

87896

12 FEB 2018

Sl. No. Date

Name

Add.

AMT

S. C. SAHA
Advocate
Sealdah Court, Kol-14

From last month
Vic-T:SN-1007



ASHWAGANDHA MERCHANTS PVT. LTD.

From last month
Director Authorised Signatory

PARAKASHTHA MERCHANTS PVT. LTD.

From last month
Director Authorised Signatory

KRITYA COMMERCIAL PVT. LTD.

From last month
Authorised Signatory / Director

AACHAMAN VINIYOG PVT. LTD.

From last month
Director Authorised Signatory

TAPASWAT COMMERCIAL PVT. LTD.

Director

Soumitra Chanda
Licensed Stamp Vendor
R/2, K S Roy Road, Kol-1



District Sub-Registrar-III
Alipore, South 24 Parganas

02 APR 2018

for dr

- 3.1 **Li Yao Liang**, son of Late Li Chi Jung, residing at 91, Matheswartola Road, Kolkata-700046, Police Station Pragati Maidan (formerly Tiljala) (PAN AAZPL8818J)

(Vendor, includes successors-in-interest)

And

- 3.2 **ASHWAGANDHA MERCHANTS PRIVATE LIMITED**, (PAN AAJCA9745Q) a company incorporated under the Companies Act, 1956, having its registered office at 12C, Chakraberia Road (North), Kolkata-700020, Police Station - Ballygunge, represented by its Director Mr. Shreelal Mohta, PAN ADZPM1118M, son of Dwarkadas Mohta, residing at 'Diamond City North', 68, Jessore Road, Block-III, Flat No.6B, Police Station and Post Office - DumDum, Kolkata - 700 055
- 3.3 **PARAKASHTHA MERCHANTS PRIVATE LIMITED**, (PAN AAGCP2272A) a company incorporated under the Companies Act, 1956, having its registered office at 12C, Chakraberia Road (North), Kolkata-700020, Police Station - Ballygunge, represented by its Director Mr. Shreelal Mohta, PAN ADZPM1118M, son of Dwarkadas Mohta, residing at 'Diamond City North', 68, Jessore Road, Block-III, Flat No.6B, Police Station and Post Office - DumDum, Kolkata - 700 055.
- 3.4 **KRITYA COMMERCIAL PRIVATE LIMITED**, (PAN AAECK4825C) a company incorporated under the Companies Act, 1956, having its registered office at 12C, Chakraberia Road (North), Kolkata-700020, Police Station - Ballygunge, represented by its Director Mr. Shreelal Mohta, PAN ADZPM1118M, son of Dwarkadas Mohta, residing at 'Diamond City North', 68, Jessore Road, Block-III, Flat No.6B, Police Station and Post Office - DumDum, Kolkata - 700 055.
- 3.5 **AACHAMAN VINIYOG PRIVATE LIMITED** (PAN AAJCA8326P), a company incorporated under the Companies Act, 1956, having its registered office at 12C, Chakraberia Road (North), Kolkata-700020, Police Station - Ballygunge, represented by its Director Mr. Shreelal Mohta, PAN ADZPM1118M, son of Dwarkadas Mohta, residing at 'Diamond City North', 68, Jessore Road, Block-III, Flat No.6B, Police Station and Post Office - DumDum, Kolkata - 700 055
- 3.6 **TAPASWAT COMMERCIAL PRIVATE LIMITED** (PAN AAECT2573L), a company incorporated under the Companies Act, 1956, having its registered office at 68, Jessore Road, Room No-512, 5th Floor Kolkata 700055, represented by its Director Mr. Vinit Daga (PAN ADLPD5641G), son Late Baldeo Das Daga, residing at Flat No.2C, Block-16, 68 Jessore Road, Post office - Bangur, Police Station - Dum Dum, Kolkata - 700 055
- 3.7 **SRIJAN ENCLAVE PRIVATE LIMITED**, (PAN AAQCS4061C) a company incorporated under the Companies Act, 1956, having its registered office at 36/1A, Elgin Road, Kolkata - 700 020 Police Station Bluwaniopore, represented by its authorized signatory, Mr. Prakash Kumar Bhimrajka, having PAN ADGPB7657M, son of Late Bajrang Lal Bhimrajka, residing at Flat No.2A, 2nd floor, 131/9, N. S. C. Bose Road, Police Station - Regant Park, Post Office - Regent Park, Kolkata - 700 040



V.C.T.9 NO-1008

For SRIJAN ENCLAVE PVT. LTD.

[Handwritten Signature]

Director / Authorised Signatory

For SRIJAN INFREALTY PVT. LTD.

[Handwritten Signature]

Director / Authorised Signatory

For SRIJAN LAND & BUILDING PVT. LTD.

[Handwritten Signature]

Director / Authorised Signatory

For PANCHKOTI STOCKIST PRIVATE LIMITED

[Handwritten Signature]

Director / Authorised Signatory

For SUVRIDHI COMMODTRADE PRIVATE LIMITED

[Handwritten Signature]

Director / Authorised Signatory



V.C.T.9 NO. 1005

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Alipore, South 24 Parganas

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- 3.8 SRIJAN INFREAREALTY PRIVATE LIMITED, (PAN AAQCS4626M) a company incorporated under the Companies Act, 1956, having its registered office at 36/1A, Elgin Road, Kolkata - 700 020, Police Station represented by its authorized signatory, Mr. Prakash Kumar Bhimrajka, having PAN ADGPB7657M, son of Late Bajrang Lal Bhimrajka, residing at Flat No.2A, 2nd floor, 131/9, N. S. C. Bose Road, Police Station - Regant Park, Post Office - Regent Park, Kolkata - 700 040
- 3.9 SRIJAN LAND & BUILDING PRIVATE LIMITED, (PAN AAQCS4026B) a company incorporated under the Companies Act, 1956, having its registered office at 36/1A, Elgin Road, Kolkata-700020, Police Station Bhawanipore, represented by its authorized signatory, Mr. Prakash Kumar Bhimrajka, having PAN ADGPB7657M, son of Late Bajrang Lal Bhimrajka, residing at Flat No.2A, 2nd floor, 131/9, N. S. C. Bose Road, Police Station - Regant Park, Post Office - Regent Park, Kolkata - 700 040
- 3.10 PANCHKOTI STOCKIST PRIVATE LIMITED, (PAN AAGCP5305E), a company incorporated under the Companies Act, 1956, having its registered office at 36/1A, Elgin Road, Kolkata - 700 020 Police Station Bhawanipore represented by its authorized signatory, Mr. Prakash Kumar Bhimrajka, having PAN ADGPB7657M, son of Late Bajrang Lal Bhimrajka, residing at Flat No.2A, 2nd floor, 131/9, N. S. C. Bose Road, Police Station - Regant Park, Post Office - Regent Park, Kolkata - 700 040
- 3.11 SUVRIDHI COMMOTRADE PRIVATE LIMITED, (PAN AARCS2648Q) a company incorporated under the Companies Act, 1956, having its registered office at 36/1A, Elgin Road, Kolkata-700020, Police Station Bhawanipore, represented by its authorized signatory, Mr. Prakash Kumar Bhimrajka, having PAN ADGPB7657M, son of Late Bajrang Lal Bhimrajka, residing at Flat No.2A, 2nd floor, 131/9, N. S. C. Bose Road, Police Station - Regant Park, Post Office - Regent Park, Kolkata - 700 040

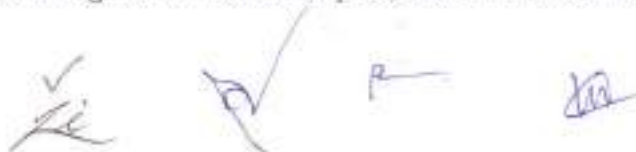
(collectively Purchasers, includes successors-in-interest and/or assigns).

Vendor and Purchasers collectively Parties and individually Party.

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject Matter of Conveyance

- 4.1 Said Share In Said Property: 0.10% share and/or interest (Said Share) in (1) land measuring 7.9 (seven point nine) decimal, equivalent to 4 (four) *cottah* 12 (twelve) *chittack* and 21 (twenty one) square feet, more or less together with structures and dwelling units erected thereon measuring 1,430 (one thousand four hundred and thirty) square feet, more or less, situate, lying at and being a portion of Municipal Premises No. 24C/1, Matheswartola Road, Kolkata-700046, Police Station Pragati Maidan, within the limits of Ward No. 66 of the Kolkata Municipal Corporation (KMC), comprised in a portion of C.S. *Dag* No. 457, recorded in C.S. *Khatian* No. 588, *Mouza* Tangra, J.L. No. 5, Sub-Registration District Alipore, District South 24 Parganas, more fully described in Part I of the 1st Schedule below (First Land) (2) land measuring 17.48 (seventeen point four eight) decimal, equivalent to 10 (ten) *cottah* 9 (nine) *chittack* and 9 (nine) square feet, more or less together with structures and dwelling units erected thereon measuring 2,950 (two thousand nine hundred and fifty) square feet, more or less, situate, lying at and being a portion of Municipal Premises No. 24C/1, Matheswartola Road, Kolkata-700046, Police Station Pragati Maidan, within the limits of Ward No. 66 of KMC, comprised in a portion of C.S. *Dag* No. 455, recorded in C.S. *Khatian* No. 588, *Mouza* Tangra, J.L. No. 5, Sub-Registration District Alipore, District South 24 Parganas, more fully described in





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for
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Part II of the 1st Schedule below (Second Land) (3) land measuring 3.7 (three point seven) decimal, equivalent to 2 (two) *cottah* 3 (three) *chittack* and 37 (thirty seven) square feet, more or less together with structures and dwelling units erected thereon measuring 330 (three hundred and thirty) square feet, more or less, situate, lying at and being a portion of Municipal Premises No. 24C/1, Matheswartola Road, Kolkata-700046, Police Station Pragati Maidan, within the limits of Ward No. 66 of KMC, comprised in a portion of C.S. *Dag* No. 455/554, recorded in C.S. *Khatian* No. 588, *Mouza* Tangra, J.L. No. 5, Sub-Registration District Alipore, District South 24 Parganas, more fully described in **Part III of the 1st Schedule below (Third Land)** (4) land measuring 16.55 (sixteen point five five) decimal, equivalent to 10 (ten) *cottah*, more or less together with structures and dwelling units erected thereon, admeasuring 2,000 (two thousand) square feet, more or less, situate, lying at and being a portion of Municipal Premises No. 24C/1, Matheswartola Road, Kolkata-700046, Police Station Pragati Maidan, within the limits of Ward No. 66 of KMC, comprised in a portion of C.S. *Dag* No. 458, recorded in C.S. *Khatian* No. 353, *Mouza* Tangra, J.L. No. 5, Sub-Registration District Alipore, District South 24 Parganas, more fully described in **Part IV of the 1st Schedule below (Fourth Land)** and (5) land measuring 13.35 (thirteen point three five) decimal, equivalent to 8 (eight) *cottah* 1 (one) *chittack* and 10 (ten) square feet, more or less together with structures and dwelling units erected thereon measuring 2,110 (two thousand one hundred and ten) square feet, more or less, situate, lying at and being a portion of Municipal Premises No. 24C/1, Matheswartola Road, Kolkata-700046, Police Station Pragati Maidan, within the limits of Ward No. 66 of KMC, comprised in a portion of C.S. *Dag* No. 461, recorded in C.S. *Khatian* No. 113, *Mouza* Tangra, J.L. No.5, Sub-Registration District Alipore, District South 24 Parganas, more fully described in **Part V of the 1st Schedule below (Fifth Land)**, the First Land, the Second Land, the Third Land, the Fourth Land and the Fifth Land, collectively delineated and demarcated on the Plan annexed hereto and bordered in colour Red thereon and collectively **Said Property**. The Said Share in Said Property together with all benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of howsoever or whatsoever nature of the Vendor in the Said Share of the Said Property and appurtenances and inheritances for access and user thereof is the subject matter of this Deed of Conveyance and is more fully described in the 2nd Schedule below (Said Share In Said Property).

5. **Background, Representations, Warranties and Covenants**

5.1 **Background, Representations, Warranties and Covenants regarding Title:** The Vendor represents, warrants and covenants to and with the Purchasers regarding title as follows:

5.1.1 **Ownership of First Land, Second Land and Third Land:** By a Deed of Conveyance dated 29th April, 1972, registered in the Office of the Joint Sub-Registrar at Alipore, in Book No. I, Volume No. 35, at Pages 104 to 111, being Deed No. 1710, Li Yao Li, Li Yao Hung and the Vendor jointly purchased the entirety of the First Land, the Second Land and the Third Land from Mammotha Nath Khamrui.

5.1.2 **Ownership of Fourth Land:** By a Deed of Conveyance dated 28th August, 1971, registered in the Office of the Joint Sub-registrar at Alipore, in Book No. I, Volume No. 75, at Pages 162 to 169, being Deed No. 3750 for the year 1971, Li Yao Li, Li Yao Hung and the Vendor jointly purchased the entirety of the Fourth Land from Ishani Bala Debi and Santu Kumar Mukhopadhyaya.

5.1.3 **Ownership of Fifth Land:** By a Deed of Conveyance dated 28th October, 1971, registered in the Office of the Joint Sub-Registrar at Alipore, in Book No. I, Volume No. 98, at Pages 1 to 7, being Deed No. 4337 for the year 1971, Li Yao Li, Li Yao Hung and the



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Vendor jointly purchased the entirety of the Fifth Land from Samsuddin Ahmed, Md. Amin, Md. Yasim, Tara Bibi, Samsunchar, Sakina Bibi and Fatu Bibi.

- 5.1.4 **Ownership of Said Property:** In the circumstances aforesaid, Li Yao Li, Li Yao Hung and the Vendor jointly became the owners of the entirety of the Said Property comprising of the First Land, the Second Land, the Third Land, the Fourth Land and the Fifth Land, each having 1/3rd (one-third) share and/or interest therein. The undivided 0.10% share and/or interest of the Vendor in the Said Property, being defined as the Said Share In Said Property is the subject matter of this Conveyance.
- 5.1.5 **Demise of Li Yao Li:** Li Yao Li died intestate leaving behind him surviving his wife Chin O Li and three daughters namely Fui Fui Chung, Fui Hsien Koo Li and Mimi Fui Mi Lim and two sons Fui Lim Li and Fui Chung Li as the only legal heiress and heirs, who became jointly entitled to the share of Li Yao Li in the said property.
- 5.1.6 **Lease of 2/3rd share in the Said Property:** The said Li Yao Hung and the heirs of Li Yao Li by a registered Deed of lease dated 16th day of July 2012 registered in the Office of the D.S.R.-III, South 24 Parganas in Book No.1, CD Volume No.14 Pages from 6815 to 6841 Being Deed No. 068,52 for the Year 2012 for a period of 999 (nine hundred and ninety nine) to and in favour of the Purchasers.
- 5.1.7 **Lease of 1/3rd share in the Said Property:** By a registered Deed of Lease dated 7th April, 2017 (Said Lease Deed), the Vendor has granted a lease of the entirety of the 1/3rd Share In Said Property to and in favour of the Cordial Buildwell Pvt Ltd. & 3 Ors for a term of 999 (nine hundred and ninety nine) years (Said Demise) and therefore the Vendor now has reversionary right in the 1/3rd Share In Said Property.

6. Basic Understanding

- 6.1 **Sale of Said Share In Said Property:** The basic understanding between the Vendor and the Purchasers is that the Vendor shall sell 0.10% undivided share in the Said Property (Said Share in Said Property, more fully described in the 2nd Schedule) below to the Purchasers, free from all encumbrances of any and every nature whatsoever save and except the Said Demise and the Purchasers shall purchase the same from the Vendor.

7. Transfer

- 7.1 **Hereby Made:** The Vendor hereby sells, conveys and transfers to the Purchasers the entirety of the Said Share in Said Property; being 0.10% share and/or interest in the Said Property, more fully described in the 2nd Schedule below and delineated and demarcated on the Plan annexed hereto and bordered in colour Red thereon, comprised of (1) the First Land i.e. land measuring 7.9 (seven point nine) decimal, equivalent to 4 (four) *cottah* 12 (twelve) *chittack* and 21 (twenty one) square feet, more or less together with structures and dwelling units erected thereon measuring 1,430 (one thousand four hundred and thirty) square feet, more or less, situate, lying at and being a portion of Municipal Premises No. 24C/1, Matheswartola Road, Kolkata-700046, Police Station Pragati Maidan, within the limits of Ward No. 66 of the KMC, comprised in a portion of C.S. *Dag* No. 457, recorded in C.S. *Khatian* No. 588, *Mouza* Tangra, J.L. No. 5, Sub-Registration District Alipore, District South 24 Parganas, more fully described in Part I of the 1st Schedule below (2) the Second Land i.e. land measuring 17.48 (seventeen point four eight) decimal, equivalent to 10 (ten) *cottah* 9 (nine) *chittack* and 9 (nine) square feet, more or less together with structures and dwelling units erected thereon measuring 2,950 (two thousand nine hundred and fifty) square feet, more or less, situate, lying at and being a portion of Municipal Premises No. 24C/1, Matheswartola Road, Kolkata-700046,



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Police Station Pragati Maidan, within the limits of Ward No. 66 of KMC, comprised in a portion of C.S. *Dag* No. 455, recorded in C.S. *Khatian* No. 588, *Mouza* Tangra, J.L. No.5, Sub-Registration District Alipore, District South 24 Parganas, more fully described in Part II of the 1st Schedule below (3) the Third Land i.e. land measuring 3.7 (three point seven) decimal, equivalent to 2 (two) *cottah* 3 (three) *chittack* and 37 (thirty seven) square feet, more or less together with structures and dwelling units erected thereon measuring 330 (three hundred and thirty) square feet, more or less, situate, lying at and being a portion of Municipal Premises No. 24C/1, Matheswartola Road, Kolkata-700046, Police Station Pragati Maidan, within the limits of Ward No. 66 of KMC, comprised in a portion of C.S. *Dag* No. 455/554, recorded in C.S. *Khatian* No. 588, *Mouza* Tangra, J.L. No.5, Sub-Registration District Alipore, District South 24 Parganas, more fully described in Part III of the 1st Schedule below (4) the Fourth Land i.e. land measuring 16.55 (sixteen point five five) decimal, equivalent to 10 (ten) *cottah*, more or less together with structures and dwelling units erected thereon measuring 2,000 (two thousand) square feet, more or less, situate, lying at and being a portion of Municipal Premises No. 24C/1, Matheswartola Road, Kolkata-700046, Police Station Pragati Maidan, within the limits of Ward No. 66 of KMC, comprised in a portion of C.S. *Dag* No. 458, recorded in C.S. *Khatian* No. 353, *Mouza* Tangra, J.L. No.5, Sub-Registration District Alipore, District South 24 Parganas, more fully described in Part IV of the 1st Schedule below and (5) the Fifth Land i.e. land measuring 13.35 (thirteen point three five) decimal, equivalent to 8 (eight) *cottah* 1 (one) *chittack* and 10 (ten) square feet, more or less together with structures and dwelling units erected thereon measuring 2,110 (two thousand one hundred and ten) square feet, more or less, situate, lying at and being a portion of Municipal Premises No. 24C/1, Matheswartola Road, Kolkata-700046, Police Station Pragati Maidan, within the limits of Ward No. 66 of KMC, comprised in a portion of C.S. *Dag* No. 461, recorded in C.S. *Khatian* No. 113, *Mouza* Tangra, J.L. No. 5, Sub-Registration District Alipore, District South 24 Parganas, more fully described in Part V of the 1st Schedule below together with all benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of howsoever or whatsoever nature of the Vendor in the Said Share In Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances save and except the Said Demise.

7.2 **Consideration:** The aforesaid transfer is being made in consideration of a sum of Rs.1,00,000/- (Rupees One lakh only) paid by the Purchasers to the Vendor, receipt of which the Vendor hereby and by the Receipt And Memo of Consideration hereunder written, admits and acknowledges.

8. Terms of Transfer

8.1 **Salient Terms:** The transfer being effected by this Conveyance is:

8.1.1 **Sale:** a sale within the meaning of the Transfer of Property Act, 1882.

8.1.2 **Absolute:** absolute, irreversible and perpetual.

8.1.3 **Free from Encumbrances:** Save and except the Said Demise, free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debentures*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting 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 the Vendor's predecessors-in-title.



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- 8.1.4 **Together with All Other Appurtenances:** together with all other rights the Vendor has in the Said Share In Said Property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Share In Said Property.
- 8.2 **Subject to:** The transfer being effected by this Conveyance is subject to:
- 8.2.1 **Transfer of Property Act:** all obligations and duties of vendor and vendee as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.
- 8.3 **Delivery of Possession:** Constructive and notional possession of the Said Share In Said Property has been handed over by the Vendor to the Purchasers.
- 8.4 **Holding Possession:** The Vendor hereby covenants that upon expiry or sooner determination of the Said Demise, the Purchasers and the Purchasers' successors-in-interest and/or assigns shall and may peacefully and quietly enter into, hold, possess, use and enjoy the Said Share In Said Property and every part thereof and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchasers, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendor.
- 8.5 **No Objection to Mutation:** The Vendor declares that the Purchasers shall be fully entitled to mutate the Purchasers' names in all public and statutory records and the Vendor hereby expressly (1) consents to the same and (2) appoints the Purchasers as the constituted attorney of the Vendor and empowers and authorizes the Purchasers to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendor undertakes to cooperate with the Purchasers in all respect to cause mutation of the name of the Purchasers and in this regard shall sign all documents and papers as required by the Purchasers.
- 8.6 **Further Acts:** The Vendor hereby covenants that the Vendor or any person claiming under the Vendor, shall and will from time to time and at all times hereafter, upon every request and at the cost of the Purchasers and/or their successors-in-interest and/or assigns, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Right in the Said Share In Said Property.

1st Schedule
(Said Property)
Part I
(First Land)

Land measuring 7.9 (seven point nine) decimal, equivalent to 4 (four) *cottah* 12 (twelve) *chittack* and 21 (twenty one) square feet, more or less together with structures and dwelling units erected thereon measuring 1,430 (one thousand four hundred and thirty) square feet, more or less, situate, lying at and being a portion of Municipal Premises No. 24C/1, Matheswaritola Road, Kolkata-700046, Police Station Pragati Maidan, within the limits of Ward No. 66 of the Kolkata Municipal Corporation, comprised in a portion of C.S. *Dag* No. 457, recorded in C.S. *Khatam* No. 588, *Mouza* Tangra, J.L. No. 5, Sub-Registration District Alipore, District South 24 Parganas and butted and bounded as follows:



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- On the North : By *Dag* No. 457(P), being a portion of Premises No. 47, Matheswartola Road, Kolkata-700046
- On the East : By Municipal Road known as Matheswartola Road
- On the South : By *Dag* No. 457(P), being a portion of Premises No. 113A, Matheswartola Road, Kolkata-700046
- On the West : By *Dag* No. 455(P), being a portion of Premises No. 24C/1, Matheswartola Road, Kolkata-700046

Together with all benefits, easements, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the First Land and appurtenances and inheritances for access and user thereof.

Part II
(Second Land)

Land measuring 17.48 (seventeen point four eight) decimal, equivalent to 10 (ten) *cottah* 9 (nine) *chittack* and 9 (nine) square feet, more or less together with structures and dwelling units erected thereon measuring 2,950 (two thousand nine hundred and fifty) square feet, more or less, situate, lying at and being a portion of Municipal Premises No. 24C/1, Matheswartola Road, Kolkata-700046, Police Station Pragati Maidan, within the limits of Ward No. 66 of the Kolkata Municipal Corporation, comprised in a portion of C.S. *Dag* No. 455, recorded in C.S. *Khatian* No. 588, *Mouza* Tangra, J.L. No. 5, Sub-Registration District Alipore, District South 24 Parganas and butted and bounded as follows:

- On the North : By *Dag* No. 455(P), being a portion of Premises No. 47, Matheswartola Road, Kolkata-700046
- On the East : By *Dag* No. 457(P), being a portion of Premises No. 24C/1, Matheswartola Road, Kolkata-700046
- On the South : By *Dag* No. 457(P), being a portion of Premises No. 24C, Matheswartola Road, Kolkata-700046
- On the West : By *Dag* No. 455/554(P), being a portion of Premises No. 24C/1, Matheswartola Road, Kolkata-700046

Together with all benefits, easements, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Second Land and appurtenances and inheritances for access and user thereof.

Part III
(Third Land)

Land measuring 3.7 (three point seven) decimal, equivalent to 2 (two) *cottah* 3 (three) *chittack* and 37 (thirty seven) square feet, more or less together with structures and dwelling units erected thereon measuring 330 (three hundred and thirty) square feet, more or less, situate, lying at and being a portion of Municipal Premises No. 24C/1, Matheswartola Road, Kolkata-700046, Police Station Pragati Maidan, within the limits of Ward No. 66 of the Kolkata Municipal Corporation, comprised in a portion of C.S. *Dag* No. 455/554, recorded in C.S. *Khatian* No. 588, *Mouza* Tangra, J.L. No. 5, Sub-Registration District Alipore, District South 24 Parganas and butted and bounded as follows:





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- On the North : By *Dag* No. 455/554(P), being a portion of Premises No. 47, Matheswartola Road, Kolkata-700046
- On the East : By *Dag* No. 455(P), being a portion of Premises No.24C/1, Matheswartola Road, Kolkata-700046
- On the South : By *Dag* No. 457(P), being a portion of Premises No. 24C, Matheswartola Road, Kolkata-700046
- On the West : By *Dag* No. 458(P), being a portion of Premises No. 24C/1, Matheswartola Road, Kolkata-700046

Together with all benefits, easements, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Third Land and appurtenances and inheritances for access and user thereof.

Part IV (Fourth Land)

Land measuring 16.55 (sixteen point five five) decimal, equivalent to 10 (ten) *cottah*, more or less together with structures and dwelling units erected thereon, admeasuring 2,000 (two thousand) square feet, more or less, situate, lying at and being a portion of Municipal Premises No. 24C/1, Matheswartola Road, Kolkata-700046, Police Station Pragati Maidan, within the limits of Ward No. 66 of the Kolkata Municipal Corporation, comprised in a portion of C.S. *Dag* No. 458, recorded in C.S. *Khatian* No. 353, *Mouza* Tangra, J.L. No. 5, Sub-Registration District Alipore, District South 24 Parganas and butted and bounded as follows:

- On the North : By *Dag* No. 458(P), being a portion of Premises No. 47, Matheswartola Road, Kolkata-700046
- On the East : By *Dag* No. 455/554(P), being a portion of Premises No. 24C/1, Matheswartola Road, Kolkata-700046
- On the South : By *Dag* No. 457/574(P), being a portion of Premises No. 24C, Matheswartola Road, Kolkata-700046
- On the West : By *Dag* No. 461(P), being a portion of Premises No. 24C/1, Matheswartola Road, Kolkata-700046

Together with all benefits, easements, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Fourth Land and appurtenances and inheritances for access and user thereof.

Part V (Fifth Land)

Land measuring 13.35 (thirteen point three five) decimal, equivalent to 8 (eight) *cottah* 1 (one) *chittack* and 10 (ten) square feet, more or less together with structures and dwelling units erected thereon, admeasuring 2,110 (two thousand one hundred and ten) square feet, more or less, situate, lying at and being a portion of Municipal Premises No. 24C/1, Matheswartola Road, Kolkata-700046, Police Station Pragati Maidan, within the limits of Ward No. 66 of the Kolkata Municipal Corporation, comprised in a portion of C.S. *Dag* No. 461, recorded in C.S. *Khatian* No. 113, *Mouza* Tangra, J.L. No. 5, Sub-Registration District Alipore, District South 24 Parganas and butted and bounded as follows:

- On the North : By *Dag* No. 461(P), being a portion of Premises No. 47, Matheswartola Road, Kolkata-700046
- On the East : By *Dag* No. 458(P), being a portion of Premises No. 24C/1, Matheswartola Road, Kolkata-700046





District Sub-Registrar-III
Alipore, South 24 Pargana

02 APR 2018

- On the South : By *Dag* No. 457/574(P), being a portion of Premises No. 24C, Matheswartola Road, Kolkata-700046
- On the West : By Municipal Premises No. 46B, Matheswartola Road, Kolkata-700046

Together with all benefits, easements, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Fifth Land and appurtenances and inheritances for access and user thereof.

2nd Schedule
(Said Share In Said Property)
{*Subject Matter of Conveyance*}

The Said Share, being 0.10% undivided share and/or interest in the Said Property i.e equivalent to the land measuring 26 square feet, more or less together with structures and dwelling units erected thereon equivalent to 9 square feet, more or less, situate, lying at and being a portion of Municipal Premises No. 24C/1, Matheswartola Road, Kolkata-700046, Police Station Pragati Maidan, within the limits of Ward No.66 of the Kolkata Municipal Corporation, comprised in a portion of C.S. *Dag* No. 457, portion of C.S. *Dag* No. 455, portion of C.S. *Dag* No. 455/554, portion of C.S. *Dag* No. 458 and portion of C.S. *Dag* No. 461 recorded in C.S. *Khatian* No. 588, 353 and 113 *Mouza* Tangra, J.L. No.5, Sub-Registration District Alipore, District South 24 Parganas, together with all benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of howsoever or whatsoever nature of the Vendor in the Said Share In Said Property and appurtenances and inheritances for access and user thereof.

9. Execution and Delivery

- 9.1 In Witness Whereof the Parties have executed and delivered this Conveyance on the date mentioned above.



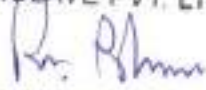
[Vendor]



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District Sub-Registrar-III
Alipore, South 24 Parganas

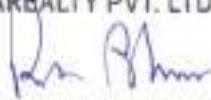
02 APR 2018

For SRIJAN ENCLAVE PVT. LTD.



Director/Authorised Signatory

For SRIJAN INFRA REALTY PVT. LTD.



Director/Authorised Signatory

For SRIJAN LAND & BUILDING PVT. LTD.



Director/Authorised Signatory

For PANCHKOTI STOCKIST PRIVATE LIMITED



Director/Authorised Signatory

For SUVRIDHI COMMO TRADE PRIVATE LIMITED



Director/Authorised Signatory

ASHWAGANDHA MERCHANTS PVT. LTD.



Director Authorised Signatory

PARAKASHTHA MERCHANTS PVT. LTD.



Director Authorised Signatory

KRITYA COMMERCIAL PVT. LTD.



Authorised Signatory / Director

AACHAMAN VINIYOG PVT. LTD.



Director Authorised Signatory

TAPASWAT COMMERCIAL PVT. LTD.



Director

Prepared by
R. Sharma

[Purchasers]

Alipore police Cant
Kot-27
WB-613/2001



District Sub-Registrar-III
Alipore, South 24 Parganas

02 APR 2018

Witnesses:

Signature Jayanti Pandit

Name JAYANTI PANDIT

Father's Name Gourhari Pandit

Address 1002 44 By Pass.
100-700105.

Signature [Signature]

Name RAPS DTS

Father's Name Late S. D. M.

Address Alpine police station
Kol-700027



District Sub-Registrar-III
Alipore, South 24 Parganas

02 APR 2018

Receipt and Memo of Consideration

Received from the withinnamed Purchasers the withinmentioned sum of Rs.1,00,000/- (Rupees One lakh only) towards total consideration in respect of the Said Share In Said Property described in the 2nd Schedule above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
Cheque	30/03/2018	Indian Bank,Sarat Bose Road Branch	10000/-
Cheque	30/03/2018	Indian Bank,Sarat Bose Road Branch	10000/-
Cheque	30/03/2018	Indian Bank,Sarat Bose Road Branch	10000/-
Cheque	30/03/2018	Indian Bank,Sarat Bose Road Branch	10000/-
Cheque	30/03/2018	Kotak Mahindra Bank, Shyambazar Branch	10000/-
Cheque	30/03/2018	Punjab & Sind Bank, Chowringhee Road Branch	10000/-
Cheque	30/03/2018	Punjab & Sind Bank, Chowringhee Road Branch	10000/-
Cheque	30/03/2018	Punjab & Sind Bank, Chowringhee Road Branch	10000/-
Cheque	30/03/2018	Punjab & Sind Bank, Chowringhee Road Branch	10000/-
Cheque	30/03/2018	Punjab & Sind Bank, Chowringhee Road Branch	10000/-
		Total:	1,00,000/-

✓ 

[Vendor]

Witnesses:

Signature Jayanti Pandit

Name JAYANTI PANDIT

Signature Bapi Das

Name BAPI DAS



District Sub-Registrar-III
Alipore, South 24 Pargana.

02 APR 2018

SITE PLAN OF PREMISES NO.24C/1, MATHESWARTOLA ROAD COMPRISING C.S.DAG NO.457(P),455(P),455/554(P), 458(P),461(P) KHATIAN NO.588,353 & 113,MOUZA-TANGRA, J.L.NO.- 5, DIST.-SOUTH 24 PARGANAS, WARD NO.-66, UNDER KOLKATA MUNICIPAL CORPORATION.

TOTAL AREA OF LAND = 35 KH. 10 CH. 44 SFT.

AREA SHOWN IN RED BORDER

TOTAL COVERED AREA = 8820 SFT.

DAG NO.	AREA		
	KH.	CH.	SFT.
457(P)	4	12	21
455(P)	10	9	13
455/554(P)	2	3	30
458(P)	10		7
461(P)	8	1	10

For SRIJAN ENCLAVE PVT. LTD.

[Signature]
Director/Authorised Signatory

For SRIJAN INFRA REALTY PVT. LTD.

[Signature]
Director/Authorised Signatory

For SRIJAN LAND & BUILDING PVT. LTD.

[Signature]
Director/Authorised Signatory

ASHWAGANDHA MERCHANTS PVT. LTD.

[Signature]
Director Authorised Signatory

PARAKASHTHA MERCHANTS PVT. LTD.

[Signature]
Director Authorised Signatory

KRITYA COMMERCIAL PVT. LTD.

[Signature]
Authorised Signatory / Director

AACHAMAN VINIYOG PVT. LTD.

[Signature]
Director Authorised Signatory

TAPASWAT COMMERCIAL PVT. LTD.

[Signature]
Director

For PANCHKOTI STOCKIST PRIVATE LIMITED

[Signature]
Director/Authorised Signatory

For SUVRIDHI COMMTRADE PRIVATE LIMITED

[Signature]
Director/Authorised Signatory

SIGNATURE OF PURCHASERS

SIGNATURE OF VENDOR

[Signature]

PRE. NO. 47 MATHESWARTOLA ROAD

PRE. NO. 24C MATHESWARTOLA ROAD

PRE. NO. 113A N.T. RD.





District Sub-Registrar-III
Alipore, South 24 Parganas

02 APR 2018

FORM FOR PHOTOGRAPHS & FINGER PRINTS



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District Sub-Registrar-III
Alipore, South 24 Parganas

02 APR 2018

FORM FOR PHOTOGRAPHS & FINGER PRINTS



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District Sub-Registrar-III
Alipore, South 24 Parganas

02 APR 2018

आयकर विभाग
INCOME TAX DEPARTMENT

SHREELAL MOHTA

DWARKA DAS MOHTA

14/04/1961

Permanent Account Number

ADZPM1118M

Signature



भारत सरकार
GOVT. OF INDIA



58102073

स्थायी लेखा संख्या

/PERMANENT ACCOUNT NUMBER

ADLPD5641G



नाम /NAME

VINIT KUMAR DAGA

पिता का नाम /FATHER'S NAME

BALDEO DAS DAGA

जन्म तिथि /DATE OF BIRTH

16-11-1975

हस्ताक्षर /SIGNATURE

असिस्टेंट कमिश्नर, ए. ई. सी

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





Signature : _____
Date : _____
Given to : _____
Purpose : Card Registry
Not to be used for other
Purpose

For SRIJAN ENCLAVE PVT. LTD. -

Director/Authorised Signatory



For BRIJAN ENCLAVE PVT LTD

Director (Revenue) District

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

TAPASWAT COMMERCIAL PRIVATE
LIMITED

21/05/2012

Permanent Account Number

AAECT2573L





आदाकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

AACHAMAN VINIYOG PRIVATE LIMITED



05/09/2011

Assessment/Account Number

AAJCA6326P

01100011











आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ASHWAGANDHA MERCHANTS PRIVATE
LIMITED



16/09/2011

Permanent Account Number

AAJCA9745Q

1001100







Signature : _____
Date : _____
Given to : _____
Purpose : <u>Land Registry</u>
Not to be used for other Purpose



For SUVRIDHI COMMOTRADE PRIVATE LIMITED


Director / Authorised Signatory

Handwritten notes or markings in the top right corner of the page.


STAMP BOARD (MADRAS)



A rectangular box containing faint, illegible text or markings, possibly a stamp or a placeholder for a signature.



For SRIJAN LAND & BUILDING PVT. LTD.


Director/Authorised Signatory

Signature : _____
Date : _____
Given to : _____
Purpose : <u>Land Registry</u>
Not to be used for other Purpose



For ORIAN LAND & BUILDING PVT LTD

Director/Authorized Signatory





Signature : _____
Date : _____
Given to : _____
Purpose : Land Registry
Not to be used for other Purpose

For SRIJAN INFRA REALTY PVT. LTD.

Director/Authorised Signatory



FOR OFFICIAL USE ONLY (PAT 75)



Signature :	_____
Date :	_____
Given to :	_____
Purpose :	<u>Land Registry</u>
Not to be used for other Purpose	



For PANCHKOTI STOCKIST PRIVATE LIMITED

R. K. Sharma
Director / Authorised Signatory



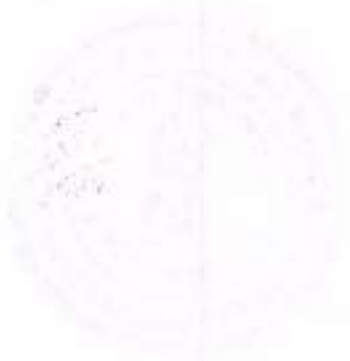
SHRI STOKIST PRIVATE LIMITED

Director/Authorized Signatory



Signature: Pragati K. Bhimrajk
Date: 21/11/18
Given to: _____
Purpose: Land Registry
Not to be used for other Purpose

X







Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-201819-021066217-1 Payment Mode Online Payment
GRN Date: 02/04/2018 14:02:57 Bank: Indian Bank
BRN: IB03042018058830 BRN Date: 02/04/2018 14:01:13

DEPOSITOR'S DETAILS

Name : BAPI DAS Id No. : 16030000526025/6/2018
(Query No./Query Year)
Contact No. : Mobile No. : +91-9830373677
E-mail :
Address : ALIPORE COURT
Applicant Name : Mr Bapi Das
Office Name :
Office Address :
Status of Depositor : Advocate
Purpose of payment / Remarks : Sale, Sale Document Payment No 6

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount(₹)
1	16030000526025/6/2018	Property Registration- Stamp duty	0030-02-103-003-02	17283
2	16030000526025/6/2018	Property Registration- Registration Fee	0030-03-104-001-16	2923

In Words : Rupees Twenty Thousand Two Hundred Six only Total 20206

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Dated this _____ day of _____, 2018

Between

Li Yao Liang
... Vendor

And

Ashwagandha Merchants Pvt. Ltd. & Ors.
... Purchasers

DEED OF CONVEYANCE

0.10% share in
Premises No.24C/1, Madheswarata Road
Police Station Pragati Maidan
Kolkata-700046



Major Information of the Deed

Deed No :	I-1603-01422/2018	Date of Registration	05/04/2018
Query No / Year	1603-0000526025/2018	Office where deed is registered	
Query Date	30/03/2018 6:41:16 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Bapi Das Alipore Police Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830373677, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 1,00,000/-	Rs. 2,87,709/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 17,383/- (Article:23)	Rs. 2,923/- (Article:A(1), E, M(b), H)		
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: Matheswartala Road, , Premises No. 24C/1, Ward No: 66

Sch No	Plot Number	Khatian Number	Land Use Proposed	Area of Land ROR	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details	
L1			Commercial		26 Sq Ft	91,000/-	2,70,834/-	Property is on Road
Grand Total :					.0596Dec	91,000 /-	2,70,834 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	9 Sq Ft.	9,000/-	16,875/-	Structure Type: Structure
Gr. Floor, Area of floor : 9 Sq Ft, Commercial Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		9 sq ft	9,000 /-	16,875 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Li Yao Liang Son of Late Li Chi Jung 91, Matheswartala Road. P.O:- Gobindo Khatick, P.S:- Tijjala, District:-South 24-Parganas, West Bengal, India, PIN - 700046 Sex: Male, By Caste: Others, Occupation: Others, Citizen of: India, PAN No.:: AAZPL8818J, Status : Individual, Executed by: Self, Date of Execution: 02/04/2018 , Admitted by: Self, Date of Admission: 02/04/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 02/04/2018 , Admitted by: Self, Date of Admission: 02/04/2018 ,Place : Pvt. Residence




Major Information of the Deed :- I-1603-01422/2018-05/04/2018

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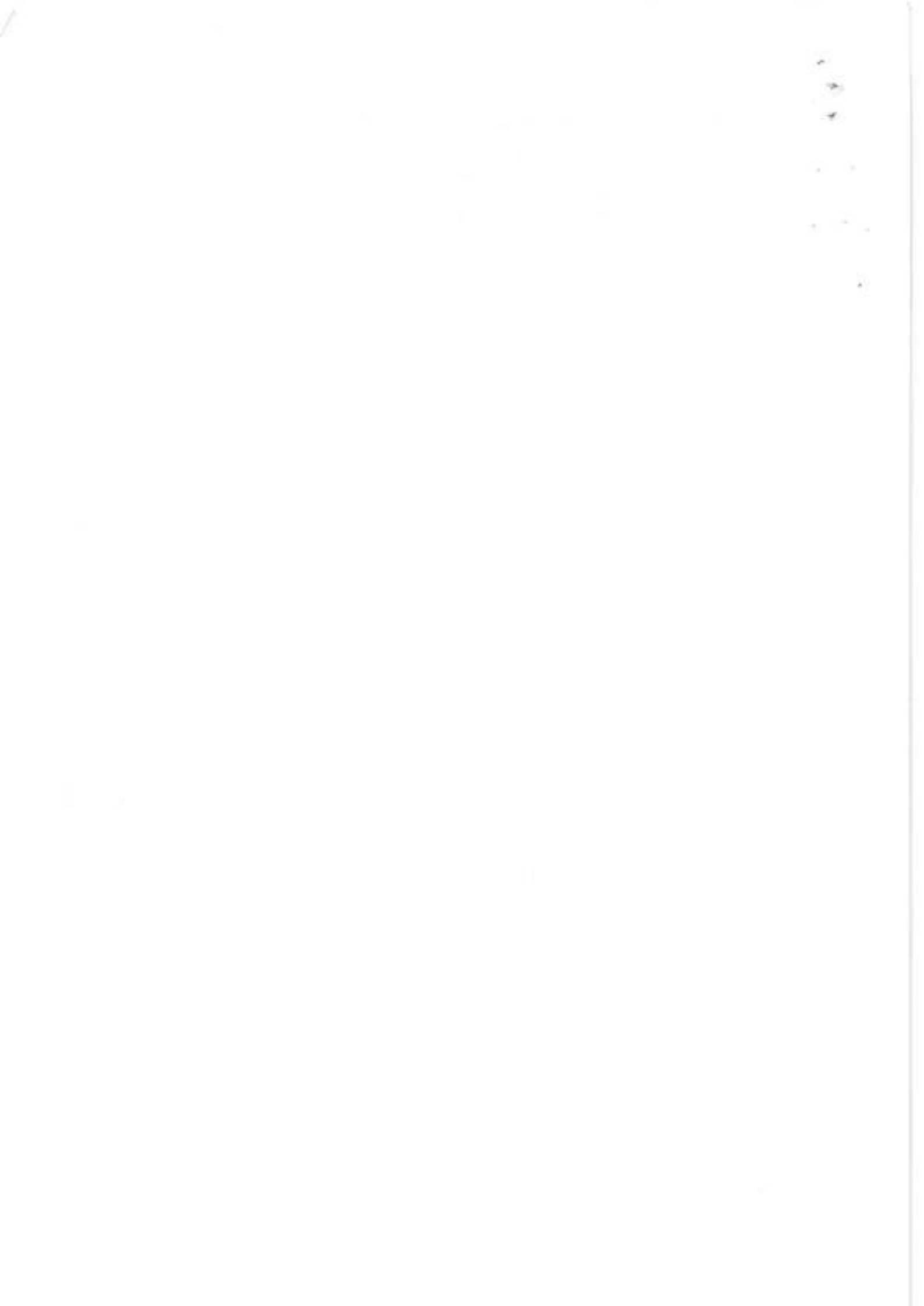
Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	ASHWAGANDHA MERCHANTS PRIVATE LIMITED 12C, Chakraberia Road (North), P.O:- Lala Lajpat Rai Sarani, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 , PAN No.:: AAJCA9745Q, Status :Organization, Executed by: Representative
2	PARAKASHTHA MERCHANTS PRIVATE LIMITED 12C, Chakraberia Road (North), P.O:- Lala Lajpat Rai Sarani, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 , PAN No.:: AAGCP2272A, Status :Organization, Executed by: Representative
3	KRITYA COMMERCIAL PRIVATE LIMITED 12C, Chakraberia Road (North), P.O:- Lala Lajpat Rai Sarani, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 , PAN No.:: AAECK4825C, Status :Organization, Executed by: Representative
4	AACHAMAN VINIYOG PRIVATE LIMITED 12C, Chakraberia Road (North), P.O:- Lala Lajpat Rai Sarani, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 , PAN No.:: AAJCA8326P, Status :Organization, Executed by: Representative
5	TAPASWAT COMMERCIAL PRIVATE LIMITED 68, Jessore Road, Room No-512, 5th Floor, P.O:- Bangur, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700055 , PAN No.:: AAECT2573L, Status :Organization, Executed by: Representative
6	SRIJAN ENCLAVE PRIVATE LIMITED 36/1A, Elgin Road, P.O:- Lala Lajpat Rai Sarani, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 , PAN No.:: AAQCS4061C, Status :Organization, Executed by: Representative
7	SRIJAN INFREAREALTY PRIVATE LIMITED 36/1A, Elgin Road, P.O:- Lala Lajpat Rai Sarani, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 , PAN No.:: AAQCS4626M, Status :Organization, Executed by: Representative
8	SRIJAN LAND & BUILDING PRIVATE LIMITED 36/1A, Elgin Road, P.O:- Lala Lajpat Rai Sarani, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 , PAN No.:: AAQCS4062B, Status :Organization, Executed by: Representative
9	PANCHKOTI STOCKIST PRIVATE LIMITED 36/1A, Elgin Road, P.O:- Lala Lajpat Rai Sarani, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 , PAN No.:: AAGCP5305E, Status :Organization, Executed by: Representative
10	SUVRIDHI COMMOTRADE PRIVATE LIMITED 36/1A, Elgin Road, P.O:- Lala Lajpat Rai Sarani, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 , PAN No.:: AARCS2648Q, Status :Organization, Executed by: Representative

Representative Details :


Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Vinit Kumar Daga Son of Late Baldeo Das Daga Date of Execution - 02/04/2018, , Admitted by: Self, Date of Admission: 05/04/2018, Place of Admission of Execution: Office	 <small>Apr 5 2018 12:25PM</small>	 <small>LT 05/04/2018</small>	 <small>05/04/2018</small>
Flat No.2C, Block-16, 68 Jessore Road, P.O:- Bangur, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700055, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADLPD5641G Status : Representative, Representative of : TAPASWAT COMMERCIAL PRIVATE LIMITED (as Director)				

Major Information of the Deed :- I-1603-01422/2018-05/04/2018



2	Mr Prakash Kumar Bhimrajka Son of Late Bajrang Lal Bhimrajka Flat No.2A, 2nd Floor, 131/9, N. S. C. Bose Road, P.O:- Regent Park, P.S:- Regent Park, District:-South 24-Parganas, West Bengal, India, PIN - 700040, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: ADGPB7657M Status : Representative, Representative of : SRIJAN ENCLAVE PRIVATE LIMITED (as Authorised Signatory), SRIJAN INFRAREALTY PRIVATE LIMITED (as Authorised Signatory), SRIJAN LAND & BUILDING PRIVATE LIMITED (as Authorised Signatory), PANCHKOTI STOCKIST PRIVATE LIMITED (as Authorised Signatory), SUVRIDHI COMMOTRADE PRIVATE LIMITED (as Authorised Signatory)
3	Mr Shreelal Mohta (Presentant) Son of Dwarkadas Mohta Diamond City North', 68, Jessore Road, Block-III, Flat No: 6B, P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700055, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: ADZPM1118M Status : Representative, Representative of : ASHWAGANDHA MERCHANTS PRIVATE LIMITED (as Director), PARAKASHTHA MERCHANTS PRIVATE LIMITED (as Director), KRITYA COMMERCIAL PRIVATE LIMITED (as Director), AACHAMAN VINIYOG PRIVATE LIMITED (as Director)

Identifier Details :

Name & address	
Mr Bapi Das Son of Late Sunil Das Alipore Police Court, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Li Yao Liang, Mr Vinit Kumar Daga, Mr Prakash Kumar Bhimrajka, Mr Shreelal Mohta	
	05/04/2018

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Li Yao Liang	ASHWAGANDHA MERCHANTS PRIVATE LIMITED-0.00595834 Dec,PARAKASHTHA MERCHANTS PRIVATE LIMITED-0.00595834 Dec,KRITYA COMMERCIAL PRIVATE LIMITED-0.00595834 Dec,AACHAMAN VINIYOG PRIVATE LIMITED-0.00595834 Dec,TAPASWAT COMMERCIAL PRIVATE LIMITED-0.00595834 Dec,SRIJAN ENCLAVE PRIVATE LIMITED-0.00595834 Dec,SRIJAN INFRAREALTY PRIVATE LIMITED-0.00595834 Dec,SRIJAN LAND & BUILDING PRIVATE LIMITED-0.00595834 Dec,PANCHKOTI STOCKIST PRIVATE LIMITED-0.00595834 Dec,SUVRIDHI COMMOTRADE PRIVATE LIMITED-0.00595834 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Li Yao Liang	ASHWAGANDHA MERCHANTS PRIVATE LIMITED-0.90000000 Sq Ft,PARAKASHTHA MERCHANTS PRIVATE LIMITED-0.90000000 Sq Ft,KRITYA COMMERCIAL PRIVATE LIMITED-0.90000000 Sq Ft,AACHAMAN VINIYOG PRIVATE LIMITED-0.90000000 Sq Ft,TAPASWAT COMMERCIAL PRIVATE LIMITED-0.90000000 Sq Ft,SRIJAN ENCLAVE PRIVATE LIMITED-0.90000000 Sq Ft,SRIJAN INFRAREALTY PRIVATE LIMITED-0.90000000 Sq Ft,SRIJAN LAND & BUILDING PRIVATE LIMITED-0.90000000 Sq Ft,PANCHKOTI STOCKIST PRIVATE LIMITED-0.90000000 Sq Ft,SUVRIDHI COMMOTRADE PRIVATE LIMITED-0.90000000 Sq Ft

Major Information of the Deed :- I-1603-01422/2018-05/04/2018



Endorsement For Deed Number : I - 160301422 / 2018

On 02-04-2018

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

Presented for registration at 17:00 hrs on 02-04-2018, at the Private residence by Mr Shreelal Mohta ,

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 2,87,709/-

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

Execution is admitted on 02/04/2018 by Li Yao Liang, Son of Late Li Chi Jung, 91, Matheswartola Road, P.O: Gobindo Khatick, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700046, by caste Others, by Profession Others

Indetified by Mr Bapi Das, , Son of Late Sunil Das, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 02-04-2018 by Mr Prakash Kumar Bhimrajka, Authorised Signatory, SRIJAN ENCLAVE PRIVATE LIMITED, 36/1A, Elgin Road, P.O:- Lala Lajpat Rai Sarani, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020; Authorised Signatory, SRIJAN INFREAREALTY PRIVATE LIMITED, 36/1A, Elgin Road, P.O:- Lala Lajpat Rai Sarani, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020; Authorised Signatory, SRIJAN LAND & BUILDING PRIVATE LIMITED, 36/1A, Elgin Road, P.O:- Lala Lajpat Rai Sarani, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020; Authorised Signatory, PANCHKOTI STOCKIST PRIVATE LIMITED, 36/1A, Elgin Road, P.O:- Lala Lajpat Rai Sarani, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020; Authorised Signatory, SUVRIDHI COMMOTRADE PRIVATE LIMITED, 36/1A, Elgin Road, P.O:- Lala Lajpat Rai Sarani, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020

Indetified by Mr Bapi Das, , Son of Late Sunil Das, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 02-04-2018 by Mr Shreelal Mohta, Director, ASHWAGANDHA MERCHANTS PRIVATE LIMITED, 12C, Chakraberia Road (North), P.O:- Lala Lajpat Rai Sarani, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020; Director, PARAKASHTHA MERCHANTS PRIVATE LIMITED, 12C, Chakraberia Road (North), P.O:- Lala Lajpat Rai Sarani, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020; Director, KRITYA COMMERCIAL PRIVATE LIMITED, 12C, Chakraberia Road (North), P.O:- Lala Lajpat Rai Sarani, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020; Director, AACHAMAN VINIYOG PRIVATE LIMITED, 12C, Chakraberia Road (North), P.O:- Lala Lajpat Rai Sarani, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020

Indetified by Mr Bapi Das, , Son of Late Sunil Das, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate



Asish Goswami
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Major Information of the Deed :- I-1603-01422/2018-05/04/2018

On 03-04-2018

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,923/- (A(1) = Rs 2,877/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 2,923/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 02/04/2018 2:01PM with Govt. Ref. No: 192018190210662171 on 02-04-2018, Amount Rs: 2,923/-, Bank: Indian Bank (IDIB000C001), Ref. No. IB03042018058830 on 02-04-2018, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 17,283/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 17,283/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 87896, Amount: Rs.100/-, Date of Purchase: 12/02/2018, Vendor name: S Chanda
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 02/04/2018 2:01PM with Govt. Ref. No: 192018190210662171 on 02-04-2018, Amount Rs: 17,283/-, Bank: Indian Bank (IDIB000C001), Ref. No. IB03042018058830 on 02-04-2018, Head of Account 0030-02-103-003-02



Asish Goswami
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 05-04-2018

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.

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

Execution is admitted on 05-04-2018 by Mr Vinit Kumar Daga, Director, TAPASWAT COMMERCIAL PRIVATE LIMITED, 68, Jessore Road, Room No-512, 5th Floor, P.O:- Bangur, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700055

Indetified by Mr Bapi Das, , Son of Late Sunil Das, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate



Asish Goswami
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Major Information of the Deed :- I-1603-01422/2018-05/04/2018

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2018, Page from 42588 to 42628
being No 160301422 for the year 2018.



Digitally signed by ASISH GOSWAMI
Date: 2018.04.06 11:42:04 +05:30
Reason: Digital Signing of Deed.

(Asish Goswami) 06/04/2018 11:41:32
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)

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