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7-8404/2021



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

U 195156

82294804
 26/10/21
 1-202

The document is admitted to registration. The endorsement sheets the signature sheet attached with this deed are part of the document

Addl. Dist. Sub-Registra
 Sadar Malda.

26 OCT 2021

Eden Garment Dealers Pvt. Ltd.
Sujit Kumar Sen

Director.

Eden Garment Dealers Pvt. Ltd.
Neelam Sen

Director.

DEED OF CONVEYANCE

THIS DEED OF SALE IS MADE ON THIS
 THE 26TH DAY OF OCTOBER 2021.

Page 1 of 10

Om
1/21

Eden Garment Dealers Pvt. Ltd
Smit Kumar Sen
Director.

Eden Garment Dealers Pvt. Ltd
Nanda Sen
Director.

Area : 0.045 Acre
Plot No. : R.S.- 2211, L.R. - 2211
Khatian No. : R.S. - 100, L.R. - 1986
Mouza : Uttar Jadupur
J.L. No. : 88
P.S. : English Bazar
District : Malda
Consideration : Rs. 58,88,078/-

BETWEEN

1] PRM REAL ESTATE PRIVATE LIMITED, a private limited company incorporated under the provisions of the Companies Act, 1956 bearing Certificate of Incorporation No.U70101WB2007PTC112485, dated 10.01.2007, having its registered office at Jeevandeep Complex, 4th Mile, Sevoke Road, Salugara, Siliguri, P.O. - Salugara, P.S. - Bhaktinagar, District - Jalpaiguri, PIN - 734008, in the State of West Bengal, represented by its **Director - SRI UMANG MITTAL**, PAN - BUWPM9088F, son of Sri Prem Kumar Agarwal, Hindu by faith, Business by occupation, Indian by Nationality, residing at Shanti Warehouse Corporation, 3rd Mile, Sevoke Road, Salugara, Siliguri - 734008, in the State of West Bengal, hereinafter called one of the "**PURCHASER**" (which expression shall unless excluded by or repugnant to the context be deemed to include its directors, executors, successors-in-office, representatives, administrators and assignees) of the "**ONE PART**" (I.T. PAN - AACCV4148F)

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Eden Garment Dealers Pvt. Ltd.
Sujit Kumar Sen
Directo..

Eden Garment Dealers Pvt. Ltd.
Nanda Sen
Directo..

AND

2] **SWABHUMI DEVELOPERS**, a Partnership Firm governed by the Indian Partnership Act, 1932 as amended upto date, having its registered office at Rang Mahal Lane, N. S. Road, P.S. – English Bazar, P.O. & Dist. – Malda - 732101, represented by its partners : (1) **SRI PRABIN BANTHIA**, PAN – ADAPB6716H, S/o Late Fate Chand Banthia, (2) **SRI AKASH BANTHIA**, PAN – AKTPB9358D, S/o Sri Prabin Banthia, and (3) **SMT RITU BANTHIA**, PAN – ATUPB4412G, W/o Sri Akash Banthia, all Hindu by faith, Business by occupation, Indian by Nationality, and residing at Rang Mahal Lane, N. S. Road, P.S. – English Bazar, P.O. & Dist. – Malda - 732101, in the State of West Bengal, hereinafter called the other "**PURCHASER**" (which expression shall unless excluded by or repugnant to the context be deemed to include its partners, executors, successors-in-office, representatives, administrators and assignees) of the "**ONE PART**" (I.T. PAN – ACFNS9924J).

AND

EDEN GARMENT DEALERS PRIVATE LIMITED, a private limited company registered under the Companies Act, 1956, bearing Certificate of Incorporation No.U74999WB2001PTC093300, Dated 13-06-2001, having its Office at 2 No. Govt. Colony, P.O. - Mokdumpur, P.S. - English Bazar, District- Malda, PIN - 732103, in the State of West Bengal, represented by its **Directors - 1. SRI SUJIT KUMAR SEN**, PAN – ALBPS1360H, son of Late Prafulla Kumar Sen and **2. SMT. NANDA SEN**, PAN – AJCPS6337D, wife of Sri Sujit Kumar Sen, both are Hindu by faith, Business by occupation, Indian by Nationality, resident of 2 No. Govt. Colony, P.O. - Mokdumpur, P.S. - English Bazar, District - Malda, PIN – 732103, in the State of West Bengal, hereinafter called the "**VENDOR**" (which expression shall unless excluded by or repugnant to the context be deemed to include its Directors, executors, successors-in-office, representatives, administrators and assignees) of the "**OTHER PART**" (I.T. PAN – AAACE8781F)

Eden Garment Dealers Pvt. Ltd.
Sigit Kumar
Director.

Eden Garment Dealers Pvt. Ltd.
Manish Kumar
Director.

I. A) WHEREAS one Sri Dwija Pada Dutta had transferred for valuable consideration and made over physical possession of all that piece or parcel of land measuring 1.95 Acres, forming part of R.S. Plot No. 2211, recorded in R.S. Khatian No.100, situated within Mouza - Uttar Jadupur, J.L. No.88, P.S. - English Bazar, District - Malda, unto and in favour of Sri Kokil Chandra Mandal, son of Late Nabin Chandra Mandal, by virtue of six separate Sale Deeds, all executed on 04-07-1985, being Document Nos.11993, 11994, 11995, 11996, 11997 and 11998, all for the year 1985, registered in the Office of the District Sub-Registrar, Malda.

B) AND WHEREAS above named Sri Kokil Chandra Mandal had thereafter transferred for valuable consideration and made over physical possession of all that aforesaid land measuring 1.95 Acres, unto and in favour of Sri Suren Mandal, son of Joy Ram Mandal, by virtue of twenty separate Sale Deeds, all executed on 04-07-1985, being Document Nos.12006, 12007, 12008, 12009, 12010, 12011, 12012, 12013, 12014, 12015, 12016, 12017, 12018, 12019, 12020, 12021, 12022, 12023, 12024 and 12025, all for the year 1985, registered in the Office of the District Sub-Registrar, Malda.

C) AND WHEREAS above named Sri Suren Mandal had thereafter transferred for valuable consideration and made over physical possession of all that piece or parcel of land measuring 0.85 Acre out of the aforesaid land measuring 1.95 Acres, unto and in favour of Sri Rajendra Nath Lahiri, son of Late Surendra Nath Lahiri, by virtue of ten separate Sale Deeds, all executed on 04-07-1985, being Document Nos.12048, 12053, 12054, 12055, 12060, 12061, 12062, 12068, 12069 and 12070, all for the year 1985, registered in the Office of the District Sub-Registrar, Malda.



Eden Garment Dealers Pvt. Ltd.

Sujit Kumar Sam

Director.

Eden Garment Dealers Pvt. Ltd.

Narada Sam

Director.

AND WHEREAS above named Sri Suren Mandal had thereafter also transferred for valuable consideration and made over physical possession of all that piece or parcel of land measuring 0.775 Acre out of the aforesaid land measuring 1.95 Acres, unto and in favour of Smt. Juthika Lahiri, wife of Sri Rajendra Nath Lahiri, by virtue of nine separate Sale Deeds, all executed on 04-07-1985, being Document Nos. 12056, 12057, 12058, 12059, 12063, 12064, 12065, 12066 and 12067, all for the year 1985, registered in the Office of the District Sub-Registrar, Malda.

D) AND WHEREAS by virtue of the aforesaid nineteen separate Sale Deeds, being Document Nos. 12048, 12053, 12054, 12055, 12060, 12061, 12062, 12068, 12069, 12070, 12056, 12057, 12058, 12059, 12063, 12064, 12065, 12066 and 12067, all for the year 1985, above named Sri Rajendra Nath Lahiri and Smt. Juthika Lahiri became the sole, absolute and exclusive owners of all that aforesaid land measuring 1.625 Acres, forming part of R.S. Plot No.2211, recorded in R.S. Khatian No.100, situated within Mouza - Uttar Jadupur, J.L. No.88, P.S. - English Bazar, District - Malda, having permanent, heritable and transferable right, title and interest therein.

E) AND WHEREAS above named Sri Rajendra Nath Lahiri and Smt. Juthika Lahiri had thereafter transferred for valuable consideration and made over physical possession of all that piece or parcel of land measuring 0.805 Acre out of the aforesaid land measuring 1.625 Acres, unto and in favour of **EDEN GARMENT DEALERS PRIVATE LIMITED**, by virtue of Sale Deed, executed on 20-06-2005, being Document No. 3493 for the year 2005, entered in Book-I, Volume No. - 103, Pages 21 to 29, registered in the Office of the Additional District Sub-Registrar, Malda.

[Handwritten signature]

Eden Garment Dealers Pvt. Ltd

Sujit Kumar Sen
Director.

Eden Garment Dealers Pvt. Ltd.

Nandini Sen
Director.

F) AND WHEREAS by virtue of the aforesaid Sale Deed, being Document No. 3493 for the year 2005, the above named **EDEN GARMENT DEALERS PRIVATE LIMITED** (the Vendor of these presents) became the sole, absolute and exclusive owner of all that aforesaid land measuring 0.805 Acre, having permanent, heritable and transferable right, title and interest therein and the said land was recorded in its name in the record of rights in L.R. Khatian No.1986, forming part of L.R. Plot No.2211, situated within Mouza - Uttar Jadupur, J.L. No.88, P.S. - English Bazar, District - Malda.

II. AND WHEREAS the Vendor has now firmly and finally decided to sell and have offered for sale to the Purchasers of these presents all that aforesaid land measuring 0.045 Acre out of the aforesaid land, more particularly described in the Schedule given herein below, for a consideration of Rs. 58,88,078/- (Rupees Fifty Eight Lakhs Eighty Eight Thousand Seventy Eight) only.

III. AND WHEREAS the Purchasers being in need of a suitable property in the locality where the Scheduled Land is situated, has agreed to purchase the Scheduled Land for a consideration of Rs. 58,88,078/- (Rupees Fifty Eight Lakhs Eighty Eight Thousand Seventy Eight) only, considering it to be the highest prevailing market price, free from all encumbrances and charges whatsoever.

IV. NOW THIS INDENTURE OF SALE WITNESSETH that in pursuance of the aforesaid offer, acceptance and in consideration of Rs. 58,88,078/- (Rupees Fifty Eight Lakhs Eighty Eight Thousand Seventy Eight) only, paid by the Purchasers to the Vendor, by Demand Draft / Banker's Cheque / NEFT / RTGS, the receipt of which is acknowledged by the Vendor by the execution of these presents and the Vendor does hereby grant full discharge to the Purchasers from the payment thereof and the Vendor does hereby assign, sell, grant, convey and transfer absolutely and forever the said below Scheduled Land and make over the possession thereof unto and in favour of the Purchasers peaceably and quietly together with all rights, title, hereditaments, easements, liberties, appurtenances,

Eden Garment Dealers Pvt. Ltd.
[Signature]
Director.

Eden Garment Dealers Pvt. Ltd.
[Signature]
Director.

etc., whatsoever in any way belonging to or purported to belong or which was/were so long being enjoyed by the Vendor therewith with permanent, heritable and transferable right, title and interest therein without any objection, claim, interference or interruption from the Vendor or any person claiming under it subject to the payment of land revenue and other taxes to the Superior Landlord- now the Government of West Bengal and/or such other authorities as law may provide from time to time in future.

A) That the Vendor declares that the interest which it professes to transfer hereby subsists as on the date of these presents and the Vendor has not previously transferred, mortgaged, contracted for sale or otherwise the Scheduled Land or any part thereof in favour of any other party or person/s and the Scheduled Land hereby transferred, expressed or intended so to be transferred suffers from no defect of title and that the recitals made hereinabove and hereinafter are all true and in the event of contrary, the Vendor shall be liable to make good the loss or injury which the Purchasers may suffer or sustain resulting there from.

B) That the Vendor hereby declares and covenants with the Purchasers that the Vendor is the sole and absolute owner of the Scheduled Land and has a clear, legally valid and marketable title thereto and therefore, an absolute right to sell and convey the same to the Purchasers in terms of this Deed. The Vendor further declares that the Vendor has not done any act, deed or thing so as to curtail, restrict or prejudice its right to convey or prevent it from selling the Scheduled Land in terms of this Deed and the Purchasers shall hereinafter peacefully and quietly possess and enjoy the Scheduled Land without any obstruction and hindrance whatsoever. The Vendor hereby undertakes to keep the Purchasers and/or its successors-in-title fully indemnified against any action regarding defect in title.

C) That the Vendor hereby assures the Purchasers that all taxes and levies on the Scheduled Land have been paid up to date and arrears if any, till the date of this Sale Deed shall be duly paid by the Vendor.

[Signature]

Eden Garment Dealers Pvt. Ltd.
Sujit Kumar Sen
Director.

Eden Garment Dealers Pvt. Ltd.
Manoj Kumar
Director.

D) That the Vendor further covenants that the Scheduled Land or any portion thereof is not affected by any attachment including the attachment under any certificate case or any proceeding started at the instant of the Income Tax Authorities or other Government Authorities under the Public Demand Recovery Act or any other act or case or otherwise whatsoever or howsoever and there is no certificate case or proceeding pending against the Vendor or any of its predecessors in title for realization of taxes or duties or otherwise under the Public Demand Recovery Act or any other act/s for the time being in force.

E) That the Vendor declares that neither any part or portion of the Scheduled Land has ever vested in the State under the provisions of the West Bengal Land Reforms Act, 1955 or the West Bengal Estate Acquisition Act, 1953 or any other act or statute applicable to the Scheduled Land nor is there any case pending under such acts or statutes.

F) That the Vendor further declares that there is no suit or litigation filed by or pending against the Vendor in any Court of Law concerning the Scheduled Land or any part thereof.

G) That the Vendor further undertakes to take all actions and to execute all documents as may be required to be done or executed for fully assuring the right, title and interest of the Purchasers to the Scheduled Land conveyed at the cost of the Purchasers.

MS

Eden Garment Dealers Pvt. Ltd.
Sijilul Mawab San
Director.

Eden Garment Dealers Pvt. Ltd.
Mawab San
Director.

SCHEDULE OF THE LAND

All that piece or parcel of vacant land measuring 0.045 Acre, situated within the Jurisdiction of D.S.R., Malda & A.D.S.R., Malda, Dist. - Malda, Addl. District Sub-Registry Office, Malda, West Bngal, under P.S.- English Bazar, within Mouza - Uttar Jadupur, Gram Panchayat - Jadupur I, J.L. No.88, R.S. Plot No. 2211 corresponding to L.R. Plot No. 2211, recorded in R.S. Khatian No.100 corresponding to L.R. Khatian No.1986, together with all easement, rights, and appurtenances thereto butted and bounded as follows:

The said land originally recorded as *Nama*, presently recorded as *Bastu* in the Record of Rights and is proposed to be used as *Commercial*.

THE SAID VACANT LAND IS BUTTED AND BOUNDED BY :

ON THE NORTH : Land of Dhira Roy & Others

ON THE SOUTH : Land of Lalita Banthia & Others

ON THE EAST : 60 Feet Metal Road

ON THE WEST : Land of the Purchasers



Eden Garment Dealers Pvt. Ltd.
Srijil Kumar Sen
Director.

Eden Garment Dealers Pvt. Ltd.
Nandana Sen
Director.

IN WITNESSES WHEREOF THE AUTHORISED SIGNATORIES OF THE VENDOR AND THE PURCHASERS IN GOOD HEALTH AND CONSCIOUS MIND HAVE PUT THEIR SIGNATURES ON THIS DEED OF SALE ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

WITNESSES:

1. *Apurba Das*
S/11 HARLEN CRONALY DES.
Mahes. PUR
MOKDUM PUR.
E. B. Malda

2. *Bhim Prasad Saha*
S/1 Lt. Jugat Road Saha
B. S. Road.
P. O. + D. T. - Malda . .
P. S. - E. B.

The contents of this document have been gone through and understood personally by the Vendor and the Purchasers.

Eden Garment Dealers Pvt. Ltd.
1. *Srijil Kumar Sen*
Director.
2. *Nandana Sen*
Director.

VENDOR
for SWABHUMI DEVEI OPERS
1. *Prabir Banthia*
PARTNER
for SWABHUMI DEVEI OPERS
2. *Akash Banthia*
PARTNER
for SWABHUMI DEVEI OPERS
3. *Ritu Banthia*
PARTNER

PURCHASER
PRM REAL ESTATE PVT. LTD
[Signature]
PURCHASER/DIRECTOR

Read over and explained by me.
Ashoke Kumar Agarwala
Advocate

ASHOKE KUMAR AGARWALA
Advocate,
Malda Bar Association, Malda.
Enrolment No.- WB/140/1997

ADDITIONAL SHEET



Left Hand Finger Prints

Right Hand Finger Prints



কনিষ্ঠা অনামিকা মধ্যমা তর্জনী বৃদ্ধাঙ্গুলী বৃদ্ধাঙ্গুলী তর্জনী মধ্যমা অনামিকা কনিষ্ঠা

or SWABHUMI DEVEI OPERS

স্বাক্ষর Rabin Banthia

PARTNER



Left Hand Finger Prints

Right Hand Finger Prints



কনিষ্ঠা অনামিকা মধ্যমা তর্জনী বৃদ্ধাঙ্গুলী বৃদ্ধাঙ্গুলী তর্জনী মধ্যমা অনামিকা কনিষ্ঠা

or SWABHUMI DEVEI OPERS

স্বাক্ষর Akash Banthia

PARTNER



Left Hand Finger Prints

Right Hand Finger Prints



কনিষ্ঠা অনামিকা মধ্যমা তর্জনী বৃদ্ধাঙ্গুলী বৃদ্ধাঙ্গুলী তর্জনী মধ্যমা অনামিকা কনিষ্ঠা

or SWABHUMI DEVEI OPERS

স্বাক্ষর Ritu Banthia

PARTNER

ADDIT

SHEET



Left Hand Finger Prints

Right Hand Finger Prints



কনিষ্ঠা অনামিকা মধ্যমা তর্জনী বৃদ্ধাঙ্গুলী বৃদ্ধাঙ্গুলী তর্জনী মধ্যমা অনামিকা কনিষ্ঠা

Eden Garment Dealers Pvt.

স্বাক্ষর *Sujit Kumar Sen*

Directo..



Left Hand Finger Prints

Right Hand Finger Prints



কনিষ্ঠা অনামিকা মধ্যমা তর্জনী বৃদ্ধাঙ্গুলী বৃদ্ধাঙ্গুলী তর্জনী মধ্যমা অনামিকা কনিষ্ঠা

Eden Garment Dealers Pvt. Ltd.

স্বাক্ষর *Nanda Sen*

Directo..



Left Hand Finger Prints

Right Hand Finger Prints

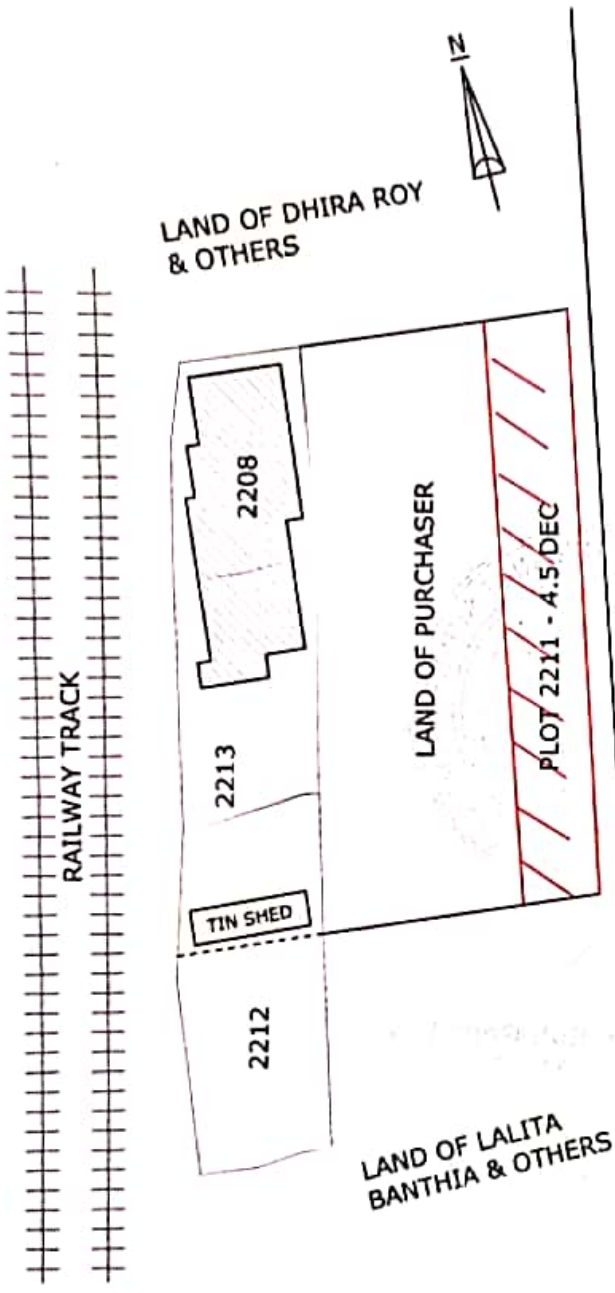


কনিষ্ঠা অনামিকা মধ্যমা তর্জনী বৃদ্ধাঙ্গুলী বৃদ্ধাঙ্গুলী তর্জনী মধ্যমা অনামিকা কনিষ্ঠা

PRM REAL ESTATE PVT. -

স্বাক্ষর *[Signature]*

DIRECTOR



N.H. 34

NOT TO SCALE

**THE HAND SKETCH OF THE LAND,
 MOUZA - UTTAR JADUPUR, P.S. - ENGLISH
 BAZAR, DISTT. - MALDA,
 PLOT NO. - 2211, KHATAN NO. - 1986,
 AREA OF THE LAND - 4.5 DECIMAL**

SIGNATURE OF THE VENDOR

Eden Garment Dealers Pvt. Ltd
 1. *Sujit Kumar Sen*
 Director.

2. Eden Garment Dealers Pvt. Ltd
Manda Sen
 Director..

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

GRN Details

GRN: 192021220100663271 **Payment Mode:** Online Payment
GRN Date: 25/10/2021 23:02:56 **Bank/Gateway:** State Bank of India
BRN : IK0BIRKBUI **BRN Date:** 25/10/2021 23:10:50
Payment Status: Successful **Payment Ref. No:** 2002194805/1/2021
[Query No*/Query Year]

Depositor Details

Depositor's Name: PRM REAL ESTATE PVT LTD AND OTHERS
Address: SEVOKE ROAD SALUGARA PAN AACCV4148F
Mobile: 9434054011
Depositor Status: Buyer/Claimants
Query No: 2002194805
Applicant's Name: Mr Ashoke Kumar Agarwala
Identification No: 2002194805/1/2021
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002194805/1/2021	Property Registration- Stamp duty	0030-02-103-003-02	175652
2	2002194805/1/2021	Property Registration- Registration Fees	0030-03-104-001-16	58888
3	2002194805/1/2021	Mutation/Conversion -Receipt	0029-00-800-028-27	450
			Total	234990

IN WORDS: TWO LAKH THIRTY FOUR THOUSAND NINE HUNDRED NINETY ONLY.

Major Information of the Deed

Deed No :	I-0902-08404/2021	Date of Registration	26/10/2021
Query No / Year	0902-2002194805/2021	Office where deed is registered	
Query Date	25/10/2021 10:40:03 PM	0902-2002194805/2021	
Applicant Name, Address & Other Details	Ashoke Kumar Agarwala Malda Bar Asso.Thana : English Bazar, District : Malda, WEST BENGAL, PIN - 732101, Mobile No. : 8370988922, Status :Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Rs. 58,88,078/-	Rs. 58,88,078/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,76,652/- (Article:23)	Rs. 58,888/- (Article:A(1), E)		
Remarks			

Land Details :

District: Malda, P.S:- English Bazar, Gram Panchayat: JADUPUR-I, Mouza: Uttar Jadupur, JI No: 88, Pin Code : 732103

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2211 (RS :-)	LR-1986	Bastu	Bastu	4.5 Dec	58,88,078/-	58,88,078/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road,
Grand Total :					4.5Dec	58,88,078 /-	58,88,078 /-	



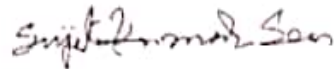


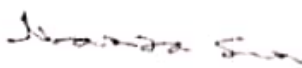



Seller Details :







SI No	Name,Address,Photo,Finger print and Signature
1	EDEN GARMENT DEALERS PRIVATE LIMITE .. NO 2 GOVT COLONY, City:- English Bazar, P.O:- MALDA, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732101 , PAN No.:: AAxxxxx1F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Buyer Details :


SI No	Name,Address,Photo,Finger print and Signature
1	PRM REAL ESTATE PRIVATE LIMITED .. JEEVANDEEP COMPLEX, 4TH MILE , SEVOKE ROAD , SALUGARA, City:- Not Specified, P.O:- SALUGARA, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734008 , PAN No.:: AAxxxxx8F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
2	SWABHUMI DEVELOPERS .. RANG MAHAL LANE .. N.S. ROAD, City:- English Bazar, P.O:- MALDA, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732101 , PAN No.:: ACxxxxx4J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr SUJIT KUMAR SEN (Presentant) Son of Late PRAFULLA KUMAR SEN Date of Execution - 26/10/2021, , Admitted by: Self, Date of Admission: 26/10/2021, Place of Admission of Execution: Office			
	Oct 26 2021 3:13PM	LTI 26/10/2021	26/10/2021	
.. NO.2 GOVT COLONY, City:- English Bazar, P.O:- MOKDUMPUR, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732103, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ALxxxxxx0H, Aadhaar No: 77xxxxxxxx8317 Status : Representative, Representative of : EDEN GARMENT DEALERS PRIVATE LIMITE (as DIRECTOR)				
2	Name Mrs NANDA SEN Wife of Mr SUJIT KUMAR SEN Date of Execution - 26/10/2021, , Admitted by: Self, Date of Admission: 26/10/2021, Place of Admission of Execution: Office			
	Oct 26 2021 3:14PM	LTI 26/10/2021	26/10/2021	
NO.2 GOVT COLONY, City:- English Bazar, P.O:- MOKDUMPUR, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732103, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AJxxxxxx7D, Aadhaar No: 55xxxxxxxx3614 Status : Representative, Representative of : EDEN GARMENT DEALERS PRIVATE LIMITE (as DIRECTOR)				
3	Name Mr UMANG MITTAL Son of Mr PREM KUMAR AGARWAL Date of Execution - 26/10/2021, , Admitted by: Self, Date of Admission: 26/10/2021, Place of Admission of Execution: Office			
	Oct 26 2021 3:15PM	LTI 26/10/2021	26/10/2021	
.. SHANTI WAREHOUSE CORPORATION, 3RD MILE SEVOKE ROAD , SALUGARA, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734008, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BUxxxxxx8F, Aadhaar No: 94xxxxxxxx0568 Status : Representative, Representative of : PRM REAL ESTATE PRIVATE LIMITED (as DIRECTOR)				

4	Name Mr PRABIN BANTHIA Son of Late FATE CHAND BANTHIA Date of Execution - 26/10/2021, , Admitted by: Self, Date of Admission: 26/10/2021, Place of Admission of Execution: Office	Photo 	Finger Print 	Prabin Bantia 26/10/2021
.. RANG MAHAL LANE, N. S. ROAD, City:- English Bazar, P.O:- MALDA, P.S:-English Bazar, District:- Malda, West Bengal, India, PIN:- 732101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx6H, Aadhaar No: 75xxxxxxxx6116 Status : Representative, Representative of : SWABHUMI DEVELOPERS (as PARTNER)				
5	Name Mr AKASH BANTHIA Son of Mr PRABIN BANTHIA Date of Execution - 26/10/2021, , Admitted by: Self, Date of Admission: 26/10/2021, Place of Admission of Execution: Office	Photo 	Finger Print 	Akash Bantia 26/10/2021
.. RANG MAHAL LANE, N. S. ROAD, City:- English Bazar, P.O:- MALDA, P.S:-English Bazar, District:- Malda, West Bengal, India, PIN:- 732101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKxxxxxx8D, Aadhaar No: 65xxxxxxxx0242 Status : Representative, Representative of : SWABHUMI DEVELOPERS (as PARTNER)				
6	Name Mrs RITU BANTHIA Wife of Mr AKASH BANTHIA Date of Execution - 26/10/2021, , Admitted by: Self, Date of Admission: 26/10/2021, Place of Admission of Execution: Office	Photo 	Finger Print 	Ritu Bantia 26/10/2021
.. RANG MAHAL LANE, N. S. ROAD, City:- English Bazar, P.O:- MALDA, P.S:-English Bazar, District:- Malda, West Bengal, India, PIN:- 732101, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ATxxxxxx2G, Aadhaar No: 53xxxxxxxx9641 Status : Representative, Representative of : SWABHUMI DEVELOPERS (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr APURBA DAS Son of Late HARENDRA NATH DAS .. MAHESHPUR, City:- English Bazar, P.O:- MOKDUMPUR, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732103			Apurba Das 26/10/2021
Identifier Of Mr SUJIT KUMAR SEN, Mrs NANDA SEN, Mr UMANG MITTAL, Mr PRABIN BANTHIA, Mr AKASH BANTHIA, Mrs RITU BANTHIA			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	EDEN GARMENT DEALERS PRIVATE LIMITE	PRM REAL ESTATE PRIVATE LIMITED-2 25 Dec. 2 25 Dec

Land Details as per Land Record

District: Malda, P. S:- English Bazar, Gram Panchayat: JADUPUR-I, Mouza: Uttar Jadupur, JI No: 88, Pin Code : 732103

Sch No	Plot & Khatian Number	Details Of Land	Owner name In English as selected by Applicant
L1	LR Plot No:- 2211, LR Khatian No:- 1986	Owner: ইডেন গারমেন্টস ডিলার্স, Gurdian: প্রাইভেট লিমিটেড, Address: পঞ্চ ডাইরেক্টরস ২নং পতঃ কলোনী, Classification: বাউ, Area: 0.83000000 Acre.	EDEN GARMENT DEALERS PRIVATE LIMITE

On 26-10-2021

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 13:20 hrs on 26-10-2021, at the Office of the A.D.S.R. MALDA by Mr SUJIT KUMAR SEN ..

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 58,88,078/-

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

Execution is admitted on 26-10-2021 by Mr PRABIN BANTHIA, PARTNER, SWABHUMI DEVELOPERS (Partnership Firm), .. RANG MAHAL LANE .. N.S. ROAD, City:- English Bazar, P.O:- MALDA, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732101

Identified by Mr APURBA DAS, , Son of Late HARENDRA NATH DAS, .. MAHESHPUR, P.O: MOKDUMPUR, Thana: English Bazar, , City/Town: ENGLISH BAZAR, Malda, WEST BENGAL, India, PIN - 732103, by caste Hindu, by profession Business

Execution is admitted on 26-10-2021 by Mr AKASH BANTHIA, PARTNER, SWABHUMI DEVELOPERS (Partnership Firm), .. RANG MAHAL LANE .. N.S. ROAD, City:- English Bazar, P.O:- MALDA, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732101

Identified by Mr APURBA DAS, , Son of Late HARENDRA NATH DAS, .. MAHESHPUR, P.O: MOKDUMPUR, Thana: English Bazar, , City/Town: ENGLISH BAZAR, Malda, WEST BENGAL, India, PIN - 732103, by caste Hindu, by profession Business

Execution is admitted on 26-10-2021 by Mrs RITU BANTHIA, PARTNER, SWABHUMI DEVELOPERS (Partnership Firm), .. RANG MAHAL LANE .. N.S. ROAD, City:- English Bazar, P.O:- MALDA, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732101

Identified by Mr APURBA DAS, , Son of Late HARENDRA NATH DAS, .. MAHESHPUR, P.O: MOKDUMPUR, Thana: English Bazar, , City/Town: ENGLISH BAZAR, Malda, WEST BENGAL, India, PIN - 732103, by caste Hindu, by profession Business

Execution is admitted on 26-10-2021 by Mr SUJIT KUMAR SEN, DIRECTOR, EDEN GARMENT DEALERS PRIVATE LIMITE (Private Limited Company), .. NO.2 GOVT COLONY, City:- English Bazar, P.O:- MALDA, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732101

Identified by Mr APURBA DAS, , Son of Late HARENDRA NATH DAS, .. MAHESHPUR, P.O: MOKDUMPUR, Thana: English Bazar, , City/Town: ENGLISH BAZAR, Malda, WEST BENGAL, India, PIN - 732103, by caste Hindu, by profession Business

Execution is admitted on 26-10-2021 by Mrs NANDA SEN, DIRECTOR, EDEN GARMENT DEALERS PRIVATE LIMITE (Private Limited Company), .. NO.2 GOVT COLONY, City:- English Bazar, P.O:- MALDA, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732101

Identified by Mr APURBA DAS, , Son of Late HARENDRA NATH DAS, .. MAHESHPUR, P.O: MOKDUMPUR, Thana: English Bazar, , City/Town: ENGLISH BAZAR, Malda, WEST BENGAL, India, PIN - 732103, by caste Hindu, by profession Business

Execution is admitted on 26-10-2021 by Mr UMANG MITTAL, DIRECTOR, PRM REAL ESTATE PRIVATE LIMITED (Private Limited Company), .. JEEVANDEEP COMPLEX, 4TH MILE , SEVOKE ROAD , SALUGARA, City:- Not Specified, P.O:- SALUGARA, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734008

Identified by Mr APURBA DAS, , Son of Late HARENDRA NATH DAS, .. MAHESHPUR, P.O: MOKDUMPUR, Thana: English Bazar, , City/Town: ENGLISH BAZAR, Malda, WEST BENGAL, India, PIN - 732103, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 58,888/- (A(1) = Rs 58,881/- ,E = Rs 7/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 58,888/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 25/10/2021 11:03PM with Govt. Ref. No. 192021220100663271 on 25-10-2021, Amount Rs: 58,888/-,
Bank: State Bank of India (SBIN0000001), Ref. No. IK0BIRKBU1 on 25-10-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,76,652/- and Stamp Duty paid by Stamp Rs 1,000/-, by online = Rs 1,75,652/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 580, Amount: Rs.1,000/-, Date of Purchase: 21/10/2021, Vendor name: Manoranjan Poddar

2. Stamp: Type: Court Fees, Amount: Rs.10/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 25/10/2021 11:03PM with Govt. Ref. No: 192021220100663271 on 25-10-2021, Amount Rs: 1,75,652/-,
Bank: State Bank of India (SBIN0000001), Ref. No. IK0BIRKBU1 on 25-10-2021, Head of Account 0030-02-103-003-02



Soumya Mukherjee
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. MALDA
Malda, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 0902-2021, Page from 213083 to 213119
being No 090208404 for the year 2021.



Digitally signed by SOUMYA
MUKHERJEE
Date: 2021.12.07 17:09:41 +05:30
Reason: Digital Signing of Deed.

(Soumya Mukherjee) 2021/12/07 05:09:41 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. MALDA
West Bengal.

(This document is digitally signed.)