

वर्तमान अकाउंट नंबर / PERMANENT ACCOUNT NUMBER

AFCPM7475E



नाम / NAME  
VIKASH MUSADDI

पिता का नाम / FATHER'S NAME  
VIJAY KUMAR MUSADDI

जन्म तिथि / DATE OF BIRTH  
28-08-1977

अकाउंट धारक की हस्ताक्षर / ACCOUNT HOLDER'S SIGNATURE  
*Musaddi*

*B. Has*

अकाउंट नंबर, ए.ए.सी.

COMMISSIONER OF INCOME TAX, W.D. 21

7561/2019

I 7082/19



पश्चिमबंगाल पश्चिम बंगाल WEST BENGAL

AC 601139

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

Deputy Sub-Registrar-II  
Howrah

6 DEC 2019

*[Handwritten signatures and notes on the right side of the stamp area]*  
 H.L. Chopra  
 M. Shroff  
 S.S. Chandra  
 S.S. Chandra  
 S.S. Chandra

*[Handwritten notes on the left side]*  
 26012/19  
 18/12/19

THIS DEED OF CONVEYANCE made this 13<sup>th</sup> day of DECEMBER Two Thousand and Nineteen BETWEEN HIMMAT LAL CHOPRA, (having Aadhaar No. 6648 3990 2231 and PAN AHWPC8455C) son of Late Mavji Dana Chopra

H.L. Chopra

*[Signature]*

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J.L. Chandra

M. Shroff

S.S. Chandra

*[Handwritten mark]*

*[Handwritten mark]*

*[Signature]*

49997

Serial No.....  
Name.....  
Address.....

DSP LAW ASSOCIATES  
Advocates

DSP LAW ASSOCIATES  
Advocates  
4D Nicco Road  
1B & 2 Hare Sagar  
Kolkata - 700011

10 DEC 2019

Prop: - Srikant Tiwari  
Licenced Stamp Vender  
BACHAN GANGA  
2 & 3, Bankshall Street  
Kolkata - 700 001

10 DEC 2019

*[Signature]*



4827



VANYA GRIHA NIRMAN PVT. LTD.

*[Signature]*  
DIRECTOR

MUSADDI REALTORS PVT. LTD.

DIRECTOR



4828

District Sub-Registrar-II  
Howrah

DEVYANSH PROPERTIES PVT. LTD.

*[Signature]*



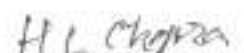

DIRECTOR

13 DEC 2019

by faith Hindu residing at 67/22, Strand Road, near Nimtala Bus Stand, Beadon Street S.O., Post Office Nimtala, Police Station Jorabagan, Kolkata -700006 and who used to carry on Business as Sole Proprietor of **SHREE DURGA SAW MILL** hereinafter referred to as "the **FIRST VENDOR**" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include his heirs executors administrators and legal representatives) of the **FIRST PART AND JAYANTI LAL CHOPRA** (having Aadhaar No. 3394 3465 2027 and **PAN AELPC5671C**) son of Late Mavji Dana Chopra by faith Hindu residing at C/o, K.D. Chopra and Company, 67/22, Strand Road, near Nimtala Bust Stand, Beadon Street S.O., Post Office, Nimtala Police Station Jorabagan Kolkata -700006 hereinafter referred to as "the **SECOND VENDOR**" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include his heirs executors administrators and legal representatives) of the **SECOND PART AND NATWAR LAL CHOPRA** (having Aadhaar No. 2431 2105 2752 and **PAN ACKPC5136F**) son of Late Mavji Dana Chopra by faith Hindu residing at 67/22, Strand Road, near Nimtala Bus Stand, Beadon Street S.O., Post Office Nimtala Police Station Jorabagan Kolkata -700006 also at C/o Natwar Lal Chopra, Ground floor, Gali No.04, Opposite of Ravi Timber Company near Ambica Niwas, SBI Colony, Fafadih Raipur, Post Office Raipur Ganj, Police Station Devendra Nagar, Chhatisgarh, Pin Code-492009 hereinafter referred to as "the **THIRD VENDOR**" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include his heirs executors administrators and legal representatives) of the **THIRD PART** (all three, the First Vendor, the Second Vendor and the Third Vendor hereinafter collectively referred to as "the **VENDORS**" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include their and each of their heirs executors administrators and legal representatives) **AND (1) DEVYANSH PROPERTIES PRIVATE LIMITED**, (having CIN U70109WB2018PTC229407 and PAN AAHCD0048D) a Company incorporated under the Companies Act, 2013 having its Registered Office at 10/C, Ho-Chi-Minh Sarani, Ground Floor, Kolkata-700071, Police Station Middleton Street, Post Office Shakespeare Sarani represented by its Director Mr. Anurag Murarka son of Sri Binod Kumar Murarka residing at 113A, Ripon Street, 'May Flower Nursing Home Park Street', Park Street H.O. Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, (having Aadhaar No. 4704 9845 3427 and PAN AESPM2602J), **(2) JEEN MATA HOME BUILDERS PRIVATE LIMITED**, (having CIN U70200WB2018PTC229506 and PAN AAECJ4291K) a Company incorporated under the Companies Act, 2013 having its Registered Office at 10/C, Ho-Chi-Minh Sarani, Ground Floor, Kolkata-700071, Police Station Shakespeare Sarani, Post Office Middleton Street, represented by its Director Mr. Mayank Shroff son of Sri Binod Kumar Shroff residing at 4B/4C, Nabankur Apartment, 5, Wood Street, Park Street H.O., Park Street, Kolkata-700016, Post Office Park Street, Police Station Shakespeare Sarani, (Aadhaar No. 5114 9100 1264 and PAN ANNPS0262Q), **(3)**

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**MUSADDI BUILDERS PRIVATE LIMITED**, (having CIN U70109WB2018PTC229519 and PAN AAMCM3245J) a Company incorporated under the Companies Act, 2013 having its Registered Office at 10/C, Ho-Chi-Minh Sarani, First Floor, Flat No. 101, Kolkata-700071, Police Station Shakespeare Sarani, Post Office Middleton Street, represented by its Director Mr. Mayank Shroff son of Sri Binod Kumar Shroff residing at 4B/4C, Nabankur Apartment, 5, Wood Street, Park Street H.O., Park Street, Kolkata-700016, Post Office Park Street, Police Station Shakespeare Sarani, (Aadhaar No. 5114 9100 1264 and PAN ANNPS0262Q), **(4) PRIYANSHI PROPERTIES PRIVATE LIMITED**, (having CIN U70100WB2018PTC229408 and PAN AAKCP2604G) a Company incorporated under the Companies Act, 2013 having its Registered Office at 10/C, Ho-Chi-Minh Sarani, Ground Floor, Kolkata-700071, Police Station Shakespeare Sarani, Post Office Middleton Street, represented by its Director Mr. Vikas Murarka son of Sri Pramod Kumar Murarka residing at 113A, Ripon Street, beside 'May Flower Nursing Home Park Street', Park Street H.O. Park Street, Kolkata-700016, Post Office Park Street, Police Station Park Street, (having Aadhaar No. 9251 2598 1855 and PAN AEZPM4989H), **(5) VANYA BUILDCON PRIVATE LIMITED**, (having CIN U70200WB2018PTC229520 and PAN AAGCV7360R) a Company incorporated under the Companies Act, 1956 having its Registered Office at 10/C, Ho-Chi-Minh Sarani, Ground Floor, Kolkata-700071, Police Station Shakespeare Sarani, Post Office Middleton Street, represented by its Director Mr. Vijay Kumar Musaddi son of Sri Babulal Agarwal (also known as Babulal Musaddi) residing at 'Musaddi House', 10C, Ho-Chi-Minh Sarani, Middleton Row, Circus Avenue, Kolkata-700071, Police Station Shakespeare Sarani Post Office Middleton Street, (Having Aadhaar No. 7084 3389 0029 and PAN AABPA9313R), **(6) PRIYANSHI REALCON PRIVATE LIMITED**, (having CIN U70200WB2019PTC229607 and PAN AAKCP2809H) a Company incorporated under the Companies Act, 2013 having its Registered Office at 10/C, Ho-Chi-Minh Sarani, Ground Floor, Kolkata-700071, Police Station Shakespeare Sarani, Post Office Middleton Street, represented by its Director Mr. Anant Shroff son of Sri Binod Kumar Shroff residing at 4B/4C, Nabankur Apartment, 5, Wood Street, Park Street H.O., Park Street, Kolkata-700016, Police Station Shakespeare Sarani, Post Office Park Street, (having Aadhaar No. 4739 6173 6068 and PAN BGXPS0434A), **(7) MUSADDI REALTORS PRIVATE LIMITED**, (having CIN U70100WB2019PTC229594 and PAN AAMCM3332Q) a Company incorporated under the Companies Act, 2013 having its Registered Office at 10/C, Ho-Chi-Minh Sarani, Ground Floor, Kolkata-700071, Police Station Shakespeare Sarani, Post Office Middleton Street, represented by its Director Mr. Vikash Musaddi son of Sri Vijay Kumar Musaddi residing at 10C, Ho-Chi-Minh Sarani, Police Station Shakespeare Sarani, Post Office Middleton Street, Kolkata-700071, (Aadhaar No. 7702 1780 0190 and PAN AFCPM7475E) and **(8) VANYA GRIHA NIRMAN PRIVATE LIMITED**, (having CIN U70200WB2018PTC229353 and PAN AAGCV7230E) a Company incorporated under the



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Jayant Lal Chopra



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W. a. Chopra



District Sub-Registrar-II  
Howrah

11.3 DEC 2017

Companies Act, 1956 having its Registered Office at 10/C, Ho-Chi-Minh Sarani, Ground Floor, Kolkata-700071, Police Station Shakespeare Sarani, Post Office Middleton Street, represented by its Director the said Mr. Vikash Musaddi hereinafter collectively referred to as "the **PURCHASERS**" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include their respective successors or successors-in-office, successors-in-interest and/or assigns) of the **OTHER PART**:

**WHEREAS:**

- A. By an Indenture of Conveyance dated 27<sup>th</sup> December 1977 and registered with the Sadar Joint Registrar Howrah in Book I Volume No.8 Pages 183 to 195 Being No. 170 for the year 1978 Prasanta Kumar Basu (the Court Liquidator attached to the High Court at Calcutta in the capacity as Receiver in Banking Company Suit No.1585 of 1958 (Calcutta National Bank Ltd. (In Liquidation) vs- Sm. Sumati Debi Choudhurani and the others) for the consideration therein mentioned granted sold conveyed transferred unto and in favour of Shree Durga Saw Mill **ALL THAT** pieces or parcels of land hereditaments and premises containing an area of 2 Bighas 15 Cottahs and 12 Chittacks more or less situate lying at and being a separate and independent lot being Plot No.29 (amongst several other plots with connecting roads) in a divided and demarcated portion of a big block of land plot in Mouza Bally, Police Station Bally Durgapur Avaynagar -II, Grampanchayat in the District of Howrah absolutely and forever.
- B. The said independent and separate plot containing an area of 2 Bigha 15 Cottahs 12 Chittacks or 0.92 acre more or less was surveyed and measured and was enclosed within boundary wall and was found to comprise in (a) portion admeasuring 0.5523 acre out of 17.65 acre comprised in C.S. and R.S. Dag No.2902 (renumbered as L.R. Dag No.5312) and (b) portion admeasuring 0.3677 acre out of 0.68 acre comprised in C.S. and R.S. Dag No.2901 (renumbered as L.R. Dag No.5311) and was mutated and recorded in the name of the said Sole Proprietary concern of the First Vendor namely Shree Durga Saw Mills in L.R. Khatian No. 43076 being the Records of Rights published under the West Bengal Land Reforms Act, 1955 and the same is fully described in the **FIRST SCHEDULE** hereunder written and hereinafter referred to as "the **Larger Property**".
- C. The said Shree Durga Saw Mills, the Sole Proprietary Concern of the First Vendor was closed and the First Vendor as the sole proprietor continued to hold and be vested with the Larger Property.





H.L. Chopra  
S.L. Chopra

  
M. Shrivastava


- D. The First Vendor gifted two divided and demarcated portions of the Larger Property containing an aggregate area 36 Cottahs 13 Chittacks more or less by two Deeds of Gift as hereinafter mentioned and retained with himself the sole and absolute ownership of the remaining portion containing an area of 18 Cottahs 15 Chittacks more or less which portion is fully described in **PART-I** of the **SECOND SCHEDULE** hereunder written and hereinafter referred to as "the **First Vendor's Portion**". Particulars of the two Deeds of Gift referred to above, both being dated 1<sup>st</sup> September 2003 and registered with the Additional Registrar of Assurances-I, Kolkata are mentioned below:-
- a. By Deed of Gift and registered in Book I Volume No.1 Pages 1 to 18 Being No.10494 for the year 2003, the said Himmat Lal Chopra conveyed and transferred by way of gift to his brother Jetha Lal Chopra All That portion measuring 18 Cottahs 6 Chittacks 22.5 Square feet more or less on the south of the Larger Property and which portion is hereinafter referred to as "the **Jetha Lal Portion**".
  - b. By Deed of Gift and registered in Book I Volume No.1 Pages 1 to 17 Being No.10495 for the year 2003, the said Himmat Lal Chopra conveyed and transferred by way of gift to his brother Jayanti Lal Chopra, the Second Vendor hereto, All That portion measuring 18 Cottahs 6 Chittacks 22.5 Square feet more or less on the central part of the Larger Property and which portion is fully described in **PART-III** of the **SECOND SCHEDULE** hereunder written and hereinafter referred to as "the **Third Vendor's Portion**".
- E. Out of the Jetha Lal Portion, the said Jetha Lal Chopra conveyed and transferred by way of gift unto and to his brother Jayanti Lal Chopra, being the Second Vendor hereto, portions aggregating to a total area of 14 Cottahs more or less and which portion is fully described in **PART-II** of the **SECOND SCHEDULE** hereunder written and hereinafter referred to as "the **Second Vendor's Portion**" by two Deeds of Gift one dated 20<sup>th</sup> November 2015 registered with the Additional District Sub Registrar, Howrah in Book I Volume No.0502-2015 Pages 102273 to 102291 Being No.050206575 for the year 2015 in respect of 5 Cottahs portion and the other dated 27<sup>th</sup> June 2018 registered in the same registration office in Book I Volume No.0502-2018 Pages 150876 to 150897 Being No.050204576 for the year 2018 as rectified by Deed of Declaration/Rectification dated 5<sup>th</sup> November 2018 registered in the same office in Book IV Volume No.0502- 2018 Pages 17003 to 17015 Being No.050200808 for the year 2018 in respect of 9 Cottahs portion absolutely and forever.
- F. By a Deed of Gift dated 13<sup>th</sup> June 2018 and registered with the Additional District Sub Registrar Howrah in Book I Volume No.0502-2018 Pages 137333 to 137363

*[Handwritten signatures and initials]*  
 H.L. Chopra  
 Jetha Lal Chopra  
 Jayanti Lal Chopra



Being No.050204146 for the year 2018 the Second Vendor conveyed and transferred by way of gift unto and to his brother Natwar Lal Chopra, the Third Vendor hereto All That the Third Vendor's Portion absolutely and forever.

- G. The First Vendor has thus become and still is the sole and absolute of the First Vendor's Portion, the Second Vendor has thus become and still is the sole and absolute of the Second Vendor's Portion and the Third Vendor has thus become and still is the sole and absolute of the Third Vendor's Portion (hereinafter referred to as "the **Respective Properties**", which expression shall include the entire share, right, title and interest of each of the Vendors in the whole of **ALL THAT** the pieces or parcels of land containing an area of 2 Bighas 11 Cottah 5 Chittaks and 22.5 square feet or 84.865 satak more or less out of the Larger Property and morefully and particularly mentioned and described in the **THIRD SCHEDULE** hereunder written and hereinafter referred to as "the **said Property**".
- H. The Vendors are seized and possessed of and well and sufficiently entitled to, as the full and absolute owners of the Respective Properties and the Vendors are paying Khajana to the Government of West Bengal in respect of the same.
- I. The Vendors have approached the Purchasers to purchase **ALL THAT** the said Property and all easements, appendages and appurtenances thereof free from all encumbrances mortgages charges leases tenancies occupancy rights bargadars liens attachments restrictive covenants lispendens uses debutters trusts acquisition requisition vesting prohibitions claims demands and liabilities whatsoever or howsoever and in connection therewith have made the following representations and assurances to the Purchasers which have been fully relied upon and believed to be true and correct by the Purchasers in good faith:-
- (i) That the Vendors are the full and absolute owner of the said Property having clear good marketable title thereto free from all encumbrances mortgages, charges liens, lispendens, annuity, debutters, wakf, devseva, trusts, benami transactions, attachments, bargadar, bhagchasi, leases, tenancies, occupancy rights, uses, acquisition, requisition, vesting, alignment, claims, demands and liabilities whatsoever or howsoever and in "khas" vacant peaceful possession thereof;
  - (ii) That the Vendors have good marketable title to the Respective Properties and all facts recited hereinabove are true and correct.
  - (iii) That the said Property or any part thereof is not affected by any right of way water light support drainage or any other easement with any person or

 H.L. Chopra Am a

Property and no material suppression has been made by the Vendors to the Purchasers;

- (iv) That there shall be no difficulty in mutation of the name of the Purchasers as owners of the said Property and/or in the Records of Rights and other records of the concerned Block Land and Land Reforms Office and other government records in respect of the said Property upon its purchase by the Purchasers;
- (v) That save and except the Vendors no other person has any right title or interest in the said Property or any part or share thereof and nor any person or persons has made any claim or raised any dispute in respect of or relating to the said Property or any part or share thereof in any manner whatsoever;
- (vi) That neither the Vendors nor any of the predecessors-in-title of the Vendors have at any time held any land in excess of the Ceiling Limits prescribed under the Urban Land (Ceiling & Regulation) Act, 1976 or West Bengal Land Reforms Act, 1955 or the West Bengal Estates Acquisition Act, 1953 or any other applicable law;
- (vii) That no notice or claim has been received by the Vendors which would affect the ownership, user, enjoyment and transfer of the Vendors in respect of the said Property;
- (viii) That there is no action, suit, appeal or litigation in respect of the said Property or in any way concerning therewith or any part or share thereof pending or filed at any time heretofore.
- (ix) That no person has ever claimed any right title interest or possession whatsoever in the said Property or any part thereof nor sent any notice in respect thereof and that save and except the Vendors no other person can claim any right title or interest whatsoever in the said Property or any part thereof.
- (x) That save those relating to sale of the said Property to the Purchasers hereto, the Vendors have not dealt with or encumbered the said Property in any manner nor entered upon any agreement or contract in respect thereof.

(Govt. Seal) H.L. Chatterjee  
 T.L. Chatterjee M. Shroff

D. The Vendors being in need of money have contracted with the Purchasers for sale of the Respective Properties constituting the said Property and all easements, appendages and appurtenances thereof free from all encumbrances mortgages charges leases tenancies occupancy rights bargadars liens attachments restrictive covenants lispendens uses debuters trusts acquisition requisition vesting prohibitions claims demands and liabilities whatsoever or howsoever at or for a total consideration of Rs.2,70,00,000.00 (Rupees two crores and seventy lacs) only payable by the Purchasers to the First Vendor to the extent of Rs.99,61,000.00 and to the Second Vendor to the extent of Rs.73,59,000.00 and to the Third Vendor to the extent of Rs.96,80,000.00 for the Respective Properties.



**I. NOW THIS INDENTURE WITNESSETH** that in the premises aforesaid and in pursuance of the said agreement and in consideration of the sum of Rs.2,70,00,000.00 (Rupees two crores and seventy lacs) only by the Purchasers to the Vendors paid in the manner as aforesaid at or before the execution hereof (the receipt whereof the Vendors do hereby as also by their respective receipts and memo of consideration hereunder written admit and acknowledge and of and from the payment of the same and every part thereof forever release discharge and acquit the Purchasers and the properties benefits and rights hereby respectively granted sold conveyed transferred assigned and assured by the Vendors or expressed or intended so to be unto and to the Purchasers) the First Vendor doth hereby grant sell convey transfer assign and assure unto and to the Purchasers the First Vendor's Portion, the Second Vendor doth hereby grant sell convey transfer assign and assure unto and to the Purchasers the Second Vendor's Portion and the Third Vendor doth hereby grant sell convey transfer assign and assure unto and to the Purchasers the Third Vendor's Portion and Vendors do hereby grant sell convey transfer assign and assure unto and to the Purchasers the Respective Properties and their respective portions, shares, right, title and interest of and in **ALL THAT** the piece or parcel of land containing an area of 2 Bighas 11 Cottah 5 Chittacks and 22.5 Square feet or 84.865 satak more or less lying at and being a portion of internal Plot No.29 comprised in divided and demarcated portions admeasuring (i) 48.095 satak or 0.48095 acre more or less out of 17.65 acre comprised in L.R. Dag No.5312 in L.R. Khatian No. 43076, formerly C.S. and R.S. Dag No.2902 recorded in R.S. Khatian Nos.9620, 9622 and 9624 and (ii) 36.77 satak or 0.3677 acre more or less out of 0.68 acre comprised in L.R. Dag No.5311 in L.R. Khatian No. 43076 formerly C.S. and R.S. Dag No. 2901 recorded in R.S. Khatian Nos.9619, 9621 and 9623) in Mouza Bally, Police Station Bally Durgapur Avaynagar -II, Grampanchayat in the District of Howrah morefully and particularly mentioned and described in the **THIRD SCHEDULE** hereunder written and hereinafter referred to as "the **said Property**" **TOGETHER WITH** all rooms, outhouses and structures erected on parts thereof **AND TOGETHER WITH** all and singular the tangible and intangible assets edifices fixtures gates courts courtyards

*[Handwritten signatures and names]*  
 H.L. Chopra  
 M. Shroff

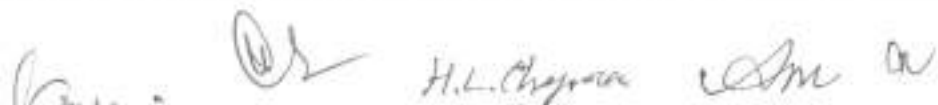
compound boundaries, areas sewers drains ways paths passages culvert fences hedges ditches trees water water courses lights and all manner of former and other rights liberties benefits privileges easements appendages and appurtenances whatsoever belonging or in any way appertaining thereto or reputed or known to be part or parcel or member thereof which now is or are or heretofore were or was held used occupied or enjoyed therewith **AND** reversion or reversions remainder or remainders and rents issues and profits thereof and all and every part thereof **AND** all the Raiyati and entire share estate right title interest inheritance use trust possession property claim easements quasi easements privileges claims and demand whatsoever of the Vendors out of or upon the entirety of the said L.R. Dag Nos.5312 (formerly R.S. Dag No.2902) and 5311 (formerly R.S. Dag No.2901) and all properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be **AND** all legal incidence thereof **TOGETHER WITH** all deeds pattahs muniments writings and evidences of title in anywise relating to or connected with the said Property or any part thereof which now are or is or hereafter may be in possession power custody or control of the Vendors or any person or persons from whom the Vendors may procure the same without any action or suit at law or in equity **AND TOGETHER WITH** all easements and share, right, title and interest of the Vendors of and in any passages/roadways abutting the said property and leading to public road **TO HAVE AND TO HOLD** the same and all and all properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the use of the Purchasers absolutely and forever for a perfect and indefeasible estate of inheritance in fee simple in possession without any manner of condition use trust or other thing whatsoever to alter defeat encumber or make void the same and free from all encumbrances mortgages charges security interest leases tenancies occupancy rights liens lispendens attachments bargadars trusts claims demands acquisition requisition vesting alignment claims demands and liabilities whatsoever or howsoever.

**II. THE VENDORS DO AND EACH OF THEM DOTH HEREBY COVENANT WITH THE PURCHASERS** as follows:

- (i) **THAT** notwithstanding any act deed matter or thing by the Vendors or each of their predecessors-in-title done omitted executed or knowingly permitted or suffered to the contrary the Vendors are now lawfully rightfully and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be without any manner of encumbrances charges conditions uses trusts or any other thing whatsoever to alter defeat encumber or make void the same;

(Copy) -   
 H.L. Chopra   
 M.S. 11

- (ii) **AND THAT** the Vendors have not at any time done or executed or knowingly suffered or been party or privy to any act deed matter or thing whereby the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be or any part thereof can or may be impeached encumbered or affected in title;
- (iii) **AND THAT** notwithstanding any act deed or thing whatsoever done as aforesaid the Vendors have now in themselves good right, full power and absolute authority and indefeasible title to grant sell convey transfer assign and assure all the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the Purchasers in the manner aforesaid according to the true intent and meaning of these presents;
- (iv) **AND THAT** the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be now are free from all claims demands encumbrances mortgages charges security interest leases tenancies occupancy rights bargadars liens attachments restrictive covenants lispensens uses debutters trusts acquisition requisition vesting prohibitions claims demands and liabilities whatsoever or howsoever made or suffered by the Vendors or any person or persons having or lawfully rightfully or equitably claiming any estate or interest therein through under or in trust for the Vendors or their predecessors-in-title.
- (v) **AND THAT** the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be comprised the Vendors' entire one hundred percent share in the L.R. Dag Nos.5312 (formerly R.S. Dag No.2902) and 5311 (formerly R.S. Dag No.2901) comprised in the said Property without any remainder or residue and the Purchasers shall by virtue of the sale made hereby be and exclusively entitled to any reversion, remainder or residue attributable to the Vendors if found in such Dags.
- (vi) **AND THAT** the Purchasers shall or may at all times hereafter peaceably and quietly hold use possess and enjoy the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be and receive the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendors or any person or persons having or lawfully rightfully or equitably claiming as aforesaid and free and clear and freely and clearly and absolutely acquitted exonerated and discharged from or by the Vendors and all person or persons having or lawfully rightfully or equitably

 H.L. Chopra

claiming as aforesaid and by and at the costs of the Vendors effectually saved defended kept harmless and indemnified of from and against all manner of former and other estate right title interest charges mortgages encumbrances charges leases tenancies occupancy rights restrictions restrictive covenants liens attachments bargadars lispensens uses debutters trusts acquisition requisition alignment claims demands and liabilities whatsoever or howsoever.

- (vii) **AND THAT** the Vendors and all person or persons having or lawfully rightfully or equitably claiming any estate or interest in the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be through under or in trust for the Vendors or their predecessors-in-title shall and will from time to time and at all times hereafter at the request and costs of the Purchasers do and execute or cause to be done and executed all such acts deeds and things for further better and more perfectly assuring the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the Purchasers in the manner aforesaid as shall or may reasonably be required by the Purchasers.

**III. AND THE VENDORS DO AND EACH OF THEM DOTH HEREBY DECLARE AND ASSURE THE PURCHASERS** as follows:-

- a) **THAT** the said Property or any portion thereof is not affected by any attachment including the attachment under any certificate case or any proceedings started at the instance of the Income Tax Authorities or the Estate Duty Authority or other Government authorities under the Public Demands Recovery Act or any other Acts or otherwise whatsoever and there is no certificate case or proceedings against the Vendors for realisation of the arrears of Income Tax or Wealth Tax or Gift Tax or other taxes or dues or otherwise under the Public Demands Recovery Act or any other Acts for the time being in force.
- b) **AND THAT** the said Property or any portion thereof is not affected by any notice or scheme of acquisition, requisition or alignment of the Kolkata Metropolitan Development Authority or the Government or any other Public body or authorities.
- c) **AND THAT** no declaration or notification is made or published for acquisition or requisition of or alignment on the said Property or any portion thereof under the Land Acquisition Act or The Right to fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 or any other Act for the time being in force and that the said Properties or any portion thereof is not affected by

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H.L. Chandra. Am. A.

any notice of acquisition or requisition or alignment under any Act or Case whatsoever.

- d) **AND THAT** there is no impediment under the provisions of the Urban Land (Ceiling & Regulation) Act, 1976 and/or West Bengal Estates Acquisition Act, 1953 and/or West Bengal Land Reforms Act, 1955 and/or any other act or legislation or otherwise for the Vendors to grant sell convey transfer assign and assure the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured in favour of the Purchasers in the manner aforesaid.
- e) **AND THAT** the Vendors have represented and assured to the Purchasers that there is no action, suit, appeal or litigation in respect of the said Property or any part or share thereof pending or filed at any time heretofore and that the said Property has been in uninterrupted exclusive ownership and possession and enjoyment of the Vendors since the date of becoming the owner thereof by the Vendors without any claim, obstruction, dispute or impediment whatsoever or howsoever from or by any person and that no person has ever claimed any right title interest or possession whatsoever in the said Property or any part thereof nor sent any notice in respect thereof and without prejudice to or affecting the covenant for protection and indemnity given by the Vendors hereinabove, the Vendors agrees to indemnify and keep the Purchasers fully saved harmless and indemnified from and against all losses damages costs claims demands action or proceeding that the Purchasers may suffer or incur owing to any defect or deficiency being found in the title or possession of the Vendors or in case any of the above representation or assurances being found to be false.
- f) **AND THAT** all rates, taxes, khajana, land revenue and other outgoings and impositions payable in respect of the said Property has duly been paid and there is no amount in arrears or outstanding in connection therewith.

**THE FIRST SCHEDULE ABOVE REFERRED TO:**

**(LARGER PROPERTY)**

**ALL THAT** the piece or parcel of land containing an area of 2 Bighas 15 Cottahs and 12 Chittacks more or less situate lying at and being divided and demarcated portions (i) containing an area of 55.23 satak or 0.5523 more or less out of 17.65 acre comprised in L.R. Dag No.5312 recorded in L.R. Khatian No. 43076 formerly C.S and R.S. Dag No.2902 recorded in R.S. Khatian Nos.9620, 9622 and 9624 and (ii) containing an area of 36.77 satak or 0.3677 acre more or less out of 0.68 acre comprised in L.R. Dag No.5311 recorded

*(Signature)*

H.L. Chopra

*(Signature)* M.C. J.

in L.R. Khatian No. 43076 formerly C.S. and R.S. Dag No. 2901 recorded in R.S. Khatian Nos.9619, 9621 and 9623 and being Internal Plot No.29 (as recited above) in Mouza Bally, J.L. No. 14, Police Station Bally Durgapur Avaynagar -II, Grampanchayat Additional District Sub Registrar Howrah in the District of Howrah Pin Code 711205 and butted and bounded as follows:

**On the NORTH** : By portion of R.S. Dag No.2901;  
**On the SOUTH** : By portion of R.S. Dag No. 2902;  
**On the EAST** : By portion of 25 feet wide Common Road (kancha) and;  
**On the WEST** : by Portion of R.S. Dag Nos 1446 and 1447;

**OR HOWSOEVER OTHERWISE** the same now are or is or heretofore were or was situated butted bounded called known numbered described or distinguished.

**THE SECOND SCHEDULE ABOVE REFERRED TO:**

**PART-I  
(FIRST VENDOR'S PROPERTY)**

**ALL THAT** the piece or parcel of land containing an area of 18 Cottahs 15 Chhitacks more or less being a portion of the said Larger Property fully described in the First Schedule above and comprised in a portion of L.R. Dag Nos. 5312 and 5311 both recorded in L.R. Khatian No.43076 (formerly R.S. Dag No.2902 and 2901) in Mouza Bally J.L. No. 14, Police Station Bally Durgapur Avaynagar -II, Grampanchayat Additional District Sub Registrar Howrah in the District of Howrah Pin Code 711205 and delineated in the plan annexed hereto, being Annexure 'A' duly bordered thereon in "**ORANGE**",

**PART-II  
(SECOND VENDOR'S PROPERTY)**

**ALL THAT** the piece or parcel of land containing an area of 14 Cottahs more or less being a portion of the said Larger Property fully described in the First Schedule above and comprised in a portion of L.R. Dag Nos. 5312 and 5311 both recorded in L.R. Khatian No.43076 (formerly R.S. Dag No.2902 and 2901) in Mouza Bally J.L. No. 14, Police Station Bally Durgapur Avaynagar -II, Grampanchayat Additional District Sub Registrar Howrah in the District of Howrah Pin Code 711205 and delineated in the plan annexed hereto, being Annexure 'A' duly bordered thereon in "**BROWN**"



H.L. Chatterjee. 



**PART-III**  
**(THIRD VENDOR'S PROPERTY)**

**ALL THAT** the piece or parcel of land containing an area of 18 Cottah 6 Chittacks 22.5 Square feet more or less being a portion of the said Larger Property fully described in the First Schedule above and comprised in a portion of L.R. Dag Nos. 5312 and 5311 both recorded in L.R. Khatian No.43076 (formerly R.S. Dag No.2902 and 2901) in Mouza Bally J.L. No. 14, Police Station Bally Durgapur Avaynagar -II, Grampanchayat Additional District Sub Registrar Howrah in the District of Howrah Pin Code 711205 and delineated in the plan annexed hereto, being Annexure 'A' duly bordered thereon in "**PINK**",

**THE THIRD SCHEDULE ABOVE REFERRED TO:**  
**(SAID PROPERTY)**

**ALL THAT** the piece or parcel of land containing an area of 2 Bighas 11 Cottahs 5 Chhitacks 22.5 Square feet or 84.865 satak more or less being a portion of the said Larger Property fully described in the First Schedule above and comprised of (i) 48.095 satak or 0.48095 acre more or less out of 17.65 acre comprised in L.R. Dag No.5312 recorded in L.R. Khatian No. 43076 (formerly C.S. and R.S. Dag No.2902 recorded in R.S. Khatian Nos.9620, 9622 and 9624) with recorded nature of use being Khariban and (ii) 36.77 satak or 0.3677 acre more or less out of 0.68 acre comprised in L.R. Dag No.5311 recorded in L.R. Khatian No. 43076 (formerly C.S. and R.S. Dag No. 2901 recorded in R.S. Khatian Nos.9619, 9621 and 9623) with recorded nature of use being Sali in Mouza Bally, Police Station Bally Durgapur Avaynagar -II, Grampanchayat Additional District Sub Registrar Howrah in the District of Howrah Pin Code 711205 and delineated in the plan annexed hereto, being Annexure 'A' duly bordered thereon in "**RED**" and butted and bounded as follows:

*only residential building will be constructed on this land.*

- On the NORTH** : By portion of R.S. Dag No.2901;
- On the SOUTH** : By portion of R.S. Dag No. 2902 being the remaining portion of the Larger Property belonging to Jetha Lal Chopra;
- On the EAST** : By portion of 25 feet wide Common Road (kancha) and;
- On the WEST** : By portion of R.S. Dag Nos 1446 and 1447;

**OR HOWSOEVER OTHERWISE** the same now are or is or heretofore were or was situated butted bounded called known numbered described or distinguished. Be it mentioned that the area of the rooms on the said Property is about 350 Square feet.

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

SIGNED SEALED AND DELIVERED  
by the withinnamed VENDORS, at  
Kolkata in the presence of:

Pradip Patel  
(Pradip Patel)  
Bargachia  
Howrah - 711404

Shanku  
(Shanku Lal Chopra)  
67/23, Strand Rd. - Kol-6.

Samar Chakraborty  
Advocate  
for DSP Law Associates  
2 Hare Street - Kolkata - 70001

Himmat Lal Chopra.

(HIMMAT LAL CHOPRA)

Jayant Lal Chopra  
(JAYANTILAL CHOPRA)

N. N. Chopra.

(NATHANAR LAL CHOPRA)

SIGNED SEALED AND DELIVERED by  
the PURCHASERS at Kolkata in the presence  
of:

*Roadip Patel*

*Deepu*

*Samar Chakraborty*  
Advocate

DEVYANSH PROPERTIES PVT. LTD.

*Munika*

DIRECTOR

JEEN MATA HOME BUILDERS PVT. LTD.

*Mayank Shroff*

DIRECTOR

MUSADDI BUILDERS PVT. LTD.

*Mayank Shroff*

DIRECTOR

PRIYANSHI PROPERTIES PVT. LTD.

*Allexa*  
VIKAS MUKHERJEE  
DIRECTOR

VANYA BUILDCON PVT. LTD.

*Bonnie*

DIRECTOR

PRIYANSHI REALCON PVT. LTD.

*Anant Shroff*

DIRECTOR

MUSADDI REALTORS PVT. LTD.

*Ugale*

DIRECTOR

(VIKASH MUSADDI)  
VANYA GRIHA NIRMAN PVT. LTD.

*Ugale*

DIRECTOR

(VIKASH MUSADDI)

Drafted by me:

*Samar Chakraborty* Advocate

C/o DSP Law Associates, 4D, Nicco House,

1B & 2 Hare Street, Kolkata-700001

WB 1758 of 1995

**RECEIPT AND MEMO OF CONSIDERATION NO. 1**

**Received** of and from the within named Purchasers the within mentioned sum of Rs.99,61,000.00 (Rupees ninety-nine lacs and sixty one thousand) only being the consideration in full payable under these presents by the Purchasers to the First Vendor as per the memo written hereinbelow:

**MEMO OF CONSIDERATION**

Sl. No.	By or out of Cash/Demand Draft/Cheque Number/RTGS	Date	Bank, Branch	Amount (in Rs. P.)
1.	031019	12.11.2019	Federal Bank Limited	12,32,674.00
2.	031016	12.11.2019	-do-	12,32,674.00
3.	031022	12.11.2019	-do-	12,32,674.00
4.	031025	12.11.2019	-do-	12,32,674.00
5.	031005	12.11.2019	-do-	12,32,674.00
6.	031008	12.11.2019	-do-	12,32,674.00
7.	031002	12.11.2019	-do-	12,32,674.00
8.	031011	12.11.2019	-do-	12,32,674.00
9.	TDS	---	---	99,608. 00
				99,61,000.00

(Rupees ninety-nine lacs and sixty one thousand) only

**WITNESSES:**

Foadip Patel  


Samar Chakraborty  
 A/scale

Hinnand Lal Chappas.

**RECEIPT AND MEMO OF CONSIDERATION NO. 2**

**Received** of and from the within named Purchasers the within mentioned sum of Rs.73,59,000.00 (Rupees seventy three lacs and fifty nine thousand) only being the consideration in full payable under these presents by the Purchasers to the Second Vendor as per the memo written hereinbelow:

**MEMO OF CONSIDERATION**

Sl. No.	By or out of Cash/Demand Draft/Cheque Number/RTGS	Date	Bank, Branch	Amount (in Rs. P.)
1.	031003	12.11.2019	Federal Bank Limited	9,10,676.00
2.	031012	12.11.2019	-do-	9,10,676.00
3.	031009	12.11.2019	-do-	9,10,676.00
4.	031006	12.11.2019	-do-	9,10,676.00
5.	031026	12.11.2019	-do-	9,10,676.00
6.	031023	12.11.2019	-do-	9,10,676.00
7.	031017	12.11.2019	-do-	9,10,676.00
8.	031020	12.11.2019	-do-	9,10,676.00
9.	TDS		---	73,592.00
				<b>73,59,000.00</b>

(Rupees seventy three lacs and fifty nine thousand) only

**WITNESSES:**

*Jayant Lal Chopra*

*Fazalip Patel*  
*Sharma*

*Saman Shrivastava*  
*Associate*

**RECEIPT AND MEMO OF CONSIDERATION NO. 3**

**Received** of and from the within named Purchasers the within mentioned sum of Rs.96,80,000.00 (Rupees ninety six lacs and eighty thousand) only being the consideration in full payable under these presents by the Purchasers to the Third Vendor as per the memo written hereinbelow:

**MEMO OF CONSIDERATION**

Sl. No.	By or out of Cash/Demand Draft/Cheque Number/RTGS	Date	Bank, Branch	Amount (in Rs. P.)
1.	031018	12.11.2019	Federal Bank Limited	11,97,900.00
2.	031015	12.11.2019	-do-	11,97,900.00
3.	031021	12.11.2019	-do-	11,97,900.00
4.	031024	12.11.2019	-do-	11,97,900.00
5.	031004	12.11.2019	-do-	11,97,900.00
6.	031007	12.11.2019	-do-	11,97,900.00
7.	031010	12.11.2019	-do-	11,97,900.00
8.	031001	12.11.2019	-do-	11,97,900.00
9.	TDS			96,800.00
				<b>96,80,000.00</b>

(Rupees ninety six lacs and eighty thousand) only

**WITNESSES:**

*C.S. M. Chafra*

*Foadip Patel*

*[Signature]*

*Samar Chakraborty  
A/Secy*

SITE PLAN OF C.S & R.S. DAG NO.-2901&2902

KH. NO.-9620 TO 9626, MOUZA-BALLY, BALLY AVAYANAGAR GRAMPANCHAYAT-II

DISTRICT :- HOWRAH

TOTAL AREA OF LAND :-2B. 11K. 5ch. 22.5 sft.



PROPERTIES PVT. LTD.

*Musaddi*

DIRECTOR

JEEN MATA HOME BUILDERS PVT. LTD.

*Mayank Shroff*

DIRECTOR

OPEN LAND

OPEN LAND

R.S. DAG NO. 2902

*Hirnam Lal Chopra  
Jagan Lal Chatterjee  
D. Acharya*



OPEN LAND  
R.S. DAG NO. 1446

OPEN LAND  
R.S. DAG NO. 1447

2902  
GARAGE  
25 FT WIDE KICHA ROAD  
2901  
GARAGE  
2902  
OPEN LAND

MUSADDI BUILDERS PVT. LTD.

*Mayank Shroff*

DIRECTOR

LAND OF JETHALAL CHOPRA  
R.S. DAG NO. 2902

PRIYANSHI PROPERTIES PVT. LTD.

*Alivash*  
*VIKAS MURARIA*

DIRECTOR

VANYA BUILDCON PVT. LTD.

*Musaddi*

DIRECTOR

SCALE-1:10

ARCHITECTS



RAJ AGRAWAL & ASSOCIATES  
80, NEW STREET, KOLKATA-16

MUSADDI REALTORS PVT. LTD.

*Musaddi*

DIRECTOR












VANYA GRIHA NIRMAN PVT. LTD.












*Musaddi*

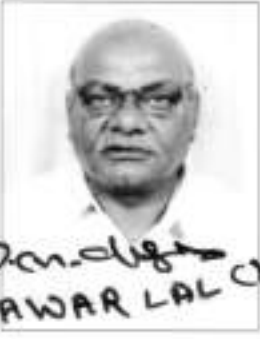










DIRECTOR

PRIYANSHI REALCON PVT. LTD.












*Alivash*












<i>Finger prints of the executant</i>					
 <i>Himmat Lal Chopra</i>					
	Little	Ring	Middle (Left Hand)	Fore Hand	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring Hand	Little












<i>Finger prints of the executant</i>					
 <i>Jagjit Lal Chopra</i>					
	Little	Ring	Middle (Left Hand)	Fore Hand	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring Hand	Little












<i>Finger prints of the executant</i>					
 <i>Natarwar Lal Chopra</i>					
	Little	Ring	Middle (Left Hand)	Fore Hand	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring Hand	Little

























<i>Finger prints of the executant</i>					
					
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little

<i>Finger prints of the executant</i>					
					
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little

<i>Finger prints of the executant</i>					
					
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little

<i>Finger prints of the executant</i>					
					
	Little	Ring	Middle (Left	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right	Ring Hand)	Little

<i>Finger prints of the executant</i>					
					
	Little	Ring	Middle (Left	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right	Ring Hand)	Little

<i>Finger prints of the executant</i>					
					
	Little	Ring	Middle (Left	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right	Ring Hand)	Little

Govt. of West Bengal  
Directorate of Registration & Stamp Revenue  
e-Challan

GRN: 192019200117810441  
GRN Date: 13/12/2019 11:19:42  
BRN : 969851950

Payment Mode Online Payment

Bank : HDFC Bank  
BRN Date: 13/12/2019 11:21:56

**DEPOSITOR'S DETAILS**

Id No. : 05131000260171/5/2019  
[Query No./Query Year]

Name : Vikash Musaddi  
Contact No. : Mobile No. : +91 9831990000  
E-mail :  
Address : 10CHOChiMinh SaraniKoi71  
Applicant Name : Mr Himmat Lal Chopra  
Office Name :  
Office Address :  
Status of Depositor : Buyer/Claimants  
Purpose of payment / Remarks : Sale, Sale Document Payment No 5

**PAYMENT DETAILS**

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹ ]
1	05131000260171/5/2019	Property Registration- Stamp duty	0030-02-103-003-02	1845911
2	05131000260171/5/2019	Property Registration- Registration Fees	0030-03-104-001-16	307689

**Total**

2153600

In Words : Rupees Twenty One Lakh Fifty Three Thousand Six Hundred only









Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue










OFFICE OF THE D.S.R. - II HOWRAH, District Name :Howrah

Signature / LTI Sheet of Query No/Year 05131000260171/2019










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 Himmat Lal Chopra 67/22, Strand Road, Near Nimtala Bus Stand, P.O.- Nimtala, P.S.- Jorabagan, District:- Kolkata, West Bengal, India, PIN - 700006	Seller			Himmat Lal Chopra 13/12/2019
2	Mr Jayanti Lal Chopra 67/22, Strand Road, Near Nimtala Bus Stand, P.O.- Nimtala, P.S.- Jorabagan, District:- Kolkata, West Bengal, India, PIN - 700006	Seller			Jayanti Lal Chopra 13/12/2019
3	Mr Natwar Lal Chopra 67/22, Strand Road, Near Nimtala Bus Stand, P.O.- Nimtala, P.S.- Jorabagan, District:- Kolkata, West Bengal, India, PIN - 700006	Seller			Natwar Lal Chopra 13/12/2019

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mr Anurag Murarka 113A, Ripon Street, Park Street H. O. P.O.- Park Street, P.S.- Park Street, District -Kolkata, West Bengal, India, PIN - 700016.	Representative of Buyer [DEVYAN SH PROPERTIES PRIVATE LIMITED]			 13/12/19
5	Mr Mayank Shroff 4B/4C, Nabankur Apartment, 5, Wood Street, P.O.- Park Street, P.S.- Park Street, District -Kolkata, West Bengal, India, PIN - 700016	Representative of Buyer [JEEN MATA HOME BUILDERS PRIVATE LIMITED ] [MUSAD DI BUILDERS PRIVATE LIMITED ]			 13/12/19
6	Mr Vikas Murarka 113A, Ripon Street, Park Street H. O. P.O.- Park Street, P.S.- Park Street, District -Kolkata, West Bengal, India, PIN - 700016	Representative of Buyer [PRIYANSHI PROPERTIES PRIVATE LIMITED]			 13/12/19

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
7	Mr Vijay Kumar Musaddi 708433890029, P.O.- Middleton Street, P.S.- Shakespeare Sarani, District-Kolkata, West Bengal, India, PIN - 700071	Represent ative of Buyer [VANYA BUILDCO N PRIVATE LIMITED]			 13/12/19
8	Mr Anant Shroff 4B/4C, Nabankur Apartment, 5, Wood Street, P.O.- Park Street, P.S.- Park Street, District-Kolkata, West Bengal, India, PIN - 700016	Represent ative of Buyer [PRIYANS HI REALCO N PRIVATE LIMITED]			 13/12/19
9	Mr Vikash Musaddi 10C, Ho-Chi-Minh Sarani, Ground Floor, P.O.- Middleton Street, P.S.- Shakespeare Sarani, District-Kolkata, West Bengal, India, PIN - 700071	Represent ative of Buyer [MUSADD I REALTOR S PRIVATE LIMITED] [VANYA GRIHA NIRMAN PRIVATE LIMITED]			 13/12/19.

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Gour Barui Son of Late Upananda Barui Howrah Court, P.O - Howrah, P.S - Howrah, District - Howrah, West Bengal, India. PIN - 711101	Mr Himmat Lal Chopra, Mr Jayanti Lal Chopra, Mr Natwar Lal Chopra, Mr Anurag Murarka, Mr Mayank Shroff, Mr Vikas Murarka, Mr Vijay Kumar Musaddi, Mr Anant Shroff, Mr Vikash Musaddi			Gour Barui 13/12/19

(Panchali Munshi)  
DISTRICT SUB-  
REGISTRAR  
OFFICE OF THE D.S.R. -  
II HOWRAH  
Howrah, West Bengal

Subscribed

Vendor




भारत सरकार  
Unique Identification Authority of India  
Government of India

Enrolment No.: 0658/48045/32015

ॐ  
 विष्णु लाल शर्मा  
 ६० मधुवना चौक  
 ६१३३  
 शिवपुरी रोड  
 नयाँ दिल्ली ११००६४  
 भारत  
 ११००६४



आपका अद्वितीय पहचान / Your Unique No.

6648 3990 2231

UID - 6648 3990 2231 0000

मेरा अद्वितीय पहचान, मेरी पहचान

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ॐ  
 विष्णु लाल शर्मा  
 ६० मधुवना चौक  
 ६१३३  
 शिवपुरी रोड  
 नयाँ दिल्ली ११००६४  
 भारत  
 ११००६४



आपका अद्वितीय पहचान / Your Unique No.

6648 3990 2231

UID - 6648 3990 2231 0000

मेरा अद्वितीय पहचान, मेरी पहचान





भारत सरकार  
Ministry of Information & Public Relations



सूचना

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

INFORMATION

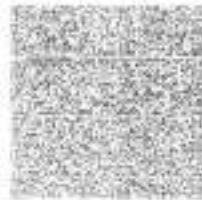
- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- आधाार देश भर में मान्य है।
- आधाार सर्विस में प्रचलती और गैर-सरकारी सेवाएं का लाभ उठाने की उपयुक्त है।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in India.



आधाार पहचान प्राधिकरण  
Unique Identification Authority of India

Address:  
50 Markazi Bazar, Connaught Place, New Delhi  
Road: Chak Nindara Bus Stand, Konark  
Dist: S.O., Cuttack,  
West Bengal - 700005



आधाार पहचान प्राधिकरण

6648 3990 2231

UAI (MCA 2122 854) 9999



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

HIMMAT LAL CHOPRA

MAVJI DANA CHOPRA

23/05/1955

Permanent Account Number

AHWPC8455C

*H.L. Chopra.*

Signature





भारत सरकार  
GOVERNMENT OF INDIA



Jayantlal Chopra  
Jayantlal Chopra  
জন্ম বর্ষ / Year of Bm : 1960  
পুরুষ / Male



3394 3465 2027

আমার - সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:

C/O K.D.Chopra And  
Company, 67/22, Strand Road,  
Nimtalla Bus Stand, Nimtalla,  
Beadon Street S.O, Kolkata,  
West Bengal, 700006

Address:

C/O K.D.Chopra And Com-  
pany, 67/22, Strand Road,  
Nimtalla Bus Stand, Nimtalla,  
Beadon Street S.O, Beadon  
Street, Kolkata, West  
Bengal, 700006



1800 180 1807



help@uaid.gov.in



www.uaid.gov.in



P.O. Box No 1947,  
Bengaluru-560 011

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA




स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

AELPC5671C

नाम / Name  
JAYANTILAL CHOPRA

पिता का नाम / Father's Name  
MAYJI DANA CHOPRA

जन्म की तारीख / Date of Birth  
18/04/1960

  
हस्ताक्षर / Signature



18/01/2017



भारत सरकार  
GOVERNMENT OF INDIA



नटवर लाल चोपड़ा  
Natwar Lal Chopra  
जन्म तिथि / DOB : 22/06/1956  
पुरुष / MALE

2431 2105 2752



प्राधार - आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:

द्वारा: नटवर लाल चोपड़ा, फाउंड  
फ्लोर, गली नं 04, अम्बिका निवास  
के पास, फाफोडीह, रायपुर, रायपुर  
ब्लॉक, रायपुर, रायपुर, छत्तीसगढ़,  
492009

Address:

C/O: Natwar Lal Chopra,  
Ground Floor, Gali No 04, Near  
Ambika Niwas, Fafodih, Raipur,  
Raipur Ganj, Raipur, Raipur,  
Chhattisgarh, 492009



1867  
1866 288 1867

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1867  
Raipur-492 009

स्थायी खाता संख्या / PERMANENT ACCOUNT NUMBER

ACKPC5136F



नाम / NAME  
NATWARLAL CHOPRA

पिता का नाम / FATHER'S NAME  
MAVJI DANA CHOPRA

जन्म तिथि / DATE OF BIRTH  
22-06-1958

हस्ताक्षर / SIGNATURE

*Natwarlal Chopra*

*[Signature]*

आयकर अधिनियम, 1961 (स. 33)

COMMISSIONER OF INCOME-TAX, W.B. - 33

यदि कार्ड खो जाए / यदि कार्ड खो जाए तो तुरंत जारी करने वाली  
कार्यालय को सूचित / कार्ड कर के  
संगुण आयाकर आयुक्त (प्रणाली एवं तकनीकी),  
पी-7,  
चौरांगेर स्क्वायर,  
कोलकाता - 700 060.

In case this card is lost/found, kindly inform/return to  
the issuing authority :  
Joint Commissioner of Income-tax (Systems & Technical),  
P-7,  
Chowringhee Square,  
Calcutta - 700 060.



GOVERNMENT OF INDIA  
MINISTRY OF CORPORATE AFFAIRS

Central Registration Centre

## Certificate of Incorporation

[Pursuant to sub-section (2) of section 7 of the Companies Act, 2013 (18 of 2013) and rule 18 of the Companies (Incorporation) Rules, 2014]

I hereby certify that DEVYANSH PROPERTIES PRIVATE LIMITED is incorporated on this Nineteenth day of December Two thousand eighteen under the Companies Act, 2013 (18 of 2013) and that the company is limited by shares.

The Corporate Identity Number of the company is U70109WB2018PTC229407.

The Permanent Account Number (PAN) of the company is AAHCD0048D

The Tax Deduction and Collection Account Number (TAN) of the company is CALD12404A\*

Given under my hand at Manesar this Nineteenth day of December Two thousand eighteen .



Digital Signature Certificate  
SATYA PARKASH KUMAR

For and on behalf of the Jurisdictional Registrar of Companies  
Registrar of Companies  
Central Registration Centre

Disclaimer: This certificate only evidences incorporation of the company on the basis of documents and declarations of the applicant(s). This certificate is neither a license nor permission to conduct business or solicit deposits or funds from public. Permission of sector regulator is necessary wherever required. Registration status and other details of the company can be verified on [www.mca.gov.in](http://www.mca.gov.in)

Mailing Address as per record available in Registrar of Companies office:

DEVYANSH PROPERTIES PRIVATE LIMITED

10/C, Ho-Chi-Minh Sarani, Ground Floor, KOLKATA, Kolkata, West  
Bengal, India, 700071



\*as issued by the Income Tax Department



भारत सरकार  
GOVERNMENT OF INDIA



अनुराग मुरार्का  
Anurag Murarka  
जन्म साल / Year of Birth : 1978  
पुल्ल / Male



4704 9845 3427

आधार - साधारण मानुषेअर अडिकर

*Anurag Murarka*



भारतीय विशिष्ट परिचय प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पतेआ:

S/O रिपन कुमार मुरार्का, 113  
A रिपन स्ट्रीट, मेअ फ्लोअर नर्सिंग होम,  
पार्क स्ट्रीट, पार्क स्ट्रीट H.O, पार्क  
स्ट्रीट, कोलकाता, पश्चिम बंगाल,  
700016

Address:

S/O Binod Kumar Murarka,  
113 A Ripon Street, May  
Flower Nursing Home, Park  
Street, Park Street H.O, Park  
Street, Kolkata, West  
Bengal, 700016



147  
हेल्पलाइन नुम्बर



email@uai.gov.in







www.uai.gov.in



UAI Bhawan, 113, Park  
Street, Kolkata-700016



वर्क अकाउंट नंबर / PERMANENT ACCOUNT NUMBER		
	AESPM2602J	
	वर्क नाम ANURAG MURARKA	
	वर्क के पिता का नाम BINOD KUMAR MURARKA	
	वर्क का जन्म तिथि 19-10-1978	
वर्क की हस्ताक्षर		
	अधीक्षक, व.स.स.स. COMMISSIONER OF INCOME-TAX, W.S.S.S.	

*Murarka*



GOVERNMENT OF INDIA  
MINISTRY OF CORPORATE AFFAIRS  
Central Registration Centre

## Certificate of Incorporation

[Pursuant to sub-section (2) of section 7 of the Companies Act, 2013 (18 of 2013) and rule 18 of the Companies (Incorporation) Rules, 2014]

I hereby certify that JEEN MATA HOME BUILDERS PRIVATE LIMITED is incorporated on this Twenty sixth day of December Two thousand eighteen under the Companies Act, 2013 (18 of 2013) and that the company is limited by shares.

The Corporate Identity Number of the company is U70200WB2018PTC229506.

The Permanent Account Number (PAN) of the company is AAECJ4291K

The Tax Deduction and Collection Account Number (TAN) of the company is CALJ07261C\*

Given under my hand at Manesar this Twenty seventh day of December Two thousand eighteen .



Digital Signature Certificate  
ALOK TANDON  
Deputy Registrar Of Companies  
For and on behalf of the Jurisdictional Registrar of Companies  
Registrar of Companies  
Central Registration Centre

Disclaimer: This certificate only evidences incorporation of the company on the basis of documents and declarations of the applicant(s). This certificate is neither a license nor permission to conduct business or solicit deposits or funds from public. Permission of sector regulator is necessary wherever required. Registration status and other details of the company can be verified on [www.mca.gov.in](http://www.mca.gov.in)

Mailing Address as per record available in Registrar of Companies office:

JEEN MATA HOME BUILDERS PRIVATE LIMITED  
10/C, Ho-Chi-Minh Sarani, Ground Floor, KOLKATA, Kolkata, West  
Bengal, India, 700071



\* as issued by the Income Tax Department



ভারত সরকার  
 Unique Identification Authority of India  
 Government of India

আধার আইডি/Enrollment No.: 1040/17841/37880

To  
 Mr. G. G.  
 Mavani Street  
 48H C NABANKUR APARTMENT S WOOD  
 STREET  
 Park Street H O  
 Park Street Kolkata  
 West Bengal 700016  
 683183636

1000048



MN217579463DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

**5114 9100 1264**

আধার - সাধারণ মানুষের অধিকার



সরকার  
 GOVERNMENT OF INDIA



শ্রী  
 Mavani Street  
 48H C NABANKUR APARTMENT S WOOD  
 STREET  
 Park Street H O  
 Park Street Kolkata  
 West Bengal 700016  
 683183636



**5114 9100 1264**

আধার - সাধারণ মানুষের অধিকার

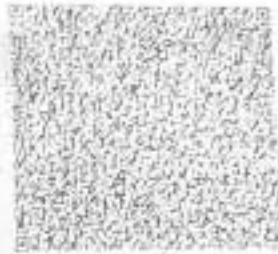
आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
ANNPS0262Q



नाम / Name  
MAYANK SHROFF

पिता का नाम / Father's Name  
BINOD KUMAR SHROFF

10032019

जन्म की तारीख /  
Date of Birth  
12/08/1980

हस्ताक्षर / Signature

स कार्ड के खोने/पाने पर कृपया सूचित करें/लौटायें:



GOVERNMENT OF INDIA  
MINISTRY OF CORPORATE AFFAIRS

Central Registration Centre

## Certificate of Incorporation

[Pursuant to sub-section (2) of section 7 of the Companies Act, 2013 (18 of 2013) and rule 18 of the Companies (Incorporation) Rules, 2014]

I hereby certify that MUSADDI BUILDERS PRIVATE LIMITED is incorporated on this Twenty seventh day of December Two thousand eighteen under the Companies Act, 2013 (18 of 2013) and that the company is limited by shares.

The Corporate Identity Number of the company is U70109WB2018PTC229519.

The Permanent Account Number (PAN) of the company is AAMCM3243J

The Tax Deduction and Collection Account Number (TAN) of the company is CALM19869D

Given under my hand at Manesar this Twenty seventh day of December Two thousand eighteen.



Digital Signature Certificate  
Mr Ibson Shah I

For and on behalf of the Jurisdictional Registrar of Companies  
Registrar of Companies  
Central Registration Centre

Disclaimer: This certificate only evidences incorporation of the company on the basis of documents and declarations of the applicant(s). This certificate is neither a license nor permission to conduct business or solicit deposits or funds from public. Permission of sector regulator is necessary wherever required. Registration status and other details of the company can be verified on [www.mca.gov.in](http://www.mca.gov.in)

Mailing Address as per record available in Registrar of Companies office:

MUSADDI BUILDERS PRIVATE LIMITED  
1ST-FR:FL-101, 10C HO CHI MINH SARANI, KOLKATA, Kolkata, West  
Bengal, India, 700071



\* as issued by the Income Tax Department



ভারত সরকার  
 Unique Identification Authority of India  
 Government of India

ভূমিকাভুক্তি আই আই-Enrollment No.: 1040/19841/37890

১৯  
 মোক শট  
 454 C HABANKUR APARTMENT 3 WOOD  
 STREET  
 Park Street H O  
 Park Street Kolkata  
 West Bengal 700015  
 9831020538



আপনার আধার সংখ্যা/ Your Aadhaar No. :

5114 9100 1264

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
 GOVERNMENT OF INDIA



মোক শট  
 Mokul Street  
 পিও - বিবেক কুমার গুপ্তা  
 Parkur - Ganga Kumbhar Street  
 ২০১ পল - বীর হা ভোগ - ১৯০  
 মুম্বই - ৪০০০০৬



5114 9100 1264

আধার - সাধারণ মানুষের অধিকার



### তথ্য

- অসমত লিভিঙৰে প্ৰমাণ, নাগৰিকত্বৰে প্ৰমাণ নহয়।
- লিভিঙৰে প্ৰমাণ: অনলাইন অথেন্টিকেচন দ্বাৰা প্ৰাপ্য হ'বলৈ।

### INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

■ অসমত লিভিঙৰে প্ৰমাণ।

■ অসমত লিভিঙৰে প্ৰমাণ: অনলাইন অথেন্টিকেচন দ্বাৰা প্ৰাপ্য হ'বলৈ।

■ Aadhaar is valid throughout the country.

■ Aadhaar will be helpful in availing Government and Non-Government services in future.

১৫/০৯/১৬



ভাৰতীয় একমুঠ পৰিচয় প্ৰাপ্তিকৰণ  
 UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকনা:  
 এম.সি.নাবানকুৰ অাপাৰ্টমেন্ট, ১  
 উড ষ্ট্ৰীট, কোকট, পশ্চিম  
 বংগ, কলকাতা-৭০০০১৬

Address:  
 IBI C NABANKUR  
 APARTMENT, 5 WOOD  
 STREET, Park Street H O  
 Park Street, Kolkata, West  
 Bengal, 700016

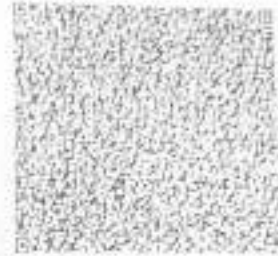
आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
ANNPS6262Q



नाम / Name  
MAYANK SHROFF

पिता का नाम / Father's Name  
BINOD KUMAR SHROFF

10392019

जन्म की तारीख /  
Date of Birth  
12/08/1980

हस्ताक्षर / Signature

स कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं:





GOVERNMENT OF INDIA  
MINISTRY OF CORPORATE AFFAIRS

Central Registration Centre

## Certificate of Incorporation

[Pursuant to sub-section (2) of section 7 of the Companies Act, 2013 (18 of 2013) and rule 18 of the Companies (Incorporation) Rules, 2014]

I hereby certify that PRIYANSHI PROPERTIES PRIVATE LIMITED is incorporated on this Nineteenth day of December Two thousand eighteen under the Companies Act, 2013 (18 of 2013) and that the company is limited by shares.

The Corporate Identity Number of the company is U70100WB2018PTC229408.

The Permanent Account Number (PAN) of the company is AAKCP2604G

The Tax Deduction and Collection Account Number (TAN) of the company is CALP16120G

Given under my hand at Manesar this Nineteenth day of December Two thousand eighteen .



Digital Signature Certificate  
Mr PUNEET KUMAR DUGGAL

For and on behalf of the Jurisdictional Registrar of Companies  
Registrar of Companies  
Central Registration Centre

Disclaimer: This certificate only evidences incorporation of the company on the basis of documents and declarations of the applicant(s). This certificate is neither a license nor permission to conduct business or solicit deposits or funds from public. Permission of sector regulator is necessary wherever required. Registration status and other details of the company can be verified on [www.mca.gov.in](http://www.mca.gov.in)

Mailing Address as per record available in Registrar of Companies office:

PRIYANSHI PROPERTIES PRIVATE LIMITED  
10/C, Ho-Chi-Minh Sarani, Ground Floor, KOLKATA, Kolkata, West  
Bengal, India, 700071



\* as issued by the Income Tax Department

INDIEN NR. / PERMANENT ACCOUNT NUMBER

AEZPM4989H



INDIEN NAME

VIKAS MURARKA

INDIEN NR. / FATHERS NAME

PRAMOD KUMAR MURARKA

INDIEN NR. / DATE OF BIRTH

19-05-1977

FRONT SIGNATURE

*Vikas Murarka*

*Chitara*

INDIEN NR. / N. A. I.

COMMISSIONER OF INCOME TAX, W. B. L. I.

*Vikas Murarka*



স্বাধীন স্বাক্ষর  
GOVERNMENT OF INDIA



বিশাল মুয়ারকা  
Vikas Murarka  
জন্ম তারিখ / Year of Birth : 1977  
লিঙ্গ / Male



9251 2598 1855

আধার - সাধারণ মানুষের অধিকার

*Vikas Murarka*



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:

E/o প্রশান্ত কুমার মুয়ারকা, 113  
এ বিল্ডিং ফ্লোর, পো ১৩৫১১৪ নারসি  
৩১৩ ১৪ পাস, পার্ক স্ট্রীট, পাহা  
৩১৩ E.O. কলকাতা, পশ্চিমবঙ্গ,  
700014

Address:

S/O Prasad Kumar Murarka,  
113 A Ripon Street, Beside  
May Flower Housing Home,  
Park Street, Park Street H.O.,  
Park Street, Kolkata, West  
Bengal, 700014



১৯২৫ ২৫৯৮ ১৮৫৫



৯২৫১২৫৯৮১৮৫৫@aii.gov.in



www.aaigov.in



P.O. Dhaka No. 1941,  
Bangladesh

*Vikas Murarka*



5

GOVERNMENT OF INDIA  
MINISTRY OF CORPORATE AFFAIRS  
Central Registration Centre

## Certificate of Incorporation

[Pursuant to sub-section (2) of section 7 of the Companies Act, 2013 (18 of 2013) and rule 18 of the Companies (Incorporation) Rules, 2014]

I hereby certify that VANYA BUILDCON PRIVATE LIMITED is incorporated on this Twenty seventh day of December Two thousand eighteen under the Companies Act, 2013 (18 of 2013) and that the company is limited by shares.

The Corporate Identity Number of the company is U70200WB2018PTC229520.

The Permanent Account Number (PAN) of the company is AAGCV7360R

The Tax Deduction and Collection Account Number (TAN) of the company is CALV05950A\*

Given under my hand at Manesar this Twenty seventh day of December Two thousand eighteen .



Digital Signature Certificate  
MUKESH KUMAR

Deputy Registrar Of Companies

For and on behalf of the Jurisdictional Registrar of Companies

Registrar of Companies

Central Registration Centre

Disclaimer: This certificate only evidences incorporation of the company on the basis of documents and declarations of the applicant(s). This certificate is neither a license nor permission to conduct business or solicit deposits or funds from public. Permission of sector regulator is necessary wherever required. Registration status and other details of the company can be verified on [www.mca.gov.in](http://www.mca.gov.in)

Mailing Address as per record available in Registrar of Companies office:

VANYA BUILDCON PRIVATE LIMITED

10/C, Ho-Chi-Minh Sarani, Ground Floor, KOLKATA, Kolkata, West

Bengal, India, 700071



\* as issued by the Income Tax Department

आयकर विभाग

INCOME TAX DEPARTMENT

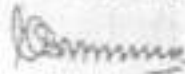
VIJAY KUMAR MUSADDI

BABULAL AGARWAL

05/10/1952

Permanent Account Number

AABPA9313R



Signature



भारत सरकार

GOVT. OF INDIA



2011/01



भारत सरकार  
 Unique Identification Authority of India  
 Government of India

नियोजन क्रम / Enrollment No. 1502/18856/10024

To  
 विजय कुमार मुन्दा  
 Vijay Kumar Munda  
 S/O Ramnarayan  
 Mizabdi House, MC, He Ch Math Bazar  
 Midihra P.O.  
 Midihra P.O.  
 Chaus, Khasma Pukata  
 West Bengal 70071  
 6838529095

20032317  
 11069100



MD010970296FH



आपका आधर क्रमांक / Your Aadhaar No. :

**7084 3389 0029**

मेरा आधर, मेरी पहचान



भारत सरकार  
 Government of India  
 विजय कुमार मुन्दा  
 Vijay Kumar Munda  
 जन तिथि / DOB: 09/10/1953  
 लिंग / Sex



7084 3389 0029

मेरा आधर, मेरी पहचान



6

GOVERNMENT OF INDIA  
MINISTRY OF CORPORATE AFFAIRS  
Central Registration Centre

## Certificate of Incorporation

[Pursuant to sub-section (2) of section 7 of the Companies Act, 2013 (18 of 2013) and rule 18 of the Companies (Incorporation) Rules, 2014]

I hereby certify that PRIYANSHI REALCON PRIVATE LIMITED is incorporated on this Third day of January Two thousand nineteen under the Companies Act, 2013 (18 of 2013) and that the company is limited by shares.

The Corporate Identity Number of the company is U70200WB2019PTC229607.

The Permanent Account Number (PAN) of the company is AAKCP2809H

The Tax Deduction and Collection Account Number (TAN) of the company is CALP16157B\*

Given under my hand at Manesar this Third day of January Two thousand nineteen .



Digital Signature Certificate  
Mr. ARVIND KUMAR BUNKAR  
Deputy Registrar Of Companies  
For and on behalf of the Jurisdictional Registrar of Companies  
Registrar of Companies  
Central Registration Centre

Disclaimer: This certificate only evidences incorporation of the company on the basis of documents and declarations of the applicant(s). This certificate is neither a license nor permission to conduct business or solicit deposits or funds from public. Permission of sector regulator is necessary wherever required. Registration status and other details of the company can be verified on [www.mca.gov.in](http://www.mca.gov.in)

Mailing Address as per record available in Registrar of Companies office:

PRIYANSHI REALCON PRIVATE LIMITED  
10/C, Ho-Chu-Minh Sarani, Ground Floor, KOLKATA, Kolkata, West  
Bengal, India, 700071



\* as issued by the Income Tax Department

सचिव, वित्त  
INCOME TAX DEPARTMENT



सरकार भारत  
GOVT. OF INDIA

आगत भुगतान

श्री/श्रीमती/श्रीमान/श्रीमती

21/03/1103

आगत भुगतान

PG-SPS/04/24A

Amount Payable

₹



...





ভারত সরকার  
Unique Identification Authority of India  
Government of India

অনুমতিসংখ্যা/Enrollment No. 1040/15041/37892

29110112  
Anant Shroff  
৯৩৩ ৯৩৩  
404 C NABANKUR APARTMENT  
5 WOOD STREET  
Park Street H O  
Park Street, Kolkata  
West Bengal - 700016  
9830097224



KL18448582307

18448582



আপনার আধার সংখ্যা / Your Aadhaar No. :

4739 6173 6068

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
GOVERNMENT OF INDIA



৯৩৩ ৯৩৩  
Anant Shroff  
৯৩৩ ৯৩৩  
Father: Shri Kumar Ghosh

৯৩৩ ৯৩৩  
৯৩৩ ৯৩৩

4739 6173 6068



আধার - সাধারণ মানুষের অধিকার



GOVERNMENT OF INDIA  
MINISTRY OF CORPORATE AFFAIRS  
Central Registration Centre

## Certificate of Incorporation

[Pursuant to sub-section (2) of section 7 of the Companies Act, 2013 (18 of 2013) and rule 18 of the Companies (Incorporation) Rules, 2014]

I hereby certify that MUSADDI REALTORS PRIVATE LIMITED is incorporated on this Third day of January Two thousand nineteen under the Companies Act, 2013 (18 of 2013) and that the company is limited by shares.

The Corporate Identity Number of the company is U70100WB2019PTC229594.

The Permanent Account Number (PAN) of the company is AAMCM3332Q

The Tax Deduction and Collection Account Number (TAN) of the company is CALM19895B

Given under my hand at Manesar this Third day of January Two thousand nineteen .



Digital Signature Certificate

Keerthi Thej N

Deputy Registrar Of Companies

For and on behalf of the Jurisdictional Registrar of Companies

Registrar of Companies

Central Registration Centre

Disclaimer: This certificate only evidences incorporation of the company on the basis of documents and declarations of the applicant(s). This certificate is neither a license nor permission to conduct business or solicit deposits or funds from public. Permission of sector regulator is necessary wherever required. Registration status and other details of the company can be verified on [www.mca.gov.in](http://www.mca.gov.in)

Mailing Address as per record available in Registrar of Companies office:

MUSADDI REALTORS PRIVATE LIMITED

10/C, Ho-Chi-Minh Sarani, Ground Floor, KOLKATA, Kolkata, West  
Bengal, India, 700071



\*as issued by the Income Tax Department

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER

AFCPM7475E



नाम / NAME  
VIKASH MUSADDI

पिता का नाम / FATHER'S NAME  
VIJAY KUMAR MUSADDI

जन्म तिथि / DATE OF BIRTH  
28-08-1977

हस्ताक्षर / SIGNATURE

*Musaddi*

*B. K. Rao*

आयकर अधिकारी, व.स.ख.

COMMISSIONER OF INCOME TAX, W.S. (X)



भारत सरकार

भारत सरकार  
Government of India

संकेत/संख्या / Business No. 1040/00001/36049

TO  
Vikas Mishra  
Jawahar Road  
101,  
HD Chamber Building  
Station Road  
Mumbai - 400 001  
Your Ref No. - 100011

1040/00001/36049  
V.L. 101104207PT  
2011-2020



आपका संकेत संख्या / Your Reference No. :

7702 1780 0190

आधार - साधारण मानुष्ये अधिकार



भारत सरकार

Government of India

Jawahar Road

Vikas Mishra

101, HD Chamber

Building, Station Road

Mumbai - 400 001

Your Ref No.

100011

7702 1780 0190



आधार - साधारण मानुष्ये अधिकार



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GOVERNMENT OF INDIA  
MINISTRY OF CORPORATE AFFAIRS

Central Registration Centre

## Certificate of Incorporation

[Pursuant to sub-section (2) of section 7 of the Companies Act, 2013 (18 of 2013) and rule 18 of the Companies (Incorporation) Rules, 2014]

I hereby certify that VANYA GRIHA NIRMAN PRIVATE LIMITED is incorporated on this Eighteenth day of December Two thousand eighteen under the Companies Act, 2013 (18 of 2013) and that the company is limited by shares.

The Corporate Identity Number of the company is U70200WB2018PTC229353.

The Permanent Account Number (PAN) of the company is AAGCV7230E

The Tax Deduction and Collection Account Number (TAN) of the company is CALV059391F

Given under my hand at Manesar this Eighteenth day of December Two thousand eighteen .



Digital Signature Certificate

Keerthi Thej N

Deputy Registrar Of Companies

For and on behalf of the Jurisdictional Registrar of Companies

Registrar of Companies

Central Registration Centre

Disclaimer: This certificate only evidences incorporation of the company on the basis of documents and declarations of the applicant(s). This certificate is neither a license nor permission to conduct business or solicit deposits or funds from public. Permission of sector regulator is necessary wherever required. Registration status and other details of the company can be verified on [www.mca.gov.in](http://www.mca.gov.in)

Mailing Address as per record available in Registrar of Companies office:

VANYA GRIHA NIRMAN PRIVATE LIMITED

10/C, Ho-Chi-Minh Sarani, Ground Floor, KOLKATA, Kolkata, West

Bengal, India, 700071



\* as issued by the Income Tax Department

वर्तमान अकाउंट नंबर / PERMANENT ACCOUNT NUMBER

AFCPM7475E



नाम / NAME  
VIKASH MUSADDI

पिता का नाम / FATHER'S NAME  
VIJAY KUMAR MUSADDI

जन्म तिथि / DATE OF BIRTH  
28-08-1977

अकाउंट धारक की हस्ताक्षर / ACCOUNT HOLDER'S SIGNATURE  
*Musaddi*

*B. Has*

अकाउंट नंबर, ए.ए.सी.

COMMISSIONER OF INCOME TAX, W.D. 21



भारत सरकार  
 Ministry of Information & Public Relations  
 Government of India

आधार संख्या / Aadhaar No. 10402040304249

To  
 Vikas Mehera  
 10C  
 10 CHITRA SARINI  
 Madurai Road  
 West Bengal - 700011

AL7511562877  
 700000



आधार संख्या / Your Aadhaar No. :  
**7702 1780 0190**

आधार - साधारण मानुषेरे अधिकार



भारत सरकार  
 Government of India



विकास मेहरा  
 10C  
 10 CHITRA SARINI  
 Madurai Road  
 West Bengal - 700011

7702 1780 0190



आधार - साधारण मानुषेरे अधिकार

### Major Information of the Deed

Deed No :	I-0513-07082/2019	Date of Registration	16/12/2019
Query No / Year	0513-1000260171/2019	Office where deed is registered	
Query Date	11/12/2019 4:34:53 PM	D.S.R. - II HOWRAH, District: Howrah	
Applicant Name, Address & Other Details	Himmat Lal Chopra Thana : Jorabagan, District : Kolkata, WEST BENGAL, Mobile No. : 9831180074, Status : Seller/Executant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 1]		
Set Forth value	Market Value		
Rs. 2,70,00,000/-	Rs. 3,07,65,020/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 18,46,011/- (Article:23)	Rs. 3,07,689/- (Article:A(1), E, M(b), H)		
Remarks			

### Land Details :

District: Howrah, P.S:- Bally, Gram Panchayat: BALI, Mouza: Bali(Part), JI No: 14, Pin Code : 711205

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-2902	RS-9622	Bastu	Kharibon	16 Dec	50,87,648/-	59,04,640/-	Width of Approach Road: 25 Ft.
L2	RS-2902	RS-6922	Bastu	Kharibon	16 Dec	50,87,648/-	59,04,640/-	Width of Approach Road: 25 Ft.
L3	RS-2902	RS-9624	Bastu	Kharibon	16.095 Dec	52,23,822/-	59,39,699/-	Width of Approach Road: 25 Ft.
L4	RS-2901	RS-9619	Bastu	Sali	12 Dec	38,18,236/-	44,28,480/-	Width of Approach Road: 25 Ft.
L5	RS-2019	RS-2196	Bastu	Sali	12 Dec	38,18,236/-	38,74,920/-	Width of Approach Road: 25 Ft.
L6	RS-2901	RS-9623	Bastu	Sali	12.77 Dec	39,64,410/-	47,12,641/-	Width of Approach Road: 25 Ft.
<b>TOTAL :</b>					<b>84.865Dec</b>	<b>270,00,000 /-</b>	<b>307,65,020 /-</b>	
<b>Grand Total :</b>					<b>84.865Dec</b>	<b>270,00,000 /-</b>	<b>307,65,020 /-</b>	

### Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p><b>Mr Himmat Lal Chopra</b>                      Son of Late Mavji Dana Chopra 87/22, Strand Road, Near Nimtala Bus Stand, P.O:- Nimtala, P.S:- Jorabagan, District:-Kolkata, West Bengal, India, PIN - 700006 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. : AHWPC8455C, Aadhaar No: 66xxxxxxxx2231, Status : Individual, Executed by: Self, Date of Execution: 13/12/2019                      , Admitted by: Self, Date of Admission: 13/12/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 13/12/2019                      , Admitted by: Self, Date of Admission: 13/12/2019 ,Place : Pvt. Residence.</p>



2	<p><b>Mr Jayanti Lal Chopra</b>  Son of Late Mavji Dana Chopra 67/22, Strand Road, Near  Nimtala Bus Stand, P.O:- Nimtala, P.S:- Jorabagan, District:-Kolkata, West Bengal, India, PIN - 700006 Sex: Male  By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AELPC5671C, Aadhaar No. 33xxxxxxxx2027,  Status :Individual, Executed by: Self, Date of Execution: 13/12/2019  , Admitted by: Self, Date of Admission: 13/12/2019 ,Place : Pvt. Residence, Executed by: Self, Date of  Execution: 13/12/2019  , Admitted by: Self, Date of Admission: 13/12/2019 ,Place : Pvt. Residence</p>
3	<p><b>Mr Natwar Lal Chopra</b>  Son of Mr Mavji Dana Chopra 67/22, Strand Road, Near  Nimtala Bus Stand, P.O:- Nimtala, P.S:- Jorabagan, District:-Kolkata, West Bengal, India, PIN - 700006 Sex: Male  By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ACKPC5136F, Aadhaar No. 24xxxxxxxx2752,  Status :Individual, Executed by: Self, Date of Execution: 13/12/2019  , Admitted by: Self, Date of Admission: 13/12/2019 ,Place : Pvt. Residence, Executed by: Self, Date of  Execution: 13/12/2019  , Admitted by: Self, Date of Admission: 13/12/2019 ,Place : Pvt. Residence</p>

**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<p><b>DEVYANSH PROPERTIES PRIVATE LIMITED</b>  10/C, Ho-Chi-Minh Sarani, Ground Floor, P.O:- Middleton Street, P.S:- Shakespeare Sarani, District:-Kolkata,  West Bengal, India, PIN - 700071 , PAN No.:: AAHCD0048D,Aadhaar No Not Provided by UIDAI, Status  :Organization, Executed by: Representative</p>
2	<p><b>JEEN MATA HOME BUILDERS PRIVATE LIMITED</b>  10/C, Ho-Chi-Minh Sarani, Ground Floor, P.O:- Middleton Street, P.S:- Shakespeare Sarani, District:-Kolkata,  West Bengal, India, PIN - 700071 , PAN No.:: AAECJ4291K,Aadhaar No Not Provided by UIDAI, Status  :Organization, Executed by: Representative</p>
3	<p><b>MUSADDI BUILDERS PRIVATE LIMITED</b>  10/C, Ho-Chi-Minh Sarani, Ground Floor, P.O:- Middleton Street, P.S:- Shakespeare Sarani, District:-Kolkata,  West Bengal, India, PIN - 700071 , PAN No.:: AAMCM3245J,Aadhaar No Not Provided by UIDAI, Status  :Organization, Executed by: Representative</p>
4	<p><b>PRIYANSHI PROPERTIES PRIVATE LIMITED</b>  10/C, Ho-Chi-Minh Sarani, Ground Floor, P.O:- Middleton Street, P.S:- Shakespeare Sarani, District:-Kolkata,  West Bengal, India, PIN - 700071 , PAN No.:: AAKCP2604G,Aadhaar No Not Provided by UIDAI, Status  :Organization, Executed by: Representative</p>
5	<p><b>VANYA BUILDCON PRIVATE LIMITED</b>  10/C, Ho-Chi-Minh Sarani, Ground Floor, P.O:- Middleton Street, P.S:- Shakespeare Sarani, District:-Kolkata,  West Bengal, India, PIN - 700071 , PAN No.:: AAGCV7360R,Aadhaar No Not Provided by UIDAI, Status  :Organization, Executed by: Representative</p>
6	<p><b>PRIYANSHI REALCON PRIVATE LIMITED</b>  10/C, Ho-Chi-Minh Sarani, Ground Floor, P.O:- Middleton Street, P.S:- Shakespeare Sarani, District:-Kolkata,  West Bengal, India, PIN - 700071 , PAN No.:: AAKCP2809H,Aadhaar No Not Provided by UIDAI, Status  :Organization, Executed by: Representative</p>
7	<p><b>MUSADDI REALTORS PRIVATE LIMITED</b>  10/C, Ho-Chi-Minh Sarani, Ground Floor, P.O:- Middleton Street, P.S:- Shakespeare Sarani, District:-Kolkata,  West Bengal, India, PIN - 700071 , PAN No.:: AAMCM3332Q,Aadhaar No Not Provided by UIDAI, Status  :Organization, Executed by: Representative</p>
8	<p><b>VANYA GRIHA NIRMAN PRIVATE LIMITED</b>  10/C, Ho-Chi-Minh Sarani, Ground Floor, P.O:- Middleton Street, P.S:- Shakespeare Sarani, District:-Kolkata,  West Bengal, India, PIN - 700071 , PAN No.:: AAGCV7230E,Aadhaar No Not Provided by UIDAI, Status  :Organization, Executed by: Representative</p>

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr Anurag Murarka</b> Son of Mr Binod Kumar Murarka 113A, Ripon Street, Park Street H. O, P.O:- Part Street, P.S:- Park Street, District:-Kolkata, West Bengal, India, PIN - 700016, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AESPM2602J, Aadhaar No: 47xxxxxxxx3427 Status : Representative, Representative of : DEVYANSH PROPERTIES PRIVATE LIMITED (as Director)
2	<b>Mr Mayank Shroff</b> Son of Mr Binod Kumar Shroff 4B/4C, Nabankur Apartment, 5, Wood Street, P.O:- Park Street, P.S:- Park Street, District:-Kolkata, West Bengal, India, PIN - 700016, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ANNPS0262Q, Aadhaar No: 51xxxxxxxx1264 Status : Representative, Representative of : JEEN MATA HOME BUILDERS PRIVATE LIMITED (as Director), MUSADDI BUILDERS PRIVATE LIMITED (as Director)
3	<b>Mr Vikas Murarka</b> Son of Mr Pramod Kumar Murarka 113A, Ripon Street, Park Street H. O, P.O:- Park Street, P.S:- Park Street, District:-Kolkata, West Bengal, India, PIN - 700016, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AEZPM4989H, Aadhaar No: 92xxxxxxxx1855 Status : Representative, Representative of : PRIYANSHI PROPERTIES PRIVATE LIMITED (as Director)
4	<b>Mr Vijay Kumar Musaddi</b> Son of Mr Babulal Agarwal Musaddi 708433890029, P.O:- Middleton Street, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN - 700071, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AABPA9313R, Aadhaar No: 70xxxxxxxx0029 Status : Representative, Representative of : VANYA BUILDCON PRIVATE LIMITED (as Director)
5	<b>Mr Anant Shroff</b> Son of Mr Binod Kumar Shroff 4B/4C, Nabankur Apartment, 5, Wood Street, P.O:- Park Street, P.S:- Park Street, District:-Kolkata, West Bengal, India, PIN - 700016, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: BGXPS0434A, Aadhaar No: 47xxxxxxxx6068 Status : Representative, Representative of : PRIYANSHI REALCON PRIVATE LIMITED (as Director)
6	<b>Mr Vikash Musaddi (Presentant )</b> Son of Mr Vijay Kumar Musaddi 10C, Ho-Chi-Minh Sarani, Ground Floor, P.O:- Middleton Street, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN - 700071, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AFCPM7475E, Aadhaar No: 77xxxxxxxx0190 Status : Representative, Representative of : MUSADDI REALTORS PRIVATE LIMITED (as Director), VANYA GRIHA NIRMAN PRIVATE LIMITED (as Director)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Gour Barui</b> Son of Late Upananda Barui Howrah Court, P.O:- Howrah, P.S:- Howrah, District:-Howrah, West Bengal, India, PIN - 711101			

Identifier Of Mr Himmat Lal Chopra, Mr Jayanti Lal Chopra, Mr Natwar Lal Chopra, Mr Anurag Murarka, Mr Mayank Shroff, Mr Vikas Murarka, Mr Vijay Kumar Musaddi, Mr Anant Shroff, Mr Vikash Musaddi



3	Mr Natwar Lal Chopra	DEVYANSH PROPERTIES PRIVATE LIMITED-0.670625 Dec, JEEN MATA HOME BUILDERS PRIVATE LIMITED-0.670625 Dec, MUSADDI BUILDERS PRIVATE LIMITED-0.670625 Dec, PRIYANSHI PROPERTIES PRIVATE LIMITED-0.670625 Dec, VANYA BUILDCON PRIVATE LIMITED-0.670625 Dec, PRIYANSHI REALCON PRIVATE LIMITED-0.670625 Dec, MUSADDI REALTORS PRIVATE LIMITED-0.670625 Dec, VANYA GRIHA NIRMAN PRIVATE LIMITED-0.670625 Dec
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**Transfer of property for L4**

Sl.No	From	To. with area (Name-Area)
1	Mr Himmat Lal Chopra	DEVYANSH PROPERTIES PRIVATE LIMITED-0.5 Dec, JEEN MATA HOME BUILDERS PRIVATE LIMITED-0.5 Dec, MUSADDI BUILDERS PRIVATE LIMITED-0.5 Dec, PRIYANSHI PROPERTIES PRIVATE LIMITED-0.5 Dec, VANYA BUILDCON PRIVATE LIMITED-0.5 Dec, PRIYANSHI REALCON PRIVATE LIMITED-0.5 Dec, MUSADDI REALTORS PRIVATE LIMITED-0.5 Dec, VANYA GRIHA NIRMAN PRIVATE LIMITED-0.5 Dec
2	Mr Jayanti Lal Chopra	DEVYANSH PROPERTIES PRIVATE LIMITED-0.5 Dec, JEEN MATA HOME BUILDERS PRIVATE LIMITED-0.5 Dec, MUSADDI BUILDERS PRIVATE LIMITED-0.5 Dec, PRIYANSHI PROPERTIES PRIVATE LIMITED-0.5 Dec, VANYA BUILDCON PRIVATE LIMITED-0.5 Dec, PRIYANSHI REALCON PRIVATE LIMITED-0.5 Dec, MUSADDI REALTORS PRIVATE LIMITED-0.5 Dec, VANYA GRIHA NIRMAN PRIVATE LIMITED-0.5 Dec
3	Mr Natwar Lal Chopra	DEVYANSH PROPERTIES PRIVATE LIMITED-0.5 Dec, JEEN MATA HOME BUILDERS PRIVATE LIMITED-0.5 Dec, MUSADDI BUILDERS PRIVATE LIMITED-0.5 Dec, PRIYANSHI PROPERTIES PRIVATE LIMITED-0.5 Dec, VANYA BUILDCON PRIVATE LIMITED-0.5 Dec, PRIYANSHI REALCON PRIVATE LIMITED-0.5 Dec, MUSADDI REALTORS PRIVATE LIMITED-0.5 Dec, VANYA GRIHA NIRMAN PRIVATE LIMITED-0.5 Dec

**Transfer of property for L5**

Sl.No	From	To. with area (Name-Area)
1	Mr Himmat Lal Chopra	DEVYANSH PROPERTIES PRIVATE LIMITED-0.5 Dec, JEEN MATA HOME BUILDERS PRIVATE LIMITED-0.5 Dec, MUSADDI BUILDERS PRIVATE LIMITED-0.5 Dec, PRIYANSHI PROPERTIES PRIVATE LIMITED-0.5 Dec, VANYA BUILDCON PRIVATE LIMITED-0.5 Dec, PRIYANSHI REALCON PRIVATE LIMITED-0.5 Dec, MUSADDI REALTORS PRIVATE LIMITED-0.5 Dec, VANYA GRIHA NIRMAN PRIVATE LIMITED-0.5 Dec
2	Mr Jayanti Lal Chopra	DEVYANSH PROPERTIES PRIVATE LIMITED-0.5 Dec, JEEN MATA HOME BUILDERS PRIVATE LIMITED-0.5 Dec, MUSADDI BUILDERS PRIVATE LIMITED-0.5 Dec, PRIYANSHI PROPERTIES PRIVATE LIMITED-0.5 Dec, VANYA BUILDCON PRIVATE LIMITED-0.5 Dec, PRIYANSHI REALCON PRIVATE LIMITED-0.5 Dec, MUSADDI REALTORS PRIVATE LIMITED-0.5 Dec, VANYA GRIHA NIRMAN PRIVATE LIMITED-0.5 Dec
3	Mr Natwar Lal Chopra	DEVYANSH PROPERTIES PRIVATE LIMITED-0.5 Dec, JEEN MATA HOME BUILDERS PRIVATE LIMITED-0.5 Dec, MUSADDI BUILDERS PRIVATE LIMITED-0.5 Dec, PRIYANSHI PROPERTIES PRIVATE LIMITED-0.5 Dec, VANYA BUILDCON PRIVATE LIMITED-0.5 Dec, PRIYANSHI REALCON PRIVATE LIMITED-0.5 Dec, MUSADDI REALTORS PRIVATE LIMITED-0.5 Dec, VANYA GRIHA NIRMAN PRIVATE LIMITED-0.5 Dec

**Transfer of property for L6**

Sl.No	From	To. with area (Name-Area)
1	Mr Himmat Lal Chopra	DEVYANSH PROPERTIES PRIVATE LIMITED-0.532083 Dec, JEEN MATA HOME BUILDERS PRIVATE LIMITED-0.532083 Dec, MUSADDI BUILDERS PRIVATE LIMITED-0.532083 Dec, PRIYANSHI PROPERTIES PRIVATE LIMITED-0.532083 Dec, VANYA BUILDCON PRIVATE LIMITED-0.532083 Dec, PRIYANSHI REALCON PRIVATE LIMITED-0.532083 Dec, MUSADDI REALTORS PRIVATE LIMITED-0.532083 Dec, VANYA GRIHA NIRMAN PRIVATE LIMITED-0.532083 Dec

2	Mr Jayanti Lal Chopra	DEVYANSH PROPERTIES PRIVATE LIMITED-0.532083 Dec, JEEN MATA HOME BUILDERS PRIVATE LIMITED-0.532083 Dec, MUSADDI BUILDERS PRIVATE LIMITED-0.532083 Dec, PRIYANSHI PROPERTIES PRIVATE LIMITED-0.532083 Dec, VANYA BUILDCON PRIVATE LIMITED-0.532083 Dec, PRIYANSHI REALCON PRIVATE LIMITED-0.532083 Dec, MUSADDI REALTORS PRIVATE LIMITED-0.532083 Dec, VANYA GRIHA NIRMAN PRIVATE LIMITED-0.532083 Dec
3	Mr Natwar Lal Chopra	DEVYANSH PROPERTIES PRIVATE LIMITED-0.532083 Dec, JEEN MATA HOME BUILDERS PRIVATE LIMITED-0.532083 Dec, MUSADDI BUILDERS PRIVATE LIMITED-0.532083 Dec, PRIYANSHI PROPERTIES PRIVATE LIMITED-0.532083 Dec, VANYA BUILDCON PRIVATE LIMITED-0.532083 Dec, PRIYANSHI REALCON PRIVATE LIMITED-0.532083 Dec, MUSADDI REALTORS PRIVATE LIMITED-0.532083 Dec, VANYA GRIHA NIRMAN PRIVATE LIMITED-0.532083 Dec

**Endorsement For Deed Number : I - 051307082 / 2019**

**On 11-12-2019**

**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 3,07,65,020/-



**Panchali Munshi**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - II HOWRAH**  
**Howrah, West Bengal**

**On 13-12-2019**

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

Presented for registration at 13:14 hrs on 13-12-2019, at the Private residence by Mr Vikash Musaddi ,

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

Execution is admitted on 13/12/2019 by 1. Mr Himmat Lal Chopra, Son of Late Mavji Dana Chopra, 67/22, Strand Road, Near

Nimtala Bus Stand, P.O: Nimtala, Thana: Jorabagan, , Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession Others, 2. Mr Jayanti Lal Chopra, Son of Late Mavji Dana Chopra, 67/22, Strand Road, Near

Nimtala Bus Stand, P.O: Nimtala, Thana: Jorabagan, , Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession Others, 3. Mr Natwar Lal Chopra, Son of Mr Mavji Dana Chopra, 67/22, Strand Road, Near

Nimtala Bus Stand, P.O: Nimtala, Thana: Jorabagan, , Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession Others

Identified by Mr Gour Barui, , Son of Late Upananda Barui, Howrah Court, P.O: Howrah, Thana: Howrah, , Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 13-12-2019 by Mr Anurag Murarka, Director, DEVYANSH PROPERTIES PRIVATE LIMITED (Private Limited Company), 10/C, Ho-Chi-Minh Sarani, Ground Floor, P.O:- Middleton Street, P.S - Shakespeare Sarani, District -Kolkata, West Bengal, India, PIN - 700071

Identified by Mr Gour Barui, , Son of Late Upananda Barui, Howrah Court, P.O: Howrah, Thana: Howrah, , Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Law Clerk

Execution is admitted on 13-12-2019 by Mr Mayank Shroff, Director, JEEN MATA HOME BUILDERS PRIVATE LIMITED (Private Limited Company), 10/C, Ho-Chi-Minh Sarani, Ground Floor, P.O:- Middleton Street, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN - 700071; Director, MUSADDI BUILDERS PRIVATE LIMITED (Private Limited Company), 10/C, Ho-Chi-Minh Sarani, Ground Floor, P.O:- Middleton Street, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN - 700071

Identified by Mr Gour Barui, , Son of Late Upananda Barui, Howrah Court, P.O: Howrah, Thana: Howrah, , Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Law Clerk

Execution is admitted on 13-12-2019 by Mr Vikas Murarka, Director, PRIYANSHI PROPERTIES PRIVATE LIMITED (Private Limited Company), 10/C, Ho-Chi-Minh Sarani, Ground Floor, P.O:- Middleton Street, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN - 700071

Identified by Mr Gour Barui, , Son of Late Upananda Barui, Howrah Court, P.O: Howrah, Thana: Howrah, , Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Law Clerk

Execution is admitted on 13-12-2019 by Mr Vijay Kumar Musaddi, Director, VANYA BUILDCON PRIVATE LIMITED (Private Limited Company), 10/C, Ho-Chi-Minh Sarani, Ground Floor, P.O:- Middleton Street, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN - 700071

Identified by Mr Gour Barui, , Son of Late Upananda Barui, Howrah Court, P.O: Howrah, Thana: Howrah, , Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Law Clerk

Execution is admitted on 13-12-2019 by Mr Anant Shroff, Director, PRIYANSHI REALCON PRIVATE LIMITED (Private Limited Company), 10/C, Ho-Chi-Minh Sarani, Ground Floor, P.O:- Middleton Street, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN - 700071

Identified by Mr Gour Barui, , Son of Late Upananda Barui, Howrah Court, P.O: Howrah, Thana: Howrah, , Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Law Clerk

Execution is admitted on 13-12-2019 by Mr Vikash Musaddi, Director, MUSADDI REALTORS PRIVATE LIMITED (Private Limited Company), 10/C, Ho-Chi-Minh Sarani, Ground Floor, P.O:- Middleton Street, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN - 700071; Director, VANYA GRIHA NIRMAN PRIVATE LIMITED (Private Limited Company), 10/C, Ho-Chi-Minh Sarani, Ground Floor, P.O:- Middleton Street, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN - 700071

Identified by Mr Gour Barui, , Son of Late Upananda Barui, Howrah Court, P.O: Howrah, Thana: Howrah, , Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Law Clerk



**Panchali Munshi**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - II HOWRAH**  
**Howrah, West Bengal**

**On 16-12-2019**

**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 3,07,689/- ( A(1) = Rs 3,07,650/- ,E = Rs 7/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 3,07,689/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 13/12/2019 11:21AM with Govt. Ref. No: 192019200117810441 on 13-12-2019, Amount Rs: 3,07,689/-  
Bank: HDFC Bank ( HDFC0000014), Ref. No: 969851950 on 13-12-2019, Head of Account 0030-03-104-001-16

### Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 18,45,911/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 18,45,911/-

#### Description of Stamp

1. Stamp: Type: Impressed, Serial no 49997, Amount: Rs.100/-, Date of Purchase: 10/12/2019, Vendor name: S.Tiwari  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 13/12/2019 11:21AM with Govt. Ref. No: 192019200117810441 on 13-12-2019, Amount Rs: 18,45,911/-  
Bank: HDFC Bank (HDFC0000014), Ref. No. 969851950 on 13-12-2019, Head of Account 0030-02-103-003-02



**Panchali Munshi**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - II HOWRAH**  
**Howrah, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0513-2019, Page from 229397 to 229467  
being No 051307082 for the year 2019.



Digitally signed by PANCHALI MUNSHI  
Date: 2019.12.17 12:02:19 +05:30  
Reason: Digital Signing of Deed.

*Panchali Munshi*

(Panchali Munshi) 2019/12/17 12:02:19 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - II HOWRAH  
West Bengal.

(This document is digitally signed.)