

2022/06/13

1

649/22



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL



AG 228179

11-15
13/06/22

2/1673817/22

Additional Registrar of Assurances-II
Kolkata

Certified that the Document is admitted to
Registration. The Signatures, Seal and the
endorsement sheets attached with the document
are the part of this Document.

[Signature]
Additional Registrar
of Assurances II Kolkata

10 3 JUN 2022

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made this the

13th Day of JUNE 2022

BETWEEN

6.85 09-06-2022

Parakh Projects Pvt Ltd

Howrah-71101

টাকা

[Handwritten signature]

(শীল) (Seal)
স্বাক্ষরিত



ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
13 JUN 2022



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

GRN Details

GRN: 192022230047940511 Payment Mode: Online Payment
GRN Date: 11/06/2022 14:22:48 Bank/Gateway: ICICI Bank
BRN : 81516778 BRN Date: 11/06/2022 14:25:26
Payment Status: Successful Payment Ref. No: 2001673817/12/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: SHASHI KANT RAI
Address: 80, SHIBTALA STREET, BHADRAKAL UTTARPARA, HOOGLHY
711232
Mobile: 9830468501
Depositor Status: Buyer/Claimants
Query No: 2001673817
Applicant's Name: Mrs Madhulika Singh
Identification No: 2001673817/12/2022
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001673817/12/2022	Property Registration- Stamp duty	0030-02-103-003-02	1526610
2	2001673817/12/2022	Property Registration- Registration Fees	0030-03-104-001-16	305332
3	2001673817/12/2022	Mutation/Conversion -Receipt	0029-00-800-028-27	5834
Total				1837776

IN WORDS: EIGHTEEN LAKH THIRTY SEVEN THOUSAND SEVEN HUNDRED SEVENTY SIX ONLY.

(1) **BHUBANESHWARI DEVELOPERS PVT. LTD** (PAN : AADCB8032F) a company incorporated under the meaning of Companies Act 1956 having its registered office at 10, Dr. Abani Dutta Road, P.O. Salkia, P.S. Golabari, District - Howrah : 711106 represented by its Director **Mr. Pawan Kumar Mohta**, son of Late Ramji Lal Mohta, (PAN: AFPEM8472M, AADHAR NO. 2917 2101 8849, MOB: 9163999818) Nationality - Indian, by faith- Hindu , by occupation - Business, residing at 5, Dr. Abani Dutta Road, 2nd Floor P.O. Salkia, P.S. Golabari , District - Howrah : 711106 (2) **DHANLAXMI CONCLAVE PVT. LTD** (PAN : AADCD1866B) a company incorporated under the meaning of Companies Act 1956 having its registered office at 10, Dr. Abani Dutta Road, P.O. Salkia, P.S. Golabari, District - Howrah : 711106 represented by its Director **Mr. Pawan Kumar Mohta**, son of Late Ramji Lal Mohta, (PAN: AFPEM8472M, AADHAR NO. 2917 2101 8849, MOB: 9163999818) Nationality - Indian, by faith- Hindu , by occupation - Business, residing at 5, Dr. Abani Dutta Road, 2nd Floor P.O. Salkia, P.S. Golabari, District - Howrah : 711106 hereinafter referred to as the **OWNER/VENDOR** (which terms and expressions shall unless mean and include their and each of their heirs, successors, executors, legal representatives and assigns) **OF THE FIRST PART.**

PARAKH PROJECTS PVT LTD. (PAN: AADCP3705B) a company incorporated under the meaning of Companies Act 1956 having its registered office at 51, Moulana Abul Kalam Azad Road, P.O. Salkia, P.S. Golabari, District - Howrah : 711101 represented by its Director **Mr. Shashikant Rai**, son of Late Sreenath Rai, (PAN: AFQPR9341Q, AADHAR NO. 2520 3016 5770, MOB: 9830468501) Nationality - Indian, by faith- Hindu , by occupation - Business, residing at 80, Shibtala Street P.O. Bhadrakali, P.S. Uttarpara, District - Hooghly :711232 hereinafter referred to as the **PURCHASER** (which terms and expressions shall unless mean and include his heirs, successors, successors-in-interest, administrators, executors, legal representatives and assigns) **OF THE SECOND PART.**

DEVOLUTION OF TITLE:

I. SAID PROPERTY :

ALL THAT undivided 50% share of Bastu land containing an area measuring about 1 bighas 15 cottahs 5 chittacks 32 sq.ft. comprised in holding no. 342 Kuthir Math Road (North Bag Bagbazar) also comprised in Mouza- Chandannagar, Sheet No. 12, J.L. No. 1, R.S. Dag No. 49, under R.S. Khatian no. 33 corresponding to L.R. Dag No. 360 (Bastu) under L.R. Khatian no, 547 & 545 P.S. Chandannagar, District - Hooghly together with 50% share of several dwelling houses, out houses, sheds measuring about 3860.5 sq.ft. on ground floor cemented flooring and 2441.5 sq.ft. on first floor cemented flooring and several tile sheds structure dwelling units about 692 sq.ft. premises, hereditamenants, messagues, tenamenants AND an another an undivided area recorded pond about 5 cottahs 0 chittacks 0 sq.ft. comprised holding no. 343 Kuthir Math Road (North Bag Bagbazar) comprised in Mouza- Chandannagar, Sheet No. 12, J.L. No. 1, R.S. Dag No. 50, under R.S. Khatian no. 33 corresponding to L.R. Dag No. 361 (Pond) under L.R. Khatian no, 547 & 545 P.S. Chandannagar, District - Hooghly out of total bastu land and containing an area measuring about 4 bighas 0 cottahs 11 chittaks 20 sq.ft. be the same a little more or less equivalent to 133.41 decimals within the territorial limit of Chandannagar Municipal Corporation Ward No. 11 and also within the jurisdiction of the Office of the District Sub-Registrar, Chinsurah Hooghly and Additional District Sub-Registrar, Chandannagar, Hooghly :712136, West Bengal is the subject matter of transfer.

WHEREAS:

Originally, one Parbati Charan Dutta and Sankar Mouli Dutta both sons of Late Girindra Nath Dutta were the full and absolute owners of the Larger Properties. The said Sankar Mouli Dutta, a Hindu during his life time and at the time of his death and governed by the Dayabhaga School of Hindu Law, died intestate on 01 March 1955 leaving him surviving his wife namely Smt Renuka Dutta (since

deceased), three sons namely Sadhan Kumar Dutta (since deceased), Samir Kumar Dutta (the Vendor No. 1 hereto) and Sekhar Kumar Datta (the Confirming Party No. 1 hereto) and four minor daughters namely Smt. Shipra Palit (since deceased), Smt. Sukla De (the Vendor No. 3 hereto), Smt. Snigdha Mitra (the Vendor No. 4 hereto) and Smt. Swati Ghosh (the Vendor No. 5 hereto) as his only heirs and heiresses and upon his death his entire share and entitlements in the Larger Properties was inherited by his heirs and heiresses entitled thereto according to the laws of succession amongst Hindus governed by the Dayabhaga School of Hindu Law prevalent at the time of death of the said Sankar Mouli Dutta and the subsequent Hindu Succession Act, 1956.

The said Parbati Charan Dutta, a Hindu during his life time and at the time of his death and governed by the Dayabhaga School of Hindu Law, died intestate on 10th August 1976 leaving him surviving his wife Smt. Hansi Rasi Dutta also known as Hansi Rani Dutta (since deceased) as his only heiress and legal representative who upon his death inherited and became entitled to his entire share and entitlements in the Larger Properties absolutely.

The said Sadhan Kumar Dutta, a Hindu during his life time and at the time of his death and governed by the Dayabhaga School of Hindu Law, died intestate on 20 January 1986 leaving him surviving his mother the said Smt. Renuka Dutta (since deceased), wife Smt. Aparna Dutta (since deceased), two sons Sougata Dutt and Sasanka Datta (being the Vendor Nos. 2a and 2b respectively herein) and one daughter Smt. Arpita Ghosh (being the Vendor No. 2c herein) as his only heirs heiresses and legal representatives who all upon his death inherited and became entitled to his entire share and entitlements in the Larger Properties absolutely.

The said Smt. Hansi Rasi Dutta, a Hindu during her lifetime and at the time of her death and governed by the Dayabhaga School of Hindu Law died, childless, on 28th January 1993 and was survived by the heirs and heiresses of her

deceased husband entitled to inherit her share and entitlements in the Larger Properties if dying intestacy, being the then surviving children of her deceased husband's brother the said deceased Sankar Mouli Dutta namely the said Samir Kumar Dutta, Sekhar Kumar Datta, Smt. Sipra Palit (since deceased), Smt. Sukla De, Smt. Snigdha Mitra and Smt. Swati Ghosh and none else.

The said Smt. Aparna Dutta wife of Late Sadhan Kumar Dutta, a Hindu during her life time and at the time of her death and governed by the Dayabhaga School of Hindu Law, died intestate on 18th April 1998 leaving her surviving her two sons namely the said Sougata Dutt and Sasanka Datta and one daughter the said Smt. Arpita Ghosh as her only heirs heiress and legal representatives who all upon her death inherited and became entitled to her share and entitlements in the Larger Properties absolutely.

The said Smt. Sipra Palit, a Hindu during her life time and at the time of her death and governed by the Dayabhaga School of Hindu Law, died intestate on 14th January 2007 leaving her surviving her husband Prabir Kumar Palit and two sons Santanu Palit and Siddhartha Palit as her only heirs and legal representatives.

The Said Smt. Renuka Dutta wife of Late Sankar Mouli Dutta executed a Deed of Gift dated 9th April 2008 made between herself as donor therein and the said Sekhar Kumar Datta (the Confirming Party No.1 hereto) as donee therein and registered with the Additional Registrar of Assurances III, Kolkata in Book No. I Volume No. 13 Pages 193 to 207 being Deed No. 484 for the year 2008 by which she in consideration of her natural love and affection towards her son, said Sekhar Kumar Datta, did thereby grant convey and transfer to him by way of gift an undivided 9/40th share in the Larger Properties as morefully stated therein.

The said Prabir Kumar Palit, Santanu Palit and Siddharth Palit executed a Deed of Conveyance dated 9th April 2008 made between them as vendors therein and the said Sekhar Kumar Datta (being the Confirming Party No.1 therein) and his wife Smt. Bhaswati Datta (being the Confirming Party No. 2 therein) as purchasers therein and registered with the Additional Registrar of Assurances-III, Kolkata in Book I Volume No.13 Pages 145 to 162 Being No. 451 for the year 2008, whereby they granted conveyed and transferred unto and to the said Sekhar Kumar Datta and his wife Smt. Bhaswati Datta 1/16th share in the Larger Properties, absolutely and forever.

Much after the death of Hansi Rasi Dutta wife of Late Parbati Charan Dutta, her Last Will and Testament dated 15th August 1980 was discovered whereby and whereunder she had appointed her two nephews, said Samir Kumar Dutta and Sekhar Kumar Datta to be the Executors of her said Will and gave devised and bequeathed her immovable and movable properties whatsoever and wheresoever (which included, inter alia, her share in the Larger Properties) unto and equally between her three nephews, said Sadhan Kumar Dutta, Sekhar Kumar Datta and Samir Kumar Dutta absolutely.

Upon discovery of the said Will of Hansi Rasi Dutta being made, application for grant of Probate was made on or about 26th September 2008 in respect thereof by Sekhar Kumar Datta (the other executor Samir Kumar Dutta having renounced his executorship) when the Will was proved and Probate was granted by the Hon'ble High Court at Calcutta on 30th January 2009 in PLA No. 376 of 2008,

The discovery of the Will impacted the devolution of the Larger Properties of Hansi Rasi Dutta which was until then being treated as having been succeeded to by her heirs and heiresses as of intestacy. The execution of the Deed of Gift

dated 9th April 2008 by Smt. Renuka Dutta and the execution of the Deed of Conveyance dated 9th April 2008 by the heirs of Smt. Shipra Palit became subject matters of disputes and the renouncement by Samir Kumar Dutta from the executorship to the Will of Hansi Rasi Dutta as well as the death of Sadhan Kumar Dutta prior to the death of Hansi Rasi Dutta all became factors of misunderstanding confusion and disputes amongst the surviving successors and heirs in the chain of Sankar Mouli Dutta and Parbati Charan Dutta.

The said Smt. Renuka Dutta, a Hindu during her life time and at the time of her death and governed by the Dayabhaga School of Hindu Law, died intestate on 22 August 2008 leaving her surviving her sons namely Samir Kumar Dutta and Sekhar Kumar Datta and the abovementioned heirs of her predeceased son, Sadhan Kumar Dutta namely Sougata Dutt, Sasanka Datta and Smt. Arpita Ghosh and her abovementioned three daughters namely Smt. Shukla De, Smt. Snigdha Mitra and Smt. Swati Ghosh and the abovementioned heirs of her predeceased daughter Smt. Shipra Palit namely husband Prabir Kumar Palit and two sons Santanu Palit and Siddhartha Palit as her only heirs and heiresses.

To bring back family harmony and to completely put an end to the points of disputes, misunderstanding and confusion mentioned above and all other issues between the successors and heirs for the time being in the chain of Sankar Mouli Dutta and Parbati Charan Dutta, being the Vendors and the Confirming Parties hereto, they all amicably and in consultation with common friends and relatives came to a final settlement to resolve all issues disputes and points of contention in a complete unequivocal and final family settlement whereunder they agreed to partition the Larger Properties by metes and bounds and to own hold and enjoy their respective allocations in defined shares accepted by all of them once and for all and recorded the same in the Deed of Partition of even date executed immediately before the execution hereof and made between the Confirming Parties hereto as first parties therein and the Vendors thereto as

second parties thereto and registered with the District Sub-Registrar-II, Hooghly.

By a Deed of Partition on even date the confirming parties hereto were allotted and become the full and absolute owner of all that the divided and definite demarcated portion measuring about 11 cottahs 10 chittacks and 12 sq.ft. a little more or less 19.24 decimals Bastu Land together with buildings, sheds thereon on southern west corner of the larger properties comprised of the Principle Chandannagar Municipal Corporation holding no. 341 & 342 Kuthir Math Road North, Bag Bazar Chandannagar out of which an area about 9 cottahs 7chittacks 0 sq.ft. more or less within the Chandannagar Municipal Corporation 341 Kuthir Math Road North, Bag Bazar Chandannagar an another an area 2 cottahs 3 chittacks 12 sq.ft. involving in Chandannagar Municipal Corporation 342 Kuthir Math Road North, Bag Bazar and both the land comprised within Mouza-Chandannagar J.L. No. 2, R.S. Dag No. 49 Corresponding to L.R. Dag No. 360 which therein referred to as LOT A property.

The said Samir Kumar Datta and others the vendor therein in the Deed no. 1484/2009 registered in the office of the D.S.R. Hooghly were allotted and become the absolute owners of all that the remaining definite demarcated portion measuring about 4 bighas 1 cottahs 13 chittaks 27 sq.ft. be the same a little more or less equivalent to 135.28 decimals together with several buildings, sheds thereon of the larger properties comprised of the remaining divided and definite demarcated portion of the above mentioned Municipal Holding No. 342 & 343 Kuthir Math Road, Bag Bazar North, Chandannagar out of which an area about 133.41 decimals equivalent to 3 bighas 11 cottahs 13 chitacks 27 sq.ft. a little more or less involved in Holding no. 342 Kuthir Math Road, Bag Bazar North, Chandannagar and an area about 16.53 decimals equivanet to 10 cottahs a little more or less 343 Kuthir Math Road, Bag Bazar North, Chandannagar, P.S. Chandannagar District - Hooghly.

AND WHEREAS since having right, title and interest the companies namely Bhubaneshwari Developers Pvt. Ltd, Bhagyalaxmi Conclave Pvt. Ltd. Dhanlaxmi Concalve Pvt. Ltd. And Bindhyawasni Developers Pvt. Ltd become the lawful absolute owners and possessor of all that the property freely and free from all encumbrances liens, lispendencies etc and have been seized and possessed the said entire property jointly absolutely without of inclusion of any other third parties claim demand thereon. It is pertinent to mentioned herewith that Mr. Monoj Kumar Anchalia son of Mr. Jhanwar Lal Anchalia being one of the Directōrs of above said four companies made and executed a Deed of Declaration in favour of Chandannagar Municipal Corporation whereby said four companies transferred an area about 817 sq.ft. equivalent to 1 cottahs 2 chittacks 7 sq.ft. equivalent to 75.89 sq.mtr within the R.S. Dag No. 49, R.S. Khatian No. 33 corresponding to L.R. Dag No. 360 under L.R. Khatian no. 545, 546, 547 & 548 comprised in Chandannagar Municipal Corporation Holding No. 342 Kuthir Math Road, North (Bag bazaar) Mouza & P.S. Chandannagar, J.L. no. 1, under territorial limit of C.M.C. Ward No. 11 District Hooghly on 03/04/2012 and the document since been registered in the office of A,D,S,R Chandannagar and recorded in Book No. I, C.D. Volume No. 4, pages from 461 to 473 being no. 00989 for the year of 2012 thus the above said four companies become the balance owners and occupiers of all that the area about 3 bighas 10 cottahs 11 chittacks 20 sq.ft. in holding no. 342 Kuthir Math Road (north) P.S. Chandannagar, Hooghly & an area about 10 cottahs recorded tank in holding no. 343 Kuthir Math Road (north) P.S. Chandannagar, Hooghly both more particularly described in the first schedule hereunder written hereinafter referred to as the entire property. Out of which two of the aforesaid companies as mentioned in the cause title i.e. Dhanlaxmi Conclave Pvt. Ltd. and Bhubaneshwari Developers Pvt. Ltd jointly intends and announced to sell their undivided impartable 50% share of the land i.e. out of the said entire premises an area measuring about 1 bighas 15 cottahs 5 chittacks 32 sq.ft. comprised in holding no. 342 Kuthir Math Road (North Bag Bagbazar) also comprised in Mouza- Chandannagar, Sheet

No. 12, J.L. No. 1, R.S. Dag No. 49, under R.S. Khatian no. 33 corresponding to L.R. Dag No. 360 (Bastu) under L.R. Khatian no, 547 & 545 P.S. Chandannagar, District - Hooghly together with 50% share of several dwelling houses, out houses, sheds measuring about 3860.5 sq.ft. on ground floor cemented flooring and 2441.5 sq.ft. on first floor cemented flooring and several tile sheds structure dwelling units about 692 sq.ft. premises, hereditamenants, messagues, tenamenants **AND** an another an undivided area recorded pond about 5 cottahs 0 chittacks 0 sq.ft. comprised holding no. 343 Kuthir Math Road (North Bag Bagbazar) comprised in Mouza- Chandannagar, Sheet No. 12, J.L. No. 1, R.S. Dag No. 50, under R.S. Khatian no. 33 corresponding to L.R. Dag No. 361 (Pond) under L.R. Khatian no, 547 & 545 P.S. Chandannagar, District - Hooghly out of total bastu land and containing an area measuring about 4 bighas 0 cottahs 11 chittaks 20 sq.ft. be the same a little more or less equivalent to 133.41 decimals within the territorial limit of Chandannagar Municipal Corporation Ward No. 11 and also within the jurisdiction of the Office of the District Sub-Registrar, Chinsurah Hooghly and Additional District Sub-Registrar, Chandannagar, Hooghly :712136, West Bengal which morefully and particularly described in the Second Schedule hereunder written hereinafter referred to as the Said Transferred Area which the party of the Second Part herein came to know the said sale proposal and offered to the parties of the first part at and for a total consideration price a sum of Rs. 3,00,00,000/- (Rupees Three Crore) only which the parties of the first part gladly accepted and after having conformity from all the concerned authorities the party of the second part approach now to the parties of the first to made and execute a Deed of Conveyance in favour of the party of the Second party received of full and final consideration amount by this presence.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said Agreement and in consideration of the total sum of Rs. 3,00,00,000/- (Rupees Three Crore) only have truly paid through the union money by the Purchaser to the Vendors by and through this presence being full and final consideration amount paid by the purchaser to the Vendors on or before the execution of

these presents (the receipt whereof the Vendors doth hereby and by the receipt hereunder written admit, acknowledge the same and on and from the same and every part thereof, which more particularly written hereunder in the Memorandum of Consideration attached hereto) **AND THAT** the Vendors doth hereby forever acquit, release, exonerate and discharge in favour of the purchaser by these presents of all that the property hereby transferred and conveyed by the owner and doth hereby grant, sell, transfer, convey, assign and assure absolutely and forever unto and to the use of the purchaser duly with the symbolic possession of **ALL THAT** undivided 50% share of Bastu land containing an area 1 bighas 15 cottahs 5 chittacks 32 sq.ft. comprised in holding no. 342 Kuthir Math Road (North Bag Bagbazar) also comprised in Mouza- Chandannagar, Sheet No. 12, J.L. No. 1, R.S. Dag No. 49, under R.S. Khatian no. 33 corresponding to L.R. Dag No. 360 (Bastu) under L.R. Khatian no, 547 & 545 P.S. Chandannagar, District - Hooghly together with 50% share of several dwelling houses, out houses, sheds measuring about 3860.5 sq.ft. on ground floor cemented flooring and 2441.5 sq.ft. on first floor cemented flooring and several tile sheds structure dwelling units about 692 sq.ft. premises, hereditamenants, messagues, tenamenants **AND** an another an undivided area recorded pond about 5 cottahs 0 chittacks 0 sq.ft. comprised holding no. 343 Kuthir Math Road (North Bag Bagbazar) comprised in Mouza- Chandannagar, Sheet No. 12, J.L. No. 1, R.S. Dag No. 50, under R.S. Khatian no. 33 corresponding to L.R. Dag No. 361 (Pond) under L.R. Khatian no, 547 & 545 P.S. Chandannagar, District - Hooghly out of total bastu land and containing an area measuring about 4 bighas 1 cottahs 13 chittacks 27 sq.ft. be the same a little more or less equivalent to 118.75 decimals within the territorial limit of Chandannagar Municipal Corporation Ward No. 11 and also within the jurisdiction of the Office of the District Sub-Registrar, Chinsurah Hooghly and Additional District Sub-Registrar, Chandannagar, Hooghly :712136, West Bengal which is morefully and particularly described in the Schedule hereunder written hereinafter referred to as the said property free from all encumbrances,

charges, liens, lispendences, mortgages, trust, acquisition, requisition, attachment, etc. of any nature whatsoever **TOGETHER** with all rights, benefits and advantages, privileges and all manner as aforesaid and as well as hereinafter appeared forever and other rights, liberties, easements, privileges, appendages and appurtenances whatsoever to the said land meassuages tenaments, hereditaments and premises or in any ways appertaining thereto or with the same or any part thereof usually held used occupied and enjoyed or reputed to belong or be appurtenant thereto and the reversion or reversions, remainder and remainders and the rents issues and profits thereof and/or any and every part thereof **AND** all the estate right title interest inheritance use trust property claim and demand whatsoever both at law and in equity of the Vendors into and upon the said property or any and every part thereof and all deeds muniments writings and evidences or title which in anyway relate to the said property meassuages, tenaments, hereditaments and premises or any part or parcel thereof and which now are or hereafter shall or may be in the custody power or possession of the Vendors or any person or persons from whom he can or may procure the same without action or suit in law or in equity **TO HAVE AND TO HOLD** the Said property hereby granted, sold, conveyed, transferred or expressed or intended so to be with his right members and appurtenances unto and to the use of the purchaser his or its heirs, executors, administrators, representatives and assigns forever together with absolute right, full authority, power to the purchaser for any sorts of transfer, sale, lease, rent, issue, profit, mortgages of the said property by the Purchaser or his legal heirs, successors. Legal representatives or assigns **AND** that the Vendors doth hereby covenant with the purchaser that notwithstanding any act, deed or thing done by the Vendors or any of his ancestors or predecessors-in-title done executed or knowing, suffered and that rightfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property/premises conveyed and expressed or intended so to be and every part and parcel thereof for a perfect and indefeasible estate and inheritance

without any manner or condition trust or other things whatsoever to alter defeat encumber void the same and notwithstanding any such act, deed or thing whatsoever as aforesaid the Vendors doth now have in himself good right, ownership and full power to grant, transfer, convey and sell the said property hereby granted or expressed 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 property and every part thereof and receive the rents, issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming from under or in trust for the Vendors **AND THAT** the said property is free from all encumbrances whatsoever made or suffered by the Vendors or any person lawfully or equitably claiming as aforesaid **AND FURTHER THAT** the Vendors and person having or lawfully or equitably claiming any estate or interest in the said property or any part thereof from under or in trust for the Vendors shall and will from time to time and at all material times hereinafter at the request and cost 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 property and every part thereof or may be reasonably required **ALL THAT** the Vendors agreed to have harmless and keep fully indemnified the purchaser against all loss, claims, demands, damages which may be suffered by the purchaser due to any defect in the Vendors absolute title to the said property or against all estate and encumbrances created by the Vendors or arising out of any claim or demand if made by any one whatsoever **AND THAT** the Vendors hereby covenant and agrees to pay all arrears of rent, rates and taxes and all other outgoing and levies if any be found due and payable with interest and costs, if any. to any person or appropriate authority or authorities concerned for all the period prior to and upon the date of these presents and agrees to keep the purchaser fully indemnified against any claim or demand arising therefrom and in respect thereof. The Purchaser also shall have the full rights,

power and authority to sell/transfer/mortgage, lease, rent, construction of any building thereof the said property without any interruption/objection from any corner. The Vendors herein hereby handing over absolute, peaceful and khas possession along with all easements and quasi-easement rights relating to the said property in favour of the Purchaser herein. Henceforth the Purchaser shall have every right, absolute authority to mutate his/its name in the records of each and every competent authority by paying regular rents and taxes thereof.

SCHEDULE A REFERRED TO ABOVE

ALL THAT the Bastu land and pond containing an area measuring about 4 bighas 0 cottahs 11 chittaks 20 sq.ft. be the same a little more or less equivalent to 133.41 decimals together with several buildings, sheds thereon of the larger properties comprised of the remaining divided and definite demarcated portion of the above mentioned Municipal Holding No. 342 & 343 Kuthir Math Road, Bag Bazar North, Chandannagar comprised holding no. 343 Kuthir Math Road (North Bag Bagbazar) together with several dwelling houses, out houses, sheds measuring about 7721 sq.ft. on the ground floor and 4883 sq.ft. cemented flooring on the first floor cemented flooring and several tile sheds structure dwelling units about 1384 sq.ft. premises, hereditamenants, messagues, tenamenants within the territorial limit of Chandannagar Municipal Corporation Ward No. 11 also comprised in Mouza- Chandannagar, Sheet No. 12, J.L. No. 1, R.S. Dag No. 49, under R.S. Khatian no. 33 corresponding to L.R. Dag No. 360 (Bastu) and 361 (Pond) under L.R. Khatian no, 545, 546, 547 & 548 P.S. Chandannagar, District - Hooghly and also within the jurisdiction of the Office of the District Sub-Registrar, Chinsurah Hooghly and Additional District Sub-Registrar, Chandannagar, Hooghly :712136 map/plan bordered RED mentioning the entire holding annexed herewith being integral part of the document which is butted and bounded in the manner as follows:

ON THE NORTH: Partly by corporation road & partly by landed property of LR..
Dag No. 362.

ON THE SOUTH: Partly by station road & partly by part of holding no. 342
Kuthir math Road North & partly by holding no. 341 Kuthir
math Road North

ON THE EAST: Partly by holding no. 342 Kuthir math Road North & Partly by
corporation road

ON THE WEST : Partly by holding no. 342 Kuthir math Road North and partly by 341 Kuthir math Road North & Partly by land and property of 350,351,354,355,356,357,359 & 362.

SCHEDULE B REFERRED TO ABOVE

(HEREBY TRANSFERRED)

ALL THAT undivided 50% share of Bastu land containing an area measuring about 1 bighas 15 cottahs 5 chittacks 32 sq.ft. comprised in holding no. 342 Kuthir Math Road (North Bag Bagbazar) also comprised in Mouza- Chandannagar, Sheet -No. 12, J.L. No. 1, R.S. Dag No. 49, under R.S. Khatian no. 33 corresponding to L.R. Dag No. 360 (Bastu) under L.R. Khatian no, 547 & 545 P.S. Chandannagar, District - Hooghly together with 50% share of several dwelling houses, out houses, sheds measuring about 3860.5 sq.ft. on ground floor cemented flooring and 2441.5 sq.ft. on first floor cemented flooring and several tile sheds structure dwelling units about 692 sq.ft. premises, hereditamenants, messagues, tenamenants **AND** an another an undivided area recorded pond about 5 cottahs 0 chittacks 0 sq.ft. comprised holding no. 343 Kuthir Math Road (North Bag Bagbazar) comprised in Mouza- Chandannagar, Sheet No. 12, J.L. No. 1, R.S. Dag No. 50, under R.S. Khatian no. 33 corresponding to L.R. Dag No. 361 (Pond) under L.R. Khatian no, 547 & 545 P.S. Chandannagar, District - Hooghly out of total bastu land and containing an area measuring about 4 bighas 1 cottahs 13 chittacks 27 sq.ft. be the same a little more or less equivalent to 118.75 decimals within the territorial limit of Chandannagar Municipal Corporation Ward No. 11 and also within the jurisdiction of the Office of the District Sub-Registrar, Chinsurah Hooghly and Additional District Sub-Registrar, Chandannagar, Hooghly :712136, West Bengal which is butted and bounded in the manner as follows:

ON THE NORTH: Partly by corporation road & partly by landed property of LR..
Dag No. 362.

ON THE SOUTH: Partly by station road & partly by part of holding no. 342
Kuthir math Road North & partly by holding no. 341 Kuthir
math Road North

ON THE EAST: Partly by holding no. 342 Kuthir math Road North & Partly by
corporation road

ON THE WEST : Partly by holding no. 342 Kuthir math Road North and partly by
341 Kuthir math Road North & Partly by land and property of
350,351,354,355,356,357,359 & 362.

IN WITNESS WHEREOF the said Vendors and the Purchaser hereunder subscribed
their hands and seal in sound health and in free simple manner without provocation from
any corner on the day, month and year first above written in presence of :

WITNESSES

1. Ashwani Kumar
84/2 Panchanantala Road
Ulugh, Howrah - 71104

Seal DHANLAXMI CONCLAVE PVT. LTD.
Pawan Kumar Mohanta
Director

Seal BHUBANESHWARI DEVELOPERS PVT. LTD.
Pawan Kumar Mohanta.
Director

(SIGNATURE OF THE VENDORS)

2. Sanjay
Sanjay Kumar Puri
90 Late Nersay Puri
27 No Nityodhan Mukherjee Road
Howrah - 71101

PARAKH PROJECTS PRIVATE LIMITED

Shanki Kant Rai
Director

(SIGNATURE OF THE PURCHASER)

Drafted by me and prepared
in my Sheristha as per Xerox
copies of the documents provided
to me and instructed by the Parties.

Sunny Gupta
Advocate
Enrolled No → F/3932/3292/2021

MEMO OF CONSIDERATION

Received with thanks a sum of Rs. 3,00,00,000/- (Rupees Three Crore) only on and from the instant purchaser of this forgoing document as full and final consideration amount mentioned as follows:

Cash/D.D.No./ Cheque No.	Dated	Amount (Rs.)	Drawn on	Paid To
ICICR42022 052600531041	26/05/2022	50,00,000/-	ICICI BANK	Dhanlaxmi Conclave Pvt.Ltd.
ICICR42022 052600512124	26/05/2022	50,00,000/-	ICICI BANK	Dhanlaxmi Conclave Pvt.Ltd.
ICICR42022 052600546516	26/05/2022	50,00,000/-	ICICI BANK	Dhanlaxmi Conclave Pvt.Ltd.
ICICR42022 060200520093	02/06/2022	1,00,00,000/-	ICICI BANK	Bhubaneshwari Developers Pvt.Ltd.
ICICR42022 052800513814	2/05/2022	50,00,000/-	ICICI BANK	Bhubaneshwari Developers Pvt.Ltd.

Rs. 3,00,00,000/- (Rupees Three Crores) Only

WITNESSES:

1. Ashwani Paswan
84/2 Panchanantala Road
Ulubah, Howrah - 711204

2. *[Signature]*
Santosh Kumar Tiwari

S/o Late Narod Tiwari

27 No Nitydham Mukherjee Road
Howrah - 71101

Seal

DHANLAXMI CONCLAVE PVT. LTD.

Pawan Kumar Mohanta

Director

Seal






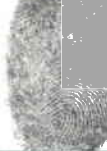


























BHUBANESHWARI DEVELOPERS PVT. LTD.

Pawan Kumar Mohanta

Director

SIGNATURE OF THE OWNERS/VENDORS

FORM FOR TEN FINGER IMPRESSION

No.	Picture & Signature of Executant					
						
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
	<i>Pawan Kumar Mohata</i>	Thumb	Fore	Middle (Right Hand)	Ring	Little
						
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
	<i>Shanti Kant Rai</i>	Thumb	Fore	Middle (Right Hand)	Ring	Little
						
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
	Signature of	Thumb	Fore	Middle (Right Hand)	Ring	Little

SALE DEED PLAN OF UNDIVIDED 50% SHARE OF LAND & OLD TWO STORIED BUILDING UNDER HOLDING NO. 342 KUTHIR MATH ROAD (NORTH BAGBAZAR), MOUZA – CHANDANNAGAR, SHEET NO. – 12, J.L. NO. – 1, R.S. DAG NO. – 49 UNDER R.S. KHATIAN NO. – 33 CORRESPONDING TO L.R. DAG NO. – 360, L.R. KHATIAN NO. – 547 & 545, P.S. - CHANDANNAGAR, DIST. – HOOGHLY.

UNDIVIDED 50% SHARE OF SELEBLE AREA : 1 BIGHAS – 15 COTTAHS – 05 CHITTACKS – 32 SQ.FT.
 DWELLING UNIT / BUILDING – GROUND FLOOR AREA : 3860.5 SQ.FT.
 FIRST FLOOR AREA : 2441.5 SQ.FT
 R.T. SHED AREA : 692 SQ.FT.

HOLDING NO. 343 KUTHIR MATH ROAD (NORTH BAGBAZAR), MOUZA – CHANDANNAGAR, SHEET NO. – 12, J.L. NO. – 1, R.S. DAG NO. – 50 UNDER R.S. KHATIAN NO. – 33 CORRESPONDING TO L.R. DAG NO. – 361, L.R. KHATIAN NO. – 547 & 545, P.S. - CHANDANNAGAR, DIST. – HOOGHLY.



UNDIVIDED 50% SHARE OF POND AREA : 5 COTTAHS

OWNERS / VENDORS : 1) BHUBANESHWARI DEVELOPERS PVT. LTD.
 2) DHANLAXMI CONCLAVE PVT. LTD.

PURCHASER : PARAKH PROJECTS PVT. LTD.

DHANLAXMI CONCLAVE PVT. LTD.

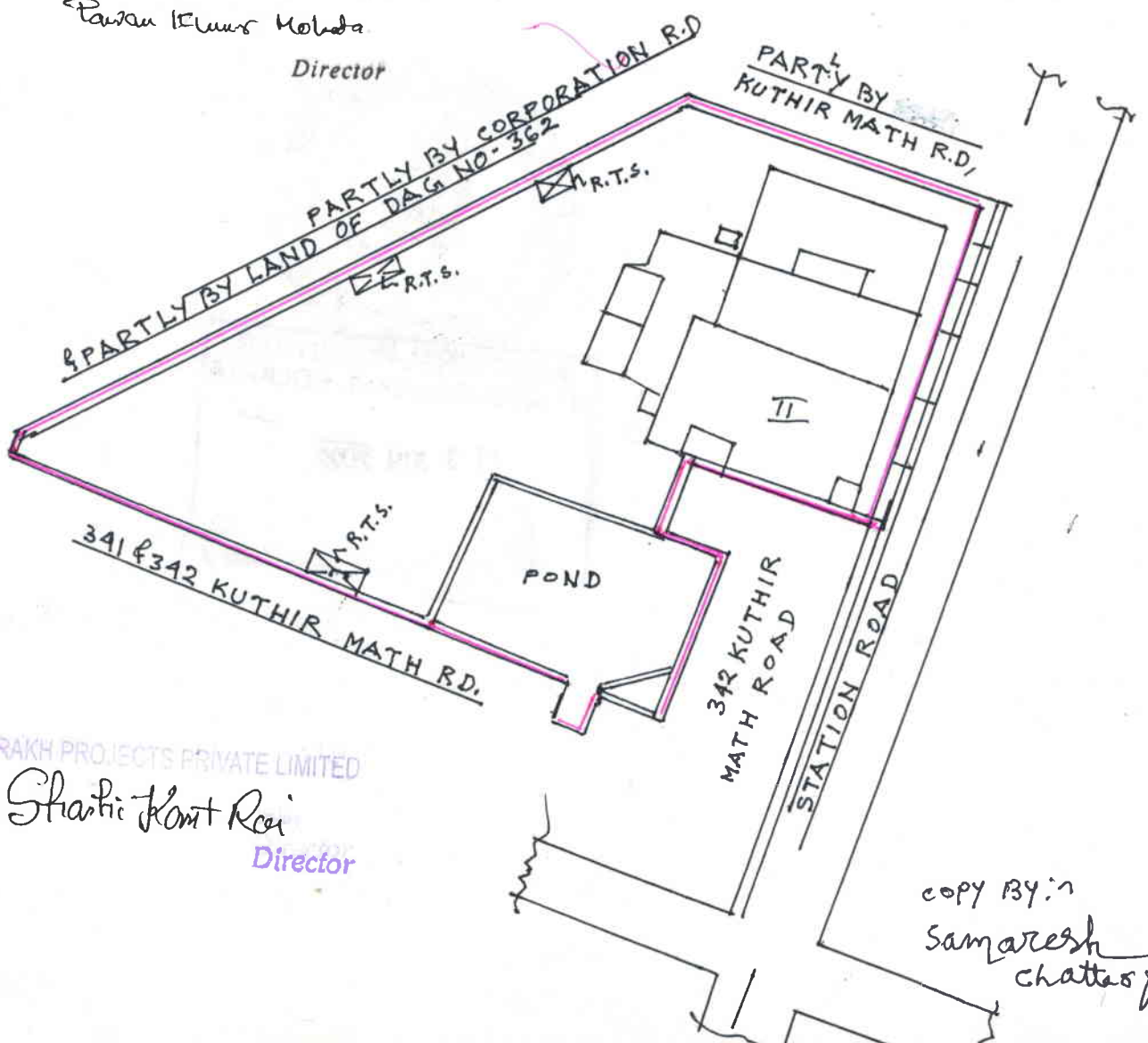
Pawan Kumar Mohanta

Director

BHUBANESHWARI DEVELOPERS PVT. LTD.

Pawan Kumar Mohanta

Director



PARAKH PROJECTS PRIVATE LIMITED

Shantikant Rai

Director

copy BY: *Samresh Chatterjee*

Major Information of the Deed

Deed No :	I-1902-06471/2022	Date of Registration	13/06/2022
Query No / Year	1902-2001673817/2022	Office where deed is registered	
Query Date	04/06/2022 11:54:06 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Madhulika Singh Thana : Howrah, District : Howrah, WEST BENGAL, Mobile No. : 8290377004, 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. 3,00,00,000/-		Rs. 3,05,02,746/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 15,26,710/- (Article:23)		Rs. 3,05,332/- (Article:A(1), E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Hooghly, P.S:- Chandannagar, Municipality: CHANDANNAGAR MC, Road: Kuthirmath Road, Road Zone : (Adjacent to Road -- Adjacent to Road) , Mouza: Chandannagar Sit No-22, Premises No: 342, , Ward No: 011 JI No: 1, Pin Code : 712136

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-360 (RS :-)	LR-547	Bastu	Bastu	17 Katha 10 Chatak 38.5 Sq Ft	1,12,50,000/-	1,15,01,373/-	Property is on Road
L2	LR-360 (RS :-)	LR-545	Bastu	Bastu	17 Katha 10 Chatak 38.5 Sq Ft	1,12,50,000/-	1,15,01,373/-	Property is on Road
L3	LR-361 (RS :-)	LR-547	Pukur	Pukur	2 Katha 8 Chatak	15,00,000/-	15,00,000/-	Property is on Road
L4	LR-361 (RS :-)	LR-545	Pukur	Pukur	2 Katha 8 Chatak	15,00,000/-	15,00,000/-	Property is on Road
		TOTAL :			66.589Dec	255,00,000 /-	260,02,746 /-	
		Grand Total :			66.589Dec	255,00,000 /-	260,02,746 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3, L4	6302 Sq Ft.	43,00,000/-	43,00,000/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 3860.5 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 2441.5 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
S2	On Land L1, L2, L3, L4	692 Sq Ft.	2,00,000/-	2,00,000/-	Structure Type: Structure

Gr. Floor, Area of floor : 692 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete

Total :	6994 sq ft	45,00,000 /-	45,00,000 /-
---------	------------	--------------	--------------



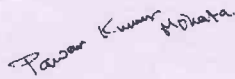


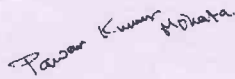


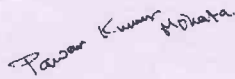
Seller Details :



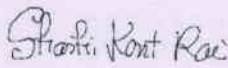
SI No	Name,Address,Photo,Finger print and Signature
1	BHUBANESHWARI DEVELOPERS PRIVATE LIMITED 10, Dr. Abani Dutta Road, City:- , P.O:- Salkia, P.S:-Golabari, District:-Howrah, West Bengal, India, PIN:- 711106 , PAN No.:: AAxxxxxx2F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
2	DHANLAXMI CONCLAVE PRIVATE LIMITED 5, Dr. Abani Dutta Road, Block/Sector: 2nd Floor, City:- , P.O:- Salkia, P.S:-Golabari, District:-Howrah, West Bengal, India, PIN:- 711106 , PAN No.:: AAxxxxxx6B,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	PARAKH PROJECTS PRIVATE LIMITED 51, Moulana Abul Kalam Azad Road, City:- Howrah, P.O:- HOWRAH, P.S:-Golabari, District:-Howrah, West Bengal, India, PIN:- 711101 , PAN No.:: AAxxxxxx5B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"><thead><tr><th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr></thead><tbody><tr><td>Mr Pawan Kumar Mohta Son of Late Ramji Lal Mohta Date of Execution - 13/06/2022, , Admitted by: Self, Date of Admission: 13/06/2022, Place of Admission of Execution: Office</td><td></td><td></td><td></td></tr><tr><td></td><td>Jun 13 2022 12:24PM</td><td>LTI 13/06/2022</td><td>13/06/2022</td></tr></tbody></table> <p>5, Dr. Abani Dutta Road, Block/Sector: 2nd Floor, City:- , P.O:- Salkia, P.S:-Golabari, District:-Howrah, West Bengal, India, PIN:- 711106, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx2M, Aadhaar No: 29xxxxxxxx8849 Status : Representative, Representative of : BHUBANESHWARI DEVELOPERS PRIVATE LIMITED (as Director), DHANLAXMI CONCLAVE PRIVATE LIMITED (as Director)</p>	Name	Photo	Finger Print	Signature	Mr Pawan Kumar Mohta Son of Late Ramji Lal Mohta Date of Execution - 13/06/2022, , Admitted by: Self, Date of Admission: 13/06/2022, Place of Admission of Execution: Office					Jun 13 2022 12:24PM	LTI 13/06/2022	13/06/2022
Name	Photo	Finger Print	Signature										
Mr Pawan Kumar Mohta Son of Late Ramji Lal Mohta Date of Execution - 13/06/2022, , Admitted by: Self, Date of Admission: 13/06/2022, Place of Admission of Execution: Office													
	Jun 13 2022 12:24PM	LTI 13/06/2022	13/06/2022										

2	Name	Photo	Finger Print	Signature
	Mr SHASHIKANT RAI (Presentant) Son of Late SREENATH RAI Date of Execution - 13/06/2022, , Admitted by: Self, Date of Admission: 13/06/2022, Place of Admission of Execution: Office			
		Jun 13 2022 12:25PM	LTI 13/06/2022	13/06/2022
80, Shibtala Street, City:- Not Specified, P.O:- BHADRAKALI, P.S:-Uttarpara, District:-Hooghly, West Bengal, India, PIN:- 712232, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx1Q, Aadhaar No: 25xxxxxxx5770 Status : Representative, Representative of : PARAKH PROJECTS PRIVATE LIMITED (as Director)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr MANISH KUMAR MAHESHWARI Son of Late BIHARI LAL MAHESHWARI 274, G T ROAD, City:- , P.O:- LILUAH, P.S:-Liluah, District:-Howrah, West Bengal, India, PIN:- 711204			
	13/06/2022	13/06/2022	13/06/2022
Identifier Of Mr Pawan Kumar Mohta, Mr SHASHIKANT RAI			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	BHUBANESHWARI DEVELOPERS PRIVATE LIMITED	PARAKH PROJECTS PRIVATE LIMITED-14.5847 Dec
2	DHANLAXMI CONCLAVE PRIVATE LIMITED	PARAKH PROJECTS PRIVATE LIMITED-14.5847 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	BHUBANESHWARI DEVELOPERS PRIVATE LIMITED	PARAKH PROJECTS PRIVATE LIMITED-14.5847 Dec
2	DHANLAXMI CONCLAVE PRIVATE LIMITED	PARAKH PROJECTS PRIVATE LIMITED-14.5847 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	BHUBANESHWARI DEVELOPERS PRIVATE LIMITED	PARAKH PROJECTS PRIVATE LIMITED-2.0625 Dec
2	DHANLAXMI CONCLAVE PRIVATE LIMITED	PARAKH PROJECTS PRIVATE LIMITED-2.0625 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	BHUBANESHWARI DEVELOPERS PRIVATE LIMITED	PARAKH PROJECTS PRIVATE LIMITED-2.0625 Dec
2	DHANLAXMI CONCLAVE PRIVATE LIMITED	PARAKH PROJECTS PRIVATE LIMITED-2.0625 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	BHUBANESHWARI DEVELOPERS PRIVATE LIMITED	PARAKH PROJECTS PRIVATE LIMITED-3151.00000000 Sq Ft
2	DHANLAXMI CONCLAVE PRIVATE LIMITED	PARAKH PROJECTS PRIVATE LIMITED-3151.00000000 Sq Ft

Transfer of property for S2

Sl.No	From	To. with area (Name-Area)
1	BHUBANESHWARI DEVELOPERS PRIVATE LIMITED	PARAKH PROJECTS PRIVATE LIMITED-346.00000000 Sq Ft
2	DHANLAXMI CONCLAVE PRIVATE LIMITED	PARAKH PROJECTS PRIVATE LIMITED-346.00000000 Sq Ft

Land Details as per Land Record

District: Hooghly, P.S:- Chandannagar, Municipality: CHANDANNAGAR MC, Road: Kuthirmath Road, Road Zone : (Adjacent to Road -- Adjacent to Road) , Mouza: Chandannagar Sit No-22, Premises No: 342, , Ward No: 011 JI No: 1, Pin Code : 712136

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 360, LR Khatian No:- 547		Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 360, LR Khatian No:- 545	Owner:নন্দদুলাল ঘোষ, Gurdian:উপেন্দ্র নাথ ঘোষ, Address:নিজ গোল্ডলপাড়া , Classification:বাস্ত, Area:0.01500000 Acre,	Seller is not the recorded Owner as per Applicant.
L3	LR Plot No:- 361, LR Khatian No:- 547		Seller is not the recorded Owner as per Applicant.
L4	LR Plot No:- 361, LR Khatian No:- 545		Seller is not the recorded Owner as per Applicant.

On 13-06-2022

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.

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

Presented for registration at 12:02 hrs on 13-06-2022, at the Office of the A.R.A. - II KOLKATA by Mr SHASHIKANT RAI .

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 3,05,02,746/-

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

Execution is admitted on 13-06-2022 by Mr Pawan Kumar Mohta, Director, BHUBANESHWARI DEVELOPERS PRIVATE LIMITED (Private Limited Company), 10, Dr. Abani Dutta Road, City:- , P.O:- Salkia, P.S:-Golabari, District:- Howrah, West Bengal, India, PIN:- 711106; Director, DHANLAXMI CONCLAVE PRIVATE LIMITED (Private Limited Company), 5, Dr. Abani Dutta Road, Block/Sector: 2nd Floor, City:- , P.O:- Salkia, P.S:-Golabari, District:-Howrah, West Bengal, India, PIN:- 711106

Indetified by Mr MANISH KUMAR MAHESHWARI, , , Son of Late BIHARI LAL MAHESHWARI, 274,G T ROAD, P.O: LILUAH, Thana: Liluah, , Howrah, WEST BENGAL, India, PIN - 711204, by caste Hindu, by profession Others

Execution is admitted on 13-06-2022 by Mr SHASHIKANT RAI, Director, PARAKH PROJECTS PRIVATE LIMITED (Private Limited Company), 51, Moulana Abul Kalam Azad Road, City:- Howrah, P.O:- HOWRAH, P.S:-Golabari, District:-Howrah, West Bengal, India, PIN:- 711101

Indetified by Mr MANISH KUMAR MAHESHWARI, , , Son of Late BIHARI LAL MAHESHWARI, 274,G T ROAD, P.O: LILUAH, Thana: Liluah, , Howrah, WEST BENGAL, India, PIN - 711204, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 3,05,125/- (A(1) = Rs 3,05,027/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 3,05,332/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 11/06/2022 2:25PM with Govt. Ref. No: 192022230047940511 on 11-06-2022, Amount Rs: 3,05,332/-,
Bank: ICICI Bank (ICIC0000006), Ref. No. 81516778 on 11-06-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 15,25,157/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 15,26,610/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 685, Amount: Rs.100/-, Date of Purchase: 09/06/2022, Vendor name: S DAS
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 11/06/2022 2:25PM with Govt. Ref. No: 192022230047940511 on 11-06-2022, Amount Rs: 15,26,610/-,
Bank: ICICI Bank (ICIC0000006), Ref. No. 81516778 on 11-06-2022, Head of Account 0030-02-103-003-02

fin

Satyajit Biswas
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2022, Page from 259263 to 259291
being No 190206471 for the year 2022.



Digitally signed by SATYAJIT BISWAS
Date: 2022.06.28 16:21:13 -07:00
Reason: Digital Signing of Deed.

(Satyajit Biswas) 2022/06/28 04:21:13 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.

(This document is digitally signed.)
