

23 00040/21


I- 0035/2021



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

48AB 754141

Certified that the document is admitted to registration. The signature sheets and the endorsement sheets attached with this document are the part of this document.


District Sub-Registrar-II
Alipore, South 24 Parganas

04 JAN 2021

THIS INDENTURE OF CONVEYANCE made this the 04th day of January TWO THOUSAND AND TWENTY ONE.

BETWEEN

SP
1/1/21
Q 21740003/20

15419

15 DEC 2020

No.....Rs.-**10/-**- Date.....
 Name:.....
 Address:.....
 Vendor:.....

DEBJYOTI GHOSH
 ADVOCATE
 SEALD CIVIL COURT
 ROOM NO - 411 4TH FLOOR
 KOLKATA-700 014

Alipur Collectorate, 24 Pgs. (S)
SUBHANKAR DAS
STAMP VENDOR
 Alipur Police Court, Kol-27

Ran Naman Agya



01

For **NEW WAYS CONSUMER GOODS PVT. LTD.**

Ran Naman Agya
 Director/Authorised Signatory



05

Goutam Mukherjee

(GOUTAM MUKHERJEE)
 for Self and Constituted Attorney of
 Smt Sefali Mukherjee and Smt Tumpa Banerjee



06

*Identified by me
 Rajeev Aggarwal
 No 111 C.I. Aggarwal
 36/1A Alipor Road
 Cal - 700020
 Service*

District Sub-Registrar-II
 Alipore, South 24 Parganas

1 JAN 2021

1. SEFALI MUKHERJEE (PAN AEXPM1729F, AADHAR NO. 831655323268,), widow of Late Amal Kumar Mukhopadhyay by Occupation- Housewife residing at Mukherjee Para Road, Akra Krishnagar, Maheshtala, Post office- Maheshtala, Police Station- Maheshtala, Pin 700140 represented by her constituted attorney namely **GOUTAM MUKHERJEE (PAN NO. AEOPM9830J, AADHAR NO. 682349956603)**, son of late Amal Kumar Mukhopadhyay, by occupation- Business, residing at Madhyapara, Akra Krishnanagar, Police Station Maheshtala, Post Office Maheshtala, District South 24 Parganas, PIN 700140 by virtue of a Registered Power of Attorney duly recorded in Book No. IV, CD Volume no. 1602-2020, Page from- 3649 to 3671 Being no. 160200152 for the year 2020 registered at District Sub Registrar- II, South 24 Parganas

2. GOUTAM MUKHERJEE, (PAN AEOPM9830J, AADHAR NO. 682349956603, by Occupation- Business, son of late Amal Kumar Mukhopadhyay, residing at Madhyapara, Akra Krishnanagar, Police Station Maheshtala, Post Office Maheshtala, District South 24 Parganas, PIN 700140

3. TUMPA BANERJEE, (PAN DRYPB8569K, AADHAR NO. 824252907308) wife of Priyatosh Banerjee, by Occupation- Housewife, residing at 104/3, Shibpur Road, Howrah Shibpur, pin- 711102, Police Station- Shibpur,, Post Office- Shibpur, represented by her constituted attorney namely **GOUTAM MUKHERJEE (PAN NO. AEOPM9830J, AADHAR NO. 682349956603)**, son of late Amal Kumar Mukhopadhyay, by Occupation- Business, residing at Madhyapara, Akra Krishnanagar, Police Station Maheshtala, Post Office Maheshtala, District South 24 Parganas, PIN 700140 by virtue of a Registered Power of Attorney duly recorded in Book No. IV, CD Volume no. 1602-2020, Page from- 3649 to 3671 Being no. 160200152 for the year 2020 registered at District Sub Registrar- II, South 24 Parganas by virtue of a Registered Power of Attorney duly recorded in Book No. IV, CD Volume no. 1602-2020, Page from- 3649 to 3671 Being no. 160200152 for the year 2020 registered at District Sub Registrar- II, South 24 Parganas , hereinafter collectively referred to as the **VENDORS** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to



District Sub-Registrar-II
Alipore, South 24 Parganas

1 JAN 2021

mean and include each of their respective heirs, legal representatives, executors, administrators and assigns) of the **ONE PART**

AND

NEW WAYS CONSUMER GOODS PRIVATE LIMITED (PAN AABCN9879J) the Company incorporated under the Companies Act 1956 having its regd. Office at 36/1A, Elgin Road, Kolkata – 700 020 represented by Sri Ram Naresh Agarwal (**PAN NO.** ACYPA1903G), (**ADHAAR NO.** 594889630890), (**MOBILE NO.** 9830040316), son of Late Nand Kishore Agarwal, residing at Flat no. 5B, 135G, S.P.Mukherjee Road, Police Station- Tollygunge, Post Office: Kalighat, Kolkata- 700026, hereinafter referred to as the **PURCHASER** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include successor and/or successors-in-interest and assigns) of the **OTHER PART**

WHEREAS

- A) Kamal Kumar Mukhopadhyay, Bipinbihari Mukhopadhyay, Nirmal Kumar Mukhopadhyay, Bimal Kumar Mukhpadhay Parimal Kumar Mukhpadhay, Upendranath Mukhopadhyay, Amal Kumar Mukhopadhyay, Debabrata Mukhopadhyay were the owners of 1392 Decimal equivalent to 42 Bigha 02 Cottah 02 Chitaks 25 Square Feet of land lying and situate at Mouza Krishnanagar, J.L. No. 1, Police Station Maheshtala, more fully described in the **Schedule A** hereunder written and herein after referred to as the '**Entire Property**'.
- B) The said Kamal Kumar Mukhopadhyay, therein referred to as the First Part, Bipinbihari Mukhopadhyay, Nirmal Kumar Mukhopadhyay, Bimal Kumar Mukhpadhay Parimal Kumar Mukhpadhay, therein referred to as the Second Part and Upendranath Mukhopadhyay, Amal Kumar Mukhopadhyay, Debabrata Mukhopadhyay, therein referred to as the Third Part executed a Bengali Deed of Partition dated 12th November, 1979, registered in the office of Joint Sub Registrar at Behala, recorded in Book No. I, Volume 39, Pages 232 to



District Sub-Registrar-III
Alipore, South 24 Parganas

1 JAN 2021

253, Being No. 1982 for the year 1979 in respect of the said "Entire Property"

- C) By virtue of the said Bengali Deed of Partition the said Upendranath Mukhopadhyay, Amal Kumar Mukhopadhyay, Debabrata Mukhopadhyay became the owners of 465.89 Decimal equivalent to 14 Bighas 1 Cottah 14 Chittacks 40 Sq. ft which is morefully and particularly mentioned in the Part I of **Schedule B** hereunder herein after referred to as the "Said land"
- D) Prior to the said partition the said Upendra Nath Mukhopadhyay had executed a will on 10th July, 1978. Thereafter he died on 8th September, 1982. The said will was probated on 16th day of July, 1988 from The District Delegate at Alipur vide Probate Case No. 275/1984.
- E) As per the said will, said Amal Kumar Mukhopadhyay, Debabrata Mukhopadhyay got bequeath of the entire property of Late Upendra Mukhopadhyay.
- F) The said Amal Kumar Mukhopadhyay died leaving behind him his widow namely Sefali Mukhopadhyay, one son namely Goutam Mukhopadhyay and one daughter namely Tumpa Banerjee as his only legal heirs and representative.
- G) Thus Debabrata Mukhopadhyay, Sefali Mukhopadhyay, Goutam Mukhopadhyay and Tumpa Banerjee became owners of 466 Decimals land, lying and situate at Mouza Krishnanagar, J.L. No. 1, Police Station Maheshtala more fully and particularly mentioned in **Part I of Schedule B** and hereinafter referred to as the "**SAID LAND**"
- H) THAT now the Vendors have represented to the PURCHASER that the said Property is free from all encumbrances marketable and they have a good title to the same.
- I) The Vendors have obtained permission and/or necessary NOC from various departments such as Airport Authority of India, Provisional



District Sub-Registrar-III
Alipore, South 24 Parganas

1 JAN 2021

Fire NOC and further the Vendors have submitted a draft building plan with the aid and assistance of the PURCHASERS to the sanctioning Authority of Maheshtala Municipality and agrees to grant unto the PURCHASER the absolute right and benefit of the permissions and NOCs and the plan.

- J) The Vendors also assured the PURCHASER herein that they have not stood as guarantor in respect of any third party liability and/ or have given any undertaking in favour of any third party
- K) The Vendors also undertake to sign and execute any further papers and/or documents which the PURCHASER may require for the purpose of carrying out development of the land.
- L) The Vendors have agreed to sell, transfer and convey and the PURCHASER have agreed to purchase **ALL THAT** the undivided Land admeasuring about 12 Decimal *Itkhola* land out of 165 Decimal comprised in R.S/ L.R Dag No. 315 appertaining to R.S Khatian No. 680 corresponding to L.R Khatian No. 51 lying and situate at Mouza Krishnanagar, J.L. No. 1, Police Station Maheshtala under Maheshtala Municipality, District South 24 Parganas, Post office and Police Station- Maheshtala out of the "**SAID LAND**" which is morefully and particularly mentioned in **Part II of Schedule B** herein below herein after referred to as the "**Demised Land**", free from all encumbrances, liens, lispendens, charges, acquisitions, requisitions, attachments and trusts of whatsoever nature alongwith the benefit of the permissions and/or NOC and the proposed building plan at and for the consideration of a sum of **Rs. 15,86,310/- (Rupees Fifteen Lakhs Eighty Six Thousand Three Hundred Ten only)**

NOW THIS INDENTURE WITNESSETH that in pursuance to the consideration of the said sum of **Rs. 15,86,310/- (Rupees Fifteen Lakhs Eighty Six Thousand Three Hundred Ten only)** paid to the vendors of the lawful money of the Union of India at or before the execution of these presents, the receipt whereof the



District Sub-Registrar-III
Alipore, South 24 Parganas

1 JAN 2021

Vendors doth hereby as also by the receipt hereunder written admit and acknowledge and of and from the same and every part thereof forever acquit release and discharge the PURCHASER and the said land) the Vendors do and each of them doth hereby grant transfer convey assign and assure unto and in favour of the PURCHASER ALL THAT the piece and parcel of land comprising to various R.S/ L.R Dag nos mentioned in the Part II of Schedule- B herein below morefully, and the same is shown and delineated in the map or plan annexed hereto and bordered in colour Red thereon (hereinafter referred to as "**the said land**") **OR HOWSOEVER OTHERWISE** the said land or any part thereof now is or heretofore was situated, butted, bounded, called, known, numbered, described and distinguished Together With all areas sewers drains ditches ancient and other lights, paths, passages and all manner of rights, privileges easements, advantages and appurtenances whatsoever to the said land or any part thereof belonging to or anywise appertaining or usually held, occupied or enjoyed or reputed known as part parcel or member thereof or appurtenant thereto and all the estate, right, title, interest, property, claim and demand whatsoever both at law or in equity of the Vendors into and upon the same or any part thereof Together With all deeds, pattahs, muniments of title whatsoever relating to the said land or any part thereof which now are or at any time hereafter shall or may be in the possession, power or control of the Vendors or any other person or persons from whom they may procure the same without any action or suit **TO HAVE AND TO HOLD** the said land hereby sold granted, conveyed, transferred assigned and assured or otherwise expressed or intended so to be and every part thereof unto and to the use of the PURCHASER absolutely and forever and the Vendors do and each of them doth hereby covenant with the PURCHASER **THAT NOTWITHSTANDING** any act, deed or thing by the Vendors or their respective predecessors-in-title done or executed or knowingly suffered to the contrary the Vendors are now lawfully, rightfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said land hereby granted, transferred and conveyed or expressed or intended so to be and every part thereof without any manner or condition, use, trust or other thing whatsoever to alter, defeat, encumber or make void the same **AND THAT NOTWITHSTANDING** any such act, deed or thing whatsoever as aforesaid the Vendors have now in themselves good right, full power and absolute authority to grant, transfer and convey the said land hereby



District Sub-Registrar-III
Alipore, South 24 Parganas

- 1 JAN 2021

granted, transferred and conveyed or expressed or intended so to be unto and to the use of the PURCHASER in manner aforesaid **AND** the PURCHASER shall and may at all times hereafter peaceably and quietly possess and enjoy the said land and receive the rents, issues and profits thereof without any lawful eviction, interruption, claim or demand from or by the Vendors or any person or persons lawfully or equitably claiming from under or in trust for them **AND** that free and clear and freely and clearly absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the Vendors well and sufficiently indemnified of from and against all manners of claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the Vendors or any person or persons lawfully or equitably claiming as aforesaid **AND** further that the Vendors and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said land or any part thereof from under or in trust for them the Vendors shall and will from time to time and at all times hereafter at the request and costs of the PURCHASER do and execute or cause to be done and executed all such acts, deeds 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.

**SCHEDULE A ABOVE REFERRED TO
(ENTIRE PROPERTY)**

ALL THAT the piece and parcel of land measuring 1392 Decimal equivalent to 42 Bigha 02 Cottah 02 Chitaks 25 Square Feet lying and situate at Mouza Krishnanagar, J.L. No. 1, Police Station Maheshtala under Maheshtala Municipality, District South 24 Parganas, Post office and Police Station- Maheshtala as follows:

| Sl. No. | R.S.Khatian | R.S. Dag No. | Area (Dec.) |
|---------|-------------|--------------|-------------|
| 1 | 680 | 315 | 165 |
| 2 | Do | 315/1505 | 19 |
| 3 | 1008 | 317 | 08 |
| 4 | 1010 | 324 | 20 |
| 5 | 1137 | 380 | 429 |
| 6 | | 381 | 64 |



District Sub-Registrar-II
Alipore, South 24 Parganas

1 JAN 2021

| | | | |
|----|----------|----------|--|
| 7 | | 380/1506 | 5 |
| 8 | 414 | 323 | 28 |
| 9 | 875 | 314/1217 | 17 |
| 10 | | 314 | 20 |
| 11 | | 315/1473 | 44 |
| 12 | | 314/1503 | 7 |
| 13 | | 314/1504 | 21 |
| 14 | | 487 | 313 |
| 15 | 313/1502 | | 14 |
| 16 | 456 | 312 | 178 |
| 17 | | 312/1501 | 24 |
| 18 | 876 | 312/1474 | 54 |
| 19 | | 312/1509 | 6 |
| 20 | 270 | 316 | 46 |
| 21 | 121 | 318 | 32 |
| 22 | | 319 | 24 |
| 23 | | 320 | 27 |
| 24 | | 321 | 37 |
| 25 | | 322 | 14 |
| 26 | | 312/1157 | 48 |
| | | | 1392 (42 BIGHA- 2 COTTAH -2 CHITAKS 25 SQUARE FOOT) |

**SCHEDULE B ABOVE REFERRED TO
(SAID LAND)
(Part I)**

ALL THAT Piece and Parcel of land measuring 466 Decimal equivalent to 14 Bighas 01 Cottah 14 Chittacks 40 Square Feet , lying and situate at Mouza Krishnanagar, J.L. No. 1, Police Station Maheshtala as follows:

| R.S KHATIAN NO | R.S DAG NO | LR. KHATIAN NO | L.R DAG NO | NATURE OF LAND | AREA IN DECIMAL to be Purchased |
|----------------------|---------------|----------------------|---------------|-------------------|---------------------------------------|
| 680 | 315 | 51 | 315 | ITKHOLA | 12 |
| 680 | 315 | 51 | 315 | ITKHOLA | 12 |




District Sub-Registrar-III
Alipore, South 24 Parganas

1 JAN 2021

| | | | | | |
|------|----------|-----|----------|--------------|----|
| 680 | 315 | 51 | 315 | ITKHOLA | 12 |
| 680 | 315 | 51 | 315 | ITKHOLA | 8 |
| 680 | 315 | 400 | 315 | ITKHOLA | 4 |
| 680 | 315 | 400 | 315 | ITKHOLA | 12 |
| 680 | 315 | 400 | 315 | ITKHOLA | 12 |
| 680 | 315 | 400 | 315 | ITKHOLA | 12 |
| 680 | 315 | 400 | 315 | ITKHOLA | 4 |
| 680 | 315 | 911 | 315 | ITKHOLA | 8 |
| 680 | 315 | 911 | 315 | ITKHOLA | 12 |
| 680 | 315 | 911 | 315 | ITKHOLA | 12 |
| 680 | 315 | 911 | 315 | ITKHOLA | 12 |
| 680 | 315/1505 | 51 | 315/1505 | SIKASTIBHUMI | 3 |
| 680 | 315/1505 | 400 | 315/1505 | SIKASTIBHUMI | 4 |
| 680 | 315/1505 | 911 | 315/1505 | SIKASTIBHUMI | 4 |
| 1008 | 317 | 51 | 317 | ITKHOLA | 1 |
| 1008 | 317 | 400 | 317 | ITKHOLA | 1 |
| 1008 | 317 | 911 | 317 | ITKHOLA | 1 |
| 1137 | 380 | 51 | 380 | ITKHOLA | 10 |
| 1137 | 380 | 51 | 380 | ITKHOLA | 12 |
| 1137 | 380 | 400 | 380 | ITKHOLA | 12 |
| 1137 | 380 | 400 | 380 | ITKHOLA | 10 |
| 1137 | 380 | 911 | 380 | ITKHOLA | 2 |
| 1137 | 380 | 911 | 380 | ITKHOLA | 12 |
| 1137 | 380 | 911 | 380 | ITKHOLA | 7 |
| 414 | 323 | 51 | 323 | ITKHOLA | 5 |
| 414 | 323 | 51 | 323 | ITKHOLA | 2 |
| 414 | 323 | 400 | 323 | ITKHOLA | 8 |
| 414 | 323 | 911 | 323 | ITKHOLA | 2 |
| 414 | 323 | 911 | 323 | ITKHOLA | 6 |
| 414 | 314/1217 | 51 | 314/1217 | ITKHOLA | 2 |
| 414 | 314/1217 | 400 | 314/1217 | ITKHOLA | 2 |
| 414 | 314/1217 | 911 | 314/1217 | ITKHOLA | 1 |
| 875 | 314 | 51 | 314 | ITKHOLA | 3 |
| 875 | 314 | 400 | 314 | ITKHOLA | 3 |
| 875 | 314 | 911 | 314 | ITKHOLA | 3 |
| 875 | 315/1473 | 51 | 315/1473 | ITKHOLA | 3 |
| 875 | 315/1473 | 51 | 315/1473 | ITKHOLA | 11 |
| 875 | 315/1473 | 400 | 315/1473 | ITKHOLA | 1 |
| 875 | 315/1473 | 400 | 315/1473 | ITKHOLA | 12 |



District Sub-Registrar-III
Alipore, South 24 Parganas

1 JAN 2021

| | | | | | |
|------|----------|-----|----------|---------|----|
| 875 | 315/1473 | 400 | 315/1473 | ITKHOLA | 1 |
| 875 | 315/1473 | 911 | 315/1473 | ITKHOLA | 11 |
| 875 | 315/1473 | 911 | 315/1473 | ITKHOLA | 3 |
| 487 | 313 | 51 | 313 | ITKHOLA | 5 |
| 487 | 313 | 400 | 313 | ITKHOLA | 4 |
| 487 | 313 | 911 | 313 | ITKHOLA | 4 |
| 270 | 316 | 911 | 316 | ITKHOLA | 8 |
| 270 | 316 | 51 | 316 | ITKHOLA | 10 |
| 270 | 316 | 400 | 316 | ITKHOLA | 10 |
| 270 | 316 | 911 | 316 | ITKHOLA | 2 |
| 121 | 318 | 51 | 318 | ITKHOLA | 9 |
| 121 | 318 | 400 | 318 | ITKHOLA | 3 |
| 121 | 318 | 400 | 318 | ITKHOLA | 6 |
| 121 | 318 | 911 | 318 | ITKHOLA | 6 |
| 121 | 318 | 911 | 318 | ITKHOLA | 3 |
| 121 | 319 | 51 | 319 | ITKHOLA | 3 |
| 121 | 319 | 400 | 319 | ITKHOLA | 2 |
| 121 | 319 | 911 | 319 | ITKHOLA | 2 |
| 121 | 320 | 51 | 320 | ITKHOLA | 2 |
| 121 | 320 | 51 | 320 | ITKHOLA | 2 |
| 121 | 320 | 400 | 320 | ITKHOLA | 4 |
| 121 | 320 | 911 | 320 | ITKHOLA | 5 |
| 121 | 321 | 51 | 321 | ITKHOLA | 12 |
| 121 | 321 | 400 | 321 | ITKHOLA | 12 |
| 121 | 321 | 911 | 321 | ITKHOLA | 11 |
| 121 | 322 | 51 | 322 | ITKHOLA | 1 |
| 121 | 322 | 51 | 322 | ITKHOLA | 3 |
| 121 | 322 | 400 | 322 | ITKHOLA | 5 |
| 121 | 322 | 911 | 322 | ITKHOLA | 4 |
| 121 | 322 | 911 | 322 | ITKHOLA | 1 |
| 121 | 312/1157 | 51 | 312/1157 | ITKHOLA | 1 |
| 121 | 312/1157 | 400 | 312/1157 | ITKHOLA | 0 |
| 121 | 312/1157 | 911 | 312/1157 | ITKHOLA | 0 |
| 1137 | 381 | 51 | 381 | BASTU | 1 |
| 1137 | 381 | 400 | 381 | BASTU | 1 |
| 1137 | 381 | 911 | 381 | BASTU | 1 |
| 1010 | 324 | 51 | 324 | PUKUR | 7 |
| 1010 | 324 | 400 | 324 | PUKUR | 5 |
| 1010 | 324 | 400 | 324 | PUKUR | 1 |



District Sub-Registrar-III
Alipore, South 24 Parganas

1 JAN 2021

| | | | | | |
|------|----------|-----|----------|--------------|-------------------|
| 1010 | 324 | 911 | 324 | PUKUR | 7 |
| 1137 | 380/1506 | 400 | 380/1506 | SIKASTIBHUMI | 1 |
| 875 | 314/1504 | | | SIKASTIBHUMI | 12 |
| | | | | | 465.89 Decimal |

Part- II
DEMISED LAND

ALL THAT the undivided Land admeasuring about 12 Decimal *Itkhola* land out of 165 Decimal comprised in R.S/ L.R Dag No. 315 appertaining to R.S Khatian No. 680 corresponding to L.R Khatian No. 51 lying and situate at Mouza Krishnanagar, J.L. No. 1, Police Station Maheshtala under Maheshtala Municipality, District South 24 Parganas, Post office and Police Station- Maheshtala (*Gangabandh Road*) out of the **"SAID LAND"**

| LR KHATIAN | DAG NO | VENDOR'S NAME | SOLD AREA |
|------------|--------|------------------------|-----------|
| 51 | 315 | Sefali Mukhopadhyay | 4.00 |
| 51 | 315 | Goutam Mukhopadhyay | 4.00 |
| 51 | 315 | Tumpa Banerjee | 4.00 |
| Total | | | 12.00 |

The same is shown and delineated in the map or plan annexed hereto and bordered in colour Red thereon

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



District Sub-Registrar-III
Alipore, South 24 Parganas

1 JAN 2021

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

SIGNED AND DELIVERED

BY THE VENDORS at Kolkata

in the presence of:

- 1. *Manoj Mukherjee*

- 2. *Soumik Das*

Goutam Mukherjee
(GOUTAM MUKHERJEE)
 for Self and Constituted Attorney of
 Smt Sefali Mukherjee and Smt Tumpa Banerjee

SIGNED AND DELIVERED

BY THE PURCHASER at Kolkata

in the presence of:

- 1. *Manoj Mukherjee*

FOR NEW WAYS CONSUMER GOODS PRIVATE LIMITED

Ranjan Aggarwal

AUTHORISED SIGNATORY

- 2. *Soumik Das*

Drafted by me: -

(As per instruction)

Debjyoti Ghosh
Advocate

Sealdah Civil Court

Kolkata- 700014

Enrollment No. : - *WB/547/09*



2
District Sub-Registrar-III
Alipore, South 24 Parganas

- 1 JAN 2021

RECEIVED of and from the within-named PURCHASER the within-mentioned sum of **Rs. 15,86,310/-** (**Rupees Fifteen Lakhs Eighty Six Thousand Three Hundred Ten only**) paid as follows:-

MEMO OF CONSIDERATION

| <u>Date</u> | <u>Cheque No.</u> | <u>Bank</u> | <u>Amount</u> |
|-------------|-------------------|---------------------|---------------|
| 24/12/2020 | 543634 | Punjab & Sindh Bank | 1586310 |


Rs. 15,86,310/- (Rupees Fifteen Lakhs Eighty Six Thousand Three Hundred Ten only)

WITNESSES :

- 1) Manish Mukherjee
A/12, Keshavnagar
Mushkhata
Kal-700140
- 2) Souvik Das
36/1A Elgin Rd
Kol-20.

Goutam Mukherjee
(GOUTAM MUKHERJEE)
for Self and Constituted Attorney of
Smt Sefali Mukherjee and Smt Tumpa Banerjee
VENDORS




District Sub-Registrar-II
Alipore, South 24 Parganas

- 1 JAN 2021

DEED PLAN OF MOUZA KRISHNA NAGAR JL. NO - 1, WARD NO - 20, MAHESHTALA MUNICIPALITY



R-5/LK DAG NO
315

PURCHASED AREA
Amounted 12 Decimal

PURCHASER
For NEW WAYS CONSUMER GOODS PVT. LTD.
Ranjan Agarwal
Director/Authorised Signatory

VENDORS
Goutam Mukherjee
(GOUTAM MUKHERJEE)
for Self and Constituted Attorney of
Smt Sptali Mukherjee and Smt Tumpa Banerjee



~~District Sub-Registrar-II~~
Alipore, South 24 Parganas

- 1 JAN 2021

SPECIMEN FORM FOR TEN FINGER PRINTS

| | | | | | |
|---|---|---|---|---|---|
|  |  |  |  |  |  |
| | Little | Ring | Middle | Fore | Thumb |
| | (Left Hand) | | | | |
| |  |  |  |  |  |
| | Thumb | Fore | Middle | Ring | Little |

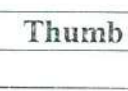
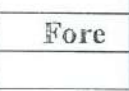


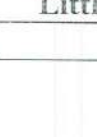
Name..... *Govind Mukherjee*

Signature..... *G. Mukherjee*

| | | | | | |
|--|---|---|---|---|---|
|  |  |  |  |  |  |
| | Little | Ring | Middle | Fore | Thumb |
| | (Left Hand) | | | | |
| |  |  |  |  |  |
| | Thumb | Fore | Middle | Ring | Little |

Name.....

Signature..... *Ran Narengary*

| | | | | | |
|--------------|---|---|---|---|---|
| PHOTO | | | | | |
| | Little | Ring | Middle | Fore | Thumb |
| | (Left Hand) | | | | |
| |  |  |  |  |  |
| | Thumb | Fore | Middle | Ring | Little |

Name.....

Signature.....

Distric Sub-Registrar-II
Alipore, South 24 Parganas

- 1 JAN 2021





ভারতীয় ইউনিক আইডি পরিচয় প্রাধিকার
 ভারত সরকার
 Unique Identification Authority of India
 Government of India

অনুলিপিত্বের আইডি / Enrollment No. : 1190/30179/26401

To
 Sefali Mukherjee
 সোফালী মুখার্জী
 W/O Amal Mukherjee
 MUKHERJEE PARA ROAD
 AKRA KRISHNANAGAR
 Maheshtala (M)
 Akra Krishnanagar, South 24 Parganas
 West Bengal - 700140



KL67375134FF7

57375134



আপনার আধার সংখ্যা / Your Aadhaar No. :

8316 5532 3268

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
 Government of India



সোফালী মুখার্জী
 Sefali Mukherjee
 পিতা : কামই চন্দ গঙ্গুলী
 Father : Bakal Chand Ganguly

জন্মতারিখ/DOB: 22/01/1947
 লিঙ্গ / Female

8316 5532 3268



আধার - সাধারণ মানুষের অধিকার



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



ভারতীয় ইউনিক আইডি পরিচয় প্রাধিকার
 Unique Identification Authority of India
 আধার

ঠিকানা: / অমল মুখার্জী
 মুখার্জী পাড়া রোড, আক্রা কৃষ্ণনগর
 মহেশতলা (এম), অক্রা কৃষ্ণনগর
 দক্ষিণ ২৪ পরগনা, পশ্চিম বঙ্গ,

Address: W/O Amal
 Mukherjee, MUKHERJEE
 PARA ROAD, AKRA
 KRISHNANAGAR,
 Maheshtala (M), Akra
 Krishnanagar, South 24
 Parganas, West Bengal,
 700140

8316 5532 3268



1847
 1800 300 1847



help@uidai.gov.in



www.uidai.gov.in

Sefali Mukherjee

9836436829

Sefali Mukherjee

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SEFALI MUKHERJEE
BALAI CHAND GANGULY
22/01/1947



Permanent Account Number
AEXPM1729F

Signature
Sejali Mukherjee



In case this card is lost / found, kindly inform / return to:
Income Tax PAN Services Unit, UTITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/वापस
आयकर पैन सेवा यूनिट, UTITSL
प्लॉट नं: ३, सेक्टर ११, नवी मुंबई, नवी मुंबई-४००-६१४

Sejali Mukherjee

Sejali Mukherjee



ভারত সরকার
Government of India

তুঙ্গা বানার্জী
Tumpa Banerjee
পিতা : অরুণ মুখার্জী
Father : Amal Mukherjee



জন্মতারিখ/DOB: 20/06/1973
লিঙ্গ / Female



8242 5290 7308

- সাধারণ মানুষের অধিকার

ভারতীয় পরিচয়নথার কর্তৃপক্ষ
National Identification Authority of India

ঠিকানা: /: প্রিয়তম বানার্জী
/, শিবপুর রোড
হাওরা (বঙ্গ মহানগর), শিবপুর, হাওরা
পশ্চিম বঙ্গ,

Address: W/O: Priyatosh
Banerjee, 104/3, SHIBPUR
ROAD, Haora (M. Corp),
Howrah, Shibpur, West
Bengal, 711102

8242 5290 7308

1847
1800 300 1047



net@nidai.gov.in

www.nidai.gov.in

Tumpa Banerjee

914221

Tumpa Banerjee

आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT. OF INDIA
 आयकर विभाग का
 Permanent Account Number Card
 PRMPB8569K
 नाम
 TUMPA BANERJEE
 पता
 AMAL MUKHERJEE
 दिनांक
 20/06/1973



If this card is lost, found, kindly inform/return to
 Income Tax PAN Services Unit, UTTARSI
 Plot No. 3, Sector 11, GND Road, New
 Delhi - 110014
 नवी दिल्ली/पान पर कर्मचा सुविधा केंद्र/संस्था
 आयकर विभाग में
 प्लॉट नं. 3, सेक्टर 11, गण्डा रोड, नया
 दिल्ली - 110014

Tumpa Banerjee

Tumpa Banerjee

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AEOPM9830J



नाम /NAME
GOUTAM MUKHERJEE

पिता का नाम /FATHER'S NAME
AMAL KUMAR MUKHERJEE

जन्म तिथि /DATE OF BIRTH
04-04-1966

हस्ताक्षर /SIGNATURE

Goutam Mukherjee

CB Das

आयकर अधिकारी, प.न.खि

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

यस कार्ड को खो / गिरा जाने पर दुरुस्त जारी करने
के लिये प्राधिकारी को सूचित / वापस कर दे
संयुक्त आयकर आयुक्त(पट्टि एवं तकनीकी),
पी-7,
चौरंगी स्क्वायर,
कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to
the issuing authority :
Joint Commissioner of Income-tax(Systems & Technical),
P-7,
Chowringhee Square,
Calcutta-700 069.

Goutam Mukherjee

Goutam Mukherjee

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AEOPM9830J



नाम /NAME

GOUTAM MUKHERJEE

पिता का नाम /FATHER'S NAME

AMAL KUMAR MUKHERJEE

जन्म तिथि /DATE OF BIRTH

04-04-1966

हस्ताक्षर /SIGNATURE

Goutam Mukherjee

E. K. Das

अधिकारी संख्या, प. र. व. ख

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

इस कार्ड को खो / गिर जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / संपर्क कर दें।
संबंधित अधिकार आयुक्त(पदस्थ एवं तकनीकी),
पी-7,
चौरींगी स्क्वायर,
कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to
the issuing authority :
Joint Commissioner of Income-tax(Systems & Technical),
P-7,
Chowringhee Square,
Calcutta- 700 069.

Goutam Mukherjee

Goutam Mukherjee

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

NEW WAYS CONSUMER GOODS
PRIVATE LIMITED

17/09/2004
Permanent Account Number

AABCN9879J

Signature



For NEW WAYS CONSUMER GOODS PVT. LTD.

Ran Nar Singh
Director/Authorised Signatory



भारत सरकार
GOVERNMENT OF INDIA



राम नरेश अग्रवाल
Ram Naresn Agarwal
पिता : नन्द किशोर अग्रवाल
Father : NAND KISHORE AGARWAL
जन्म .सम / Year of Birth : 1967
पुरुष / Male



5948 8963 0890

आधार - साधारण मानुषेअ अधिकाअ



भारत अरिभरि पररररर प्ररररर
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ररररर:
अक नं अररर १००००, अररररररररररररर
मूरर, करररररर, करररररर,
कूररकूरर, गरररररर, ७०००२०

Address:
F NO 5B 135G, S.P.
MUKHERJEE ROAD,
KALIGHAT, Kalighat S.O.
Kalighat, Kolkata, West
Bengal, 700026

०३१२
1800 101 1347

help@uaid.gov.in



www.uaid.gov.in

PO: Box No 1947,
Bengaluru-560 001

Ram Naresn Agarwal

आयकर विभाग
INCOME TAX DEPARTMENT
RAM NARESH AGARWAL
NAND KISHORE AGARWAL
03/05/1967
Permanent Account Number
ACYPA1903G

भारत सरकार
GOVT. OF INDIA



22062016

Ran Naresh Agarwal
Signature

Ran Naresh Agarwal



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India
Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 0628/76568/00391

To

রাজীভ কুমার আগাওআল

Rajeev Kumar Agarwal

S/O: Chandhi Prasad Agarwal

2A 34G SHIB KRISHAN DAW LANE

PHOOL BAGAN

Kankurgachi

Kankurgachi

Kankurgachi Kolkata

West Bengal 700054

9874813705

24/01/2017
108703076



ME087030768FH



আপনার আধার সংখ্যা / Your Aadhaar No. :

5167 4337 1960

আমার আধার, আমার পরিচয়



ভারত সরকার

Government of India



রাজীভ কুমার আগাওআল

Rajeev Kumar Agarwal

পিতা : Chandhi Prasad Agarwal

Father : Chandhi Prasad Agarwal

জন্মতারিখ / DOB : 05/08/1968

পুরুষ / Male



5167 4337 1960

আমার আধার, আমার পরিচয়

Rajeev Agarwal

Scanned with CamScanner

23



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

GRN: 19-202021-017951177-1 Payment Mode Online Payment
GRN Date: 24/12/2020 13:37:06 Bank : ICICI Bank
BRN : 56423572 BRN Date: 24/12/2020 13:38:05

DEPOSITOR'S DETAILS

Id No. : 2001740003/4/2020
[Query No./Query Year]

Name : NEW WAYS CONSUMER GOODS PVT LTD
Contact No. : Mobile No. : +91 9674749806
E-mail : souvikdas@srijanrealty.in
Address : 361A ELGIN ROAD KOLKATA 700020
Applicant Name : Mr ANUJ JALAN
Office Name :
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Sale, Sale Document Payment No 4

PAYMENT DETAILS

| Sl. No. | Identification No. | Head of A/C Description | Head of A/C | Amount[₹] |
|---------|--------------------|--|--------------------|------------|
| 1 | 2001740003/4/2020 | Property Registration- Stamp duty | 0030-02-103-003-02 | 103646 |
| 2 | 2001740003/4/2020 | Property Registration- Registration Fees | 0030-03-104-001-16 | 17287 |
| 3 | 2001740003/4/2020 | Mutation/Conversion -Receipt | 0029-00-800-028-27 | 36000 |

Total

156933






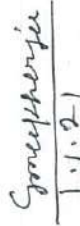
In Words : Rupees One Lakh Fifty Six Thousand Nine Hundred Thirty Three only



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - I | SOUTH 24-PARGANAS, District Name :South 24-Parganas
Signature / LTI Sheet of Query No/Year 16022001740003/2020

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







| SI No. | Name of the Executant | Category | Photo | Finger Print | Signature with date |
|--------|---|--|---|--|---|
| 1 | Mr GOUTAM MUKHERJEE Madhyapara, Akra Krishnanagar, P.O:- MAHESHTALA, P.S:- Maheshtala, Maheshtala, District:-South 24- Parganas, West Bengal, India, PIN - 700140 | Seller |  |  |  1.1.21 |
| SI No. | Name of the Executant | Category | Photo | Finger Print | Signature with date |
| 2 | Mr GOUTAM MUKHERJEE Madhyapara, Akra Krishnanagar,, P.O:- MAHESHTALA, P.S:- Maheshtala, Maheshtala, District:-South 24- Parganas, West Bengal, India, PIN - 700140 | Attorney of Seller [Mrs SEFALI MUKHER JEE] ,[Mrs TUMPA BANERJE E] |  |  |  1.1.21 |

District Sub-Registrar-II
Alipore, South 24 Parganas

- 1 JAN 2021



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

| SI No. | Name of the Executant | Category | Photo | Finger Print | Signature with date |
|--------|--|---|--|--|--|
| 3 | Mr RAM NARESH AGARWAL 135G, S.P.Mukherjee Road, SHYAMA PRASAD MUKHERJEE ROAD, P.O:- KALIGHAT, P.S:- Tollygunge, District:- South 24-Parganas, West Bengal, India, PIN - 700026 | Representative of Buyer [NEW WAYS CONSUMER GOODS PRIVATE LIMITED] |  |  |  1-1-21 |
| SI No. | Name and Address of identifier | Identifier of | Photo | Finger Print | Signature with date |
| 1 | Mr Rajeev Kumar Agarwal Son of Mr CHANDI PRASAD AGARWAL 36/1A ELGIN ROAD, Elgin Road(Lala Lajpat Rai Sarani), P.O:- LALA LAJPAT RAI SARANI, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 | Mr GOUTAM MUKHERJEE, Mr GOUTAM MUKHERJEE, Mr RAM NARESH AGARWAL |  |  |  1-1-21 |

(Samar Kumar Pramanick)
DISTRICT SUB-
REGISTRAR
OFFICE OF THE D.S.R. - I
I SOUTH 24-PARGANAS
South 24-Parganas, West
Bengal

District Sub-Registrar-II
Anpore, South 24 Parganas
- 1 JAN 2021



[Faint handwritten text, possibly a signature or name, located in the right margin of the page.]

29



Government of West Bengal
Directorate of Registration & Stamp Revenue

FORM-1564

Miscellaneous Receipt

| | | | |
|--|---|---------------------|------------|
| Visit Commission Case No / Year | 1602001880/2020 | Date of Application | 29/12/2020 |
| Query No / Year | 16022001740003/2020 | | |
| Transaction | [0101] Sale, Sale Document | | |
| Applicant Name of QueryNo | Mr ANUJ JALAN | | |
| Stampduty Payable | Rs.1,03,656/- | | |
| Registration Fees Payable | Rs.17,287/- | | |
| Applicant Name of the Visit Commission | Mr D GHOSH | | |
| Applicant Address | ALIPORE | | |
| Place of Commission | 36/1A E RD KOL-20 | | |
| Expected Date and Time of Commission | 30/12/2020 1:00 AM | | |
| Fee Details | J1: 250/-, J2: 150/-, PTA-J(2): 0/-, Total Fees Paid: 400/- | | |
| Remarks | | | |



Major Information of the Deed

| | | | |
|---|--|---------------------------------|------------|
| Deed No : | I-1602-00035/2021 | Date of Registration | 04/01/2021 |
| Query No / Year | 1602-2001740003/2020 | Office where deed is registered | |
| Query Date | 22/12/2020 4:35:18 AM | 1602-2001740003/2020 | |
| Applicant Name, Address & Other Details | ANUJ JALAN ELGIN ROAD,Thana : Bhawanipore, District : South 24-Parganas, WEST BENGAL, PIN - 700020, Mobile No. : 9051422770, 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. 15,86,310/- | Rs. 17,27,268/- | | |
| Stampduty Paid(SD) | Registration Fee Paid | | |
| Rs. 1,03,656/- (Article:23) | Rs. 17,319/- (Article:A(1), E) | | |
| Remarks | Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area) | | |

Land Details :

District: South 24-Parganas, P.S:- Maheshtala, Municipality: MAHESHTALA, Road: Gangabandh Road, Mouza: Krishnanagar, , Ward No: 20 JI No: 1, Pin Code : 700140

| Sch No | Plot Number | Khatian Number | Land Use Proposed ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details | |
|--------|----------------------|----------------|-----------------------|--------------|-------------------------|-----------------------|---------------------|--------------------------------|
| L1 | LR-315 (RS :-) | LR-51 | Bastu | It Khola | 4 Dec | 5,28,770/- | 5,75,756/- | Width of Approach Road: 2 Ft., |
| L2 | LR-315 (RS :-) | LR-51 | Bastu | It Khola | 4 Dec | 5,28,770/- | 5,75,756/- | Width of Approach Road: 2 Ft., |
| L3 | LR-315 (RS :-) | LR-51 | Bastu | It Khola | 4 Dec | 5,28,770/- | 5,75,756/- | Width of Approach Road: 2 Ft., |
| | | TOTAL : | | | 12Dec | 15,86,310 /- | 17,27,268 /- | |
| | Grand Total : | | | | 12Dec | 15,86,310 /- | 17,27,268 /- | |

Seller Details :

| SI No | Name,Address,Photo,Finger print and Signature |
|-------|--|
| 1 | Mrs SEFALI MUKHERJEE Wife of Late Amal Kumar Mukhopadhyay Mukherjee Para Road, Akra Krishnagar, Maheshtala, P.O:- MAHESHTALA, P.S:- Maheshtala, Maheshtala, District:-South 24-Parganas, West Bengal, India, PIN - 700140 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AExxxxxx9F, Aadhaar No: 83xxxxxxxx3268, Status :Individual, Executed by: Attorney, Executed by: Attorney |
| 2 | Mr GOUTAM MUKHERJEE Son of Late Amal Kumar Mukhopadhyay Madhyapara, Akra Krishnanagar, P.O:- MAHESHTALA, P.S:- Maheshtala, Maheshtala, District:-South 24-Parganas, West Bengal, India, PIN - 700140 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AExxxxxx0J, Aadhaar No: 68xxxxxxxx6603, Status :Individual, Executed by: Self, Date of Execution: 01/01/2021 , Admitted by: Self, Date of Admission: 01/01/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 01/01/2021 , Admitted by: Self, Date of Admission: 01/01/2021 ,Place : Pvt. Residence |



| | |
|---|--|
| 3 | Mrs TUMPA BANERJEE Wife of Mr Priyatosh Banerjee 104/3, Shibpur Road, Howrah Shibpur, Shibpur Road, P.O:- SHIBPUR, P.S:- Shibpur, Howrah, District:-Howrah, West Bengal, India, PIN - 711102 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: DRxxxxxx9K, Aadhaar No: 82xxxxxxxx7308, Status :Individual, Executed by: Attorney, Executed by: Attorney |
|---|--|

Buyer Details :

| SI No | Name,Address,Photo,Finger print and Signature |
|-------|--|
| 1 | NEW WAYS CONSUMER GOODS PRIVATE LIMITED 36/1A, Elgin Road, Elgin Road(Lala Lajpat Rai Sarani), P.O:- LALA LAJPAT RAI SARANI, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 , PAN No.:: AAxxxxxx9J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative |

Attorney Details :

| SI No | Name,Address,Photo,Finger print and Signature |
|-------|--|
| 1 | Mr GOUTAM MUKHERJEE Son of Late Amal Kumar Mukhopadhyay Madhyapara, Akra Krishnanagar,, P.O:- MAHESHTALA, P.S:- Maheshtala, Maheshtala, District:-South 24-Parganas, West Bengal, India, PIN - 700140, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx0J, Aadhaar No: 68xxxxxxxx6603 Status : Attorney, Attorney of : Mrs SEFALI MUKHERJEE, Mrs TUMPA BANERJEE |

Representative Details :

| SI No | Name,Address,Photo,Finger print and Signature |
|-------|--|
| 1 | Mr RAM NARESH AGARWAL (Presentant) Son of Late Nand Kishore Agarwal 135G, S.P.Mukherjee Road, SHYAMA PRASAD MUKHERJEE ROAD, P.O:- KALIGHAT, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx3G, Aadhaar No: 59xxxxxxxx0890 Status : Representative, Representative of : NEW WAYS CONSUMER GOODS PRIVATE LIMITED (as AUTHORISED SIGNATORY) |

Identifier Details :

| Name | Photo | Finger Print | Signature |
|--|-------|--------------|-----------|
| Mr Rajeev Kumar Agarwal Son of Mr CHANDI PRASAD AGARWAL 36/1A ELGIN ROAD, Elgin Road(Lala Lajpat Rai Sarani), P.O:- LALA LAJPAT RAI SARANI, P.S:- Bhawanipore, District:- South 24-Parganas, West Bengal, India, PIN - 700020 | | | |
| Identifier Of Mr GOUTAM MUKHERJEE, Mr GOUTAM MUKHERJEE, Mr RAM NARESH AGARWAL | | | |



| Transfer of property for L1 | | |
|-----------------------------|----------------------|---|
| SI.No | From | To. with area (Name-Area) |
| 1 | Mrs SEFALI MUKHERJEE | NEW WAYS CONSUMER GOODS PRIVATE LIMITED-4 Dec |
| Transfer of property for L2 | | |
| SI.No | From | To. with area (Name-Area) |
| 1 | Mr GOUTAM MUKHERJEE | NEW WAYS CONSUMER GOODS PRIVATE LIMITED-4 Dec |
| Transfer of property for L3 | | |
| SI.No | From | To. with area (Name-Area) |
| 1 | Mrs TUMPA BANERJEE | NEW WAYS CONSUMER GOODS PRIVATE LIMITED-4 Dec |

Land Details as per Land Record

District: South 24-Parganas, P.S:- Maheshtala, Municipality: MAHESHTALA, Road: Gangabandh Road, Mouza: Krishnanagar, , Ward No: 20 JI No: 1, Pin Code : 700140

| Sch No | Plot & Khatian Number | Details Of Land | Owner name in English as selected by Applicant |
|--------|--------------------------------------|--|--|
| L1 | LR Plot No:- 315, LR Khatian No:- 51 | Owner: অমল কুমার মুখোপাধ্যায়, Gurdian: উপেন্দ্র , Address: নিজ , Classification: ইটখোলা, Area: 0.44000000 Acre, | Seller is not the recorded Owner as per Applicant. |
| L2 | LR Plot No:- 315, LR Khatian No:- 51 | Owner: অমল কুমার মুখোপাধ্যায়, Gurdian: উপেন্দ্র , Address: নিজ , Classification: ইটখোলা, Area: 0.44000000 Acre, | Seller is not the recorded Owner as per Applicant. |
| L3 | LR Plot No:- 315, LR Khatian No:- 51 | Owner: অমল কুমার মুখোপাধ্যায়, Gurdian: উপেন্দ্র , Address: নিজ , Classification: ইটখোলা, Area: 0.44000000 Acre, | Seller is not the recorded Owner as per Applicant. |





On 22-12-2020

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 17,27,268/-



Samar Kumar Pramanick
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -II SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 01-01-2021

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

Presented for registration at 15:54 hrs on 01-01-2021, at the Private residence by Mr RAM NARESH AGARWAL ,

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

Execution is admitted on 01/01/2021 by Mr GOUTAM MUKHERJEE, Son of Late Amal Kumar Mukhopadhyay, Madhyapara, Akra Krishnanagar, P.O: MAHESHTALA, Thana: Maheshtala, , City/Town: MAHESHTALA, South 24-Parganas, WEST BENGAL, India, PIN - 700140, by caste Hindu, by Profession Business

Indetified by Mr Rajeev Kumar Agarwal, , Son of Mr CHANDI PRASAD AGARWAL, 36/1A ELGIN ROAD, Road: Elgin Road(Lala Lajpat Rai Sarani), , P.O: LALA LAJPAT RAI SARANI, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by profession Service

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

Execution is admitted on 01-01-2021 by Mr RAM NARESH AGARWAL, AUTHORISED SIGNATORY, NEW WAYS CONSUMER GOODS PRIVATE LIMITED (Private Limited Company), 36/1A, Elgin Road, Elgin Road(Lala Lajpat Rai Sarani), P.O:- LALA LAJPAT RAI SARANI, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020

Indetified by Mr Rajeev Kumar Agarwal, , Son of Mr CHANDI PRASAD AGARWAL, 36/1A ELGIN ROAD, Road: Elgin Road(Lala Lajpat Rai Sarani), , P.O: LALA LAJPAT RAI SARANI, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by profession Service

Executed by Attorney

Execution by Mr GOUTAM MUKHERJEE, , Son of Late Amal Kumar Mukhopadhyay, Madhyapara, Akra Krishnanagar,, P.O: MAHESHTALA, Thana: Maheshtala, , City/Town: MAHESHTALA, South 24-Parganas, WEST BENGAL, India, PIN - 700140, by caste Hindu, by profession Business as the constituted attorney of 1. Mrs SEFALI MUKHERJEE Mukherjee Para Road, Akra Krishnanagar, Maheshtala, P.O: MAHESHTALA, Thana: Maheshtala, , City/Town: MAHESHTALA, South 24-Parganas, WEST BENGAL, India, PIN - 700140, 2. Mrs TUMPA BANERJEE 104/3, Shibpur Road, Howrah Shibpur, Road: Shibpur Road, , P.O: SHIBPUR, Thana: Shibpur, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711102 is admitted by him

Indetified by Mr Rajeev Kumar Agarwal, , Son of Mr CHANDI PRASAD AGARWAL, 36/1A ELGIN ROAD, Road: Elgin Road(Lala Lajpat Rai Sarani), , P.O: LALA LAJPAT RAI SARANI, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by profession Service



Samar Kumar Pramanick
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -II SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal



On 04-01-2021

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 17,319/- (A(1) = Rs 17,273/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 17,287/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/12/2020 1:38PM with Govt. Ref. No: 192020210179511771 on 24-12-2020, Amount Rs: 17,287/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 56423572 on 24-12-2020, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,03,656/- and Stamp Duty paid by Stamp Rs 10/-, by online = Rs 1,03,646/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 15419, Amount: Rs.10/-, Date of Purchase: 15/12/2020, Vendor name: S DAS
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/12/2020 1:38PM with Govt. Ref. No: 192020210179511771 on 24-12-2020, Amount Rs: 1,03,646/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 56423572 on 24-12-2020, Head of Account 0030-02-103-003-02



Samar Kumar Pramanick
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -II SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2021, Page from 21697 to 21735

being No 160200035 for the year 2021.



Samar Kumar Pramanick

Digitally signed by SAMAR KUMAR
PRAMANICK
Date: 2021.01.18 18:13:02 +05:30
Reason: Digital Signing of Deed.

(Samar Kumar Pramanick) 2021/01/18 06:13:02 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I | SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)