

Deed No - 0446/2021, Book-I, Volume-1605, ADSR - Alipore.



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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ADSR Alipore
South 24 Parganas
27 APR 2021

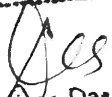
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31 MAR 2021

Date ~~BAPI DAS~~
ALIPORE POLICE COURT
KOLKATA-700 020

sent to.....

Rspees.....


Samiran Das
Stamp Vendor
Alipore Police Court
South 24 Pors., KOL.



205/21

I-446/2021



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AD 540183

Certified that the documents is admitted to registration. The Signature sheet/s and the endorsement sheets attached with this encasement are the part of this document.

Adl. Dist Sub-Registrar
Alipora, South 24 Parganas
3 FEB 2021

THIS INDENTURE OF CONVEYANCE made at Kolkata on this the
15th day of January TWO THOUSAND AND TWENTY ONE

15.1.2021
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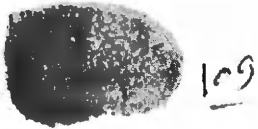
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5385

WEST BENGAL
POLICE
KOLKATA 700 001

Rashmi Singh Khanna



109

PS GROUP REALTY PVT. LTD.

Rashmi Singh Khanna
Authorized Signatory

Mousumi Ghosh

MOUSUMI GHOSH
LICENSED STAMP VENDOR
KOLKATA REGISTRATION OFFICE



110

Jaydeep Kumar Das
12/1/21



111

Hemeshree Jain

[Handwritten mark]

Addl. Dist. Sub-Registrar
Aizpur
15 JAN 2021
South 24 Parganas
Kolkata

Aparna Mondal
S/o Late Bimal KR Mondal
Ali rope police station



BETWEEN

PRADIP KUMAR ROY (PAN AVZPR6094H), son of Late Bibhuti Bhusan Roy, aged about 73 years, by religion – Hindu, Nationality – Indian, by occupation - Retired Professional, residing at 43A, Sarat Bose Road, P.O. - Elgin Road, P.S. - Bhawanipur, Kolkata - 700 020, hereinafter referred to as the **VENDOR** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, legal representatives, executors, administrators and assigns) of the **FIRST PART**

AND

PS GROUP REALTY PRIVATE LIMITED (PAN AABCP5390E) a company having been incorporated in accordance with the provisions of the Companies Act 1956 as extended by the Companies Act 2013 having its registered office situated at No. 1002 E.M Bypass Road, Police Station – Pragati Maidan, Post Office – Dhapa Kolkata – 700 105 and represented by its Authorised Signatory, namely, **MR. RADHESHYAM PANCHARIA** [Income Tax PAN AEQPP5365K] [AADHAR NO. 676100597035] [MOBILE NO. 98362 -99925], son of Sri Bhanwarlal Pancharia, residing at 1/11, Arbinda Nagar Post office – Bijoygarh, Police Station – Jadavpur, Nationality – Indian Citizen Kolkata – 700 032 hereinafter referred to as the **CONFIRMING PARTY** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor and/or successors in office/interest and assigns) of the **SECOND PART**

AND

RASHI HOLDINGS PVT. LTD. (PAN AABCR3440D) a company having been incorporated in accordance with the provisions of the Companies Act 1956 as extended by the Companies Act 2013 having its registered office situated at 'Anusuya', 3rd Floor, 62/7, Ballygunge Circular Road, Police Station- Ballygunge, Post Office - Ballygunge, Kolkata 700 019 , represented by one of its Directors, namely, **Mr. Abhishekh Jain**



13/1/2021

Barjatya [Income Tax PAN: AECPB9649A] [Aadhar No. 5087 4898 7579] [Mobile No. 98300 48901], son of Sri Hiralall Barjatya, residing at 'Anusuya', 3rd Floor, 62/7, Ballygunge Circular Road, Police Station- Ballygunge, Post Office - Ballygunge, Nationality – Indian Citizen, Kolkata - 700 019, hereinafter referred to as the "PURCHASER" (which term or expression shall, unless excluded by or repugnant or contrary to the subject or context, be deemed to mean and include its successors in interest/office and assigns) of the **THIRD PART**.

WHEREAS:

- A) One Bibhuti Bhusan Roy (since deceased and hereinafter referred to as the DECEASED) who was a Hindu governed by the Dayabhaga School of Hindu Law during his lifetime was absolutely seized and possessed of and/or otherwise well and sufficiently entitled to ALL THAT the Municipal Premises No.43 Sarat Bose Road, P.S. Bhawanipore, Kolkata - 700 020 (more fully and particularly mentioned and described in the PART-I of the FIRST SCHEDULE hereunder written and hereinafter referred to as the "TOTAL PROPERTY").
- B) The said Deceased during his lifetime divided the said Total Property into three parts whereby ALL THAT the divided and demarcated portion of the said Total Property containing by estimation an area of 13 cottahs (more or less) together with the structures standing thereon has been leased out by way of long term lease unto and in favour of Manjusha Co-operative Housing Society (hereinafter referred to as the "SOCIETY"), the area leased out to the Society is hereinafter referred to as the "SOCIETY AREA", and the demarcated part or portion of the said Total Property comprising an area of 2 Cottahs 8 Chittacks 41 sq. ft (more or less) whereon an outhouse is situated (hereinafter referred to as the "OUTHOUSE AREA") and the balance area measuring 13 Cottahs 12 Chittacks 43 sq. ft forming part of the said total property consisted of a residential building comprising of ground plus two upper floors together with garage (hereinafter referred to as the



"RESIDENTIAL AREA") (morefully and particulary mentioned and described in Part-II of the First Schedule) . The said Residential Area has been separated and since then numbered as Municipal Premises No.43A, Sarat Bose Road P.S. Bhawanipore, Kolkata 700 020.

- C) The said Bibhuti Bhusan Roy died testate on 15th December 1981 after having made and published His Last Will and Testament dated 5th December 1981 leaving his two sons namely Udit Roy and Pradip Kumar Roy and his only married daughter Smt. Susmita Mehta as his only heirs and/or legal representatives and by and under the said Will he appointed his eldest son Udit Kumar Roy as his sole Executor and gave, bequeathed and devised the said Entire Property amongst his heirs and/or legal representatives in the manner as hereinafter appearing.
- D) By and under the said Will the said Deceased directed that after providing for the said Society Area the remaining part or portion of the said Total Property be divided and distributed amongst his heirs in a manner whereby the said Outhouse Area has been absolutely bequeathed to his daughter Smt. Susmita Mehta and out of the said residential area the entirety of the ground floor and mezzanine floor of the said building together with the undivided 50% share in common parts and portions, second floor, garage and together with the undivided 50% proportionate share in the land comprised in the Residential Area has been bequeathed to his son Pradip Kumar Roy absolutely and forever (more fully and particularly mentioned and described in **PART I of the SECOND SCHEDULE** hereunder written and hereinafter referred to as the **DEMISED PROPERTY**) and the entirety of the first floor of the said building together with the undivided 50% share in common parts and portions, second floor, garage and passageway leading from Sarat Bose Road to the said Residential Area and together with the undivided 50% proportionate share in the land comprised in the Residential Area has been bequeathed to his grandson Deep Roy absolutely and forever .



- E) In pursuance of an application for probate filed in the Court of the District Delegate at Alipore, South 24 Parganas probate in respect of the said Will was granted and the estate of the said Deceased has been fully administered.
- F) By an agreement dated 4th December 1987 and Supplemental Agreement dated 27th August 1991 entered into between Udit Roy, Pradip Kumar Roy, Deep Roy and Smt. Sushmita Mehta therein collectively referred to as Owners and PS Constructions, the Confirming Party herein therein referred to as the Developer, the said Owners for the consideration therein mentioned granted the exclusive right of development in respect of the said Outhouse Area and Residential Area unto and in favour of the said PS Constructions for the consideration and subject to the terms and conditions contained and recorded in the Agreements (hereinafter collectively referred to as the "DEVELOPMENT AGREEMENT of 1987").
- G) Certain disputes and differences having arisen between the parties to the said Development Agreement of 1987, the proceedings were filed in the Hon'ble High Court at Calcutta being A.P. No.349 of 2012 and all such disputes and differences had been referred to the sole arbitration of Mr. Justice Chittatosh Mukherjee (Retd) former Chief Justice of the Calcutta High Court and the Bombay High Court (hereinafter referred to as the "ARBITRATOR").
- H) During the pendency of the said Arbitration Proceedings before the Learned Arbitrator, the Confirming Party being desirous of undertaking the development of the said Residential Area had negotiated with Deep Roy (then co-owner) of the said Residential Area and consequent to such negotiation Deep Roy sold and transferred with the consent and concurrence of PS Construction and the Confirming Party purchased and acquired either in its own name or in the name of its nominee and/or nominees ALL THAT the entirety of the first floor of the said building containing by estimation an area of 4675 sq.ft. (more or less) together with all constructions standing thereon AND TOGETHER WITH undivided 50%



share or interest into or upon the passageway leading from Sarat Bose Road to the said Residential Area TOGETHER WITH the undivided 50% share in common parts and portions, second floor, garage and together and TOGETHER WITH the undivided 50% proportionate share in the land comprised in the Residential Area allocable and/or appurtenant thereto for the consideration and subject to the terms and conditions recorded in the Deed of Sale dated 2nd June, 2017 registered in the office of the Additional District Sub-Registrar, Alipore South 24 Parganas and entered in Book No. I CD Volume No. 1605-2017, Pages 86233 to 86262, being No. 160503306 for the year 2017.

- I) Ultimately the Learned Arbitrator made and published his Award dated 17th June 2018 whereby he Awarded and directed that the said Residential Area belonged to the said Deep Roy and Pradeep Roy and that the heirs of the said Susmita Mehta had no right or claim over and in respect of the said Residential Area or any part or portion thereof and that the said Development Agreement dated 4th December 1987 and Supplemental Agreement dated 27th August 1991 entered into by the Owners with PS Constructions was null and void.
- J) The heirs of Late Susmita Mehta being aggrieved preferred an application under Section 34 of the Arbitration & Conciliation Act, 1996, for setting aside the aforesaid award dated 17th June 2018. Such application has been numbered as Misc. Case No. 62 of 2018 and is pending before the Learned District Judge at Alipore.
- K) Subsequently, the Confirming Party, having acquired on ownership basis the undivided half share in the said Residential Area from Deep Roy, was desirous to develop the said Residential Area and accordingly negotiated with the Vendor herein in respect of the remaining Residential Area being ALL THAT the entirety of the ground floor along with the mezzanine floor which is the extension of the ground floor AND SECONDLY ALL THAT the undivided half share or interest into or



the Second Floor of the Building AND THIRDLY ALL THAT the undivided half share in the land forming part of the Residential Area and FOURTHLY ALL THAT the garage and half share or interest into or upon the Residential Area AND FIFTHLY the entirety of the right, title interest of the Vendor into or upon the entirety of the said Residential Area (hereinafter referred to as the "Vendor's Share/Demised Property") and entered into a Development Agreement dated 24th July, 2017, registered in the office of the Additional District Sub-Registrar, Alipore South 24 Parganas and entered in Book No. 1 CD Volume No. 1605-2017, Pages 123090 to 123162 being No. 160504594 for the year 2017 (hereinafter referred to as the "Development Agreement of 2017") with the consent and concurrence of PS Construction, for the consideration and subject to the terms and conditions recorded therein. For the sake of brevity the Development Agreement of 1987 and the Development Agreement of 2017 are collectively referred to as "the Development Agreements".

- L) After the execution of the said the Development Agreement of 2017, one Mr. Shyam Mukherjee has filed a suit being Title Suit No. 72 of 2019 in the Court of Ld. 4th Civil Judge (Jnr. Division) at Alipore (hereinafter referred to as the "ALIPORE SUIT") whereby he is purportedly claiming right of tenancy in respect of a part or portion of the building situated at the said Premises and the said Alipore Suit is still pending.
- M) The said Residential Area has been separated from the said Total Property and has since been numbered as Municipal Premises No. 43A, Sarat Bose Road, Kolkata 700 020.
- N) The Vendor, being desirous to sell and transfer the Vendor's Share, negotiated with the Purchaser and consequent to such negotiation, the Vendor agreed to sell and transfer with the consent and concurrence of the Confirming Party and the Purchaser also agreed to purchase and acquire the said Vendor's Share for the



consideration together with the benefit of the plan and the permissible FAR in respect of the said Demised Property and accordingly the parties had entered in to an Agreement for Sale dated 26th September, 2019, registered in the office of Additional District Sub-Registrar, Alipore, South 24 Parganas and recorded in Book No. 1, CD Volume No. 1605-2019, Page Nos. 218581 to 218623, being No. 160506024 for the year 2019 (hereinafter referred to as the "said Agreement for Sale") subject to the terms and conditions recorded therein.

- O) In furtherance to the said Agreement for Sale, the Purchaser and the Confirming Party also caused a map or plan and the same has been sanctioned by the Kolkata Municipal Corporation being Building Permit No. 2020080052 dated 14/01/2021 (hereinafter referred to as "the SAID PLAN") to construct erect and complete new building/s on the Residential Area (hereinafter referred to as the NEW BUILDING/S) comprising of various units constructed spaces and car parking spaces capable of being held and/or enjoyed independently of each other.
- P) As mutually agreed by and between the parties in the said Agreement for Sale dated 26th September, 2019, the Confirming Party waives/relinquishes its development rights acquired under the Development Agreement dated 24th July, 2017 in respect of the Vendor's share in lieu of refund of the security deposit paid under the said Development Agreement being a sum of Rs. 1,00,00,000/- (Rupees one crore) only on or before the execution of these presents i.e. on aforesaid Agreement for Sale.
- Q) At or before the execution of this Indenture, the Vendor/Confirming Party has assured and represented to the Purchaser as follows:
- a) **That** the Vendor is legally competent to sell and transfer the said Demised property as the absolute owner thereof
 - b) **That** excepting the Vendor nobody else has any right title interest claim or demand into or upon the said Demised Property or any part or portion thereof



- c) **That** excepting for the said Development Agreements the Vendor has not entered into any other agreement for sale, transfer lease and/or development nor has created any interest of any third party into or upon the said Demised Property or any part or portion thereof
 - d) That the Confirming Party has waived/relinquished its development right acquired under the said Development Agreements.
 - e) **That** excepting the Title Suit No. 72 of 2019 pending before the Ld. 4th Civil Judge (Jnr. Division) at Alipore and the said Appeal Proceedings being Misc Case No. 62 of 2018 (hereinafter after collectively referred to as "the said Pending Cases") there is no order or restraint on the Vendor which prevents the Vendor from selling and transferring the said Demised Property.
 - f) **That** the Vendor is in khas possession of the said Demised Property and no other person has any right of residence or any other right whatsoever over and in respect of the said Demised Property
- R) Relying on the aforesaid representations and believing the same to be true and acting on the faith thereof the Purchaser has agreed to purchase and acquire the said Demised Property and/or the entirety of the right title interest of the Vendor into or upon the said Demised Property and/or Residential Area, free from all encumbrances and charges save and except the said Pending Court Cases, however, subject to the said Plan together with the benefit of the permissible FAR in respect of the said Demised Property, for the consideration and subject to the terms and conditions hereinafter appearing.
- S) The Purchaser, however, prior to entering into these presents, has



- (i) caused necessary searches as to the right, title and interest of the Vendor in respect of the Demised Property and has verified the relevant title documents thereof;
- (ii) satisfied itself as to the title of the Vendor in respect of the demised property;
- (iii) total area of the demised property;

NOW THIS INDENTURE WITNESSETH AND IT IS HEREBY AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO as follows:

- I. That in pursuance of the said Agreement and for a total consideration of a sum of Rs. 8,00,00,000/- (Rupees Eight Crores only) well and truly paid by the Purchaser to the Vendor at or before execution of these presents (the receipt whereof the Vendor doth hereby and also by the receipt hereunder written admit and acknowledge to have been received) out of which a sum of Rs. 5,00,00,000/- (Rupees Five crores) only was paid before the execution of these presents and a further sum of Rs. 2,00,00,000/- (Rupees Two Crores) only is being paid simultaneously with the execution of these presents AND in further consideration of a sum of Rs. 1,00,00,000/- (Rupees One Crore only) of the lawful money of the Union of India well and truly paid by the Purchaser to the Confirming Party as and by way of refund of security deposit (the receipt whereof the Confirming Party doth hereby and also by the receipt hereunder written doth admit and acknowledge to have been received) and of and from the same and every part thereof doth hereby acquit release and forever discharge the said Demised Property as well as the Purchaser, the Vendor with the consent and concurrence of the Confirming Party do hereby sell transfer convey assure and assign unto and in favour of the Purchaser ALL THAT the entirety of the ground floor along with the mezzanine floor collectively admeasuring 4676 sq.ft of super built-up area in the said building AND SECONDLY ALL THAT the undivided half share or interest in



the Second Floor of the Building admeasuring 650 sq.ft of super built-up area together with the undivided 50% interest in common parts and portions, and garage at the residential area measuring 67.50 Square feet (situation of the said Residential Area is shown and delineated in the map or plan annexed hereto and bordered in RED thereon) TOGETHER WITH the undivided 50% proportionate share in the land comprised in the Residential Area allocable and/or appurtenant thereto (more fully and particularly mentioned and described in **PART I of the SECOND SCHEDULE** hereunder written and hereinafter referred to as the **DEMISED PROPERTY**) and/or the entirety of the right title interest of the Vendor into or upon the said Residential Area and/or the said Total property together with the full and free right of way for the Purchaser and its servants, agents, officers, workmen, visitors, customers and assigns at all times and for all purposes with or without car, motors and vehicles to pass and repass over and along the said total property TO HOLD the said Demised Property unto and to the Purchaser absolutely and forever, free from all encumbrances, charges, liens, lispensens, attachments, trusts whatsoever and howsoever or otherwise the said messuage, tenements land, hereditaments save and except the said Pending Cases however subject to the said Plan together with the benefit of the permissible FAR in respect of the said Demised Property AND the reversion or reversions remainder or remainders and the rent issues and profits thereof and every part or portion thereof TOGETHER WITH all deeds, pattahs, muniments writings and other evidences of title exclusively relating to the said messuage, tenement land, hereditaments and/or Demised Property AND all the estate right, title, interest use property claims and demands whatsoever of the Vendor as aforesaid both at law or in equity into and upon the said Demised Property TO HAVE AND TO HOLD the said Demised Property hereby sold, granted, transferred



and conveyed or expressed or intended so to be and every part thereof unto and to the use of the Purchaser absolutely and forever free from all encumbrances.

- II. AND the Vendor do hereby covenant with the Purchaser that it along with PS Group Realty Pvt. Ltd., the Confirming Party herein; are the joint owners of the said Residential Area ,each one of them being entitled to undivided half share or interest therein, AND the Vendor doth hereby covenant with the Purchaser that he 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 DEMISED 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 Demised Property or any part or portion thereof in the manner as aforesaid.
- III. AND THAT NOTWITHSTANDING any act, deed 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 absolute and lawful owner of and/or otherwise well and sufficiently seized and possessed or and entitled to the said Demised Property hereby granted, sold, conveyed, transferred, assigned, assured or expressed so to be and every part thereof for a perfect and indefeasible estate or 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 or thing whatsoever as aforesaid the Vendor now has in himself good right full and absolute power to grant, sell, convey, transfer, assure and assign the said Demised Property hereby granted, sold conveyed, transferred and assured or expressed so to be unto and to the use of the Purchaser in the manner and on the conditions as aforesaid.
- IV. AND THAT THE Vendor has made over possession of the said Demised Property to the Purchaser herein and the Purchaser has received and accepted the same



without any dispute, demand or claims or demand whatsoever against the Vendor in respect of the nature and/or occupancy of the structures on the land comprised in the said total property or otherwise.

- V. AND THAT the Purchaser shall and may at all times hereafter at their own costs, charges and expenses peaceably and quietly enter into, hold, possess and enjoy the same and receive and take the rents, issues and profits thereof without any lawful eviction interruption claims or demands whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming from, under or in trust for the Vendor or from, under or in trust of any of his predecessors in the title AND THAT the Purchaser shall be freed and cleared and freely and clearly and absolutely acquitted, exonerated, released and discharged or otherwise by and at the costs and expenses of the Purchaser well and sufficiently saved defended and kept harmless and indemnified of from and against all and in the manner of former or other estates encumbrances, charges, liens, claims, demands, mortgages, leases, licenses, liabilities, trusts, attachments, executions, prohibitions, restrictions, easements and liens whatsoever suffered or made or liabilities created in respect of the said Residential Area and/or Demised Property by the Vendor or by any person or persons lawfully and equitably claiming from under or in trust for the Vendor or his predecessors in title as aforesaid or otherwise save and except the said Pending Cases.
- VI. And further that the Vendor and all persons having or lawfully or equitably claiming any right, title, interest or estate whatsoever in the demised 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 and costs of the Purchaser make, do, acknowledge and execute all such further lawful acts, deeds and matters and things whatsoever for further, better and more perfectly and effectually granting and assuring the demised property and every part thereof unto and to the use of the Purchaser.



- VII. AND it is hereby declared that the Vendor has put the Purchaser in possession of the Demised Property and the Purchaser shall be entitled to hold, possess and enjoy the same as the absolute owner thereof without any hindrance or obstructions from the Vendor or any other person and/or persons claiming through or under him.
- VIII. AND THIS DEED FURTHER WITNESSETH THAT in the event of there being any defect in title in respect of the said Demised property as may subsequently evolve or the Purchaser being saddled with and/or exposed to any losses and/or damages consequent to such defect save and except the said Pending Cases then and in that event the Vendor shall be solely liable and/or responsible to cure and/or remedy such defect at his own cost and shall keep the Purchaser and/or its successor and/or successors saved harmless and fully indemnified from and against all costs charges claims actions suits and proceedings including litigation costs.

**THE FIRST SCHEDULE ABOVE REFERRED TO
(TOTAL PROPERTY)**

PART-I

ALL THAT the Municipal Premises No.43 Sarat Bose Road, P.S. Bhawanipore, Kolkata 700 020 admeasuring 29 Cottahs 5 Chittack (more or less) together with thirty seven years old building and structures standing thereon being butted and bounded by:

ON THE NORTH: Partly by Municipal Premises No. 41/2A, 41/2B Sarat Bose Road and partly by Municipal Premises 41/2B Sarat Bose Road.

ON THE SOUTH: Partly by Municipal Premises No.45 Sarat Bose Road and 3/A/B Paddapukur Road.

ON THE EAST: By Sarat Bose Road

ON THE WEST: Partly by Municipal Premises No. 25 Madhab Chatterjee Street, Partly by Municipal Premises No. 4, Madhab Chatterjee Street and Partly by Municipal Premises No. 64, Madhab Chatterjee Street.



PART-II

(RESIDENTIAL AREA/PROPERTY)

ALL THAT the land measuring 13 cottahs 12 chittacks and 43 sq.ft. (more or less) together with the building and structures standing thereon forming part of Municipal Premises No. 43A Sarat Bose Road (formerly 43 Sarat Bose Road), Post Office – Elign Road, P.S. – Bhowanipore, (situation of the said Residential area shown and delineated in the map or plan annexed hereto and bordered in RED thereon) within the municipal limits of the Kolkata Municipal Corporation, Ward No 70, Kolkata 700 020 and butted and bounded by:

On the North	:	By Municipal Premises No. 43, Sarat Bose Road in occupation of Manjusha Housing Cooperative Society
On the South	:	Partly by Municipal Premises No. 45, Sarat Bose Road and partly by Municipal Premises No. 3/A/B, Paddapukur Road
On the East	:	By Sarat Bose Road
On the West	:	Partly by Municipal Premises No. 25 Madhab Chatterjee Street and partly by Municipal Premises No. 4 Madhab Chatterjee Street

**THE SECOND SCHEDULE ABOVE REFERRED TO
PART – I**

THE DEMISED PROPERTY

ALL THAT undivided half share in the land forming part of the Residential Area/Property i.e. equivalent to 6 Cottah 14 Chittack 21.5 sqft (more or less) together with the entirety of the ground floor along with the mezzanine floor collectively admeasuring 4676 sq.ft of super built-up area in the said building **AND SECONDLY ALL THAT** the undivided half share or interest into or the Second Floor of the Building admeasuring 650 sq. ft of super built-up area and **THIRDLY ALL THAT** the undivided 50% share or interest into or upon the garage at the Residential Area measuring 67.50 sq.ft. 37 years old and all are cemented flooring **AND FOURTHLY** the entirety of the right title interest of the vendor into or upon of the said Residential Area at Municipal Premises No. 43A, Sarat Bose Road, P.S. Bhowanipore, Kolkata 700 020



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

**SIGNED AND DELIVERED
BY THE VENDOR**

Radip Kumar Roy

At Kolkata in the presence of

- 1. *Jayant Pandit*
Chairman (New Block)
Co-op. Soci. Ltd.
- 2. *for sh.*
Signature of the
Vendor

**SIGNED AND DELIVERED
BY THE CONFIRMING PARTY**

PS GROUP REALTY PVT. LTD.

Radhakrishna Pradhan
Authorized Signatory

At Kolkata in the presence of

- 1. *Jayant Pandit*
- 2. *for sh.*

**SIGNED AND DELIVERED
BY THE PURCHASER**

PASHI HOLDINGS PVT. LTD.

Manish Kumar Jais
Director, Add. Secy.

At Kolkata in the presence of

- 1. *Jayant Pandit*
- 2. *for sh.*

Received by
for sh.



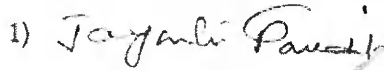
MEMO OF CONSIDERATION

Received from the Purchaser the within mentioned sum of Rs.7,00,00,000 /- (Rupees Seven Crores only) by pay orders being the consideration money payable under these presents as per memo below :

Pay order No.	Date	Drawn on	Amount (in Rs.)
559520	26/09/2019	Indian Bank , Sarat Bose Road Branch, Kolkata	Rs. 1,47,50,000/-
000873	24/12/2019	HDFC Bank Ltd., Central Plaza Branch, Kolkata	Rs. 1,98,00,000/-
000273	12/09/2020	HDFC Bank Ltd., Central Plaza Branch, Kolkata	Rs. 1,48,50,000/-
198956	04/01/2021	HDFC Bank Ltd., Central Plaza Branch, Kolkata	Rs. 1,98,50,000/-
Amount deducted by the Purchaser towards TDS			Rs. 7,50,000/-
Total			Rs. 7,00,00,000/-


VENDOR

Witnesses:

1) 

2) 



MEMO OF CONSIDERATION

Received from the Purchaser the within mentioned sum of Rs. 1,00,00,000/- (Rupees One Crore only) by pay order being refund of security deposit payable under these presents as per memo below :

Pay order No.	Date	Drawn on	Amount (in Rs.)
000418	26/09/2019	HDFC Bank Ltd	1,00,00,000/-
Total			1,00,00,000/-

PS GROUP REALTY PVT. LTD.

Radhika Srinivas Prasad
Authorised Signatory

CONFIRMING PARTY

Witnesses:

- 1) *Jayanti Pawar*
Charvat. (Nemi Block)
(Co. J0114)
- 2) *hase*



SPECIMEN FORM FOR TEN FINGERPRINTS



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

Signature Ra-He Shyam Pancharia



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

Signature Roadip Kumar Ray



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

Signature Mohammed Jain



SITE PLAN SHOWING OF 43A SARAT BOSE ROAD

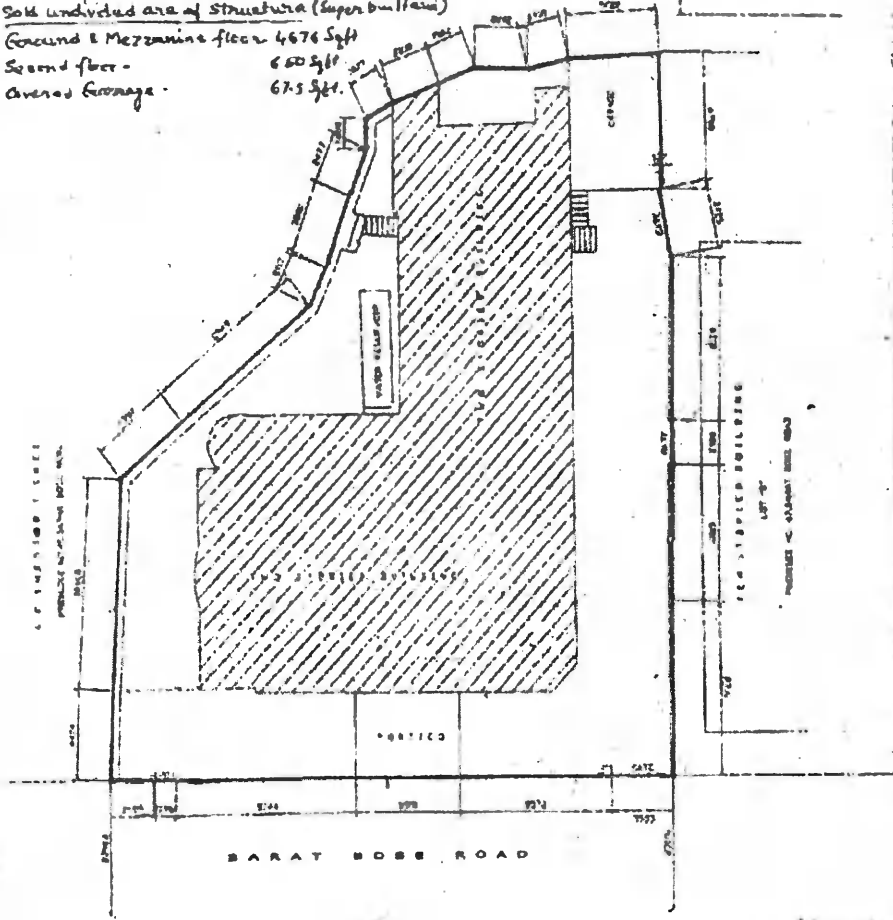
(RESIDENTIAL AREA) KOLKATA - 700020

LAND AREA = 13kt 12ch. 43sqft.

SCALE - NOT TO SCALE



Sold undivided area of Structure (Super built area)
 Ground & Mezzanine floor 4676 Sqft
 Second floor - 660 Sqft
 Covered Garage - 675 Sqft.



PS GROUP REALTY PVT. LTD.

Ka. the Signatory

Authorised Signatory
 SIG. OF CONFIRMING PARTY

Prasanna Kumar

SIG. OF VENDOR

Abhishek Jain

SIG. OF PURCHASER









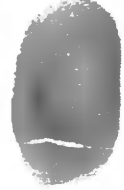



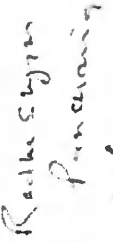
Government of West Bengal

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

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

Signature / LTI Sheet of Query No/Year 16058000014394/2021

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr PRADIP KUMAR ROY 43A, SARAT BOSE ROAD, P.O.- ELGIN ROAD, P.S.- Bhawanipore, District:- South 24-Parganas, West Bengal, India, PIN - 700020	Seller			 15/1/21
2	Mr Abhishekh Jain ANUSUYA 3RD FLOOR, 62/7, BALLYGUNGE CIRCULAR ROAD, P.O.- BALLYGUNGE, P.S.- Ballygunge, District:- South 24-Parganas, West Bengal, India. PIN - 700019	Representative of Buyer (RASHI HOLDING S PRIVATE LIMITED)			 15/01/2021
3	Mr RADHESHYAM PANCHARIA 1/11, ARBINDA NAGAR, P.O.- BIJOYGARH, P.S.- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700032	Representative of Seller (PS GROUP REALTY PRIVATE LIMITED)			 15.1.2021



Query No:-16058000014394, 2021, 15/01/2021 04:06:04 PM ALIPORE (A.D.S.R.)

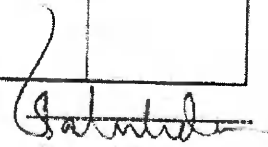
Page 2 of 3

09/02/2021 Query No:-16058000014394 / 2021 Deed No :I - 160500446 / 2021, Document is digitally signed.

Page 22 of 45



Sl No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr APARESH MONDAL Son of Late BIMAL KR MONDAL ALIPORE POLICE COURT, P.O:- ALIPORE, P.S:- Alipore, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700027	Mr PRADIP KUMAR ROY, Mr Abhishekh Jain, Mr RADHESHYAM PANCHAR			Aparesy Mondal 15/1/21


(Sukanya Talukdar)

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





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

GRN: 192020210202641141 Payment Mode Online Payment
GRN Date: 14/01/2021 13:29:06 Bank : Indian Bank
BRN : IB14012021176527 BRN Date: 14/01/2021 13:30:08

DEPOSITOR'S DETAILS

Id No. : 8000014394/3/2021
(Query No./Query Year)

Name : A M ROY
Contact No. : Mobile No. : +91 9831094687
E-mail :
Address : ALIPOREKOLKATA 700027
Applicant Name : Mr A M ROY
Office Name :
Office Address :
Status of Depositor : Others
Purpose of payment / Remarks : Sale, Sale after registered sale agreement without possession Payment No 3

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	8000014394/3/2021	Property Registration- Registration Fees	0030-03-104-001-16	800014

In Words : Rupees Eight Lakh Fourteen only

Total

800014



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AABCR3440D



नाम /NAME

RASHI HOLDINGS PVT LTD

निगमन/बनने की तिथि /DATE OF INCORPORATION/FORMATION

29-09-1992

K. Das

असमर आयुक्त, प.प. - XI

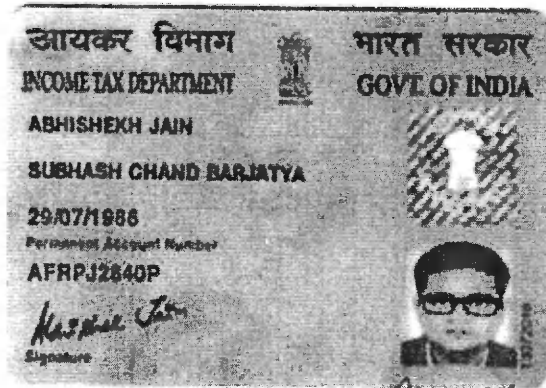
COMMISSIONER OF INCOME-TAX, W.B. - XI

RASHI HOLDINGS PVT. LTD.

Monishu Sen

Director / Authorised Signatory





Abhishek Jain





भारत सरकार
GOVERNMENT OF INDIA



नाम: Abhishek Jain
DOB: 29-07-1986
Gender: Male



3583 0626 9955

आधार - आम आदमी का अधिकार

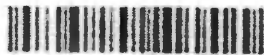
Abhishek Jain



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

62/7 फ्लैट नं 3सी, बालीगुंज
कार्कुल, बालीगुंज, बालीगुंज, कोलकाता,
पश्चिम बंगाल, 700019

Address:
62/7 Flat No 3cd, Ballygunge
Circular, Ballygunge, Ballygunge
S.o, Kolkata, West Bengal, 700019



1967
1967 200 1967

mail@uaid.gov.in

www.uaid.gov.in

P.O. Box No. 1967
Bengaluru-560 001



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ABHISHEKH JAIN

SUBHASH CHAND BARJATYA

29/07/1986
Permanent Account Number
AFRPJ2840P

Abhishek Jain
Signature



19/07/2016



भारत सरकार
GOVERNMENT OF INDIA

अभिषेक जैन
Abhishek Jain
DOB: 29-07-1986
Gender: Male.

3583 0626 9955

आधार - आम आदमी का अधिकार

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

62/7 फ्लैट नो 304, बाल्यगुंज
कारिकुल, बाल्यगुंज, बाल्यगुंज
कोलकाता, पश्चिम बंगाल, 700019

Address:
62/7/Flat No 304, Ballygunge
Circular, Ballygunge, Ballygunge
S.o, Kolkata, West Bengal, 700019

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

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



स्थायी खाता संख्या /PERMANENT ACCOUNT NUMBER
AABGR3440D

कंपनी का नाम /COMPANY NAME
RASHI HOLDINGS PVT LTD

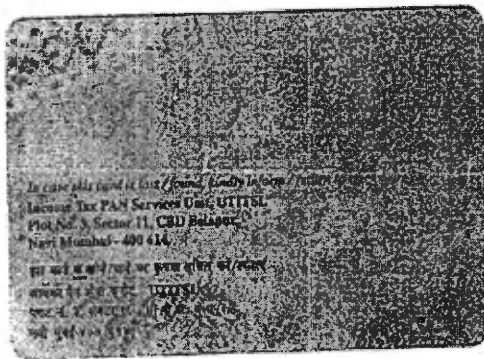
स्थापना/गठने की तिथि /DATE OF INCORPORATION/FORMATION
28-09-1992

COMMISSIONER OF INCOME TAX, N.D.





Pradip Kumar Roy







ভারত সরকার

Unique Identification Authority of India

Government of India

ভারতসংস্থিত আইডি / Enrolment No.: 1215/80001/38332

প্রদীপ কুমার রায়
Pradip Kumar Roy
42 SAKAT BOSE ROAD
1 R. Saran
Lafous Avenue Kolkata
West Bengal 700020
9777361222



MP649775258FT



Pradip Kumar Roy

আপনার অদ্বৈত সংখ্যা / Your Aadhaar No. :

9608 0241 1193

স্বাধীনতা - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



প্রদীপ কুমার রায়
Pradip Kumar Roy
পিতা : বিশ্বজিৎ কুমার রায়
Father : Biswajit Kumar Roy
সংস্করণ / DCB : 30/11/2013
লিঙ্গ - Male



9608 0241 1193

স্বাধীনতা - সাধারণ মানুষের অধিকার









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

ভূমিকাভুক্তির আই ডি / Enrollment No.: 1040/21210/00556

To
 মহাশয় শ্যাম পাঞ্চরিয়া
 Radhe Shyam Pancharia
 1/11 ARABINDA NAGAR
 Jadavpur University
 Jadavpur University
 Circus Avenue Kolkata
 West Bengal 700032

6774087

 MN677440875FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

6761 0059 7035

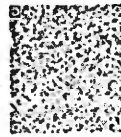
আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
 Government of India



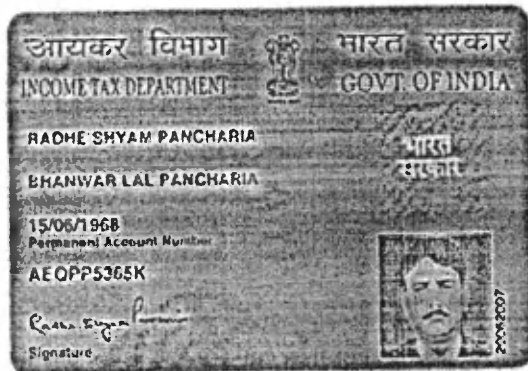
মহাশয় শ্যাম পাঞ্চরিয়া
 Radhe Shyam Pancharia
 পিতা : ভূম্বর লাল পাঞ্চরিয়া
 Father : Bhanwar Lal Pancharia
 জন্ম তারিখ / DOB : 15/06/1968
 লিঙ্গ / Male




6761 0059 7035


আধার - সাধারণ মানুষের অধিকার









 भारत सरकार
 GOVERNMENT OF INDIA




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



3194 7056 8364

আমার আধার, আমার পরিচয়

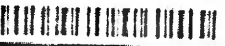

 भारत सरकार
 UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:

S/O: গৌরহাতি পন্ডি, চৌহাতি,
 নেতাজী ব্লক, রাজপুর সোনারপুর
 (এম), পশ্চিম ২৪ পরগণা,
 পশ্চিম বঙ্গ - 700149

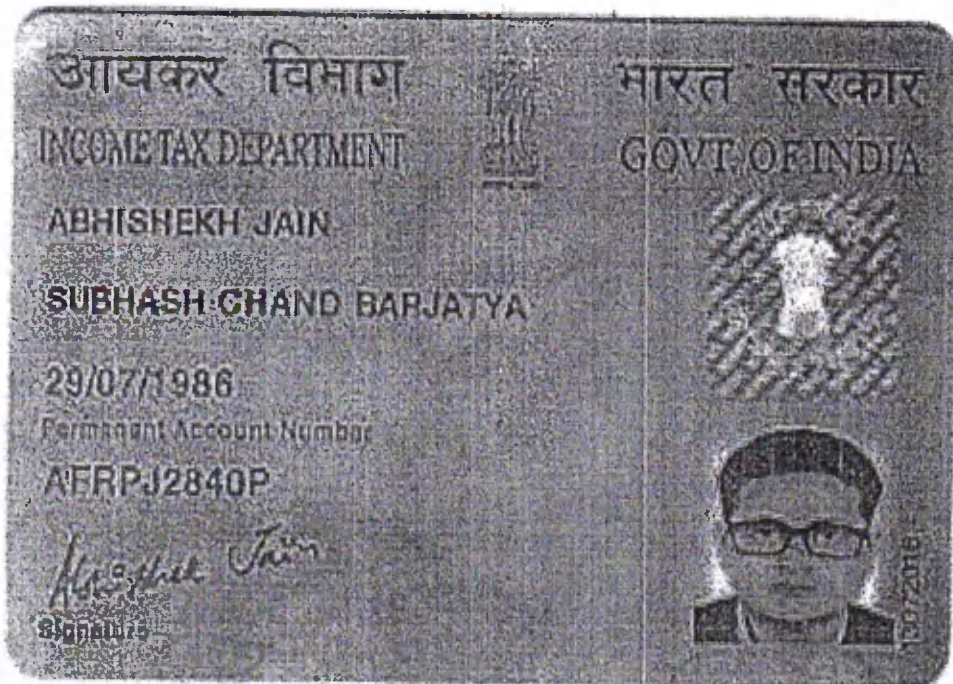
Address

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

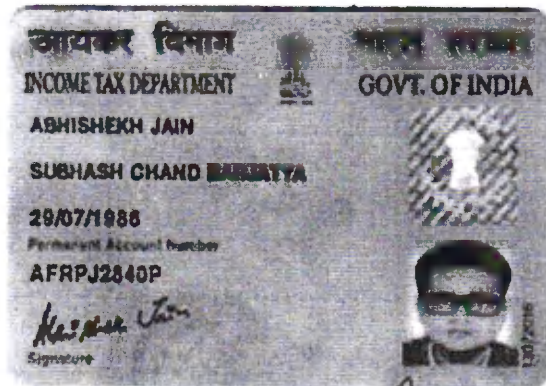


1947
1800 300 1947
help@uidai.gov.in
www.uidai.gov.in
P.O. Box No. 1947,
Bengaluru-560 001



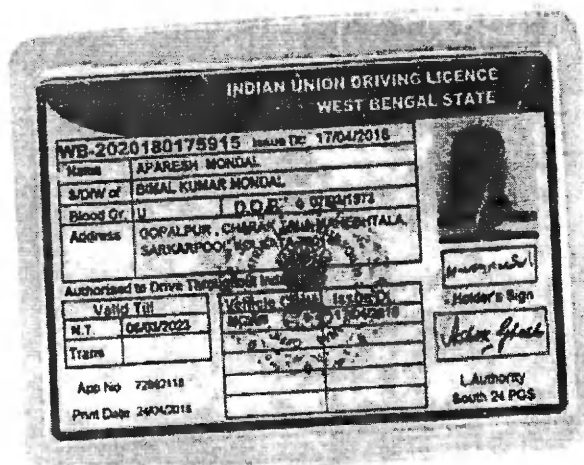






Abhishek Jain





Apares Mondal



Major Information of the Deed

Deed No :	I-1605-00446/2021	Date of Registration	03/02/2021
Query No / Year	1605-8000014394/2021	Office where deed is registered	
Query Date	04/01/2021 2:25:15 PM	1605-8000014394/2021	
Applicant Name, Address & Other Details	A M ROY ALIPORE, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9831094687, Status :Others		
Transaction	Additional Transaction		
[0105] Sale, Sale after registered sale agreement without possession	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 8,00,00,000/-	Rs. 8,00,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:23)	Rs. 8,00,014/- (Article:A(1), E)		
Remarks	Sale after Registered Sale agreement of [Deed No/Year]:- 160506024/2019 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Apartment Details :

District: South 24-Parganas, P.S:- Bhawanipore, Corporation: KOLKATA MUNICIPAL CORPORATION, Premises No: 43A, Ward No: 070, Road: Sarat Bose Road, Pin Code : 700020

Sch No.	Mouza/Road Zone	Plot	Khatian	Floor Area (in Sq.Ft.)	Set Forth Value (in Rs.)	Market value (in Rs.)	Other Details
A1	, Zone Name: (A.J.C. Bose Road -- Paddapukur (Ward No. 70))),			Super Built-up Area: 4676	6,00,00,000/-	6,00,00,000/-	, Apartment Type: Flat/Apartment Residential Use , Floor Type: Cemented, Age of Flat: 37 Year ,Property is on RoadStatus of Completion : Completed
A2	, Zone Name: (A.J.C. Bose Road -- Paddapukur (Ward No. 70))),			Super Built-up Area: 650	1,50,00,000/-	1,50,00,000/-	Floor No: 2, Apartment Type: Flat/Apartment Residential Use , Floor Type: Cemented, Age of Flat: 37 Year ,Property is on RoadStatus of Completion : Completed
A3	, Zone Name: (A.J.C. Bose Road -- Paddapukur (Ward No. 70))),			Area of Covered Garage: 67.5	50,00,000/-	50,00,000/-	, Apartment Type: Covered Garage Residential Use , Floor Type: Cemented, Age of Flat: 37 Year ,Property is on RoadStatus of Completion : Completed



Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr PRADIP KUMAR ROY Son of Late BIBHUTU BHUSAN ROY 43A, SARAT BOSE ROAD, P.O:- ELGIN ROAD, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AVxxxxxx4H, Aadhaar No: 96xxxxxxx1193, Status :Individual, Executed by: Self, Date of Execution: 15/01/2021 . Admitted by: Self, Date of Admission: 15/01/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 15/01/2021 , Admitted by: Self, Date of Admission: 15/01/2021 ,Place : Pvt. Residence
2	P S GROUP REALTY PRIVATE LIMITED 1002, E M BYPASS ROAD, P.O:- DHAPA, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700105 , PAN No.:: AAxxxxxx0E,Aadhaar No Not Provided by UIDAI, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	RASHI HOLDINGS PRIVATE LIMITED ANUSUYA, 3RD FLOOR, 62/7, BALLYGUNGE CIRCULAR ROAD, P.O:- BALLYGUNGE, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019 , PAN No.:: AAxxxxxx0D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr Abhishekh Jain Son of Mr SUBHASH CHAND BARJATYA ANUSUYA 3RD FLOOR, 62/7, BALLYGUNGE CIRCULAR ROAD, P.O:- BALLYGUNGE, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx0P, Aadhaar No: 50xxxxxxx7579 Status : Representative, Representative of : RASHI HOLDINGS PRIVATE LIMITED (as DIRECTOR)
2	Mr RADHESHYAM PANCHARIA (Presentant) Son of Mr BHANWARLAL PANCHARIA 1/11, ARBINDA NAGAR, P.O:- BIJOYGARH, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700032, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: AExxxxxx5K, Aadhaar No: 67xxxxxxx7035 Status : Representative, Representative of : P S GROUP REALTY PRIVATE LIMITED

Identifier Details :

Name	Photo	Finger Print	Signature
Mr APARESH MONDAL Son of Late BIMAL KR MONDAL ALIPORE POLICE COURT, P.O:- ALIPORE, P.S:- Alipore, Kolkata, District:- South 24-Parganas, West Bengal, India, PIN - 700027			
Identifier Of Mr PRADIP KUMAR ROY, Mr Abhishekh Jain, Mr RADHESHYAM PANCHARIA			



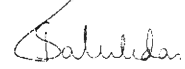


Endorsement For Deed Number : I - 160500446 / 2021

On 05-01-2021

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 8,00,00,000/-



Sukanya Talukdar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

On 15-01-2021

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

Presented for registration at 17:45 hrs on 15-01-2021, at the Private residence by Mr RADHESHYAM PANCHARIA .

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

Execution is admitted on 15/01/2021 by Mr PRADIP KUMAR ROY, Son of Late BIBHUTU BHUSAN ROY, 43A, SARAT BOSE ROAD, P.O: ELGIN ROAD, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by Profession Retired Person

Indetified by Mr APARESH MONDAL, , , Son of Late BIMAL KR MONDAL, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Others

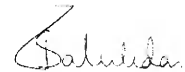
Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) [Representative]

Execution is admitted on 15-01-2021 by Mr Abhishekh Jain, DIRECTOR, RASHI HOLDINGS PRIVATE LIMITED, ANUSUYA, 3RD FLOOR, 62/7, BALLYGUNGE CIRCULAR ROAD, P.O:- BALLYGUNGE, P.S:- Bullygunge, District:- South 24-Parganas, West Bengal, India, PIN - 700019

Indetified by Mr APARESH MONDAL, , , Son of Late BIMAL KR MONDAL, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Others

Execution is admitted on 15-01-2021 by Mr RADHESHYAM PANCHARIA, AUTHORISED SIGNATORY, P S GROUP REALTY PRIVATE LIMITED, 1002, E M BYPASS ROAD, P.O:- DHAPA, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700105

Indetified by Mr APARESH MONDAL, , , Son of Late BIMAL KR MONDAL, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Others



Sukanya Talukdar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal



On 18-01-2021

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 8,00,014/- (A(1) = Rs 8,00,000/- ,E = Rs 14/-) and Registration Fees paid by by online = Rs 8,00,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/01/2021 1:30PM with Govt. Ref. No: 192020210202641141 on 14-01-2021, Amount Rs: 8,00,014/-, Bank: Indian Bank (IDIB000C001), Ref. No. IB14012021176527 on 14-01-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 30/- and Stamp Duty paid by by online = Rs 0/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/01/2021 1:30PM with Govt. Ref. No: 192020210202641141 on 14-01-2021, Amount Rs: 0/-, Bank: Indian Bank (IDIB000C001), Ref. No. IB14012021176527 on 14-01-2021, Head of Account



Sukanya Talukdar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

On 03-02-2021

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

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

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 30/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 5385, Amount: Rs.100/-, Date of Purchase: 31/07/2020, Vendor name: MOUSUMI GHOSH



Sukanya Talukdar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal





SKIES ENCLAVE LLP

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1605-2021, Page from 26159 to 26203

being No 160500446 for the year 2021.



Sukanya Talukdar

Digitally signed by SUKANYA
TALUKDAR

Date: 2021.02.09 15:47:53 +05:30

Reason: Digital Signing of Deed.

(Sukanya Talukdar) 2021/02/09 03:47:53 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.

Certified to be a True Copy

ADSR, Alipore
South 24 Parganas

27 APR 2021

Checked by

T.K. Halder
27 APR 2021

(This document is digitally signed.)

SKIES ENCLAVE LLP
Sukanya Talukdar