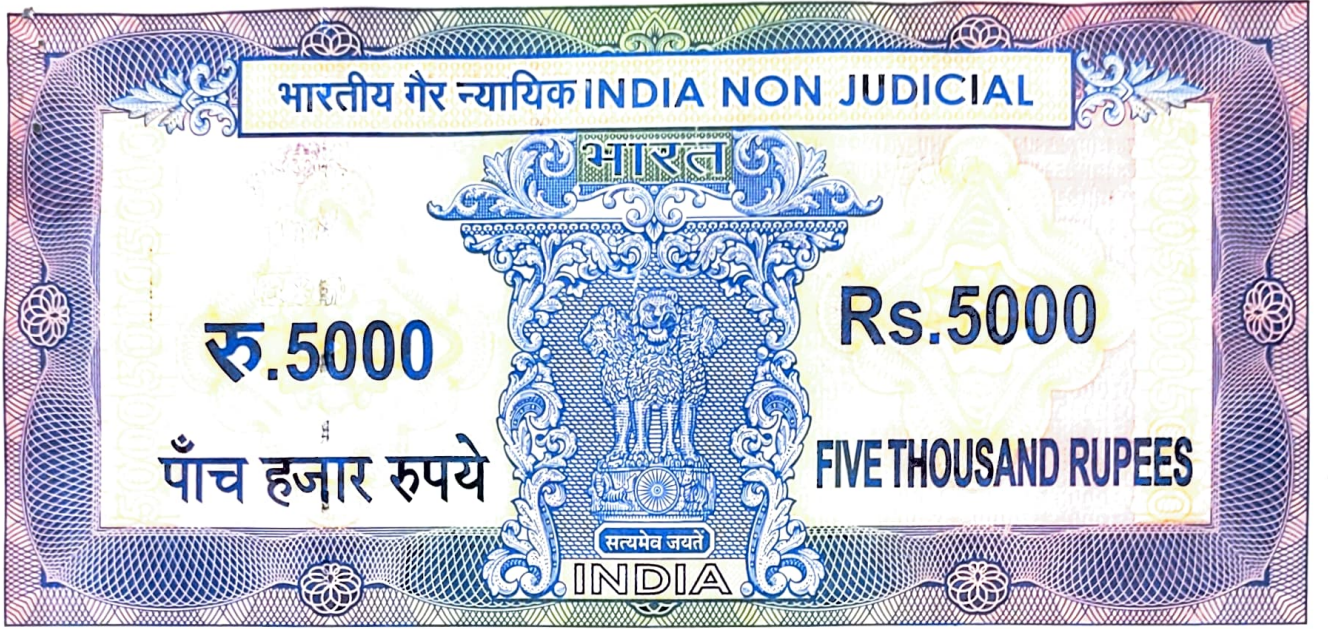


07052/2022

I-06764/2022



पश्चिम बंगाल WEST BENGAL

K 067459

K 067459

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



Additional Registrar
of Assurances-I, Kolkata

1 AUG 2022

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this 1st day of August
Two Thousand and Twenty Two (2022).

day of August

B E T W E E N

70695

Dipak Kumar Saha
Advocate
High Court, Calcutta

NAME _____
ADD _____
26 JUL 2022
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Roy Road, Kot-1

26 JUL 2022



ADDITIONAL REGISTRAR
O. S. MUKHERJEE KOL
- 1 AUG 2022

GEMINY SEWING MACHINES CO. PVT. LTD., (PAN-AAACG0288M), (CIN-U74899DL1992PTC050400), a company incorporated under the Indian Company Act, 1956, having Registration No.55-50400, having its registered office at 16/78, Punjabi Bagh, P.O. & Police Station Punjabi Bagh, West New Delhi, Pin – 110 026, represented by its authorized Director MR. ARVIND DUA, (PAN-AACPD8360N), son of Mr. Sham Saroop Dua, by faith Hindu, by occupation Business, by nationality Indian, resident of 16/78, Punjabi Bagh, West New Delhi, Pin – 110 026, hereinafter called and referred to as the “OWNER / VENDOR” (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its Directors, Agents, Successor-in-office, representatives and assigns) of the FIRST PART.

A N D

“SHUSHOMA REALTY PRIVATE LIMITED”, (PAN- ABICS1877P), (CIN-U70109WB2022PTC252758), a private limited company incorporated in accordance with the provisions of The Companies Act., 2013, having its registered office at 48/E, B. T. Road, P.O. & Police Station - Sinthi, Kolkata - 700 050, represented by one of its Directors namely SRI SHUVENDU SAHA, (PAN- AUJPS6876P), (Aadhaar No 8947 1875 7593), son of Sri Sailendra Nath Saha, by faith Hindu, by occupation Business, by nationality Indian, residing at 48F, B. T. Road, P.O. & Police Station Sinthi, Kolkata – 700 050, hereinafter referred to as “PURCHASER” (which term or expression shall unless excluded by of repugnant to the context or subject be deemed to mean and include its successors in interest, successor-in-office,



[Handwritten signature]
ADDITIONAL REGISTRAR
CHIEF REGISTRAR, KENYA
1 AUG 2022

name in the L.R. Record of Right under L.R. Khatian No.4274 and while so seized and possessed of the said property said Mrs. Punam Dinesh Kocharekar alias Punam Kocharekar sold and conveyed the said property to Geminy Sewing Machines Co. Pvt. Ltd., the Vendor herein by virtue of a Deed of Conveyance dated 18/04/2019, registered in the office of the D.S.R. Nadia, in Book No.I, Volume No.1301-2019, page from 95418 to 95445, Being No.5192 for the year 2019 for valuable consideration mentioned therein.

AND WHEREAS on being the owner as aforesaid the said Geminy Sewing Machines Co. Pvt. Ltd., the Vendor herein is absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property with absolute right, title and interest therein to anywise sell or transfer the same

AND WHEREAS the Owner / Vendor herein has agreed and decided to sell the Said land measuring 33 Decimal [i.e. 20 (twenty) Cottahs more or less] together with right of access directly from the adjacent Road, free from all encumbrances whatsoever in nature and with a good marketable title and offered to the Purchaser herein and further represented and assured as follows:

- a. That the said land / property is free from all encumbrances, mortgages, charges, liens, lispendens, claims, demands, liabilities, acquisitions, requisitions, alignments, attachments, debutter, pirotter, wakf, trusts, occupancies, leases and tenancies whatsoever or howsoever in nature;

future directors, representatives and / or permitted assigns) of the SECOND PART.

WHEREAS one Amritesh Nitai Das purchased all that agricultural land measuring 129 Decimal lying and situate in Mouza Bamunpukur, R.S.Khatian Nos.2215, 1199, 1210, 1190, 920, 819, 1211, L.R. Khatian No.699, R.S. & L.R. Dag No.1373, J.L. No.09, Pargana Bagoan, Touzi No.08, under Police Station Nabadwip, District Nadia along with some other properties from Liakat Ali by virtue of a deed of sale, registered on 17/07/2006 before the D.S.R. Nadia in Book No.I, Being No.4222 for the year 2006. After the said purchase said Amritesh Nitai Das got the said property recorded in his name in the L.R. Record of Right under L.R. Khatian No.3343.

AND WHEREAS said Amritesh Nitai Das thereafter sold and conveyed a portion of the said land measuring 33 Decimal (i.e. 20 (twenty) Cottahs more or less) lying and situate in Mouza Bamunpukur, R.S. Khatian Nos.2215, 1199, 1210, 1190, 920, 819, 1211, L.R. Khatian No.3343, R.S. & L.R. Dag No.1373, J.L. No.09, Pargana Bagoan, Touzi No.08, under Police Station Nabadwip, District Nadia, to one Mrs. Punam Dinesh Kocharekar alias Punam Kocharekar, wife of Mr. Dinesh V Kocharekar by virtue of a deed of sale, registered in the office of A.D.S.R. Nabadwip in Book No.I, Volume No.02, pages from 177 to 182, Being No.72 for the year 2008 for valuable consideration mentioned therein.

AND WHEREAS after the said purchase said Mrs. Punam Dinesh Kocharekar alias Punam Kocharekar got the said property recorded in her

- b. That the Vendor has not deposited the title deeds and documents in respect of the said property with any person or party whosoever with an intention to create equitable mortgage or as security for performance of any act or payment of any money or otherwise;
- c. That the present Vendor is the rightful Owner and has the right to deal with the said property or portion thereof;
- d. That the Vendor has declared to the Purchaser that the Vendor has a good marketable title in respect of the said property without any claim, right, title, interest of any person thereon or therein and the Vendor has absolute right to sell the said property or portion thereof to the Purchaser and the Vendor hereby undertakes to indemnify and keep the Purchaser indemnified against any third party's claims, actions and demands whatsoever with regard to the title and ownership of the Vendor.
- e. That there is no existing agreement with any other person or persons / company or companies in connection with the development, sale, transfer of its right, title, interest in respect of the said Property or any part or portion thereof.
- f. That there is no restrain order by any court of law nor any other impediment of any nature whatsoever for the Vendor to sell and / or transfer the Said Property or portion thereof in favour of the Purchaser.

AND WHEREAS relying on the abovementioned various representations, declarations and assurances made by the Vendor and believing the same to be true and further having full faith thereon and acting on good faith thereof the Purchaser herein has agreed to purchase and acquire ALL THAT the land measuring 33 Decimal [i.e. 20 (twenty) Cottahs more or less] more or less together with right of access directly from the adjacent road as more particularly mentioned in the Schedule written hereunder at and for the consideration of Rs.2,00,00,000/- (Rupees Two crore) only and on the terms and covenants as appearing hereunder.

NOW THIS INDENTURE WITNESSETH as follows:

I. That in pursuance of the said agreement and in consideration of the said sum of Rs.2,00,00,000/- (Rupees Two crore) only paid to the Vendor by the Purchaser on or before the execution of these presents (the receipt whereof the Vendor doth hereby as well as by the memo hereunder written admit and acknowledge and of and from the payment of the said sum and every part thereof forever release, discharge and acquit the Purchaser) the Vendor do hereby indefeasibly grant, sell, transfer, convey, assign and assure unto the Purchaser **its** representatives, nominees and assigns free from all encumbrances ALL THAT piece and parcel of land measuring 33 Decimal [i.e. 20 (twenty) Cottahs more or less] together with right of access directly from the adjacent road, morefully and particularly mentioned and described in the Schedule hereunder written and hereinafter referred to as the Said Plot / Property and demarcated in the annexed plan and therein bordered in red ink or HOWSOEVER OTHERWISE the said land and hereditament or any part thereof now are or is or hereto-before were or was butted bounded

called known numbered described or distinguished TOGETHER WITH right to transfer, sell, lease, mortgage or in anywise alienate the Said Property in part or in full TOGETHER WITH all the right, title, interest and entitlements attached to the said Property TOGETHER FURTHER WITH all singulars, erections, ancient and other lights, compounds, yards, pathways, passages, common passages, water courses, drains and all manner of rights, privileges, easement advantages, appendages and appurtenances, whatsoever to the said land and hereditament and Premises or any part whereof belonging to or in anywise appurtenant to the same or any part thereof now is or hereto before was held, used, occupied or accepted or enjoyed or reputed to belong to or known as part and parcel or member thereof or be appurtenant thereto AND reversion or reversions, remainder or remainders, rents, issues and profits thereof AND all the estates, rights, title, interest, property claims and demands, whatsoever both at law and equity of it, the Vendor, into and upon the said property or any part thereof and all other rights and benefits AND all the profits of and in connection therewith which is hereby granted conveyed transferred assigned and assured and / or intended to be and every part thereof AND all deeds, pattahs, muniments and writings whatsoever which is anywise relating to the said land and hereditament and evidences of title relating to the said Property and all other rights and interest to the common paths and passages comprises in the said property AND TO HAVE AND TO HOLD the said land, hereditament and Premises and all other rights and interest to the paths and passages and all benefits relating thereto hereby granted sold and conveyed or intended so to be and every part thereof unto the PURCHASER its representatives, administrators and assigns absolutely and forever.

II. The VENDOR doth hereby covenant with the Purchaser as follows:

- a. THAT notwithstanding any act or things by the Vendor made, done or executed or knowingly suffered to the contrary, the VENDOR is now lawfully and rightfully seized and possessed of and / or otherwise well and sufficiently entitled to the said land / property and other benefits related thereto hereby granted sold conveyed transferred assigned and assured unto and to the Purchaser in the manner aforesaid;
- b. AND THAT notwithstanding any act deed matter or thing whatsoever done as aforesaid the Vendor now has good right, full power and absolute authority and indefeasible right to grant, convey and transfer the said land, hereditaments and Premises and all other benefits relating thereto hereby granted transferred and conveyed or expressed or intended so to be with the appurtenances unto to the PURCHASER in manner aforesaid according to the true intent and meaning of these presents.
- c. AND THAT the said property / plot and right of access directly from the adjacent road and all benefits relating thereto hereby granted, sold, conveyed, transferred, assigned and assured or intended so to be as aforesaid and each of them are free from all encumbrances claims demands encumbrances liens attachments lispensens uses debutters or trusts made or suffered by the Vendor or its predecessor-in-title or any person or persons having lawfully claiming any estate or interest therein from under or in trust for the Vendor or its predecessor-in-title.

- d. AND THAT the Purchaser shall and may from time to time and at all times hereafter peacefully and quietly hold possess use and enjoy the said land, hereditaments and Premises and all other easement right and interest and all benefits relating thereto hereby granted, transferred conveyed assigned and assured or expressed or intended so to be and every part thereof unto and to the Purchaser in the manner aforesaid, and receive the rents issues and profits thereof without any lawful eviction interruption, claim or demand whatsoever from or by the VENDOR or any person or persons lawfully or equitably claiming from under or in trust for it and discharged from otherwise by the Vendor sufficiently indemnified against all estates, charges, encumbrances, claims and demands, created, occasioned or made by the Vendor or any other person or persons lawfully or equitably claiming any estate or interest whatsoever in the said land, hereditaments and Premises hereby granted transferred and conveyed or expressed or intended so to be or any part thereof from under or in trust for the VENDOR.
- e. AND further, the Vendor shall and will from time to time and at all times hereafter at the request and cost of the PURCHASER do and execute or cause to be done or executed all such acts deeds and things whatsoever for further and more perfectly assuring the said land, hereditaments and Premises hereby granted transferred and conveyed or expressed or intended so to be and every part thereof unto the PURCHASER in manner aforesaid as shall and may be reasonably required AND the Vendor hereby covenants and declares that the said land, hereditaments and Premises is free from all encumbrances and is

not subject to any charge, mortgage or any contract for sale, hypothecation or any sort of obligation and / or notice of acquisition or requisition or any court decree or orders AND the Vendors further covenant to indemnify the Purchaser from any loss or any damage that may be suffered by the Purchaser in respect of the Property hereby sold by reason of any defect of title or for any other reasons whatsoever occurring by the act or acts of the Vendor.

- f. AND ALSO THAT the Vendor has not at any time done or executed or knowingly suffered or been party or privy to any act or deed whereby the said Premises and all other easement rights and interest and all benefits relating thereto hereby granted sold conveyed transferred assigned and assured or intended so to be or any part thereof can or may be impeached encumbered or affected in title.
- g. AND ALSO THAT the said Property or plot is not affected by any attachment including attachment under any certificate case or any proceedings started at the instance of the Income Tax Authorities or any other Government or Semi government authorities or authorities under the Public Demands Recovery Act or any other acts or otherwise whatsoever.
- h. AND ALSO THAT the said Premises or any part or portion thereof is not been declared to be acquisitioned or requisitioned under the land acquisition act or any other act or acts or laws for the time being in force and that the said land or any part thereof is not affected by any notice for acquisition or requisition.

- i. AND ALSO THAT there is no impediment under the provisions of the Urban Land (Ceiling and Regulation Act, 1976) for the Vendor to grant, transfer, convey, sell, assign and assure the said land or portion thereof in favour of the Purchaser in the manner aforesaid.
- j. That the Purchaser shall be entitled to draw electrical, telephonic and other wires and cables and water pipes (if required) to the said plot from the main road.
- k. That the Purchaser shall be entitled to mutate the said Property / plot in its name in the local Panchayet records, B.L. & L.R.O and elsewhere and pay the taxes, revenue thereof.

SCHEDULE ABOVE REFERRED TO:

(Description of the property hereby sold)

ALL THAT piece and parcel of vacant agricultural land(not developed for any industrial perpose) measuring 33 Decimal [i.e. 20 (twenty) Cottahs more or less] lying and situate Mouza Bamanpukur, J. L. No.09, Pargana Bagoan, Touzi No.08, under Police Station Nabadwip, District Nadia, within the limits of Bamanpukur Gram Panchayet – I, appertaining to the following Dag Numbers and Khatian number:

Mouza	Khatian No.	Plot / Dag No.	Nature	Area
Bamanpukur	R.S.2215, 1199, 1210, 1190, 920, 819, 1211 (L.R.4274 old) L.R.9659	R.S. & L.R. 1373 (one thousand three hundred seventy three)	Aush	33 Decimal

[i.e. in all R.S.Khatian Nos.2215, 1199, 1210, 1190, 920, 819, 1211,L.R. Khatian-No.4274 (old), L.R. Khatian No.9659 (New), R.S. & L.R. Dag No.1373], which is buatted and bounded by:

ON THE NORTH : 16' wide Kancha Passage with agricultural land;

ON THE SOUTH : 16' wide Kancha Passage with agricultural land;

ON THE EAST : 16' wide Kancha Passage with agricultural land;

ON THE WEST : 16' wide Kancha Passage with agricultural land.

Length of the sides :

North side – 120 ft.; South side – 120 ft.

East side – 120 ft.; West side – 120 ft.

(A site plan is annexed herewith and will be treated as a part of this deed)

This land will be used for residential perpose.



IN WITNESS whereof the parties hereto put hereunto their respective sign, seal and signature on the day, month and year first above written.

WITNESSES:

1. Malay Bhattacharya.
59/1, Moiradanga Road,
KOL-36.

Gemini Sewing Machines Co. Ltd.
[Signature]
Director

Signature of the Vendor

2. Shri Sankar Mohanta
Kodalia, Bandel, Hooghly

SHUSHOMA REALTY PRIVATE LIMITED
[Signature]
Director

Drafted & prepared by:

[Signature]
Dipak Kumar Saha

Dipak Kumar Saha

Advocate

High Court, Calcutta

W.B. No.319/1991.

Signature of the Purchaser

MEMO OF CONSIDERATION

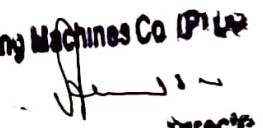
Received from the within named Purchaser the within mentioned consideration of Rs.2,00,00,000/- (Rupees two crore) only in the following manner:

Chq.no.	Date	Bank	Branch	Amt./Rs.
000014	09/03/2022	HDFC	Cossipore	20,00,000/-
000363	18/04/2022	ICICI	Sinhi More	80,00,000/-
000364	20/04/2022	ICICI	Sinhi More	50,00,000/-
000365	09/05/2022	ICICI	Sinhi More	50,00,000/-
			Total -	2,00,00,000/-

WITNESSES:

1. Malay Bhattacharya.

2. Shri Sankar Mohanta

Gemini Sewing Machines Co. (P) Ltd.

 20/05/22

 Signature of the Vendor

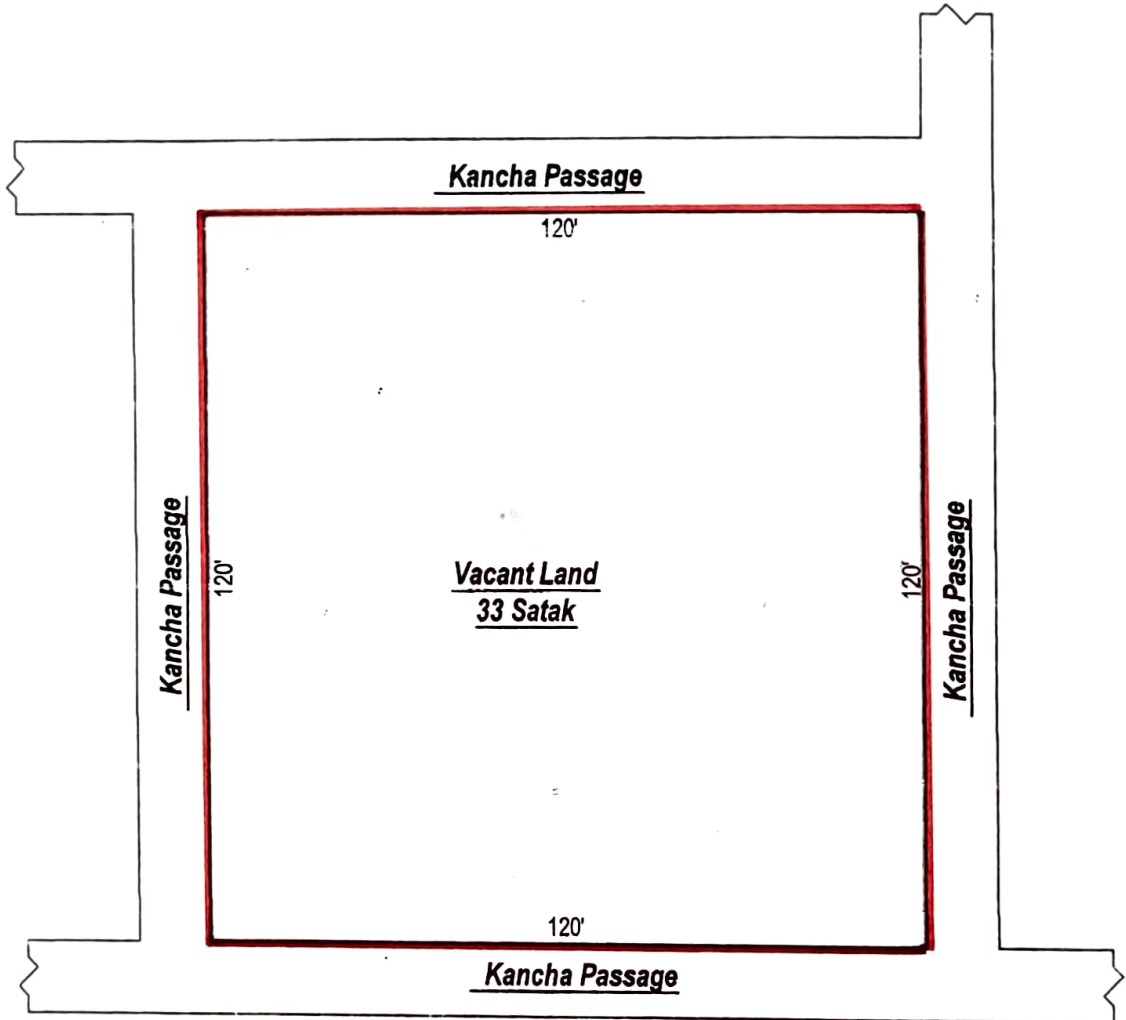


**SITE PLAN AT MOUZA 9 NO. BAMUNPUKUR , P.S. NABADWIP ,
DIST. NADIA , UNDER BAMUNPUKUR GRAM PANCHAYET -1 ,
PLOT NO. R.S. & L.R. 1373 , KHATIAN NO. L.R. 9659 , AREA OF
LAND 33 SATAK (I.e 20 COTTAHA) PIN - 741313 ,**

AREA SHOWN THUS (As per possession)



Scale : 1" = 30'0"



Gemini Sewing Machines Co (P) Ltd

[Signature]
Director

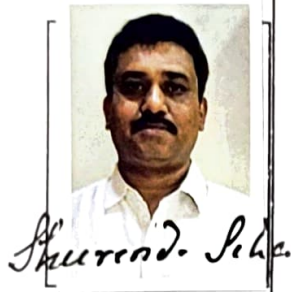
SHUSHOMA REALTY PRIVATE LIMITED

[Signature]
Director

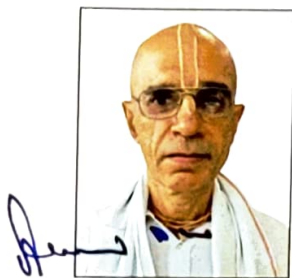
Drawn By

[Signature]
09/10/20
Ashim Ghosh
Surveyor
Kolerdanga Lane
Nabadwip, Nadia.
Call : 9932363865
av31

SPECIMEN FORM FOR TEN FINGERPRINTS



		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand						
Right Hand						



		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand						
Right Hand						



		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand						
Right Hand						



		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand						
Right Hand						



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

GRN Details

GRN:	192022230087636571	Payment Mode:	Online Payment
GRN Date:	01/08/2022 14:22:29	Bank/Gateway:	State Bank of India
BRN :	IK0BVBCTA8	BRN Date:	01/08/2022 14:24:00
Payment Status:	Successful	Payment Ref. No:	2002242918/7/2022
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	DIPAK KUMAR SAHA
Address:	BARANAGAR
Mobile:	9830219513
Depositor Status:	Advocate
Query No:	2002242918
Applicant's Name:	Mr Dipak Kumar Saha
Identification No:	2002242918/7/2022
Remarks:	Sale, Sale Document Payment No 7

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002242918/7/2022	Property Registration, Stamp duty	0030-02-103-003-02	15800
2	2002242918/7/2022	Property Registration- Registration Fees	0030-03-104-001-16	3950
Total				19750

IN WORDS: NINETEEN THOUSAND SEVEN HUNDRED FIFTY ONLY.



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

GRN Details

GRN:	192022230081614482	Payment Mode:	Counter Payment
GRN Date:	25/07/2022 11:58:03	Bank/Gateway:	ICICI Bank
BRN :	84155197	BRN Date:	25/07/2022 00:00:00
Payment Status:	Successful	Payment Ref. No:	2002242918/1/2022
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	Ms Shushoma Realty PVT LTD
Address:	48 E, B.T Road, Kolkata-700 050
Mobile:	9830574790
EMail:	shuvendu.saha001@gmail.com
Period From (dd/mm/yyyy):	25/07/2022
Period To (dd/mm/yyyy):	25/07/2022
Payment ID:	2002242918/1/2022
Dept Ref ID/DRN:	2002242918/1/2022

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002242918/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	795020
2	2002242918/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	200014
Total				995034

IN WORDS: NINE LAKH NINETY FIVE THOUSAND THIRTY FOUR ONLY.

Major Information of the Deed

Deed No :	I-1901-06764/2022	Date of Registration	01/08/2022
Query No / Year	1901-2002242918/2022	Office where deed is registered	
Query Date	23/07/2022 5:39:36 PM	A.R.A. - I KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Dipak Kumar Saha 2/1, Ramlal Agarwal Lane, Thana : Baranagar, District : North 24-Parganas, WEST BENGAL, PIN - 700050, Mobile No. : 9830219513, 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. 2,00,00,000/-	Rs. 2,03,94,990/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 8,15,820/- (Article:23)	Rs. 2,04,048/- (Article:A(1), E)		
Remarks			

Land Details :

District: Nadia, P.S:- Nabadwip, Gram Panchayat: MAYAPUR BAMUNPUKUR-I, Mouza: Bamunpukur, JI No: 9, Pin Code : 741313

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
1.1	LR-1373 (RS :-)	LR-9659	Viti	Aush	33 Dec	2,00,00,000/-	2,03,94,990/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
Grand Total :					33Dec	200,00,000 /-	203,94,990 /-	

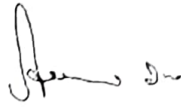
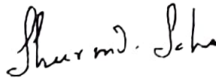
Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	GEMINY SEWING MACHINES CO PVT LTD 16/78, Punjabi Bagh, City:- , P.O:- Punjabi Bagh, P.S:-PUNJABI BAGH, District:-West, Delhi, India, PIN:- 110026 , PAN No.:: AAxxxxxx8M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

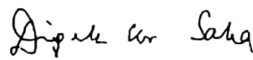
Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SHUSHOMA REALTY PRIVATE LIMITED 48/E, B.T. Road, City:- , P.O:- Sinthi, P.S:-Sinthi, District:-North 24-Parganas, West Bengal, India, PIN:- 700050 , PAN No.:: ABxxxxxx7P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr ARVIND DUA Son of Mr Sham Saroop Dua Date of Execution - 01/08/2022, , Admitted by: Self, Date of Admission: 01/08/2022, Place of Admission of Execution: Office	Photo  Aug 1 2022 3:00PM	Finger Print  LTI 01/08/2022	Signature  01/08/2022
16/78, Punjabi Bagh, City:- , P.O:- Punjabi Bagh, P.S:-PUNJABI BAGH, District:-West, Delhi, India, PIN:- 110026, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AAxxxxxx0N,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : GEMINY SEWING MACHINES CO PVT LTD (as Authorized Director)				
2	Name Mr SHUVENDU SAHA (Presentant) Son of Mr Sailendra Nath Saha Date of Execution - 01/08/2022, , Admitted by: Self, Date of Admission: 01/08/2022, Place of Admission of Execution: Office	Photo  Aug 1 2022 2:58PM	Finger Print  LTI 01/08/2022	Signature  01/08/2022
48F, B.T. Road, City:- , P.O:- Sinthi, P.S:-Sinthi, District:-North 24-Parganas, West Bengal, India, PIN:- 700050, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AUxxxxxx6P, Aadhaar No: 89xxxxxxxx7593 Status : Representative, Representative of : SHUSHOMA REALTY PRIVATE LIMITED (as Director)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Dipak Kumar Saha Son of Late A.K. Saha 2/1, Ramlal Agarwal Lane, City:- , P.O:- Sinthi, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700050	 01/08/2022	 01/08/2022	 01/08/2022

Identifier Of Mr ARVIND DUA, Mr SHUVENDU SAHA

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	GEMINY SEWING MACHINES CO PVT LTD	SHUSHOMA REALTY PRIVATE LIMITED-33 Dec

Land Details as per Land Record

District: Nadia, P.S:- Nabadwip, Gram Panchayat: MAYAPUR BAMUNPUKUR-I, Mouza: Bamunpukur, JI No: 9, Pin Code : 741313

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1373, LR Khatian No:- 9659		Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 190106764 / 2022

On 01-08-2022

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.

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

Presented for registration at 14:24 hrs on 01-08-2022, at the Office of the A.R.A. - I KOLKATA by Mr SHUVENDU SAHA ,.

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 2,03,94,990/-

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

Execution is admitted on 01-08-2022 by Mr ARVIND DUA, Authorized Director, GEMINY SEWING MACHINES CO PVT LTD (Private Limited Company), 16/78, Punjabi Bagh, City:- , P.O:- Punjabi Bagh, P.S:-PUNJABI BAGH, District:- West, Delhi, India, PIN:- 110026

Indetified by Mr Dipak Kumar Saha, , Son of Late A.K. Saha, 2/1, Ramlal Agarwal Lane, P.O: Sinthi, Thana: Baranagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700050, by caste Hindu, by profession Advocate

Execution is admitted on 01-08-2022 by Mr SHUVENDU SAHA, Director, SHUSHOMA REALTY PRIVATE LIMITED (Private Limited Company), 48/E, B.T. Road, City:- , P.O:- Sinthi, P.S:-Sinthi, District:-North 24-Parganas, West Bengal, India, PIN:- 700050

Indetified by Mr Dipak Kumar Saha, , Son of Late A.K. Saha, 2/1, Ramlal Agarwal Lane, P.O: Sinthi, Thana: Baranagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700050, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,04,048/- (A(1) = Rs 2,03,950/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 84/-, by online = Rs 2,03,964/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 25/07/2022 12:00AM with Govt. Ref. No: 192022230081614482 on 25-07-2022, Amount Rs: 2,00,014/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 84155197 on 25-07-2022, Head of Account 0030-03-104-001-16
Online on 01/08/2022 2:24PM with Govt. Ref. No: 192022230087636571 on 01-08-2022, Amount Rs: 3,950/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BVBCTA8 on 01-08-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 8,15,820/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 8,10,820/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 70695, Amount: Rs.5,000/-, Date of Purchase: 26/07/2022, Vendor name: S Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 25/07/2022 12:00AM with Govt. Ref. No: 192022230081614482 on 25-07-2022, Amount Rs: 7,95,020/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 84155197 on 25-07-2022, Head of Account 0030-02-103-003-02
Online on 01/08/2022 2:24PM with Govt. Ref. No: 192022230087636571 on 01-08-2022, Amount Rs: 15,800/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BVBCTA8 on 01-08-2022, Head of Account 0030-02-103-003-02



Pradipta Kishore Guha
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1901-2022, Page from 321525 to 321550
being No 190106764 for the year 2022.



Pradipta

Digitally signed by pradipta kishore guha
Date: 2022.08.02 15:21:37 +05:30
Reason: Digital Signing of Deed.

(Pradipta Kishore Guha) 2022/08/02 03:21:37 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
West Bengal.

(This document is digitally signed.)