

02306/19

I-2223/19




पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AB 796610

8-14/3/19  
E 2306/19

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

  
District Sub-Registrar-II  
Alipore, South 24 Parganas

14 MAR 2019

DEED OF SALE

THIS INDENTURE made this 14<sup>th</sup> day of March 2019 (Two thousand Nineteen)

114640

05 MAR 2019

NO.....  
 DATE.....  
 SOLD TO..... Ananias Choudhury (Adv)  
 ADDRESS..... H. a  
 RS..... 10/- Cal.

05 MAR 2019  
 CODE NO. (1067)  
 LICENCED NO.  
 20 & 20A / 1973

ANJUSHREE BANERJEE  
 L. S. VENDOR (OS)  
 HIGH COURT, KOLKATA-700 009

05 MAR 2019



*[Handwritten signature]*

District Sub-Register-0  
 Alipore, South 24 Parganas

14 MAR 2019

**BETWEEN**

**ARCL ORGANICS LIMITED, (PAN No. AACCA2121P)**, a company within the meaning of the Companies Act 1956 as extended by the Companies Act 2013 having its registered office situated at No. 13, Camac Street, P.S. Shakespeare Sarani, P.O. Circus Avenue, Kolkata-700 017, and represented by its Director **Mr. AJAY KUMAR MIMANI, (PAN No. AJGPM6049N)**, Son of Late Kishan Mimani, residing at 18A, Mukhram Kanoria Road, P.O. Salkia, P.S. Golabari, Howrah-711 101, having been duly authorized in pursuance of a Resolution of the Board of Directors dated 16<sup>th</sup> January 2017, hereinafter referred to as the **VENDOR/OWNER** (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 **ONE PART**.

**AND**

**SKDJ PARNASHREE HOME LLP, (PAN-ADIF50514N)**, a Limited Liability Partnership Firm registered under the Limited Liability Partnership Act 2005 having its registered office at Room No. 8, 9th Floor, Shantiniketan Building, 8, Camac Street, P.S. Shakespeare Sarani, P.O. Circus Avenue, Kolkata - 700017, and represented by its Designated Partner **Mr. SUSHIL KUMAR AGARWAL, (PAN AGQPA1323C)**, Son of Mr. Indra Chand Gupta, residing at 464, S.N. Roy Road, P.S. - Behala, P.O. - Sahapur, Kolkata- 700038, hereinafter referred to as the **CONFIRMING PARTY** (which term or expression shall unless excluded or repugnant to the subject or context be deemed to mean and include its successors-in-interest and assigns) of the **SECOND PART**.

**AND**

**NOCNEX CHEMICALS PRIVATE LIMITED, (PAN- AAGCN3474L)**, having registered office at C2-54/127, Budge Budge Trunk Road, P.O. Gobindapur, P.S-Mahestala, Kolkata-700141, and represented by its Director **Mr. Anil Kumar Singh (PAN No.AÜZPS1290K)** son of Kariya Singh, residing at 132/1, Upen Banerjee Road, P.S. -Behala, P.O. - Parnashree, Kolkata- 700060, hereinafter referred to as the **PURCHASER** (which term or expression shall unless excluded or repugnant to the subject or context be deemed to mean and include its successors-in-interest and assigns) of the **THIRD PART**.

**WHEREAS:**

- A) By a registered Indenture dated 19<sup>th</sup> April, 1974 and made between Bengal Bihar Transport Company Private Limited therein referred to as the Vendor of the One Part and Allied Resins and Chemicals Limited therein referred to as the Purchaser of the Other Part and registered at the office of ADSR, Alipore, South 24 Parganas in Book No. I Volume No. 70 Pages 159 to 165

- Being No. 2237 for the year 1974 the said Allied Resins and Chemicals Limited became absolutely seized and possessed of and/or otherwise well and sufficiently entitled to ALI. THAT the various pieces and parcels of Sali land containing by estimation an area of 1.01 acres (equivalent to 61.2 cottahs of land) (be the same a little more or less) comprised in Dag Nos. 309, 322 and 323, J.L. No. 2, R.S. Dag No. 83, Touzi No. 346, Mouza-Behala which has since been numbered as Premises No. 142, Upendra Nath Banerjee Road, under KMC Ward No. 131 (more fully and particularly mentioned and described in the SCHEDULE hereunder written and hereinafter referred to as the Mother Premises).
- B) In pursuance of a Scheme under Section 391 (2) and 394 of the Companies Act 1956 in Company Petition No. 349 of 2010 and Company Application No. 441 of 2010 the assets and properties of Allied Resins and Chemicals Limited including the said Property stood vested and/or transferred in favour of ARCL ORGANICS LIMITED.
- C) Sometime in the year 2017 by a Joint Development Agreement dated 04.04.2017 registered in the office of DSR-II, Alipore, recorded in Book No. I, Volume. No. 1602-2017 from Pages 79736 to 79781 Being No. 160202826 for the year 2017 executed between ARCL Organics Limited and SKDJ Parnashree Home LLP as Developer therein jointly agreed to develop the total land forming part of the Mother Premises on such terms and conditions as recorded therein.
- D) Subsequent to execution of the Development Agreement, the Parties therein have observed some errors of omission and commission that has crept into the Said Agreement, which the Parties by a Deed of Declaration dated 22.02.2019 registered in the office DSR II Alipore in Book No. IV Being no.160200092 of 2019 has rectified the anomalies appearing therein.
- E) Further upon inspection and survey it has been found and observed that a portion of the land has already been acquired for water canal and as a consequence there is a split in the mother premises. The total contiguity of land available for development that has been surveyed measures an area approximately 49 (forty nine) Cottah and 6 (six) Cottah being the balance land available for development. The major part of the land measuring 49(forty nine) cottah is subject matter of this deed and is hereinafter referred to as **Said Property** morefully described in the **Second Schedule** hereunder.
- F) That in order to exploit the land commercially and ensure viability the Vendor has decided to cause transfer a portion of land measuring about 7 (seven) cottahs forming part of the Said Property in favour of its wholly owned subsidiary being the Purchaser herein and the Purchaser has agreed

to transpose/substitute itself in place and stead of ARCL Organics Ltd in the Development Agreement.

- G) The Vendor has agreed to sell a portion of land measuring 7 cottahs forming part of the Said Property, hereafter referred to as **Scheduled Property** morefully described in the Third Schedule to the Purchaser at a price of Rs. 4,97,800/- (Rupees four Lakhs ninety seven thousand eight hundred only) against and in lieu of shares worth Rs. 4,97,800/- which comprise of 49780 equity shares at a nominal value of Rs. 10/- at par and accordingly the parties have agreed to execute these presents in the manner stated herein.

**NOW THIS DEED WITNESSETH:**

That in pursuance of the said agreement and in consideration of the said sum of Rs. 4,97,800/- (Rupees four Lakhs ninety seven thousand eight hundred only) against and in lieu of shares worth Rs. 4,97,800/- which comprise of 49780 equity shares at a nominal value of Rs. 10/- at par and received by the Vendor at or before the execution of these presents, being the total consideration for the transfer of the said Scheduled property as aforesaid (the receipt whereof the Vendor do hereby as well as by the receipt hereunder written admit and acknowledge and of and from the same and every part thereof do hereby for ever acquit, release and discharge the Purchaser as well as the said Scheduled property hereby transferred and conveyed) the Vendor doth hereby indefeasibly grant sell transfer convey assign and assure unto the Purchaser absolutely and forever, Vendor hereby confirms and assure the same unto the Purchaser, free from all encumbrances charges liens claims demands mortgages leases tenancies licenses occupancy rights trusts prohibitions restrictions executions acquisitions requisitions attachments vesting easements liabilities and lispensens whatsoever ALL THAT undivided un-demarcated one-seventh share in Sali land containing by estimation an area of 7 (seven) Cottah (be the same a little more or less) forming part of Said Property defined in the Second Schedule below comprised in Dag Nos. 309 and 323, J.L. No. 2, R.S. Dag No. 83, Touzi No. 346, Mouza-Behala and forms part of Premises No. 142, Upendra Nath Banerjee Road, P.S. - Behala, under KMC Ward No. 131 in the Dist South24 Paraganas more hereinafter referred to as "the Scheduled Property more fully described in the Third Schedule" OR **HOWSOEVER OTHERWISE** the said Scheduled property or any part of portion thereof now is or are at any time or times heretofore was or were situated butted and bounded called known numbered described or distinguished **Together with** all benefits and advantages of ancient and other lights all yards courtyards areas common paths and passages sewer drains ways water courses ditches fences paths and all manner of former and other rights liberties easements privileges walls fences advantages appendages and appurtenances whatsoever to the said Scheduled property or any part thereof belonging or in anywise appertaining to or with the same or any part thereof now are or is or at any time or times heretofore were held used occupied appertaining or enjoyed or enjoyed therewith or reputed to belong or to appertain thereto **AND** the reversionor reversions remainder or

remainders and the rents issues and profits of the said Scheduled property and of any and every part thereof **AND** all the legal incidences thereof **AND** all the estate right title interest inheritance possession use trust property claim and demand whatsoever both at law and in equity of the Vendor in to and upon and in respect of the said Scheduled property or any and every part thereof herein comprised and hereby granted and transferred **TOGETHER WITH** all deeds pattahsmuniments and evidences of title which in anywise exclusively relate to or concern the said Scheduled property or any part or parcel thereof which now are or hereafter shall or may be in the custody power possession or control of the Vendor or any person or persons from whom the Vendor can or may procure the same without any action or suit at law or in equity **TO HAVE AND TO HOLD** the said Scheduled property hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be with all rights and appurtenances belonging thereto unto and to the use of the Purchaser absolutely and forever free from all encumbrances charges liens claims demands mortgages leases tenancies licences occupancy rights trusts debutter prohibitions restrictions restrictive covenants executions acquisitions requisitions attachments vesting alignment easements liabilities and lispensens whatsoever **AND** the Vendor doth hereby covenant with the Purchaser that the Vendor is the absolute and lawful owner of and well and sufficiently seized and possessed of and entitled to the said Scheduled property and every part thereof free from all encumbrances and liabilities of whatsoever nature **AND** the Vendor hereby covenant with the Purchaser that neither the Vendor nor any of their predecessors-in-title has 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 Scheduled 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 Scheduled property or any part thereof in the manner aforesaid unto the Purchaser **AND THAT NOTWITHSTANDING** any act deed or thing by the Vendor and/or any of their predecessors-in-title done executed or knowingly suffered to the contrary the Vendor at the time of execution of these presents are the absolute and lawful owner of and/or otherwise well and sufficiently seized and possessed of and entitled to the said Scheduled property hereby granted sold conveyed transferred assigned and assured or expressed so to be and every part thereof for a perfect and indefeasible estate of inheritance without any manner of 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 have now in themselves good right and full and absolute power to grant sell convey transfer and assure the said Scheduled property hereby granted sold conveyed transferred and assured or expressed so to be unto and to the use of the Purchaser in the manner aforesaid **AND** that the Purchaser shall and may at all times hereafter peaceably and quietly enter into hold possess and enjoy the said Scheduled property and receive and take the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by

the Vendor or any person or persons lawfully or equitably claiming from under or in trust for the Vendor or from under or in trust for any of his predecessors in title or any of them **AND THAT** the Purchaser shall be free and clear and freely and clearly and absolutely acquitted exonerated released and discharged or otherwise by and at the costs and expenses of the Vendor well and sufficiently saved defended and kept harmless and indemnified of from and against all and all manner of former or other estates encumbrances charges liens claims demands mortgages leases tenancies licenses occupancy rights trusts debutter prohibitions restrictions restrictive covenants executions acquisitions requisitions attachments vesting alignment easements liabilities and lispendens whatsoever suffered or made or created in respect of the said Scheduled property by the Vendor and/or their predecessors in title or any of them or by any person or persons lawfully and equitably claiming from under or in trust for the Vendor or their predecessors in title or any of them as aforesaid or otherwise **AND THAT** all rates taxes all other impositions and/or outgoings payable in respect of the said Scheduled property have been paid in full upto the date of these presents **AND THAT** the Vendor does not hold any excess land under the West Bengal Land Reforms Act, 1955 and/or under the Urban Land (Ceiling and Regulation) Act, 1976 and the said property or any part thereof has not been affected or vested under the said Acts or otherwise **AND THAT** the said property or any part thereof is not affected by any notice or order of attachment including under any certificate case or proceedings started the Public Demands Recovery Act or any other law at the instance of the Income Tax, Wealth Tax, Gift Tax or Estate Duty Authorities or any other Government Authority or Department or otherwise whatsoever **AND THAT** there is no certificate case or proceeding instituted or pending against the Vendor and/or concerning the said Scheduled property in any manner whatsoever for realization of the arrears of Income-Tax or other taxes or dues or otherwise under the Public Demands Recovery Act or under the Income Tax Act, 1961 or any other Act for the time being in force **AND THAT** the said property is not affected by any notice or scheme of the Land Acquisition Controller, any Development or Planning Authority or the Government or any other public body or authority **AND THAT** no declaration has been made or published for acquisition of the said Scheduled property or any part thereof under the Land Acquisition Act or any other acts for the time being in force and that the said Scheduled property or any part thereof is not affected by any Notice or Scheme for acquisition or requisition under the Defence of India Act or Rules framed there under or any other Acts or Enactments whatsoever **AND THAT** no notice has been served on the Vendor and/or his predecessors in title or any of them for the acquisition of the said property or any part thereof under Land Acquisition Act, 1894 or under any other law or Acts and/or rules made or framed there under and the Vendor have no knowledge of issue of any such notice or notices under the above Acts and/or Rules for the time being in force affecting the said Scheduled property or any part thereof **AND THAT** no suit and/or proceeding are or is pending in any Court of law affecting the said property and/or any part thereof nor the same has been lying attached under any writ of attachment of any Court or Revenue Authority **AND** the Vendor covenant with the Purchaser that the

Vendor and all persons having or lawfully or equitably claiming any right title interest or estate whatsoever in the said property or any part thereof from through under or in trust for the Vendor shall and will from time to time and at all times hereafter at the request of the Purchaser make do acknowledge and execute at the costs of the Vendor all such acts deeds matters and things whatsoever for further better and more perfectly and effectively granting and assuring the said Scheduled property and every part thereof unto and to the use of the Purchaser as shall or may be reasonably required.

**THE FIRST SCHEDULE ABOVE REFERRED TO  
(Mother Premises)**

ALL THAT the various pieces and parcels of Sali land containing by estimation an area of 1.01 acres (equivalent to 61.2 cottah of land) (be the same a little more or less) comprised in R.S Dag Nos. 309, 322 and 323, J.L. No. 2, R.S. Dag No. 83, Touzi No. 346, Mouza-Behala which has since been numbered as Premises No. 142, Upendra Nath Banerjee Road, under KMC Ward No.131, Police Station - Behala, Post Office - Parnashree, butted and bounded in the manner as follows:

ON THE NORTH	:	KMC Road
ON THE SOUTH	:	Akshara Niloy Multi-Storied Building
ON THE EAST	:	Upendra Nath Bannerjee Road
ON THE WEST	:	Akshara Niloy Multi-Storied Building

**THE SECOND SCHEDULE ABOVE REFERRED TO  
(Said Property)**

ALL THAT demarcated land measuring 49 (forty nine) Cottah comprised in R.S Dag Nos. 309 and 323, J.L. No. 2, R.S. Dag No. 83, Touzi No. 346, Mouza - Behala, and forms part of Premises No. 142, Upendra Nath Banerjee Road, under KMC Ward No.131, Police Station - Behala, Post Office - Parnashree, butted and bounded in the manner as follows:

ON THE NORTH	:	KMC Road
ON THE SOUTH	:	Akshara Niloy Multi-Storied Building
ON THE EAST	:	Upendra Nath Bannerjee Road
ON THE WEST	:	Akshara Niloy Multi-Storied Building



**THE THIRD SCHEDULE ABOVE REFERRED TO  
(Scheduled Property)**

ALL THAT Undivided one-seventh share being land measuring 7 (seven) Cottah comprised in the Said Property described in the Second Schedule being comprised in R.S Dag Nos. 309 and 323, J.L. No. 2, R.S. Dag No. 83, Touzi No. 346, Mouza - Behala, and forms part of Premises No. 142, Upendra Nath Banerjee Road, under KMC Ward No.131, Police Station - Behala, Post Office - Parnashree .

INWITNESS WHEREOF the parties hereunto have set and subscribed their hands the day month and year first above written.

SIGNED AND DELIVERED by the within-named Vendor in the presence of:  
Witnesses:

1. Anindan Majumdar  
#17 Ganisabat Rd  
KOL-29
2. Debis Sarker  
G. Govt. Place, KOL-700001

SIGNED AND DELIVERED by the by the Within-named Confirming Party  
In the presence of:  
Witnesses:

1. Anindan Majumdar  
#19 Ganisabat Rd, KOL-29
2. Debis Sarker  
G. Govt. Place, KOL-700001

SIGNED AND DELIVERED by the within-named Purchaser in the presence of:  
Witnesses:

1. Anindan Majumdar  
#19 Ganisabat Rd, KOL-29
2. Debis Sarker  
G. Govt. Place, KOL-700001.

ARCL ORGANICS LTD.

Amarnath Chowdhury  
Director  
(VENDOR)

SKDJ PARNASHREE HOME LLP

[Signature]  
Designated Partner  
(CONFIRMING PARTY)

NOCNEX CHEMICALS PRIVATE LIMITED

[Signature]  
Director  
(PURCHASER)

Drafted by

[Signature]  
(AMARNATH CHOWDHURY)  
High Court, Calcutta  
Enrolment no. WB/794/2005

MEMO OF CONSIDERATION

RECEIVED of and from the within-named Purchaser the within mentioned sum of Rs. 4,97,800/- (Rupees four lac ninety seven thousand eight hundred only) only being the consideration money in full payable under these presents as per the following:

Mode of Payment	Particulars	Nominal Value	Total (Rs)
By Equity Shares	49,780 shares	Rs. 10/-	Rs.4,97,800/-

ARCL ORGANICS LTD.

*Aramani*  
Director

Vendor

## WITNESSES:

1. *Arindam Majumdar*  
# 19 Gariahat Rd, Kol-23

2. *Debi Choudhary*  
G. Govt. Place, Kol-700001

Identifier


*Arindam Majumdar*  
(ARINDAM MAJUMDAR)  
S/o. Late Jayanta Majumdar  
P-19, Gariahat Road, PS-Gariahat,  
PO-Sarat Bose Road, Kol-700019

SITE PLAN AS PER T.S. SURVEY AT

142, UPENDRANATH BANERJEE ROAD, PARNASREE, MOUZA-BEHALA,  
P.S-PARNASREE, J.L.NO-2, TOUZI NO-346, R.S.NO-83, WARD NO-131  
UNDER K.M.C(S.S.UNIT), SOUTH 24 PARGANAS, WEST BENGAL

• TOTAL LAND AREA=.81 acres=35280sft=2b-9k(marked red)

1"=80'-0

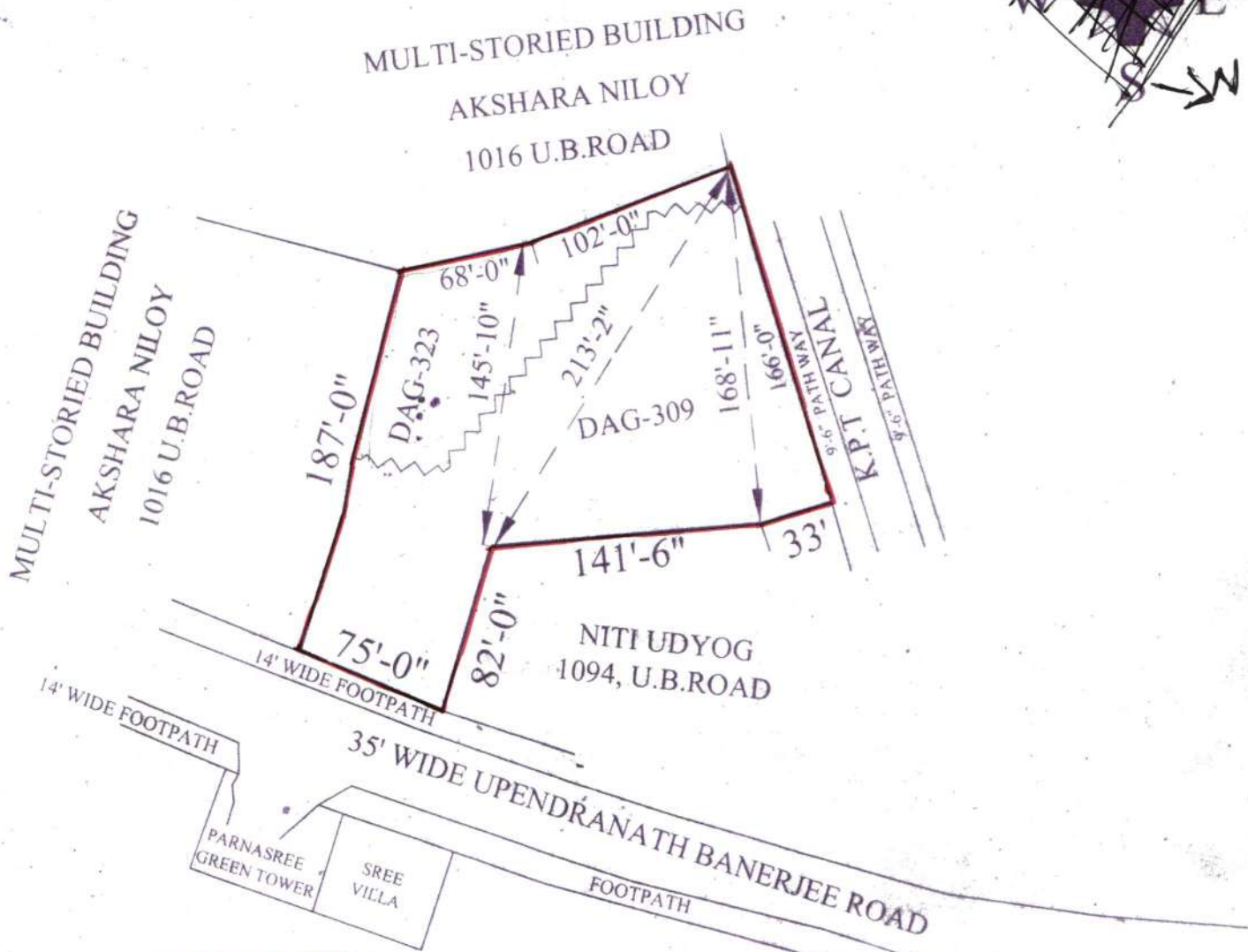
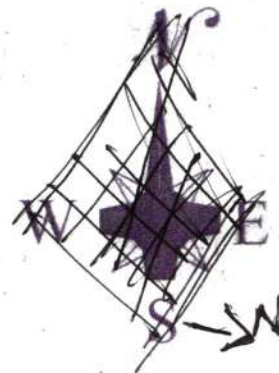
Demarcation line between  
dag no 309 & 323: 

R.S.DAG NO:323=17K=12240sft

R.S.DAG NO:309=32K=23040sft

VENDOR:

VENDEE:



ARCL ORGANICS LTD.

*Armani*  
Director

SKDJ PARNASHREE HOME LLP

*[Signature]*  
Designated Partner




NOCNEX CHEMICALS PRIVATE LIMITED

*[Signature]*  
Director

*Abhijit Karmakar*  
ABHIJIT KARMAKAR  
KOLKATA MUNICIPAL CORPORATION  
L. B. S. - II  
NO. 1287  
BAGHAJATIN, KOLKATA

SIGNATURE OF L.B.S

## SPECIMEN FORM FOR TEN FINGER PRINT

	<i>A. Armani</i>	SMALL	RING	MIDDLE	FORE	THUMB
		LEFT HAND PRINT				
		THUMB	FORE	MIDDLE	RING	SMALL
		RIGHT HAND PRINT				
	<i>K.S.P.</i>	SMALL	RING	MIDDLE	FORE	THUMB
		LEFT HAND PRINT				
		THUMB	FORE	MIDDLE	RING	SMALL
		RIGHT HAND PRINT				
	<i>A.K.M.</i>	SMALL	RING	MIDDLE	FORE	THUMB
		LEFT HAND PRINT				
		THUMB	FORE	MIDDLE	RING	SMALL
		RIGHT HAND PRINT				
PHOTO		SMALL	RING	MIDDLE	FORE	THUMB
		LEFT HAND PRINT				
		THUMB	FORE	MIDDLE	RING	SMALL
		RIGHT HAND PRINT				

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

GRN: 19-201819-037547680-1

Payment Mode Online Payment

GRN Date: 13/03/2019 19:24:17

Bank : Central Bank of India

BRN : CBI130319399631

BRN Date: 13/03/2019 19:25:25

DEPOSITOR'S DETAILS

Id No. : 16020000351180/3/2019

[Query No./Query Year]

Name : ARCL ORGANICS LIMITED

Contact No. : 03322832865 Mobile No. : +91 9331799218

E-mail : arincam.m@arclorganics.com

Address : 13 CAMAC STREET 2ND FLOOR KOLKATA 700017

Applicant Name : Mr AMARNATH CHOWDHURY

Office Name :

Office Address :

Status of Depositor : Seller/Executants

Purpose of payment / Remarks : Sale, Sale Document

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹]
1	16020000351180/3/2019	Property Registration- Stamp duty	0030-02-103-003-02	827591
2	16020000351180/3/2019	Property Registration- Registration Fees	0030-03-104-001-16	118242
<b>Total</b>				<b>945633</b>

In Words : Rupees Nine Lakh Forty Five Thousand Six Hundred Thirty Three only

आयकर विभाग  
INCOME TAX DEPARTMENT  
ARCL ORGANICS LIMITED



भारत सरकार  
GOVT. OF INDIA



08/09/1992

Permanent Account Number

AACCA2121P

28032010

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाएं :  
आयकर वैन सेवा इकाई, एन एस डी एल  
तीसरी मंजिल, सफायर चेंबरस,  
बानेर टेलिफोन एक्सचेंज के नजदीक,  
बानेर, पुना - 411 045.

*If this card is lost / someone's lost card is found,  
please inform / return to :*  
Income Tax PAN Services Unit, NSDL  
3rd Floor, Sapphire Chambers,  
Near Baner Telephone Exchange,  
Baner, Pune - 411 045.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081  
e-mail: tininfo@nsdl.co.in

ARCL ORGANICS LTD.

*A. G. Masani*

Director

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

AJAY KUMAR MIMANI  
SHREE KISHAN MIMANI  
16/04/1969

18  
23945

Permanent Account Number

AJGPM6049N

*Ajmani*  
Signature




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


इस कार्ड के खोने/पान पर कृपया सूचित करें/सौंपाएं।  
आयकर पैन सेवा यूनिट, UTISI  
प्लॉट नं: 3, सेक्टर 11, सी.बी.डी. बेलपुर,  
नवी मुंबई-400 614

*Ajmani*


भारत सरकार



सत्यमेव जयते



अजय कुमार मिमनि  
Ajay Kumar Mimani  
DOB: 16-04-1969  
Gender: Male



7242 8451 3220

आधार - आम आदमी का अधिकार

भारतीय विशिष्ट पहचान प्राधिकरण  
UNION OF INDIA



आधार

Address:  
S/o Shree Kishan Mimani, 18a,  
Mukhran Kanoria Road, Near  
Balajee Hotel, Ward No-14, Bally  
Jagachha, Howrah, Haora, West  
Bengal 711101



1947  
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

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

*Ajmani*



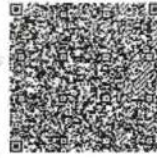
आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

ADIFS0514N



नाम / Name  
SKDJ PARNASHREE HOME LLP

20082016

निगमन / गठन की तारीख  
Date of Incorporation / Formation  
14/02/2017

SKDJ PARNASHREE HOME LLP  
*[Signature]*  
Designated Partner

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

SUSHIL KUMAR AGARWAL  
INDRA CHAND GUPTA

14/10/1987  
Permanent Account Number

AGQPA1323C



*Sushil K. Agarwal*

*Asp*



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार  
Unique Identification Authority of India  
Government of India

Enrollment No.: 1325/13522/38263

To  
Sushil Kumar Agarwal  
S/O: Indra Chand Gupta  
464 S N ROY ROAD  
PS NEW ALIPORE  
Sahapur  
Sahapur  
Circus Avenue Kolkata  
West Bengal 700038  
9831547499

15/03/2017

28376953



MD283769531FH



आपका आधार क्रमांक / Your Aadhaar No. :

**4599 3034 9914**

मेरा आधार, मेरी पहचान



भारत सरकार

Government of India



Sushil Kumar Agarwal  
DOB : 14/10/1987  
Male



**4599 3034 9914**

मेरा आधार, मेरी पहचान

*ksl*



## सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन प्रमाणीकरण द्वारा प्राप्त करें।

## INFORMATION

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

- आधार देश भर में मान्य है।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



भारतीय पहचान प्राधिकरण  
Unique Identification Authority of India

Address:  
S/O: Indra Chand Gupta, 464, S N ROY ROAD, PS NEW  
ALIPORE, Sahapur, Kolkata, Sahapur, West Bengal,  
700038

4599 3034 9914



1947



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भारत सरकार  
GOVERNMENT OF INDIA



अनिल कुमार सिंह  
Anil Kumar Singh  
पिता : करिया सिंह  
Father : KARIYA SINGH  
जन्म साल / Year of Birth : 1969  
पुरुष / Male



3956 0760 4398

आधार - साधारण मानुषेर अधिकार

भारतीय विशिष्ट परिचय प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ठिकाना:  
१३२/१, उपेनबानार्जी रोड, पनर्त्री  
पल्लि एस ओ, कोलकाता, पश्चिमबंस,  
700060

Address:  
132/1, UPEN BANERJEE  
ROAD, Parnasree Pally S.O,  
Parnasree Pally, Kolkata,  
West Bengal, 700060



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1800 180 1947



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

*Handwritten signature*

PERMANENT ACCOUNT NUMBER

AOZPS1290K



नाम /NAME

ANIL KUMAR SINGH

पिता का नाम /FATHER'S NAME

KARIYA SINGH

जन्म तिथि /DATE OF BIRTH

05-12-1969

हस्ताक्षर /SIGNATURE

[Signature area]

आयकर आयुक्त, लखनऊ

COMMISSIONER OF INCOME TAX (LKO)

इस कार्ड के खो / मिल जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें

आयकर आयुक्त,

आयकर भवन,

अशोक मार्ग,

लखनऊ.

In case this card is lost/found, kindly inform/return to the issuing authority :

Commissioner of Income-tax,

Aayakar Bhawan,

Ashok Marg,

Lucknow.

*[Handwritten signature]*



ভারতের নির্বাচন কমিশন  
পরিচয় পত্র  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD

UVL2370864



নির্বাচকের নাম : অরিন্দম মজুমদার  
Elector's Name : Arindam Majumdar  
পিতার নাম : জয়ন্ত মজুমদার  
Father's Name : Jayanta Majumdar  
লিঙ্গ/Sex : পুং/ M  
জন্ম তারিখ : 05/08/1971  
Date of Birth : 05/08/1971

UVL2370864

ঠিকানা:  
P19, গারিয়াহাট রোড, গারিয়াহাট, কলকাতা- 700029

Address:  
P19, GARIAHAT ROAD, GARIAHAT,  
KOLKATA- 700029

Date: 29/11/2015

160-রাসবিহারী নির্বাচন ক্ষেত্রের নির্বাচক নিবন্ধন  
আধিকারিকের স্বাক্ষরের অনুকৃতি  
Facsimile Signature of the Electoral  
Registration Officer for  
160-Rashbehari Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানা জেটার সিনে নাম জোগা ও একই  
নম্বরের নতুন সঠিক পরিচয়পত্র পাওয়ার জন্য নির্দিষ্ট ফর্মে এই  
পরিচয়পত্রের নথিটি উল্লেখ করুন।  
In case of change in address mention this Card No.  
in the relevant Form for including your name in the  
roll at the changed address and to obtain the card  
with same number.

1678714

Arindam Majumdar



## Major Information of the Deed

Deed No :	I-1602-02223/2019	Date of Registration	14/03/2019
Query No / Year	1602-0000351180/2019	Office where deed is registered	
Query Date	28/02/2019 6:10:40 PM	D.S.R. - I   SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	AMARNATH CHOWDHURY 4, GOVT. PLACE, NORTH, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9831594029, 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. 4,97,800/-	Rs. 1,18,19,579/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 8,27,491/- (Article:23)	Rs. 1,18,242/- (Article:A(1), E, M(b), H)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Upendra Nath Banerjee Road, Road Zone : (Khudiram Bose Sarani -- end of the road) , Premises No: 142, , Ward No: 131 Pin Code : 700060

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		7 Katha	4,47,800/-	1,17,59,579/-	Property is on Road
<b>Grand Total :</b>					<b>11.55Dec</b>	<b>4,47,800 /-</b>	<b>117,59,579 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	50,000/-	60,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>200 sq ft</b>	<b>50,000 /-</b>	<b>60,000 /-</b>	

### Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>ARCL ORGANICS LIMITED</b> 13, CAMAC STREET, P.O:- CIRCUS AVENUE, P.S:- Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN - 700017 , PAN No.:: AACCA2121P, Status :Organization, Executed by: Representative, Executed by: Representative










Major Information of the Deed :- I-1602-02223/2019-14/03/2019

2	<b>SKDJ PARNASHREE HOME LLP</b> 8, CAMAC STREET, P.O:- CIRCUS AVENUE, P.S:- Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN - 700017 , PAN No.:: ADIFS0514N, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative
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**Buyer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>NOCNEX CHEMICALS PRIVATE LIMITED</b> C2-54/127, BUDGE BUDGE TRUNK ROAD, P.O:- GOBINDAPUR, P.S:- Maheshtala, Budge-budge, District:- South 24-Parganas, West Bengal, India, PIN - 700141 , PAN No.:: AAGCN3474L, Status :Organization, Executed by: Representative



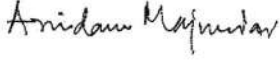
**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mr SUSHIL KUMAR AGARWAL</b> Son of Mr Date of Execution - 14/03/2019, , Admitted by: Self, Date of Admission: 14/03/2019, Place of Admission of Execution: Office			
	Mar 14 2019 3:38PM	LTI 14/03/2019	14/03/2019	
664, S. N. Roy Road, P.O:- SAHAPUR, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700038, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGQPA1323C Status : Representative, Representative of : SKDJ PARNASHREE HOME LLP				
2	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mr AJAY KUMAR MIMANI (Presentant )</b> Son of Mr Date of Execution - 14/03/2019, , Admitted by: Self, Date of Admission: 14/03/2019, Place of Admission of Execution: Office			
	Mar 14 2019 3:37PM	LTI 14/03/2019	14/03/2019	
18A, Mukhram Kanoria Rd., P.O:- SALKIA, P.S:- Golabari, Howrah, District:-Howrah, West Bengal, India, PIN - 711101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJGPM6049N Status : Representative, Representative of : ARCL ORGANICS LIMITED (as DIRECTOR)				
3	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mr ANIL KUMAR SINGH</b> Son of Mr Date of Execution - 14/03/2019, , Admitted by: Self, Date of Admission: 14/03/2019, Place of Admission of Execution: Office			
	Mar 14 2019 3:37PM	LTI 14/03/2019	14/03/2019	

Major Information of the Deed :- I-1602-02223/2019-14/03/2019

West Bengal, India, PIN - 700060, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AOZPS1290K Status : Representative, Representative of : NOCNEX CHEMICALS PRIVATE LIMITED (as DIRECTOR)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr ARINDAM MAJUMDAR</b> Son of Late JAYANTA MAJUMDAR P-19, Gariahat Road (Lila Roy Sarani), P.O:- SARAT BOSE ROAD, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700019	 14/03/2019	 14/03/2019	 14/03/2019

Identifier Of Mr SUSHIL KUMAR AGARWAL, Mr AJAY KUMAR MIMANI, Mr ANIL KUMAR SINGH

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	ARCL ORGANICS LIMITED	NOCNEX CHEMICALS PRIVATE LIMITED-11.55 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	ARCL ORGANICS LIMITED	NOCNEX CHEMICALS PRIVATE LIMITED-200.00000000 Sq Ft

**Endorsement For Deed Number : I - 160202223 / 2019**

**On 14-03-2019**

**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 15:28 hrs on 14-03-2019, at the Office of the D.S.R. -I I SOUTH 24-PARGANAS by Mr AJAY KUMAR MIMANI .,

**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 1,18,19,579/-

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

Execution is admitted on 14-03-2019 by Mr SUSHIL KUMAR AGARWAL, PARTNER, SKDJ PARNASHREE HOME LLP (LLP), 8, CAMAC STREET, P.O:- CIRCUS AVENUE, P.S:- Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN - 700017

Major Information of the Deed :- I-1602-02223/2019-14/03/2019

represented by Mr ARINDAM MAJUMDAR, , Son of Late JAYANTA MAJUMDAR, P-19, Road: Gariahat Road (Lila Roy Sarani), , P.O: SARAT BOSE ROAD, Thana: Gariahat, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by profession Service

Execution is admitted on 14-03-2019 by Mr AJAY KUMAR MIMANI, DIRECTOR, ARCL ORGANICS LIMITED (Public Limited Company), 13, CAMAC STREET, P.O:- CIRCUS AVENUE, P.S:- Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN - 700017

Identified by Mr ARINDAM MAJUMDAR, , Son of Late JAYANTA MAJUMDAR, P-19, Road: Gariahat Road (Lila Roy Sarani), , P.O: SARAT BOSE ROAD, Thana: Gariahat, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by profession Service

Execution is admitted on 14-03-2019 by Mr ANIL KUMAR SINGH, DIRECTOR, NOCNEX CHEMICALS PRIVATE LIMITED (Private Limited Company), C2-54/127, BUDGE BUDGE TRUNK ROAD, P.O:- GOBINDAPUR, P.S:- Maheshatala, Budge-budge, District:-South 24-Parganas, West Bengal, India, PIN - 700141

Identified by Mr ARINDAM MAJUMDAR, , Son of Late JAYANTA MAJUMDAR, P-19, Road: Gariahat Road (Lila Roy Sarani), , P.O: SARAT BOSE ROAD, Thana: Gariahat, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by profession Service

#### Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,18,242/- ( A(1) = Rs 1,18,196/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 1,18,242/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/03/2019 7:25PM with Govt. Ref. No: 192018190375476801 on 13-03-2019, Amount Rs: 1,18,242/-, Bank: Central Bank of India ( CBIN0280107), Ref. No. CBI130319399631 on 13-03-2019, Head of Account 0030-03-104-001-16

#### Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 8,27,391/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 8,27,391/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 114649, Amount: Rs.100/-, Date of Purchase: 05/03/2019, Vendor name: A BANERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/03/2019 7:25PM with Govt. Ref. No: 192018190375476801 on 13-03-2019, Amount Rs: 8,27,391/-, Bank: Central Bank of India ( CBIN0280107), Ref. No. CBI130319399631 on 13-03-2019, Head of Account 0030-02-103-003-02

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2019, Page from 79164 to 79193

being No 160202223 for the year 2019.



*Sa*

Digitally signed by Samar Kumar  
Pramanick  
Date: 2019.03.18 15:52:06 -07:00  
Reason: Digital Signing of Deed.

(Samar Kumar Pramanick) 3/18/2019 3:51:56 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - I I SOUTH 24-PARGANAS  
West Bengal.



(This document is digitally signed.)

Dated        day of March, 2019

*BETWEEN*

*ARCL ORGANICS LIMITED*

..... *VENDOR*

*AND*

*SKDJ PARNASHREE HOME LLP*

..... *CONFIRMING PARTY*

*AND*

*NOCNEX CHEMICALS PRIVATE LIMITED*

..... *PURCHASER*

*- DEED OF SALE -*

**ANC Law Chambers**

*Advocates and Legal Consultants  
Delta House 3rd Floor Room No. 3E  
4 Govt. Place North  
Kolkata - 700 001  
(M) 9831594029*