

2

**Mrs ROSY JAIN**

Wife of Mr Arvind Kumar Jain Flat No. 6C And D, Neelkanth, 26B, Camac Street, P.O:- Park Street, P.S:- Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN - 700016 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACxxxxxx1L, Aadhaar No: 35xxxxxxxx1200, 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

**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>EXALTED TRADING PRIVATE LIMITED</b> 122/1R, Satyendra Nath Majumder Sarani, P.O:- Kalighat, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026 , PAN No.:: AAxxxxxx7L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
2	<b>EVER GLOWING TRADING PRIVATE LIMITED</b> 122/1R, Satyendra Nath Majumder Sarani, P.O:- Kalighat, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026 , PAN No.:: AAxxxxxx8F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr UMESH KYAL (Presentant )</b> 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 : EXALTED TRADING PRIVATE LIMITED (as Director), EVER GLOWING TRADING PRIVATE LIMITED (as Director)
2	<b>Mr ARVIND KUMAR JAIN</b> Son of Late Mannalal Jain Flat No. 6C And D, Neelkanth, 26B, Camac Street, P.O:- Park Street, P.S:- Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN - 700016, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx8F, Aadhaar No: 82xxxxxxxx9677 Status : Representative, Representative of : ARVIND KUMAR JAIN HUF (as Karta)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr ALAMGIR REZA</b> 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			

Identifier Of Mrs ROSY JAIN, Mr UMESH KYAL, Mr ARVIND KUMAR JAIN



Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	ARVIND KUMAR JAIN HUF	EXALTED TRADING PRIVATE LIMITED-0.3215 Dec,EVER GLOWING TRADING PRIVATE LIMITED-0.3215 Dec
2	Mrs ROSY JAIN	EXALTED TRADING PRIVATE LIMITED-0.3215 Dec,EVER GLOWING TRADING PRIVATE LIMITED-0.3215 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	ARVIND KUMAR JAIN HUF	EXALTED TRADING PRIVATE LIMITED-0.1093 Dec,EVER GLOWING TRADING PRIVATE LIMITED-0.1093 Dec
2	Mrs ROSY JAIN	EXALTED TRADING PRIVATE LIMITED-0.1093 Dec,EVER GLOWING TRADING PRIVATE LIMITED-0.1093 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	ARVIND KUMAR JAIN HUF	EXALTED TRADING PRIVATE LIMITED-25.00000000 Sq Ft,EVER GLOWING TRADING PRIVATE LIMITED-25.00000000 Sq Ft
2	Mrs ROSY JAIN	EXALTED TRADING PRIVATE LIMITED-25.00000000 Sq Ft,EVER GLOWING TRADING PRIVATE LIMITED-25.00000000 Sq Ft

### 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:- 1196	Owner:अरविन्द कुमार जैन (श्री.श्री.श्री.), Gurdian:कन्या- अरविन्द कुमार जैन, Address:प्लॉट नं-१२२ व १२३, २५ बि, कलकत्ता श्री. कोल-७०००१६, Classification:अन, Area:0.08000000 Acre,	ARVIND KUMAR JAIN HUF
L2	LR Plot No:- 123, LR Khatian No:- 1196	Owner:अरविन्द कुमार जैन (श्री.श्री.श्री.), Gurdian:कन्या- अरविन्द कुमार जैन, Address:प्लॉट नं-१२२ व १२३, २५ बि, कलकत्ता श्री. कोल-७०००१६, Classification:अन, Area:0.02000000 Acre,	Mrs ROSY JAIN



On 27-01-2021

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

Presented for registration at 16:02 hrs on 27-01-2021, at the Private residence by Mr UMESH KYAL .

**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 13,74,096/-

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

Execution is admitted on 27/01/2021 by Mrs ROSY JAIN, Wife of Mr Arvind Kumar Jain, Flat No. 6C And D, Neelkanth, 26B, Camac Street, P.O: Park Street, Thana: Shakespear Sarani, , South 24-Parganas, WEST BENGAL, India, PIN - 700016, 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

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

Execution is admitted on 27-01-2021 by Mr UMESH KYAL, Director, EXALTED TRADING PRIVATE LIMITED (Private Limited Company), 122/1R, Satyendra Nath Majumder Sarani, P.O:- Kalighat, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026; Director, EVER GLOWING TRADING PRIVATE LIMITED (Private Limited Company), 122/1R, Satyendra Nath Majumder Sarani, P.O:- Kalighat, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026

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

Execution is admitted on 27-01-2021 by Mr ARVIND KUMAR JAIN, Karta, ARVIND KUMAR JAIN HUF (HUF), Flat No. 6C And D, Neelkanth, 26B, Camac Street, P.O:- Park Street, P.S:- Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN - 700016

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

*[Signature]*

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 13,787/- ( A(1) = Rs 13,741/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by by online = Rs 13,455/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 26/01/2021 2:46PM with Govt. Ref. No: 192020210214262851 on 26-01-2021, Amount Rs: 13,455/-, Bank: Indian Overseas Bank ( IOBA0000015), Ref. No. 202101260625229 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. 68,725/- and Stamp Duty paid by by online = Rs 67,125/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 26/01/2021 2:46PM with Govt. Ref. No: 192020210214262851 on 26-01-2021, Amount Rs: 67,125/-, Bank:  
Indian Overseas Bank ( IOBA0000015), Ref. No. 202101260625229 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. -II 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 : 23 of Indian Stamp Act 1899.

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 13,787/- ( A(1) = Rs 13,741/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 332/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 02/02/2021 12:12PM with Govt. Ref. No: 192020210218457891 on 02-02-2021, Amount Rs: 332/-, Bank:  
Indian Overseas Bank ( IOBA0000015), Ref. No. 202102020868453 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. 68,725/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 1,500/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 1147337, 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 12:12PM with Govt. Ref. No: 192020210218457891 on 02-02-2021, Amount Rs: 1,500/-, Bank:  
Indian Overseas Bank ( IOBA0000015), Ref. No. 202102020868453 on 02-02-2021, Head of Account 0030-02-103-003  
-02

*S-a*

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



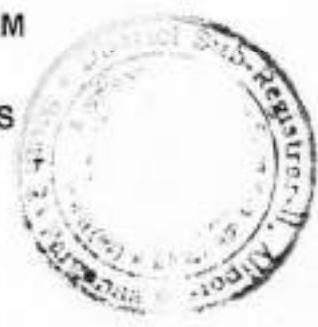
Certificate of Registration under section 60 and Rule 69.  
Registered in Book - I  
Volume number 1602-2021, Page from 66484 to 66517  
being No 160201215 for the year 2021.



*Sa*

Digitally signed by SAMAR KUMAR PRAMANICK  
Date: 2021.02.24 10:36:53 +05:30  
Reason: Digital Signing of Deed.

(Samar Kumar Pramanick) 2021/02/24 10:36:53 AM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - I | SOUTH 24-PARGANAS  
West Bengal.



(This document is digitally signed.)

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0993/21

I-1214/21



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

AD 466323

Certified that the document is admitted to registration. The grantee's details and the contents are shown in accordance with this document and the part of the document.

  
 District Registrar-II  
 Alipora, South 24 Parganas

03 FEB 2021

CONVEYANCE

THIS INDENTURE OF CONVEYANCE made this the 27<sup>th</sup> day of January 2021 (TWO THOUSAND TWENTY ONE)

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



SP  
 27/1/21  
 2119  
 16/21

21 MAR 2020

01147334

*Amuz Uyel*

Name : ALAMUJ REZA  
Address : ADVOCATE  
Vendor : ALIPORE JUDGES COURT  
KOL-27  
WB/1366/2003

*N.C.T.1  
NO.724*

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

EXALTED TRADING PVT. LTD.

*Amuz Uyel*  
Director / Authorised Signatory

EVERGLOWING TRADING PVT. LTD.

*Amuz Uyel*  
Director / Authorised Signatory



*N.C.T.1  
NO.728*

District Sub-Registrar  
Alipore, South 24 Parganas

*27 JAN 2021*

*27 JAN 2021*

*Misikfi*

*Identified by me  
No. 743  
Sp/ Alamg. Reza Adv  
Sp/ Jahangir Reza  
28/1, Judges Court Road  
P.O. J.P.S. Alipore  
WB-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 27<sup>th</sup> 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 12<sup>th</sup> 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 19<sup>th</sup> 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 12<sup>th</sup> 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.
3. By an Indenture of Conveyance dated 13<sup>th</sup> April, 2009, registered in the Office of the Additional Registrar of Assurances-I, Kolkata, recorded in Book No. I, 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 3/5<sup>th</sup> 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 3/5<sup>th</sup> 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
<b>Total:</b>	<b>162</b>	<b>52</b>	<b>214</b> (Physically 213.4 dec.)

4. By a Deed of Partition dated 7<sup>th</sup> 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 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 whatsoever 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 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.



- 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 khas, vacant, peaceful and physical possession of the Said Property to the Purchasers.
4. **Outgoings:** All statutory revenue, cess, taxes, surcharge, outgoing 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 Purchasers fully and comprehensively saved, harmless and indemnified.
5. **Holding Possession:** The Vendor hereby covenants that the Purchasers and the Purchasers' 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 Purchasers, 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 Purchasers shall be fully entitled to mutate the Purchasers' name in all public and statutory records and the Vendor hereby expressly (a) consents to the same and (b) appoints the Purchasers as the constituted attorney of the Vendor and empowers and authorizes the Purchasers to sign all papers and documents and take all steps whatsoever or howsoever in this regard and (2) the Vendor is fully aware that the Purchasers shall convert the nature of use and classification of the Said Property to non-agricultural/any other classification at the sole discretion of the Purchasers and the Purchasers 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 Purchasers as the constituted attorney of the Vendor and



empowers and authorizes the Purchasers 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 Purchasers in all respect to cause mutation of the Said Property in the name of the Purchasers and conversion of the nature of use and classification thereof and in this regard shall sign all documents and papers as required by the Purchasers.

7. **Title Documents:** Simultaneously herewith, the Vendor has handed over all title papers and documents in respect of the Said Property to the Purchasers.
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 Purchasers and/or their 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 Purchasers that the Purchasers 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 Purchasers.
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 16.1315 (sixteen point one three one five) 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, Sub-Registration District Bhangore, District South 24 Parganas, Pin 700156 Together with a tin shed residential structure of 500 Sq.Ft. more or less.

Land classified as Danga measuring 1.8053 (one point eight zero five three), 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





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

GRN Details

GRN: 192020210214277431 Payment Mode: Online Payment  
GRN Date: 26/01/2021 15:24:11 Bank/Gateway: Indian Overseas Bank  
BRN : 202101260626162 BRN Date: 26/01/2021 15:01:17  
Payment Status: Successful Payment ID: 2000119516/4/2021  
(Query No\*\*/Query Year)

Depositor Details

Depositor's Name: EXALTED TRADING PVT LTD AND OTHERS  
Address: 122/1R S N M SARANI KOLKATA 700026  
Mobile: 9830065037  
EMail: kyal\_developers@hotmail.com  
Contact No: 09007711037  
Depositor Status: Buyer/Claimants  
Query No: 2000119516  
On Behalf Of: Mr ARPITA MALLICK  
Identification No: 2000119516/4/2021  
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000119516/4/2021	Property Registration- Stamp duty	0030-02-103-003-02	118691
2	2000119516/4/2021	Property Registration- Registration Fees	0030-03-104-001-16	23768
			Total	142459

IN WORDS: ONE LAKH FORTY TWO THOUSAND FOUR HUNDRED FIFTY NINE ONLY.







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

GRN Details

GRN: 192020210218478171 Payment Mode: Online Payment  
GRN Date: 02/02/2021 12:30:24 Bank/Gateway: Indian Overseas Bank  
BRN : 202102020869929 BRN Date: 02/02/2021 12:02:30  
Payment Status: Successful Payment Ref. No: 2000119516/10/2021  
(Query No\*/Query Year)

Depositor Details

Depositor's Name: EXALTED TRADING PVT LTD AND OTHERS  
Address: 122/1R S N M SARANI KOLKATA 700026  
Mobile: 9830065037  
EMail: kyal\_developers@gmail.com  
Contact No: 09007711037  
Depositor Status: Buyer/Claimants  
Query No: 2000119516  
On Behalf Of: Mr ARPITA MALLICK  
Address: D.S.R. - I I SOUTH 24-PARGANAS  
Office Name: D.S.R. - I I SOUTH 24-PARGANAS  
Identification No: 2000119516/10/2021  
Remarks: Sale, Sale Document Payment No 10

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000119516/10/2021	Property Registration- Stamp duty	0030-02-103-003-02	1500
2	2000119516/10/2021	Property Registration-Registration Fees	0030-03-104-001-16	332
			<b>Total</b>	<b>1832</b>

IN WORDS: ONE THOUSAND EIGHT HUNDRED THIRTY TWO ONLY.





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

Visit Commission Case No / Year	1602000256/2021	Date of Application	27/01/2021
Query No / Year	16022000119516/2021		
Transaction	[0101] Sale, Sale Document		
Applicant Name of QueryNo	Mr ARPITA MALLICK		
Stampduty Payable	Rs.1,18,791/-		
Registration Fees Payable	Rs.23,768/-		
Applicant Name of the Visit Commission	Mr A REZA		
Applicant Address	ALIPORE		
Place of Commission	12281R 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			



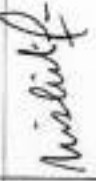


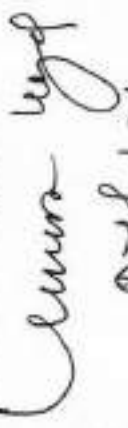




Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue  
OFFICE OF THE D.S.R. - II SOUTH 24-PARGANAS, District Name :South 24-Parganas  
Signature / LTI Sheet of Query No/Year 16022000119516/2021

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	Seller			 27/10/21
2	Mr UMESH KYAL P.O:- Sarat Bose Road, P.S:- Lake, District-South 24- Parganas, West Bengal, India. PIN - 700029	Represent ative of Buyer [EXALTE D TRADING PRIVATE LIMITED ] JEVER GLOWIN G TRADING PRIVATE LIMITED ]			 27/10/21



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 UMESH KYAL			<i>Alamgir Reza</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



### Major Information of the Deed

Deed No :	I-1602-01214/2021	Date of Registration	03/02/2021
Query No / Year	1602-2000119516/2021	Office where deed is registered	
Query Date	18/01/2021 5:25:34 PM	1602-2000119516/2021	
Applicant Name, Address & Other Details	ARPITA MALLICK 11A, T. N. CHATTERJEE STREET, Thana : Baranagar, District : North 24-Parganas, WEST BENGAL, PIN - 700019, Mobile No. : 9836735822, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 23,46,000/-	Rs. 24,05,412/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,20,291/- (Article:23)	Rs. 24,100/- (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	Bestu	Danga	2.6914 Dec	20,78,250/-	20,99,292/-	Property is on Road
L2	LR-123 (RS :-)	LR-1031	Bestu	Danga	0.354 Dec	2,47,750/-	2,76,120/-	Property is on Road
<b>TOTAL :</b>					3.0454Dec	23,26,000 /-	23,75,412 /-	
<b>Grand Total :</b>					3.0454Dec	23,26,000 /-	23,75,412 /-	

#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	100 Sq Ft.	20,000/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		100 sq ft	20,000 /-	30,000 /-	



**Seller Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<p><b>Mr NISHIT JAIN</b>            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: 91xxxxxxxx7383, 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>

**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<p><b>EXALTED TRADING PRIVATE LIMITED</b>            122/1R, Satyendra Nath Majumder Sarani, P.O:- Kalighat, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026 , PAN No.:: AAxxxxxx7L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>
2	<p><b>EVER GLOWING TRADING PRIVATE LIMITED</b>            122/1R, Satyendra Nath Majumder Sarani, P.O:- Kalighat, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026 , PAN No.:: AAxxxxxx8F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<p><b>Mr UMESH KYAL (Presentant )</b>            Son of Late Govind Ram Kyal 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: 32xxxxxxxx8519 Status ; Representative, Representative of : EXALTED TRADING PRIVATE LIMITED (as Director), EVER GLOWING TRADING PRIVATE LIMITED (as Director)</p>

**Identifier Details :**

Name	Photo	Finger Print	Signature
<p><b>Mr ALAMGIR REZA</b>            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</p>			
Identifier Of Mr NISHIT JAIN, Mr UMESH KYAL			



Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr NISHIT JAIN	EXALTED TRADING PRIVATE LIMITED-1.3457 Dec,EVER GLOWING TRADING PRIVATE LIMITED-1.3457 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr NISHIT JAIN	EXALTED TRADING PRIVATE LIMITED-0.177 Dec,EVER GLOWING TRADING PRIVATE LIMITED-0.177 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr NISHIT JAIN	EXALTED TRADING PRIVATE LIMITED-50.00000000 Sq Ft,EVER GLOWING TRADING PRIVATE LIMITED-50.00000000 Sq Ft

### 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:শিবিজ ঈশ্বর, Gurdian:ভাস্কর , Address:25, বঙ্গবন্ধু সড়ক, কোচপুকুর, কলকাতা-19 Classification:ভাস্কর, Area:0.16000000 Acre,	Mr NISHIT JAIN
L2	LR Plot No:- 123, LR Khatian No:- 1031	Owner:শিবিজ ঈশ্বর, Gurdian:ভাস্কর . Address:25, বঙ্গবন্ধু সড়ক, কোচপুকুর, কলকাতা-19 Classification:ভাস্কর, Area:0.02000000 Acre,	Mr NISHIT JAIN



Endorsement For Deed Number : I - 160201214 / 2021

On 27-01-2021

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

Presented for registration at 15:58 hrs on 27-01-2021, at the Private residence by Mr UMESH KYAL ,

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 24,05,412/-

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

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

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

Execution is admitted on 27-01-2021 by Mr UMESH KYAL, Director, EXALTED TRADING PRIVATE LIMITED (Private Limited Company), 122/1R, Satyendra Nath Majumder Sarani, P.O:- Kallighat, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026; Director, EVER GLOWING TRADING PRIVATE LIMITED (Private Limited Company), 122/1R, Satyendra Nath Majumder Sarani, P.O:- Kallighat, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026

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

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 24,100/- ( A(1) = Rs 24,054/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by by online = Rs 23,768/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 26/01/2021 3:25PM with Govt. Ref. No: 192020210214277431 on 26-01-2021, Amount Rs: 23,768/-, Bank:  
Indian Overseas Bank ( IOBA000015), Ref. No. 202101260626182 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. 1,20,291/- and Stamp Duty paid by online = Rs 1,18,691/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/01/2021 3:25PM with Govt. Ref. No: 192020210214277431 on 26-01-2021, Amount Rs: 1,18,691/-, Bank: Indian Overseas Bank ( IOBA0000015), Ref. No. 202101260626162 on 26-01-2021, Head of Account 0030-02-103-003-02

*Samar Kumar Pramanick*

**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 - 23 of Indian Stamp Act 1899.

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 24,100/- ( A(1) = Rs 24,054/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 332/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 02/02/2021 12:32PM with Govt. Ref. No: 192020210218478171 on 02-02-2021, Amount Rs: 332/-, Bank: Indian Overseas Bank ( IOBA0000015), Ref. No. 202102020869929 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. 1,20,291/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 1,500/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 1147334, 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 12:32PM with Govt. Ref. No: 192020210218478171 on 02-02-2021, Amount Rs: 1,500/-, Bank: Indian Overseas Bank ( IOBA0000015), Ref. No. 202102020869929 on 02-02-2021, Head of Account 0030-02-103-003-02

*Samar Kumar Pramanick*

**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 66518 to 66547  
being No 160201214 for the year 2021.



Digitally signed by SAMAR KUMAR  
PRAMANICK  
Date: 2021.02.24 10:38:47 +05:30  
Reason: Digital Signing of Deed.

(Samar Kumar Pramanick) 2021/02/24 10:38:47 AM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. -II SOUTH 24-PARGANAS  
West Bengal.



(This document is digitally signed.)

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ANNEXURE-A70

2-10423/22

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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

691885  
Registration. The signature sheets as  
endorsements are attached and  
the rest of the.

07/09/2022  
2002473993/2022  
4-17 PM

CONVEYANCE

THIS INDENTURE OF CONVEYANCE made this the 7<sup>th</sup> day of September 2022 [TWO THOUSAND TWENTY TWO]

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

4-17 PM  
7/9/22

Cal

07/9/22  
08/9/22  
District Sub-Registrar-IV  
Registrar U/S (2) of  
Registration 1908  
Alipore, South 24 Parganas  
08 SEP 2022



14136

10 FEB 2022

No.....Rs. **100/-** Date.....**ALAMGIR REZA**  
 Name:.....**ADVOCATE**  
 Address:.....**ALIPURE JUDGES COURT**  
 KOL-27  
 WB/1386/2003

Vendor:.....  
**Alipur Collectorate, 24 Pgs. (S)**  
**SUBHANKAR DAS**  
**STAMP VENDOR**  
 Alipur Police Court, Kol-27

*1 Subhankar Das*



6680

GALTONIA BUILDERS PVT. LTD.

*Subhankar Das*  
Director.

6682



*1 Anurita Sannigrahi*



*Identified by me*  
*Alamgir Reza*  
*S/O, Sahajid Reza*  
*28/1 Judges Court Road*  
*P.O. P.S. Alipura*  
*Kol-27*

1508  
 South 24 Parganas  
**7 SEP 2022**

**GALTONIA BUILDERS PRIVATE LIMITED**, having PAN AAECT7350B, having CIN U45400WB2013PTC191990, a Company incorporated under the Companies Act, 1956, having its registered office at Bishnupur, Village - Daulatpur, South 24 Parganas, Post Office and Police Station Bishnupur, Kolkata- 700 104, represented by its Director, **SIDDHARTHA MUKHERJEE**, having PAN AIFPM4138C, having Aadhaar No. 903941196665, having Mobile No. 9830380744, by nationality Indian, by caste Hindu, by occupation Business, son of Late Ashutosh Mukhopadhyay, residing at 119, Bhupen Roy Road, Post Office and Police Station Behala, Kolkata- 700034 (hereinafter referred to as the **Vendor**, includes successors-in-interest)

And

**AMRITA SANNIGRAHI**, [PAN CAGPS3109C] [Aadhaar No. 556475014001], daughter of Ashok Sannigrahi and wife of Siddhartha Mukherjee, by Nationality Indian, by Caste - Hindu, by occupation - Business, residing at 18, Dakshin Para Road, Post Office - Paschim Barisha, Police Station - Thakurpukur, Kolkata - 700063 (hereinafter referred to as the **Purchaser**, includes successors-in-interest)

Vendor and Purchaser 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 9.078 (nine point zero seven eight) 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 (**BGP**), Sub-Registration District Bhangore, District South 24 Parganas (**First Property**) And (2) land measuring 3.2749 (three point two seven four nine) 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 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 Purchaser regarding title as follows:



1. By virtue of (1) Deed of Conveyance dated 27<sup>th</sup> 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 12<sup>th</sup> 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 19<sup>th</sup> 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 12<sup>th</sup> 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 Mercantiels Private Limited, (17) Sajjan Devi Dugar, (18) Shruti Dugar, (19) Gopal Prasad Bhojnagarwala and (20) Ravinder Bhatia, free from all encumbrances.
3. By an Indenture of Conveyance dated 13<sup>th</sup> April, 2009, registered in the Office of the Additional Registrar of Assurances-I, Kolkata, recorded in Book No. I, 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 3/5<sup>th</sup> 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 3/5<sup>th</sup> 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
<b>Total:</b>	<b>162</b>	<b>52</b>	<b>214</b> (Physically 213.4 dec.)

4. By a Deed of Partition dated 7<sup>th</sup> 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 land measuring 29.7522 (twenty nine point seven five two two) decimal, more or less, out of the Mother Property In Dag No. 122 (**Larger Property In Dag No. 122**) and 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 collectively demarcated as Lot-D in the site plan annexed thereto and morefully described in the **First Schedule** below.

5. By an Indenture of Conveyance dated 27<sup>th</sup> January, 2021, registered in the Office of the District Sub-Registrar-II, South 24 Parganas at Alipore, recorded in Book No. I, Volume No.1602-2021, Pages from 66165 to 66203, 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, (2) PS Vinayak Smartcity LLP, (3) Raintree Enclave LLP and (4) Hallmark Tradecom Private Limited as per the chart given hereunder:

Vendors	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	
<b>Total:</b>			<b>39.8679</b>

6. In the above mentioned events and circumstances said PS Vinayak Complex LLP became the sole and absolute owner in respect of the Said Property out of the Larger Property, being (1) land measuring 9.078 (nine point zero seven eight) 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 BGP, Sub-Registration District Bhangore, District South 24 Parganas and (2) land measuring 3.2749 (three point two seven four nine) 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 BGP, Sub-





Registration District Bhangore, District South 24 Parganas, free from all encumbrances.

7. By a Development Agreement dated 27<sup>th</sup> January, 2021, registered in the Office of the District Sub-Registrar-II, South 24 Parganas at Alipore, recorded in Book No. I, Volume No.1602-2021, Pages from 68203 to 68325, being No. 160201225 for the year 2021 (**Development Agreement**), said PS Vinayak Complex LLP along with the other the then co-owners of the Mother Property have jointly granted development right in favour of Zenith Conclave LLP (**Said Developer**) in respect of the Mother Property vis-à-vis the Said Property under the terms and conditions mentioned therein and simultaneously said PS Vinayak Complex LLP 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 at Alipore, recorded in Book No. I, Volume No.1602-2021, Pages from 67714 to 67796, being No. 160201226 for the year 2021 (**Development Power Of Attorney**).
8. By an Indenture of Conveyance dated 5<sup>th</sup> May, 2021, registered in the Office of the District Sub-Registrar-IV, South 24 Parganas at Alipore, recorded in Book No. I, Volume No.1604-2021, Pages from 146019 to 146051, being Deed No. 160403722 for the year 2021, said PS Vinayak Complex LLP sold, conveyed and transferred the Said Property, unto and in favour of Galtonia Builders Private Limited (the Vendor herein), free from all encumbrances in furtherance to an Agreement for Sale dated 11<sup>th</sup> February, 2021, registered in the Office of the District Sub-Registrar-IV, South 24 Parganas at Alipore, recorded in Book No. I, being No. 160401762 for the year 2021 **subject to** subsistence of the said Development Agreement and Development Power Of Attorney.
9. By a Supplemental Development Agreement dated 11<sup>th</sup> May, 2021, registered in the Office of the District Sub-Registrar-II, South 24 Parganas at Alipore, recorded in Book No. I, Volume No.1602-2021, Pages from 199450 to 199482, being No. 160204606 for the year 2021 (**Supplemental Development Agreement**), said Galtonia Builders Private Limited along with the other co-owners of the Larger Property have jointly granted development right in favour of the Developer, i.e. Zenith Conclave LLP in respect of the Larger Property vis-à-vis the Said Property under the terms and conditions mentioned therein.
10. In the above mentioned events and circumstances said Galtonia Builders Private Limited (the Vendor herein) became the sole and absolute owner in respect of the Said Property, out of the Larger Property, being (1) land measuring 9.078 (nine point zero seven eight) 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 BGP, Sub-Registration District Bhangore, District South 24 Parganas and (2) land measuring 3.2749 (three point two seven



four nine) 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 BGP, Sub-Registration District Bhangore, District South 24 Parganas, free from all encumbrances **subject to** subsistence of the said Development Agreement supplemented by the Supplemental Development Agreement and the Development Power Of Attorney.

11. Now the Vendor for its own reason and purpose has agreed to the sale the Said Property in favour of the Purchaser herein by these presents, on the terms and conditions contained herein, free from all encumbrances **subject to** subsistence of the said Development Agreement supplemented by the Supplemental Development Agreement and the Development Power of Attorney.

**Representations, Warranties and Covenants Regarding Encumbrances:**

The Vendor represents and warrants to and covenants with the Purchaser 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 declares 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 Purchaser.
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 whatsoever 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 **subject to** subsistence of the said Development Agreement supplemented by the Supplemental Development Agreement and the Development Power Of Attorney.
9. **No Personal and/or Corporate Guarantee:** The Said Property is not affected by or subject to any personal and/or corporate 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.
11. **No Other Encumbrances:** Be it specifically stated that the Vendor is the absolute owner of the Said Property free from all encumbrances and have the right to transfer the Said Property and the Scheduled mentioned property is not situated within the Notified area, cantonment area, lease hold property and thika tenancy property and no embargo/restriction have been imposed by any competent authority/government authority/any Hon'ble Court and there exist no litigation over the property.

#### **Basic Understanding**

The basic understanding between the Vendor and the Purchaser is that the Vendor shall sell the Said Property to the Purchaser, free from all encumbrances of any and every nature whatsoever and with good, bankable and marketable title and together with peaceful and symbolic possession and the Purchaser 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 9.078 (nine point zero seven eight) 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 BGP, Sub-Registration District Bhangore, District South 24 Parganas **And** (2) the Second Property, i.e. land measuring 3.2749 (three point two seven four nine) 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 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 subject to subsistence of the said Development Agreement supplemented by the Supplemental Development Agreement and the Development Power Of Attorney.

**Consideration:**

The Vendor has agreed to sell to the Purchaser and the Purchaser, relying on the aforesaid representations and assurances of the Vendor and believing the same to be true and correct and acting on the faith thereof, has agreed to purchase the said Property free from all encumbrances and liabilities whatsoever as aforesaid at and for a total consideration of Rs.1,17,35,000/- (Rupees one crore seventeen lakh thirty five thousand only). Simultaneously with the execution of these presents the purchaser shall make a part payment of a sum of Rs. 2,35,000/- (Rupees Two Lakh thirty five thousand) only along with tax deduction at source under section 194-IA of the Income Tax Act 1961, amounting to Rs. 1,17,350/- out of the total consideration of Rs.1,17,35,000/- (Rupees one crore seventeen lakh thirty five thousand only). The balance amount shall be payable by post-dated cheques with the following details within a time period of 4 years:-

Srl No.	Date of Payment	Amount (in Rs.)
1.	07.12.2025	25,00,000/-
2.	07.12.2025	25,00,000/-
3.	07.12.2025	25,00,000/-
4.	07.12.2025	25,00,000/-
5.	07.12.2025	13,82,650/-

The Vendor has already put the Purchaser in vacant, peaceful and physical khas possession of the said property in its entirety.

**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 subject to subsistence of the said Development Agreement supplemented by the Supplemental Development Agreement and the Development Power Of Attorney.

- 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.
- 1.5 **Together with Subsisting Development Agreement:** together with all rights and liabilities the Vendor has in the Said Property under the said Development Agreement supplemented by the Supplemental Development Agreement and the Development Power Of Attorney.
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 Purchaser and/or the Purchaser's successors-in-interest and assigns, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the Purchaser and/or the Purchaser's 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 Purchaser 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 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 used for development purpose.
4. **Outgoings:** All statutory revenue, cess, taxes, surcharge, outgoing 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 9.078 (nine point zero seven eight) 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 3.2749 (three point two seven four nine) 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	9.078
Kochpukur	123	1193, 1194 & 1195	52	3.2749
<b>Total:</b>				<b>12.3529</b>





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.

Scaled, signed and delivered by the  
VENDOR in presence of:

1. *Arijit Roy*  
17, Dixon Lane, Kot-14

2. *Santana Pichait*  
Daulatpur, Pailan, Bishnupur 700 104

GALTONIA BUILDERS PVT. LTD.

*Subhantha Mukherjee*  
Director.

VENDOR

Scaled, signed and delivered by the  
PURCHASER in presence of:

1. *Arijit Roy*

2. *Santana Pichait*

*Aravinda Sannigrahi*  
PURCHASER

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.1,17,35,000/- (Rupees one crore seventeen lakh thirty five thousand 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:

Chq. No.	Date	Bank	Amount (Rs.)
762657	07.09.2022	Axis Bank	2,35,000.00
762658	07.12.2025	-do-	25,00,000.00
762659	07.12.2025	-do-	25,00,000.00
762660	07.12.2025	-do-	25,00,000.00
762661	07.12.2025	-do-	25,00,000.00
762663	07.12.2025	-do-	13,82,650.00
		TDS	1,17,350.00
		<b>TOTAL</b>	<b>1,17,35,000/-</b>

Witness:

1. Anjit Roy
2. Santanu Prakash

























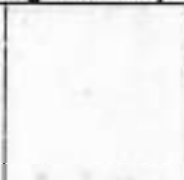







GALTONIA BUILDERS PVT. LTD.

*Siddhartha Mukherjee*  
Director.

VENDOR



**SPECIMEN FORM FOR TEN FINGER PRINTS**

 <i>Sudhanta</i> <i>Sanjay</i>	 <b>Little</b>	 <b>Ring</b>	 <b>Middle</b>	 <b>Fore</b>	 <b>Thumb</b>
	<b>(Left Hand)</b>				
	 <b>Thumb</b>	 <b>Fore</b>	 <b>Middle</b>	 <b>Ring</b>	 <b>Little</b>
	<b>(Right Hand)</b>				
 <i>Aravinda</i> <i>Sanjayak</i>	 <b>Little</b>	 <b>Ring</b>	 <b>Middle</b>	 <b>Fore</b>	 <b>Thumb</b>
	<b>(Left Hand)</b>				
	 <b>Thumb</b>	 <b>Fore</b>	 <b>Middle</b>	 <b>Ring</b>	 <b>Little</b>
	<b>(Right Hand)</b>				
<p align="center">PHOTO</p>	 <b>Little</b>	 <b>Ring</b>	 <b>Middle</b>	 <b>Fore</b>	 <b>Thumb</b>
	<b>(Left Hand)</b>				
	 <b>Thumb</b>	 <b>Fore</b>	 <b>Middle</b>	 <b>Ring</b>	 <b>Little</b>
	<b>(Right Hand)</b>				



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

**AAECT7350B**



नाम / Name  
GALTONIA BUILDERS PRIVATE LIMITED

निगमन / गठन की तारीख  
Date of Incorporation/Formation  
08/04/2013

10122021

GALTONIA BUILDERS PVT. LTD.

*Dr. Bhawanji Shrivastava*  
Director.



भारत सरकार  
Government of India

Siddhartha Mukherjee  
DOB: 30/06/1983  
Male

9039 4119 6665

मेरा आधार, मेरी पहचान

*Siddhartha Mukherjee*

भारत सरकार  
Government of India

Address: C/O. Late Anubandhu Mukherjee, 118 BRIGEN ROY ROAD, Barua, Kolkata, West Bengal, 700034

9039 4119 6665

1847 help@uidai.gov.in www.uidai.gov.in

आयकर विभाग  
INCOME TAX DEPARTMENT  
SIDDHARTHA MUKHERJEE  
ASHUTOSH MUKHERJEE

30/06/1983  
Permanent Account Number  
AIFPM4138C

भारत सरकार  
GOVT. OF INDIA

Signature

*Siddhartha Mukherjee*







# 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. : I/C/896

Name : ALANGIR 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

*Subir Bose*  
SECRETARY

*Alangir Reza*  
*07.09.22*





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

Query No / Year	2002473993/2022	Office where deed will be registered
Query Date	16/08/2022 11:04:20 AM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	VINAYAK LEGAL 122/1R, Satyendra Nath Majumdar Sarani, Thana : Tollygunge, District : South 24-Parganas, WEST BENGAL, PIN - 700026, Mobile No. : 9330394689, Status : Seller/Executant	
Transaction	Additional Transaction	
[0101] Sale, Sale Document	[4308] Agreement (No of Agreement : 2)	
Set Forth value	Market Value	
Rs. 1,17,35,000/-	Rs. 1,17,35,000/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 4,89,420/- (Article:23)	Rs. 1,17,384/- (Article:A(1), E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
Rs. 1,039/-		Rs. 100/-
Remarks		

**Land Details :**

District: South 24-Parganas, Thana: Kolkata Leather Camp, Gram Panchayat: BAMANGHATA, Mouza: Kochpukur, J 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	9.078 Dec	86,23,913/-	86,23,913/-	Project : Not Specified
L2	LR-123 (RS :-)	LR-1193	Bastu	Danga	3.2749 Dec	31,11,087/-	31,11,087/-	Project : Not Specified
TOTAL :					12.3529Dec	117,35,000 /-	117,35,000 /-	
Grand Total :					12.3529Dec	117,35,000 /-	117,35,000 /-	

**Seller Details :**

Sl No	Name & address	Status	Execution Admission Details :
1	GALTONIA BUILDERS PRIVATE LIMITED ( Private Limited Company ) .Bishnupur, Daulatpur, City:- , P.C:- Bishnupur, P.S:-Bishnupur, District-South 24-Parganas, West Bengal, India, PIN:- 700104 PAN No. AXXXXXX08, Aadhaar No Not Provided by UIDAI :Organization, Executed by: Representative	Organization	Executed by: Representative



Query No: 2002473993 of 2022, Printed On : Aug 18 2022 11:04AM, Generated from wregistration.gov.in





**Buyer Details :**

Sl No	Name & address	Status	Execution Admission Details :
1	Mrs AMRITA SANNIGRAHI Wife of Mr Siddhartha Mukherjee, 18, Dakshin Para Road,, City:- , P.O:- Dakshin Barsha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. GAxxxx9C, Aadhaar No.: 55xxxxxx4001, Status: Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

**Representative Details :**

Sl No	Name & Address	Representative of
1	Mr SIDDHARTHA MUKHERJEE Son of Late Ashulosh Mukhopadhyay 119, Bhupen Roy Road, City:- , P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. ABxxxx8C, Aadhaar No.: 90xxxxxx5665	GALTONIA BUILDERS PRIVATE LIMITED

**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

Sl 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:রতন কুমার বসু, Gurdian:দুর্গা মল্লিক, Address:কিডা, Classification:বাড়ি, Area:0.1 Acre,	GALTONIA BUILDERS PRIVATE LIMITED
L2	LR Plot No:- 123, LR Khatian No:- 1193	Owner:রতন কুমার বসু, Gurdian:দুর্গা মল্লিক, Address:কিডা, Classification:বাড়ি, Area:0.03 Acre,	GALTONIA BUILDERS PRIVATE LIMITED

**Identifier Details :**

Name & address
Mr ALAMGIR REZA Son of Mr Jahangir Reza Alpore, City:- , P.O:- Alpore, P.S:-Alpore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027, Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, Identifier Of Mrs AMRITA SANNIGRAHI, Mr SIDDHARTHA MUKHERJEE

**Transfer of property for L1**

Sl.No	From	To, with area (Name-Area)
1	GALTONIA BUILDERS PRIVATE LIMITED	Mrs AMRITA SANNIGRAHI-9.078 Dec

**Transfer of property for L2**

Sl.No	From	To, with area (Name-Area)
1	GALTONIA BUILDERS PRIVATE LIMITED	Mrs AMRITA SANNIGRAHI-3.2749 Dec



Query No: 2003473893 of 2022, Printed On: Aug 16 2022 11:01AM, Generated from webregistration.gov.in



**Notes:**

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 15-09-2022) for e-Payment. Assessed market value & Query is valid for 30 days (i.e. upto 15-09-2022)
3. Standard User charge of Rs. 300/- (Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) 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 situated 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.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices:  
D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - I I SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. BHANGAR, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA



Query No: 2022472093 of 2022. Printed On: Aug 18 2022 11:34AM, Generated from wregistration.gov.in

AS-3 of 3





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

GRN Details

GRN: 192022230115645941 Payment Mode: Online Payment  
GRN Date: 06/09/2022 15:25:22 Bank/Gateway: Indian Overseas Bank  
BRN: 202209060679225 BRN Date: 06/09/2022 15:27:40  
Payment Status: Successful Payment Ref. No: 2002473993/4/2022  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: AMRITA SANNIGRAHI  
Address: 18, Dakshin Para Road, Dist-South 24 Pgs. PIN-700063  
Mobile: 9830065307  
Depositor Status: Buyer/Claimants  
Query No: 2002473993  
Applicant's Name: Org VINAYAK LEGAL  
Address: D.S.R. - IV SOUTH 24-PARGANAS  
Office Name: D.S.R. - IV SOUTH 24-PARGANAS  
Identification No: 2002473993/4/2022  
Remarks: Sale, Sale Document Payment No 4

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002473993/4/2022	Property Registration- Stamp duty	0030-02-103-003-02	469320
2	2002473993/4/2022	Property Registration- Registration Fees	0030-03-104-001-16	117396
3	2002473993/4/2022	Mutation/Conversion -Receipt	0029-00-800-028-27	1039
Total				587755

IN WORDS: FIVE LAKH EIGHTY SEVEN THOUSAND SEVEN HUNDRED FIFTY FIVE ONLY.

*Rs. 992 f amount will be received.*

