

forthwith take all necessary steps to mutate the name of the Purchaser in respect of the Said Property.

- 2.2 **Transfer of Property Act:** all obligations and duties of vendor and vendee as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.
3. **Delivery of Possession:** The Vendor has handed over peaceful and symbolic possession of the Said Property to the Purchaser and the Said Property shall be use for development purpose.
4. **Outgoings:** All statutory revenue, cess, taxes, surcharge, outgoings and levies of or on the Said Property, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Vendor, with regard to which the Vendor hereby indemnifies and agrees to keep the Purchaser fully and comprehensively saved, harmless and indemnified.
5. **Holding Possession:** The Vendor hereby covenants that the Purchaser and the Purchaser's successors-in-interest and/or assigns shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof exclusively and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendor and it is further expressly and specifically covenanted, confirmed and declared by the Vendor that notwithstanding contained in any law for the time being in force or enacted later or any custom or practice or other form of equitable right or remedy available to the Vendor, the Vendor shall not at any time in future claim any right of pre-emption, right of passage (whether of men, materials, water and other utilities), right of way, means of access, easement of use or any other right of any nature whatsoever or howsoever over and above the Said Property, even if the balance portion of the Dag (from which the Said Property has been carved out) is land-locked and does not have any public or private means of access and the Vendor hereby expressly waive, surrender and give up each and every one of the aforesaid rights.
6. **No Objection to Mutation and Conversion:** The Vendor covenants, confirms and declares that (1) the Purchaser shall be fully entitled to mutate the Purchaser's name in all public and statutory records and the Vendor hereby expressly(a) consents to the same and (b) appoints the Purchaser as the constituted attorney of the Vendor and empowers and authorizes the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard and (2) the Vendor are fully aware that the Purchaser shall convert the nature of use and classification of the Said Property to non-agricultural/any other classification at the sole discretion of the



Purchaser and the Purchaser shall be fully entitled to do the same in all public and statutory records and the Vendor hereby expressly (a) consents to the same, notwithstanding the nature of use and classification of the balance portion of the Dag (from which the Said Property has been carved out) being and remaining the same as earlier and (b) appoints the Purchaser as the constituted attorney of the Vendor and empowers and authorizes the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendor undertakes to cooperate with the Purchaser in all respect to cause mutation of the Said Property in the name of the Purchaser and conversion of the nature of use and classification thereof and in this regard shall sign all documents and papers as required by the Purchaser.

7. **Title Documents:** Simultaneously herewith, the Vendor has handed over all title papers and documents in respect of the Said Property to the Purchaser.
8. **Further Acts:** The Vendor hereby covenant that the Vendor or any person claiming under them, shall and will from time to time and at all times hereafter, upon every request and at the cost of the Purchaser and/or its successors-in-interest and assigns, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Property. Notwithstanding the aforesaid covenant, the Vendor further covenants with the Purchaser that the Purchaser shall be entitled to rectify and/or modify any material defect of this Deed of Conveyance through a declaration without affecting the right of the Vendor in any manner. The Vendor hereby further covenants to be party to the declaration (if required) without raising any objection and without any further consideration as and when required by the Purchaser.
9. **Interpretation:**
 - 9.1 The headings in this Conveyance are inserted for convenience only and shall be ignored in construing the provisions of this Conveyance.
 - 9.2 Words and phrases have been defined in this Conveyance by printing them in bold and putting them within brackets. Where a word or phrase is defined, other parts of speech or grammatical forms of that word or phrase shall have corresponding meaning.



FIRST SCHEDULE
(Larger Property)

Land classified as Danga measuring 29.7522 (twenty nine point seven five two two) 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 Nos. 1193, 1194 and 1195, 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

Land classified as Danga measuring 10.1157 (ten point one one five seven) 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 Nos. 1193, 1194 and 1195, 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

The Larger Property is marked as Lot-D being delineated on **Plan** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

- On the North** : By L.R. Dag No. 106
On the East : Partly by L.R. Dag No. 106 and partly by L.R. Dag No. 132
On the South : By Lot E in L.R. Dag No. 122 and 123
On the West : Partly by Lot A in L.R. Dag Nos. 122 and partly by L.R. Dag No. 107

SECOND SCHEDULE
(Said Property)
[Subject Matter of Conveyance]

Vacant Land classified as Danga measuring 2.5182 (two point five one eight two) 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 Nos. 1193, 1194 and 1195, 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.

Vacant Land classified as Danga measuring 0.291 (zero point two nine one) 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 Nos. 1193, 1194 and 1195, 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.

The Said Property being undivided land forming out of the Larger Property described in the **First Schedule** hereinabove.



Together also with all title, benefits, easement, authorities, claims, demands, usufructs, 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.

The details of the Said Property are tabulated below:

Mouza	R.S./L.R. Dag No.	L.R. Khatian No.	Total Area of Land (in dec.)	Total Area Sold (in dec.)
Kochpukur	122	1193, 1194 & 1195	162	2.5182
Kochpukur	123	1193, 1194 & 1195	52	0.291
Total:				2.8092



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

Sealed, signed and delivered by the **VENDOR** in presence of:

1. *Mano Shau.*
122/1R, S.N.M. Sarani,
Kolkata-700026.
2. *Dipam Kam Sardam.*
122/1R, S.N.M. Sarani
KOL-700026

HALLMARK TRADECOM PVT. LTD.

Umesh Kulkarni
Director / Authorised Signatory

VENDOR

Sealed, signed and delivered by the **PURCHASER** in presence of:

1. *Aranta*

THYONE HERBAL PRODUCTS PVT. LTD.

Aranta Sangrahi
Director.

PURCHASER

2. *Dipam Kam Sardam*

Drafted by,

Alamgir Reza

(Alamgir Reza, Advocate)
Enrollment No. WB/1366/03
Alipore Judges Court,
Kolkata 700 027
Advocate




Receipt and Memo of Consideration

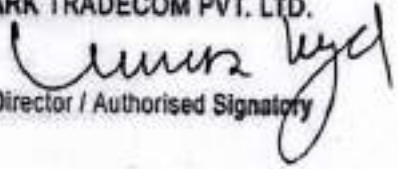
Received from the withinnamed Purchaser the withinmentioned sum of **Rs.36,60,107/- (Rupees thirty six lakh sixty thousand one hundred and seven only)** towards full and final payment of the consideration for sale of the Said Property described in the **Second Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
RTGS No. PUNBR52021021118523960	11.02.21	Punjab National Bank, Behala, Kolkata - 700034	30,00,000.00
Chq No.957696	05.05.21	-Do-	6,60,107.00
		Total	36,60,107.00

Witness:

1. 
2. 

HALLMARK TRADECOM PVT. LTD.

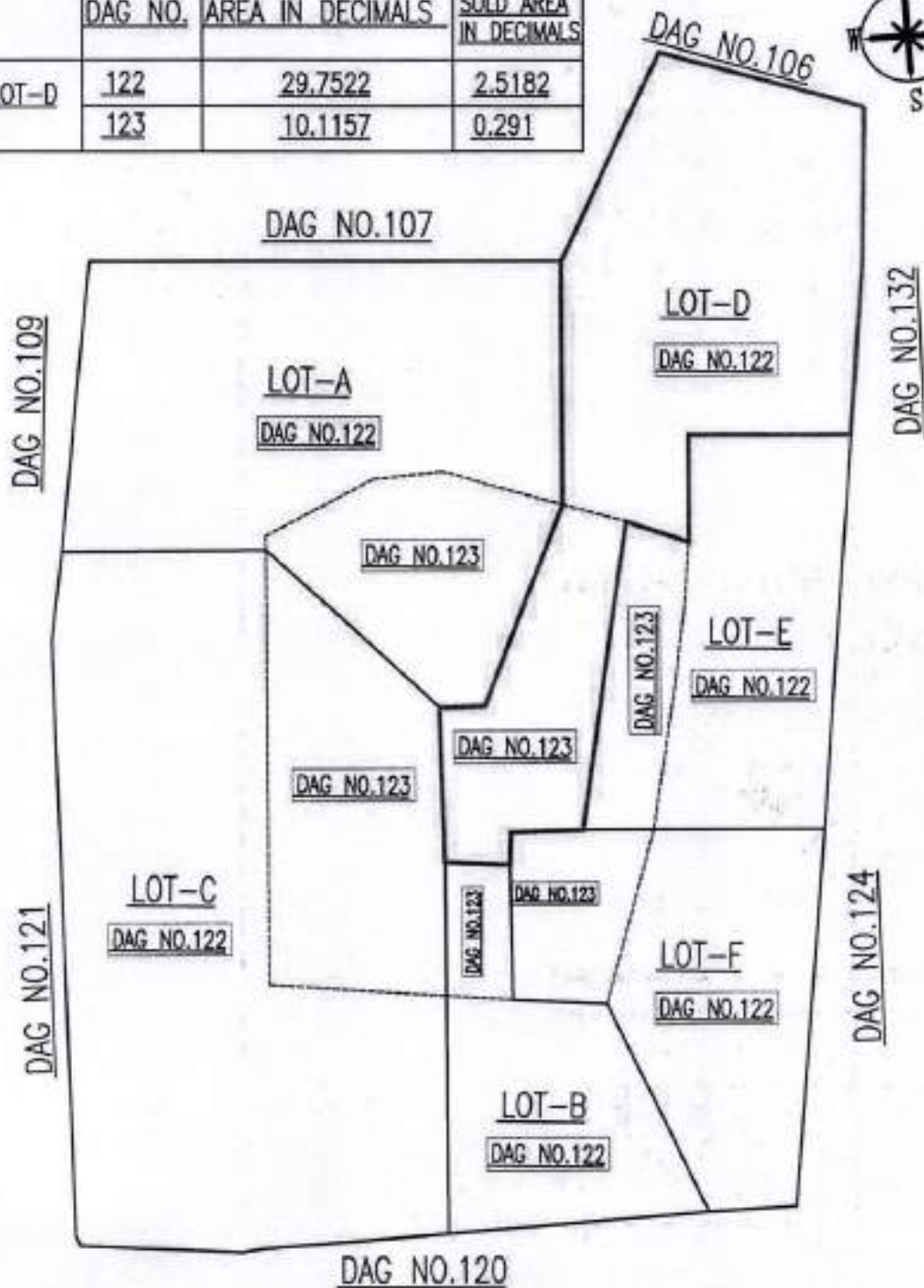

Director / Authorised Signatory

VENDOR



PLAN OF LOT-D AT MOUZA-KOCHPUKUR,DAG NO.122,123,J.L. NO.02,PS- KOLKATA LEATHER COMPLEX FORMERLY BHANGAR, DIST- SOUTH 24 PARGANAS

	DAG NO.	AREA IN DECIMALS	SOLD AREA IN DECIMALS
LOT-D	122	29.7522	2.5182
	123	10.1157	0.291



HALLMARK TRADECOM PVT. LTD.

[Signature]
Director / Authorised Signatory

SIG. OF VENDOR























THYONE HERBAL PRODUCTS PVT. LTD.

[Signature]
Director.

SIG. OF PURCHASER



SPECIMEN FORM FOR TEN FINGER PRINTS

	<i>Uyesh</i> <i>Umesh</i>					
		Little Ring Middle Fore Thumb				
		(Left Hand)				
						
		Thumb Fore Middle Ring Little				
(Right Hand)						
	<i>Arvita Sangrath</i>					
		Little Ring Middle Fore Thumb				
		(Left Hand)				
						
		Thumb Fore Middle Ring Little				
(Right Hand)						
<p align="center">PHOTO</p>						
		Little Ring Middle Fore Thumb				
		(Left Hand)				
		Thumb Fore Middle Ring Little				
(Right Hand)						





HALLMARK TRADECOM PVT. LTD.

[Handwritten Signature]
Director / Authorised Signatory



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

पत्राची अकाउंट नंबर कार्ड
Passbook Account Number Card
AGCPK9607R

नाम / Name
UMESH KYAL

पत्राची अकाउंट नंबर / Passbook No.
00740 RAM KYAL

जन्म तारीख / Date of Birth
13/06/1958

हस्ताक्षर / Signature
Umesh Kyal

फोटो / Photo

भारत सरकार
GOVERNMENT OF INDIA

उमेश क्यल
Umesh Kyal
जन्म तारीख / DOB: 13/06/1958
पुरुष / MALE

3221 6780 6519

3221 6780 6519

मेरा आधर, मेरी पहचान
MY AADHAAR, MY PEHCHAN

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ठिकाना:
S/O गोविंद राम क्यल, ००दि,
साउथ एंड पार्क, लेक, कोलकाता,
कोलकाता,
पश्चिम बंगाल - 700029

Address
S/O Govind Ram Kyal,
30C, South End Park,
Lake, Kolkata, Kolkata,
West Bengal - 700029

1847
1800 300 1847

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1847,
Bangalore-560 001

Umesh Kyal





THYONE HERBAL PRODUCTS PVT. LTD.

Aranta Sangrah
Director.





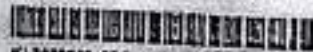
ভারতীয় বিশিষ্ট শিল্প

ভারত সরকার

Registration Authority of India
Government of India

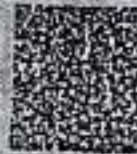
Enrollment No: 10402012493009

To
Amrita Sannigrahi
বর মদ্য
of
DAKSHIN PARA ROAD
Paschim Barana
Thakurgaon, South Twenty Four Parganas
West Bengal - 700043



KL207302348DF

20730234



আপনার আধার সংখ্যা/ Your Aadhaar No. :

5564 7501 4001

সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



আধার
Amrita Sannigrahi
বর মদ্য
Father: ASHOK SANNIGRAH

বর্ষাভ্যন্তরীণ 1980
শ্রী মহিলা

5564 7501 4001



সাধারণ মানুষের অধিকার

Amrita Sannigrahi





भारतीय विशिष्ट पहचान अधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

Enrolment No.: 1193/63025/03073

Download Date: 2012/05/22 12:05:23

To:
 Sourav Ghosh
 S/O Sudhir Kumar Ghosh
 39 Ruby Park South
 P.S. - Kasba
 Haliu S.O
 Kolkata West Bengal - 700078
 9836361573

Download Date: 2012/05/22 12:05:23

Signature Not Verified



QR Code with Photograph

आपका आधार क्रमांक / Your Aadhaar No. :

8323 5028 2999

मेरा आधार, मेरी पहचान



भारत सरकार
 Government of India



Sourav Ghosh
 Date of Birth/DOB: 22/05/1988
 Male/ MALE

8323 5028 2999



मेरा आधार, मेरी पहचान



सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक प्रतिया द्वारा बना हुआ पत्र है।

INFORMATION

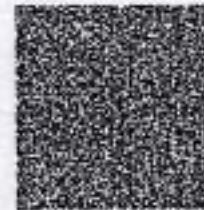
- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- 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 विशिष्ट पहचान अधिकरण
 Unique Identification Authority of India

Address:
 S/O Sudhir Kumar Ghosh, 39 Ruby Park
 South, P.S. - Kasba, Haliu S.O, Kolkata,
 West Bengal - 700078



QR Code with Photograph

8323 5028 2999

Sourav Ghosh
(Identity Lier)





Government of West Bengal
Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No./Year	8000886166/2021	Office where deed will be registered
Query Date	03/05/2021 3:17:20 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	ALAMGIR REZA ALIPORE, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9875359655, Status : Advocate	
Transaction	Additional Transaction	
[0105] Sale, Sale after registered sale agreement without possession	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]	
Set Forth value	Market Value	
Rs. 36,60,107/-	Rs. 36,60,107/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 30/- (Article 23)	Rs. 36,647/- (Article:A(1), E, M)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks	Sale after Registered Sale agreement of [Deed No/Year):- 160401763/2021	

Land Details :

District: South 24-Parganas, P.S:- Kolkata Leather Camp, Gram Panchayat: BAMANGHATA, Mouza: Kochpukur, Pin Code : 700156

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-122	LR-1193	Bastu	Danga	2.5182 Dec	32,80,699/-	32,80,699/-	Property is on Road, Project Name :
L2	LR-123	LR-1193	Bastu	Danga	0.291 Dec	3,79,408/-	3,79,408/-	Property is on Road, Project Name :
TOTAL :					2.8092Dec	36,60,107 /-	36,60,107 /-	
Grand Total :					2.8092Dec	36,60,107 /-	36,60,107 /-	



Seller Details :

Sl No	Name & address	Status	Execution Admission Details
1	HALLMARK TRADECOM PRIVATE LIMITED Flat No: 122/1R, Balyendra Nath Majumder Sarani, P.O:- Kallghat, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026 . PAN No.:: AAxxxxxx0E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Buyer Details :

Sl No	Name & address	Status	Execution Admission Details
1	THYONE HERBAL PRODUCTS PRIVATE LIMITED 4A, 4th Floor, 69/1, Mitra Colony, Behala, Banemall Ghosal Lane, P.O:- Behala, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034 . PAN No.:: AAxxxxxx3C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

Sl No	Name & Address	Representative of
1	Mr UMESH KYAL Son of Late Govind Ram Kyal30C, South End Park, P.O:- Sarat Bose Road, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700029 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxxx7R, Aadhaar No: 32xxxxxxx6519	HALLMARK TRADECOM PRIVATE LIMITED (as Authorized Signatory)
2	Mrs Amrita Sannigrahi Wife of Mr Siddhartha Mukherjee18, Dakshin Para Road, P.O:- Paschim Barisha, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700063 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: CAxxxxxx9C, Aadhaar No: 55xxxxxxx4001	THYONE HERBAL PRODUCTS PRIVATE LIMITED (as Director)

Identifier Details :

Name & address
Mr SOURAV GHOSH Son of Mr SUDHIR KR GHOSH 39 RUBY PARK SOUTH, P.O:- HALTU, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700078, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , Identifier Of Mr UMESH KYAL, Mrs Amrita Sannigrahi

Land Details as per Land Record

District: South 24-Parganas, P.S:- Kolkata Leather Camp, Gram Panchayat: BAMANGHATA, Mouza: Kochpukur, 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:- 1193	Owner: স্বামী কুমার বসু , Gurdian: (ক) স্বামী কুমার , Address: ৪নং, লেডার কাম্প পিও কলকাতা-৭০০০১৬ , Classification: বন , Area: ০.1০০০০০০০ Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 123, LR Khatian No:- 1193	Owner: স্বামী কুমার বসু , Gurdian: (ক) স্বামী কুমার , Address: ৪নং, লেডার কাম্প পিও কলকাতা-৭০০০১৬ , Classification: বন , Area: ০.০৩০০০০০০ Acre,	Owner Name not selected by applicant.

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 02-06-2021) for e-Payment. Assessed market value & Query is valid for 30 days (i.e. upto 02-06-2021)
3. Standard User charge of Rs. 240/- (Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
10. It appears that seller/transferor is not recorded owner/tenant. Please get his/her name mutated at concerned Block Land & Land Reforms Office at immediately, if possible, prior to registration, for your own benefit. You may submit application for mutation now online using the following website: banglarbhumil.gov.in.

AS- 3 of 3





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

GRN Details

GRN: 192021220008791451 Payment Mode: Online Payment
GRN Date: 04/05/2021 17:05:31 Bank/Gateway: Indian Overseas Bank
BRN : 202105040863586 BRN Date: 04/05/2021 17:05:12
Payment Status: Successful Payment Ref. No: 8000886166/3/2021
[Query No*/Query Year]

Depositor Details

Depositor's Name: THYONE HERBAL PRODUCTS PVT LTD
Address: 4A, 4TH FLOOR 69/1 BANAMALI GHOSHAL LANE KOL 34
Mobile: 9830065307
Depositor Status: Buyer/Claimants
Query No: 8000886166
Applicant's Name: Mr ALAMGIR REZA
Address: D.S.R. - IV SOUTH 24-PARGANAS
Office Name: D.S.R. - IV SOUTH 24-PARGANAS
Identification No: 8000886166/3/2021
Remarks: Sale, Sale after registered sale agreement without possession Payment No 3

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	8000886166/3/2021	Property Registration- Registration Fees	0030-03-104-001-16	36647
Total				36647

IN WORDS: THIRTY SIX THOUSAND SIX HUNDRED FORTY SEVEN ONLY.





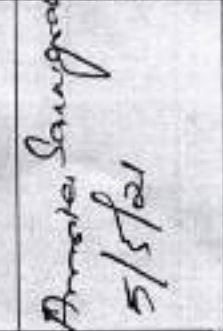




Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS, District Name :South 24-Parganas
Signature / LTI Sheet of Query No/Year 16048000886166/2021

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 UMESH KYAL 30C, South End Park, P.O:- Sarat Bose Road, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700029	Representative of Seller [HALLMARK TRADECOM PRIVATE LIMITED]			 5/5/21
2	Mrs Amrita Sannigrahi 18, Dakshin Para Road, P.O:- Paschim Barisha, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700063	Representative of Buyer [THYONE HERBAL PRODUCTS PRIVATE LIMITED]			 5/5/21



Sl No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr SOURAV GHOSH Son of Mr SUDHIR KR GHOSH 39 RUBY PARK SOUTH, P.O:- HALTU, P.S:- Kaaba, District:-South 24- Parganas, West Bengal, India, PIN - 700078	Mr UMESH KYAL, Mrs Amrita Sannigrahi			<i>Sourav Ghosh</i> 05/05/2021

(Pradipta Kishore Guha)

DISTRICT SUB-
REGISTRAR

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



Major Information of the Deed

Deed No :	I-1604-03721/2021	Date of Registration	06/05/2021
Query No / Year	1604-8000886166/2021	Office where deed is registered	
Query Date	03/05/2021 3:17:20 PM	1604-8000886166/2021	
Applicant Name, Address & Other Details	ALAMGIR REZA ALIPORE, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9875359655, Status : Advocate		
Transaction	Additional Transaction		
[0105] Sale, Sale after registered sale agreement without possession	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 36,60,107/-	Rs. 36,60,107/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:23)	Rs. 36,647/- (Article:A(1), E, M)		
Remarks	Sale after Registered Sale agreement of [Deed No/Year]:- 160401763/2021		

Land Details :

District: South 24-Parganas, P.S:- Kolkata Leather Camp, Gram Panchayat: BAMANGHATA, Mouza: Kochpukur, Pin Code: 700156

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-122	LR-1193	Bastu Danga	2.5182 Dec	32,80,699/-	32,80,699/-	Property is on Road , Project Name :
L2	LR-123	LR-1193	Bastu Danga	0.291 Dec	3,79,408/-	3,79,408/-	Property is on Road , Project Name :
TOTAL :				2.8092Dec	36,60,107 /-	36,60,107 /-	
Grand Total :				2.8092Dec	36,60,107 /-	36,60,107 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	HALLMARK TRADECOM PRIVATE LIMITED Flat No: 122/1R, Satyendra Nath Majumder Sarani, P.O:- Kalighat, P.S:- Tollygunge, District-South 24-Parganas, West Bengal, India, PIN - 700026 , PAN No.:: AAxxxxxx0E,Aadhaar No Not Provided by UIDAI, Status : Organization, Executed by: Representative, Executed by: Representative

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	THYONE HERBAL PRODUCTS PRIVATE LIMITED 4A, 4th Floor, 69/1, Mitra Colony, Behala, Banamali Ghosal Lane, P.O:- Behala, P.S:- Behala, District-South 24-Parganas, West Bengal, India, PIN - 700034 , PAN No.:: AAxxxxxx3C,Aadhaar No Not Provided by UIDAI, Status : Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr UMESH KYAL (Presentant) Son of Late Govind Ram Kyal 30C, South End Park, P.O:- Sarat Bose Road, P.S:- Lake, District:-South 24 -Parganas, West Bengal, India, PIN - 700029, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxxx7R, Aadhaar No: 32xxxxxxxx6519 Status : Representative, Representative of : HALLMARK TRADECOM PRIVATE LIMITED (as Authorized Signatory)
2	Mrs Amrita Sannigrahi Wife of Mr Siddhartha Mukherjee 18, Dakshin Para Road, P.O:- Paschim Barisha, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700063, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: CAxxxxxx9C, Aadhaar No: 55xxxxxxxx4001 Status : Representative, Representative of : THYONE HERBAL PRODUCTS PRIVATE LIMITED (as Director)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SOURAV GHOSH Son of Mr SUDHIR KR GHOSH 39 RUBY PARK SOUTH, P.O:- HALTU, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700078			
Identifier Of Mr UMESH KYAL, Mrs Amrita Sannigrahi			

Land Details as per Land Record

District: South 24-Parganas, P.S:- Kolkata Leather Camp, Gram Panchayat: BAMANGHATA, Mouza: Kochpukur, 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:- 1193	Owner: রতনেশ কুমার গঙ্গোপাধ্যায়, Gurdian:(স্ব) রতনেশ, Address: ৪নং, লেডার রড কলীচ কোল-৭০০০১৬ , Classification: ভাঙ্গা, Area:0.10000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 123, LR Khatian No:- 1193	Owner: রতনেশ কুমার গঙ্গোপাধ্যায়, Gurdian:(স্ব) রতনেশ, Address: ৪নং, লেডার রড কলীচ কোল-৭০০০১৬ , Classification: ভাঙ্গা, Area:0.03000000 Acre,	Owner Name not selected by applicant.



Endorsement For Deed Number : I - 160403721 / 2021

On 03-05-2021

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 36,60,107/-

Pradipta

**Pradipta Kishore Guha
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal**

On 05-05-2021

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

Presented for registration at 14:07 hrs on 05-05-2021, at the Private residence by Mr UMESH KYAL ,

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

Execution is admitted on 05-05-2021 by Mr UMESH KYAL, Authorized Signatory, HALLMARK TRADECOM PRIVATE LIMITED, Flat No: 122/1R, Satyendra Nath Majumder Sarani, P.O:- Kallighat, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026

Identified by Mr SOURAV GHOSH, , Son of Mr SUDHIR KR GHOSH, 39 RUBY PARK SOUTH, P.O: HALTU, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by profession Others

Execution is admitted on 05-05-2021 by Mrs Amrita Sannigrahi, Director, THYONE HERBAL PRODUCTS PRIVATE LIMITED, 4A, 4th Floor, 69/1, Mitra Colony, Behala, Banamali Ghosal Lane, P.O:- Behala, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034

Identified by Mr SOURAV GHOSH, , Son of Mr SUDHIR KR GHOSH, 39 RUBY PARK SOUTH, P.O: HALTU, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by profession Others

Pradipta

**Pradipta Kishore Guha
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal**

On 06-05-2021

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 36,647/- (A(1) = Rs 36,601/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 36,647/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 04/05/2021 5:06PM with Govt. Ref. No: 192021220008791451 on 04-05-2021, Amount Rs: 36,647/-, Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 202105040863588 on 04-05-2021, Head of Account 0030-03-104-001
-16



Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 30/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 0/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 0484009, Amount: Rs.100/-, Date of Purchase: 27/03/2021, Vendor name: I Chakraborty

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/05/2021 5:06PM with Govt. Ref. No: 192021220008791451 on 04-05-2021, Amount Rs: 0/-, Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 202105040863586 on 04-05-2021, Head of Account

Pradipta

**Pradipta Kishore Guha
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal**



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2021, Page from 146052 to 146085
being No 160403721 for the year 2021.



Digitally signed by PRADIPTA KISHORE
GUHA
Date: 2021.05.06 14:54:23 +05:30
Reason: Digital Signing of Deed.

Pradipta

(Pradipta Kishore Guha) 2021/05/06 02:54:23 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)

I 1763/21



पश्चिमबंग पश्चिम बंगाल WEST BENGAL

AC 445731

... the signature sheets are
 to be attached with
 the document are part of this document

S-246579/21

11 FEB 2021
 04/08/21

AGREEMENT FOR SALE

1. Date: 11th February, 2021
2. Place: Kolkata
3. Parties:



04 SEP 2019

48998

DATE & CO.
 SOLD TO..... VICTOR MOSES & CO.
 Solicitors & Advocates
 ADDRESS..... 6, Old Post Office Street
 Kolkata-700 001
 RS.....

04 SEP 2019

CODE NO. (1867)
LICENCED NO.
20 & 20A / 1973

ANJUSHREE BANERJEE
L. S. VENDOR (O.S.)
HIGH COURT, KOLKATA-700 001

Victor Moses

04 SEP 2019



Victor 679

HALLMARK TRADECOM PVT. LTD.

Director / Authorised Signatory



Victor



THYONE HERBAL PRODUCTS PVT. LTD.

Ananta Sangraha
Director.

District Sub-Registrar-IV
Registrar U.S. 7 (2) of
Registration 1528
Alipore, South 24 Parganas

11 FEB 2021

Identified by Me,
Ajijit Kapat.
o: Rajpati Kapat.
3.k.G.R.S. Path, Bhadrachar.
Doughly - 712124.

- 3.1 **HALLMARK TRADECOM PRIVATE LIMITED**, having **PAN AABCH9740E**, having CIN U51109WB2008PTC122216, a Company governed by the Companies Act, 2013, having its registered office at 122/1R, Satyendranath Majumdar Sarani, Post Office Kalighat, Police Station Tollygunge, Kolkata 700 026, represented by its Authorised Signatory, **UMESH KYAL**, having **PAN AGCPK9667R**, having Aadhaar 322167806519, having mobile number 9903542000, by nationality Indian, by caste Hindu, son of Late Govind Ram Kyal, by occupation Business, residing at 30C South End Park, Post Office Sarat Bose Road, Police Station Rabindra Sarobar (Formerly Lake), Kolkata 700 029

(Vendor, includes successors-in-interest)

And

- 3.2 **THYONE HERBAL PRODUCTS PRIVATE LIMITED**, having **PAN AAECT7353C**, having **CIN U51909WB2013PTC191572**, a Company incorporated under the Companies Act, 1956, having its registered office at 4A, 4th floor, 69/1, Mitra Colony, Behala, Post Office and Police Station Behala, Kolkata 700034, represented by its Director, **Amrita Sannigrahi**, having **PAN CAGPS3109C**, having **Aadhaar 556475014001**, having Mobile No. 9830381124, daughter of Ashok Sannigrahi and wife of Siddhartha Mukherjee, by faith - Hindu, by occupation - Business, residing at 18, Dakshin Para Road, Post Office - Paschim Barisha, Police Station - Thakurpukur, Kolkata - 700063
(Purchaser, includes successors-in-interest)

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

NOW THIS INDENTURE WITNESSES AS FOLLOWS:

4. **Subject Matter of Agreement**

- 4.1 **Said Property:** (1) land measuring 2.5182 (two point five one eight two) 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 Nos. 1193, 1194 and 1195, Mouza Kochpukur, J.L. No. 2, Police Station Kolkata Leather Complex (formerly Bhangar), within the limits of Bamanghata Gram Panchayet, Sub-Registration District Bhangore, PIN-700156, District South 24 Parganas (**First Property**) and (2) land measuring 0.291 (zero point two nine one) 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 Nos. 1193, 1194 and 1195, 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 (**Second Property**),



the First Property and the Second Property more fully and collectively described in the **Second Schedule** below (collectively **Said Property**).

5. Background, Representations, Warranties and Covenants

5.1 Representations and Warranties Regarding Title: The Vendor has represented and warranted to the Purchaser that:

5.1.1 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. 1, 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. 1, 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. 1, Volume No. 15, at Pages 9244 to 9262, being Deed No. 07073 for the year 2005, one 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**).

5.1.2 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. 1, 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.



5.1.3 By an Indenture of Conveyance dated 13th April, 2009, registered in the Office of the Additional Registrar of Assurances-1, Kolkata, recorded in Book No. 1, CD Volume No. 9, at Pages 4016 to 4068, being Deed No. 04174 for the year 2009, said (1) Aditya Mundhra, (2) Indra Gandhi, (3) Resha Mundhra (Dujari), (4) Nisha Sadani, (5) Sudarshan Mimani, (6) Saurabh Tapdiya, (7) Kusum Devi Mundhra, (8) Eela Jain, (9) Sajjan Devi 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.)
MadhuSurana	8.1	2.6	10.7
ShrenikSurana	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
ManoharLall 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
RohitGangwal	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.)

5.1.4 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) MSB Mercantiles Private Limited, (9) Manohar Lall Meet Jain HUF, (10) Meet Jain HUF, (11) Bina Jain, (12) Nisha Jain, (13) Rajendra Kumar Gangwal, (14) Nisha Devi Gangwal, (15) Rohit Gangwal, (16) Arvind Kumar Jain HUF, (17) Rosy Jain, (18) Bijay Kumar Jain HUF and (19) Suman Property Private Limited caused partition of the Mother Property by metes and bounds and by virtue of the said Partition said (1) Rajendra Kumar Gangwal, (2) Nisha Devi Gangwal and (3) Rohit Gangwal became the joint and absolute owners of (1) vacant land measuring 29.7522 (twenty nine point seven five two two) decimal, out of the Mother Property In Dag No. 122 (**Larger Property In Dag No. 122**) and (2) vacant land measuring 10.1157 (ten point one one five seven) decimal, more or less, out of the Mother Property In Dag No. 123 (**Larger Property In Dag No. 123**), the Larger Property In Dag No. 122 and Larger Property In Dag No. 123 (collectively **Larger Property**) being demarcated as Lot-D in the site plan annexed thereto and morefully described in the **First Schedule** below.

5.1.5 By an Indenture of Conveyance dated 27th January, 2021, registered in the Office of the District Sub Registrar-II, South 24 Parganas and recorded in Book No. I, being Deed No.160201211 for the year 2021, said (1) Rajendra Kumar Gangwal, (2) Nisha Devi Gangwal, and (3) Rohit Gangwal sold, conveyed and transferred the Larger Property unto and in favour of (1) PS Vinayak Complex LLP (the Vendor herein), (2) PS Vinayak Smartcity LLP, (3) Raintree Enclave LLP and (4) Hallmark Tradecom Private Limited as per the chart given hereunder:

Name	R.S./L.R. Dag No.	Area Purchased (in dec.)	Total Area (in dec.)
PS Vinayak Complex LLP	122	9.078	12.3529
	123	3.2749	
PS Vinayak Smartcity LLP	122	9.078	12.3529
	123	3.2749	
Raintree Enclave LLP	122	9.078	12.3529



	123	3.2749	
Hallmark Tradecom Private Limited	122	2.5182	2.8092
	123	0.291	
		Total:	39.8679

5.1.6 By a Development Agreement dated 27th January, 2021, registered in the Office of the District Sub Registrar-II, South 24 Parganas, recorded in Book No. I, being No.160201225 for the year 2021 (**Development Agreement**), the said Vendor along with the other the then co-owners of the Mother Property have jointly granted development right in favour of Kyal Developers Private Limited (**Said Developer**) in respect of the Mother Property vis-à-vis the Said Property under the terms and conditions mentioned therein and simultaneously the Vendor along with the other the then co-owners of the Mother Property granted a Development Power of Attorney of even date registered in the Office of the District Sub Registrar-II, South 24 Parganas, recorded in Book No. I, being No.160201226 for the year 2021 (**Development Power Of Attorney**).

5.1.7 **Ownership of Vendor:** In the above mentioned events and circumstances the Vendor became the owner in respect of the (1) land measuring 2.5182 (two point five one eight two) 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 Nos. 1193, 1194 and 1195, Mouza Kochpukur, J.L. No. 2, Police Station Kolkata Leather Complex (formerly Bhangar), within the limits of Bamanghata Gram Panchayet, Sub-Registration District Bhangore, PIN- 700156, District South 24 Parganas (**First Property**) and (2) land measuring 0.291 (zero point two nine one) 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 Nos. 1193, 1194 and 1195, 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 (**Second Property**), the First Property and the Second Property more fully and collectively described in the **Second Schedule** below (collectively **Said Property**) out of the Larger Property, free from all encumbrances subject to the subsisting Development Agreement and Development Power Of Attorney and the Said Property is the subject matter of this Agreement.

5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendor has represented and warranted to the Purchaser that (1) 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 Authority, Government or Statutory Body (2) the Vendor does not hold any excess vacant land within the meaning of the Urban Land (Ceiling and Regulation) Act, 1976 or any excess land within the meaning of the West Bengal Land Reforms Act, 1955 (3) 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) 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 Purchaser subject to the subsisting Development Agreement and Development Power Of Attorney (5) no revenue, cess, tax or imposition in respect of the Said Property is due to the Government or Panchayat or any other authority or authorities and no Certificate Case is pending for realization of any taxes from the Vendor (6) no person or persons whatsoever have/had/has ever claimed any right of preemption over and in respect of the Said Property or any part thereof (7) 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) the Said Property is now free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lis pendens, uses, *debutters*, trusts, prohibitions, Income Tax attachment, financial institution charges, statutory prohibitions, acquisitions, requisitions, vestings 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 **save and except** the Said Developer and the title of the Vendor to the Said Property are free, clear and marketable subject to the subsisting Development Agreement and Development Power Of Attorney (9) the Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation and (10) 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.

6. Basic Understanding

6.1 **Agreement to Sell and Purchase:** The Vendor has agreed to sell the Said Property to the Purchaser and the Purchaser has agreed to purchase the Said Property from the Vendor together with the rights and liabilities of the Vendor under the said Development Agreement and the said Property shall be used for development purpose.

6.2 **Recording of Terms and Conditions:** The Parties are now executing this Agreement to record the terms and conditions agreed between them with regard to sale of the Said Property by the Vendor to the Purchaser.

7. Terms Agreed

7.1 **Sale:** The Vendor hereby agrees to sell the Said Property described in the **Second Schedule** below to the Purchaser, absolutely and forever but the Vendor shall not deliver the possession of the said Property by these presence.

7.2 **Consideration:** The consideration for such sale has been mutually agreed and settled at Rs.36,60,107/- (Rupees Thirty Six Lacs Sixty Thousand One Hundred and Seven only) (**Consideration**).



- 7.3 **Payment:** At or before the signing of this Agreement, the Purchaser has paid to the Vendor a sum of Rs.30,00,000/- (Rupees Thirty lacs Only) (**Advance**), receipt of which the Vendor hereby as well as by the Receipt and Memo of Consideration hereunder written admit and acknowledge. The balance of the Consideration, i.e., a sum of Rs.6,60,107/- (Rupees Six Lacs Sixty Thousand One Hundred and Seven only) shall be paid at the time of execution and registration of the Deed of Conveyance.
- 7.4 **Completion:** The Purchaser shall be liable to make the payment of the balance consideration of Rs.6,60,107/- (Rupees Six Lacs Sixty Thousand One Hundred and Seven only) to the Vendor within a period of 6 (six) months from the date of these presents and vice-a-versa the Vendor shall be liable to do the registration of the final Deed of Conveyance in favour of the Purchaser immediately upon receiving the full consideration.
- 7.5 **Mutation:** The Vendor shall mutate its name in the records of the concerned Block Land and Land Reforms Officer at its own cost and expenses prior to execution of the final Deed of Conveyance in favour of the Purchaser.
- 7.6 **Conversion:** The Vendor shall cause conversion of the Said Property to Bastu/Housing Complex (as may be applicable) at their own cost and expenses prior to execution of the final Deed of Conveyance in favour of the Purchaser.
- 7.7 **Boundary Wall:** The Vendor shall erect boundary wall/s on the entirety of northern and eastern boundary of the Larger Property and portion of the western boundary of the Larger Property at its own cost and expenses prior to execution of the final Deed of Conveyance in favour of the Purchaser. Be it mentioned here that as the Vendor has agreed with the other co-owners of the Mother Property to develop the entirety of the Mother Property as a whole as per the said Development Agreement, therefore, the Larger Property and/or the Said Property shall not be segregated from the boundary of the Mother Property and the Said Property vis-à-vis the Larger Property shall always be deemed to be a part and parcel of the Mother Property during the subsistence of the said Development Agreement.
- 7.8 **Eviction of Un-authorized Occupants:** The Vendor shall be liable to evict un-authorized occupants (if any) within the Said Property at its own cost, expenses and responsibility prior to execution of the final Deed of Conveyance in favour of the Purchaser.
- 7.9 **Access to Said Property:** The Vendor shall be liable to make the access road to the Said Property from the main road at their own cost, expenses and responsibility.
- 7.10 **Outgoings:** The Vendor assures to the Purchaser that land revenue and all other outgoings in respect of the Said Property shall be paid and



cleared by the Vendor up to the date of this agreement. If any amount on any account is found due, the Vendor shall pay and clear the same at its own expense.

- 7.11 **Indemnity:** The Vendor hereby indemnify and agree to keep the Purchaser saved, harmless and indemnified in respect of any defect in the title of the Vendor, any encumbrance on the Said Property and any non-performance of covenants/obligations by the Vendor. The Vendor shall make good any and all loss, damage, cost and consequence suffered by the Purchaser if the Vendor violates or dishonours this indemnity.
- 7.12 **Documentation and Cost:** The Purchaser shall have the conveyance prepared through the Purchaser's lawyer and shall bear and pay the stamp duty, registration fee and all allied costs for registration of the conveyance in favour of the Purchaser. The Purchaser shall get the registration of conveyance done within a period of 60 (sixty) days from the date of this agreement subject to the Vendor full all its obligations in this agreement.
- 7.13 **Subsisting Development Agreement:** The Purchaser hereby covenants that the proposed sale in respect of the Said Property shall be **subject to** the subsisting Development Agreement and the Purchaser shall not demand for cancellation of the said Development Agreement and shall abide by the terms and conditions mentioned in the said Development Agreement and shall also be entitled to the benefits and/or liabilities under the said Development Agreement on the part of the Vendor.
- 7.14 **Supplementary Agreement and Power:** The Purchaser covenants that the Purchaser herein shall execute and register a Supplementary Development Agreement and grant separate Development Power of Attorney as may be required by the said Developer after the proposed sale in respect of the Said Property took place between the parties herein.
- 7.15 **Default by Vendor:** Should the Vendor delay or default in performing any of its obligations under this Agreement, the Purchaser shall be entitled to seek specific performance of this Agreement. If the Vendor delay or default in performance due to official restrictions on transfer by the Government or any other concerned authorities, then Vendor shall not be deemed to be in default and the Purchaser shall not be entitled to seek specific performance but nevertheless the Purchaser shall be entitled (but not obliged) to terminate this Agreement and receive refund, on execution and registration of Deed of Cancellation of Agreement, all payments made by the Purchaser to the Vendor.
- 7.16 **Default by Purchaser:** Should the Purchaser delay or default in performing any of their obligations under this Agreement, the Vendor shall be entitled to seek specific performance of this Agreement. If the Purchaser delay or default in performance due to official restrictions on transfer by the Government or any other concerned authorities, then Purchaser shall not be deemed to be in default and the Vendor shall not



be entitled to seek specific performance but nevertheless the Vendor shall be entitled (but not obliged) to terminate this Agreement and refund, on execution and registration of Deed of Cancellation of Agreement, all payments made by the Purchaser to the Vendor.

- 7.17 **Termination by Registered Instrument:** In case of termination of this Agreement as may be agreed by the Parties both the Parties shall execute and register a Deed of Cancellation of this Agreement and not otherwise.

8. Arbitration

- 8.1 **Disputes and Pre-referral Efforts:** The Parties shall attempt to settle any disputes or differences in relation to or arising out of or touching this Agreement or the validity, interpretation, construction, performance, breach or enforceability of this Agreement (collectively **Disputes**), by way of negotiation. To this end, each of the Parties shall use his/its reasonable endeavors to consult or negotiate with the other Party in good faith and in recognizing the Parties' mutual interests and attempt to reach a just and equitable settlement satisfactory to both Parties.

- 8.2 **Referral to Arbitration:** If the Parties have not settled the Disputes by negotiation within 30 (thirty) days from the date on which negotiations are initiated, the Disputes shall be referred to and finally resolved by arbitration by a sole arbitrator to be appointed by the Parties, in terms of the Arbitration and Conciliation Act, 1996.

- 8.3 **Conduct of Arbitration Proceeding:** The Parties irrevocably agree that:

- 8.3.1 **Place:** The place of arbitration shall be Kolkata only.

- 8.3.2 **Language:** The language of the arbitration shall be English.

- 8.3.3 **Interim Directions:** The Arbitration Tribunal shall be entitled to give interim awards/directions.

- 8.3.4 **Procedure:** The Arbitration Tribunal shall be entitled to avoid all rules relating to procedure and evidence as are expressly avoidable under the law. The arbitration shall otherwise be carried out in terms of and in accordance with the Arbitration and Conciliation Act, 1996 with modifications made from time to time and the provisions of the said act shall apply to the arbitration proceedings.

- 8.3.5 **Binding Nature:** The directions and interim/final award of the Arbitration Tribunal shall be binding on the Parties.

- 8.4 **Jurisdiction:** Courts at Kolkata alone shall have jurisdiction to entertain and try all and any actions, suits and proceedings arising out of the aforesaid arbitration proceeding.



**First Schedule
(Larger Property)**

Land classified as Danga measuring 29.7522 (twenty nine point seven five two two) 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 Nos. 1193, 1194 and 1195, Mouza Kochpukur, J.L. No. 2, Police Station Kolkata Leather Complex (formerly Bhangar), within the limits of Bamanghata Gram Panchayet, Sub-Registration District Bhangore, PIN-700156, District South 24 Parganas and

Land classified as Danga measuring 10.1157 (ten point one one five seven) 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 Nos. 1193, 1194 and 1195, Mouza Kochpukur, J.L. No. 2, Police Station Kolkata Leather Complex (formerly Bhangar), within the limits of Bamanghata Gram Panchayet, Sub-Registration District Bhangore, PIN- 700156, District South 24 Parganas

The Larger Property is marked as **Lot-D** being delineated on **Plan** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

- On the North** : By L.R. Dag No.106
On the East : Partly by L.R. Dag No.106 and partly by L.R. Dag No.132
On the South : By Lot E in L.R. Dag No.122 and 123
On the West : Partly by Lot A in L.R. Dag No.122 and partly by L.R. Dag No.107

**Second Schedule
(Said Property)
[Subject Matter of Agreement]**

Land classified as Danga measuring 2.5182 (two point five one eight two) 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 Nos. 1193, 1194 and 1195, Mouza Kochpukur, J.L. No. 2, Police Station Kolkata Leather Complex (formerly Bhangar), within the limits of Bamanghata Gram Panchayet, Sub-Registration District Bhangore, PIN-700156, District South 24 Parganas and

land classified as Danga measuring 0.291 (zero point two nine one) 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 Nos. 1193, 1194 and 1195, Mouza Kochpukur, J.L. No. 2, Police Station Kolkata Leather Complex (formerly Bhangar), within the limits of Bamanghata Gram Panchayet, Sub-Registration District Bhangore, PIN- 700156, District South 24 Parganas



The Said Property being undivided land forming out of the Larger Property described in the **First Schedule** hereinabove.

Together also with all title, benefits, easement, authorities, claims, demands, usufructs, 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.

9. Execution and Delivery

9.1 **In Witness Whereof** the Parties have executed and delivered this Agreement on the date mentioned above.

HALLMARK TRADECOM PVT. LTD.

[Signature]
Director / Authorised Signatory

[Vendor]
(HALLMARK TRADECOM PRIVATE LIMITED)

THYONE HERBAL PRODUCTS PVT. LTD.

[Signature]
Director.

[Purchaser]
(THYONE HERBAL PRODUCTS PRIVATE LIMITED)

Drafted by me

Alangia Raja Advocate
Alipore Judges Court
Kol-27 *48/1366/03*

Witnesses:

Signature <i>[Signature]</i>	Signature <i>[Signature]</i>
Name <i>Amrita Ghosh</i>	Name <i>[Signature]</i>
Father's Name <i>Riplob Ghosh</i>	Father's Name <i>N.C. Ghosh</i>
Address <i>Vill+Po- Gacharon, PS Toxmagor</i>	Address <i>122/1R, S.N.M. Sarani,</i>
<i>Dist - 24 PGS (S)</i>	<i>Kolkata - 700026.</i>



Receipt And Memo of Consideration

Received from the withinnamed Purchaser the withinmentioned sum of Rs.30,00,000/- (Rupees Thirty Lacs Only) as advance towards the consideration for sale of the Said Property described in the **Second Schedule** above, in the following manner:

Sum

Mode	Bank	Date	Amount (in Rs.)
RTGS No. PUNBR52021118523960	PUNJAB NATIONAL BANK Behala, Kolkata 700035	11.02.2021	30,00,000/-
TOTAL			30,00,000/-

HALLMARK TRADECOM PVT. LTD.

Sum
Director / Authorised Signatory

[Vendor]
(HALLMARK TRADECOM PRIVATE LIMITED)

Witnesses:

Signature *Amita Ghosh*























Name *Amita Ghosh*

Signature *Shreya*

Name *Shreya*



SPECIMEN FORM FOR TEN FINGER PRINTS

<p align="center">PHOTO</p>						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
	<p><i>Umesh</i></p>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
	<p><i>Arvita Sanigrab</i></p>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				



PLAN OF LOT-D AT MOUZA-KOCHPUKUR, DAG NO.122,123,J.L. NO.02,PS- KOLKATA LEATHER COMPLEX FORMERLY BHANGAR, DIST- SOUTH 24 PARGANAS

	DAG NO.	AREA IN DECIMALS	SOLD AREA
LOT-D	122	29.7522	2.5182 DEC
	123	10.1157	0.291 DEC



HALLMARK TRADECOM PVT. LTD.

Director / Authorised Signatory

SIG. OF VENDOR

THYONE HERBAL PRODUCTS PVT. LTD.

Aravinda Sangraha
Director.

SIG. OF PURCHASER





Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip

Query No / Year	2000246579/2021	Office where deed will be registered
Query Date	02/02/2021 6:46:42 PM	Deed can be registered in any of the offices mentioned on Note: 11
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	
[0104] Sale, Sale agreement without possession [Full Stamp]	[4308] Agreement [No of Agreement : 2]	
Set Forth value	Market Value	
Rs. 36,60,107/-	Rs. 36,60,107/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 1,83,025/- (Article:5(d))	Rs. 21/- (Article:E, E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks		

Land Details :

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

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-122 (RS :-)	LR-1193	Bastu	Danga	2.5182 Dec	32,80,699/-	32,80,699/-	Property is on Road
L2	LR-123 (RS :-)	LR-1193	Bastu	Danga	0.291 Dec	3,79,408/-	3,79,408/-	Property is on Road
		TOTAL :			2.8092Dec	36,60,107 /-	36,60,107 /-	
	Grand Total :				2.8092Dec	36,60,107 /-	36,60,107 /-	

Seller Details :

Sl No	Name & address	Status	Execution Admission Details :
1	HALLMARK TRADECOM PRIVATE LIMITED (Private Limited Company) ,Flat No: 122/1R, Satyendra Nath Majumder Sarani, P.O:- Kalighat, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026 PAN No. AAxxxxxx0E, Aadhaar No Not Provided by UIDAIStatus :Organization, Executed by: Representative	Organization	Executed by: Representative



Query No: 2000246579 of 2021. Printed On : Feb 9 2021 10:37AM. Generated from wregisra@ngov.in



Buyer Details :

SI No	Name & address	Status	Execution Admission Details :
1	THYONE HERBAL PRODUCTS PRIVATE LIMITED (Private Limited Company) 4A, 4th Floor, 69/1, Mitra Colony, Behala, Banamali Ghosal Lane, P.O:- Behala, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034 PAN No. AAxxxxxx3C, Aadhaar No Not Provided by UIDAI Status : Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

SI No	Name & Address	Representative of
1	Mr UMESH KYAL Son of Late Govind Ram Kyal 30C, South End Park, P.O:- Sarat Bose Road, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700029 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AGxxxxxx7R, Aadhaar No.: 32xxxxxxx6519	HALLMARK TRADECOM PRIVATE LIMITED (as Authorized Signatory)
2	Mrs Amrita Sannigrahi Wife of Mr Siddhartha Mukherjee 18, Dakshin Para Road, P.O:- Paschim Barisha, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700063 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. CAxxxxxx9C, Aadhaar No.: 55xxxxxxx4001	THYONE HERBAL PRODUCTS PRIVATE LIMITED (as Director)

Land Details as per Land Record

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

Sc No	Plot & Khatian Number	Details Of Land	Owner Name in English as Selected by Applicant
L1	LR Plot No:- 122, LR Khatian No:- 1193	Owner: রাজেন্দ্র কুমার গঙ্গোপাধ্যায়, Gurdian:(মু) রতনলাল, Address: ৪নং, লোয়ার রতন শ্রীট কোল-700016, Classification: ভাঙ্গা, Area: 0.1 Acre,	Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 123, LR Khatian No:- 1193	Owner: রাজেন্দ্র কুমার গঙ্গোপাধ্যায়, Gurdian:(মু) রতনলাল, Address: ৪নং, লোয়ার রতন শ্রীট কোল-700016, Classification: ভাঙ্গা, Area: 0.03 Acre,	Seller is not the recorded Owner as per Applicant.

Identifier Details :

Name & address
Mr AVIJIT KAPAT Son of Mr R Kapat 98 KGRS Path, P.O:- Bhadreswar, P.S:- Bhadreswar, Bhadreswar, District:-Hooghly, West Bengal, India, PIN - 712124, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Identifier Of Mr UMESH KYAL, Mrs Amrita Sannigrahi



Query No: 2000246679 of 2021, Printed On: Feb 9 2021 10:37AM, Generated from wtreregistration.gov.in

AS-2 of 3





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

GRN Details

GRN: 192020210224348381 Payment Mode: Online Payment
GRN Date: 10/02/2021 11:38:31 Bank/Gateway: State Bank of India
BRN : IK0AYYUCQ6 BRN Date: 10/02/2021 11:02:02
Payment Status: Successful Payment Ref. No: 2000246579/2/2021
[Query No*/Query Year]

Depositor Details

Depositor's Name: THYONE HERBAL PRODUCTS LLP
Address: 4A 69/1 MITRA COLONY B.G. LANE KOLKATA 700034
Mobile: 9830065307
EMail: kyal_developers@hotmail.com
Contact No: 09007711037
Depositor Status: Buyer/Claimants
Query-No: 2000246579
On Behalf Of: Mrs ARPITA MALLICK
Identification No: 2000246579/2/2021
Remarks: Sale, Sale agreement without possession ,Full Stamp

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000246579/2/2021	Property Registration- Stamp duty	0030-02-103-003-02	182925
2	2000246579/2/2021	Property Registration- Registration Fees	0030-03-104-001-16	21
			Total	182946

IN WORDS: ONE LAKH EIGHTY TWO THOUSAND NINE HUNDRED FORTY SIX ONLY.



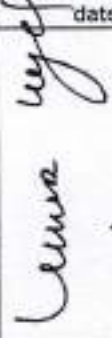







Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS, District Name :South 24-Parganas
Signature / LTI Sheet of Query No/Year 16042000246579/2021

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 UMESH KYAL, 30C, South End Park, P.O:- Sarat Bose Road, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700029	Representative of Seller [HALLMARK TRADECOM PRIVATE LIMITED]			 11/2/21
2	Mrs Amrita Sannigrahi, 18, Dakshin Para Road, P.O:- Paschim Barisha, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700063	Representative of Buyer [THYONE HERBAL PRODUCTS PRIVATE LIMITED]			 11/2/21



Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr AVIJIT KAPAT Son of Mr R Kapet 98 KGRS Path, P.O.- Bhadreswar, P.S.- Bhadreswar, Bhadreshwar, District-Hooghly, West Bengal, India, PIN - 712124	Mr UMESH KYAL, Mrs Amrita Sannigrahi			<i>Avijit Kapat.</i> 11/02/2021

(Pradipta Kishore Guha)

DISTRICT SUB-
REGISTRAR

OFFICE OF THE D.S.R. -
IV SOUTH 24-PARGANAS

South 24-Parganas, West
Bengal



Major Information of the Deed

Deed No :	I-1604-01763/2021	Date of Registration	04/03/2021
Query No / Year	1604-2000246579/2021	Office where deed is registered	
Query Date	02/02/2021 6:46:42 PM	1604-2000246579/2021	
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		
[0104] Sale, Sale agreement without possession [Full Stamp]	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 36,60,107/-	Rs. 36,60,107/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,83,025/- (Article:5(d))	Rs. 53/- (Article:E, E)		
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-1193	Bastu	Danga	2.5182 Dec	32,80,699/-	32,80,699/-	Property is on Road
L2	LR-123 (RS :-)	LR-1193	Bastu	Danga	0.291 Dec	3,79,408/-	3,79,408/-	Property is on Road
		TOTAL :			2.8092Dec	36,60,107 /-	36,60,107 /-	
		Grand Total :			2.8092Dec	36,60,107 /-	36,60,107 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	HALLMARK TRADECOM PRIVATE LIMITED Flat No: 122/1R, Satyendra Nath Majumder Sarani, P.O:- Kallighat, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026 , PAN No.:: AAxxxxxx0E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	THYONE HERBAL PRODUCTS PRIVATE LIMITED 4A, 4th Floor, 69/1, Mitra Colony, Behala, Banamali Ghosal Lane, P.O:- Behala, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034 , PAN No.:: AAxxxxxx3C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative



Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr UMESH KYAL (Presentant) Son of Late Govind Ram Kyal 30C, South End Park, P.O:- Sarat Bose Road, P.S:- Lake, District:-South 24 -Parganas, West Bengal, India, PIN - 700029, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxx7R, Aadhaar No: 32xxxxxxxx6519 Status : Representative, Representative of : HALLMARK TRADECOM PRIVATE LIMITED (as Authorized Signatory)
2	Mrs Amrita Sannigrahi Wife of Mr. Siddhartha Mukherjee 18, Dakshin Para Road, P.O:- Paschim Barisha, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700063, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: CAxxxxx9C, Aadhaar No: 55xxxxxxxx4001 Status : Representative, Representative of : THYONE HERBAL PRODUCTS PRIVATE LIMITED (as Director)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr AVIJIT KAPAT Son of Mr. R Kapat 98 KGRS Path, P.O:- Bhadreswar, P.S:- Bhadreswar, Bhadreswar, District:- Hooghly, West Bengal, India, PIN - 712124			
Identifier Of Mr UMESH KYAL, Mrs Amrita Sannigrahi			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	HALLMARK TRADECOM PRIVATE LIMITED	THYONE HERBAL PRODUCTS PRIVATE LIMITED-2.5182 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	HALLMARK TRADECOM PRIVATE LIMITED	THYONE HERBAL PRODUCTS PRIVATE LIMITED-0.291 Dec

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:- 1193	Owner:স্বামী কুমার কলিতা, Gurdian:(স্ব) কলিতা, Address:৪নং, কলিতা কলি স্ট্রিট পোস্ট-৭০০০১৬, Classification:৩৯৯, Area:0.10000000 Acre,	Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 123, LR Khatian No:- 1193	Owner:স্বামী কুমার কলিতা, Gurdian:(স্ব) কলিতা, Address:৪নং, কলিতা কলি স্ট্রিট পোস্ট-৭০০০১৬, Classification:৩৯৯, Area:0.03000000 Acre,	Seller is not the recorded Owner as per Applicant.



Handwritten text, possibly a date or reference number, located in the top right corner of the page.



Endorsement For Deed Number : I - 160401763 / 2021

On 10-02-2021

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 36,60,107/-

Pradipta
Pradipta Kishore Guha
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 11-02-2021

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

Presented for registration at 15:08 hrs on 11-02-2021, at the Private residence by Mr UMESH KYAL .

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

Execution is admitted on 11-02-2021 by Mr UMESH KYAL, Authorized Signatory, HALLMARK TRADECOM PRIVATE LIMITED (Private Limited Company), Flat No: 122/1R, Satyendra Nath Majumder Sarani, P.O:- Kalighat, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026

Identified by Mr AVIJIT KAPAT, . . Son of Mr R Kapat, 98 KGRS Path, P.O: Bhadreswar, Thana: Bhadreswar, . City/Town: BHADRESHWAR, Hooghly, WEST BENGAL, India, PIN - 712124, by caste Hindu, by profession Service

Execution is admitted on 11-02-2021 by Mrs Amrita Sannigrahi, Director, THYONE HERBAL PRODUCTS PRIVATE LIMITED (Private Limited Company), 4A, 4th Floor, 89/1, Mitra Colony, Behala, Banamali Ghosal Lane, P.O:- Behala, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034

Identified by Mr AVIJIT KAPAT, . . Son of Mr R Kapat, 98 KGRS Path, P.O: Bhadreswar, Thana: Bhadreswar, . City/Town: BHADRESHWAR, Hooghly, WEST BENGAL, India, PIN - 712124, by caste Hindu, by profession Service

Pradipta
Pradipta Kishore Guha
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 12-02-2021

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53/- (E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/02/2021 11:40AM with Govt. Ref. No: 192020210224348381 on 10-02-2021, Amount Rs: 21/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0AYYUCQ6 on 10-02-2021, Head of Account 0030-03-104-001-16



Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,83,025/- and Stamp Duty paid by online = Rs 1,82,925/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/02/2021 11:40AM with Govt. Ref. No: 192020210224348381 on 10-02-2021, Amount Rs: 1,82,925/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0AYYUCQ6 on 10-02-2021, Head of Account 0030-02-103-003-02

K. Guha
Pradipta Kishore Guha
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 04-03-2021

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 : 5 (d) of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53/- (E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,83,025/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Impressed. Serial no 48998, Amount: Rs.100/-, Date of Purchase: 04/09/2019, Vendor name: A Banerjee

K. Guha
Pradipta Kishore Guha
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2021, Page from 72853 to 72883

being No 160401763 for the year 2021.



Digitally signed by PRADIPTA KISHORE
GUHA

Date: 2021.03.05 16:29:18 +05:30

Reason: Digital Signing of Deed.

P. Guha
(Pradipta Kishore Guha) 2021/03/05 04:29:18 PM

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS

West Bengal.

(This document is digitally signed.)



04542/21

ANNEXURE-A64

2-4606/21



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AE 350639

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

District Sub-Registrar-II
Alloore, South 24 Parganas

12 MAY 2021

SUPPLEMENTAL DEVELOPMENT AGREEMENT

1. Date: 11.05.21
2. Place: Kolkata
3. Parties



11/5/21
92-903645/21