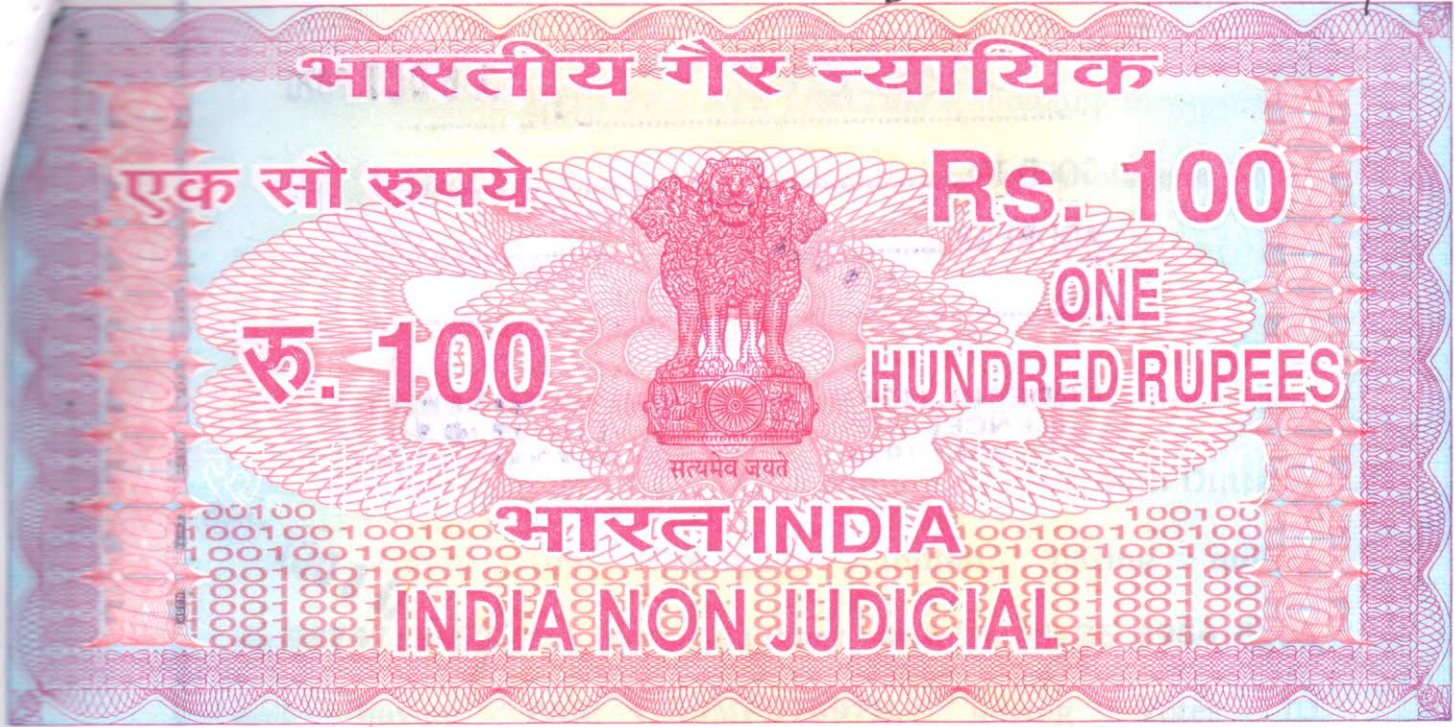


5329/2020

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4628/20



19/10/2020

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AE 014458

Dist. 1903-2-1241166/2020,
Mkt. 1928, 438P

Certified that the Document is admitted to Registration and the Assessor and the endorsement thereon are in accordance with the provisions of the Registration Act, 1908.

Additional Registrar



Additional Assessor

9 OCT 2020



THIS DEED OF CONVEYANCE is made on this the 19th day

of October Two Thousand Twenty BETWEEN

26/100

16 OCT 2020

NO..... DATE.....

SOLD TO.....

ADDRESS.....

RS.....

16 OCT 2020
100/-

Sutanu Karmakar
Advocate
Calcutta
High Court

CODE NO. (1067)
LICENCED NO.
20 & 20A / 1973

ANJUSHREE BANERJEE
L. S. VENDOR (S.S.)
HIGH COURT, KOLKATA-700 001

11 6 OCT 2020



Additional Registrar of
Assurance
Kolkata

19 OCT 2020

HIMGIRI MERCHANTS PRIVATE LIMITED a company incorporated under the Companies Act, 1956 having its registered office at 19/6, Nayanchand Dutt Street, Ground Floor, P.O- Bedon Street, P.S. Burtolla Kolkata-700006. having **mobile no. 9874718497** and having **PAN: AABCH7157H** duly represented by its Authorised Signatory **Mr. Rabindra Nath Dutta** son of Late Ram Nath Dutta, by faith- Hindu, by Nationality- Indian, having **mobile no.9874718497** and having **Aadhaar Card No. 5736 5954 6195** and having **PAN: AJMPD7897B,** having Voter ID No.**WB/18/112/420283** residing at 1st Floor, 8 Vivekanand Park, Post Office- Haridevpur, Police station -Haridevpur, Kolkata-700082. hereinafter referred to as the **VENDOR** (which term or expression shall unless repugnant to the context and meaning thereof shall mean and include its successors-in-office and assigns) of the **ONE PART**

-AND-

TRIDEV SALES PVT. LTD., a company incorporated under the Companies Act, 1956 having **mobile no.9051800049** and having **PAN:AACCT9856G** having its registered office at 19/6, Nayan chand Dutt Street, Ground Floor, P.O- Bedon Street, P.S. Burtolla, Kolkata-700006, duly represented by its Authorised Signatory **Mr. Pratosh Kumar Pathak** son of Sudhir Kumar Pathak, by faith- Hindu, by Nationality- Indian, having **mobile no.9051800049** and having

Aadhaar Card No 8529 4152 8220 and having **PAN: CDYPP8761Q**, having Voter ID No. **CNL5211909**, residing at FL-3B Murari Mohan Mitra Road, Agarpara, Kamarhati, Police Station - Kharda, Post Office- Agarpara, North 24-Parganas, Kolkata-700058, hereinafter referred to as the **PURCHASER** (which term or expression shall unless repugnant to the context and meaning thereof shall mean and include its successors-in-office and assigns) of the **OTHER PART** ;


WHEREAS Sourav Bala Mondal was absolutely seized and possessed of and/or otherwise well and sufficiently entitled to in fee simple in possession of **All That** piece and parcel of bagan land measuring an area **6 Satak** out of 45 Satak more or less comprised in **R.S. Dag No.2701**, under L.R. Khatian No.2080/1, at Mouza - Ghuni, Police Station - Rajarhat, in the District of 24-Parganas (North);

AND WHEREAS Manjula Naskar, was absolutely seized and possessed of and/or otherwise well and sufficiently entitled to in fee simple in possession of **All That** piece and parcel of **6 Satak** out of 45 Satak more or less comprised in **R.S. Dag No. 2701**,

under L.R. Khatian No. 1383/1, at Mouza - Ghuni, Police Station -Rajarhat, in the District of 24-Parganas (North) ;

AND WHEREAS Namita Sarkar was absolutely seized and possessed of and/or otherwise well and sufficiently entitled to in fee simple in possession of **All That** piece and parcel of bagan land measuring an area **6 Satak** out of 45 Satak more or less comprised in **R.S. Dag No.2701**, under L.R. Khatian No.1013/2, at Mouza - Ghuni, Police Station - Rajarhat, in the District of 24-Parganas (North);

AND WHEREAS by a Deed of Conveyance dated 12th day of July, 2006 registered at the office of the DSR-II, Barasat and recorded in Book No.I, Volume No.1, pages: 1 to 14, being No.06918 for the year 2006 made between Sourav Bala Mondal, Manjula Naskar, and Namita Sarkar, therein collectively called as the Vendors, sold transferred and conveyed unto and in favour of HIMGIRI MERCHANTS PRIVATE LIMITED, therein described as the Purchaser **ALL THAT** piece or parcel of Bagan land measuring an area **8 cottah 10 chittacks** (2cottah 14 chittacks each Vendor) out of 45 Satak more or less being plan plot No. M, N and O, comprised in **R.S. Dag No.2701**, under



L.R. Khatian No. 2080/1, 1383/1, 1013/2, lying and situate at at Mouza - Ghuni, P.S. Rajarhat, within the limit of Grain Panchayet, Addl. Dist, Sub-Registrar Office Bidhannagar, at Pargana - Kalikata, J.L. No. 23, District- 24-Parganas (North) ;

AND WHEREAS by virtue of Deed of Conveyance dated 12th day of July, 2006 the said HIMGIRI MERCHANTS PRIVATE LIMITED, became absolute Owner **ALL THAT** piece or parcel of Bagan land measuring an area **8 cottah 10 chittacks** out of 45 Satak more or less being plan plot No. M, N and O, comprised in **R.S. Dag No.2701**, under L.R. Khatian No. 2080/1, 1383/1, 1013/2, lying and situate at at Mouza - Ghuni, P.S. Rajarhat, within the limit of Grain Panchayet, Addl. Dist, Sub-Registrar Office Bidhannagar, at Pargana - Kalikata, J.L. No. 23, District- 24-Parganas (North) ;

AND WHEREAS the said HIMGIRI MERCHANTS PRIVATE LIMITED duly mutated its name in the records of rights under new L.R. Khatian No. 3044 in respect of the aforesaid land;

AND WHEREAS the Vendor is desirous of selling **ALL THAT** piece or parcel of Bagan land measuring an area **1 cottah 6 chittacks** out

of 45 Satak more or less being plan plot No. M, N and O, comprised in **R.S. & L.R. Dag No.2701**, under L.R. Khatian No. 2080/1, 1383/1, 1013/2, new L.R. Khatian No.3044 lying and situate at at Mouza - Ghuni, P.S. Rajarhat, within the limit of Grain Panchayet, Addl. Dist, Sub-Registrar Office Bidhannagar, at Pargana - Kalikata, J.L. No. 23, District- 24-Parganas (North), as morefully and particularly described in the **SCHEDULE** hereunder written, hereinafter referred to as the **said land** free from all encumbrances, charges, liens, lispences, attachments, claims and demands whatsoever ;

AND WHEREAS the Purchaser has agreed to purchase and the Vendor has agreed to sell **ALL THAT** piece or parcel of Bagan land measuring an area **1 cottah 6 chittacks** out of 45 Satak more or less comprised in **R.S. & L.R. Dag No.2701**, under L.R. Khatian No. 2080/1, 1383/1, 1013/2, new L.R. Khatian No.3044 lying and situate at at Mouza - Ghuni, P.S. Rajarhat, within the limit of Grain Panchayet, Addl. Dist, Sub-Registrar Office Bidhannagar, at Pargana - Kalikata, J.L. No. 23, District- 24-Parganas (North), as morefully and particularly described in the **SCHEDULE** hereunder written, hereinafter referred to as the **said land** free from all encumbrances, charges, liens, lispences, attachments, claims

and demands whatsoever on the terms and conditions stated hereunder ;

NOW THIS INDENTURE WITNESSETH as follows :-

That in pursuance of the said agreement and in consideration of the said sum of Rs.13,75,000/- (Rupees thirteen lakh and seventy five thousand) only paid by the Purchaser to the Vendor on or before the execution of these presents (the receipt whereof the Vendor doth hereby admit and acknowledge and from the payment of the same and every part thereof do hereby acquit, release and discharge the Purchaser as also the **said land**) the Vendor do hereby sell, grant, convey, transfer, assign and assure unto and in favour of the Purchaser **ALL THAT** piece or parcel of Bagan land measuring an area **1 cottah 6 chittacks** out of 45 Satak more or less comprised in **R.S. & L.R. Dag No.2701**, under L.R. Khatian No. 2080/1, 1383/1, 1013/2, new L.R. Khatian No. 3044 lying and situate at at Mouza - Ghuni, P.S. Rajarhat, within the limit of Grain Panchayet, Addl. Dist, Sub-Registrar Office Bidhannagar, at Pargana - Kalikata, J.L. No. 23, District- 24-Parganas (North), as morefully and particularly described in the **SCHEDULE** hereunder written, hereinafter referred to as the **said land** free from all encumbrances, charges, liens, lispences, attachments, claims and demands whatsoever TOGETHERWITH

all sewers, areas, drains, ditches, paths, passages, water, water courses and all manner of ancient and other rights, liberties easements, privileges, advantages, appendages appurtenances and profits whatsoever standing and being in or upon or belonging thereto or any part thereof with which the same now are or is or at any time or times heretofore were or was held used occupied enjoyed accepted reputed deemed taken or known as part or member thereof or appertaining thereto and all the reversion and reversions, remainder or remainders and the rents, issue and profit thereof and every part thereof and all the estate right, title, interest, claim, use possession benefit claim and demand whatsoever both at law and equity or otherwise of the Vendor into upon or in respect of the **said land** and every part thereof TOGETHERWITH all deeds, pattahs, writings, muniments and other evidences of title whatsoever exclusively relating to the **said land** or any part thereof which now are or is or at any time or times hereafter shall or may in the possession, custody, power or control of the Vendor or its heirs, executors, administrators or legal representatives or in the custody of power or of any other person or persons from whom the Vendor can or may procure the same without any suit or action TO HAVE AND TO HOLD the same and the inheritance thereof in fee simple in possession free from all encumbrances whatsoever unto and to

the use of the Purchaser or its heirs, executors, administrators or legal representatives and assigns absolutely and forever.

THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER as follows :-

- a) That notwithstanding any act deed matter or thing whatsoever by the Vendor done, made or executed or knowingly suffered to the contrary the Vendor has good right, full power and absolute authority to grant, transfer, convey, sell, assure and assign the **said land** hereby sold, granted, transferred and conveyed or expressed or intended so to be unto and to the use of the Purchaser in the manner aforesaid.

- b) That the Purchaser and its heirs, executors, administrators or legal representatives and assigns shall and may at all times hereafter peaceably and quietly hold possess and enjoy the **said land** and receive and take 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 equitably claiming from under or in trust for the Vendor or its Predecessor-in-Title.

- c) That the **said land** is free and clear from all encumbrances and attachments whatsoever and freely clearly and absolutely exonerated and forever released and discharged otherwise by the Vendor and also well and sufficiently saved, defended kept, harmless and indemnified of from and against all former and other estate, title charge and encumbrances, mortgages, claims, demands, lispendences, attachment, trust and liabilities whatsoever made executed occasioned or suffered by the Vendor or any other person or persons lawfully claiming or claimed by from under or in trust for the Vendor.
- d) That the Vendor and all persons and persons lawfully or equitably claiming any estate right, title or interest whatsoever in the **said land** or any part thereof from under or in trust for the Vendor or from or under any of their Predecessor-in-Title shall and will from time to time and at all times hereafter at the request and cost of the Purchaser doth or execute or cause to be done and executed all such acts, deed and things whatsoever for further better and more perfectly assuring the **said land** and every part thereof unto and to the use of the Purchaser in manner aforesaid as shall or may be reasonably required.

- e) That no part of the **said land** being conveyed under these presents is vested with Government or Semi-Government Authority and there is no Bargadar in respect of any part of the **said land** in any way and the Vendor has good right, full power and absolute authority to sell the same in the manner aforesaid and for any reason whatsoever if the Purchaser is dispossessed or deprived of full enjoyment of the **said land** or any part thereof then in that event the Vendor doth hereby agree to indemnify and keep the Purchaser fully indemnified against all losses, damages, costs, charges, claims and demands occasioned or arising out of the **said land** hereby sold to the Purchaser.
- f) That the Vendor shall and will at all times hereafter at the request of the Purchaser produce all or any of the documents of title relating to the **said land** as the Purchaser may direct all the title deed documents and writing for evidencing of title in respect of the **said land**, and also furnish to the Purchaser copies of or extracts from the said title deeds documents and writings and shall and will in the meanwhile keep the same safe un-obliterated and un-cancelled.

- g) That the Vendor doth hereby undertake to pay all outstanding District Board or Panchayat rates and taxes, Government revenue and all other imposition whatsoever due and payable by the Vendor or any of its Predecessors-in-Title in respect of the **said land** up to the date of these presents and further agrees to keep the Purchaser fully indemnified in respect of all costs, charges and expenses arising in respect thereof.
- h) The Vendor has handed over khas possession of the **said land** to the Purchaser and the Purchaser shall mutate its name in respect of the **said land**.

THE SCHEDULE ABOVE REFERRED TO :

ALL THAT piece or parcel of Bagan land measuring an area **1 cottah 6 chittacks** out of 45 Satak more or less comprised in **R.S. & L.R. Dag No.2701**, under L.R. Khatian No. 2080/1, 1383/1, 1013/2, new L.R. Khatian No. 3044 lying and situate at at Mouza - Ghuni, P.S. Rajarhat, within the limit of Grain Panchayet, Addl. Dist, Sub-Registrar Office Bidhannagar, at Pargana - Kalikata, J.L. No. 23, District- 24-Parganas (North), and butted and bounded as follows:-

ON THE NORTH:- Part of R.S Dag no-2701
 ON THE SOUTH :- Part of R.S. Dag no-2702
 ON THE EAST :- Part of R.S. Dag no-2702
 ON THE WEST :- Part of R.S. Dag no-2702

IN WITNESS WHEREOF the parties hereto have executed these presents the day, month and year first above written.

SIGNED SEALED AND DELIVERED

by the **VENDOR** at Kolkata

HIMGIRI MERCHANTS (P) LTD

Balindmath Datta

Director / Authorised Signatory

Vendor

SIGNED SEALED AND DELIVERED

by the **PURCHASER** at Kolkata

Tridev Sales Pvt. Ltd

Pratosh Kumar Patra

Director / Authorised Signatory

Purchaser

Witnesses :

①

Sajal Acharya
 26, B.T. Road,
 Kol. - 58

②

Tapas Kumar Mung
 FC. K. S. Ry.
 Kurl - 1

Drafted by :

Santanu Karanakar, F-345/06
 Advocate, High Court, Calcutta.

RECEIVED by the VENDOR of and from within
 named PURCHASER the within mentioned the
 Rs.13,75,000/- (Rupees thirteen lakh and seventy five thousand)
 being the consideration money
 as per memo below :

Rs.13,75,000.00

MEMO OF CONSIDERATION

A/c. Payee Cheque No.	Date	Drawn on	In favour of	Amount (Rs.)
000004	19.10.2020	HDFC Bank Suraj Apartment Dhalipara, New Town Rajarhat, Kolkata-700102	Vendor	13,75,000.00
			Total :	13,75,000.00

(Rupees thirteen lakh and seventy five thousand)

Witnesses :

1) Sajal Acharya
26, B.T. Road,
Kol. - 58.

2) Tapas Kumar Mondal
F.C.A. S. Rynd
Kul - 1

41MGIRI MERCHANTS (P) LTD

Rohindra Nath Dutt
Director / Authorised Signatory

SPECIMEN FORM FOR TEN FINGERPRINTS

Signature of the
Executants and/or
Purchaser Presents

1.



Rajinder Nath Datta

LITTLE	RING	MIDDLE	FORE	THUMB
(LEFT HAND)				
THUMB	FORE	MIDDLE	RING	LITTLE
(RIGHT HAND)				

2.



Prato Bk Kumar Fatkgk

LITTLE	RING	MIDDLE	FORE	THUMB
(LEFT HAND)				
THUMB	FORE	MIDDLE	RING	LITTLE
(RIGHT HAND)				

3.

LITTLE	RING	MIDDLE	FORE	THUMB
(LEFT HAND)				
THUMB	FORE	MIDDLE	RING	LITTLE
(RIGHT HAND)				

4.

LITTLE	RING	MIDDLE	FORE	THUMB
(LEFT HAND)				
THUMB	FORE	MIDDLE	RING	LITTLE
(RIGHT HAND)				

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

19-202021-011672079-1

Payment Mode Online Payment

Date: 14/10/2020 18:04:28

Bank : HDFC Bank

N : 1259403579

BRN Date: 14/10/2020 18:04:56

DEPOSITOR'S DETAILS

Id No. : 2001241166/7/2020

[Query No./Query Year]

Name : TRIDEV SALES PVT LTD
Contact No. : Mobile No. : +91 9831067710
E-mail : vladia@dhootgroup.net
Address : 196 NAYAN CHAND DUTT STREET KOL700006
Applicant Name : Mr Tapas Kumar Maity
Office Name :
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Sale, Sale Document Payment No 7

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	2001241166/7/2020	Property Registration- Stamp duty	0030-02-103-003-02	96442
2	2001241166/7/2020	Property Registration- Registration Fees	0030-03-104-001-16	19298
3	2001241166/7/2020	Mutation/Conversion -Receipt	0029-00-800-028-27	91

Total

115831

In Words : Rupees One Lakh Fifteen Thousand Eight Hundred Thirty One only



Additional Registrar of
Insurance, Kolkata

9 OCT 2020

16

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

TRIDEV SALES PRIVATE
LIMITED

12/07/2008
Permanent Account Number
AACCT9856G



Signature



भारत सरकार
Unique Identification Authority of India
Government of India

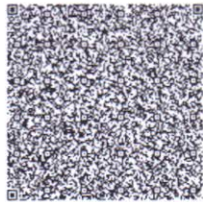
नामांकन क्रम/ Enrolment No.: 0635/10277/07642

To
प्रतोष कुमार पाठक
Pratosh Kumar Pathak
C/O Sudhir Kumar Pathak
FL - 3B, 3RD FLOOR
12/1 MURARI MOHAN MITRA ROAD
AGARPARA
Kamarhati (m)
Kamarhati
North 24 Parganas West Bengal - 700058
9123674968

Download Date: 13/09/2018

Generation Date: 04/09/2018

Validity unknown
Digitally signed by
UNIQUE IDENTIFICATION
AUTHORITY OF INDIA
Date: 2018.09.13 16:30
IST



QR Code with Photograph

आपका आधार क्रमांक / Your Aadhaar No. :

8529 4152 8220

VID : 9106 3583 3223 6117

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



प्रतोष कुमार पाठक
Pratosh Kumar Pathak
जन्म तिथि/DOB: 01/03/1977
पुरुष/ MALE



8529 4152 8220

VID: 9106 3583 3223 6117

मेरा आधार, मेरी पहचान



Government of India



सूचना

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

INFORMATION

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

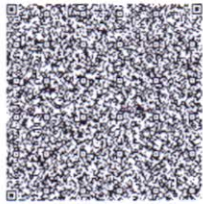
- आधार देश भर में मान्य है।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता:
C/O सुधीर कुमार पाठक, एफएल - 3बी, 3आरडी
एफएलओओआर, 12/1 एमयूआरएआरआई एमओएचएल
मित्र रोड, एजीएआरपीएआरए, कमरहटी (एम), नॉर्थ 24
पर्गानास,
वेस्ट बंगाल - 700058

Address:
C/O Sudhir Kumar Pathak, FL - 3B, 3RD
FLOOR, 12/1 MURARI MOHAN MITRA ROAD,
AGARPARA, Kamarhati (m), North 24
Parganas,
West Bengal - 700058



QR Code with Photograph

8529 4152 8220

VID: 9106 3583 3223 6117

Pratosh Kumar Pathak



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

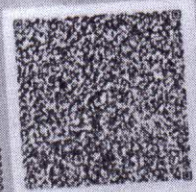


राष्ट्रीय संख्या कार्ड
Permanent Account Number Card
CDYPP8761Q

नाम / Name
PRATOSH KUMAR PATHAK

पिता का नाम / Father's Name
SUDHIR KUMAR PATHAK

जन्म की तिथि /
Date of Birth
01/03/1977



28092018

हस्ताक्षर /
Signature

Pratosh Kumar Pathak

19

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी खाता संख्या कार्ड
Permanent Account Number Card
AJMPD7897B

नाम / Name
RABHENDRANATH DUTTA

पिता का नाम / Father's Name
RAMANATH DUTTA

जन्म तिथि / Date of Birth
18/03/1972

हस्ताक्षर / Signature



Rabindranath Dutta

20



भारत सरकार
भारत सरकार

भारत सरकार
Unique Identification Authority of India
Government of India

Enrolment No.: 1193/84004/12195

To
Rabindranath Dutta
S/O Ramanath Dutta
8 Vivekananda Park
Kolkata
Haridevpur South Twenty Four Parganas
West Bengal 700082
9903053304

16/12/2011
10940272



UG109402724IN



Rabindranath Dutta

आपका आधार क्रमांक / Your Aadhaar No. :

5736 5954 6195

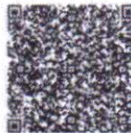
आधार – आम आदमी का अधिकार



भारत सरकार
GOVERNMENT OF INDIA



Rabindranath Dutta
Year of Birth : 1972
Male



5736 5954 6195

आधार – आम आदमी का अधिकार



Government of India



सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाईन ऑथेंटिकेशन द्वारा प्राप्त करें।

INFORMATION

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

10940272



आधार

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address:

S/O Ramanath Dutta, 8, Vivekananda Park,
Kolkata, Haridevpur, South Twenty Four
Parganas, West Bengal, 700082



1947
1800 180 1947



help@uidai.gov.in



www.uidai.gov.in



P.O. Box No. 1947,
Bengaluru-560 001



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
ভারত সরকার
Unique Identification Authority of India
Government of India

তালিকাভুক্তির আইডি / Enrollment No. : 1058/99901/15426

To
Tapas Kumar Maity
তাপস কুমার মহিতি
Mahammadpur
Mahammadpur, Purba Medinipur
West Bengal - 721601
9831818356

31/07/2015



KH508092298FT

50809229



আপনার আধার সংখ্যা / Your Aadhaar No. :

9631 4334 4444

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



তাপস কুমার মহিতি
Tapas Kumar Maity
পিতা : কানাইলাল মহিতি
Father : KANAI LAL MAITY

জন্মতারিখ / DOB: 27/10/1987
পুরুষ / Male

9631 4334 4444



আধার - সাধারণ মানুষের অধিকার

22

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

HIMGIRI MERCHANTS PRIVATE LIMITED

05/07/2006

Permanent Account Number
AABCH7157H



08062015

DATED THIS DAY OF 20

-BETWEEN-

HIMGIRI MERCHANTS PRIVATE
LIMITED

VENDOR

-AND-

TRIDEV SALES PVT. LTD.

PURCHASER

DEED OF CONVEYANCE

Major Information of the Deed

Deed No :	I-1903-04628/2020	Date of Registration	19/10/2020
Query No / Year	1903-2001241166/2020	Office where deed is registered	
Query Date	30/09/2020 5:08:19 PM	1903-2001241166/2020	
Applicant Name, Address & Other Details	Tapas Kumar Maity Village And Post Office Mohammadpur, Thana : Bhabanipur, District : Purba Midnapore, WEST BENGAL, PIN - 721601, Mobile No. : 9831818356, Status : Solicitor firm		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 13,75,000/-	Rs. 19,28,438/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 96,542/- (Article:23)	Rs. 19,382/- (Article:A(1), E)		
Remarks			

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: JANGRAHATIARA-II, Mouza: Ghuni, JI No: 23, Pin Code : 700135

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2701 (RS :-)	LR-3044	Bastu	Bagan	1 Katha 6 Chatak	13,75,000/-	19,28,438/-	
Grand Total :					2.2688Dec	13,75,000 /-	19,28,438 /-	






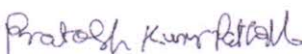
Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	HIMGIRI MERCHANTS PRIVATE LIMITED 19/6, NAYANCHAND DUTT STREET, P.O:- BEADON STREET, P.S:- Burtola, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006 , PAN No.:: AAxxxxxx7H,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	TRIDEV SALES PRIVATE LIMITED 19/6, NATAN CHAND DUTTA STREET, P.O:- BEADON STREET, P.S:- Burtola, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006 , PAN No.:: AAxxxxxx6G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Name,Address,Photo,Finger print and Signature				
1	Name	Photo	Finger Print	Signature
	Mr RABINDRA NATH DUTTA Son of Late RAM NATH DUTTA Date of Execution - 19/10/2020, , Admitted by: Self, Date of Admission: 19/10/2020, Place of Admission of Execution: Office	 Oct 19 2020 6:28PM	 LTI 19/10/2020	 19/10/2020
8, VIVEKANAND PARK, P.O:- HARIDEVPUR, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700082, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: AJxxxxxx7B, Aadhaar No: 57xxxxxxxx6195 Status : Representative, Representative of : HIMGIRI MERCHANTS PRIVATE LIMITED (as AUTHORISED SIGNATORY)				
2	Name	Photo	Finger Print	Signature
	Mr PRATOSH KUMAR PATHAK (Presentant) Son of SUDHIR KUMAR PATHAK Date of Execution - 19/10/2020, , Admitted by: Self, Date of Admission: 19/10/2020, Place of Admission of Execution: Office	 Oct 19 2020 6:27PM	 LTI 19/10/2020	 19/10/2020
FL-3B,MURARI MOHAN MITRA ROAD, P.O:- AGARPARA, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700058, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: CDxxxxxx1Q, Aadhaar No: 85xxxxxxxx8220 Status : Representative, Representative of : TRIDEV SALES PRIVATE LIMITED (as AUTHORISED SIGNATORY)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr TAPAS KUMAR MAITY Son of Shri KANAI LAL MAITY VILL- MAHAMMADPUR, P.O:- MAHAMMADPUR, P.S:- Bhagwanpur, District:-Purba Midnapore, West Bengal, India, PIN - 721601			
	19/10/2020	19/10/2020	19/10/2020
Identifier Of Mr RABINDRA NATH DUTTA, Mr PRATOSH KUMAR PATHAK			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	HIMGIRI MERCHANTS PRIVATE LIMITED	TRIDEV SALES PRIVATE LIMITED-2.26875 Dec

Land Details as per Land Record

Block: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: JANGRAHATIARA-II, Mouza: Ghuni, JI No: 23, Pin Code: 700135

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2701, LR Khatian No:- 3044	Owner:হিমগিরি মার্চেন্টস প্রা: লি:, Gurdian:20, লাউড স্ট্রী, Address:কলি - 16 , Classification:বাঁশঝাড়, Area:0.14000000 Acre,	Seller is not the recorded Owner as per Applicant.

19-10-2020

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 17:35 hrs on 19-10-2020, at the Office of the A.R.A. - III KOLKATA by Mr PRATOSH KUMAR PATHAK ,.

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 19,28,438/-

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

Execution is admitted on 19-10-2020 by Mr RABINDRA NATH DUTTA, AUTHORISED SIGNATORY, HIMGIRI MERCHANTS PRIVATE LIMITED, 19/6, NAYANCHAND DUTT STREET, P.O:- BEADON STREET, P.S:- Burtola, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006

Indetified by Mr TAPAS KUMAR MAITY, , , Son of Shri KANAI LAL MAITY, VILL- MAHAMMADPUR, P.O: MAHAMMADPUR, Thana: Bhagwanpur, , Purba Midnapore, WEST BENGAL, India, PIN - 721601, by caste Hindu, by profession Law Clerk

Execution is admitted on 19-10-2020 by Mr PRATOSH KUMAR PATHAK, AUTHORISED SIGNATORY, TRIDEV SALES PRIVATE LIMITED, 19/6, NATAN CHAND DUTTA STREET, P.O:- BEADON STREET, P.S:- Burtola, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006

Indetified by Mr TAPAS KUMAR MAITY, , , Son of Shri KANAI LAL MAITY, VILL- MAHAMMADPUR, P.O: MAHAMMADPUR, Thana: Bhagwanpur, , Purba Midnapore, WEST BENGAL, India, PIN - 721601, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 19,382/- (A(1) = Rs 19,284/- ,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 19,298/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/10/2020 6:04PM with Govt. Ref. No: 192020210116720791 on 14-10-2020, Amount Rs: 19,298/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1259403579 on 14-10-2020, Head of Account 0030-03-104-001-16

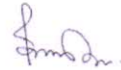
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 96,442/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 96,442/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 26100, Amount: Rs.100/-, Date of Purchase: 16/10/2020, Vendor name: Anjushree Banerjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/10/2020 6:04PM with Govt. Ref. No: 192020210116720791 on 14-10-2020, Amount Rs: 96,442/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1259403579 on 14-10-2020, Head of Account 0030-02-103-003-02



Probir Kumar Golder
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1903-2020, Page from 216147 to 216176

being No 190304628 for the year 2020.



Digitally signed by PROBIR KUMAR
GOLDER
Date: 2020.11.13 14:04:52 +05:30
Reason: Digital Signing of Deed.

(Probir Kumar Golder) 2020/11/13 02:04:52 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
West Bengal.

(This document is digitally signed.)
