2726/2023 2881/2023

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु.5000 Rs.5000

पाँच हजार रुपये FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL

A.R.A. IV

H 851481

2/473885/23

one lakh three cotha

13:27

Certified that the Document is admitted of Registration. The Signature Sheet and the endorsement sheets attached to this Document are the part this Document.

Additional Registrar of Assurances-IV, Kolkata

Additional Registrar of Assurances-IV, Kolkata

23 FEB 2023

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made in this the 23rd **day of** February, **Two Thousand and Twenty Three (2023).**

BETWEEN

..2..

তারিখ নং 1871 তারিখ 8/2/23

মূল্য : 7mr

P. K. BANDYOPADHYAY
Advocate
High Court, Calcutta

ক্রেতা :

বিষয় :

ভেণ্ডার : Ranjita Pal

লাইসেন্স নং স্টাম্প ভেণ্ডার

কাশিপুর দমদম এ. এস. আর. অফিস

বি

ভেণ্ডারের নাম - রঞ্জিতা পাল

ট্রেজারির নাম :- ব্যারাকপুর

টি ভি নং :

স্টাম্প খরিদের তারিখ

ঐ টি.ভি. নং মোট কত টাকার স্টাম্প খরিদ করা হইয়াছে। 6/2/23

VI

SEAL OF THE ADDL. REGISTRAR OF ASSURANCES-IV
KOLKATA

Dilip Mallick
S/o Late Sarat Ch. Mallick
Rabindra Nagar, Nimta
Kol-49

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
23 FEB 2023

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

192022230306832571

GRN Details

GRN:	192022230306832571	Payment Mode:	Online Payment
GRN Date:	22/02/2023 14:43:31	Bank/Gateway:	State Bank of India
BRN :	IK0CCSTZM1	BRN Date:	22/02/2023 14:44:12
GRIPS Payment ID:	220220232030683256	Payment Init. Date:	22/02/2023 14:43:31
Payment Status:	Successful	Payment Ref. No:	2000473885/1/2023 [Query No/*/Query Year]

Depositor Details

Depositor's Name:	DEWKI REALTORS PRIVATE LIMITED
Address:	47/1 J.N TEWARI ROAD
Mobile:	6291949578
Depositor Status:	Buyer/Claimants
Query No:	2000473885
Applicant's Name:	Mr Dilip Mallick
Identification No:	2000473885/1/2023
Remarks:	Sale, Sale Document
Period From (dd/mm/yyyy):	22/02/2023
Period To (dd/mm/yyyy):	22/02/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000473885/1/2023	Property Registration- Stamp duty	0030-02-103-003-02	2049405
2	2000473885/1/2023	Property Registration- Registration Fees	0030-03-104-001-16	410891
3	2000473885/1/2023	Mutation/Conversion -Receipt	0029-00-800-028-27	3036
			Total	2463332

IN WORDS: **TWENTY FOUR LAKH SIXTY THREE THOUSAND THREE HUNDRED THIRTY TWO ONLY.**

M/S. FASHION SUITINGS PRIVATE LIMITED, (PAN - AAACF3294L), a company registered under the companies Act, 1956, having its registered office at 3, Chhabra Mansion Pur Road, P.O. Bhilwara, P.S. Sadar Bhilwara, District : Bhilwara, Pin – 311001, Rajasthan, at present office at **SPL-6, RIICO GROWTH CENTRE SWAROOPGANJ,** Via Hammirgarh, P.O. Swaroopganj, P.S. Hammirgarh, District : Bhilwara, Pin – 311025, Rajasthan, and Represented by its Directors namely **(1) SRI TILOK CHAND CHHABRA, (PAN – AATPC1311M and Aadhaar No. 436019573597 and ID No. RJ/20/153492391),** son of Mohan Lal Chhabra, residing at B-382, Shastri Nagar, P.O. Bhilwara, P.S. Sadar Bhilwara, District : Bhilwara, Pin – 311001, Rajasthan, **AND (2) SRI KARUN JAIN KACHHARA, (PAN – AGJPJ2927Q and Aadhaar No. 387416046735 and ID No. LKD/187441),** son of Sampat Lal Kachhara, residing at 17, Church Road, P.O. Bhilwara, P.S. Sadar Bhilwara, District : Bhilwara, Pin – 311001, Rajasthan, both by faith Hindu, by occupation Business, by Nationality-Indian, hereinafter referred to as the **'VENDOR'** (which expression shall unless excluded by or repugnant to the context be deemed to include its, executors, administrators, representatives assigns and successors in office) of the **FIRST PART.** The company is represented by its director namely **SRI KARUN JAIN KACHHARA, as par resolution.**

A N D

SRI PRASANTA DEY, (PAN – AGGPD3897E and Aadhaar No. 284590385410 and ID No. WB/20/091/222465), son of Narayan Chandra Dey, by faith Hindu, by occupation Business, by nationality Indian, residing at Karkhana Gali, P.O. Rajarhat Gopalpur, P.S. Rajarhat Gopalpur, Kolkata - 700136, District : North 24-Parganas,West Bengal hereinafter called the **'CONFIRMING PARTY'** (which expression shall unless excluded by or repugnant to the context be deemed to include his heirs, executors, administrators, representatives and assigns) of the **SECOND PART.**

..3..

AND

DEWKI REALTORS PRIVATE LIMITED, (PAN - AADCD7626H), having its office at 47/1, J.N. Tewari Road, P.O. Dum Dum, P.S. Dum Dum, Kolkata - 700028, District: North 24-Parganas, West Bengal, and Represented by its Director namely **SRI DEWKI NANDAN AGARWAL, (PAN – AFQPA6548A and Aadhaar No. 858436901315 and ID No. BWC2395655),** son of Late Giridhari Lal Agarwal, by Nationality- Indian, residing at 109/6,P.K.Guha Road, P.O. Dum Dum, P.S. Dum Dum, Kolkata-700028, District: North 24-Parganas, West Bengal, hereinafter called the **'PURCHASER'** (which expression shall unless excluded by or repugnant to the context be deemed to include its, executors, administrators, representatives assigns and successors in office) of the **THIRD PART.**

WHEREAS one Charan Bihari Shaw was absolutely seized and possessed of ALL THAT piece and parcel of Bagan land admeasuring **62 Decimal** more or less lying and situated at Mouza Kaikhali, J.L. No. 5, C.S. Dag No. 77 under C.S. Khatian Nos. 305 & 306, corresponding to R.S. Dag No. 85 under L.R. Khatian No. KRI-261,within the municipal limits of Rajarhat Gopalpur, P.S. Dum Dum Airport, Ward No. 27, District: North 24-Parganas.

AND WHEREAS said Charan Bihari Shaw died intestate on 10.02.1966 after publishing his last Will and Testament dated 07.02.1966 whereunder he appointed his wife Smt. Sarojini Dassi alias Smt. Sarojini Shaw and one son Sri Sudhir Kumar Shaw as the executor and executrix of the said Will.

AND WHEREAS said Smt. Sarojini Dassi alias Smt. Sarojini Shaw and Sri Sudhir Kumar Shaw applied to the Hon'ble Court at Calcutta for grant of probate of the said will dated 07.02.1966 being Probate Case No. 113 of 1972 and Probate of the said will was duly granted by the said Court on 15.12.1975 in favour of the said executor and executrix and such Probate was issued by the Hon'ble High Court at Calcutta on 05.04.1978.

AND WHEREAS under the aforesaid Will, the said Charan Bihari Shaw had, inter alia bequeathed the property to his three sons namely Sri Sudhir Kumar Shaw, Sri Ajit Kumar Shaw and Sri Arup Kumar Shaw absolutely and each having equal share.

AND WHEREAS said Smt. Sarojini Dassi alias Smt. Sarojini Shaw and Sri Sudhir Kumar Shaw were jointly by a registered deed of conveyance which was executed and registered on 06.07.1978, registered at the Additional Registrar of Assurance Calcutta, recorded in Book No. I, Volume No. 136, Pages 148 to 158, Being No. 3345 for the year 1978, sold and transferred of land measuring **1 Bigha 3 Cottahs 0 Chittack 0 Sq.Ft.** more or less along with **1500 Sq.Ft.** of structure made of brick walls having Asbestos shed lying and situated at Mouza Kaikhali, J.L. No. 5, C.S. Dag No. 77 under C.S. Khatian Nos. 305 & 306, corresponding to R.S. Dag No. 85 under L.R. Khatian No. KRI-261, within the municipal limits of Rajarhat Gopalpur, P.S. Dum Dum Airport, Ward No. 27, District: North 24-Parganas, to Sri Tapan Kumar Roy and Sri Guru Parsad Roy.

AND WHEREAS said Sri Tapan Kumar Roy and Sri Guru Parsad Roy were jointly by a registered deed of conveyance which was executed on 28.01.2003 and registered on 06.04.2005, registered at the Additional District Sub-Registrar office Bidhan Nagar (Salt Lake City), recorded in Book No. I, Volume No. 130, Pages 162 to 176, Being No. 2134 for the year 2005, sold and transferred of land measuring **1 Bigha 3 Cottahs 0 Chittack 0 Sq.Ft.** more or less along with **1500 Sq.Ft.** of structure made of brick walls having Asbestos shed lying and situated at Mouza Kaikhali, J.L. No. 5, C.S. Dag No. 77 under C.S. Khatian Nos. 305 & 306, corresponding to R.S. Dag No. 85 under L.R. Khatian No. KRI-261, within the municipal limits of Rajarhat Gopalpur, P.S. Dum Dum Airport, Ward No. 27, District: North 24-Parganas, to Sri Sailendra Nath Ghosh.

AND WHEREAS said Sri Sailendra Nath Ghosh by a registered deed of conveyance which was executed on 27.04.2005 and registered on 06.06.2005,

registered at the District Sub-Registrar office Barasat (D.S.R. –II), North 24-Parganas, recorded in Book No. I, Volume No. 1, Pages 1 to 33, Being No. 2971 for the year 2005, sold and transferred of land measuring **1 Bigha 3 Cottahs 0 Chittack 0 Sq.Ft.** more or less along with **1500 Sq.Ft.** of structure made of brick walls having Asbestos shed lying and situated at Mouza Kaikhali, J.L. No. 5, C.S. Dag No. 77 under C.S. Khatian Nos. 305 & 306, corresponding to R.S. Dag No. 85 under L.R. Khatian No. KRI-261, within the municipal limits of Rajarhat Gopalpur, P.S. Dum Dum Airport, Ward No. 27, District: North 24-Parganas, to **M/S. JAMUNA & JAMUNA DEVELOPERS PRIVATE LIMITED.**

AND WHEREAS said **M/S. JAMUNA & JAMUNA DEVELOPERS PRIVATE LIMITED,** by a registered deed of conveyance which was executed on 29.07.2005 and registered on 08.08.2005, registered at the District Sub-Registrar office Barasat (D.S.R. –II), North 24-Parganas, recorded in Book No. I, Volume No. 1, Pages 1 to 33, Being No. 2971 for the year 2005, sold and transferred of land measuring **1 Bigha 3 Cottahs 0 Chittack 0 Sq.Ft.** more or less along with **1500 Sq.Ft.** of structure made of brick walls having Asbestos shed lying and situated at Mouza Kaikhali, J.L. No. 5, C.S. Dag No. 77 under C.S. Khatian Nos. 305 & 306, corresponding to R.S. Dag No. 85 under L.R. Khatian No. KRI-261, within the municipal limits of Rajarhat Gopalpur, P.S. Dum Dum Airport, Ward No. 27, District: North 24-Parganas, to **M/S. FASHION SUITINGS PRIVATE LIMITED the owner/vendor herein.**

AND WHEREAS said **M/S. FASHION SUITINGS PRIVATE LIMITED the owner/vendor herein** after purchase absolutely seized and possessed of and sufficiently entitled to **ALL THAT** piece and parcel of bagan land measuring about measuring **1 Bigha 3 Cottahs 0 Chittack 0 Sq.Ft.** more or less along with **1500 Sq.Ft.** of structure made of brick walls having Asbestos shed lying and situated at Mouza Kaikhali, J.L. No. 5, C.S. Dag No. 77 under C.S. Khatian Nos. 305 & 306, corresponding to R.S. Dag No. 85 under

L.R. Khatian No. KRI-261, within the municipal limits of Rajarhat Gopalpur, P.S. Dum Dum Airport, Ward No. 27, District: North 24-Parganas and by mutating its name in respect of Holding No. **RGM – M/56/06-07, Kaikhali, Kolkata – 7000136,** by paying taxes and revenues to the competent authority. The aforesaid property is free from all encumbrances and charges and fully described in the Schedule 'A' herein below. Said **M/S. FASHION SUITINGS PRIVATE LIMITED the owner/vendor herein**, the recorded its name in L.R. Records in respect of the aforesaid property against L.R. Dag No. 85 under L.R. Khatian No. 2794.

AND WHEREAS due to urgent need of money the vendor herein agreed to sale absolutely and indefeasibly and Purchaser herein agreed to purchase **ALL THAT** piece and parcel of bastu land measuring **1 Bigha 3 Cottahs 0 Chittack 0 Sq.Ft.** more or less along with **1500 Sq.Ft.** of structure made of brick walls having Asbestos shed lying and situated at Mouza Kaikhali, J.L. No. 5, C.S. Dag No. 77 under C.S. Khatian Nos. 305 & 306, corresponding to R.S. Dag No. 85 under L.R. Khatian No. KRI-261, within the municipal limits of Rajarhat Gopalpur, P.S. Dum Dum Airport, Ward No. 27, District: North 24-Parganas, which is more fully described in the schedule herein below and delineated in the 'RED' border in the site plan annexed herewith for the sake of brevity referred to as the said property free from all encumbrances at or for the total consideration **(with TDS) of Rs.3,68,00,000.00 (Rupees Three Crore and Sixty Eight Lakh) only.**

AND WHEREAS the vendor is interested to sell the Scheduled property on as is where is and whatever there is basis and the Purchaser has agreed to purchase the same on such basis and the Purchaser shall also bear all the arrears of land Revenue etc.

AND WHEREAS the name of one Sri Prasanta Dey is wrongly recorded as permissive possessor in respect of the said Property. But he has no right title interest in the said property.

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AND WHEREAS said Sri Prasanta Dey confirm this deed being a party hereto by executing these present to assure the title in favour of the Purchaser.

NOW THIS INDENTURE WITNESSETH THAT in pursuance of the said deed and in consideration **(with TDS)** of the sum of **Rs.3,68,00,000.00 (Rupees Three Crore and Sixty Eight Lakh) only** to the Vendor paid by the Purchaser at or immediately before the execution of these presents the receipt whereof the Vendor herein do hereby admits and acknowledges and of and from the payment of the same and every part thereof acquit and discharge the Purchaser, its heirs, executors, administrators, representatives and assigns and every one of them and also the said property the Vendor as beneficial owner herein do by these presents indefeasibly grant, sell, convey and transfer, assure and assign unto the Purchaser, its heirs, executors, administrators, representatives and assigns free from all encumbrances, attachment and other defects in title **ALL THAT** the said property fully described in the schedule herein below written **OR HOWSOEVER OTHERWISE** the said property now or heretofore were or was situated, butted, bounded called, known, numbered described and distinguished **TOGETHER WITH** on as is where is and whatever there is basis the land or ground whereupon or on part whereof the same is situated along with benefits and advantages of ancient and other rights, liberties, easements, privileges, appendages and appurtenances whatsoever to the said property or any part thereof belonging or in any way appertaining to or with the same or any part thereof usually hold, used, occupied or enjoyed or reputed to belong or be appurtenant thereto **AND** the reversion and reversions, remainder and remainders, rents, issues, and profits thereof and of every part thereof together furthermore all the estate, right, title, inheritance, use, trust property, claim and demand whatsoever both at law and in equity of the Vendor herein into and upon the said property or every part thereof **AND** all deeds, pattas, muniments, writings and evidences of title which in any way relate to the said property or any part or parcel thereof and which now are or

..8..

hereafter shall or may be in the custody, power or possession of the Vendor herein, its heirs, executors, administrators or representatives or any persons from whom he or they can or may procure the same without action or suit at law or in equity **TO ENTER INTO AND HAVE HOLD OWN POSSESS AND ENJOY** the said property of **ALL THAT** piece and parcel of land measuring **1 Bigha 3 Cottahs 0 Chittack 0 Sq.Ft.** more or less along with **1500 Sq.Ft.** of structure made of brick walls having Asbestos shed lying and situated at Mouza Kaikhali, J.L. No. 5, C.S. Dag No. 77 under C.S. Khatian Nos. 305 & 306, corresponding to R.S. Dag No. 85 under L.R. Khatian No. KRI-261, within the municipal limits of Rajarhat Gopalpur, P.S. Dum Dum Airport, Ward No. 27, District: North 24-Parganas, and every part thereof hereby granted, sold, conveyed and transferred or expressed and intended so to be with its right, members and appurtenances unto and to the use of the Purchaser, its heirs, executors, administrators, representatives and assigns forever and subject to what is stated above herein freed and discharged from or otherwise by the Vendor well and sufficiently indemnified or any against all encumbrances, claims, liens etc. whatsoever created or suffered by the Vendor from to these presents **AND** further subject to what has been stated hereinabove the Vendor do hereby for themselves, its heirs, executors, administrators, representatives covenant with the Purchaser, its heirs, executors, administrators, representatives and assigns, **THAT** notwithstanding any act, deed, or thing whatsoever by the **Vendor** or by any of its predecessors and ancestors in title done or executed or knowingly suffered to the contrary the Vendor have at all material times heretofore and now have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said property hereby granted, sold, conveyed and transferred or expressed or intended so to be, unto and to the use of the Purchaser, its heirs, executors, administrators, representatives and assigns in the manner aforesaid AND THAT the Purchaser, its heirs, executors, administrators, representatives and assigns shall and may at all

times hereafter peaceably and quietly enter into hold, possess and enjoy the said property and every part thereof and receive the rent, issues and profits thereof without any lawful eviction, hinder and interruption, disturbances, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate thereof from under or in trust for him or from or under any of its ancestors or predecessors in title AND THAT subject to what has been stated hereinabove free and clear and freely and clearly absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the Vendor well and sufficiently save indemnified of from and against all and all manner of claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the Vendor or any of its ancestors or predecessors in title or any person or persons lawfully or equitably claiming as aforesaid AND FURTHER THAT the Vendor and all person having or lawfully or equitably claiming any estate or interest whatsoever in the said property or any part thereof from under or in trust for its the Vendor or from or under any of its predecessors or ancestors in title shall and will from time to time and at all times hereafter at the request and costs of the Purchaser, its heirs, executors, administrators, representatives and assigns do and execute, or cause to be done and executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the said property and every part thereof unto and to the use of the Purchaser, its heirs, executors, administrators, representatives and assigns according to the true intent and meaning of these presents as shall or may be reasonably required. The Vendor herein hereby handed over the peaceful vacant possession of the aforesaid property fully described in the Schedule herein below in favour of the Purchaser herein and that the Purchaser shall pay and bear the arrears of land Revenue and other dues if any.

That Purchaser shall have absolute right to sell, Gift transfer the said property as they like.

SCHEDULE REFERRED TO ABOVE

ALL THAT piece and parcel of Bagan and measuring **1 Bigha 3 Cottahs 0 Chittack 0 Sq.Ft.** more or less along with **1500 Sq.Ft.** of structure made of brick walls having Asbestos shed lying and situated at Holding No. **RGM – M/56/06-07, Kaikhali, Kolkata – 7000136,** comprised in Mouza Kaikhali, J.L. No. 5, C.S. Dag No. 77 under C.S. Khatian Nos. 305 & 306, corresponding to R.S. Dag No. 85 under L.R. Khatian No. KRI-261, L.R. Dag No. 85, L.R. Khatian No. 2794, within the municipal limits of Rajarhat Gopalpur at present Bidhannagar Municipal Corporation, P.S. Dum Dum Airport, Ward No. 27, District: North 24-Parganas, under Additional District Sub-Registry Office Bidhannagar (Salt Lake City) in the District : North 24-Parganas, along with all rights of easements and common passages. This is a residential property. Karkhna Galiy.

ON THE NORTH	:	Part of R.S. Dag No. 85;
ON THE SOUTH	:	24' ft. wide Municipal Road and side of Febricast India;
ON THE EAST	:	26' ft. wide Municipal Road;
ON THE WEST	:	Municipal Drain, 24' ft. wide Municipal Road, side of Febricast India and Part of R.S. Dag No. 85;

..11..

IN WITNESS WHEREOF the Vendor and Purchaser have executed these presents on the day month and year first above written.

SIGNED, AND DELIVERED

in the presence of :-

1. Vlahia

Vikash Lahia.
956, Jessore Road
Block-C, 3rd Floor
Kolkata-700055

For Fashion Suitings Pvt. Ltd.

Director

SIGNATURE OF THE VENDOR

Pushpita Dey

2. Rohit Kanodia
Lake District
79, Narkeldanga Main Road
Kolkata-700054

SIGNATURE OF CONFIRMING PARTY

DEWKI REALTORS PRIVATE LIMITED

Dewki Nandan Agrani

Director

SIGNATURE OF THE PURCHASER

Major Information of the Deed

Deed No :	I-1904-02881/2023	Date of Registration	23/02/2023
Query No / Year	1904-2000473885/2023	Office where deed is registered	
Query Date	21/02/2023 1:50:04 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Dilip Mallick Rabindra Nagar,Thana : Nimta, District : North 24-Parganas, WEST BENGAL, PIN - 700056, Mobile No. : 9874413417, Status :Solicitor firm		
Transaction		Additional Transaction	
[0101] Sale, Sale Document		[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value		Market Value	
Rs. 3,68,00,000/-		Rs. 4,10,87,704/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 20,54,405/- (Article:23)		Rs. 4,10,975/- (Article:A(1), E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Karkhana Gali.(kaikhali), Mouza: Kaikhali, , Ward No: 27 Jl No: 5, Pin Code : 700136

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-85 (RS :-)	LR-2794	Bastu	Bagan	1 Bigha 3 Katha	3,63,95,000/-	4,06,82,704/-	Width of Approach Road: 26 Ft., Adjacent to Metal Road,
	Grand Total :				37.95Dec	363,95,000 /-	406,82,704 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1500 Sq Ft.	4,05,000/-	4,05,000/-	Structure Type: Structure
	Gr. Floor, Area of floor : 1500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Tin Shed, Extent of Completion: Complete				
	Total :	1500 sq ft	4,05,000 /-	4,05,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**FASHION SUITINGS PVT LTD** SPL-6, RIICO GROWTH CENTRE SWAROOPGANJ, Via Hammirgarh, City:- , P.O:- SWAROOPGANJ, P.S:- HAMIRGARH, District:-Bhilwara, Rajasthan, India, PIN:- 311025 , PAN No.:: AAxxxxxx4L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

2	Name	Photo	Finger Print	Signature
	Mr PRASANTA DEY Son of Narayan Chandra Dey Executed by: Self, Date of Execution: 23/02/2023 , Admitted by: Self, Date of Admission: 23/02/2023 ,Place : Office	 23/02/2023	 LTI 23/02/2023	23/02/2023
	Karkhana Gali, City:- , P.O:- RAJARHAT GOPALPUR, P.S:-Rajarhat, District:-North24-Parganas, West Bengal, India, PIN:- 700136 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AGxxxxxx7E, Aadhaar No: 28xxxxxxxx5410, Status :Confirming Party, Executed by: Self, Date of Execution: 23/02/2023 , Admitted by: Self, Date of Admission: 23/02/2023 ,Place : Office			

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**DEWKI REALTORS PRIVATE LIMITED** 47/1, J.N. Tewari Roa, City:- Dum Dum, P.O:- DUM DUM, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 , PAN No.:: AAxxxxxx6H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr KARUN JAIN KACHHARA Son of Sampat Lal Kachhara Date of Execution - 23/02/2023, , Admitted by: Self, Date of Admission: 23/02/2023, Place of Admission of Execution: Office	 Feb 23 2023 2:39PM	 LTI 23/02/2023	23/02/2023
	17, Church Road, City:- , P.O:- Bhilwara, P.S:-SADAR BHILWARA, District:-Bhilwara, Rajasthan, India, PIN:- 311001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxxx7Q, Aadhaar No: 38xxxxxxxx6735 Status : Representative, Representative of : FASHION SUITINGS PVT LTD (as Director)			

Name	Photo	Finger Print	Signature
Mr DEWKI NANDAN AGARWAL (Presentant) Son of Late Giridhari Lal Agarwal Date of Execution - 23/02/2023, , Admitted by: Self, Date of Admission: 23/02/2023, Place of Admission of Execution: Office			
	Feb 23 2023 2:39PM	LTI 23/02/2023	23/02/2023
109/6, P.K. Guha Road, City:- Dum Dum, P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx8A, Aadhaar No: 85xxxxxxxx1315 Status : Representative, Representative of : DEWKI REALTORS PRIVATE LIMITED (as Director)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Dilip Mallick Son of Late Sarat Ch Mallick City:- , P.O:- Nimta, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700049			
	23/02/2023	23/02/2023	23/02/2023
Identifier Of Mr KARUN JAIN KACHHARA, Mr DEWKI NANDAN AGARWAL, Mr PRASANTA DEY			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	FASHION SUITINGS PVT LTD	DEWKI REALTORS PRIVATE LIMITED-37.95 Dec

Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	FASHION SUITINGS PVT LTD	DEWKI REALTORS PRIVATE LIMITED-1500.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Karkhana Gali.(kaikhali), Mouza: Kaikhali, , Ward No: 27 Jl No: 5, Pin Code : 700136

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 85, LR Khatian No:- 2794	Owner:M/s, Fashion Suitings (P) LTD, Gurdian:For , Address:3, Chhabra mansionpur Rd. Rajasthan-311001 , Classification:বাগান, Area:0.38000000 Acre,	FASHION SUITINGS PVT LTD

Endorsement For Deed Number : I - 190402881 / 2023

On 23-02-2023

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

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

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

Presented for registration at 13:37 hrs on 23-02-2023, at the Office of the A.R.A. - IV KOLKATA by Mr DEWKI NANDAN AGARWAL ,.

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 4,10,87,704/-

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

Execution is admitted on 23/02/2023 by Mr PRASANTA DEY, Son of Narayan Chandra Dey, Karkhana Gali, P.O: RAJARHAT GOPALPUR, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by Profession Business

Indetified by Mr Dilip Mallick, , , Son of Late Sarat Ch Mallick, P.O: Nimta, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession Business

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

Execution is admitted on 23-02-2023 by Mr KARUN JAIN KACHHARA, Director, FASHION SUITINGS PVT LTD (Private Limited Company), SPL-6, RIICO GROWTH CENTRE SWAROOPGANJ, Via Hammirgarh, City:- , P.O:- SWAROOPGANJ, P.S:-HAMIRGARH, District:-Bhilwara, Rajasthan, India, PIN:- 311025

Indetified by Mr Dilip Mallick, , , Son of Late Sarat Ch Mallick, P.O: Nimta, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession Business

Execution is admitted on 23-02-2023 by Mr DEWKI NANDAN AGARWAL, Director, DEWKI REALTORS PRIVATE LIMITED (Private Limited Company), 47/1, J.N. Tewari Roa, City:- Dum Dum, P.O:- DUM DUM, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028

Indetified by Mr Dilip Mallick, , , Son of Late Sarat Ch Mallick, P.O: Nimta, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 4,10,975.00/- (A(1) = Rs 4,10,877.00/- ,E = Rs 14.00/- ,I = Rs 55.00/- ,M(a) = Rs 25.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 84.00/-, by online = Rs 4,10,891/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/02/2023 2:44PM with Govt. Ref. No: 192022230306832571 on 22-02-2023, Amount Rs: 4,10,891/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0CCSTZM1 on 22-02-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,54,405/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 20,49,405/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1871, Amount: Rs.5,000.00/-, Date of Purchase: 08/02/2023, Vendor name: R Pal

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/02/2023 2:44PM with Govt. Ref. No: 192022230306832571 on 22-02-2023, Amount Rs: 20,49,405/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0CCSTZM1 on 22-02-2023, Head of Account 0030-02-103-003-02

Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2023, Page from 162654 to 162677

being No 190402881 for the year 2023.

Seal of the Additional Registrar of Assurances-IV, Kolkata

Digitally signed by MOHUL MUKHOPADHYAY
Date: 2023.03.01 12:12:24 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 2023/03/01 12:12:24 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)