

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>





### 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.)
731365	07.09.2022	Axis Bank	2,35,000.00
731366	07.12.2025	-do-	25,00,000.00
731367	07.12.2025	-do-	25,00,000.00
731368	07.12.2025	-do-	25,00,000.00
731369	07.12.2025	-do-	25,00,000.00
731370	07.12.2025	-do-	13,82,650.00
		TDS	1,17,350.00
		<b>TOTAL</b>	<b>1,17,35,000/-</b>

Witness:

1. *Santosh Parkait*
2. *Anjil Roy*

































VETIVER REALTY PVT. LTD.

*Anvita Sangrah.*  
Director.

VENDOR



**SPECIMEN FORM FOR TEN FINGER PRINTS**

 <i>Abhishat</i> <i>Shubhangi</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>Aranta</i> <i>Sanyal</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"><b>PHOTO</b></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>				







VETIVER REALTY PVT. LTD.  
*Ananta Sannigraha*  
Director.

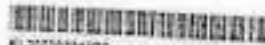




ভারতীয় বিশিষ্ট পরিচয় প্রমাণিকা  
 भारत सरकार  
 Unique Identification Authority of India  
 Government of India

Receipt with Enrollment No. 10402012403009

To  
 Amrita Sanmigrani  
 her self  
 18  
 Dakshin Hata Road  
 Paschim Barsha  
 Thakurpukur South Twenty Four Parganas  
 West Bengal - 700032



KL2075022440P  
 20130234



আমার আদhaar সংখ্যা/ Your Aadhaar No. :

5564 7501 4001

সাধারণ মানুষের অধিকার



भारत सरकार  
 GOVERNMENT OF INDIA



আমরিতা  
 Amrita Sanmigrani  
 her self  
 Father: ACHOK SANMIGRANI

১৯৯৩/০৬/১৯৯৬  
 ৬৬-৫৫৫৬৬



5564 7501 4001

সাধারণ মানুষের অধিকার

আয়কর বিদ্যায়  
 INCOME TAX DEPARTMENT  
 AMRITA SANMIGRANI  
 ASOKE SANMIGRANI  
 1203/1906  
 Full Name of Account Holder  
 CAGP33109C  
 Amrita Sanmigrani  
 Signature

ভারত সরকার  
 GOVT. OF INDIA




Amrita Sanmigrani





भारत सरकार  
Government of India

सिद्धार्थ मुखर्जी  
DOB: 30/06/1983  
Male

9039 4119 6665

मेरा आधार, मेरी पहचान

*Siddhartha Mukherjee*

एन सी ई आर एन सी ई आर  
Unique Identification Authority of India

आधार ID: 9039 4119 6665  
Mukherjee, TKS BHUPEN ROY  
ROAD, Baraha, Jorhat, Ward-Bengal,  
781034

9039 4119 6665

1987 help@uidai.gov.in www.uidai.gov.in

आयकर विभाग  
INCOME TAX DEPARTMENT  
SIDDHARTHA MUKHERJEE  
ASHUTOSH MUKHERJEE  
30/06/1983  
Permanent Account Number  
AIFPM4133C

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 : 2479-2335/7330, CRIMINAL : 2479-1477



Card No. : 1/C/896

Name ALAMGIR REZA Advocate

Father's/Husband's name Jahangir Reza

Address 28/1, Judges Court Road

Kolkata-700 027

Ph. No. 98319 60557

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

*Subrata Bose*  
SECRETARY

*Alamgir Reza*  
*07.09.22*





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

Query No / Year	2002552898/2022	Office where deed will be registered
Query Date	24/08/2022 11:46:04 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. 4,69,420/- (Article:23)	Rs. 1,17,364/- (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, JI No: 2, Pin Code : 700156

Sch No	Plot Number	Khatian Number	Land Proposed	Use/ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-122 (RS :-)	LR-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
		<b>TOTAL :</b>			<b>12.3529Dec</b>	<b>117,35,000 /-</b>	<b>117,35,000 /-</b>	
		<b>Grand Total :</b>			<b>12.3529Dec</b>	<b>117,35,000 /-</b>	<b>117,35,000 /-</b>	

**Seller Details :**

SI No	Name & address	Status	Execution Admission Details :
1	VETIVER REALTY PRIVATE LIMITED ( Private Limited Company ) ,12(168) Banamali Ghoshal Lane, Block/Sector: Block-b, FLAT-a4, 1st Floor,, City:- , P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 PAN No. AAxxxxxx5F, Aadhaar No Not Provided by UIDAI Status : Organization, Executed by: Representative	Organization	Executed by: Representative



Query No: 2002552898 of 2022, Printed On: Aug 24 2022 11:46AM, Generated from wregistration.gov.in



**Buyer Details :**

SI No	Name & address	Status	Execution Admission Details :
1	Mr SIDDHARTHA MUKHERJEE Son of Late Ashutosh 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. AXxxxxx8C, Aadhaar No.: 90xxxxxxx8665, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

**Representative Details :**

SI No	Name & Address	Representative of
1	Mrs AMRITA SANNIGRAHI Wife of Mr. Siddhartha Mukherjee18, Dakshin Para Road,, City:- , P.O:- Paschim Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. CAxxxxxx9C , Aadhaar No.: 55xxxxxxx4001	VETIVER REALTY 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

Sc No	Plot & Khatian Number	Details Of Land	Owner Name in English as Selected by Applicant
L1	LR Plot No:- 122, LR Khatian No:- 1193	Owner:রাজেন্দ্র কুমার গোস্বামী, Gurdian:বৃত্ত রতনশাল, Address:বিজ , Classification:বাড়, Area:0.1 Acre,	VETIVER REALTY PRIVATE LIMITED
L2	LR Plot No:- 123, LR Khatian No:- 1193	Owner:রাজেন্দ্র কুমার গোস্বামী, Gurdian:বৃত্ত রতনশাল, Address:বিজ , Classification:পুকুর, Area:0.03 Acre,	VETIVER REALTY PRIVATE LIMITED

**Identifier Details :**

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

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	VETIVER REALTY PRIVATE LIMITED	Mr SIDDHARTHA MUKHERJEE-9.078 Dec

**Transfer of property for L2**

SI.No	From	To. with area (Name-Area)
1	VETIVER REALTY PRIVATE LIMITED	Mr SIDDHARTHA MUKHERJEE-3.2749 Dec



Query No: 2002652898 of 2022. Printed On : Aug 24 2022 11:46AM. Generated from wbregration.gov.in



Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 23-09-2022) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 23-09-2022)
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 situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
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. - II 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: 2062552898 of 2022, Printed On : Aug 24 2022 11:46AM, Generated from wregistration.gov.in



AS- 3 of 3





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

GRN Details

GRN: 192022230115652051 Payment Mode: Online Payment  
GRN Date: 06/09/2022 15:38:27 Bank/Gateway: Indian Overseas Bank  
BRN : 202209060680057 BRN Date: 06/09/2022 15:40:18  
Payment Status: Successful Payment Ref. No: 2002552898/3/2022  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: SIDDHARTHA MUKHERJEE  
Address: 119, Bhupen Roy Road, Behala Dist-South 24 Pgs. PIN-700034  
Mobile: 9830065307  
Depositor Status: Buyer/Claimants  
Query No: 2002552898  
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: 2002552898/3/2022  
Remarks: Sale, Sale Document Payment No 3

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002552898/3/2022	Property Registration- Stamp duty	0030-02-103-003-02	469320
2	2002552898/3/2022	Property Registration- Registration Fees	0030-03-104-001-16	117396
3	2002552898/3/2022	Mutation/Conversion-Receipt	0029-00-800-028-27	1039
			<b>Total</b>	<b>587755</b>

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

Rs. 587755/- amount will be received







Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS, District Name :South 24-Parganas  
Signature / LTI Sheet of Query No/Year 16042002552898/2022

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 SIDDHARTHA MUKHERJEE 119, Bhupen Roy Road,, City:- , P.O:- Behala, P.S.-Behala, District:- South 24-Parganas, West Bengal, India, PIN:- 700034	Buyer			<i>Siddhartha Mukherjee</i> 07/09/2022
2	Mrs AMRITA SANNIGRAHI 18, Dakshin Para Road,, City:- , P.O:- Paschim Barisha, P.S:- Thakurpukur, District:- South 24-Parganas, West Bengal, India, PIN:- 700063	Representative of Seller [VETIVER REALTY PRIVATE LIMITED]			<i>Amrita Sannigrahi</i> 07/09/2022
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr ALAMGIR REZA Son of Mr Jahangir Reza Alipore, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India. PIN:- 700027	Mr SIDDHARTHA MUKHERJEE, Mrs AMRITA SANNIGRAHI			<i>Alamgir Reza Adv</i> 07.07.22

(Anupam Halder)

Query No:- 16042002552898/2022, 06/09/2022 02:40:37 PM SOUTH 24-PARGANAS (D.S.R. - IV)



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

Query No:-16h1260255289W/2022, 06/09/2022 02:49:57 PM SOUTH 24-PARGANAS (D.S.R. - IV)



### Major Information of the Deed

Deed No :	I-1604-10433/2022	Date of Registration	08/09/2022
Query No / Year	1604-2002552898/2022	Office where deed is registered	
Query Date	24/08/2022 11:46:04 AM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
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	[4306] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 1,17,35,000/-	Rs. 1,17,35,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 4,69,420/- (Article:23)	Rs. 1,17,396/- (Article:A(1), E)		
Remarks			

#### Land Details :

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

Sch No	Plot Number	Khatian Number	Land Proposed	Use 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,Photo,Finger print and Signature
1	<b>VETIVER REALTY PRIVATE LIMITED</b> 12(168) Banamali Ghoshal Lane,, Block/Sector: Block-b, FLAT-a4, 1st Floor,, City:- , P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 , PAN No.:: AAxxxxxx6F, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative



**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr SIDDHARTHA MUKHERJEE</b> Son of Late Ashutosh 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.:: Axxxxxx8C, Aadhaar No: 90xxxxxxx6665, Status :Individual, Executed by: Self, Date of Execution: 07/09/2022 , Admitted by: Self, Date of Admission: 07/09/2022 ,Place : Pvt. Residence

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mrs AMRITA SANNIGRAHI (Presentant )</b> Wife of Mr Siddhartha Mukherjee 18, Dakshin Para Road,, City:- , P.O:- Paschim Barisha, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063, Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: CAxxxxxx9C, Aadhaar No: 55xxxxxxx4001 Status : Representative, Representative of : VETIVER REALTY PRIVATE LIMITED

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr ALAMGIR REZA</b> Son of Mr Jahangir Reza Alipore, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			
Identifier Of Mr SIDDHARTHA MUKHERJEE, Mrs AMRITA SANNIGRAHI			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	VETIVER REALTY PRIVATE LIMITED	Mr SIDDHARTHA MUKHERJEE-9.078 Dec

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	VETIVER REALTY PRIVATE LIMITED	Mr SIDDHARTHA MUKHERJEE-3.2749 Dec

**Land Details as per Land Record**

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

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 122, LR Khatian No:- 1193	Owner:রাজেশ্বর কুমার গঙ্গোপাধ্যায়, Gurdian:শ্রী রতনলাল, Address:বিজ , Classification:বাড়ি, Area:0.10000000 Acre,	VETIVER REALTY PRIVATE LIMITED



L2	LR Plot No:- 123, LR Khatian No:- 1193	Owner:राजेश कुमार गायान, Gurdian:मृत मदनलाल, Address:निज, Classification:पुकर, Area:0.03000000 Acre,	VETIVER REALTY PRIVATE LIMITED
----	--	--	--------------------------------





Endorsement For Deed Number : I - 160410433 / 2022

On 06-09-2022

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,17,35,000/-

(Signature)

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

On 07-09-2022

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

Presented for registration at 16:15 hrs on 07-09-2022, at the Private residence by Mrs AMRITA SANNIGRAHI ..

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

Execution is admitted on 07/09/2022 by Mr SIDDHARTHA MUKHERJEE, Son of Late Ashutosh Mukhopadhyay, 119, Bhupen Roy Road,, P.O: Behala, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession Others

Identified by Mr ALAMGIR REZA, . . Son of Mr Jahangir Reza, Alipore, 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 07-09-2022 by Mrs AMRITA SANNIGRAHI,

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

(Signature)

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

On 08-09-2022

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 1,17,396/- ( A(1) = Rs 1,17,350/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 1,17,396/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/09/2022 3:40PM with Govt. Ref. No: 192022230115652051 on 06-09-2022, Amount Rs: 1,17,396/-, Bank: Indian Overseas Bank ( IOBA0000015), Ref. No. 202209060680057 on 06-09-2022, Head of Account 0030-03-104-001-16





**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 4,69,420/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 4,69,320/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 14140, Amount: Rs.100/-, Date of Purchase: 10/02/2022, Vendor name: S Das  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 06/09/2022 3:40PM with Govt. Ref. No: 192022230115652051 on 06-09-2022, Amount Rs: 4,69,320/-,  
Bank: Indian Overseas Bank ( IOBA0000015), Ref. No. 202209060680057 on 06-09-2022, Head of Account 0030-02-103-003-02

*(Signature)*

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



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2022, Page from 309045 to 309072

being No 160410433 for the year 2022.



Digitally signed by ANUPAM HALDER  
Date: 2022.09.09 12:25:32 +05:30  
Reason: Digital Signing of Deed.

*(Handwritten signature)*

(Anupam Halder) 2022/09/09 12:25:32 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS  
West Bengal.



(This document is digitally signed.)

01069/22

ANNEXURE-473

E-10428/22



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

RG 691880

07/09/2022  
 2002674250/2022  
 4-20 P.M.



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

4-20 P.M.  
 7/9/22

07/09/22  
 08/9/22



14141

10 FEB 2022

No.....Rs-**100/-** Date.....**ALAMGIR REZA**  
 ADVOCATE  
 Names.....**ALIPORE JUDGES COURT**  
 KOL-27  
 Address:.....**WB/1368/2003**  
 Vendor:.....  
**Alipur Collectorate, 24 Pgs. (S)**  
**SUBHANKAR DAS**  
**STAMP VENDOR**  
**Alipur Police Court, Kol-27**

*Armita Sanigrahi*



THYONE HERBAL PRODUCTS PVT. LTD.

*Armita Sanigrahi*  
Director.



6680

*Siddhanta Mukherjee*



6681

*Bratati Mukhopadhyay*

District Sub-Registrar  
Registrar U/S 7 (2) of  
Registration 1906  
Alipore, South 24 Parganas

designed by me  
Alamgir Reza Adv  
28/1, Judges Court Road  
P.O. P.S. Alipore  
Kol-27

07 SEP 2022



**THYONE HERBAL PRODUCTS PRIVATE LIMITED**, having PAN **AAECT7353C**, having CIN **U51909WB2013PTC191572**, a Company governed by the Companies Act, 2013, having its registered office at 4A, 4<sup>th</sup> floor, 69/1, Mitra Colony, Behala, Post Office and Police Station Behala, Kolkata- 700034, represented by its Director, **AMRITA SANNIGRAHI**, having PAN **CAGPS3109C**, having Aadhaar No. 556475014001, having Mobile No. 9831381124, daughter of Ashok Sannigrahi and wife of Siddhartha Mukherjee, by faith - Hindu, by occupation - Business, residing at 18, Dakshin Para Road, Post Office - Paschim Barisha, Police Station - Thakurpukur, Kolkata - 700063 (hereinafter referred to as the **Vendor**, includes successors-in-interest)

**And**

1. **SIDDHARTHA MUKHERJEE [PAN AIFPM4138C] [AADHAAR 903941196665]**, son of Late Ashutosh Mukhopadhyay, by Nationality Indian, by Caste Hindu, by occupation Business, residing at 119, Bhupen Roy Road, Post Office - Behala and Police Station - Behala, Kolkata 700 034;

2. **BRATATI MUKHOPADHYAY [PAN AESPM6897F] [AADHAAR 884513307107]**, wife of Late Ashutosh Mukhopadhyay, by Nationality Indian, by Caste Hindu, by occupation Business, residing at 119, Bhupen Roy Road, Post office - Behala, Police Station - Behala, Kolkata - 700034 and

3. **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 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 2.5182 (two point five one eight two) decimal, more or less, out of 162 (one hundred and sixty two) decimal, being a portion of R.S./L.R. Dag No. 122, recorded in L.R. Khatian Nos. 1193, 1194 and 1195, Mouza Kochpukur, J.L. No. 2, Police Station Kolkata Leather Complex (formerly Bhangar), within the limits of Bamanghata Gram Panchayet (**BGP**), Sub-Registration District Bhangore, District South 24 Parganas (**First Property**) And (2) land measuring 0.291 (zero point two nine one) decimal, more or less, out of 52 (fifty two) decimal, being a portion of R.S./L.R. Dag No. 123, recorded in L.R. Khatian Nos. 1193, 1194 and 1195, Mouza Kochpukur, J.L. No. 2, Police Station Kolkata Leather



Complex (formerly Bhangar), within the limits of 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 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 Alipora, 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 Hallmark Tradecom Private Limited became the sole and absolute owner in respect of the Said Property, out of the Larger Property, being (1) land measuring 2.5182 (two point five one eight two) decimal, more or less, out of 162 (one hundred and sixty two) decimal, being a portion of R.S./L.R. Dag No. 122, recorded in L.R. Khatian Nos. 1193, 1194 and 1195, Mouza Kochpukur, J.L. No. 2, Police Station Kolkata Leather Complex (formerly Bhangar), within the limits of BGP, Sub-Registration District Bhangore, District South 24 Parganas and (2) land measuring 0.291 (zero point two nine one) decimal, more or less, out of 52 (fifty two) decimal, being a portion of R.S./L.R. Dag No. 123, recorded in L.R. Khatian Nos. 1193, 1194 and 1195, Mouza Kochpukur, J.L. No. 2, Police Station Kolkata Leather Complex (formerly Bhangar), within the limits of 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 Hallmark Tradecom Private Limited 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 the Vendor along with the other the then co-owners of the Mother Property granted a Development Power of Attorney of even date registered in the Office of the District Sub-Registrar-II, South 24 Parganas 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 146052 to 146055, being Deed No. 160403721 for the year 2021, said Hallmark Tradecom Private Limited sold, conveyed and transferred the Said Property, unto and in favour of Thyone Herbal Products 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. 160401763 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,







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, uscs, 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 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 peaceful and symbolic 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 Purchasers 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 2.5182 (two point five one eight two) decimal, more or less, out of 162 (one hundred and sixty two) decimal, being a portion of R.S./L.R. Dag No. 122, recorded in L.R. Khatian Nos. 1193, 1194 and 1195, Mouza Kochpukur, J.L. No. 2, Police Station Kolkata Leather Complex (formerly Bhangar), within the limits of BGP, Sub-Registration District Bhangore, District South 24 Parganas **And** (2) the Second Property, i.e. land measuring 0.291 (zero point two nine one) decimal, more or less, out of 52 (fifty two) decimal, being a portion of R.S./L.R. Dag No. 123, recorded in L.R. Khatian Nos. 1193, 1194 and 1195, Mouza Kochpukur, J.L. No. 2, Police Station Kolkata Leather Complex (formerly Bhangar), within the limits of 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.26,68,740/- (Rupees twenty six lakh sixty eight thousand seven hundred and forty only). Simultaneously with the execution of these presents, the purchaser shall make a part payment of a sum of Rs. 1,68,740/- (Rupees One Lakh sixty eight thousand seven hundred and forty) only out of the total consideration of Rs.26,68,740/- (Rupees twenty six lakh sixty eight thousand seven hundred and forty 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	8,33,330.00
2.	07.12.2025	8,33,330.00
3.	07.12.2025	8,33,340.00

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 will 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 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 irrespective 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 Purchasers and the Said Property shall be used for development purpose.
4. **Outgoings:** All statutory revenue, cess, taxes, surcharge, outgoings and levies of or on the Said Property, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Vendor, with regard to which the Vendor hereby indemnifies and agrees to keep the 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 are 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 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 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 29.7522 (twenty nine point seven five two two) decimal, more or less, out of 162 (one hundred and sixty two) decimal, being a portion of R.S./L.R. Dag No. 122, recorded in L.R. Khatian Nos. 1193, 1194 and 1195, Mouza Kochpukur, J.L. No. 2, Police Station Kolkata Leather Complex (formerly Bhangar), within the limits of Bamanghata Gram Panchayet, Sub-Registration District Bhangore, District South 24 Parganas

Land classified as Danga measuring 10.1157 (ten point one one five seven) decimal, more or less, out of 52 (fifty two) decimal, being a portion of R.S./L.R. Dag No. 123, recorded in L.R. Khatian Nos. 1193, 1194 and 1195, Mouza Kochpukur, J.L. No. 2, Police Station Kolkata Leather Complex (formerly Bhangar), within the limits of Bamanghata Gram Panchayet, Sub-Registration District Bhangore, District South 24 Parganas

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

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

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

Vacant Land classified as Danga measuring 2.5182 (two point five one eight two) decimal, more or less, out of 162 (one hundred and sixty two) decimal, being a portion of R.S./L.R. Dag No. 122, recorded in L.R. Khatian Nos. 1193, 1194 and 1195, Mouza Kochpukur, J.L. No. 2, Police Station Kolkata Leather Complex (formerly Bhangar), within the limits of Bamanghata Gram Panchayet, Sub-Registration District Bhangore, District South 24 Parganas.

Vacant Land classified as Danga measuring 0.291 (zero point two nine one) decimal, more or less, out of 52 (fifty two) decimal, being a portion of R.S./L.R. Dag No. 123, recorded in L.R. Khatian Nos. 1193, 1194 and 1195, Mouza Kochpukur, J.L. No. 2, Police Station Kolkata Leather Complex (formerly Bhangar), within the limits of Bamanghata Gram Panchayet, Sub-Registration District Bhangore, District South 24 Parganas.

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





Together also with all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof.

The details of the Said Property are tabulated below:

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

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

1. *Santam Sarkar*  
Daulatpur, Palam, Bishnupur 700104

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

THYONE HERBAL PRODUCTS PVT. LTD.

*Amrita Sangrahi*  
Director.

VENDOR

Sealed, signed and delivered by the  
PURCHASERS in presence of:

1. *Santam Sarkar*

2. *Arijit Roy*

*Bratati Mukhopadhyay*  
*Subhantha Mukherjee*

*Amrita Sangrahi*  
PURCHASERS

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. 26,68,740/- (Rupees Twenty Six Lakh Sixty Eight Thousand Seven Hundred and Forty 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.)
762664	07.09.2022	Axis Bank	56,250.00
758495	07.09.2022	Axis Bank	56,250.00
731387	07.09.2022	Axis Bank	56,240.00
762665	07.12.2025	Axis Bank	8,33,330.00
763036	07.12.2025	Axis Bank	8,33,330.00
731388	07.12.2025	Axis Bank	8,33,340.00
Total			26,68,740.00

Witness:

1. *Sandhya Purkait*

2. *Amijit Roy*

THYONE HERBAL PRODUCTS PVT. LTD.

*Armita Sangrahal*  
Director.

VENDOR



**SPECIMEN FORM FOR TEN FINGER PRINTS**

 <i>Adhvaitha Muthayya</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>Anurita Samigrahi</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>Anjali Mukhopadhyay</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>				





THYONE HERBAL PRODUCTS PVT. LTD.  
*Aravind Sanigrahi*  
Director.

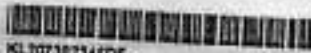




ভারতীয় বিসিআই পরিচালনা পর্ষদ  
**ভারত সরকার**  
**Unique Identification Authority of India**  
**Government of India**

Enrollment No. : 10402012403009

To  
**Amrita Sannigrahi**  
 18  
 DAKSHIN PARA ROAD  
 Paschim Barisha  
 Thakurpukur, South Twenty Four Parganas  
 West Bengal - 700063



KL207382344DF  
 20738234



আপনার আধার সংখ্যা/ Your Aadhaar No. :

**5564 7501 4001**

সাধারণ মানুষের অধিকার



ভারত সরকার  
**GOVERNMENT OF INDIA**



নাম :  
**Amrita Sannigrahi**  
 পিতা :  
**Father : ASHOK SANNIGRAHI**

জন্ম তারিখ :  
 1988



5564 7501 4001

আধার - সাধারণ মানুষের অধিকার

*Amrita Sannigrahi*







Amrita Sannigrahi





*Siddhartha Mukherjee*



आयकर विभाग  
INCOME TAX DEPARTMENT  
GIDHARATHA MCHERJEE  
ASHUTOSH MCHERJEE

भारत सरकार  
GOVT OF INDIA

30061543  
Permanent Account Number  
AIFPM41380



*Gidharatha Mchherjee*





*Bretate Huelopudkyng*







भारत सरकार  
GOVERNMENT OF INDIA



श्री मन्मथा  
Bansal Mukhopadhyay  
श्रेणी/ DOB: 01/01/1958  
लिंग / FEMALE



श्री श्री सहायक निदेशक  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:  
S.S. टाउन रोड, 0815,  
रायपुर, छत्तीसगढ़,  
भारत - 760034

Address:  
119, SHUBEN KOP NOLA, BAHU,  
B.O KALKA,  
West Bengal - 700034

8845 1330 7107

8845 1330 7107

भारत-भारत संपर्क संख्या

Aadhaar-Aam Admi ka Adhikar

*Bansal Mukhopadhyay*







**IDENTITY CARD**  
**ALIPORE BAR ASSOCIATION**

(AFFILIATED UNDER BAR COUNCIL OF WEST BENGAL)  
KOLKATA - 700 027  
PHONE : CIVIL : 2479-9335/7339, CRIMINAL : 2479-1477



Card No. UC/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

*[Signature]*  
SECRETARY

*Alangir Reza*





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

Query No / Year	2002674250/2022	Office where deed will be registered
Query Date	06/09/2022 12:20:52 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	VINAYAK LEGAL 122/1R, Salyendra 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. 26,68,740/-	Rs. 26,68,740/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 80,082/- (Article:23)	Rs. 26,701/- (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. 264/-		Rs. 100/-
Remarks		

**Land Details :**

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

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-122 (RS ->)	LR-1193	Bastu	Danga	2.5182 Dec	23,92,290/-	23,92,290/-	Project : Not Specified
L2	LR-123 (RS ->)	LR-1193	Bastu	Danga	0.291 Dec	2,76,450/-	2,76,450/-	Project : Not Specified
		<b>TOTAL :</b>			<b>2.8092Dec</b>	<b>26,68,740 /-</b>	<b>26,68,740 /-</b>	
	<b>Grand Total :</b>				<b>2.8092Dec</b>	<b>26,68,740 /-</b>	<b>26,68,740 /-</b>	

**Seller Details :**

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



Query No: 2002674250 of 2022, Printed On : Sep 6 2022 12:21PM, Generated from vregistration.gov.in



**Buyer Details :**

Sl No	Name & address	Status	Execution Admission Details :
1	Mr SIDDHARTHA MUKHERJEE Son of Late Ashutosh Mukhopadhyay, 119, Bhupen Roy Road, City:- , P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700038 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. AXxxxx8C, Aadhaar No.: 90xxxxxxx8865, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	Mrs BRATATI MUKHOPADHYAY Wife of Late Ashutosh Mukhopadhyay, 119, Bhupen Roy Road,, City:- , P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. AXxxxx7F, Aadhaar No.: 88xxxxxxx7107, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
3	Mrs AMRITA SANNIGRAHI Wife of Mr Siddhartha Mukherjee, 18, Dakshin Para Road,, City:- , P.O:- Paschim Barisha, P.S:-Thakurpukur, District:-South 24- Parganas, West Bengal, India, PIN:- 700063 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. CAxxxxx9C, Aadhaar No.: 55xxxxxxx4001, 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	Mrs AMRITA SANNIGRAHI Wife of Mr Siddhartha Mukherjee 18, Dakshin Para Road,, City:- , P.O:- Paschim Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. CAxxxxx9C, Aadhaar No.: 55xxxxxxx4001	THYONE HERBAL PRODUCTS 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

Sc No	Plot & Khatian Number	Details Of Land	Owner Name in English as Selected by Applicant
L1	LR Plot No:- 122, LR Khatian No:- 1193	Owner:রাজেশ কুমার গাঙ্গোপাধ্যায়, Gurdian:মৃত রতনলাল, Address:বিজ, Classification:বস্তু, Area:0.1 Acre,	THYONE HERBAL PRODUCTS PRIVATE LIMITED
L2	LR Plot No:- 123, LR Khatian No:- 1193	Owner:রাজেশ কুমার গাঙ্গোপাধ্যায়, Gurdian:মৃত রতনলাল, Address:বিজ, Classification:পুকুর, Area:0.03 Acre,	THYONE HERBAL PRODUCTS PRIVATE LIMITED

**Identifier Details :**

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



Query No: 2002074250 of 2022, Printed On : Sep 8 2022 12:21PM, Generated from wbregistration.gov.in





Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	THYONE HERBAL PRODUCTS PRIVATE LIMITED	Mr SIDDHARTHA MUKHERJEE-0.8394 Dec, Mrs BRATATI MUKHOPADHYAY-0.8394 Dec, Mrs AMRITA SANNIGRAHI-0.8394 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	THYONE HERBAL PRODUCTS PRIVATE LIMITED	Mr SIDDHARTHA MUKHERJEE-0.097 Dec, Mrs BRATATI MUKHOPADHYAY-0.097 Dec, Mrs AMRITA SANNIGRAHI-0.097 Dec

**Note:**

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 08-10-2022) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 06-10-2022)
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. - II 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: 2002874290 of 2022, Printed On : Sep 6 2022 12:21PM, Generated from wregistration.gov.in





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

GRN Details

GRN: 192022230115681061 Payment Mode: Online Payment  
GRN Date: 06/09/2022 16:30:32 Bank/Gateway: Indian Overseas Bank  
BRN : 202209060683446 BRN Date: 06/09/2022 16:32:04  
Payment Status: Successful Payment Ref. No: 2002674250/3/2022  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: SIDDHARTHA MUKHERJEE AND OTHERS  
Address: 119, Bhupen Roy Road, Behala Dist-South 24 Pgs. PIN-700034  
Mobile: 9830065307  
Depositor Status: Buyer/Claimants  
Query No: 2002674250  
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: 2002674250/3/2022  
Remarks: Sale, Sale Document Payment No 3

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002674250/3/2022	Property Registration- Stamp duty	0030-02-103-003-02	79982
2	2002674250/3/2022	Property Registration- Registration Fees	0030-03-104-001-16	26733
3	2002674250/3/2022	Mutation/Conversion -Receipt	0029-00-800-028-27	264
			<b>Total</b>	<b>106979</b>

IN WORDS: ONE LAKH SIX THOUSAND NINE HUNDRED SEVENTY NINE ONLY.

*Rs. 22979/- amount will be received.*

