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पश्चिम बंगाल WEST BENGAL

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

District Sub-Registrar-II
Alipore, South 24 Parganas

22 DEC 2020

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this the 19th day of December,
2020 at Kolkata

BETWEEN

PRADYUT MUKHERJEE (PAN: AKQPM9840E) (AADHAR NO. 889261487453), son of Late Parimal Kumar Mukhopadhyay, residing at Mukherjee Para Road, Opposite Lalbari, Akra, Krishnanagar, Maheshtala Municipality, Batanagar, Post Office & Police Station – Maheshtala, South 24 Parganas, West Bengal, PIN - 700140, hereinafter collectively referred to as the **VENDOR** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, legal representatives, executors, administrators and assigns) of the **ONE PART**;

AND

ELITE COMMODITIES PRIVATE LIMITED (PAN: AABCE3069R), a company incorporated under the Companies Act, 1956 as amended till date, having its registered Office at 36/1A, Elgin Road, Kolkata – 700 020, Police Station - Bhawanipore, Post Office – Lala Lajpat Rai Sarani, represented by its Authorised Signatory **Sri Ram Naresh Agarwal (PAN: ACYPA1903G) (ADHAAR NO. 594889630890), (MOBILE NO. 9830040316)**, son of Late Nand Kishore Agarwal, residing at Flat No. 5B, of 135G, S. P. Mukherjee Road, Police Station - Tollygunge, Post Office - Kalighat, Kolkata- 700026, hereinafter referred to as the **PURCHASER** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor-in-office and/or successors-in-interest, legal and authorized representatives and assigns) of the **OTHER PART**;

WHEREAS :

- A) Kamal Kumar Mukhopadhyay, Bipin Behari Mukhopadhyay, Nirmal Kumar Mukhopadhyay, Bimal Kumar Mukhpadhyay, Parimal Kumar Mukhopadhyay, Upendra Nath Mukhopadhyay, Amal Kumar Mukhopadhyay, Debabrata Mukhopadhyay were the owners of 1392 Decimal equivalent to 42 Bigha 02 Cottah 02 Chitaks 25 Square Feet of land lying and situated at Mouza



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Krishnanagar, J.L. No. 1, Police Station Maheshtala, more fully described in the **Schedule A** hereunder written and herein after referred to as the '**Entire Property**'.

- B) The said Kamal Kumar Mukhopadhyay, therein referred to as the First Part, Bipin Behari Mukhopadhyay, Nirmal Kumar Mukhopadhyay, Bimal Kumar Mukhopadhyay, Parimal Kumar Mukhopadhyay, therein referred to as the Second Part and Upendra Nath Mukhopadhyay, Amal Kumar Mukhopadhyay, Debabrata Mukhopadhyay, therein referred to as the Third Part executed a Bengali Deed of Partition dated 12th November, 1979, registered in the office of Joint Sub Registrar at Behala, recorded in Book No. I, Volume 39, Pages 232 to 253, Being No. 1982 for the year 1979 in respect of the said "**Entire Property**".
- C) By virtue of the said Bengali Deed of Partition the said Bipin Behari Mukhopadhyay, Nirmal Kumar Mukhopadhyay, Bimal Kumar Mukhopadhyay and Parimal Kumar Mukhopadhyay became the owners of 460.33 Decimal equivalent to 13 Bighas 18 Cottahs 8 Chittacks, which is morefully and particularly mentioned in the **Schedule B Part - I** hereunder herein after referred to as the "**Said Land**".
- D) The said Bipin Behari Mukhopadhyay died intestate leaving behind him his three sons namely Nirmal Kumar Mukhopadhyay, Bimal Kumar Mukhopadhyay and Parimal Kumar Mukhopadhyay as his only surviving legal heirs and representatives.
- E) The said Nirmal Kumar Mukhopadhyay died intestate leaving behind him surviving his two sons namely Asish Mukherjee, Tapas Mukhopadhyay and one married daughter Suvra Roy as his only surviving legal heirs and representatives. The said Tapas Mukhopadhyay died intestate leaving behind him



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surviving his widow Sudeshna Mukherjee as his only surviving legal heir and representative.

- F) The said Bimal Kumar Mukhopadhyay died intestate leaving behind him surviving his widow namely Sweta Mukherjee, two sons namely Manash Mukherjee, Atanu Mukherjee and one married daughter namely Rita Chatterjee as his only surviving legal heirs, heiress and representatives.
- G) The said Parimal Kumar Mukhopadhyay died intestate leaving behind him surviving his two sons namely Partha Mukherjee and Pradyut Mukherjee as his only surviving legal heirs and representatives. The said Partha Mukherjee died intestate as a bachelor leaving behind him surviving his brother namely Pradyut Mukherjee as his only surviving legal heir and representative.
- H) Thus the said Asish Mukherjee, Suvra Roy, Sudeshna Mukherjee, Sweta Mukherjee, Manash Mukherjee, Atanu Mukherjee, Rita Chatterjee, Pradyut Mukherjee, the Vendors herein, became joint owners of 460.33 Decimal equivalent to 13 Bighas 18 Cottahs 8 Chittacks, which is morefully and particularly mentioned in the **Schedule B Part I** hereunder herein after referred to as the "**Said Land**" lying and situate at Mouza Krishnanagar, J.L. No. 1, Police Station Maheshtala.
- I) Now the said Pradyut Mukherjee, the Vendor herein, intends to sale an undivided area of Itkhola land admeasuring about 12 Decimal out of the said "**Said Land**" lying and situated at Mouza - Krishnanagar, J. L. No.1, comprised in R. S. & L. R. Dag No. 312 under R. S. Khatian No. 456 corresponding to L. R. Khatian No. 1110, more fully and particularly mentioned in the **Schedule B Part II** hereunder hereinafter referred to as the "**Demised Land**".
- J) The Vendors have represented to the PURCHASER that the said Property is free from all encumbrances and it is marketable and they have a good title to the same.



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- K) The Vendors have obtained permission and/or necessary NOC from various departments such as Airport Authority of India, Provisional Fire NOC and further the Vendors have submitted a draft building plan with the aid and assistance of the PURCHASER to the sanctioning Authority of Maheshtala Municipality and agrees to grant unto the PURCHASER the absolute right and benefit of the permissions and NOCs and the plan.
- L) The Vendors also assured the PURCHASER herein that they have not stood as guarantor in respect of any third party liability and/ or have given any undertaking in favour of any third party.
- M) The Vendors also undertake to sign and execute any further deeds, papers and/or documents which the PURCHASER may require for the purpose of carrying out development of the land.
- N) The Vendors have agreed to sell, transfer and convey and the PURCHASER has agreed to purchase the Said Land free from all encumbrances, liens, lispensens, charges, acquisitions, requisitions, attachments and trusts of whatsoever nature alongwith the benefit of the permissions and/or NOC and the proposed building plan at and for the consideration of a sum of **Rs. 15, 86, 310/- (Rupees Fifteen Lakhs Eighty Six Thousand Three Hundred Ten only).**

NOW THIS INDENTURE WITNESSETH that in pursuance of the consideration of the said sum of **Rs. 15, 86, 310/- (Rupees Fifteen Lakhs Eighty Six Thousand Three Hundred Ten only)** of the lawful money of the Union of India well and truly paid by the Purchaser to the Vendors at or before the execution of these presents (the receipt whereof the Vendors do and each of them doth hereby as also by the receipt hereunder written admit acknowledge and of and from the same and every part thereof forever acquit release and discharge the Purchaser and the said land) the Vendors do and



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each of them doth hereby grant transfer convey assign and assure unto and in favour of the Purchaser ALL THAT the piece and parcel of land comprising in R.S/ L.R Dag No. 312 mentioned in the **Schedule B Part II** herein below morefully, and the entire dag is shown and delineated in the map or plan annexed hereto and bordered in colour Red thereon (hereinafter referred to as "**demised land**") OR HOWSOEVER OTHERWISE the said land or any part thereof now is or heretofore was situated, butted, bounded, called, known, numbered, described and distinguished Together With all boundary walls areas sewers drains ditches ancient and other rights, paths, passages and all manner of rights, privileges easements, advantages and appurtenances whatsoever to the said land or any part thereof belonging to or anywise appertaining or usually held, occupied or enjoyed or reputed known as part parcel or member thereof or appurtenant thereto and all the estate, right, title, interest, property, claim and demand whatsoever both at law or in equity of the Vendors into and upon the same or any part thereof Together With all deeds, pattahs, muniments of title whatsoever relating to the said land or any part thereof which now are or at any time hereafter shall or may be in the possession, power or control of the Vendors or any other person or persons from whom they may procure the same without any action or suit TO HAVE AND TO HOLD the said land hereby sold granted, conveyed, transferred, assigned and assured or otherwise expressed or intended so to be and every part thereof unto and to the use of the Purchaser absolutely and forever and the Vendors do and each of them doth hereby covenant with the Purchaser THAT NOTWITHSTANDING any act, deed or thing by the vendors or their predecessors - in - title done or executed or knowingly suffered to the contrary the vendors are now lawfully, rightfully, and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said land hereby granted, transferred and conveyed or expressed or intended so to be and every part thereof without any manner or condition, use, trust or other thing whatsoever to alter, defeat, encumber or make void the same AND THAT NOTWITHSTANDING any such act, deed or thing whatsoever as aforesaid the vendors have now in themselves good right, full power and absolute authority to grant, transfer and convey the said land hereby granted, transferred and conveyed or expressed or intended so to be unto and to the use of the Purchaser in manner aforesaid AND the



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Purchaser shall and may at all times hereafter peaceably and quietly possess and enjoy the said land and receive the rents, issues and profits thereof without any lawful eviction, interruption, claim or demand from or by the Vendors or any person or persons lawfully or equitably claiming from under or in trust for them AND that free and clear and freely and clearly absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the Vendors well and sufficiently indemnified of from and against all manners of claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the Vendors or any person or persons lawfully or equitably claiming as aforesaid AND further that the Vendors and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said land or any part thereof from under or in trust for the Vendors shall and will from time to time and at all times hereafter at the request and costs of the Purchaser do and execute or cause to be done and executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the said land and every part thereof unto and to the use of the purchaser in manner aforesaid as shall or may reasonably required.

SCHEDULE A
(ENTIRE PROPERTY)

ALL THAT the piece and parcel of land measuring **1392 Decimal** equivalent to 42 Bigha 02 Cottah 02 Chitaks 25 Square Feet lying and situate at Mouza Krishnanagar, J.L. No. 1, Police Station Maheshtala under Maheshtala Municipality, District South 24 Parganas as follows:

Sl. No.	R.S.Khatian	R.S. Dag No.	Area (Dec.)
1	680	315	165
2	Do	315/1505	19
3	1008	317	08
4	1010	324	20
5	1137	380	429
6		381	64
7		380/1506	5
8	414	323	28
9	875	314/1217	17
10		314	20



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11		315/1473	44
12		314/1503	7
13		314/1504	21
14	487	313	41
15		313/1502	14
16	456	312	178
17		312/1501	24
18	876	312/1474	54
19		312/1509	6
20	270	316	46
21	129	318	32
22		319	24
23		320	27
24		321	37
25		322	14
26		312/1157	48
			1392 (42 BIGHA- 2 COTTAH -2 CHITAKS 25 SQUARE FOOT)

**SCHEDULE B Part - I ABOVE REFERRED TO
(SAID LAND)**

ALL THAT Piece and Parcel of land measuring 460.33 Decimal equivalent to 13 Bighas 18 Cottahs 8 Chittacks, lying and situate at Mouza Krishnanagar, J.L. No. 1, Police Station Maheshtala, within the local limits of Ward No.20 of Maheshtala Municipality, District South 24 Parganas, is as follows:-

R.S KHATIAN NO.	R.S DAG NO.	Total Area	NATURE OF LAND	Land owned by Vendor
680	315	165	ITKHOLA	5
680	315	165	ITKHOLA	4
680	315	165	ITKHOLA	3
680	315	165	ITKHOLA	1
680	315	165	ITKHOLA	4
680	315/1505	19	SIKASTIBHUMI	1



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680	315/1505	19	SIKASTIBHUMI	1
680	315/1505	19	SIKASTIBHUMI	1
680	315/1505	19	SIKASTIBHUMI	1
1008	317	8	ITKHOLA	1
1008	317	8	ITKHOLA	1
1008	317	8	ITKHOLA	1
1008	317	8	ITKHOLA	0
1137	381	64	ITKHOLA	3
1137	381	64	ITKHOLA	3
1137	381	64	ITKHOLA	4
1137	381	64	ITKHOLA	2
1137	381	64	ITKHOLA	1
1137	381	64	BASTU	1
1137	381	64	BASTU	0
1137	381	64	BASTU	1
1137	381	64	BASTU	0
414	323	28	ITKHOLA	1
414	323	28	ITKHOLA	1
414	323	28	ITKHOLA	0
414	323	28	ITKHOLA	1
875	314/1217	17	ITKHOLA	1
875	314/1217	17	ITKHOLA	1
875	314/1217	17	ITKHOLA	2
875	314/1217	17	ITKHOLA	2
875	314	20	ITKHOLA	2
875	314	20	ITKHOLA	2
875	314	20	ITKHOLA	2
875	314	20	ITKHOLA	3
875	315/1473	44	ITKHOLA	1
875	315/1473	44	ITKHOLA	0
875	315/1473	44	ITKHOLA	0
875	315/1473	44	ITKHOLA	0
876	312/1474	54	ITKHOLA	1
876	312/1474	54	ITKHOLA	1
487	313	41	ITKHOLA	7



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487	313	41	ITKHOLA	4
487	313	41	ITKHOLA	3
487	313	41	ITKHOLA	7
487	313	41	ITKHOLA	2
487	313	41	ITKHOLA	5
456	312	178	ITKHOLA	5
270	316	46	ITKHOLA	2
456	312	178	ITKHOLA	12
456	312	178	ITKHOLA	12
456	312	178	ITKHOLA	12
456	312	178	ITKHOLA	3
456	312	178	ITKHOLA	9
456	312	178	ITKHOLA	12
456	312	178	ITKHOLA	12
456	312	178	ITKHOLA	12
456	312	178	ITKHOLA	12
456	312	178	ITKHOLA	12
456	312	178	ITKHOLA	12
456	312	178	ITKHOLA	12
456	312	178	ITKHOLA	8
456	312	178	ITKHOLA	4
456	312	178	ITKHOLA	12
456	312	178	ITKHOLA	12
456	312	178	ITKHOLA	12
456	312	178	ITKHOLA	12
456	312	178	ITKHOLA	5
876	312/1474	54	ITKHOLA	4
270	316	46	ITKHOLA	2
876	312/1474	54	ITKHOLA	10
876	312/1474	54	ITKHOLA	2
876	312/1474	54	ITKHOLA	12
876	312/1474	54	ITKHOLA	12
876	312/1474	54	ITKHOLA	12
270	316	46	ITKHOLA	2
270	316	46	ITKHOLA	2
129	318	32	ITKHOLA	1
129	318	32	ITKHOLA	1
129	318	32	ITKHOLA	0
129	318	32	ITKHOLA	1



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129	319	24	ITKHOLA	5
129	319	24	ITKHOLA	4
129	319	24	ITKHOLA	4
129	319	24	ITKHOLA	4
129	320	27	ITKHOLA	3
129	320	27	ITKHOLA	4
129	320	27	ITKHOLA	3
129	320	27	ITKHOLA	2
129	320	27	ITKHOLA	2
129	321	37	ITKHOLA	1
129	321	37	ITKHOLA	0
129	321	37	ITKHOLA	0
129	321	37	ITKHOLA	1
129	312/1157	48	ITKHOLA	12
129	312/1157	48	ITKHOLA	12
129	312/1157	48	ITKHOLA	11
129	312/1157	48	ITKHOLA	12
456	312/1501	24	SIKOSTHI BHUMI	12
456	312/1501	24	SIKOSTHI BHUMI	9
875	314/1503	7		3
875	314/1503	7		1
875	314/1503	7		2
875	314/1503	7		1
487	313/1502	14	SIKOSTHI BHUMI	7
487	313/1502	14	SIKOSTHI BHUMI	1.33
487	313/1502	14	SIKOSTHI BHUMI	6
456	312/1501	24	SIKOSTHI BHUMI	3
876	312/1509	6		6
Total Land Area in Decimal				460.33

**SCHEDULE B Part - II ABOVE REFERRED TO
(DEMISED LAND)**

ALL THAT Piece and Parcel of undivided *Itkhola* land admeasuring about 12 Decimal, be the same a little more or less, lying and situate at Mouza Krishnanagar, J.L. No. 1, comprised in R. S. & L. R. Dag No. 312 under R. S. Khatian No. 456 corresponding to L. R. Khatian No. 1110, Police Station Maheshtala, within the local limits of Ward No.20 of Maheshtala



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Municipality, District South 24 Parganas, delineated and demarcated with RED Border in the map / site plan annexed herewith.

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 AND DELIVERED

BY THE VENDORS at Kolkata

in the presence of:

Debjyoti Ghosh
36/1A, Elgin Rd, 701-60

Soumik Das.

Pradyot Mukherjee

VENDORS

SIGNED AND DELIVERED

BY THE PURCHASER at Kolkata

in the presence of:

Debjyoti Ghosh

Soumik Das.

For ELITE COMMODITIES PVT. LTD.

Ranjan Dasgupta

Director/Authorised Signatory

PURCHASERS

Drafted by:

Ashishu Biswas.

Advocate

Enrollment No. F/662/1805/2018.

Alipore Judges Court

Kolkata- 700027



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MEMO OF CONSIDERATION

RECEIVED of and from the within named PURCHASER the within mentioned sum of **Rs. 15, 86, 310/- (Rupees Fifteen Lakhs Eighty Six Thousand Three Hundred Ten only)** paid as follows:-

<u>Date</u>	<u>Cheque No.</u>	<u>Bank</u>	<u>Amount</u>
19/12/2020	543568 543569 543534	Punjab & Sindh Bank	1009498 576812 <hr/> 1586310
Rupees Fifteen Lakhs Eighty Six Thousand Three Hundred Ten only			Rs. 15, 86, 310/-

WITNESSES :

- 1) *Souvik Das*
36/1A Elgin Rd.
Kolkata - 700020
- 2) Nitesh Kundu.
36/1A, Elgin Rd.
Kolkata - 700020.

Pradyumn Chandra

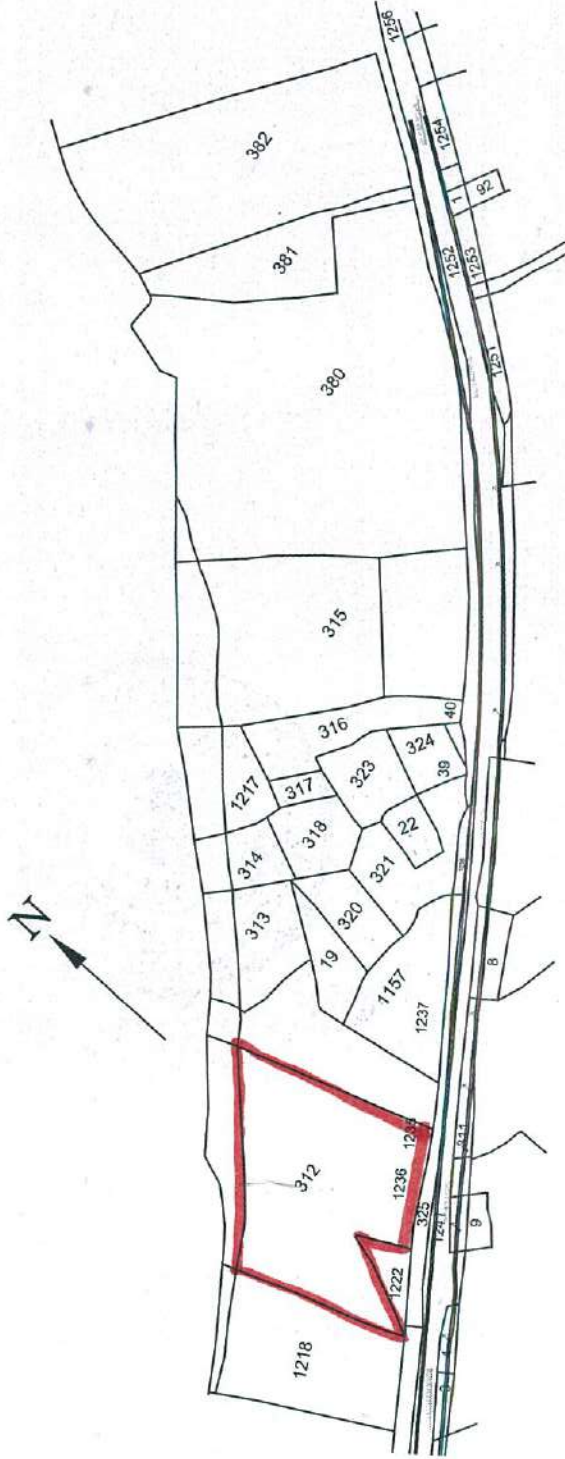
VENDORS



District Sub-Registrar-II
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DEED PLAN OF MOUZA KRISHNA NAGAR JL. NO - 1, WARD NO - 20, MAHESHTALA MUNICIPALITY



RS/LK DAG NO

312

PURCHASED AREA

Undivided 12 Dec.

PURCHASER

For ELITE COMMODITIES PVT. LTD.

Ran Narain Aggarwal

Director/Authorised Signatory

VENDORS

Pradyumn Khoria

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SPECIMEN FORM FOR TEN FINGER PRINTS

4

					
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
					
Thumb	Fore	Middle	Ring	Little	
(Right Hand)					

Name.. Pradyot Mankhori

Signature.. Pradyot Mankhori

					
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
					
Thumb	Fore	Middle	Ring	Little	
(Right Hand)					

Name.....

Signature.. Ranjan Agani

PHOTO					
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
	Thumb	Fore	Middle	Ring	Little
(Right Hand)					

Name.....

Signature.....

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आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ELITE COMMODITIES
PRIVATE LIMITED

05/02/2004
Permanent Account Number

AABCE3069R



Signature

For ELITE COMMODITIES PVT. LTD.

Ranjan Agarwal
Director/Authorised Signatory

STATE COMMISSION

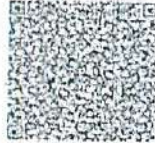
Director/Authorized Signatory



भारत सरकार
GOVERNMENT OF INDIA



রাম নরেশ অগরওয়াল
Ram Nareesh Agarwal
পিতা : নন্দ কিশোর অগরওয়াল
Father : NAND KISHORE AGARWAL
জন্ম সাল / Year of Birth : 1967
পুরুষ / Male



5948 8963 0890

আধার - সাধারণ মানুষের অধিকার



ভারতীয় পরিচয়-প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
এক নং ৫বি ১৩৫জি, এস.পি.মুখার্জী
রোড, কালিঘাট, কলকাতা,
কেন্দ্রকর্তা, পশ্চিমবঙ্গ, ৭০০০২৬

Address:
F NO 5B 135G, S.P.
MUKHERJEE ROAD,
KALIGHAT, Kalkata S.O
Kalkata, Kolkata, West
Bengal, 700026

1122
1297 100 1347

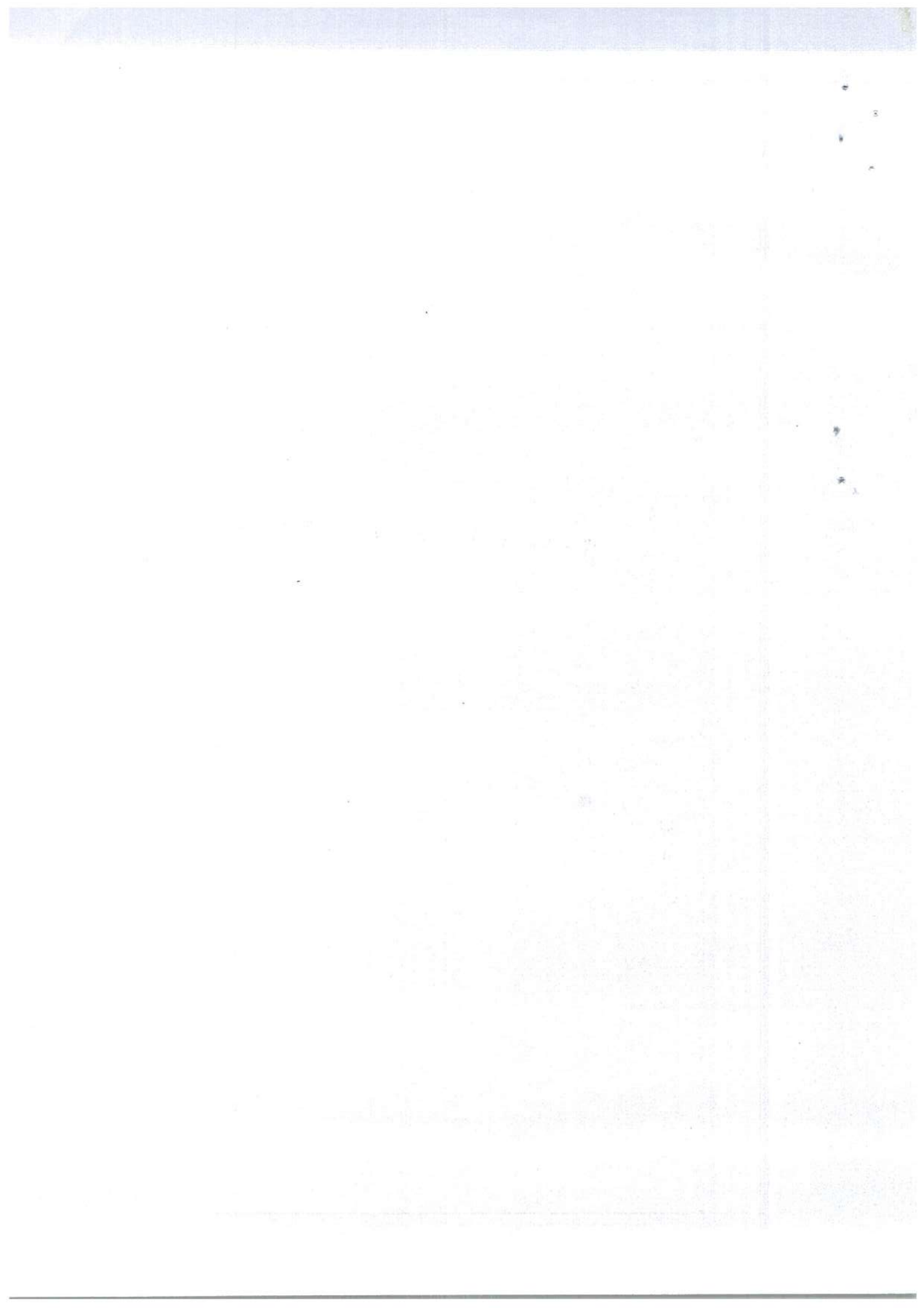
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1297 100 1347

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1122
1297 100 1347
Bengal-700026

Ram Nareesh Agarwal







ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India
Government of India

আধিকারভুক্তির আই ডি / Enrollment No. : 1190/30131/52993

To
Pradyut Mukherjee
শ্রদ্ধাৎ মুখার্জী
S/O: Parimal Mukherjee
MUKHERJEE LAL BARI
AKRA KRISHNANAGAR
Maheshtala (M)
Batanagar, South 24 Parganas
West Bengal - 700140

20/12/2013



KL694287173FT

69428717



আপনার আধার সংখ্যা / Your Aadhaar No. :

8892 6148 7453

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



শ্রদ্ধাৎ মুখার্জী
Pradyut Mukherjee
পিতা : পরিমল মুখার্জী
Father : Parimal Mukherjee

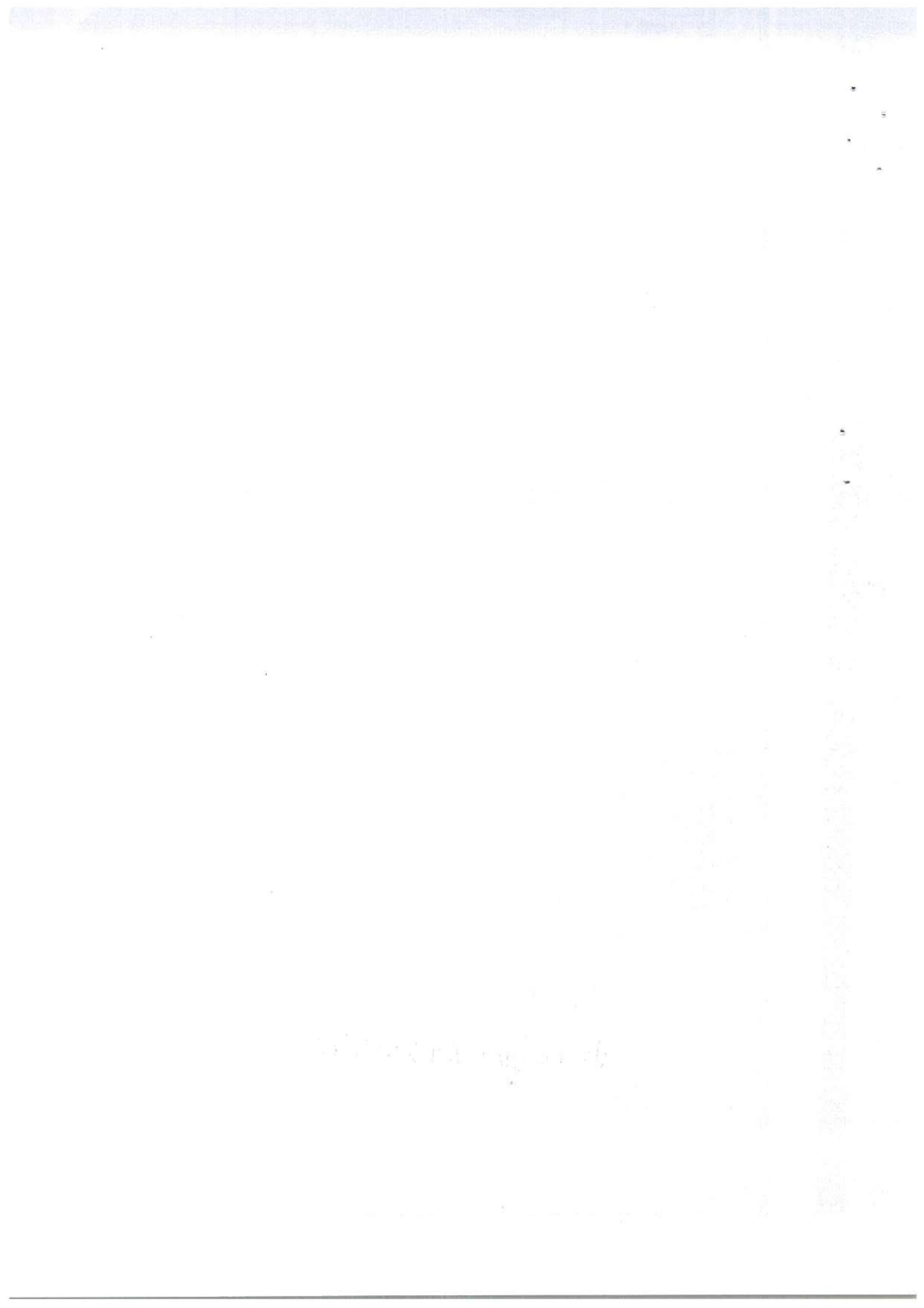
জন্মতারিখ/DOB: 02/02/1966
পুরুষ / Male

8892 6148 7453



আধার - সাধারণ মানুষের অধিকার

Pradyut Mukherjee
Pradyut Mukherjee



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PRADYUT MUKHERJEE
PARIMAL MUKHERJEE

02102/1966
Permanent Account Number
AKQPM9840E



Pradyut Mukherjee
Signature

Pradyut Mukherjee
Pradyut Mukherjee





ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
ভারত সরকার
Unique Identification Authority of India
Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 1040/19810/02308

To
শৌভিক দাস
Souvik Das
14/C J.K.LANE
JHOWTALA
Ballygunge S.O
Ballygunge
Kolkata
West Bengal 700019

23/08/2013
41122832



MN411228320FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

9328 3191 5555

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



শৌভিক দাস
Souvik Das
পিতা : সচিন্দ্র নাথ দাস
Father : SACHINDRA NATH DAS
জন্মতারিখ / DOB : 15/11/1983
পুরুষ / Male



9328 3191 5555

আধার - সাধারণ মানুষের অধিকার

Souvik Das.



उत्तर प्रदेश
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of India

9811 02308

संकेत नम्बर



संकेत नम्बर : 9811 02308

भारत



भारत



Government of West Bengal
Directorate of Registration & Stamp Revenue

FORM-1564

Miscellaneous Receipt

Visit Commission Case No / Year	1602001753/2020	Date of Application	18/12/2020
Query No / Year	16022001706037/2020		
Transaction	[0101] Sale, Sale Document		
Applicant Name of QueryNo	Mr Abhishek Biswas		
Stampduty Payable	Rs.1,03,656/-		
Registration Fees Payable	Rs.17,287/-		
Applicant Name of the Visit Commission	Mr D GHOSH		
Applicant Address	ALIPORE		
Place of Commission	36/1A E ROAD KOL-20		
Expected Date and Time of Commission	19/12/2020 1:00 AM		
Fee Details	J1: 250/-, J2: 150/-, PTA-J(2): 0/-, Total Fees Paid: 400/-		
Remarks			











Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - I I SOUTH 24-PARGANAS, District Name :South 24-Parganas
Signature / LTI Sheet of Query No/Year 16022001706037/2020

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr PRADYUT MUKHERJEE Mukherjee Para Road, Opposite Lalbari, Akra, Krish, P.O:- Maheshtala, P.S:- Maheshtala, District:-South 24- Parganas, West Bengal, India, PIN - 700140	Seller			<i>Pradyut Mukherjee</i> 19/12/20
2	Mr Ram Naresh Agarwal Flat No. 5B, Of 135G, S. P. Mukherjee Road, P.O:- Kalighat, P.S:- Tollygunge, District:- South 24-Parganas, West Bengal, India, PIN - 700026	Representative of Buyer [ELITE COMMODITIES PRIVATE LIMITED]			<i>Ram Naresh Agarwal</i> 19/12/2020
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Souvik Das Son of Late Sachindranath Das 36/1A, Elgin Road, P.O:- Lala Lajpat Rai Sarani, P.S:- Bhawanipore, District:-South 24- Parganas, West Bengal, India, PIN - 700020	Mr PRADYUT MUKHERJEE, Mr Ram Naresh Agarwal			<i>Souvik Das.</i> 19/12/2020

19 DEC 2020

District Sub-Registrar-II
Alipore, South 24 Parganas



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







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

GRN: 19-202021-017295774-1 Payment Mode Online Payment
GRN Date: 18/12/2020 13:20:16 Bank : ICICI Bank
BRN : 56063299 BRN Date: 18/12/2020 13:22:46

DEPOSITOR'S DETAILS

Id No. : 2001706037/4/2020
[Query No./Query Year]

Name : ELITE COMMODITIES PVT LTD
Contact No. : Mobile No. : +91 9674749806
E-mail : surendra@srijanrealty.in
Address : 361A ELGIN ROAD KOL20
Applicant Name : Mr Abhishek Biswas
Office Name :
Office Address :
Status of Depositor : Buyer/Claimants
-Purpose of payment / Remarks : Sale, Sale Document

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	2001706037/4/2020	Property Registration- Stamp duty	0030-02-103-003-02	103646
2	2001706037/4/2020	Property Registration- Registration Fees	0030-03-104-001-16	17287
3	2001706037/4/2020	Mutation/Conversion -Receipt	0029-00-800-028-27	36000

Total

156933

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

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Major Information of the Deed

Deed No :	I-1602-07448/2020	Date of Registration	22/12/2020
Query No / Year	1602-2001706037/2020	Office where deed is registered	
Query Date	16/12/2020 6:20:48 PM	1602-2001706037/2020	
Applicant Name, Address & Other Details	Abhishek Biswas 68, Jessore Road, Thana : Dum Dum, District : North 24-Parganas, WEST BENGAL, PIN - 700055, Mobile No. : 7003340813, Status :Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 15,86,310/-	Rs. 17,27,268/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,03,656/- (Article:23)	Rs. 17,319/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Maheshtala, Municipality: MAHESHTALA, Road: Gangabandh Road, Mouza: Krishnanagar, JI No: 1, Pin Code : 700140

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-312 (RS :-)	LR-1110	Bastu	It Khola	12 Dec	15,86,310/-	17,27,268/-	Width of Approach Road: 2 Ft.,
Grand Total :					12Dec	15,86,310 /-	17,27,268 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr PRADYUT MUKHERJEE Son of Late Parimal Kumar Mukhopadhyay Mukherjee Para Road, Opposite Lalbari, Akra, Krish, P.O:- Maheshtala, P.S:- Maheshtala, District:-South 24-Parganas, West Bengal, India, PIN - 700140 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AKxxxxxx0E, Aadhaar No: 88xxxxxxx7453, Status :Individual, Executed by: Self, Date of Execution: 19/12/2020 , Admitted by: Self, Date of Admission: 19/12/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 19/12/2020 , Admitted by: Self, Date of Admission: 19/12/2020 ,Place : Pvt. Residence

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	ELITE COMMODITIES PRIVATE LIMITED 36/1A, Elgin Road, P.O:- Lala Lajpat Rai Sarani, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 , PAN No.:: AAxxxxxx9R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative



Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr Ram Naresh Agarwal (Presentant) Son of Late Nand Kishore Agarwal Flat No. 5B, Of 135G, S. P. Mukherjee Road, P.O:- Kalighat, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx3G, Aadhaar No: 59xxxxxxxx0890 Status : Representative, Representative of : ELITE COMMODITIES PRIVATE LIMITED (as Authorised Signatory)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Souvik Das Son of Late Sachindranath Das 36/1A, Elgin Road, P.O:- Lala Lajpat Rai Sarani, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020			
Identifier Of Mr PRADYUT MUKHERJEE, Mr Ram Naresh Agarwal			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr PRADYUT MUKHERJEE	ELITE COMMODITIES PRIVATE LIMITED-12 Dec

Land Details as per Land Record

District: South 24-Parganas, P.S:- Maheshtala, Municipality: MAHESHTALA, Road: Gangabandh Road, Mouza: Krishnanagar, JI No: 1, Pin Code : 700140

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 312, LR Khatian No:- 1110	Owner: পরিসমল মুখোপাধ্যায়, Gurdian: বিপিন , Address: নিজ , Classification: ইটখোলা, Area:0.45000000 Acre,	Seller is not the recorded Owner as per Applicant.



On 18-12-2020

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 17,27,268/-



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

On 19-12-2020

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

Presented for registration at 17:06 hrs on 19-12-2020, at the Private residence by Mr Ram Naresh Agarwal .

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

Execution is admitted on 19/12/2020 by Mr PRADYUT MUKHERJEE, Son of Late Parimal Kumar Mukhopadhyay, Mukherjee Para Road, Opposite Lalbari, Akra, Krish, P.O: Maheshtala, Thana: Maheshtala, , South 24-Parganas, WEST BENGAL, India, PIN - 700140, by caste Hindu, by Profession Others

Indetified by Mr Souvik Das, , Son of Late Sachindranath Das, 36/1A, Elgin Road, P.O: Lala Lajpat Rai Sarani, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by profession Service

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

Execution is admitted on 19-12-2020 by Mr Ram Naresh Agarwal, Authorised Signatory, ELITE COMMODITIES PRIVATE LIMITED (Private Limited Company), 36/1A, Elgin Road, P.O:- Lala Lajpat Rai Sarani, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020

Indetified by Mr Souvik Das, , Son of Late Sachindranath Das, 36/1A, Elgin Road, P.O: Lala Lajpat Rai Sarani, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by profession Service



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

On 21-12-2020

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 17,319/- (A(1) = Rs 17,273/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by by online = Rs 17,287/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 18/12/2020 1:22PM with Govt. Ref. No: 192020210172957741 on 18-12-2020, Amount Rs: 17,287/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 56063299 on 18-12-2020, Head of Account 0030-03-104-001-16



Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,03,656/- and Stamp Duty paid by online = Rs 1,03,646/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/12/2020 1:22PM with Govt. Ref. No: 192020210172957741 on 18-12-2020, Amount Rs: 1,03,646/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 56063299 on 18-12-2020, Head of Account 0030-02-103-003-02



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

On 22-12-2020**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 17,319/- (A(1) = Rs 17,273/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-

Payment of Stamp Duty

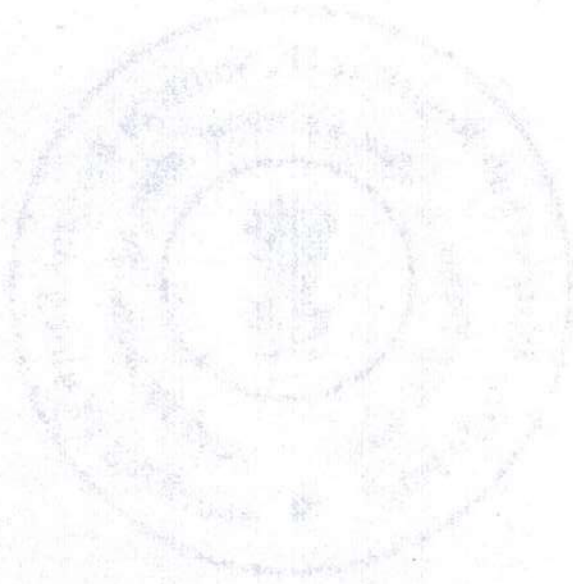
Certified that required Stamp Duty payable for this document is Rs. 1,03,656/- and Stamp Duty paid by Stamp Rs 10/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 15378, Amount: Rs.10/-, Date of Purchase: 15/12/2020, Vendor name: S DAS



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





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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2021, Page from 8065 to 8095

being No 160207448 for the year 2020.



Samar

Digitally signed by SAMAR KUMAR
PRAMANICK
Date: 2021.01.06 18:29:18 +05:30
Reason: Digital Signing of Deed.

(Samar Kumar Pramanick) 2021/01/06 06:29:18 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I | SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)
