

P 03031/20

D 02284/2021



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

48AB 607151

21/12/20
 2:30
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 MV=

THIS DEED OF CONVEYANCE made this 21ST day of December Two Thousand and Twenty BETWEEN UNIVERSAL AUTOCRAFTS PVT. LTD. (Income Tax PAN AAACU6772B); a company within the meaning of the Companies Act, 1956, having its registered office situated at 4 India Exchange Place, 6th floor, Post Office: Radha Bazar, Police Station: Hare Street, Kolkata 700 001 represented by its Director Sri Panna Lal Baheti (Income Tax PAN AEFPB0903G) (Aadhar No. 2705 7373 7965) (Mobile No. 98317 78770), son of Late Shiv Bux Baheti, working for gain at 4 India Exchange Place, 6th floor, Post Office: Radha Bazar, Police Station: Hare Street, Kolkata 700 001 hereinafter referred to as "OWNER/VENDOR" (which expression shall unless excluded by or repugnant to the subject or context deemed to mean and include its successors and assigns) of the FIRST PART;

Certified that the document is submitted
 and the same is correct and
 true and correct copy of the
 original and the same is the original.

he

21 MAR 2021

005164

27 NOV 2020

CL. NO.....D'
Name-S.C. MAZUMDER (ADV)
ADD-ALIPORE POLICE COURT
KOLKATA-27

RS.....

TANMOY KAR PURKAYASTHA
(STAMP VENDOR)
ALIPORE POLICE COURT
KOLKATA-27



DISTRICT SUB REGISTRAR - III
SOUTH 24 PGS., ALIPORE
21 MAR 2021

Jayanlu Panchal -
S/o Gourhari Panchal
Chowhat. (Nafarin Block)
Ct. No 149

Sevice.

AND

DIPLOMAT LTD (Income Tax PAN AAACD9353N), a company within the meaning of the Companies Act, 1956, having its registered office situated at 4 India Exchange Place, 6th floor, Post Office: Radha Bazar, Police Station: Hare Street, Kolkata 700 001 represented by its authorized signatory Mr. Nawal Kishor Bagri [Income Tax PAN ADNFB3982C] [Aadhar No. 2335 7105 0289] [Mobile No. 94322 19035], son of Mr. Gopal Das Bagri, working for gain at 4 India Exchange Place, 6th floor, Post Office: Radha Bazar, Police Station: Hare Street, Kolkata 700 001, hereinafter referred to as "the PURCHASER" (which expression shall unless excluded by or repugnant to the subject or context deemed to mean and include its successors and assigns) of the SECOND PART
Both parties are Indian.

WHEREAS :

1. By a registered Deed of Conveyance dated 6th September 2013 and made between Amarendra Nath Paul and 17 others therein collectively referred to as the Vendors of the One Part and one Prakash Kumar Mohta therein referred to as the Purchaser of the Other Part and registered at the office of the District Sub Registrar-III, South 24 Parganas in Book No. I CD Volume No.16, Pages 1019 to 1048 Being No. 08109 for the year 2013, the said Prakash Kumar Mohta became absolutely seized and possessed of and/or otherwise well and sufficiently entitled to ALL THAT the Municipal Premises No. 2A Miajan Lane, Kolkata 700004 P.S. Tangra containing by estimation an area of 4 cottahs (more or less) together with all buildings and structures standing thereon (hereinafter referred to as the said 'LAND A') for the consideration and subject to the terms and conditions contained and recorded in the said Deed of Conveyance.
2. By another registered Deed of Conveyance dated 24th July 2018 and made between the said Prakash Kumar Mohta therein referred to as the Vendor of the One Part and (1) Universal Enterprises Ltd (2) Pratibha Khaitan (3) Prakash Kumar Mohta (HUF) And (4) Universal



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Autocrafts Pvt Ltd (Vendor herein) therein collectively referred to as the Purchaser of the Other Part and registered at the office of the District Sub Registrar-III, South 24 Parganas in Book No. I CD Volume No. 1603-2018, Pages 95984 to 96010 Being No. 03059 for the year 2018, accordingly the said (1) Universal Enterprises Ltd (2) Pratibha Khaitan (3) Prakash Kumar Mohta (Huf) And (4) Universal Autocrafts Pvt Ltd (Vendor herein) became seized and possessed of and/or otherwise well and sufficiently entitled to ALL THAT the undivided 0.1% share or interest equivalent to 2.9 sq. ft (more or less) out of the said Land A being Municipal Premises No. 2A Miajan Lane, Kolkata 700004 P.S. Tangra containing by estimation an area of 4 cottahs (more or less) together with all buildings and structures standing thereon, for the consideration and subject to the terms and conditions contained and recorded in the said Deed of Conveyance.

3. By virtue of a registered Deed of Conveyance dated 3rd February 2014 and made between (1) Nilanjana Banerjee (2) Satarupa Chatterjee and (3) Rupottama Mukherjee therein collectively referred to as the Vendor No.1 of the First Part, (1) Smt. Purnima Mukherjee and (2) Anirban Mukherjee, thereon collectively referred to as the Vendor No.2 of the Second Part, (3) Smt. Saswati Chatterjee therein referred to as the Vendor no.3 of the Third Part, (1) Samar Paul and (2) Surajit Kumar Paul therein referred to as the Confirming Parties of the Fourth Part and Amarendra Nath Paul and 17 others therein collectively referred to as the Occupants of the Fifth Part and (1) Universal Enterprises Ltd (2) Pratibha Khaitan (3) Prakash Kumar Mohta (HUF) And (4) Universal Autocrafts Pvt Ltd (Vendor herein) therein collectively referred to as the Purchasers and registered at the office of the District Sub Registrar-III, South 24 Parganas in Book No. I CD Volume No.3, Pages 1578 to 1616 Being No. 00999 for the year 2014, accordingly (1) Universal Enterprises Ltd (2) Pratibha Khaitan (3) Prakash Kumar Mohta (HUF) And (4) Universal Autocrafts Pvt Ltd (Vendor herein) became absolutely seized and possessed of and/or otherwise well and sufficiently entitled to ALL THAT the Municipal Premises No. 9A New Tangra Road, Kolkata 700



OFFICE SUB REGISTRAR - III
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046 P.S. Tangra containing by estimation an area of **25 cottahs 3 chittacks and 25 sq. ft.** (more or less) together with all buildings and structures standing thereon (hereinafter referred to as the said 'LAND B') for the consideration and subject to the terms and conditions contained and recorded in the said Deed of Conveyance.

4. By another registered Deed of Conveyance dated 24th July 2018 and made between the said (1) Universal Enterprises Ltd (2) Pratibha Khaitan (3) Prakash Kumar Mohta (HUF) And (4) Universal Autocrafts Pvt Ltd (Owner herein) therein collectively to as the Vendor of the One Part and Prakash Kumar Mohta therein referred to as the Purchaser of the Other Part and registered at the office of the District Sub Registrar-III, South 24 Parganas in Book No. I CD Volume No. 1603-2018, Pages 95643 to 95672 Being No. 160303037 for the year 2018, accordingly the said Prakash Kumar Mohta became seized and possessed of and/or otherwise well and sufficiently entitled to ALL THAT the undivided 0.1% share or interest equivalent to 18.2 sq.ft (more or less) out of the said Land B being ALL THAT the Municipal Premises No. 9A New Tangra Road, Kolkata 700 046 P.S. Tangra containing by estimation an area of **25 cottahs 3 chittacks and 25 sq. ft.** (more or less) together with all buildings and structures standing thereon, for the consideration and subject to the terms and conditions contained and recorded in the said Deed of Conveyance.
5. Thereby the owners of Land A and Land B being (1) Universal Enterprises Ltd (2) Pratibha Khaitan (3) Prakash Kumar Mohta (HUF), (4) Universal Autocrafts Pvt Ltd. (the Owner herein) and (5) Prakash Kumar Mohta have caused to amalgamate and consolidate Land A and Land B and on amalgamation, the same has been numbered as Premises no. No. 9A New Tangra Road, Kolkata 700 046 P.S. Tangra containing by estimation an area of **29 cottahs 3 chittacks and 25 sq. ft.** (more or less) together with all buildings and structures standing thereon (morefully and particularly described in



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the **FIRST SCHEDULE** and hereinafter referred to as the said **'ENTIRE PROPERTY'**).

6. In view of the aforesaid, each one of them became entitled to the said Entire Property in the following manner:

Srl No.	Name of the Co-owner	Quantum of Land owned in the Entire Property
1.	Universal Enterprises Ltd	6 cottahs 4 chittacks and 36.17 sq. ft.
2.	Pratibha Khaitan	6 cottahs 4 chittacks and 36.17 sq. ft.
3.	Prakash Kumar Mohta (HUF)	6 cottahs 4 chittacks and 36.17 sq. ft.
4.	Universal Autocrafts Pvt Ltd. (the Owner herein)	6 cottahs 4 chittacks and 36.17 sq. ft.
5.	Prakash Kumar Mohta	4 cottahs and 15.3 sq. ft.
TOTAL		29 cottahs 3 chittacks and 25 sq. ft.

Thereby, the Vendor/Owner herein namely Universal Autocrafts Pvt Ltd solely became entitled to ALL THAT undivided piece and parcel of land containing by estimation an area of **6 cottahs 4 chittacks and 36.17 sq. ft.** out of the said Entire Property [morefully and particularly described in the **SECOND SCHEDULE** hereunder written and hereinafter referred to as "the said **PROPERTY**"].

8. The Owners have caused a map or plan sanctioned by the authorities concerned being Plan No. 2020070079 dated 19th December 2020 on the Entire Property.



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SOUTH 24 PARGANAS, ALIPORE
21 MAR 2021

9. The Owner being desirous to sell and transfer the said Property out of the Entire Property, the Owner and the Purchaser had entered into an Agreement for Sale dated 24th November 2020, wherein the Purchaser has agreed to purchase and acquire the Said Property together with the benefit of the plan, free from all encumbrances, charges, liens, claims, demands, mortgages, leases, trusts, debutter, prohibitions, restrictions, executions, acquisitions, requisitions, attachments, vestings, alignments, easements, injunctions, court orders, liabilities and lis pendens whatsoever and on the terms and conditions recorded therein

10. At or before execution of this Indenture the Vendor has assured and represented to the Purchaser as follows:
 - a. The Vendor herein is the only person entitled to any right, title or interest in the said Property.

 - b. No certificate proceeding and/or notice of attachment have been instituted and/or levied and/or served on the Owner or any of their predecessors-in-title under any law including the Income Tax Act, 1961 and no notice has been served on the Owner or any of their predecessors in title for the acquisition or requisition of the said Property or any part thereof under any law or Act and/or Rule and there are no orders of any Court of law affecting the said Property and/or any part thereof nor the same has been lying attached under any writ of attachment of any Court or Revenue Authority and there is no notification, declaration or notice affecting the said Property and no portion thereof has been vested, acquired, requisitioned and/or affected under any law.

 - c. There is no excess vacant land or any restriction on transfer or any subsisting order affecting the said Property under the Urban Land (Ceiling and Regulation) Act, 1976 and/or any other law and no return has been filed and no notice has been issued and no proceedings have commenced or are pending in respect thereof or thereunder.



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- d. The Vendor has not in any way dealt with the said Property or any part thereof, whereby the right, title and interest of the Vendor in respect of the said Property or any part thereof is or may be affected in any manner whatsoever.
 - e. The Vendor has not entered into any other agreement or arrangement whatsoever regarding the said Property or any portion thereof and have not created any third party rights in respect of the same save and except as disclosed to the Purchaser.
11. The Vendor has a good and marketable title to the said Property free from all encumbrances' charges liens claims demands mortgages prohibitions restrictions restrictive covenants executions acquisitions requisitions attachments vesting alignment easements liabilities and lis pendens whatsoever.
12. The Vendor has agreed to sell to the Purchaser and the Purchaser has relied on the above representations of the Vendor and having being satisfied with the title and has agreed to purchase the said PROPERTY together with the benefit of the said Plan free from all encumbrances, charges, liens, claims, demands, mortgages, leases, trusts, debutter, prohibitions, restrictions, executions, acquisitions, requisitions, attachments, vestings, alignments, easements, injunctions, court orders, liabilities and lis pendens whatsoever for a total agreed consideration of Rs. 1,90,00,000/- (Rupees One Crore Ninety lakhs) only.

NOW THIS DEED OF CONVEYANCE WITNESSETH that in consideration of the said sum of Rs. 1,90,00,000/- (Rupees One Crore Ninety lakhs) only being the total agreed consideration paid by the Purchaser to the Vendor in the manner aforesaid at or before the execution of these presents (the receipt whereof the Vendor doth hereby as well as by the Memo of Consideration hereunder written admit and acknowledge and of and from the same release and discharge the Purchaser and the said Property hereby



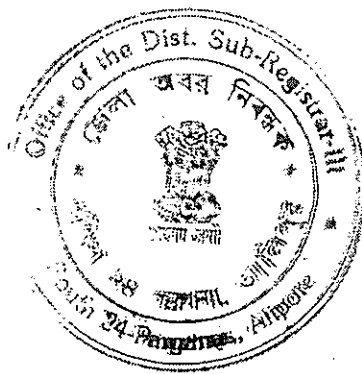
DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS, ALIPORE
21 MAR 2021

sold, transferred and conveyed or intended so to be) the Vendor do hereby grant, sell, transfer, convey, assign and assure unto and in favour of the Purchaser ALL THAT undivided piece of land containing by admeasurement an area of **6 cottahs 4 chittacks and 36.17 sq. ft.** out of the Entire Property being ALL THAT land containing by admeasurement an area of **29 cottahs 3 chittacks and 25 sq. ft.** (more or less) TOGETHERWITH building and structure standing thereon at Premises no. No. 9A New Tangra Road, Kolkata 700 046 P.S. Tangra [morefully and particularly described in the Second Schedule hereunder written and hereinafter referred to as the said PROPERTY] absolutely and forever free from all encumbrances, charges, liens, claims, demands, mortgages, leases, trusts, debutter, prohibitions, restrictions, executions, acquisitions, requisitions, attachments, vestings, alignments, easements, injunctions, court orders, liabilities and lis pendens togetherwith the benefit of the said Plan TOGETHER WITH all benefits and advantages of ancient and other rights all yards courtyards areas sewers drains ways water courses ditches fences paths and all manner of former and other rights liberties easements privileges walls fences advantages appendages and appurtenances whatsoever to the said Property or any part thereof belonging or in anywise appertaining to or with the same or any part thereof now are or is or at any time or times heretofore were held used occupied appertaining or enjoyed therewith or reputed to belong or to appertain thereto AND the reversion or reversions remainder or remainders and the rents issues and profits of said Property and of any and every part thereof AND all the legal incidences thereof AND all the entire estate right title interest inheritance share entitlement possession use trust property claim and demand whatsoever both at law and in equity of the Vendor, by inheritance and/or otherwise in any manner whatsoever and whether vested or contingent, into or upon and in respect of the said Property and/or any and every part thereof herein comprised and hereby granted and transferred TOGETHER WITH all deeds pattahs muniments and evidences of title which in anywise exclusively relate to or concerning the said Property or any part or parcel thereof which now are or hereafter shall or may be in the custody power



DISTRICT SUE REGISTRAR-III
SOUTH 24 PGS., ALIPORE
21 MAR 2021

possession or control of the Vendor or any person or persons from whom the Vendor can or may procure the same without any action or suit at law or in equity TO HAVE AND TO HOLD the said Property hereby granted sold conveyed transferred assigned assured or expressed or intended so to be inclusive of right of free and uninterrupted passage of running water, soil, through the sewers, water courses, drains, cables, pipes, wires, which may at any time hereafter be in under or passing through the said Property with all rights and appurtenances belonging thereto unto and to the use of the Purchaser absolutely and forever without any manner of condition use trust and other things whatsoever to alter defeat encumber or make void the same and free from all encumbrances charges liens claims demands mortgages leases tenancies licences occupation rights liabilities trusts debutter attachments acquisitions requisitions vestings alignments executions prohibitions restrictions restrictive covenants easements injunctions court orders and lis pendens whatsoever AND the Vendor do hereby covenant with the Purchaser that the Vendor has not at any time heretofore done or executed or knowingly suffered or been party or privy to any act deed matter or thing whereby or by reason whereof the said Property hereby granted sold conveyed transferred assigned and assured or expressed or so intended to be was or is encumbered in title estate or otherwise or by reason whereof the Vendor may or can be prevented from granting selling conveying assigning and assuring the said Property or any part thereof AND THAT NOTWITHSTANDING any act deed matter or thing by the Vendor done executed or knowingly suffered to the contrary the Vendor at the time of execution of these presents is the lawful Vendor of and well and sufficiently seized and possessed of and entitled to the said Property hereby granted sold conveyed transferred assigned and assured or expressed so to be and every part thereof for a perfect and indefeasible estate of inheritance 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 matter or thing whatsoever as aforesaid the right, title or interest of the Vendor in respect of the said Property which the Vendor do hereby profess to transfer subsists



DISTRICT SUE REGISTRAR - III
SOUTH 24 P.S., ALIPORE
21 MAR 2021

AND THAT the Vendor now has in itself good right and full and absolute power and indefeasible title to grant sell convey transfer assure and assign the said Property hereby granted sold conveyed transferred assured and assigned or expressed so to be unto and to the use of the Purchaser AND THAT the Vendor has duly made over legal possession of the said Property to the Purchaser herein AND THAT the Purchaser shall and may at all times hereafter peaceably and quietly enter into hold possess and enjoy the same without any lawful interruption claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming from under or in trust for the Vendors or from under or in trust for any of the predecessors in title of the Vendor AND THAT notwithstanding anything to the contrary contained elsewhere, it is expressly made clear that all the right title interest ownership and possession of the Vendor in the said Property shall stand transferred absolutely by virtue of this Deed in favour of the Purchaser herein AND THAT henceforth the Purchaser shall be the absolute lawful owner of the said Property AND the Vendor who has agreed to absolutely sell transfer and convey the said Property in favour of the Purchaser herein AND THAT the Purchaser shall be free and clear and freely and clearly and absolutely acquitted exonerated released and discharged or otherwise by and at the costs and expenses of the Vendor well and sufficiently saved defended and kept harmless and indemnified of from and against all and all manner of former or other estates encumbrances charges liens claims demands mortgages licenses occupancy rights trusts debutter prohibitions restrictions restrictive covenants executions acquisitions requisitions attachments vesting alignment easements injunctions court orders and lis pendens whatsoever suffered or made or liabilities created in respect of the said Property by the Vendor or by any person or persons lawfully or equitably claiming from under or in trust for the Vendor and/or any of the predecessors in title of the Vendor AND THAT no part of the land comprised in the said Property is or can be deemed to be excess vacant land and/or be affected in any manner under the Urban Land (Ceiling and Regulation) Act, 1976 AND the said Property is not affected by any notice or order of attachment including under any certificate



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case or proceedings started under the Public Demands Recovery Act or any other law at the instance of the Income Tax, Wealth Tax, Gift Tax or Estate Duty Authorities or any other Government Authority or Department or otherwise whatsoever AND THAT there is no certificate case or proceeding instituted or pending against the Vendor and/or concerning the said Property in any manner whatsoever for realisation of the arrears of Income-tax or other taxes or dues or otherwise under the Public Demands Recovery Act or under the Income Tax Act, 1961 or any other Act for the time being in force AND THAT no notice has been served on the Vendor or on their predecessors in title or any of them for the acquisition of the said Property or any part thereof under the Land Acquisition Act, 1894 or under any other law or Acts and/or rules made or framed thereunder and the Vendor has no knowledge of issue of any such notice or notices under the above Acts and/or Rules for the time being in force affecting the said Property or any part thereof AND THAT no suit and/or proceeding and/or court order is subsisting affecting the said Property and/or any part thereof nor the said Property and/or any part thereof has been or is lying attached under any writ of attachment of any Court or Revenue Authority AND THAT the Schedule and the maps annexed hereto shall form and constitute an integral part of this Deed and while making any interpretation of the meaning of this Deed the same shall be read and taken into consideration AND FURTHER THAT the Vendor and all persons having or lawfully or equitably claiming any right title interest or whatsoever in the said Property or any part thereof from through under or in trust for the Vendor shall and will from time to time and at all times hereafter at the request of the Purchaser make do acknowledge and execute all such acts deeds matters and things whatsoever for further better and more perfectly and effectually granting and assuring the said Property togetherwith the benefit of the said Plan.



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THE FIRST SCHEDULE ABOVE REFERRED TO:

"the Entire Property"

ALL THAT piece of land containing by admeasurement an area of **29 cottahs 3 chittacks and 25 sq. ft.** (more or less) TOGETHERWITH building and cemented structure standing admeasuring 8400 sqft thereon at Premises no. No. 9A New Tangra Road, Kolkata 700 046 (on amalgamation of 9A New Tangra Road and 2A Miajan Lane) P.S. Tangra and Post Office Gobindo Khatick, within the limits of Kolkata Municipal Corporation Ward No. 58, ~~and delineated in RED borders in the map or plan annexed hereto) and butted and bounded in the~~ manner following:

ON THE NORTH : By Municipal Premises No. 12, New Tangra Road

ON THE SOUTH : By 9.5 Mtr .wide New Tangra Road

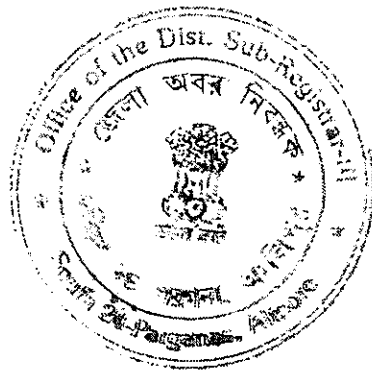
ON THE EAST : By P S Equinox being Premises No. 2B, Miajan Lane, Kolkata - 700 046

ON THE WEST : By PS Palm Spring being Premises No. 9B, New Tangra Road, Kolkata - 700 046

THE SECOND SCHEDULE ABOVE REFERRED TO:

"the Said Property"

ALL THAT undivided piece of land containing by admeasurement an area of 6 cottahs 4 chittacks and 36.17 sq. ft. together with cemented structures admeasuring 1811 sqft (more or less) comprised in Municipal Premises No. 9A New Tangra Road, Kolkata 700046



DISTRICT SUB REGISTRAR -III
SOUTH 24 PGS., ALIPORE
21 MAR 2021

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

EXECUTED AND DELIVERED by the Owner at Kolkata in the presence of:

M/S. UNIVERSAL AUTOCRAFTS PVT. LTD.

1) Jayanti Parash —
Chowhati. (Netaji Bldg)
Co - 700149.

Panna Lal Baheti
Director.

2) for sh.
Alipore police court.

EXECUTED AND DELIVERED by the PURCHASER at Kolkata in the presence of

For DIPLOMAT LTD.

1) Jayanti Parash —
2) for sh.

Nawal Kishore Bagchi
Authorized Signatory

Proprietor
for sh.

BAPI DAS
Advocate
Alipore Police Court,
WB / 613 / 2001



DISTRICT SUB REGISTRAR III
SOUTH 24 PGS., ALIPORE

21 MAR 2021

MEMO OF CONSIDERATION

RECEIVED of and from the within named Purchaser the within mentioned Total Consideration amounting to Rs. 1,90,00,000/- (Rupees One Crore Ninety lakhs only) for absolute sale and transfer of the said Property by the Vendor in the manner following:-

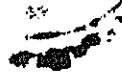
Cheque No.	Date	Bank	Amount [Rs.]
002395	24/11/2020	HDFC Bank Ltd. Stephen House Branch, Kolkata	Rs. 1,90,00,000
		Total	Rs. 1,90,00,000/-

(Rupees One Crore Ninety lakhs only)

WITNESSES :

1) Jayanti Pareek

2) for dh.



M/S. UNIVERSAL AUTOCRAFTS PVT. LTD.

Panna Lal Baheti

Director.

Signature of the Owner/Vendor



DISTRICT SUB REGISTRAR - III
SOUTH 24 PWS, ALIPORE

21 MAR 2021

SPECIMEN FORM FOR TEN FINGERPRINTS



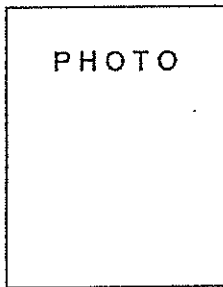
Panna Lal Baheti	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

Signature Panna Lal Baheti



Nawal Kishore Baga	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

Signature Nawal Kishore Baga



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

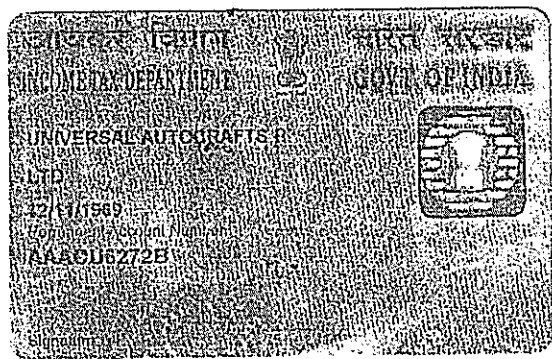
Signature _____



6

DISTRICT SUB REGISTRAR - III
SOUTH 24 PGS., ALIPORE

21 MAR 2021



UNIVERSAL AUTOGRAPHS

UNIVERSAL AUTOGRAPHS

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UNIVERSAL AUTOGRAPHS





आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

DIPLOMAT LIMITED



28/01/1982

Permanent Account Number

AAACD9353N

1111006





PERMANENT ACCOUNT NUMBER

AEFPB0903G

TEN NAME

PANNA LAL BAHETI

FATHER'S NAME

SHIVBUX BAHETI

DATE OF BIRTH

14-11-1943

Handwritten initials

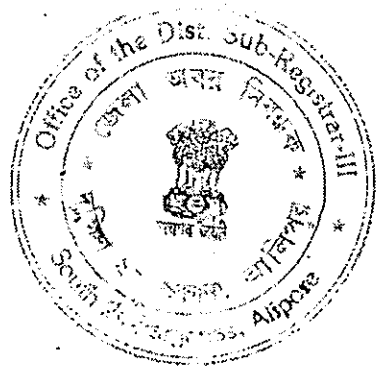
SECRETARY, I.T.D.

COMMISSIONER OF INCOME TAX, W.B. XI



SIGNATURE

A. L. Baheti

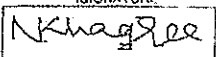



रवाय लेखा संख्या / PERMANENT ACCOUNT NUMBER
ADNPB3982C

नाम / NAME
NAWAL KISHOR BAGRI

पिता का नाम / FATHER'S NAME
GOPAL DAS BAGRI

जन्म तिथि / DATE OF BIRTH
13-06-1956

हस्ताक्षर / SIGNATURE



आयकर अधिकारी, प.व.ख.
COMMISSIONER OF INCOME-TAX, W.D. - XI





भारत सरकार
GOVERNMENT OF INDIA



জয়ন্ত পন্ডিত
Jayanta Pandit
জন্মতারিখ/ DOB: 21/11/1974
পুরুষ / MALE



3194 7056 8364

আমার আধার, আমার পরিচয়



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:

S/O: গৌরহরি পন্ডিত, চৌহাটী,
নেতাজী ব্লক, রাজপুর সোনারপুর
(এম), দক্ষিণ ২৪ পরগনা,
পশ্চিম বঙ্গ - 700149

Address

S/O: Gourhari Pandit,
CHOWHATI, NETAJI BLOCK,
Rajpur Sonarpur (M), South
24 Parganas,
West Bengal - 700149



1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

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



Major Information of the Deed

Deed No.	I-1603-02284/2021	Date of Registration	19/03/2021
Query No./Year	1603-2001722825/2020	Office where deed is registered	
Query Date	18/12/2020 7:32:11 PM		1603-2001722825/2020
Applicant Name, Address & Other Details	Bapi Das Alipore Police Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8334980846, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 1,90,00,000/-	Rs. 2,03,44,674/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 14,24,157/- (Article:23)	Rs. 2,03,493/- (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:- Tangra, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: New Tangra Road, , Premises No: 9A, , Ward No: 058 Pin Code : 700046

Sch No.	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu		6 Katha 4 Chatak 36.17 Sq Ft	1,85,00,000/-	1,89,86,424/-	Width of Approach Road: 32 Ft.,
Grand Total :					10.3954Dec	185,00,000 /-	189,86,424 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1811 Sq Ft.	5,00,000/-	13,58,250/-	Structure Type: Structure
Gr. Floor, Area of floor : 1811 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1811 sq ft	5,00,000 /-	13,58,250 /-	

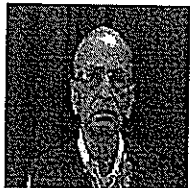

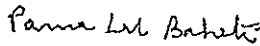
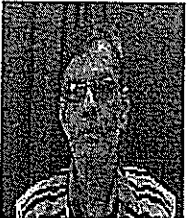

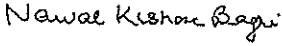
Seller Details :

Sl No.	Name:Address:Photo:Finger print:and:Signature
1	UNIVERSAL AUTOCRAFTS P LTD 4 India Exchange Place, 6th Floor, P.O:- Radha Bazar, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001 , PAN No.:: AAxxxxxx2B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative



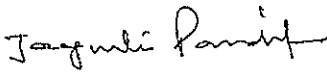
- Buyer Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	DIPLOMAT LIMITED 4 India Exchange Place, 6th Floor, P.O:- Radha Bazar, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001 , PAN No.:: AAxxxxxx3N, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name, Address, Photo, Finger print and Signature			
1	Name Shri Panna Lal Baheti Son of Late Shiv Bux Baheti Date of Execution - 21/12/2020, , Admitted by: Self, Date of Admission: 21/12/2020, Place of Admission of Execution: Office	Photo 	Finger Print 	Signature 
	Dec 21 2020 3:03PM	LTI 21/12/2020	21/12/2020	
4 India Exchange Place, 6th Floor, P.O:- Radha Bazar, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx3G, Aadhaar No: 27xxxxxxxx7965 Status : Representative, Representative of : UNIVERSAL AUTOCRAFTS P LTD (as Director)				
2	Name Mr Nawal Kishor Bagri (Presentant) Son of Mr Gopal Das Bagri Date of Execution - 21/12/2020, , Admitted by: Self, Date of Admission: 21/12/2020, Place of Admission of Execution: Office	Photo 	Finger Print 	Signature 
	Dec 21 2020 3:04PM	LTI 21/12/2020	21/12/2020	
4 India Exchange Place, 6th Floor, P.O:- Radha Bazar, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: ADxxxxxx2C, Aadhaar No: 23xxxxxxxx0289 Status : Representative, Representative of : DIPLOMAT LIMITED (as Authorised Signatory)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Jayanta Pandit Son of Mr Gourhari Pandit Chowhati, Netaji Block, P.O:- Chowhati, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700149			
	21/12/2020	21/12/2020	21/12/2020
Identifier Of Shri Panna Lal Baheti, Mr Nawal Kishor Bagri			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	UNIVERSAL AUTOCRAFTS P LTD	DIPLOMAT LIMITED-10.3954 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	UNIVERSAL AUTOCRAFTS P LTD	DIPLOMAT LIMITED-1811.00000000 Sq Ft

1
2
3



Endorsement For Deed Number : I - 160302284 / 2021

On 21-12-2020

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

Presented for registration at 14:30 hrs on 21-12-2020, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr Nawal Kishor Bagri ,

Certificate of Market Value (WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 2,03,44,674/-

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

Execution is admitted on 21-12-2020 by Shri Panna Lal Baheti, Director, UNIVERSAL AUTOCRAFTS P LTD, 4 India Exchange Place, 6th Floor, P.O:- Radha Bazar, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001

Identified by Mr Jayanta Pandit, , Son of Mr Gourhari Pandit, Chowhati, Netaji Block, P.O: Chowhati, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700149, by caste Hindu, by profession Service

Execution is admitted on 21-12-2020 by Mr Nawal Kishor Bagri, Authorised Signatory, DIPLOMAT LIMITED, 4 India Exchange Place, 6th Floor, P.O:- Radha Bazar, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001

Identified by Mr Jayanta Pandit, , Son of Mr Gourhari Pandit, Chowhati, Netaji Block, P.O: Chowhati, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700149, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,03,493/- (A(1) = Rs 2,03,447/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 2,03,461/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/12/2020 10:52AM with Govt. Ref. No: 192020210175023211 on 21-12-2020, Amount Rs: 2,03,461/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1323705790 on 21-12-2020, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 14,24,147/- and Stamp Duty paid by Stamp Rs 10/-, by online = Rs 14,24,147/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 48AB151, Amount: Rs.10/-, Date of Purchase: 27/11/2020, Vendor name: Tanmoy Kar Purkayastha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/12/2020 10:52AM with Govt. Ref. No: 192020210175023211 on 21-12-2020, Amount Rs: 14,24,147/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1323705790 on 21-12-2020, Head of Account 0030-02-103-003-02



Asish Goswami

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS

South 24-Parganas, West Bengal



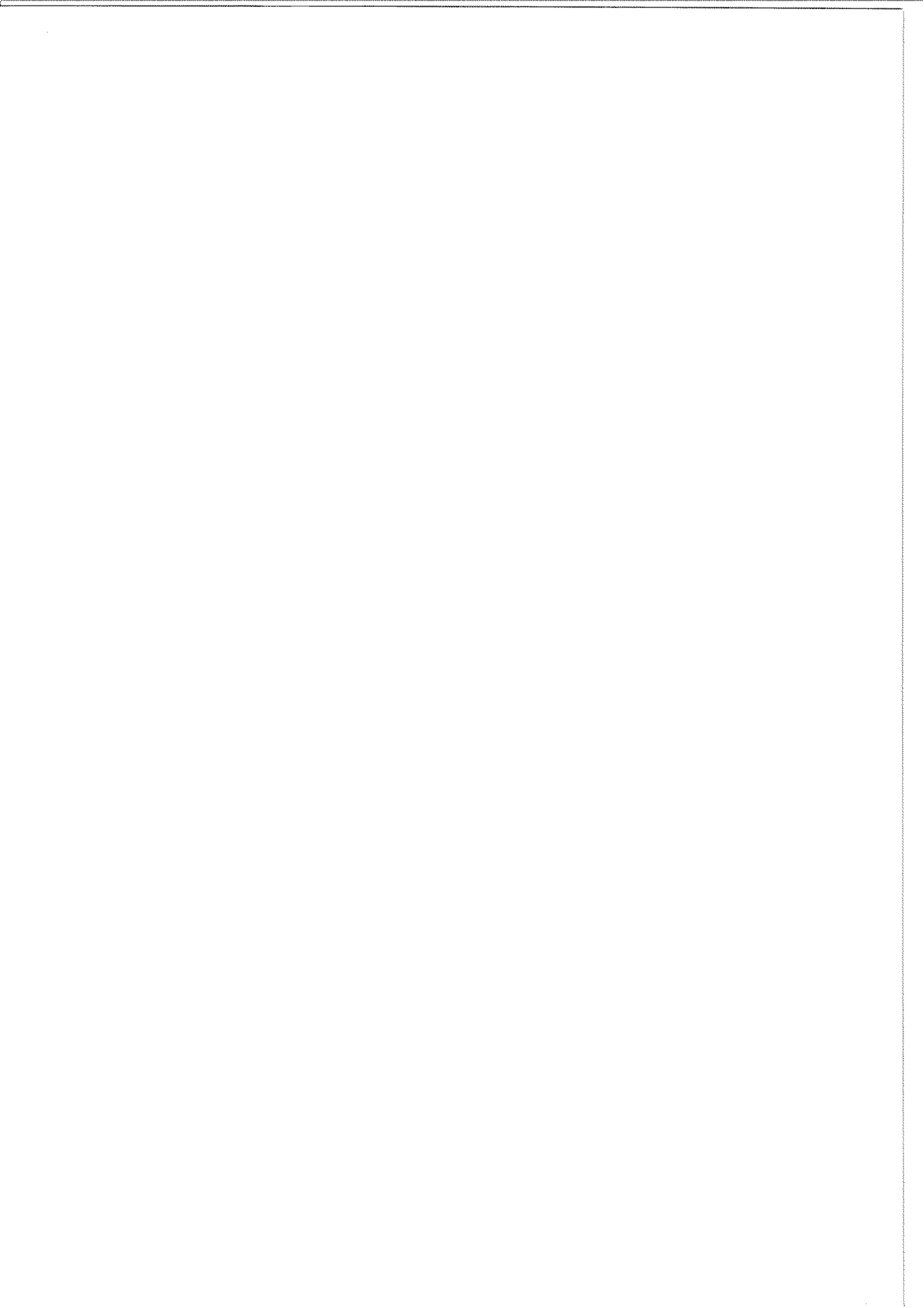
On 19-03-2021

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.



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



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2021, Page from 59558 to 59585
being No 160302284 for the year 2021.



Dhar

Digitally signed by DEBASISH DHAR
Date: 2021.03.23 15:33:03 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2021/03/23 03:33:03 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

PS GROUP REALTY PVT. LTD.

Ravi Kumar Dugar
Director

(This document is digitally signed.)