tax Department, an authorized agencies' agent may visit you for your identity and address verification as per the documents submitted by you with the PAN application form. You are requested to ask authorization letter/ID card from the agent before verification. Your cooperation is solicited in this regard."

(This being a computer-generated letter, no signature is required)

भारत सरकार
GOVERNMENT OF INDIA

लालासाहेब बाबुराव तांबे
Lalasaheb Baburao Tambe
जन्म वर्ष / Year of Birth : 1966
पुरुष / Male

8167 2317 6562

आधार — सामान्य माणसाचा अधिकार

भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता: S/O: बाबुराव रावजी तांबे, सर्वे नं 210/2, फ्लॅट नं 301 बिल्डिंग नं बी 3 रिथम सी एच एस, काळेवाडी फाटा, पिंपरी चिंचवड, वाकड पुणे, पुणे शहर, वाकड, पुणे, पुणे शहर, महाराष्ट्र, 411057

Address: S/O: Baburao Ravji Tambe, S.NO.210/2, Flat No 301 Bldg. No B-3 Rhythm CHS, Kalewadi Phata, Pimpari Chinchwad, Wakad Pune, Pune City, Wakad, Pune, Pune City, Maharashtra, 411057

1947 | help@uidai.gov.in | www.uidai.gov.in | P.O. Box No. 1947, Bengaluru-560 001

(26)

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

ACGPT2567H

नाम /NAME

LALASAHEB BABURAO TAMBE

पिता का नाम /FATHER'S NAME

BABURAO RAVAJI TAMBE

जन्म तिथि /DATE OF BIRTH

01-08-1966

हस्ताक्षर /SIGNATURE

आयकर आयुक्त, कोल्हापुर

COMMISSIONER OF INCOME-TAX, KOLHAPUR

इस कार्ड के खो / मिल जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें

आयकर आयुक्त,

'आयकर भवन' 31-सी/2, 'ई' वार्ड,

ताराबाई पार्क,

कोल्हापुर - 416 003.

In case this card is lost/found,kindly inform/return to the issuing authority :

Commissioner of Income-tax ,

"Aayakar Bhawan" 31-C/2,'E' Ward,

Tarabai Park,

Kolhapur - 416 003

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AFNPM0271R

नाम /NAME

PRAVIN VASANTRAO MOHIRE

पिता का नाम /FATHER'S NAME

VASANTRAO AMBAJI MOHIRE

जन्म तिथि /DATE OF BIRTH

24-01-1974

हस्ताक्षर /SIGNATURE

आयकर आयुक्त, पुणे

Commissioner of Income-tax I, Pune

आधार

भारत सरकार
Government of India

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

नोंदणी क्रमांक:/ Enrolment No.: 2006/70092/08470

Download Date: 15/05/2021

To
प्रविण वसंतराव मोहिरे
Pravin Vasantrao Mohire
A/204, Riviera,
Kalyan Shil Road,
Dombivli East
Lodha World School, Casa Bella Township, Palava City,
Kalyan
Nilje
Thane Maharashtra - 421204
9619708911

Issue Date: 04/06/2018

आपला आधार क्रमांक / Your Aadhaar No. :

7074 6116 5553

VID : 9194 0996 1358 8199

माझे आधार, माझी ओळख

Government of India

AADHAAR

माहिती

- आधार ओळखीचा पुरावा आहे नागरिकत्वाचा नाही
- सुरक्षित QR कोड / ऑफलाइन XML / ऑनलाइन प्रमाणीकरण वापरून ओळख सत्यापित करा.
- हे इलेक्ट्रॉनिक प्रक्रिये द्वारा तयार झालेले एक पत्र आहे.

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 देशभरात वैध आहे
- आधार आपल्याला विविध सरकारी आणि खाजगी सेवा सुलभतेने घेण्यास मदत करतो
- आपला मोबाइल नंबर आणि ईमेल आपली आधारमध्ये अद्यावत ठेवा
- आपल्या स्मार्ट फोनमध्ये आधार घ्या - mAadhaar App वापरा

- 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.

भारत सरकार
Government of India

Download Date: 15/05/2021

प्रविण वसंतराव मोहिरे
Pravin Vasantrao Mohire
जन्म तारीख/DOB: 24/01/1974
पुरुष/ MALE

Issue Date: 04/06/2018

7074 6116 5553

VID : 9194 0996 1358 8199

माझे आधार, माझी ओळख

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

पत्ता:
ए/204, रिविरा, कल्याण शील रोड, लोढा वर्ल्ड शाळा, कासा बेला टाउनशिप, पलावा सिटी, डोंबिवली पूर्व, कल्याण, ठाणे, महाराष्ट्र - 421204

Address:
A/204, Riviera, Kalyan Shil Road, Lodha World School, Casa Bella Township, Palava City, Dombivli East, Kalyan, Thane, Maharashtra - 421204

7074 6116 5553

VID : 9194 0996 1358 8199

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आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
EKDANTA NIKETAN PRIVATE LIMITED
भारत सरकार
18/04/2009
Permanent Account Number
AACCE1752A

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

LAMBODAR ESTATES PRIVATE LIMITED

भारत सरकार

18/04/2009

Permanent Account Number

AABCL6150G


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
DAMODAR PROPERTIES PRIVATE LIMITED
भारत सरकार
18/04/2009
Permanent Account Number
AADCD1523D

(4)

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

DAMODAR PRASAD TULSYAN

BISWANATH TULSYAN

15/03/1959

Permanent Account Number

ABUPT5667M

Signature

আধার

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India

Government of India

নথিভুক্তির তারিখ/ Enrollment No.: 1093/88010/09699

To

দামোদর প্রসাদ তুলস্যান

Damodar Prasad Tulsyan

34,BALLYGUNGE CIRCULAR ROAD FLAT NO 6E

6TH FLOOR Ballygunge S.O

Kolkata

West Bengal 700019

9831004662

03/06/2012

UH030102207IN

আপনার আধার সংখ্যা/ Your Aadhaar No. :

7579 1174 1702

আধার - সাধারণ মানুষের অধিকার

ভারত সরকার

GOVERNMENT OF INDIA

দামোদর প্রসাদ তুলস্যান

Damodar Prasad Tulsyan

জন্ম সাল / Year of Birth : 1953

পুরুষ / Male

7579 1174 1702

আধার - সাধারণ মানুষের অধিকার

(4)

BAR COUNCIL OF WEST BENGAL

(A body constituted under the Advocates Act, 1961)

2 & 3, Kiran Sankar Ray Road, City Civil Court Building, 7th Fl., Kol-700 001

Phone : 2243-8905, 2243-1232, 2230-5771, Tele Fax : 2243-7233

E-mail : westbengalbarcouncil@gmail.com

Website : www.wbtarcouncil.org

IDENTITY CARD

NAME : PRAJATA KISHORE CHAKRABORTY, Advocate

Father's/Husband's Name Pradip Chakraborty

(KISHORE DATTA)

Chairman Special Committee

Card No. E-1851

Address Recorded on the Roll 511/G, Keyatala Road, 2nd Floor, Kolkata - 700029

Present Address DO

Enrolment No. WB / 252/2009

Dated 21.01.2009 Date of Birth 06.11.1983

Date 11.01.2018

Secretary / Assistant Secretary

P. Chakraborty

27

DATED THIS 25 DAY OF March, 2022

23 MAR 2022

District Sub Registrar-IV
Registration under Sec 7 (2) of
Registration Act
Alipore, South 24 Pgs

28 MAR 2022

DEED OF CONVEYANCE

Fox & Mandal
Advocates
206, AJC Bose Road
Kolkata 700 017

Government of West Bengal
Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	2000895838/2022	Office where deed will be registered
Query Date	21/03/2022 2:22:14 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	S GHOSH ALIPORE,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027 Mobile No. : 9231664820, Status :Solicitor firm	

Transaction		Additional Transaction
[0101] Sale, Sale Document		[4305] Other than Immovable Property, Declaration [No of Declaration : 2]
Set Forth value		Market Value
Rs. 13,50,00,000/-		Rs. 21,72,94,961/-
Total Stamp Duty Payable(SD)		Total Registration Fee Payable
Rs. 1,08,64,768/- (Article 23)		Rs. 21,72,964/- (Article:A(1), E)
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-

Remarks

Land Details :

District: South 24-Parganas, P.S.- Tangra, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: New Tangra Road, Premises No: 22, , Ward No: 058 Pin Code : 700046

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu		5 Bigha 13 Katha 19 Sq Ft	13,25,00,000/-	20,75,16,471/-	Property is on Road Encumbered by Tenant,
	Grand Total :				186.4935Dec	1325,00,000 /-	2075,16,471 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	6000 Sq Ft.	5,00,000/-	20,65,500/-	Structure Type: Structure Tenanted

Gr. Floor, Area of floor : 3000 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 71 Years, Roof Type: Pucca, Extent of Completion: Complete

Floor No: 1, Area of floor : 3000 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 71 Years, Roof Type: Pucca, Extent of Completion: Complete

S2	On Land L1	56013 Sq Ft.	20,00,000/-	77,12,990/-	Structure Type: Structure Tenanted,

Gr. Floor, Area of floor : 56013 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 71 Years, Roof

Type: Tin Shed, Extent of Completion: Complete

Total :	62013 sq ft	25,00,000 /-	97,78,490 /-	

Seller Details :

Sl No	Name & address	Status	Execution Admission Details :
1	J K FILES & ENGINEERING LIMITED NEW HIND HOUSE, City:- , P.O:- GPO MUMBAI, P.S:- M.R.A.MARG, District:-Mumbai, Maharashtra, India, PIN:- 400001 , PAN No.:: AAxxxxxx3J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Buyer Details :

Sl No	Name & address	Status	Execution Admission Details :
1	EKDANTA NIKETAN PRIVATE LIMITED 70/1, TILJALA ROAD,, City:- , P.O:- GOBINDA KHATIK ROAD, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700046 , PAN No.:: AAxxxxxx2A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative	Organization	Executed by: Representative
2	LAMBODAR ESTATES PRIVATE LIMITED 70/1, TILJALA ROAD,, City:- , P.O:- GOBINDA KHATIK ROAD, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700046 , PAN No.:: AAxxxxxx0G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative	Organization	Executed by: Representative
3	DAMODAR PROPERTIES PRIVATE LIMITED 70/1, TILJALA ROAD,, City:- , P.O:- GOBINDA KHATIK ROAD, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700046 , PAN No.:: AAxxxxxx3D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

Sl No	Name & Address	Representative of
1	Mr LALASAHEB BABURAO TAMBE Son of BABURAO RAVJI TAMBES NO. 210/2, BUILDING NO. B-3, RHYTHM CHS, KELEWADI PHATA., Flat No: 301, City:- , P.O:- PIMPARI, P.S:- Chinchwad, District:-Pune, Maharashtra, India, PIN:- 411057 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: ACxxxxxx7H, Aadhaar No: 81xxxxxxxx6562	J K FILES & ENGINEERING LIMITED (as AUTHORIZED SIGNATORY)

2	Mr PARVIN VASANTRAO MOHIRE Son of VASANTRAO AMBAJI MOHIREA/204, RIVIERA KALYAN SHIL ROAD,, City:-, P.O.- NILJAE, P.S.-MANPADA, District:-Thane, Maharashtra, India, PIN:- 421204 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: AFxxxxxx1R, Aadhaar No: 70xxxxxxxx5553	J K FILES & ENGINEERING LIMITED (as AUTHORIZED SIGNATORY)
3	Mr DAMODAR PRASAD TULSYAN Son of Late B N TULSYAN34, BALLYGUNGE CIRCULAR ROAD,, City:-, P.O:- BALLYGUNGE, P.S:-Ballygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: ABxxxxxx7M, Aadhaar No: 75xxxxxxxx1702	EKDANTA NIKETAN PRIVATE LIMITED (as DIRECTOR), LAMBODAR ESTATES PRIVATE LIMITED (as DIRECTOR), DAMODAR PROPERTIES PRIVATE LIMITED (as DIRECTOR)

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	J K FILES & ENGINEERING LIMITED	EKDANTA NIKETAN PRIVATE LIMITED-62.1645 Dec,LAMBODAR ESTATES PRIVATE LIMITED-62.1645 Dec,DAMODAR PROPERTIES PRIVATE LIMITED-62.1645 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	J K FILES & ENGINEERING LIMITED	EKDANTA NIKETAN PRIVATE LIMITED-2000.00000000 Sq Ft,LAMBODAR ESTATES PRIVATE LIMITED-2000.00000000 Sq Ft,DAMODAR PROPERTIES PRIVATE LIMITED-2000.00000000 Sq Ft

Transfer of property for S2

Sl.No	From	To. with area (Name-Area)
1	J K FILES & ENGINEERING LIMITED	EKDANTA NIKETAN PRIVATE LIMITED-18671.00000000 Sq Ft,LAMBODAR ESTATES PRIVATE LIMITED-18671.00000000 Sq Ft,DAMODAR PROPERTIES PRIVATE LIMITED-18671.00000000 Sq Ft

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 20-04-2022) for e-Payment. Assessed market value & Query is valid for 30 days (i.e. upto 20-04-2022)
3. Standard User charge of Rs. 240/-(Rupees Two hundred fourty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required.
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.

9 Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If these are not paid through GRIPS then mutation fee are required to be paid at the concerned BL.LRO office.

11. This eAssessment Slip can be used for registration of respective deed in any of the following offices: D.S.R. - I SOUTH 24-PARGANAS,D.S.R. - I I SOUTH 24-PARGANAS,D.S.R. - III SOUTH 24-PARGANAS,D.S.R. - IV SOUTH 24-PARGANAS,A.D.S.R. SEALDAH,D.S.R. - V SOUTH 24-PARGANAS,A.R.A. - I KOLKATA,A.R.A. - II KOLKATA,A.R.A. - III KOLKATA,A.R.A. - IV KOLKATA

Major Information of the Deed

Deed No :	I-1604-03179/2022	Date of Registration	28/03/2022
Query No / Year	1604-2000895838/2022	Office where deed is registered	
Query Date	21/03/2022 2:22:14 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	S GHOSH ALIPORE,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9231664820, Status :Solicitor firm		
Transaction		Additional Transaction	
[0101] Sale, Sale Document		[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value		Market Value	
Rs. 13,50,00,000/-		Rs. 21,72,94,961/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 1,08,64,768/- (Article:23)		Rs. 21,72,996/- (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:- Tangra, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: New Tangra Road, , Premises No: 22, , Ward No: 058 Pin Code : 700046

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu		5 Bigha 13 Katha 19 Sq Ft	13,25,00,000/-	20,75,16,471/-	Property is on Road Encumbered by Tenant,
	Grand Total :				186.4935Dec	1325,00,000 /-	2075,16,471 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	6000 Sq Ft.	5,00,000/-	20,65,500/-	Structure Type: Structure Tenanted,
	Gr. Floor, Area of floor : 3000 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 71 Years, Roof Type: Pucca, Extent of Completion: Complete Floor No: 1, Area of floor : 3000 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 71 Years, Roof Type: Pucca, Extent of Completion: Complete				
S2	On Land L1	56013 Sq Ft.	20,00,000/-	77,12,990/-	Structure Type: Structure Tenanted,
	Gr. Floor, Area of floor : 56013 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 71 Years, Roof Type: Tin Shed, Extent of Completion: Complete				
	Total :	62013 sq ft	25,00,000 /-	97,78,490 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**J K FILES & ENGINEERING LIMITED** NEW HIND HOUSE, City:- , P.O:- GPO MUMBAI, P.S:-M.R.A.MARG, District:-Mumbai, Maharashtra, India, PIN:- 400001 , PAN No.:: AAxxxxxx3J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**EKDANTA NIKETAN PRIVATE LIMITED** 70/1, TILJALA ROAD,, City:- , P.O:- GOBINDA KHATIK ROAD, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700046 , PAN No.:: AAxxxxxx2A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
2	**LAMBODAR ESTATES PRIVATE LIMITED** 70/1, TILJALA ROAD,, City:- , P.O:- GOBINDA KHATIK ROAD, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700046 , PAN No.:: AAxxxxxx0G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
3	**DAMODAR PROPERTIES PRIVATE LIMITED** 70/1, TILJALA ROAD,, City:- , P.O:- GOBINDA KHATIK ROAD, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700046 , PAN No.:: AAxxxxxx3D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**Mr LALASAHEB BABURAO TAMBE** Son of BABURAO RAVJI TAMBE S NO. 210/2, BUILDING NO. B-3, RHYTHM CHS, KELEWADI PHATA., Flat No: 301, City:- , P.O:- PIMPARI, P.S:-Chinchwad, District:-Pune, Maharashtra, India, PIN:- 411057, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: ACxxxxxx7H, Aadhaar No: 81xxxxxxxx6562 Status : Representative, Representative of : J K FILES & ENGINEERING LIMITED (as AUTHORIZED SIGNATORY)
2	**Mr PARVIN VASANTRAO MOHIRE** Son of VASANTRAO AMBAJI MOHIRE A/204, RIVIERA KALYAN SHIL ROAD,, City:- , P.O:- NILJAE, P.S:- MANPADA, District:-Thane, Maharashtra, India, PIN:- 421204, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: AFxxxxxx1R, Aadhaar No: 70xxxxxxxx5553 Status : Representative, Representative of : J K FILES & ENGINEERING LIMITED (as AUTHORIZED SIGNATORY)
3	**Mr DAMODAR PRASAD TULSYAN (Presentant)** Son of Late B N TULSYAN 34, BALLYGUNGE CIRCULAR ROAD,, City:- , P.O:- BALLYGUNGE, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: ABxxxxxx7M, Aadhaar No: 75xxxxxxxx1702 Status : Representative, Representative of : EKDANTA NIKETAN PRIVATE LIMITED (as DIRECTOR), LAMBODAR ESTATES PRIVATE LIMITED (as DIRECTOR), DAMODAR PROPERTIES PRIVATE LIMITED (as DIRECTOR)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr PRAJATA KISHORE CHAKRABORTY Son of Late PRADIP CHAKRABORTY HIGH COURT, City:- Kolkata, P.O:- G P O, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001			

Identifier Of Mr LALASAHEB BABURAO TAMBE, Mr PARVIN VASANTRAO MOHIRE, Mr DAMODAR PRASAD TULSYAN

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	J K FILES & ENGINEERING LIMITED	EKDANTA NIKETAN PRIVATE LIMITED-62.1645 Dec,LAMBODAR ESTATES PRIVATE LIMITED-62.1645 Dec,DAMODAR PROPERTIES PRIVATE LIMITED-62.1645 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	J K FILES & ENGINEERING LIMITED	EKDANTA NIKETAN PRIVATE LIMITED-2000.00000000 Sq Ft,LAMBODAR ESTATES PRIVATE LIMITED-2000.00000000 Sq Ft,DAMODAR PROPERTIES PRIVATE LIMITED-2000.00000000 Sq Ft

Transfer of property for S2

Sl.No	From	To. with area (Name-Area)
1	J K FILES & ENGINEERING LIMITED	EKDANTA NIKETAN PRIVATE LIMITED-18671.00000000 Sq Ft,LAMBODAR ESTATES PRIVATE LIMITED-18671.00000000 Sq Ft,DAMODAR PROPERTIES PRIVATE LIMITED-18671.00000000 Sq Ft

On 25-03-2022

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

Presented for registration at 16:05 hrs on 25-03-2022, at the Private residence by Mr DAMODAR PRASAD TULSYAN ,.

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 21,72,94,961/-

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

Execution is admitted on 25-03-2022 by Mr LALASAHEB BABURAO TAMBE, AUTHORIZED SIGNATORY, J K FILES & ENGINEERING LIMITED (Others), NEW HIND HOUSE, City:- , P.O:- GPO MUMBAI, P.S:-M.R.A.MARG, District:-Mumbai, Maharashtra, India, PIN:- 400001

Indetified by Mr PRAJATA KISHORE CHAKRABORTY, , , Son of Late PRADIP CHAKRABORTY, HIGH COURT, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 25-03-2022 by Mr PARVIN VASANTRAO MOHIRE, AUTHORIZED SIGNATORY, J K FILES & ENGINEERING LIMITED (Others), NEW HIND HOUSE, City:- , P.O:- GPO MUMBAI, P.S:-M.R.A.MARG, District:-Mumbai, Maharashtra, India, PIN:- 400001

Indetified by Mr PRAJATA KISHORE CHAKRABORTY, , , Son of Late PRADIP CHAKRABORTY, HIGH COURT, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 25-03-2022 by Mr DAMODAR PRASAD TULSYAN, DIRECTOR, EKDANTA NIKETAN PRIVATE LIMITED (Private Limited Company), 70/1, TILJALA ROAD,, City:- , P.O:- GOBINDA KHATIK ROAD, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700046; DIRECTOR, LAMBODAR ESTATES PRIVATE LIMITED (Private Limited Company), 70/1, TILJALA ROAD,, City:- , P.O:- GOBINDA KHATIK ROAD, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700046; DIRECTOR, DAMODAR PROPERTIES PRIVATE LIMITED (Private Limited Company), 70/1, TILJALA ROAD,, City:- , P.O:- GOBINDA KHATIK ROAD, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700046

Indetified by Mr PRAJATA KISHORE CHAKRABORTY, , , Son of Late PRADIP CHAKRABORTY, HIGH COURT, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Anupam Halder

DISTRICT SUB-REGISTRAR

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

South 24-Parganas, West Bengal

On 28-03-2022

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 : 23 of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21,72,996/- (A(1) = Rs 21,72,950/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 21,72,964/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/03/2022 3:51AM with Govt. Ref. No: 192021220211617671 on 24-03-2022, Amount Rs: 21,72,964/-, Bank: Punjab National Bank (PUNB0010000), Ref. No. 5079141088 on 24-03-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,08,64,768/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 1,08,64,668/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 172060, Amount: Rs.100/-, Date of Purchase: 09/02/2022, Vendor name: S Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/03/2022 3:51AM with Govt. Ref. No: 192021220211617671 on 24-03-2022, Amount Rs: 1,08,64,668/-, Bank: Punjab National Bank (PUNB0010000), Ref. No. 5079141088 on 24-03-2022, Head of Account 0030-02-103-003-02

Anupam Halder

DISTRICT SUB-REGISTRAR

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

South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2022, Page from 111456 to 111488

being No 160403179 for the year 2022.

Seal of the District Sub-Registrar IV, South 24 Parganas, South 24 Parganas

Digitally signed by ANUPAM HALDER
Date: 2022.03.28 13:55:16 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 2022/03/28 01:55:16 PM

DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)