

D 3235/22

D 3359/22



MIC. 459/2019
 पश्चिम बंगाल WEST BENGAL

AG 739897

2001173649/22
 25/04/22 at Y. K. Mitra's Street
 (661-71)
 D. 10/4/22
 [Signature]

*Certified that the document is admitted
 for registration and that the photo
 sheet and finger print sheet attached with
 this document is the part of this document*

Addl Dist. Sub-Registrar, Bishupur

[Signature]

28 APR 2022

DEED OF CONVEYANCE

THIS **DEED OF CONVEYANCE** executed on this 25th day
 of April, 2022 in Kolkata.

BETWEEN

M/s TIRUPATI CARRIER LIMITED (PAN AABCT9173B & CIN U63013WB2002PLC095192), a company incorporated under the provision of the Companies Act, 1956, having its registered office at Bakrahat Road, Thakurpukur, P.O. Rasapunja, Police Station: Bishnupur, Kolkata-700104, represented by its Director **Mrs. PUSHPA BHUTORIA** wife of Mr. Arrun Bhutoria (PAN AEOPB5O5OP & Aadhaar No. 3827 6923 2661) by caste Hindu, by occupation Business, residing at 4 Pretoria Street, Police Station: Shakespeare Sarani, P.O.: Middleton Row, Kolkata – 700071 hereinafter called the **VENDOR** (*which expression shall unless excluded by or repugnant to the context be deemed to include his heirs, executors, administrators and representatives*) of the **ONE PART**.

AND

M/s AKANKSHIT COMMODITIES PRIVATE LIMITED (PAN AAMCA5223C & CIN U52100WB2014PTC200828) a company incorporated under the provision of the Companies Act, 1956, having having its registered office at Bakrahat Road, Thakurpukur, P.O. Rasapunja, Police Station: Bishnupur, Kolkata- 700104, represented by its Director **Mr. LALIT KUMAR BHUTORIA** (PAN No. AFVPB8282R & Adhaar No. 4502 5687 4268) son of Mr. Prakaash Chand Bhutoria, by caste Hindu, by occupation Business, residing at 4 Pretoria Street, Police Station: Shakespeare Sarani, P.O.: Middleton Row, Kolkata – 700071 hereinafter called the **PURCHASER** (*which expression shall unless excluded by or repugnant to the context be deemed to include his heirs, executors, administrators, representatives and assigns*) of the **OTHER PART**:

The "Vendor" and the "Purchaser" are hereinafter individually referred to as such of the 'Party' and collectively referred to as the 'Parties'.

NOW THIS CONVEYANCE WITNESESS AS FOLLOWS:

SUBJECT MATTER OF THE CONVEYANCE

ALL THAT freehold Bastu land admeasuring about **35 Decimal** comprised in **R.S. Dag No. 377 & L.R. Dag No. 433** under **L.R. Khatian No. 1404** be the same or little more or less situated at **Mouza: Nowabad, J.L. No. 19** within the limits of Rasapunja Gram Panchayat, P.S. Bishnupur, District: South 24 Paraganas, Kolkata – 700104, West Bengal, morefully described in **FIRST SCHEDULE** together also with all title, benefits, easements, authorities, claims, demands and usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Said Land and appurtenances and inheritances for across users thereof.

DEVOLUTION OF TITLE

R.S. Dag No. 377 & L.R. Dag No. 433,

Deed No. 3024/2010

By virtue of Deed of Conveyance dated 07.11.2010 registered in the A.D.S.R. Bishnupur and recorded in Book I, CD Volume No. 8, Pages from 2914 to 2935, Being No. 03024 for the year 2010, the Vendors Namely Parul Bala Mondal and Others sold and conveyed transferred ALL THAT piece and parcel of *Shali* Land admeasuring 35 Decimals comprised in R.S. Dag No. 377 and L.R. Dag No. 433 under L.R. Khatian No. 116 at Mouza: Nowabad, under Rasapunja Gram Panchayat, P.S. Bishnupur, District of South 24 Paraganas to **Baywatch Real Estate Private Limited.**

Deed No. 5776/2015

Thereafter by virtue of a deed of conveyance dated 24.11.2015 registered at A.D.S.R. Bishnupur and recorded in Book No. I, CD Volume 1613-2015, Pages from 56948 to 56967, Being the **Deed No. 5776/2015**, the Vendor namely Baywatch Real Estate Private Limited sold, conveyed and transferred ALL THAT piece and parcel of land admeasuring 35 Decimals comprised in R.S. Dag No. 377 & L.R. Dag No. 433 under L.R. Khatian No. 1022 at Mouza: Nowabad, J.L. No. 19 under Rasapunja Gram Pamchayat, P.S. Bishnupur, in the District of South 24 Paraganas to **M/s Tirupati Carrier Limited.**

THEREAFTER by virtue of the aforesaid Deed is the said **M/s Tirupati Carrier Limited** became the absolute owner, free from all encumbrances of ALL THAT piece and parcel of Land admeasuring 35 Decimals comprised in R.S. Dag No. 377 & L.R. Dag No. 433 under L.R. Khatian No. 1404 and Mouza: Nowabad, J.L. Dag No. 19 under Rasapunja Gram Pamchayat, P.S. Bishnupur, in the District of South 24 Paraganas, Kolkata 700104.

THAT the said **M/s Tirupati Carrier Limited** (Vendor) is in the absolute power to sell, confer, alienate and transfer the right title and interest of the said Land, free from all encumbrances.

AND NOW WHEREAS the Vendors herein for their own reasons and purposes decided to sell and transfer the Said Land and the Purchaser herein approached the Vendors with a proposal to purchase and acquire the Said Land and the Vendor has agreed to transfer the right, title and interest in respect of the Said land in favour of the Purchaser, free from all encumbrances.

AND WHEREAS the purchaser being fully satisfied with the rights and title of the Vendor with respect to the Said Land has agreed to purchase on an

as is where is basis, the said land being freehold land admeasuring about 35 Decimal comprised in R.S. Dag No. 377 & L.R. Dag No. 433 under L.R. Khatian No. 1404 and Mouza: Nowabad, J.L. No. 19 under Rasapunja Gram Pamchayat, P.S. Bishnupur, in the District of South 24 Paraganas, Kolkata - 700104, West Bengal and the same is more particularly described in **FIRST SCHEDULE**. For a total consideration of **Rs. 28,26,495 (Twenty Eight Lacs Twenty Six Thousand and Four Hundred Ninety Five only)**

REPRESENTATION, WARRANTIES AND COVENANTS REGARDING ENCUMBRANCES. THE VENDOR REPRESENTS AND WARRANTS TO AND COVENANT WITH THE PURCHASER REGARDING ENCUMBRANCES AS FOLLOWS:

1. The Vendor has not received any notice from any authority for acquisition or requisition of the Said Land and to the knowledge of the Vendor, the Said Land is not affected by any scheme of the Gram Panchayat or any Government or Statutory Body;
2. The Vendor has not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Land or any part thereof can or may be impeached, encumbered or affected in title;
3. The Vendor has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Land to the Purchasers;
4. No person or persons whosoever have/had/has any right of pre-emption over and in respect of the Said Land or any part thereof;
5. No mortgage or charge in respect of the Said Land has been created by the Vendor by depositing the title deeds or in any other manner;

6. The Said Land is free from all claims, demands, mortgages, charges, liens, attachments, lis pendens, uses, debutters, wakfs, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions and liabilities whatsoever or howsoever made or suffered by the Vendors or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendors or the Vendors' predecessors-in-title and the title of the Vendors to the Said Land is free, clear and marketable;
7. The Said Land is not affected by or subject to any personal guarantee for securing any debt or financial accommodation.
8. There is no order of Court or any other statutory authority prohibiting the Vendor from selling, transferring and/or alienating the Said Land or any part thereof;
9. That if any encumbrances, charges or defects in title are found or observed subsequently the Vendors shall be responsible for all consequences thereof apart from indemnifying the Purchaser fully.

BASIC UNDERSTANDING:

The Vendor has approached the Purchaser's and offered to sell the Said Land to the Purchaser's and the Purchaser's, based on the representations, warranties and covenants mentioned above and after due inspection of photocopy and/or certified copy of all relevant documents and being satisfied with the same, has agreed to purchase the Said Land from the Vendors.

TRANSFER HEREBY MADE: The Vendor hereby sells, conveys to and unto the Purchaser, absolutely and forever, free from all encumbrances of any and every nature whatsoever the entirety of the Vendors' right, title and interest of whatsoever or howsoever nature in ALL THAT freehold land admeasuring about 35 Decimal comprised in R.S. Dag No. 377 and L.R

Dag No. 433 under L.R Khatian No. 1404 situated at Mouza: Nowabad, J.L. No.19, within the limits of Rasapunja Gram Panchayat, P.S. Bishnupur, District South 24 Parganas, Kolkata – 700104, West Bengal and the same is more particularly described in the **FIRST SCHEDULE** ALSO WITH all title, benefits, easement, authorities, claims, demands, and usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Said Land and appurtenances and inheritances for access and user thereof.

CONSIDERATION:

The aforesaid transfer of the Said Property is being made against consideration of a sum of **Rs. 28,26,495 (Twenty Eight Lacs Twenty Six Thousand and Four Hundred Ninety Five only)** fully paid by the Purchaser to the Vendor's, receipt of which the Vendor hereby acknowledges and by the Receipt and Memo of Consideration hereunder written, admits and acknowledges.

TERMS OF TRANSFER:

The transfer of the Said Properties being affected by this Conveyance is:

1. A sale within the meaning of Section 54 of the Transfer of Property Act, 1882;
2. Absolute, irreversible and perpetual;
3. Free from all encumbrances of any and every nature whatsoever or howsoever;
4. Together with all benefits, easements, authorities, claims, demands, usufructs, tangible and intangible rights of howsoever or whatsoever nature appurtenant to the Said Properties.

THE TRANSFER OF THE SAID PROPERTIES BEING AFFECTED BY THIS CONVEYANCE IS SUBJECT TO:

1. The Vendor shall always keep indemnified the Purchaser and/or the Purchaser's successors-in-interest and assigns, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the Purchaser and/or the Purchaser's successors-in-interest and assigns by reason of any defect in title of the Vendors or any of the Representations being found to be untrue;
2. All obligations and duties of vendor and vendee as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder;
3. The Vendor hereby covenants that the Purchaser shall and may, from time to time and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Land and every part thereof and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendor or any persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendors;
4. The Vendors covenant, confirm and declare that, the Purchaser shall be fully entitled to mutate the Purchaser's name in the records of the Gram Panchayat and public and statutory records and the Vendor hereby expressly (a) consent to the same and (b) undertake to cooperate with the Purchaser in all respect to cause mutation of the Said Land in the name of the Purchaser and in this regard shall sign all documents and papers as required by the Purchaser;
5. The Vendors further covenant with the Purchaser that all existing taxes due to concerned government authorities, all charges payable to different governmental departments have been paid till the date

of executing this deed of conveyance by the Vendor and the Purchasers shall not be liable to pay any existing or pending charges or fees with respect to the Said Land;

6. The Purchaser shall be entitled to all rights, title, interest, amenities, advantages and all other benefits of the Vendors and also duly observe and perform all other covenants, restrictions, stipulations and conditions as detailed in the said Deed of Sale dated **7th day of November, 2015**, registered in **the A.D.S.R Bishnupur** and recorded in **Book I, Vol No. 1613-2015, Page from 56948 to 56967, being no. 5776 for the year 2015.**

INTERPRETATION:

1. The headings in this Conveyance are inserted for convenience only and shall be ignored in construing the provisions of this Conveyance.
2. Words and phrases have been defined in this Conveyance by printing them in bold and putting them within brackets. Where a word or phrase is defined, other parts of speech or grammatical forms of that word or phrase shall have corresponding meaning.

**THE FIRST SCHEDULE ABOVE REFERRED TO
SUBJECT MATTER OF THIS CONVEYANCE**

(Description of the "Said Land")

ALL THAT piece and parcel of freehold Bastu land admeasuring about 35 Decimals comprised of R.S Dag No. 377 and L.R Dag No. 433 under L.R Khatian No. 1404 out situated at Mouza - Nowabad, J.L. No.19, within the limits of Rasapunja Gram Panchayat, P.S. Bishnupur, District South 24 Parganas, Kolkata – 700104, West Bengal and the same is butted and bounded by:

On the North: R.S Dag No. 365 (P), 393 (P), 398(P)

On the South: R.S Dag No. 376 (P), 378 (P), 379(P), 380(P)

On the East: R.S Dag No. 380 (P), 392 (P)

ON the West: R.S Dag No. 373 (P), 374 (P)

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

Sealed, signed and delivered by the

Vendor in presence of:

1.

*Aradhya
Chatterjee
688 D H Road Kal-63*

TIRUPATI CARRIER LTD.

Pushpa Bhutoria

Director

Vendor

Sealed, signed and delivered by the

Purchaser in presence of:

1. Shivam Pathak

2, Nicco House,

Kolkata 700001

AKANKSHIT COMMODITIES PVT. LTD.

Shivam Pathak

Director

Purchaser

Drafted by me:

Aradhya

ABRITI BARMAN

(F/716/2019)

Calcutta High Court.

RECEIPT AND MEMO OF CONSIDERATION

Received from the within named Purchaser the within mentioned sum of **Rs. 28,26,495 (Twenty Eight Lacs Twenty Six Thousand and Four Hundred Ninety Five only)** towards full and final payment of the consideration for sale of the Said Land described in the Schedule above, in the following manner:

MODE	REFERENCE N	DATE	BANK	AMOUNT (in Rs)	FAVOURING
CHEQUE	0000 51	25-04-22	HDFC Bank	28,26,495	Tirupati Carrier Ltd.
NIL	NIL	NIL	NIL	NIL	NIL
NIL	NIL	NIL	NIL	NIL	NIL
TOTAL AMOUNT				Rs. /- 28,26,495/-	

TIRUPATI CARRIER LTD.

Pushpa Bhutoria.

Director

Vendors

SPECIMEN FORM FOR TEN FINGERPRINTS



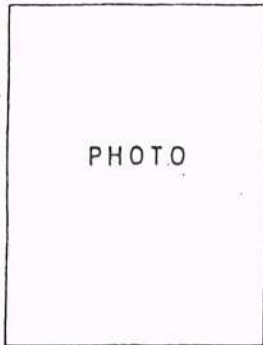
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	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

Rusika Bhutoria.

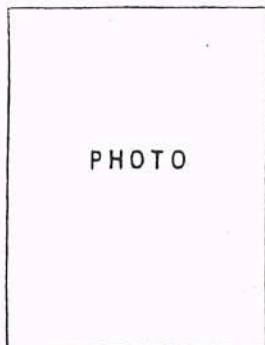


	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

Rusika



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



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



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. BISHNUPUR, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16132001173649/2022

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 LALIT KUMAR BHUTORIA 4 Pretoria Street, A. J. C. Bose Road, City:- Kolkata, P.O:- Middleton Row, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071	Representative of Buyer [AKANKS HIT COMMODITIES PRIVATE LIMITED]			
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Mrs Pushpa Bhutoria 4 Pretoria St., A. J. C. Bose Road, City:- Kolkata, P.O:- Middleton Row, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071	Representative of Seller [TIRUPATI CARRIER LTD]			
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Miss ABRITI BARMAN Daughter of Mr MRINMOY BURMAN Bara Mitra Para, Kalna, City:- Kalna, P.O:- KALNA, P.S:- Kalna, District:-Purba Bardhaman, West Bengal, India, PIN:- 713409	Mr LALIT KUMAR BHUTORIA, Mrs Pushpa Bhutoria			




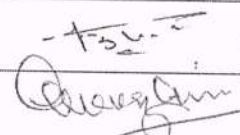
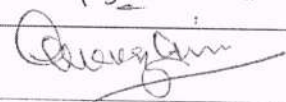
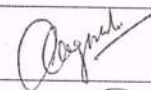
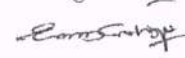
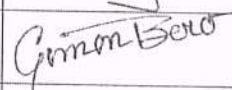
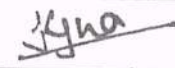
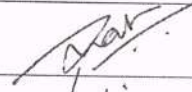

Addl. Dist. Sub-Registrar, Bishnupur
District- South 24 Parganas

25 APR 2022

EXTRACT OF THE MEETING OF THE BOARD OF DIRECTORS OF M/S. TIRUPATI CARRIER LIMITED HELD AT ITS REGISTERED OFFICE AT REGISTERED OFFICE AT 23A, NETAJI SUBHAS ROAD, 4TH FLOOR, ROOM NO.06 KOLKATA 700001 ON THIS THE 13TH DAY OF MARCH, 2021 AT 2.00 P.M

TO EXECUTE DELIVER AND REGISTER SALE AGREEMENT:

RESOLVED THAT consent of the Board of Directors of the Company be and is hereby given to the following Directors/Authorized Signatories, singly/jointly, on behalf of the Company to sign, submit, execute, deliver and register the sale agreement and other required applications, letters, documents and deeds and writings and do all such acts, deeds and things as may be required in this regard to implement and give effect to this resolution, in relation to flat/bungalow sale.

SL No.	Name	Designation	Signature
1	Prakaash Bhutoria	Director	
2	Pushpa Bhutoria	Director	Pushpa Bhutoria
3	Lalit Kumar Bhutoria	Director	
4	Arrun Bhutoria	Director	
5	Kanta Bhutoria	Director	Kanta Bhutoria
6	Ashok Kumar Agarwal	Authorized Signatory	
7	Manas Chatterjee	Authorized Signatory	
8	Debjit Jana	Authorized Signatory	Debjit Jana
9.	Suman Bera	Authorized Signatory	
10.	Kaushal Kumar Jha	Authorized Signatory	
11.	Paromita Chakraborti	Authorized Signatory	
12.	Jhimli Dasmunshi	Authorized Signatory	

FURTHER RESOLVED THAT the Common Seal of the Company be affixed in accordance with the provisions of the Articles of Association of the Company on the Agreement(s) and other documents as may be required in this regard.

//CERTIFIED TRUE COPY//

For Tirupati Carrier Limited
 TIRUPATI CARRIER LTD.

Director

Director

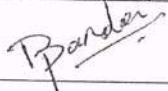
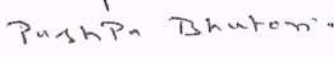

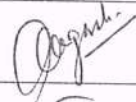
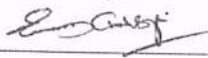
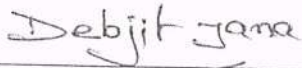
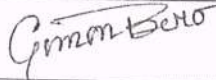
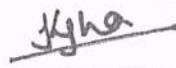
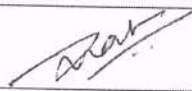
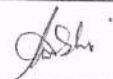
Akankshit Commodities Private Limited

Fax : 033-40050136
Phone : 033-2230 9909 / 5849
CIN : U80901WB2014PTC200828
E-mail : akankshitcommodities@gmail.com

EXTRACT OF THE MEETING OF THE BOARD OF DIRECTORS OF M/S. AKANKSHIT COMMODITIES PRIVATE LIMITED HELD AT ITS REGISTERED OFFICE AT REGISTERED OFFICE AT BAKRAHAT ROAD, THAKURPUKUR, P.O. RASAPUNJA KOLKATA - 700104 ON THIS THE 13TH DAY OF MARCH, 2021 AT 1.00 P.M

TO EXECUTE DELIVER AND REGISTER SALE AGREEMENT:

RESOLVED THAT consent of the Board of Directors of the Company be and is hereby given to the following Directors/Authorized Signatories, singly/jointly, on behalf of the Company to sign, submit, execute, deliver and register the sale agreement and other required applications, letters, documents and deeds and writings and do all such acts, deeds and things as may be required in this regard to implement and give effect to this resolution, in relation to flat/bungalow sale.

SL No.	Name	Designation	Signature
1	Bibhudatta Panda	Director	
2	Pushpa Bhutoria	Director	
3	Lalit Kumar Bhutoria	Director	
4	Ashok Kumar Agarwal	Authorized Signatory	
5	Manas Chatterjee	Authorized Signatory	
6	Debjit Jana	Authorized Signatory	
7	Suman Bera	Authorized Signatory	
8	Kaushal Kumar Jha	Authorized Signatory	
9	Paromita Chakraborti	Authorized Signatory	
10	Jhimli Dasmunshi	Authorized Signatory	

FURTHER RESOLVED THAT the Common Seal of the Company be affixed in accordance with the provisions of the Articles of Association of the Company on the Agreement(s) and other documents as may be required in this regard.

//CERTIFIED TRUE COPY//

For Akankshit Commodities Private Limited
AKANKSHIT COMMODITIES PVT. LTD.

Director

Director

জেলা- দক্ষিণ ২৪ পরগণা খতিয়ান নং- ১৪০৪

[১৬০৫০১৯]

মৌজা- নওয়াবাদ

জে.এল.নং- ১৯

থানা- বিষ্ণুপুর



(১) রাজস্ব- ০.০০ টাকা

(২) জমির পরিমাণ(এ)- ২.৫০

(৩) মোট দাগের সংখ্যা- ২

	(৪) অত্রস্বত্বের দখলকারের বিবরণ	(৫) স্বত্ব	(৬) মন্তব্য
নাম-	তিরুপতি কেরিয়ার লিমিটেডের পক্ষে ডাইরেক্টর	রাষ্ট্র	
ঠিকানা-	নিজ		

(৭) অত্রস্বত্বের নিজ দখলীয় জমি

দাগ নং	জমির শ্রেণী	মন্তব্য	দাগের মোট পরিমাণ(এ)	দাগের মধ্যে অত্রস্বত্বের অংশ	দাগের মধ্যে অত্রস্বত্বের জমির অংশের পরিমাণ
					একর হেক্টর
৪০১	শালি		২.৫৫	০.৫০৩৯	১.২৮
		আগত খং নং - 1022 রে: ক: মূলে			
৪০৩	শালি		১.২২	১.০০০০	১.২২
		আগত খং নং - 1022,1022 রে: ক: মূলে, রে: ক: মূলে			

মোট দাগের সংখ্যা- দুই মাত্র



21/05/18
Revenue Officer
B.L. & L.A.O. Bishnupur-II
South 24 Parganas

Fees Received : Application Fee : Rs. 10, Authentication Fee : Rs. 10 x 1, Total fee : Rs. 20 ,Copy No. 4827

Government of West Bengal

Office of the District Land & Land Reforms Officer

দক্ষিণ ২৪ পরগণা

To

তিরুপতি কেরিয়ার লিমিটেডের পক্ষে

পিতা/স্বামীর নাম: ডাইরেক্টর

নিজ

P.S.: বিষ্ণুপুর

District: দক্ষিণ ২৪ পরগণা

Sub: Prayer for change of character of land from one class to another

Ref: His/Her application dated: 11/06/2018

In terms of the provision laid down in sec 4C of the West Bengal Land Reforms Act, 1955 as amended up to date read with the provision of Rule 5A of West Bengal Land Reforms Rules, 1965 permission is hereby accorded to him/her for conversion of land from one class to another as noted in the schedule-I below with effect from 28/04/2019 subject to the terms and condition as noted in schedule-II

Schedule-I

(Schedule of I and for which conversion is allowed vide case no. CN/2018/1605/146)

Mouza With JL No. & PS	Khatian No. (LR)	Plot No.	Area (in Acres)	Classification as per ROR	Classification for which permission accorded
নওয়াবাদ, ১৯, বিষ্ণুপুর	1404	431	1.2800 ✓	শালি	বহুতল আবাসন
নওয়াবাদ, ১৯, বিষ্ণুপুর	1404	433	1.2200 ✓	শালি	বহুতল আবাসন

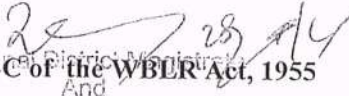
Schedule – II

(Terms and conditions for conversion)

- This permission for conversion is without prejudice to any of the provisions of chapter IIB of West Bengal Land Reforms Act, 1955.
- This permission of conversion is also without prejudice to any the provision of the Urban Land (Ceiling and Regulation) Act , 1976 (Act 33 of 1976) & the Town & Country (Planning & Development) Act, 1979, if these are applicable to the land involved.
- This permission for conversion will stand revoked - if there is any - violation of the provision of prevailing laws -enforcing prevention -of environmental pollution affecting public health in general of the locality at any point of time.
- This -permission -of conversion will also stand -revoked if the land is used other than the purpose for which permission is given.
- The Land Revenue shall be determined as per sec. 23 of amended WBLR Act.

conversion certificate is being issued in accordance with the notification bearing no. 4296 /1A-05/07 GE(M) dated 17.09.2009 of the Commissioner General, Land and Land Reforms Deptt. & Additional Chief Secretary to the Govt. of West Bengal, published on 24.09.2009 in-the Kolkata Gazette, Extraordinary.

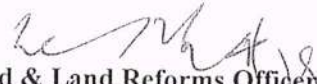



Collector u/s 4C of the WBDR Act, 1955
And
District Land & Land Reforms Officer
South 24-Parganas, Alipore
District Land & Land Reforms Officer

Memo: 57(1)/157/2549(3)/P/18

Dated: 02/05/2019

- (i) The BL&LRO, বিষ্ণুপুর-২ for information and taking necessary action.
- (ii) The RI, of the রসপুঞ্জ for information and taking necessary action.
- (iii) Office copy of the certificate to be kept with the relevent case Record


District Land & Land Reforms Officer
District Magistrate
And
District Land & Land Reforms Officer
South 24-Parganas, Alipore



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

GRN Details

GRN: 192022230014391701 **Payment Mode:** Online Payment
GRN Date: 25/04/2022 16:28:34 **Bank/Gateway:** AXIS Bank
BRN : 711884306 **BRN Date:** 25/04/2022 16:29:27
Payment Status: Successful **Payment Ref. No:** 2001173649/4/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: TIRUPATI CARRIER LTD
Address: BAKRAHAT ROAD KOLKATA - 700104
Mobile: 9674442155
EMAIL: tirupaticarrier2002@gmail.com
Contact No: 9674442155
Depositor Status: Seller/Executants
Query No: 2001173649
Applicant's Name: Mr ABRITI BARMAN
Address: A.D.S.R. BISHNUPUR
Office Name: A.D.S.R. BISHNUPUR
Identification No: 2001173649/4/2022
Remarks: Sale, Sale Document Payment No 4

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001173649/4/2022	Property Registration- Stamp duty	0030-02-103-003-02	84695
2	2001173649/4/2022	Property Registration- Registration Fees	0030-03-104-001-16	28315

Total 113010

IN WORDS: ONE LAKH THIRTEEN THOUSAND TEN ONLY.

Major Information of the Deed

Deed No :	I-1613-03359/2022	Date of Registration	28/04/2022
Query No / Year	1613-2001173649/2022	Office where deed is registered	
Query Date	18/04/2022 5:50:50 PM	A.D.S.R. BISHNUPUR, District: South 24-Parganas	
Applicant Name, Address & Other Details	ABRITI BARMAN 290/1, JESSORE ROAD, Thana : Lake Town, District : North 24-Parganas, WEST BENGAL, PIN - 700055, Mobile No. : 8250985821, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4306] Other than Immovable Property, Sale [Rs : 2/-]		
Set Forth value	Market Value		
Rs. 28,26,495/-	Rs. 28,26,495/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 84,795/- (Article:23)	Rs. 28,315/- (Article:A(1), A(1))		
Remarks			

Land Details :

District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: Rashpunja, Mouza: Noyabad, JI No: 19, Pin Code : 700104

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-433 (RS :-377)	LR-1404	Bastu	Bastu	35 Dec	28,26,495/-	28,26,495/-	Property is on Road ,Last Reference Deed No :0103-I -05793-2015
Grand Total :					35Dec	28,26,495 /-	28,26,495 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	TIRUPATI CARRIER LTD Bakrahat Road, City:- , P.O:- Rasapunja, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 , PAN No.:: AAxxxxxx3B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	AKANKSHIT COMMODITIES PRIVATE LIMITED BAKRAHAT ROAD, THAKURPUKUR, City:- , P.O:- RASAPUNJA, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 , PAN No.:: AAxxxxxx3C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr LALIT KUMAR BHUTORIA (Presentant) Son of Mr PRAKAASH CHAND BHUTORIA 4 Pretoria Street, A. J. C. Bose Road, City:- Kolkata, P.O:- Middleton Row, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx2R, Aadhaar No: 45xxxxxxxx4268 Status : Representative, Representative of : AKANKSHIT COMMODITIES PRIVATE LIMITED (as DIRECTOR)
2	Mrs Pushpa Bhutoria Wife of Mr Arrun Bhutoria 4 Pretoria St., A. J. C. Bose Road, City:- Kolkata, P.O:- Middleton Row, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx0P, Aadhaar No: 38xxxxxxxx2661 Status : Representative, Representative of : TIRUPATI CARRIER LTD (as DIRECTOR)

Identifier Details :

Name	Photo	Finger Print	Signature
Miss ABRITI BARMAN Daughter of Mr MRINMOY BURMAN Bara Mitra Para, Kalna, City:- Kalna, P.O:- KALNA, P.S:-Kalna, District:-Purba Bardhaman, West Bengal, India, PIN:- 713409			

Identifier Of Mr LALIT KUMAR BHUTORIA, Mrs Pushpa Bhutoria

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	TIRUPATI CARRIER LTD	AKANKSHIT COMMODITIES PRIVATE LIMITED-35 Dec

Land Details as per Land Record

District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: Rashpunja, Mouza: Noyabad, JI No: 19, Pin Code : 700104

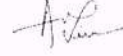
Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 433, LR Khatian No:- 1404	Owner:তরুপতি কেৰিয়াৰ লিমিটেডেৰ পক্ষে, Gurdian:ডাইৰেক্টৰ , Address:নিজ , Classification:শালি, Area:1.22000000 Acre,	TIRUPATI CARRIER LTD

Endorsement For Deed Number : I - 161303359 / 2022

On 21-04-2022

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 28,26,495/-



Asif Nadim
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BISHNUPUR
South 24-Parganas, West Bengal

On 25-04-2022

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

Presented for registration at 19:10 hrs on 25-04-2022, at the Private residence by Mr LALIT KUMAR BHUTORIA ,


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

Execution is admitted on 25-04-2022 by Mr LALIT KUMAR BHUTORIA, DIRECTOR, AKANKSHIT COMMODITIES PRIVATE LIMITED (Private Limited Company), BAKRAHAT ROAD, THAKURPUKUR, City:- , P.O:- RASAPUNJA, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104

Indetified by Miss ABRITI BARMAN, , , Daughter of Mr MRINMOY BURMAN, Bara Mitra Para, Kalna, P.O: KALNA, Thana: Kalna, , City/Town: KALNA, Purba Bardhaman, WEST BENGAL, India, PIN - 713409, by caste Hindu, by profession Advocate

Execution is admitted on 25-04-2022 by Mrs Pushpa Bhutoria, DIRECTOR, TIRUPATI CARRIER LTD (Others), Bakrahat Road, City:- , P.O:- Rasapunja, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104

Indetified by Miss ABRITI BARMAN, , , Daughter of Mr MRINMOY BURMAN, Bara Mitra Para, Kalna, P.O: KALNA, Thana: Kalna, , City/Town: KALNA, Purba Bardhaman, WEST BENGAL, India, PIN - 713409, by caste Hindu, by profession Advocate



Asif Nadim
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BISHNUPUR
South 24-Parganas, West Bengal

On 28-04-2022

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 28,315/- (A(1) = Rs 28,315/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 28,315/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/04/2022 4:29PM with Govt. Ref. No: 192022230014391701 on 25-04-2022, Amount Rs: 28,315/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 711884306 on 25-04-2022, Head of Account 0030-03-104-001-16

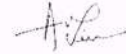
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 84,795/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 84,695/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 739897, Amount: Rs.100/-, Date of Purchase: 21/04/2022, Vendor name: Samiran Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/04/2022 4:29PM with Govt. Ref. No: 192022230014391701 on 25-04-2022, Amount Rs: 84,695/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 711884306 on 25-04-2022, Head of Account 0030-02-103-003-02



Asif Nadim

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. BISHNUPUR

South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1613-2022, Page from 89298 to 89324
being No 161303359 for the year 2022.



Digitally signed by Asif Nadim
Date: 2022.05.06 12:12:43 +09:00
Reason: Digital Signing of Deed.

(Asif Nadim) 2022/05/06 12:12:43 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BISHNUPUR
West Bengal.

(This document is digitally signed.)