

आयकर विभाग

INCOME TAX DEPARTMENT

SHRENIK SURANA

SAROJ KUMAR SURANA

21/09/1981

Permanent Account Number

APLPS4617R

Signature

भारत सरकार

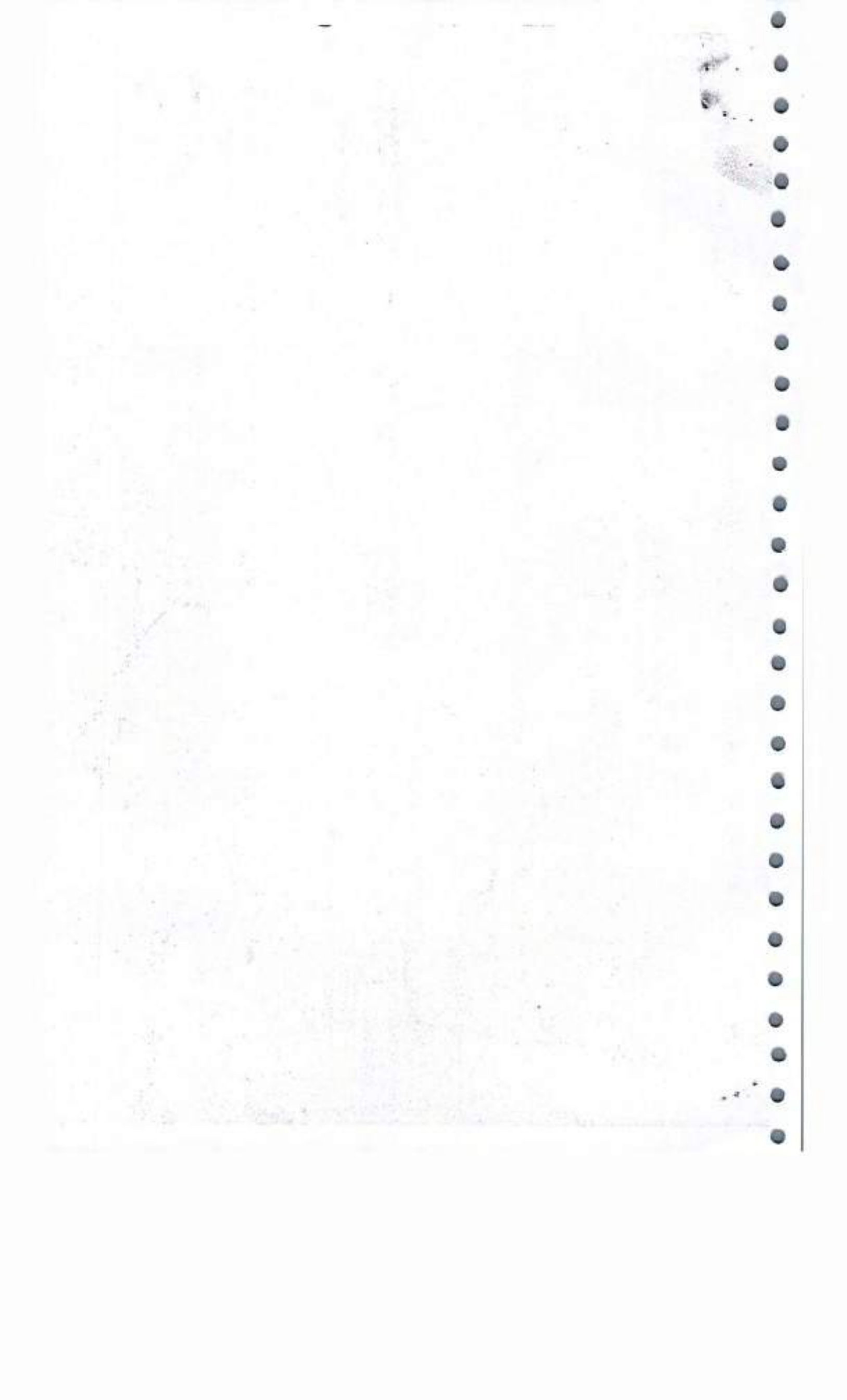
GOVT. OF INDIA



22012009

SKS Shreik Surana







ভারত সরকার

Government of India



শ্রেনিক সুরানা

Shrenik Surana

সিতা : সরোজ কুমার সুরানা

Father : Saroj Kumar Surana

জন্মতারিখ / DOB : 21/09/1981

পুরুষ / Male



7482 8003 5011

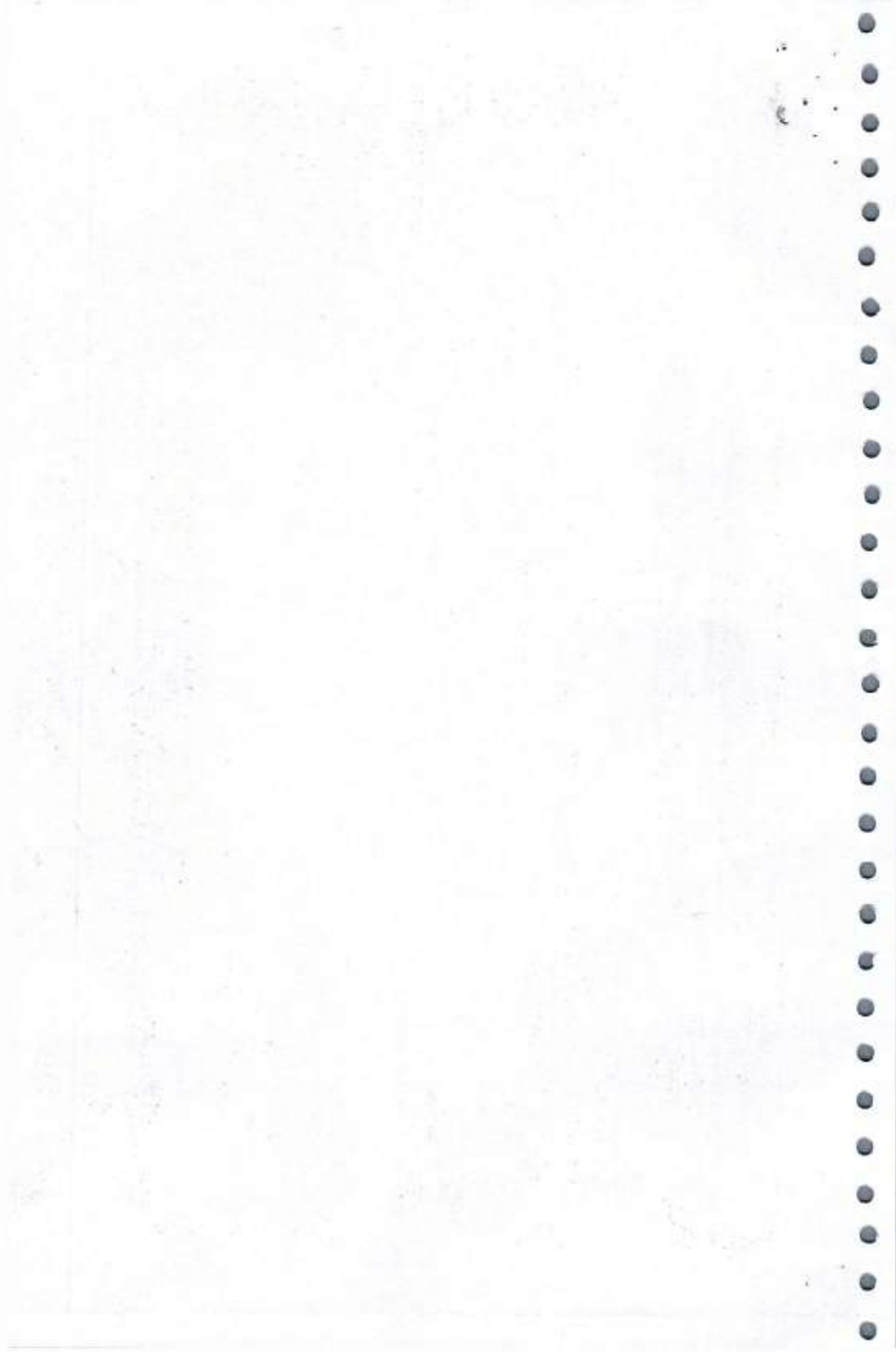
আধার

— সাধারণ মানুষের

অধিকার



For: Surekha Surana





आधार

ঠিকানা:

বৈশালী এপার্টমেন্ট, ফ্ল্যাট-২সী,
35/13, পদ্মসুকুর রোড,
এল.আর.সারনী, কোলকাতা,
এল.আর.সারনী, পশ্চিম বঙ্গ,
700020

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকারন

Unique Identification Authority of India™

Address:

VAISHALI APARTMENT,
FLAT-2C, 35/13, PADDA PUKUR
ROAD, L.R.Sarani, Kolkata,
L.r.sarani, West Bengal, 700020

7482 8003 5011



1947

1800 300 1947

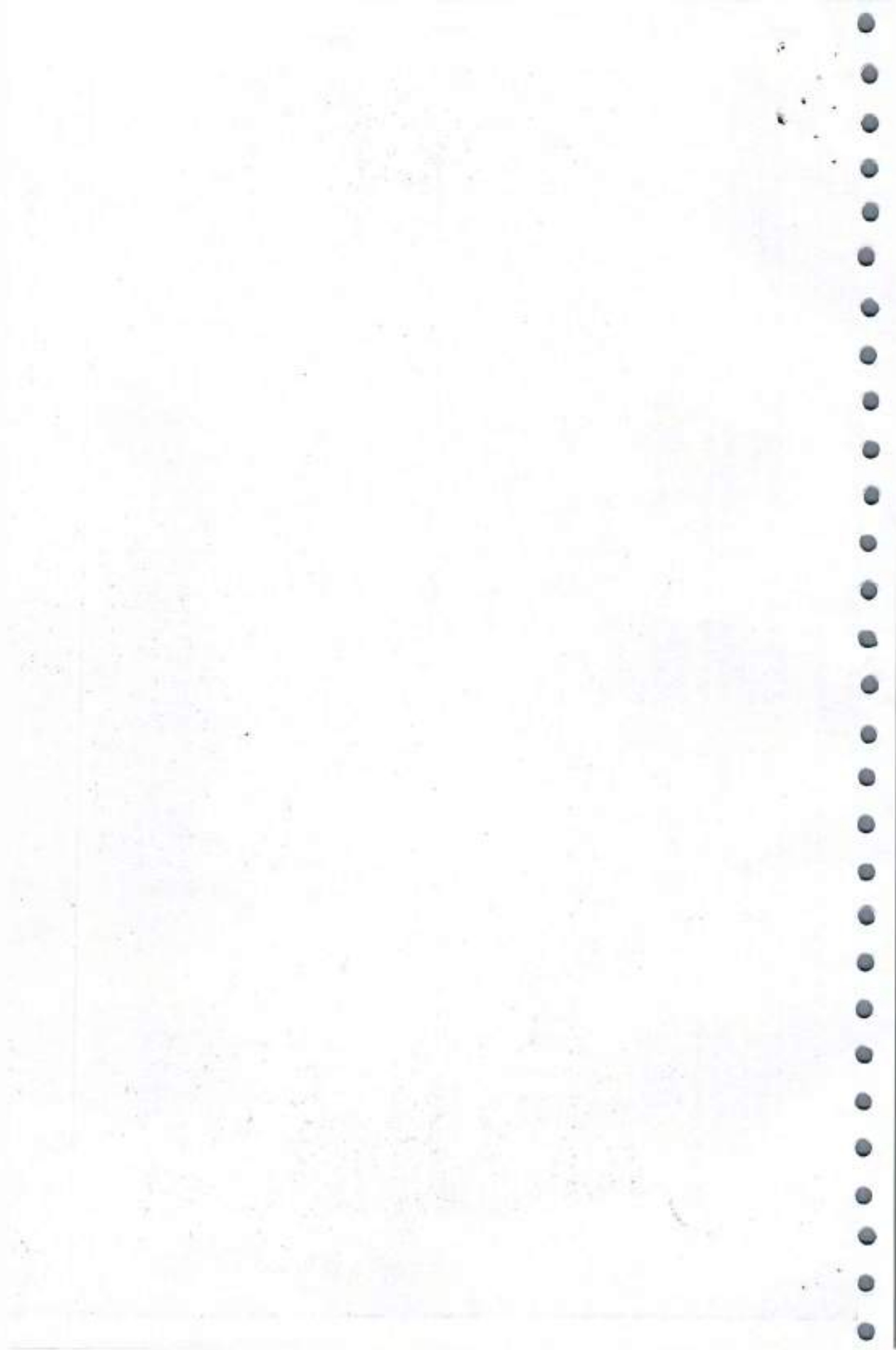


help@uidai.gov.in

WWW

www.uidai.gov.in

Shreya Saha.



आयकर विभाग



INCOME TAX DEPARTMENT

GOVT. OF INDIA

KOMAL SURANA

BALWANT SINGH KOTHARI

03/10/1985

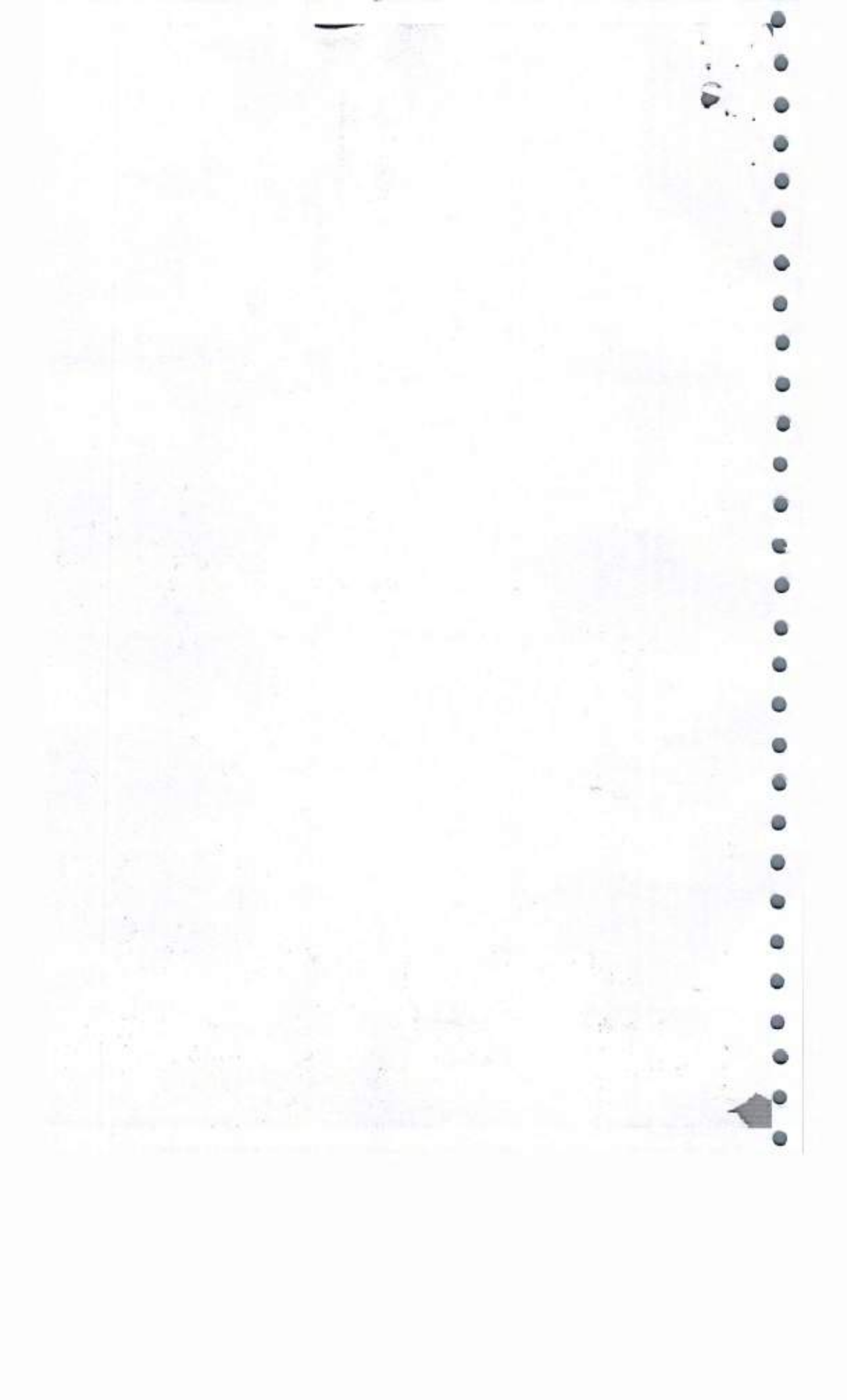
Permanent Account Number

AWWPS7665N

Komal Surana

Signature

Komal Surana





भारत सरकार

GOVERNMENT OF INDIA



কোমল সুরানা

Komal Surana

জন্মতারিখ/DOB: 03/10/1985

মহিলা/ FEMALE

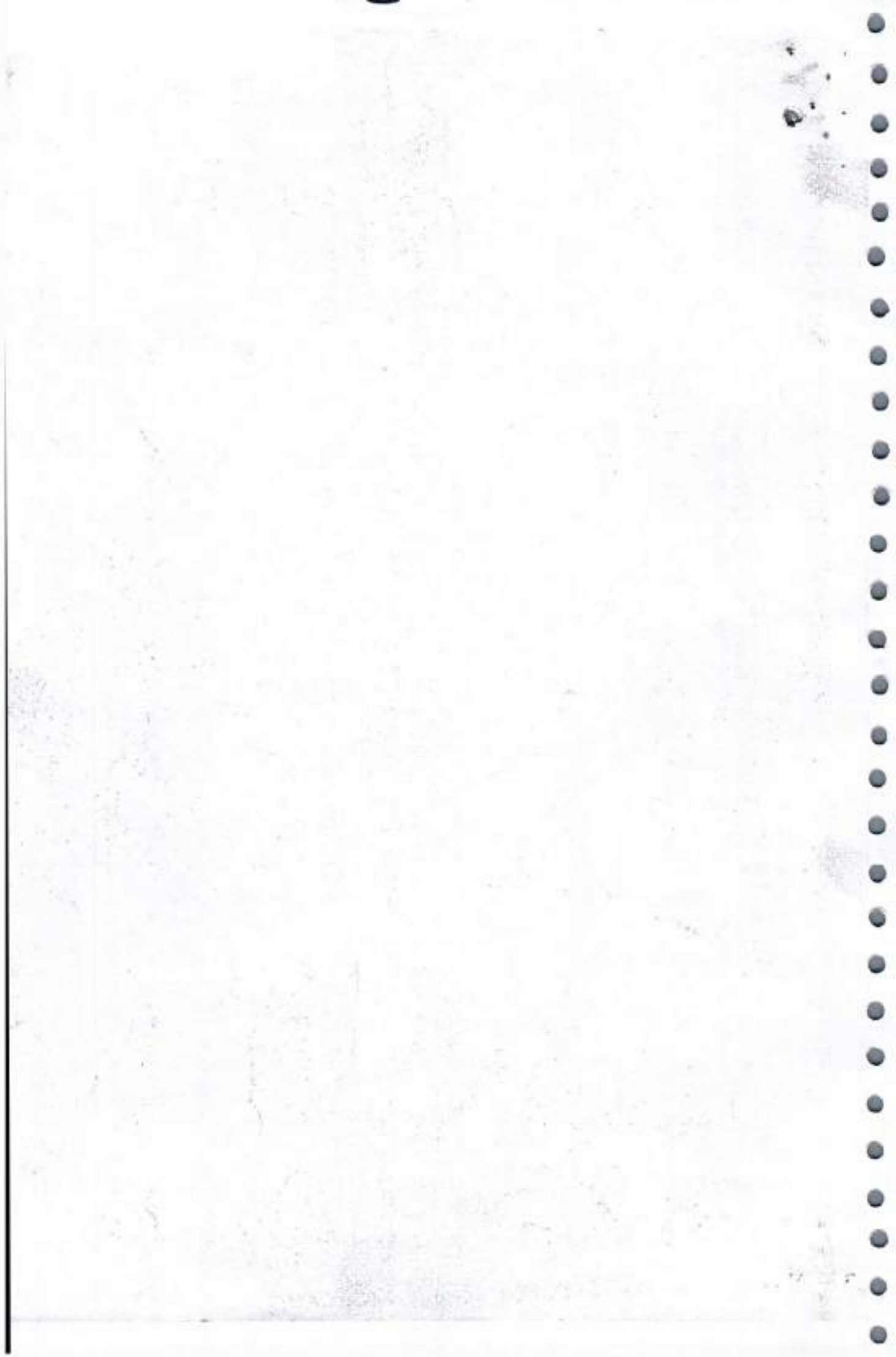


8855 6102 4178



আমার আধার, আমার পরিচয়

Komal Surana





भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Download Date: 30/08/2017

ठिकाना:

बैशाली अपार्टमेंट, फ्लॉट - 2सी, 35/13, पद्म पুকुर रोड,
एल.आर.सारणी, कलकत्ता,
पश्चिम बंग - 700020

Address :

VAISHALI APARTMENT, FLAT -2C, 35/13,
PADDA PUKUR ROAD, L.R.Sarani, Kolkata,
West Bengal - 700020

Demalswara

8855 6102 4178



Generation Date: 24/08/2017



1947

1800 300 1947

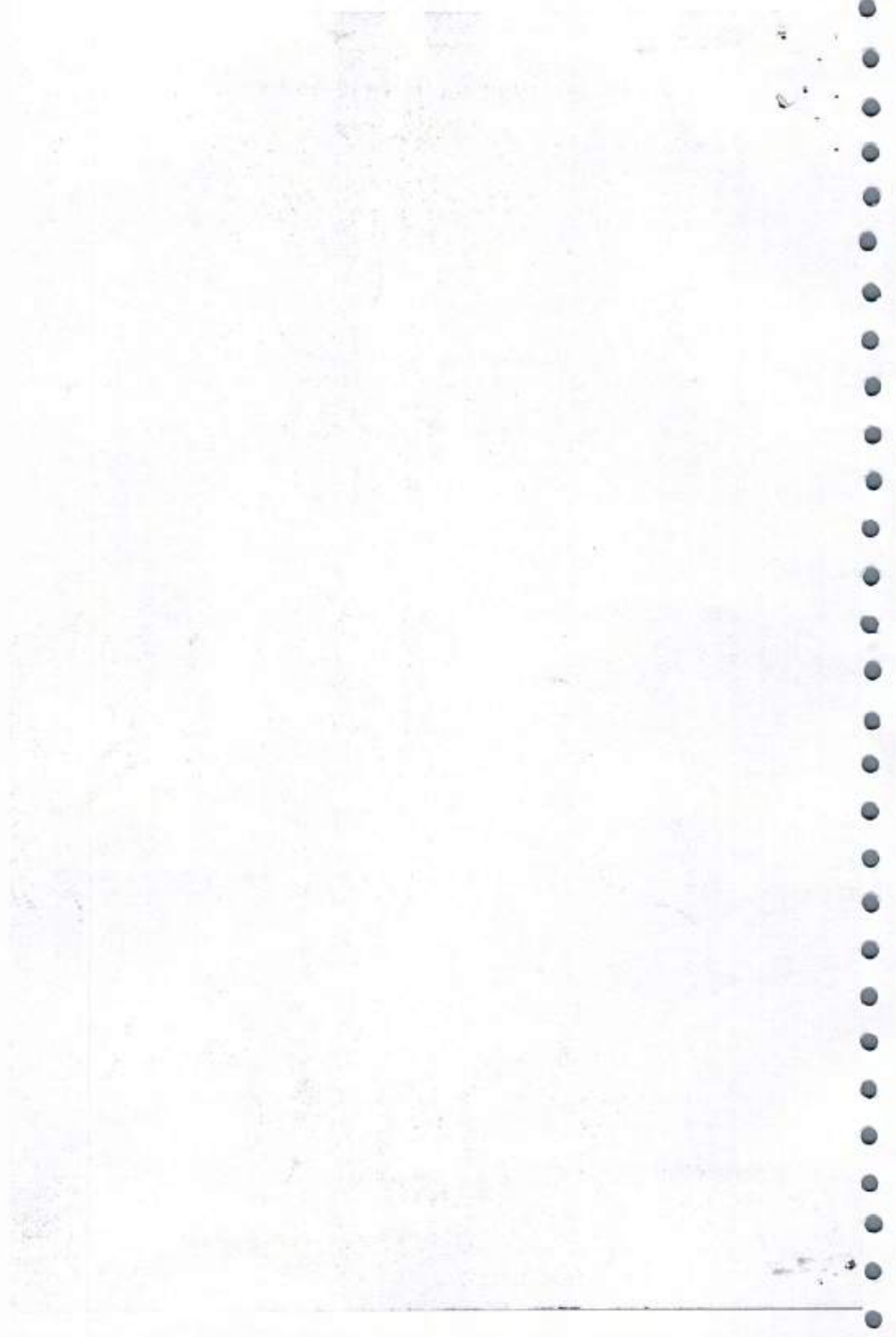


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P.O. Box No. 1947,
Bengaluru-560 001





IDENTITY CARD

ALIPORE BAR ASSOCIATION

(AFFILIATED UNDER BAR COUNCIL OF WEST BENGAL)

KOLKATA - 700 027

PHONE : CIVIL : 2479-9335/7330, CRIMINAL : 2479-1477



Card No. : **IC/896**

Name **ALAMGIR REZA** **Advocate**

Father's/Husband's name **Jahangir Reza**

Address **28/1, Judges Court Road**

Kolkata- 700 027

Ph. No. **98319 60557**

W.B. Bar Council Enrolment No. **F-1194 / 03**

Sudranil Basu
SECRETARY

Alamgir Reza Adv
27.1.21



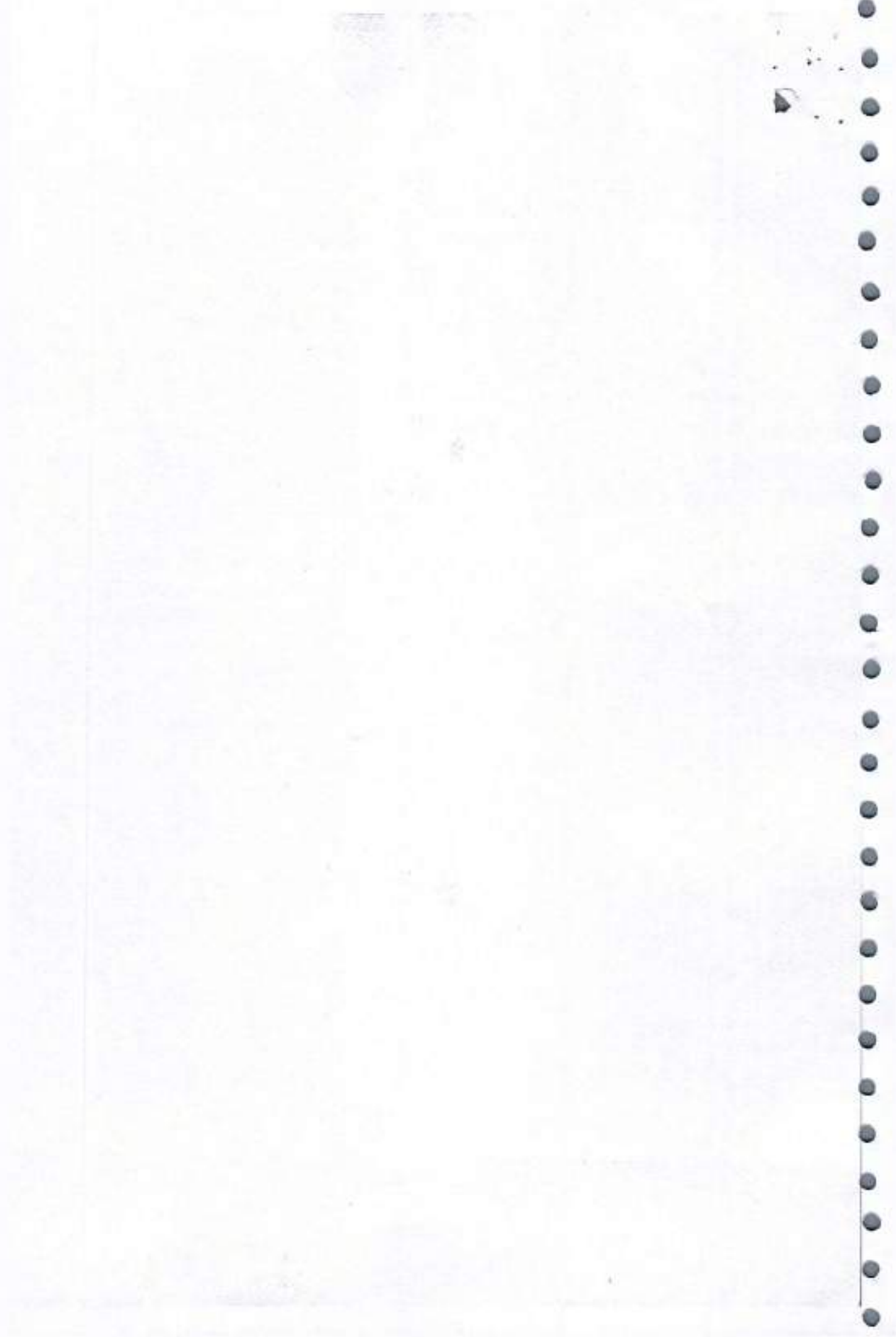
12



Government of West Bengal
Directorate of Registration & Stamp Revenue
FORM-1564
Miscellaneous Receipt

Visit Commission Case No / Year	1602000250/2021	Date of Application	27/01/2021
Query No / Year	16022000128777/2021		
Transaction	[0201] Gift, Gift in Favour of family members		
Applicant Name of QueryNo	Mrs ARPITA MALLICK		
Stampduty Payable	Rs.17,318/-		
Registration Fees Payable	Rs.34,611/-		
Applicant Name of the Visit Commission	Mr A REZA		
Applicant Address	ALIPORE		
Place of Commission	122/1R S N M SARANI KOL-26		
Expected Date and Time of Commission	27/01/2021 1:00 AM		
Fee Details	J1: 250/-, J2: 300/-, PTA-J(2): 0/-, Total Fees Paid: 550/-		
Remarks			













Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - I | SOUTH 24-PARGANAS, District Name :South 24-Parganas
Signature / LTI Sheet of Query No/Year 16022000128777/2021

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





Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mrs MADHU SURANA Flat No. 2C, Vaishali Apartment, 35/13, Padda Puku, P.O.- L R Sarani, P.S.- Bullygunge, District-South 24- Parganas, West Bengal, India, PIN - 700020	Donor			<i>Madhu Surana</i> 27/1/21
2	Mr SHRENIK SURANA Flat No. 2C, Vaishali Apartment, 35/13, Padda Puku, P.O.- L R Sarani, P.S.- Bullygunge, District-South 24- Parganas, West Bengal, India, PIN - 700020	Donor			<i>Shrenik Surana</i> 27/1/21
3	Mr SAROJ KUMAR SURANA Flat No. 2C, Vaishali Apartment, 35/13, Padda Puku, P.O.- L R Sarani, P.S.- Bullygunge, District:- South 24-Parganas, West Bengal, India, PIN - 700020	Donor			<i>Saroj Kumar Surana</i> 27/1/21





District Sub-Registrar-I
Alipore, South 24 Parganas
27 JAN 2021

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mrs KOMAL SURANA 35/13, Padde Pukur Road, Vaishali Apartment, Flat, P.O:- L R Sarani, P.S:- Bullygunge, District:- South 24-Parganas, West Bengal, India, PIN - 700020	Donee			<i>Komal Surana</i> 27.1.21
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr ALAMGIR REZA Son of Mr Jahangir Reza 28/1, Judges Court Road, P.O:- Alipore, P.S:- Alipore, District:-South 24- Parganas, West Bengal, India, PIN - 700027	Mrs MADHU SURANA, Mr SHRENIK SURANA, Mr SAROJ KUMAR SURANA, Mrs KOMAL SURANA			<i>Alamgir Reza Adv</i> 27.1.21


(Samar Kumar Pramanick)

DISTRICT SUB-
REGISTRAR

OFFICE OF THE D.S.R. - I
I SOUTH 24-PARGANAS
South 24-Parganas, West
Bengal






District Sub-Registrar-I
Alipore, South 24 Parganas

27 JAN 2021



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

GRN Details

GRN: 192020210214257561 Payment Mode: Online Payment
GRN Date: 26/01/2021 14:28:53 Bank/Gateway: State Bank of India
BRN : IK0AYERJP5 BRN Date: 26/01/2021 14:01:00
Payment Status: Successful Payment ID: 2000128777/3/2021
[Query No**/Query Year]

Depositor Details

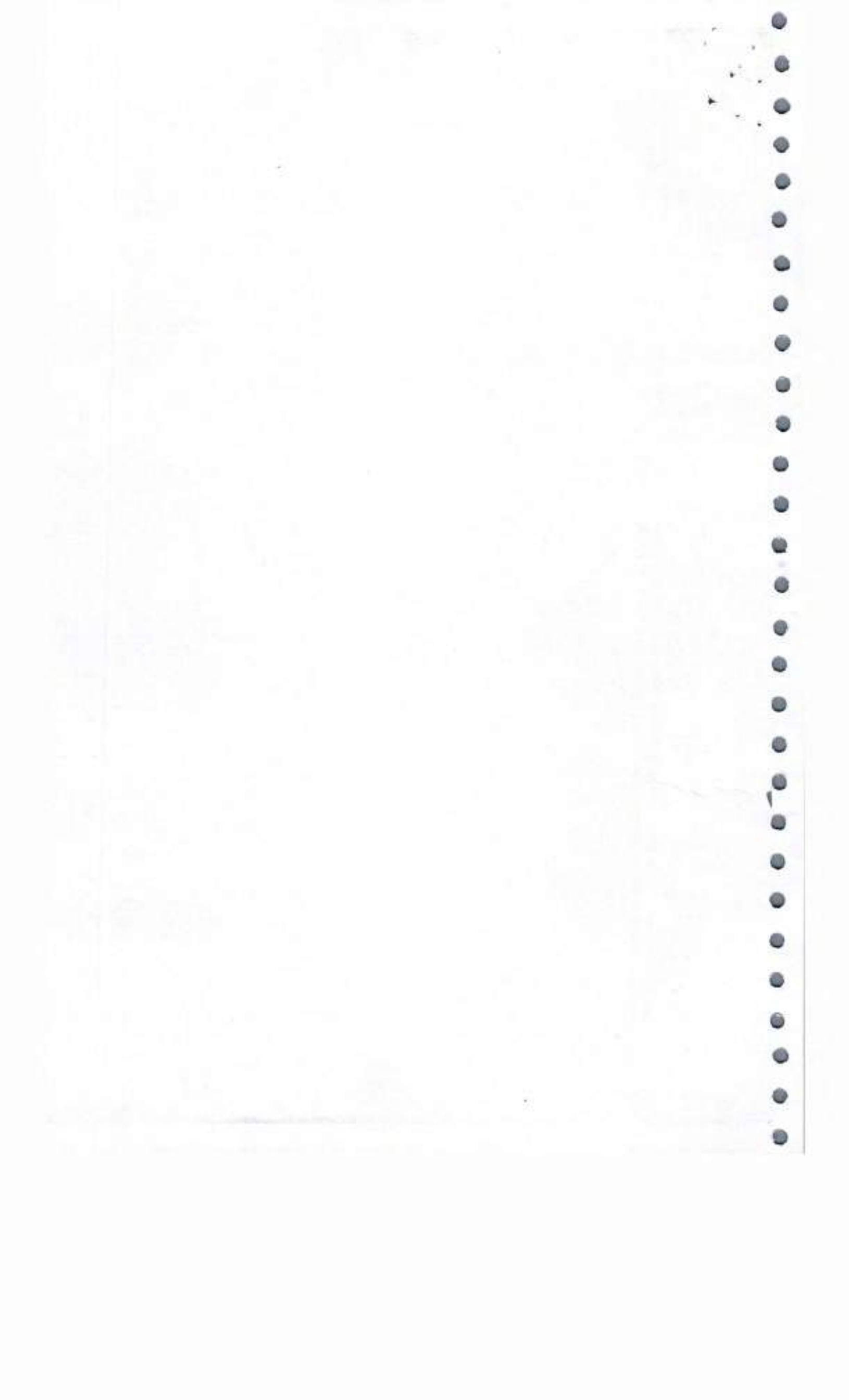
Depositor's Name: KOMAL SURANA
Address: 35/13 PADDA PUKUR ROAD KOLKATA 700020
Mobile: 9830065037
Contact No: 09007711037
Depositor Status: Others
Query No: 2000128777
On Behalf Of: Mrs ARPITA MALLICK
Identification No: 2000128777/3/2021
Remarks: Gift, Gift in Favour of family members

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000128777/3/2021	Property Registration- Stamp duty	0030-02-103-003-02	17218
2	2000128777/3/2021	Property Registration- Registration Fees	0030-03-104-001-16	34611
Total				51829

IN WORDS: FIFTY ONE THOUSAND EIGHT HUNDRED TWENTY NINE ONLY.







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

GRN Details

GRN: 192020210218493971 Payment Mode: Online Payment
GRN Date: 02/02/2021 12:44:59 Bank/Gateway: State Bank of India
BRN : IK0AYNNPX6 BRN Date: 02/02/2021 12:02:02
Payment Status: Successful Payment Ref. No: 2000128777/10/2021
[Query No*/Query Year]

Depositor Details

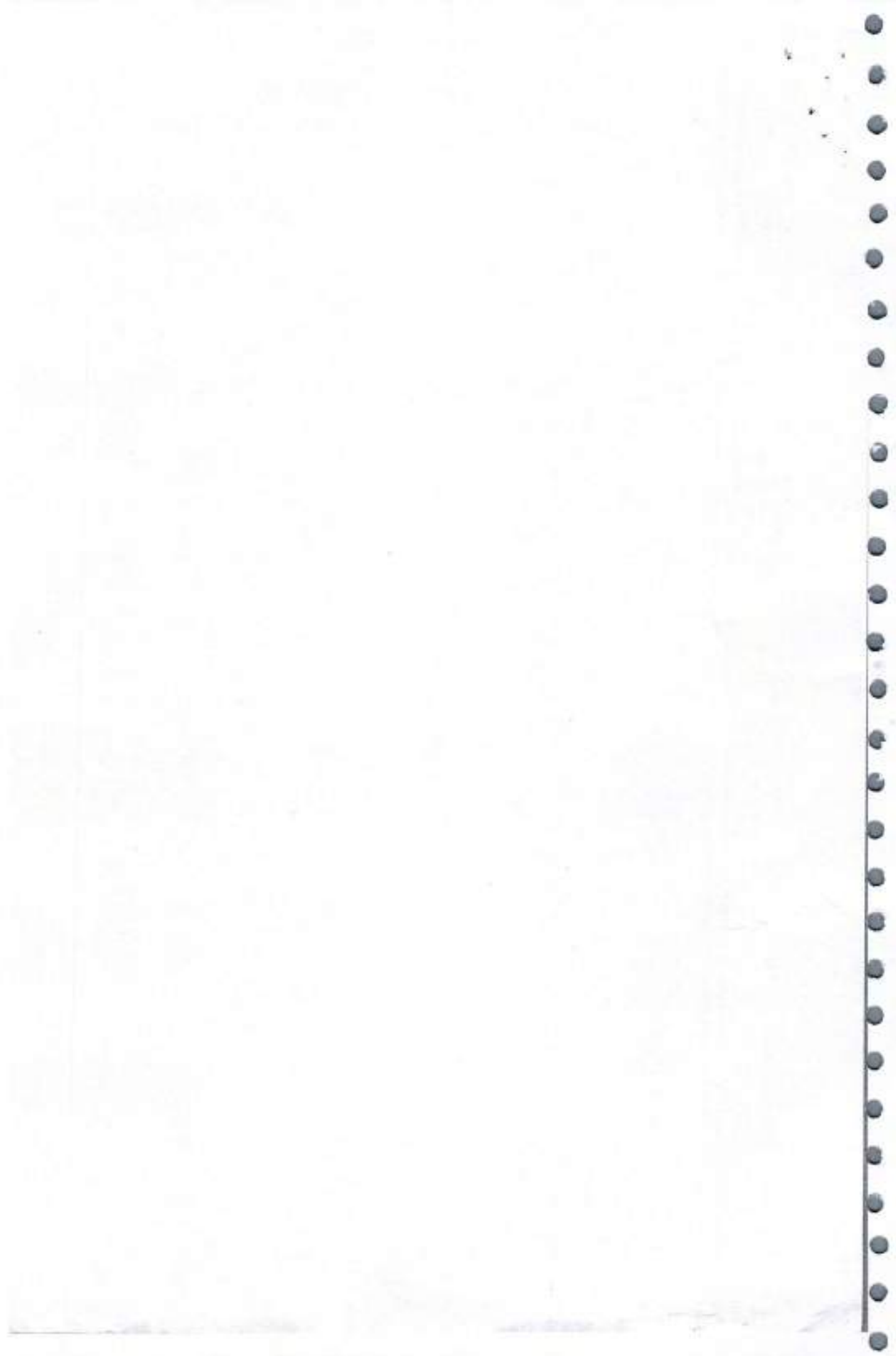
Depositor's Name: KOMAL SURANA
Address: 35/13 PADDA PUKUR ROAD KOLKATA 700020
Mobile: 9830065037
Email: kyal_developers@gmail.com
Contact No: 09007711037
Depositor Status: Others
Query No: 2000128777
On Behalf Of: Mrs ARPITA MALLICK
Address: D.S.R. -II SOUTH 24-PARGANAS
Office Name: D.S.R. -II SOUTH 24-PARGANAS
Identification No: 2000128777/10/2021
Remarks: Gift, Gift in Favour of family members Payment No 10

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000128777/10/2021	Property Registration- Stamp duty	0030-02-103-003-02	750
2	2000128777/10/2021	Property Registration- Registration Fees	0030-03-104-001-16	1532
			Total	2282

IN WORDS: TWO THOUSAND TWO HUNDRED EIGHTY TWO ONLY.





Major Information of the Deed

Deed No :	I-1602-01222/2021	Date of Registration	03/02/2021
Query No / Year	1602-2000128777/2021	Office where deed is registered	
Query Date	19/01/2021 3:07:16 PM	1602-2000128777/2021	
Applicant Name, Address & Other Details	ARPITA MALLICK 11A, T. N. CHATTERJEE STREET, Thana : Baranagar, District : North 24-Parganas, WEST BENGAL, PIN - 700019, Mobile No. : 9836735622, Status : Advocate		
Transaction	Additional Transaction		
[0201] Gift, Gift in Favour of family members	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 5,00,000/-	Rs. 36,09,690/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 18,068/- (Article:33(i))	Rs. 36,143/- (Article:A(1), E, M)		
Remarks			

Land Details :

District: South 24-Parganas, P.S:- Kolkata Leather Camp, Gram Panchayat: BAMANGHATA, Mouza: Kochpukur, JI No: 2, Pin Code : 700156

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-122 (RS :-)	LR-1026	Bastu	Danga	3.3582 Dec	3,50,000/-	26,19,396/-	Property is on Road
L2	LR-123 (RS :-)	LR-1026	Bastu	Danga	1.0773 Dec	1,30,000/-	8,40,294/-	Property is on Road
		TOTAL :			4.4355Dec	4,80,000 /-	34,59,690 /-	
		Grand Total :			4.4355Dec	4,80,000 /-	34,59,690 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	500 Sq Ft.	20,000/-	1,50,000/-	Structure Type: Structure
	Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete				
	Total :	500 sq ft	20,000 /-	1,50,000 /-	





Donor Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Mrs MADHU SURANA Wife of Mr Saroj Kumar Surana Flat No. 2C, Vaishali Apartment, 35/13, Padda Puku, P.O:- L R Sarani, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ALxxxxxx9B, Aadhaar No: 70xxxxxxxx8788, Status :Individual, Executed by: Self, Date of Execution: 27/01/2021 , Admitted by: Self, Date of Admission: 27/01/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 27/01/2021 , Admitted by: Self, Date of Admission: 27/01/2021 ,Place : Pvt. Residence</p>
2	<p>Mr SHRENIK SURANA Son of Mr Saroj Kumar Surana Flat No. 2C, Vaishali Apartment, 35/13, Padda Puku, P.O:- L R Sarani, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: APxxxxxx7R, Aadhaar No: 74xxxxxxxx5011, Status :Individual, Executed by: Self, Date of Execution: 27/01/2021 , Admitted by: Self, Date of Admission: 27/01/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 27/01/2021 , Admitted by: Self, Date of Admission: 27/01/2021 ,Place : Pvt. Residence</p>
3	<p>Mr SAROJ KUMAR SURANA (Presentant) Son of Mr Hanut Mal Surana Flat No. 2C, Vaishali Apartment, 35/13, Padda Puku, P.O:- L R Sarani, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ALxxxxxx2J, Aadhaar No: 20xxxxxxxx2441, Status :Individual, Executed by: Self, Date of Execution: 27/01/2021 , Admitted by: Self, Date of Admission: 27/01/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 27/01/2021 , Admitted by: Self, Date of Admission: 27/01/2021 ,Place : Pvt. Residence</p>

Donee Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Mrs KOMAL SURANA Wife of Mr Shrenik Surana 35/13, Padda Pukur Road, Vaishali Apartment, Flat, P.O:- L R Sarani, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AWxxxxxx5N, Aadhaar No: 88xxxxxxxx4178, Status :Individual, Executed by: Self, Date of Execution: 27/01/2021 , Admitted by: Self, Date of Admission: 27/01/2021 ,Place : Pvt. Residence</p>

Identifier Details :

Name	Photo	Finger Print	Signature
<p>Mr ALAMGIR REZA Son of Mr Jahangir Reza 28/1, Judges Court Road, P.O:- Allpore, P.S:- Allpore, District:-South 24-Parganas, West Bengal, India, PIN - 700027</p>			
Identifier Of Mrs MADHU SURANA, Mr SHRENIK SURANA, Mr SAROJ KUMAR SURANA, Mrs KOMAL SURANA			





Transfer of Land from Donor To Donee

Sch No.	Donor Name	Donee Name	Relationship of Donor and Donee (Within Family ?)	Transferred Area	Share in Market Value (In Rs.)
L1	Mrs MADHU SURANA	Mrs KOMAL SURANA	Y	1.1194 Dec	8,73,132/-
L1	Mr SHRENIK SURANA	Mrs KOMAL SURANA	Y	1.1194 Dec	8,73,132/-
L1	Mr SAROJ KUMAR SURANA	Mrs KOMAL SURANA	Y	1.1194 Dec	8,73,132/-
L2	Mrs MADHU SURANA	Mrs KOMAL SURANA	Y	0.3591 Dec	2,80,098/-
L2	Mr SHRENIK SURANA	Mrs KOMAL SURANA	Y	0.3591 Dec	2,80,098/-
L2	Mr SAROJ KUMAR SURANA	Mrs KOMAL SURANA	Y	0.3591 Dec	2,80,098/-

Transfer of Structure from Donor To Donee

Sch No.	Donor Name	Donee Name	Relationship of Donor and Donee (Within Family ?)	Transferred Area	Share in Market Value (In Rs.)
S1	Mrs MADHU SURANA	Mrs KOMAL SURANA	Y	166.667 Sq Ft	50,000/-
S1	Mr SHRENIK SURANA	Mrs KOMAL SURANA	Y	166.667 Sq Ft	50,000/-
S1	Mr SAROJ KUMAR SURANA	Mrs KOMAL SURANA	Y	166.667 Sq Ft	50,000/-

Land Details as per Land Record

District: South 24-Parganas, P.S:- Kolkata Leather Camp, Gram Panchayat: BAMANGHATA, Mouza: Kochpukur, JI No: 2, Pin Code : 700156

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 122, LR Khatian No:- 1026	Owner:মু মৃগা, Gurdian:মৃগা , Address:199/5, ১ম, বি, লেড, ২য় ভাগ, লেড-৭ , Classification:ভাঙ্গা, Area:0.11000000 Acre,	Mrs MADHU SURANA
L2	LR Plot No:- 123, LR Khatian No:- 1026	Owner:মু মৃগা, Gurdian:মৃগা , Address:199/5, ১ম, বি, লেড, ২য় ভাগ, লেড-৭ , Classification:ভাঙ্গা, Area:0.04000000 Acre,	Mr SHRENIK SURANA





On 27-01-2021

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

Presented for registration at 16:15 hrs on 27-01-2021, at the Private residence by Mr SAROJ KUMAR SURANA , one of the Executants.

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 36,09,690/- . Family Members amount Rs 36,09,690/-

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

Execution is admitted on 27/01/2021 by 1. Mrs MADHU SURANA, Wife of Mr Saroj Kumar Surana, Flat No. 2C, Vaishali Apartment, 35/13, Padda Puku, P.O: L R Sarani, Thana: Bullygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by Profession Business, 2. Mr SHRENIK SURANA, Son of Mr Saroj Kumar Surana, Flat No. 2C, Vaishali Apartment, 35/13, Padda Puku, P.O: L R Sarani, Thana: Bullygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by Profession Business, 3. Mr SAROJ KUMAR SURANA, Son of Mr Hanut Mal Surana, Flat No. 2C, Vaishali Apartment, 35/13, Padda Puku, P.O: L R Sarani, Thana: Bullygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by Profession Business, 4. Mrs KOMAL SURANA, Wife of Mr Shrenik Surana, 35/13, Padda Pukur Road, Vaishali Apartment, Flat, P.O: L R Sarani, Thana: Bullygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by Profession Business

Indetified by Mr ALAMGIR REZA, , Son of Mr Jahangir Reza, 28/1, Judges Court Road, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Muslim, by profession Advocate

S-a

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

On 26-01-2021

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 36,143/- (A(1) = Rs 36,097/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by by online = Rs 34,611/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/01/2021 2:30PM with Govt. Ref. No: 192020210214257561 on 26-01-2021, Amount Rs: 34,611/-, Bank: State Bank of India (SBIN0000001), Ref. No. IKOAYERJP5 on 26-01-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 18,068/- and Stamp Duty paid by by online = Rs 17,218/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/01/2021 2:30PM with Govt. Ref. No: 192020210214257561 on 26-01-2021, Amount Rs: 17,218/-, Bank: State Bank of India (SBIN0000001), Ref. No. IKOAYERJP5 on 26-01-2021, Head of Account 0030-02-103-003-02

S-a

Samar Kumar Pramanick
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I | SOUTH 24-
PARGANAS
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 : 33 (i) of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 36,143/- (A(1) = Rs 36,097/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 1,532/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 02/02/2021 12:46PM with Govt. Ref. No: 192020210218493971 on 02-02-2021, Amount Rs: 1,532/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0AYNNPX6 on 02-02-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 18,068/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 750/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1147331, Amount: Rs.100/-, Date of Purchase: 21/03/2020, Vendor name: I Chakraborty

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 02/02/2021 12:46PM with Govt. Ref. No: 192020210218493971 on 02-02-2021, Amount Rs: 750/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0AYNNPX6 on 02-02-2021, Head of Account 0030-02-103-003-02

Samar

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







Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2021, Page from 66348 to 66382

Serial No 160201222 for the year 2021.



Samar Kumar Pramanick

Digitally signed by SAMAR KUMAR
PRAMANICK
Date: 2021.02.24 10:31:04 +05:30
Reason: Digital Signing of Deed.

Samar Kumar Pramanick) 2021/02/24 10:31:04 AM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I I SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)

0998/21

I-1212/21



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AD 466327

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

Chief Sub-Registrar-II
Alipore, South 24 Parganas

03 FEB 2021

DEED OF GIFT

THIS DEED OF GIFT is made this 27th day of January Two Thousand Twenty-One (2021);

BETWEEN



5/29/1/21
9 2/28/50/21

01147330

21 MAR 2020

hishit fi

Name :

ALAMGIR REZA
ADVOCATE

Address :

ALIPORE JUDGES COURT
KOL-27

Vendor :

WE/1366/2003

I. CHAKRABORTY
Sb. Dr. Rajendra Prasad Senan
Kolkata - 700 801

V.C.T. 1
NO. 728

hishit fi

V.C.T. 1
NO. 729

hishit fi

hishit fi



District Sub-Registrar-1
Alipore, South 24 Parganas

27 FEB 2021

V.C.T. 9

No- 743

27 JAN 2021

Identified by me
Alamgir Reza Adv
S/o, Jahangir Reza
28/11 Judges Court Road
P.O. P.S. Alipore
Kol-27

NISHIT JAIN, having PAN AFPPJ8996L and AADHAAR No. 919010647383, Mobile No. 9674144444, son of Sri Bharat Jain, by faith Jain, by occupation Business, nationality Indian, residing at 25, Ballygunge Circular Road, Post Office Ballygunge, Police Station Ballygunge, Kolkata 700019, hereinafter referred to as the "DONOR" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives and/or assigns) of the ONE PART;

AND

NIKITA JAIN, having PAN ARRPJ8526E and AADHAAR No. 719338778923, Mobile No.9819560776, daughter of Sri Bharat Jain, by faith Jain, by nationality Indian, by occupation Business, residing at 25, Ballygunge Circular Road, Police Station Ballygunge, Post Office Ballygunge, Kolkata 700019, hereinafter referred to as the "DONEE" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives and/or assigns) of the OTHER PART;

WHEREAS:

A. Sri Nishit Jain, the Donor herein is seized and possessed of or otherwise well and sufficiently entitled as the absolute owner in respect of All That the piece or parcel of Plot of Danga Land measuring about 16.1315 Decimals in R.S./L.R. Dag No.122 and the piece or parcel of Plot of Danga Land measuring about 1.8053 Decimals in R.S./L.R. Dag No.123 (in aggregate measuring about 17.9368 Sataks) be the same a little more or less under present L.R. Khatian No. 1031, within Mouza - Kochpukur, J.L. No.2, Police Station Kolkata Leather Complex (formerly Bhangar), within the limits of Bamanghata Gram Panchayet, Sub-Registration District Bhangore, District South 24 Parganas, more fully described in the *First Schedule* hereunder written, hereinafter referred to as the "said Lands", by virtue of Deed of Partition dated the 7th October, 2013 registered in Book No.I, CD Volume No.18, Pages 2252 to 2293, Being No.08961 for the year 2013 at the office of the District Sub-Registrar-III, South 24-Parganas.



B. Miss Nikita Jain, the Donee abovenamed is the sister of Sri Nishit Jain, the Donor herein.

C. Sri Nishit Jain, the Donor herein out of natural love and affection which he had and still have for the Donee Miss Nikita Jain, who is the sister of the Donor abovenamed as hereinbefore stated, has agreed and decided to transfer by way of Gift unto and in favour of the Donee abovenamed, out of the "said Lands" All That the piece or parcel of Plot of Danga Land measuring about 3.1869 Decimals in R.S./L.R. Dag No.122 and the piece or parcel of Plot of Danga Land measuring about 1.0224 Decimals in R.S./L.R. Dag No.123 (in aggregate measuring about 4.2093 Sataks) be the same a little more or less under present L.R. Khatian No. 1031, within Mouza - Kochpukur, J.L. No.2, Police Station Kolkata Leather Complex (formerly Bhangar), within the limits of Bamanghata Gram Panchayet, Sub-Registration District Bhangore, District South 24 Parganas, more fully described in the *Second Schedule* hereunder written, hereinafter referred to as the "said Plot of Land".

D. Miss Nikita Jain, the Donee herein being approached by her brother Sri Nishit Jain, the Donor herein, has agreed to receive and accept the said transfer in respect of the "said Plot of Land", more fully described in the *Second Schedule* hereunder written as and by way of gift.

E. For the purpose of payment of stamp duty, the Donor's right title or interest in respect of the "said Plot of Land", which is intended to be transferred by way of Gift in favour of the Donee abovenamed by the Donor as hereinbefore mentioned, is valued at Rs.2,50,000.00 (Rupees Two Lakh Fifty Thousand) Only.

NOW THIS INDENTURE WITNESSETH that in the premises aforesaid and in consideration of the natural love and affection which the Donor abovenamed had and still have for the Donee Miss Nikita Jain, who is the sister of Sri Nishit Jain, the Donor herein doth hereby freely and voluntarily grant, convey, transfer, give, assign and assure by way of gift unto and in favour of the said Miss Nikita Jain, the Donee above named his undivided share or interest in the "said Land" being All That the piece or parcel of Plot



of Danga Land measuring about 3.1869 Decimals in R.S./L.R. Dag No.122 and the piece or parcel of Plot of Danga Land measuring about 1.0224 Decimals in R.S./L.R. Dag No.123 (in aggregate measuring about 4.2093 Sataks) be the same a little more or less under present L.R. Khatian No. 1031, within Mouza - Kochpukur, J.L. No.2, Police Station Kolkata Leather Complex (formerly Bhangar), within the limits of Bamanghata Gram Panchayet, Sub-Registration District Bhangore, District South 24 Parganas, more fully described in the *Second Schedule* (hereunder written, hereinafter referred to as the "said Plot of Land");

OR HOWSOEVER OTHERWISE the "said Plot of Land" or any part thereof now are or is or heretofore were or was situated tenanted butted bounded called known numbered described and distinguished;

TOGETHER WITH all rights, liberties, privileges, easements, advantages, appendages and appurtenances whatsoever thereunto belonging or held or enjoyed or occupied therewith or reputed to belong or appurtenant thereto AND the reversion or reversions, remainder or reminders AND ALL the estate right title interest demand inheritance use liberty and claims whatsoever both at law and in equity of the Donor into upon and in any manner concerning the "said Plot of Land" and every part thereof;

TOGETHER WITH all deeds, pattahs, muniments, writings and evidences of title and other documents in anywise relating to or concerning the "said Plot of Land" or any part thereof, which now are or hereafter shall or may be in the custody, power or possession of the Donor or any other person or party from whom the Donor can or may procure the same, without any action or suit at law or in equity;

TO HAVE AND TO HOLD the "said Plot of Land", more fully described in the *Second Schedule* hereunder written, hereby granted and transferred or otherwise assured and confirmed or expressed or intended so to be and every part thereof, with all rights liberties and appurtenances whatsoever unto and to the use and benefit of the Donee above named, absolutely and for ever, without any manner of condition use trust and other things whatsoever to



alter defeat encumber or make void the same and free from all encumbrances whatsoever, but according to the nature and tenure thereof;

AND THE DONOR abovenamed doth hereby covenant with the Donee above named as follows: -

THAT notwithstanding any act deed matter or thing whatsoever by the Donor or any of his predecessors-in-title made, done or executed or knowingly suffered to the contrary, the Donor is now lawfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the "said Plot of Land" hereby granted and/or transferred by way of gift or intended so to be in perfect and indefeasible estate of inheritance, without any manner of condition use trust or other things whatsoever to alter, defeat, encumber or make void the same;

AND THAT notwithstanding any such act deed matter or things whatsoever as aforesaid, the Donor has good right, full power and absolute authority and indefeasible title to grant and transfer by way of Gift the said "said Plot of Land" hereby granted and/or transferred by way of Gift or expressed or intended so to be unto and to the use of the Donee in the manner as aforesaid and according to the true intent and meaning of these presents;

AND THAT the Donee shall and may at all times hereafter peaceably and quietly hold possess and enjoy the "said Plot of Land", without any lawful eviction interruption, hindrance, claim or demand whatsoever from or by the Donor or any other person or persons having or lawfully or equitably claiming any estate or interest or right therein;

AND THAT the Donor has not done nor been party to any act deed matter or thing, whereby the Donor is prevented from transferring and/or granting the said "said Plot of Land", by way of gift in favour of the Donee in the manner as intended by this Deed of Gift;

AND THAT the Donor and all other persons having or lawfully or equitably claiming any right estate title interest property claim and



demand whatsoever in the "said Plot of Land" hereby granted and/or transferred by way of gift or any part thereof from under or in trust for the Donor shall and will from time to time and at all times hereafter at the requests and costs of the Donee do and execute or cause to be done and executed all such further acts deeds matters and things whatsoever for further better and more perfectly assuring the same and every part thereof unto and to the use of the Donee in the manner aforesaid as shall or may be reasonably required;

AND THE DONOR abovenamed doth hereby declare and confirm that in furtherance of the Gift hereby made, the Donor herein has on or before the execution of these presents duly made over peaceful possession of the "said Plot of Land" unto and in favour of the Donee above named;

AND THE DONEE doth hereby accepts the Gift of the "said Plot of Land", more fully described in the *Second Schedule* hereunder written, hereby made, which is also testified by the Donee being a party hereto and executing these presents.

THE FIRST SCHEDULE ABOVE REFERRED TO

"said Lands"

All That the piece or parcel of Plot of Danga Land measuring about 16.1315 Decimals in R.S./L.R. Dag No.122 and the piece or parcel of Plot of Danga Land measuring about 1.8053 Decimals in R.S./L.R. Dag No.123 (in aggregate measuring about 17.9368 Sataks) be the same a little more or less Together with a tin shed residential structure of 500 Sq.Ft. more or less, under present L.R. Khatian No. 1031, within Mouza - Kochpukur, J.L. No.2, Police Station Kolkata Leather Complex (formerly Bhangar), within the limits of Bamanghata Gram Panchayet, Sub-Registration District Bhangore, District South 24 Parganas, Pin 700156 and butted and bounded as follows:

- On the North : Partly by Lot D in L.R. Dag No. 123 and Partly by Lot F in
L.R. Dag No. 123
On the East : By Lot F in L.R. Dag No. 122
On the South : By L.R. Dag No. 120
On the West : By Lot C in L.R. Dag Nos. 122 and 123



This property is not adjacent to metal road and the details of the "said Lands" are as hereunder:

Name	Khatian No.	Area in Dag No. 122 (in Decimals)	Area in Dag No. 123 (in Decimals)
Sri Nishit Jain	1031	16.1315	1.8053
Total:		16.1315	1.8053

THE SECOND SCHEDULE ABOVE REFERRED TO
"said Plot of Land"

All That the piece or parcel of undivided Plot of Danga Land measuring about 3.1869 Decimals in R.S./L.R. Dag No.122 and the piece or parcel of Plot of Danga Land measuring about 1.0224 Decimals in R.S./L.R. Dag No.123 (in aggregate measuring about 4.2093 Sataks) be the same a little more or less, under present L.R. Khatian No. 1031, within Mouza - Kochpukur, J.L. No.2, Police Station Kolkata Leather Complex (formerly Bhangar), within the limits of Bamanghata Gram Panchayet, Sub-Registration District Bhangore, District South 24 Parganas, Pin 700156 and the details of the "said Plot of Land" are as hereunder:

Khatian No.	Area in Dag No. 122 (in Decimals)	Area in Dag No. 123 (in Decimals)
1031	3.1869	1.0224



IN WITNESS WHEREOF the Parties above named have hereunto put their respective hands and signatures on the day month and year first above written.

SIGNED SEALED AND DELIVERED by the Donor above named at Calcutta in the presence of:

1. Dipankar Sardas
122/1R, S.M.M. Sarani
KOL-700026

Nishit Jain
(NISHIT JAIN)

2. Anujit Kapat.
122/1R, S.M.M. Sarani,
KOL-26.

SIGNED SEALED AND DELIVERED by the Donee above named at Calcutta in the presence of:

1. Dipankar Sardas























Nikita Jain
(NIKITA JAIN)

2. Anujit Kapat.

Witnessed by me
Alamgir Reza
Alipore Judge Court
KOL-27
N/3/1366/03



SPECIMEN FORM FOR TEN FINGER PRINTS

PHOTO						
		Little	Ring	Middle	Fore	Thumb
	(Left Hand)					
		Thumb	Fore	Middle	Ring	Little
(Right Hand)						
 <i>Michael Fox</i>	<i>Michael Fox</i>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
(Right Hand)						
 <i>Ashita</i>	<i>Ashita</i>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
(Right Hand)						



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

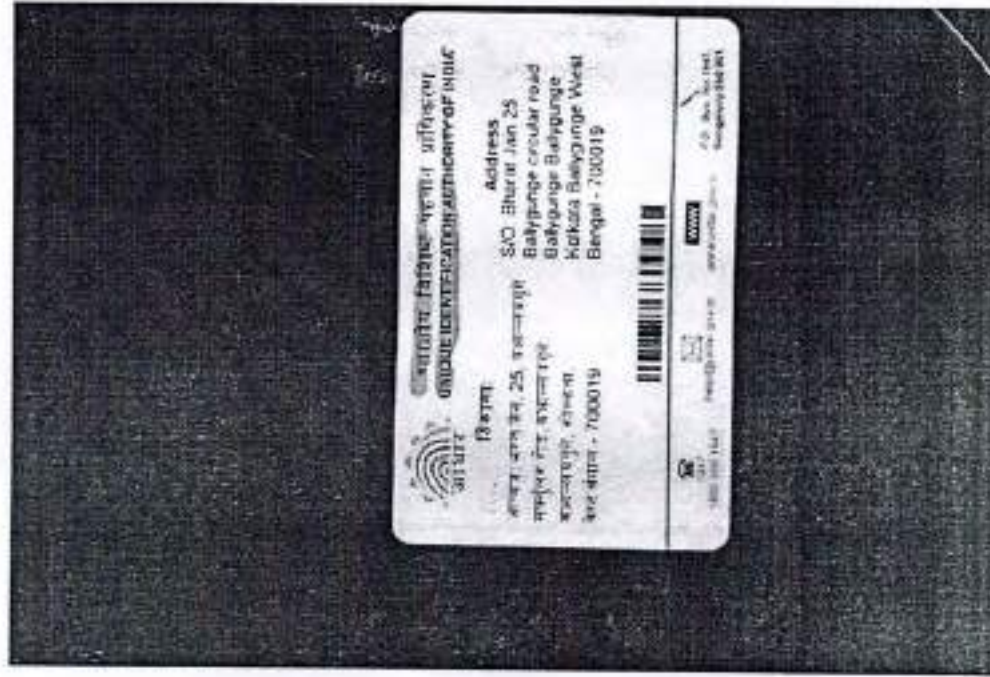
NISHIT JAIN
BHARAT JAIN
28/09/1986
Permanent Account Number
AFPPJ8996L



Nishit Jain
Signature

Nishit Jain





Nishit R.





SECRET

SECRET





IDENTITY CARD

ALIPHRE BAR ASSOCIATION

(AFFILIATED UNDER BAR COUNCIL OF WEST BENGAL)

KOLKATA - 700 027

PHONE : CIVIL : 2479-9335/7330, CRIMINAL : 2479-1477

Card No. : I/C/896



Name ALAMGIR REZA Advocate

Father's/Husband's name Jahangir Reza

Address 28/1, Judges Court Road
Kolkata- 700 027

Ph. No. 98319 60557

W.B. Bar Council Enrolment No. F-1194 / 03

Edward Reza
SECRETARY

Alamgir Reza Adv
27.1.21





Government of West Bengal
Directorate of Registration & Stamp Revenue
FORM-1564

Miscellaneous Receipt

Visit Commission Case No / Year	1602000249/2021	Date of Application	27/01/2021
Query No / Year	16022000128650/2021		
Transaction	[0201] Gift, Gift in Favour of family members		
Applicant Name of QueryNo	Mrs ARPITA MALLICK		
Stampduty Payable	Rs.16,438/-		
Registration Fees Payable	Rs.32,847/-		
Applicant Name of the Visit Commission	Mr A REZA		
Applicant Address	ALIPORE		
Place of Commission	122/1R S N M SARANI KOL-26		
Expected Date and Time of Commission	27/01/2021 1:00 AM		
Fee Details	J1: 250/-, J2: 300/-, PTA-J(2): 0/-, Total Fees Paid: 550/-		
Remarks			





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

GRN Details

GRN: 192020210218503191 Payment Mode: Online Payment
GRN Date: 02/02/2021 12:53:39 Bank/Gateway: State Bank of India
BRN : IK0AYNOJE5 BRN Date: 02/02/2021 12:02:37
Payment Status: Successful Payment Ref. No: 2000128650/8/2021
(Query No*/Query Year)

Depositor Details

Depositor's Name: NIKITA JAIN
Address: 25 BALLYGUNGE CIRCULAR ROAD KOLKATA 700019
Mobile: 9830065037
EMail: kyal_developers@gmail.com
Contact No: 09007711037
Depositor Status: Others
Query No: 2000128650
On Behalf Of: Mrs ARPITA MALLICK
Address: D.S.R. -II SOUTH 24-PARGANAS
Office Name: D.S.R. -II SOUTH 24-PARGANAS
Identification No: 2000128650/8/2021
Remarks: Gift, Gift. in Favour of family members Payment No 8

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000128650/8/2021	Property Registration- Stamp duty	0030-02-103-003-02	750
2	2000128650/8/2021	Property Registration- Registration Fees	0030-03-104-001-16	1532
			Total	2282

IN WORDS: TWO THOUSAND TWO HUNDRED EIGHTY TWO ONLY.





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

GRN Details

GRN: 192020210214255801 Payment Mode: Online Payment
GRN Date: 26/01/2021 14:23:02 Bank/Gateway: State Bank of India
BRN : IK0AYERFL6 BRN Date: 26/01/2021 14:01:04
Payment Status: Successful Payment ID: 2000128650/2/2021
[Query No*/Query Year]

Depositor Details

Depositor's Name: NIKITA JAIN
Address: 25 BALLYGUNGE CIRCULAR ROAD KOLKATA 700019
Mobile: 9830065037
Email: kyal_developers@hotmail.com
Contact No: 09007711037
Depositor Status: Others
Query No: 2000128650
On Behalf Of: Mrs ARPITA MALLICK
Identification No: 2000128650/2/2021
Remarks: Gift, Gift in Favour of family members

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000128650/2/2021	Property Registration- Stamp duty	0030-02-103-003-02	16336
2	2000128650/2/2021	Property Registration- Registration Fees	0030-03-104-001-16	32847
			Total	49183

IN WORDS: FORTY NINE THOUSAND ONE HUNDRED EIGHTY THREE ONLY.











Government of West Bengal

Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. 4 I SOUTH 24-PARGANAS, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16022000128650/2021

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr NISHIT JAIN 25, Ballygunge Circular Road, P.O.- Ballygunge, P.S.- Ballygunge, District-South 24- Parganas, West Bengal, India, PIN - 700019	Donor			<i>Nishit Jain</i> 27/01/21
2	Mr NIKITA JAIN 25, Ballygunge Circular Road, P.O.- Ballygunge, P.S.- Ballygunge, District-South 24- Parganas, West Bengal, India, PIN - 700019	Donee			<i>Nikita Jain</i> 27/01/21
Sl No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr ALAMGIR REZA Son of Mr Jahangir Reza 28/1 Judges Court Road, P.O.- Alipore, P.S.- Alipore, District-South 24- Parganas, West Bengal, India, PIN - 700027	Mr NISHIT JAIN, Mr NIKITA JAIN			<i>Alamgir Reza Adh</i> 27.1.21

(Samar Kumar Premanick)

DISTRICT SUB-
REGISTRAR



OFFICE OF THE D.S.R. - I
I SOUTH 24-PARGANAS
South 24-Parganas, West
Bengal

Query No:-16022000129650/2021, 27/01/2021 11:29:51 AM SOUTH 24-PARGANAS (D.S.R. - II)



Page 2 of 3

Major Information of the Deed

Deed No :	I-1602-01212/2021	Date of Registration	03/02/2021
Query No / Year	1602-2000128650/2021	Office where deed is registered	
Query Date	19/01/2021 3:01:02 PM	1602-2000128650/2021	
Applicant Name, Address & Other Details	ARPITA MALLICK 11A, T. N. CHATTERJEE STREET, Thana : Baranagar, District : North 24-Parganas, WEST BENGAL, PIN - 700019, Mobile No. : 9836735622, Status : Advocate		
Transaction	Additional Transaction		
[0201] Gift, Gift in Favour of family members	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 2,50,000/-	Rs. 34,33,254/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 17,186/- (Article:33(ii))	Rs. 34,379/- (Article:A(1), E, M)		
Remarks			

Land Details :

District: South 24-Parganas, P.S:- Kolkata Leather Camp, Gram Panchayat: BAMANGHATA, Mouza: Kochpukur, JI No: 2, Pin Code : 700156

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-122 (RS :-)	LR-1031	Bastu	Danga	3.1869 Dec	1,50,000/-	24,85,782/-	Property is on Road
L2	LR-123 (RS :-)	LR-1031	Bastu	Danga	1.0224 Dec	70,000/-	7,97,472/-	Property is on Road
TOTAL :					4.2093Dec	2,20,000 /-	32,83,254 /-	
Grand Total :					4.2093Dec	2,20,000 /-	32,83,254 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	500 Sq Ft.	30,000/-	1,50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		500 sq ft	30,000 /-	1,50,000 /-	



Donor Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr NISHIT JAIN Son of Mr Bharat Jain 25, 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.:: AFxxxxxx6L, Aadhaar No: 91xxxxxxx7383, Status :Individual, Executed by: Self, Date of Execution: 27/01/2021 , Admitted by: Self, Date of Admission: 27/01/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 27/01/2021 , Admitted by: Self, Date of Admission: 27/01/2021 ,Place : Pvt. Residence

Donee Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr NIKITA JAIN (Presentant) Son of Mr Bharat Jain 25, 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.:: ARxxxxxx6E, Aadhaar No: 71xxxxxxx8923, Status :Individual, Executed by: Self, Date of Execution: 27/01/2021 , Admitted by: Self, Date of Admission: 27/01/2021 ,Place : Pvt. Residence

Identifier Details :

Name	Photo	Finger Print	Signature
Mr ALAMGIR REZA Son of Mr Jahangir Reza 28/1, Judges Court Road, P.O:- Allpore, P.S:- Allpore, District:-South 24-Parganas, West Bengal, India, PIN - 700027			
Identifier Of Mr NISHIT JAIN, Mr NIKITA JAIN			

Transfer of Land from Donor To Donee

Sch No.	Donor Name	Donee Name	Relationship of Donor and Donee (Within Family ?)	Transferred Area	Share in Market Value (In Rs.)
L1	Mr NISHIT JAIN	Mr NIKITA JAIN	Y	3.1869 Dec	24,85,782/-
L2	Mr NISHIT JAIN	Mr NIKITA JAIN	Y	1.0224 Dec	7,97,472/-

Transfer of Structure from Donor To Donee

Sch No.	Donor Name	Donee Name	Relationship of Donor and Donee (Within Family ?)	Transferred Area	Share in Market Value (In Rs.)
S1	Mr NISHIT JAIN	Mr NIKITA JAIN	Y	500 Sq Ft	1,50,000/-



Land Details as per Land Record

District: South 24-Parganas, P.S:- Kolkata Leather Camp, Gram Panchayat: BAMANGHATA, Mouza: Kochpukur, JI No: 2, Pin Code : 700156

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 122, LR Khatian No:- 1031	Owner:শিফিট জিন, Gurdian:ভল্লভ , Address:25, বঙ্গবন্ধু সড়ক, কোচপুকুর, জেলা-19 , Classification:ভল্লভ, Area:0.16000000 Acre,	Mr NISHIT JAIN
L2	LR Plot No:- 123, LR Khatian No:- 1031	Owner:শিফিট জিন, Gurdian:ভল্লভ , Address:25, বঙ্গবন্ধু সড়ক, কোচপুকুর, জেলা-19 , Classification:ভল্লভ, Area:0.02000000 Acre,	Mr NISHIT JAIN



On 27-01-2021

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

Presented for registration at 15:55 hrs on 27-01-2021, at the Private residence by Mr NIKITA JAIN ,Claimant.

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 34,33,254/- . Family Members amount Rs 34,33,254/-

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

Execution is admitted on 27/01/2021 by 1. Mr NISHIT JAIN, Son of Mr Bharat Jain, 25, Ballygunge Circular Road, P.O: Ballygunge, Thana: Ballygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession Business, 2. Mr NIKITA JAIN, Son of Mr Bharat Jain, 25, Ballygunge Circular Road, P.O: Ballygunge, Thana: Ballygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession Business

Identified by Mr ALAMGIR REZA, , Son of Mr Jahangir Reza, 28/1, Judges Court Road, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Muslim, by profession Advocate



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

On 28-01-2021

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 34,379/- (A(1) = Rs 34,333/- .E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by by online = Rs 32,847/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/01/2021 2:24PM with Govt. Ref. No: 192020210214255801 on 26-01-2021, Amount Rs: 32,847/-, Bank: State Bank of India (SBIN0000001), Ref. No. IKOAYERFL6 on 26-01-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 17,186/- and Stamp Duty paid by by online = Rs 16,336/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/01/2021 2:24PM with Govt. Ref. No: 192020210214255801 on 26-01-2021, Amount Rs: 16,336/-, Bank: State Bank of India (SBIN0000001), Ref. No. IKOAYERFL6 on 26-01-2021, Head of Account 0030-02-103-003-02



Samar Kumar Pramanick
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I | SOUTH 24-
PARGANAS
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 : 33 (i) of Indian Stamp Act 1899.



Payment of Fees

Certified that required Registration Fees payable for this document is Rs 34,379/- (A(1) = Rs 34,333/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 1,532/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 02/02/2021 12:55PM with Govt. Ref. No: 192020210218503191 on 02-02-2021, Amount Rs: 1,532/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0AYNOJE5 on 02-02-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 17,186/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 750/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1147330, Amount: Rs.100/-, Date of Purchase: 21/03/2020, Vendor name: I Chakraborty

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 02/02/2021 12:55PM with Govt. Ref. No: 192020210218503191 on 02-02-2021, Amount Rs: 750/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0AYNOJE5 on 02-02-2021, Head of Account 0030-02-103-003-02



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



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2021, Page from 66287 to 66312

being No 160201212 for the year 2021.



Samar Kumar Pramanick

Digitally signed by SAMAR KUMAR PRAMANICK

Date: 2021.02.24 10:27:10 +05:30

Reason: Digital Signing of Deed.

(Samar Kumar Pramanick) 2021/02/24 10:27:10 AM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -II SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)



SP 27/1/21

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AD 466323

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

District Registrar-II
Alipore, South 24 Parganas

03 FEB 2021

CONVEYANCE

THIS INDENTURE OF CONVEYANCE made this the 27th day of January 2021 [TWO THOUSAND TWENTY ONE]

B-E-T-W-E-E-N



21 MAR 2020

01147334

Amir Ujeef

Name : ALAMGIR REZA
Address : ADVOCATE
ALIPORE JUDGES COURT
Vendor : KOL-27
WB/1386/2003



V.C.T.1
NO. 724

I. CHAKRABORTY
68, Dr. Rajendra Prasad Saran
Kolkata - 700 001

EXALTED TRADING PVT. LTD.

Amir Ujeef
Director / Authorised Signatory

EVERGLOWING TRADING PVT. LTD.

Amir Ujeef
Director / Authorised Signatory



V.C.T.1
NO. 728

Misikhi

District Sub-Registrar-1
Alipore, South 24 Parganas

27 JAN 2021



V.C.T.1
NO. 743

27 JAN 2021

Identified by me
Alamgir Reza Adv
S/o Jahangir Reza
28/1, Judges Court Road
P.O. J.P.S. Alipore
KOL-27

NISHIT JAIN, having PAN **AFPPJ8996L** and **AADHAAR 919010647383**, Mobile No. 9674144444, son of **Bharat Jain**, by faith Jain, by occupation Business, nationality Indian, residing at 25, Ballygunge Circular Road, Post Office Ballygunge, Police Station Ballygunge, Kolkata- 700019 (hereinafter referred to as the **Vendor**, includes successors-in-interest)

And

(1) **EXALTED TRADING PRIVATE LIMITED**, having CIN **U51909WB2011PTC171365**, having PAN **AADCE1377L**, a Company governed by the Companies Act, 1956, having its registered office at 122/1R, Satyendra Nath Majumder Sarani, Post Office Kalighat, Police Station Tollygunge, District South 24 Parganas, Kolkata- 700026, and

(2) **EVER GLOWING TRADING PRIVATE LIMITED**, having CIN **U51909WB2011PTC171119**, having PAN **AADCE1378F**, a Company governed by the Companies Act, 1956, having its registered office at 122/1R, Satyendra Nath Majumder Sarani, Post Office Kalighat, Police Station Tollygunge, District South 24 Parganas, Kolkata- 700026.

both being represented by their Director, **UMESH KYAL**, having PAN **AGCPK9667R** and **AADHAAR 322167806519**, Mobile No.9831151592, son of Late Govind Ram Kyal, by faith Hindu, by occupation Business, nationality Indian, residing at 30C, South End Park, Post Office Sarat Bose Road, Kolkata-700029, Police Station Rabindra Sarobar (formerly Lake), District South 24 Parganas (hereinafter collectively referred to as the **Purchasers**, include successors-in-interest)

Vendor and Purchasers are hereinafter individually referred to as such or as **Party** and collectively as **Parties**.

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

Subject Matter of Conveyance

Said Property: (1) Land measuring 2.6914 (two point six nine one four) decimal, more or less, out of 162 (one hundred and sixty two) decimal, being a portion of R.S./L.R. Dag No. 122, recorded in L.R. Khatian No. 1031, Mouza Kochpukur, J.L. No. 2, Police Station Kolkata Leather Complex (formerly Bhangar), within the limits of Bamanghata Gram Panchayet (**BGP**), Sub-Registration District Bhangore, District South 24 Parganas (**First Property**) And (2) land measuring 0.3540 (zero point three five four zero) decimal, more or less, out of 52 (fifty two) decimal, being a portion of R.S./L.R. Dag No. 123, recorded in L.R. Khatian No. 1031, Mouza Kochpukur, J.L. No. 2, Police Station Kolkata Leather Complex (formerly Bhangar), within the limits of BGP, Sub-Registration District Bhangore, District South 24 Parganas (**Second Property**). The First Property and the Second Property are more fully and collectively described in the **Second Schedule** below (collectively **Said Property**) together with all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of



the Vendor in the Said Property and appurtenances and inheritances for access and user thereof.

Background, Representations, Warranties and Covenants

The Vendor represents and warrants to and covenants with the Purchasers regarding title as follows:

1. By virtue of (1) Deed of Conveyance dated 27th August, 2004, registered in the Office of the District Sub-Registrar-III, South 24 Parganas, recorded in Book No. I, Volume No. 11, at Pages 5803 to 5847, being Deed No. 05626 for the year 2004, (2) Deed of Conveyance dated 12th October, 2004, registered in the Office of the District Sub-Registrar-III, South 24 Parganas at Alipore, recorded in Book No. I, Volume No. 11, at Pages 5848 to 5881, being Deed No. 05659 for the year 2004 and (3) Deed of Conveyance dated 19th October, 2004, registered in the Office of the District Sub-Registrar-III, South 24 Parganas, recorded in Book No. I, Volume No. 15, at Pages 9244 to 9262, being Deed No. 07073 for the year 2005, Green Vally Towers Private Limited became the sole and absolute owner in respect of (1) land measuring 162 (one hundred and sixty two) decimal, being the entirety of R.S./L.R. Dag No. 122, Mouza Kochpukur, J.L. No. 2, Police Station Kolkata Leather Complex (formerly Bhangar), within the limits of BGP, Sub-Registration District Bhangore, District South 24 Parganas (**Mother Property In Dag No. 122**) and (2) land measuring 52 (fifty two) decimal [physically measuring about 51.4 (fifty one point four) decimal, more or less], being the entirety of R.S./L.R. Dag No. 123, Mouza Kochpukur, J.L. No. 2, Police Station Kolkata Leather Complex (formerly Bhangar), within the limits of BGP, Sub-Registration District Bhangore, District South 24 Parganas (**Mother Property In Dag No. 123**), free from all encumbrances. The Mother Property In Dag No. 122 and Mother Property In Dag No. 123 (collectively **Mother Property**).
2. By a Deed of Conveyance dated 12th June, 2007, registered in the Office of the Additional Registrar of Assurances-I, Kolkata, recorded in Book No. I, Volume No. 1, at Pages 1 to 45, being Deed No. 08088 for the year 2007, said Green Vally Towers Private Limited sold, conveyed and transferred *inter alia* the Mother Property in favour of (1) Aditya Mundhra, (2) Indra Gandhi, (3) Resha Mundhra (Dujari), (4) Nisha Sadani, (5) Sudarshan Mimani, (6) Saurabh Tapdiya, (7) Kusum Devi Mundhra, (8) Madhu Surana, (9) Shrenik Surana, (10) Eela Jain, (11) Nishit Jain, (12) Akhil Orchards Private Limited, (13) Bansilal Credit Private Limited, (14) Bacchraj Farms Private Limited, (15) Merwara Hotels Private Limited, (16) MSB Mercantiles Private Limited, (17) Sajjan Devi Dugar, (18) Shruti Dugar, (19) Gopal Prasad Bhojnagarwala and (20) Ravinder Bhatia, free from all encumbrances.

Dugar, (10) Shruti Dugar, (11) Gopal Prasad Bhojnagarwala and (12) Ravinder Bhatia sold, conveyed and transferred land measuring 97.2 (ninety seven point two) decimal, more or less, being their undivided 3/5th share out of the Mother Property in Dag No. 122 and land measuring 31.2 (thirty one point two) decimal [physically measuring 30.84 (thirty point eight four) decimal], more or less, being their undivided 3/5th share out of the Mother Property in Dag No. 123 in favour of (1) Manohar Lall Meet Jain HUF, (2) Meet Jain HUF, (3) Bina Jain, (4) Nisha Jain, (5) Rajendra Kumar Gangwal, (6) Nisha Devi Gangwal, (7) Rohit Gangwal, (8) Arvind Kumar Jain HUF, (9) Rosy Jain, (10) Bijay Kumar Jain HUF and (11) Suman Property Private Limited, being confirmed by the other co-owners of the Mother Property, being (1) Madhu Surana, (2) Shrenik Surana, (3) Nishit Jain, (4) Akhil Orchards Private Limited, (5) Bansilal Credit Private Limited, (6) Bacchraj Farms Private Limited, (7) Merwara Hotels Private Limited and (8) MSB Mercantiles Private Limited. Therefore, the ownership of the Mother Property stands as given hereunder:

Owners	Dag No. 122 (in dec.)	Dag No. 123 (in dec.)	Total (in dec.)
Madhu Surana	8.1	2.6	10.7
Shrenik Surana	8.1	2.6	10.7
Nishit Jain	8.1	2.6	10.7
Akhil Orchards Private Limited	8.1	2.6	10.7
Bansilal Credit Private Limited	8.1	2.6	10.7
Bacchraj Farms Private Limited	8.1	2.6	10.7
Merwara Hotels Private Limited	8.1	2.6	10.7
MSB Mercantiles Private Limited	8.1	2.6	10.7
Manohar Lall Meet Jain HUF	8.8364	2.8364	11.6728
Meet Jain HUF	8.8364	2.8364	11.6728
Bina Jain	8.8364	2.8364	11.6728
Nisha Jain	8.8364	2.8364	11.6728
Rajendra Kumar Gangwal	8.8364	2.8364	11.6728
Nisha Devi Gangwal	8.8364	2.8364	11.6728
Rohit Gangwal	8.8364	2.8364	11.6728
Arvind Kumar Jain HUF	8.8363	2.8363	11.6726
Rosy Jain	8.8363	2.8363	11.6726
Bijay Kumar Jain HUF	8.8363	2.8363	11.6726
Suman Property Private Limited	8.8363	2.8363	11.6726
Total:	162	52	214 (Physically 213.4 dec.)

4. By a Deed of Partition dated 7th October, 2013, registered in the Office of the District Sub-Registrar-III, South 24 Parganas, recorded in Book No. I, CD Volume No. 18, at Pages 2252 to 2293, being Deed No. 08961 for the year 2013, said (1) Madhu Surana, (2) Shrenik Surana, (3) Nishit Jain, (4) Akhil Orchards Private Limited, (5) Bansilal Credit Private Limited, (6) Bacchraj Farms Private Limited, (7) Merwara Hotels Private Limited, (8)

Property Private Limited caused partition of the Mother Property by metes and bounds and by virtue of the said Partition said Nishit Jain became the sole and absolute owner of land measuring 16.1315 (sixteen point one three one five) decimal, more or less, out of the Mother Property In Dag No. 122 (**Larger Property In Dag No. 122**) and land measuring 1.8053 (one point eight zero five three) decimal, more or less, out of the Mother Property In Dag No. 123 (**Larger Property In Dag No. 123**) being collectively demarcated as Lot-B in the site plan annexed thereto. The Larger Property In Dag No. 122 and Larger Property In Dag No. 123 are more fully and collectively described in the **First Schedule** below (collectively **Larger Property**).

5. In the above mentioned events and circumstances the Vendor became the sole and absolute owner in respect of the Larger Property, free from all encumbrances and mutated his name in the records of the Block Land and Land Reforms Officer, under L.R. Khatian No. 1031. The Said Property is a part and parcel of the Larger Property and the Said Property is the subject matter of this Conveyance.

Representations, Warranties and Covenants Regarding Encumbrances: The Vendor represents and warrants to and covenants with the Purchasers regarding encumbrances as follows:

1. **No Acquisition/Requisition:** The Vendor has not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declare that the Said Property is not affected by any scheme of any Local Authority or Government or Statutory Body.
2. **No Excess Land:** The Vendor does not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955 and the West Bengal Estates Acquisition Act, 1953.
3. **No Encumbrance by Act of Vendor:** The Vendor has not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.
4. **Right, Power and Authority to Sell:** The Vendor has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchasers.
5. **No Dues:** No tax in respect of the Said Property is due to the local authority and/or any other authority or authorities and no Certificate Case is pending for realization of any dues from the Vendor.
6. **No Right of Pre-emption:** No person or persons whosoever have/had/has any right of pre-emption over and in respect of the Said Property or any part thereof.



7. **No Mortgage:** No mortgage or charge has been created by the Vendor by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.
8. **Free From All Encumbrances:** The Said Property is free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lis pendens, uses, debutters, wakfs, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, bargadars and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title and the title of the Vendor to the Said Property is free, clear and marketable.
9. **No Personal Guarantee:** The Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.
10. **No Bar by Court Order or Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Vendor from selling, transferring and/or alienating the Said Property or any part thereof.

Basic Understanding

The basic understanding between the Vendor and the Purchasers is that the Vendor shall sell the Said Property to the Purchasers, free from all encumbrances of any and every nature whatsoever and with good, bankable and marketable title and together with khas, vacant, peaceful and physical possession and the Purchasers shall purchase the same based on the representations, warranties and covenants mentioned above.

Transfer Hereby Made:

The Vendor hereby sells, conveys and transfers to the Purchaser in respect of the entirety of the Vendor's right, title and interest of whatsoever or howsoever nature in the Said Property, more fully described in the **Second Schedule** below, being (1) the First Property, i.e. land measuring 2.6914 (two point six nine one four) decimal, more or less, out of 162 (one hundred and sixty two) decimal, being a portion of R.S./L.R. Dag No. 122, recorded in L.R. Khatian No. 1031, Mouza Kochpukur, J.L. No. 2, Police Station Kolkata Leather Complex (formerly Bhangar), within the limits of BGP, Sub-Registration District Bhangore, District South 24 Parganas **And** (2) the Second Property, i.e. land measuring 0.3540 (zero point three five four zero) decimal, more or less, out of 52 (fifty two) decimal, being a portion of R.S./L.R. Dag No. 123, recorded in L.R. Khatian No. 1031, Mouza Kochpukur, J.L. No. 2, Police Station Kolkata Leather Complex (formerly Bhangar), within the limits of BGP, Sub-Registration District Bhangore, District South 24 Parganas **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.



Consideration:

The aforesaid transfer is being made in consideration of a sum of **Rs.23,46,000/- Twenty Three Thousand Forty Six Thousand only** paid by the Purchasers to the Vendor, receipt of which the Vendor hereby and by the Receipt And Memo of Consideration hereunder written, admit and acknowledge.

Terms of Transfer

1. **Salient Terms:** The transfer being effected by this Conveyance is:
 - 1.1 **Sale:** a sale within the meaning of the Transfer of Property Act, 1882.
 - 1.2 **Absolute:** absolute, irreversible and perpetual.
 - 1.3 **Free from Encumbrances:** free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lis pendens, uses, debutter, wakf, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, bargadars and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title.
 - 1.4 **Together with All Other Appurtenances:** together with all other rights the Vendor has in the Said Property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property.
2. **Subject to:** The transfer being effected by this Conveyance is subject to:
 - 2.1 **Indemnification by Vendor:** express indemnification by the Vendor about the correctness of the Vendor's title, Vendor's authority to sell and non existence of any encumbrances on the Said Property, which if found defective or untrue at any time, the Vendor shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendor hereby covenants that the Vendor or any person claiming under the Vendor in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Purchasers and/or the Purchasers' successors-in-interest and assigns, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the Purchasers and/or the Purchasers' successors-in-interest and assigns by reason of any claim made by any third parties with respect to the title of the Said Property. If any difficulty arises in respect of mutation of the Said Property in the name of the Purchasers then the Vendor shall at all times hereinafter, at the costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to mutate the name of the Purchasers in respect of the Said Property.

