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 MW = 150834/-

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

*[Signature]*  
 District Sub-Register-II  
 Alipore, South 24-parganas

CONVEYANCE

05 APR 2018

1. Date: 02/04/2018
2. Place: Kolkata
3. Parties

*[Signatures]*  
 05 APR 2018

87897

12 FEB 2018


Sl. No. .... Date. ....

Name. ....

Add. ....

AMT. ....

S. C. SAHA  
Advocate  
Sealdah Court, Kol-14

*Price List Month*  
  
VIC-T-9NO-1007

ASHWAGANDHA MERCHANTS PVT. LTD.

*Price List Month*  
Director Authorised Signatory

PARAKASHTHA MERCHANTS PVT. LTD.

*Price List Month*  
Director Authorised Signatory

KRITYA COMMERCIAL PVT. LTD.

*Price List Month*  
Authorised Signatory / Director

AACHAMAN VINIYOG PVT. LTD.

*Price List Month*  
Director Authorised Signatory

**Soumitra Chandra**  
Licensed Stamp Vendor  
R/2, K S Roy Road, Kol-1



District Sub-Registrar-III  
Alipore, South 24 Parganas

TARASWAT COMMERCIAL PVT. LTD.

Director

02 APR 2018

*for dr*

*pi T=0*



Li Yao Liang, son of Late Li Chi Jung, residing at 91, Matheswartola Road, Kolkata-700046, Police Station Pragati Maidan (formerly Tiljala) (PAN AAZPL8818J)

(Vendor, includes successors-in-interest)

And

- 3.1 3.2 ASHWAGANDHA MERCHANTS PRIVATE LIMITED, (PAN AAJCA9745Q) a company incorporated under the Companies Act, 1956, having its registered office at 12C, Chakraberia Road (North), Kolkata-700020, Police Station - Ballygunge, represented by its Director Mr. Shreelal Mohta, PAN ADZPM1118M, son of Dwarkadas Mohta, residing at 'Diamond City North', 68, Jessore Road, Block-III, Flat No.6B, Police Station and Post Office - DumDum, Kolkata - 700 055
- 3.2 PARAKASHTHA MERCHANTS PRIVATE LIMITED, (PAN AAGCP2272A) a company incorporated under the Companies Act, 1956, having its registered office at 12C, Chakraberia Road (North), Kolkata-700020, Police Station - Ballygunge, represented by its Director Mr. Shreelal Mohta, PAN ADZPM1118M, son of Dwarkadas Mohta, residing at 'Diamond City North', 68, Jessore Road, Block-III, Flat No.6B, Police Station and Post Office - DumDum, Kolkata - 700 055.
- 3.3 KRITIYA COMMERCIAL PRIVATE LIMITED, (PAN AAECK4825C) a company incorporated under the Companies Act, 1956, having its registered office at 12C, Chakraberia Road (North), Kolkata-700020, Police Station - Ballygunge, represented by its Director Mr. Shreelal Mohta, PAN ADZPM1118M, son of Dwarkadas Mohta, residing at 'Diamond City North', 68, Jessore Road, Block-III, Flat No.6B, Police Station and Post Office - DumDum, Kolkata - 700 055.
- 3.4 AACHAMAN VINIYOG PRIVATE LIMITED (PAN AAJCA8326P), a company incorporated under the Companies Act, 1956, having its registered office at 12C, Chakraberia Road (North), Kolkata-700020, Police Station - Ballygunge, represented by its Director Mr. Shreelal Mohta, PAN ADZPM1118M, son of Dwarkadas Mohta, residing at 'Diamond City North', 68, Jessore Road, Block-III, Flat No.6B, Police Station and Post Office - DumDum, Kolkata - 700 055
- 3.5 TAPASWAT COMMERCIAL PRIVATE LIMITED (PAN AAECT2573L), a company incorporated under the Companies Act, 1956, having its registered office at 68, Jessore Road, Room No-512, 5th Floor Kolkata 700055, represented by its Director Mr. Vinit Daga (PAN ADLPD5641G), son Late Baldeo Das Daga, residing at Flat No.2C, Block-16, 68 Jessore Road, Post office - Bangur, Police Station - Dum Dum, Kolkata - 700 055
- 3.6 SRIJAN ENCLAVE PRIVATE LIMITED, (PAN AAQCS4061C) a company incorporated under the Companies Act, 1956, having its registered office at 36/1A, Elgin Road, Kolkata - 700 020 Police Station Bhawanipore, represented by its authorized signatory, Mr. Prakash Kumar Bhimrajka, having PAN ADGPB7657M, son of Late Bajrang Lal Bhimrajka, residing at Flat No.2A, 2nd floor, 131/9, N. S. C. Bose Road, Police Station - Regent Park, Post Office - Regent Park, Kolkata - 700 040
- 3.7 SRIJAN INFRAREALTY PRIVATE LIMITED, (PAN AAQCS4626M) a company incorporated under the Companies Act, 1956, having its registered office at 36/1A, Elgin Road, Kolkata - 700 020, Police Station represented by its authorized signatory, Mr. Prakash Kumar Bhimrajka, having PAN ADGPB7657M, son of Late Bajrang Lal



V.C.T.9 NO-1008

For SRIJAN ENCLAVE PVT. LTD.

*[Handwritten Signature]*

Director / Authorised Signatory

For SRIJAN INFRA REALTY PVT. LTD.

*[Handwritten Signature]*

Director / Authorised Signatory

For SRIJAN LAND & BUILDING PVT. LTD.

*[Handwritten Signature]*

Director / Authorised Signatory

For PANCHKOTI STOCKIST PRIVATE LIMITED

*[Handwritten Signature]*

Director / Authorised Signatory

For SUVRIDHI COMMOTRADE PRIVATE LIMITED

*[Handwritten Signature]*

Director / Authorised Signatory



V.C.T.9 NO-1005

*[Handwritten Signature]*

*[Handwritten Signature]*  
Alipore police station  
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District Sub-Registrar-III  
Alipore, South 24 Pargana

02 APR 2018



Bhimrajka, residing at Flat No.2A, 2nd floor, 131/9, N. S. C. Bose Road, Police Station - Regent Park, Post Office - Regent Park, Kolkata - 700 040

- 3.8 SRIJAN LAND & BUILDING PRIVATE LIMITED, (PAN AAQCS4026B) a company incorporated under the Companies Act, 1956, having its registered office at 36/1A, Elgin Road, Kolkata-700020, Police Station Bhawanipore, represented by its authorized signatory, Mr. Prakash Kumar Bhimrajka, having PAN ADGPB7657M, son of Late Bajrang Lal Bhimrajka, residing at Flat No.2A, 2nd floor, 131/9, N. S. C. Bose Road, Police Station - Regent Park, Post Office - Regent Park, Kolkata - 700 040
- 3.9 PANCHKOTI STOCKIST PRIVATE LIMITED, (PAN AAGCP5305E), a company incorporated under the Companies Act, 1956, having its registered office at 36/1A, Elgin Road, Kolkata - 700 020 Police Station Bhawanipore represented by its authorized signatory, Mr. Prakash Kumar Bhimrajka, having PAN ADGPB7657M, son of Late Bajrang Lal Bhimrajka, residing at Flat No.2A, 2nd floor, 131/9, N. S. C. Bose Road, Police Station - Regent Park, Post Office - Regent Park, Kolkata - 700 040
- 3.10 SUVRIDHI COMMOTRADE PRIVATE LIMITED, (PAN AARCS2648Q) a company incorporated under the Companies Act, 1956, having its registered office at 36/1A, Elgin Road, Kolkata-700020, Police Station Bhawanipore, represented by its authorized signatory, Mr. Prakash Kumar Bhimrajka, having PAN ADGPB7657M, son of Late Bajrang Lal Bhimrajka, residing at Flat No.2A, 2nd floor, 131/9, N. S. C. Bose Road, Police Station - Regent Park, Post Office - Regent Park, Kolkata - 700 040

(collectively Purchasers, includes successors-in-interest and/or assigns).

Vendor and Purchasers collectively Parties and individually Party.

#### NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

##### 4. Subject Matter of Conveyance

- 4.1 Said Share In Said Property: 0.10% share and/or interest (Said Share) in (1) land measuring 1.75 (one point seventy five) decimal equivalent to 1 (one) *cottah* 1 (one) *chittack* and 9 (nine) square feet, more or less together with structures and dwelling unit erected thereon, admeasuring 150 (one hundred and fifty) square feet, more or less, situate, lying at and being a portion of Municipal Premises No. 47, Matheswartala Road, Kolkata-700046, Police Station Pragati Maidan, within the limits of Ward No.66 of the Kolkata Municipal Corporation (KMC), comprised in a portion of C.S. *Dag* No. 457, recorded in C.S. *Khatian* No.588, *Mouza* Tangra, J.L. No.5, Sub-Registration District Alipore, District South 24 Parganas, more fully described in Part I of the 1<sup>st</sup> Schedule below (First Land) and (2) land measuring 11.52 (eleven point five two) decimal equivalent to 6 (six) *cottah* 15 (fifteen) *chittack* and 23 (twenty three) square feet, more or less together with structures and dwelling units erected thereon, admeasuring 540 (five hundred and forty) square feet, more or less, situate, lying at and being a portion of Municipal Premises No. 47, Matheswartala Road, Kolkata-700046, Police Station Pragati Maidan, within the limits of Ward No.66 of KMC, comprised in a portion of C.S. *Dag* No. 455, recorded in C.S. *Khatian* No.588, *Mouza* Tangra, J.L. No.5, Sub-Registration District Alipore, District South 24 Parganas, more fully described in Part II of the 1<sup>st</sup> Schedule below (Second Land) and (3) land measuring 1.3 (one point three) decimal equivalent to 12 (twelve) *chittack* and 26 (twenty six) square feet, more or less, situate, lying at and being a portion of Municipal Premises No. 47, Matheswartala Road, Kolkata-700046, Police Station Pragati Maidan, within the limits of Ward No.66 of KMC,



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District Sub-Registrar-III  
Alipore, South 24 Parganas

02 APR 2018

for ds  
Alipore p.c. office  
4/2/18



comprised in a portion of C.S. *Deq* No. 455/554, recorded in C.S. *Khatian* No.588, *Mouza* Tangra, J.L. No.5, Sub-Registration District Alipore, District South 24 Parganas, more fully described in Part III of the 1<sup>st</sup> Schedule below (Third Land) and (4) land measuring 10.45 (ten point four five) decimal equivalent to 6 (six) *cottah* 5 (five) *chittack* and 7 (seven) square feet, more or less together with structures and dwelling units erected thereon, admeasuring 340 (three hundred and forty) square feet, more or less, situate, lying at and being a portion of Municipal Premises No. 47, Matheswartala Road, Kolkata-700046, Police Station Pragati Maidan, within the limits of Ward No.66 of KMC, comprised in a portion of C.S. *Deq* No. 458, recorded in C.S. *Khatian* No.353, *Mouza* Tangra, J.L. No.5, Sub-Registration District Alipore, District South 24 Parganas, more fully described in Part IV of the 1<sup>st</sup> Schedule below (Fourth Land) and (5) land measuring 6.65 (six point six five) decimal equivalent to 4 (four) *cottah* and 17 (seventeen) square feet, more or less together with structures and dwelling units erected thereon, admeasuring 240 (two hundred and forty) square feet, more or less, situate, lying at and being a portion of Municipal Premises No. 47, Matheswartala Road, Kolkata-700046, Police Station Pragati Maidan, within the limits of Ward No.66 of KMC, comprised in a portion of C.S. *Deq* No. 461, recorded in C.S. *Khatian* No.113, *Mouza* Tangra, J.L. No.5, Sub-Registration District Alipore, District South 24 Parganas, more fully described in Part V of the 1<sup>st</sup> Schedule below (Fifth Land), the First Land, the Second Land, the Third Land, the Fourth Land and the Fifth Land, collectively delineated and demarcated on the Plan annexed hereto and bordered in colour Red thereon and collectively Said Property. The Said Share in Said Property together with all benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of howsoever or whatsoever nature of the Vendor in the Said Share of the Said Property and appurtenances and inheritances for access and user thereof is the subject matter of this Deed of Conveyance and is more fully described in the 2<sup>nd</sup> Schedule below (Said Share In Said Property).

5. Background, Representations, Warranties and Covenants

5.1 Background, Representations, Warranties and Covenants regarding Title: The Vendor represents, warrants and covenants to and with the Purchasers regarding title as follows:

5.1.1 Ownership of First Land, Second Land and Third Land: By a Deed of Conveyance dated 29<sup>th</sup> April, 1972, registered in the Office of the Joint Sub-Registrar at Alipore, in Book No. I, Volume No.35, at Pages 104 to 111, being Deed No. 1710 for the year 1972, Li Yao Li, Li Yao Hung and the Vendor jointly purchased the entirety of the First Land, the Second Land and the Third Land from Manmotha Nath Khamrui, for the consideration mentioned therein.

5.1.2 Ownership of Fourth Land: By a Deed of Conveyance dated 28<sup>th</sup> August, 1971, registered in the Office of the Joint Sub-Registrar at Alipore, in Book No. I, Volume No. 75, at Pages 162 to 169, being Deed No. 3750 for the year 1971, Li Yao Li, Li Yao Hung and the Vendor jointly purchased the entirety of the Fourth Land from Ishani Bala Debi and Santu Kumar Mukhopadhyay, for the consideration mentioned therein.

5.1.1 Ownership of Fifth Land: By a Deed of Conveyance dated 28<sup>th</sup> October, 1971, registered in the Office of the Joint Sub-Registrar at Alipore, in Book No. I, Volume No. 98, at Pages 1 to 7, being Deed No.4337 for the year 1971, Li Yao Li, Li Yao Hung and the Vendor jointly purchased the entirety of the Fifth Land from Samsuddin Ahmed, Md. Amin, Md. Yasin, Tara Bibi, Samsunehar, Sakina Bibi and Fatu Bibi, for the consideration mentioned therein.





District Sub-Registrar-III  
Alipore, South 24 Parganas

02 APR 2018



- 5.1.2 **Ownership of Said Property:** In the circumstances aforesaid, Li Yao Li, Li Yao Hung and the Vendor jointly became the owners of the entirety of the Said Property comprising of the First Land, the Second Land, the Third Land, the Fourth Land and the Fifth Land, each having 1/3<sup>rd</sup> (one-third) share and/or interest therein. The undivided 0.10% share and/or interest of the Vendor in the Said Property, being defined as the Said Share In Said Property is the subject matter of this Conveyance.
- 5.1.3 **Demise of Li Yao Li:** Li Yao Li died intestate leaving behind him surviving his wife Chin O Li and three daughters namely Fui Fui Chung, Fui Hsien Koo Li and Mimi Fui Mi Lim and two sons Fui Lim Li and Fui Chung Li as the only legal heiress and heirs, who became jointly entitled to the share of Li Yao Li in the said property.
- 5.1.4 **Lease of 2/3<sup>rd</sup> share in the Said Property:**The said Li Yao Hung and the heirs of Li Yao Li by a registered Deed of lease dated 16th day of July 2012 has granted lease of the entirety of the 2/3<sup>rd</sup> Share In Said Property to and in favour of the Purchasers for a period of 999 (nine hundred and ninety nine)
- 5.1.5 **Lease of 1/3<sup>rd</sup> share in the Said Property:** By a registered Deed of Lease dated 7<sup>th</sup> April, 2017 (Said Lease Deed), the Vendor has granted a lease of the entirety of the 1/3<sup>rd</sup> Share In Said Property to and in favour of the Cordial Buildwell Private Limited & 3 Ors for a term of 999 (nine hundred and ninety nine) years (Said Demise) and therefore the Vendor now has reversionary right in the 1/3<sup>rd</sup> Share In Said Property.

## 6. Basic Understanding

- 6.1 **Sale of Said Share In Said Property:** The basic understanding between the Vendor and the Purchasers is that the Vendor shall sell 0.10% undivided share in the Said Property, (Said Share in Said Property, more fully described in the 2<sup>nd</sup> Schedule) below to the Purchasers, free from all encumbrances of any and every nature whatsoever save and except the Said Demise and the Purchasers shall purchase the same from the Vendor.

## 7. Transfer

- 7.1 **Hereby Made:** The Vendor hereby sells, conveys and transfers to the Purchasers the entirety of the Said Share in Said Property, being 0.10% share and/or interest in the Said Property, more fully described in the 2<sup>nd</sup> Schedule below and delineated and demarcated on the Plan annexed hereto and bordered in colour Red thereon, comprised of (1) the First Land, being land measuring 1.75 (one point seventy five) decimal equivalent to 1 (one) *cottah* 1 (one) *chittack* and 9 (nine) square feet, more or less together with structures and dwelling unit erected thereon, admeasuring 150 (one hundred and fifty) square feet, more or less, situate, lying at and being a portion of Municipal Premises No. 47, Matheswartala Road, Kolkata-700046, Police Station Pragati Maidan, within the limits of Ward No.66 of KMC, comprised in a portion of C.S. Dag No. 457, recorded in C.S. *Khatian* No.588, *Mouza* Tangra, J.L. No.5, Sub-Registration District Alipore, District South 24 Parganas, more fully described in Part I of the 1<sup>st</sup> Schedule below and (2) the Second Land, being land measuring 11.52 (eleven point five two) decimal equivalent to 6 (six) *cottah* 15 (fifteen) *chittack* and 23 (twenty three) square feet, more or less together with structures and dwelling units erected thereon, admeasuring 540 (five hundred and forty) square feet, more or less, situate, lying at and being a portion of Municipal Premises No. 47, Matheswartala Road, Kolkata-700046, Police Station Pragati Maidan, within the limits of Ward No.66 of KMC, comprised in a portion of C.S. Dag No. 455, recorded in C.S. *Khatian* No.588, *Mouza* Tangra, J.L. No.5, Sub-Registration District Alipore, District South 24 Parganas, more fully described in Part II of the 1<sup>st</sup> Schedule below and (3) the Third Land, being land measuring 1.3 (one point three) decimal equivalent to 12





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District Sub-Registrar-III  
Alipore, South 24 Parganas

02 APR 2018



(twelve) *chittack* and 26 (twenty six) square feet, more or less, situate, lying at and being a portion of Municipal Premises No. 47, Matheswartala Road, Kolkata-700046, Police Station Pragati Maidan, within the limits of Ward No.66 of KMC, comprised in a portion of C.S. *Dag* No. 455/554, recorded in C.S. *Khatian* No.588, *Mouza* Tangra, J.L. No.5, Sub-Registration District Alipore, District South 24 Parganas, more fully described in Part III of the 1<sup>st</sup> Schedule below and (4) the Fourth Land, being land measuring 10.45 (ten point four five) decimal equivalent to 6 (six) *cottah* 5 (five) *chittack* and 7 (seven) square feet, more or less together with structures and dwelling units erected thereon, admeasuring 340 (three hundred and forty) square feet, more or less, situate, lying at and being a portion of Municipal Premises No. 47, Matheswartala Road, Kolkata-700046, Police Station Pragati Maidan, within the limits of Ward No.66 of KMC, comprised in a portion of C.S. *Dag* No. 458, recorded in C.S. *Khatian* No.353, *Mouza* Tangra, J.L. No.5, Sub-Registration District Alipore, District South 24 Parganas, more fully described in Part IV of the 1<sup>st</sup> Schedule below and (5) the Fifth Land, being land measuring 6.65 (six point six five) decimal equivalent to 4 (four) *cottah* and 17 (seventeen) square feet, more or less together with structures and dwelling units erected thereon, admeasuring 240 (two hundred and forty) square feet, more or less, situate, lying at and being a portion of Municipal Premises No. 47, Matheswartala Road, Kolkata-700046, Police Station Pragati Maidan, within the limits of Ward No.66 of KMC, comprised in a portion of C.S. *Dag* No. 461, recorded in C.S. *Khatian* No.113, *Mouza* Tangra, J.L. No.5, Sub-Registration District Alipore, District South 24 Parganas, more fully described in Part V of the 1<sup>st</sup> Schedule below together with all benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of howsoever or whatsoever nature of the Vendor in the Said Share In Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances save and except the Said Demise.

7.2 **Consideration:** The aforesaid transfer is being made in consideration of a sum of Rs.75,000/- (Rupees Seventy Five Thousand only) paid by the Purchasers to the Vendor, receipt of which the Vendor hereby and by the Receipt And Memo of Consideration hereunder written, admits and acknowledges.

## 8. Terms of Transfer

8.1 **Salient Terms:** The transfer being effected by this Conveyance is:

8.1.1 **Sale:** a sale within the meaning of the Transfer of Property Act, 1882.

8.1.2 **Absolute:** absolute, irreversible and perpetual.

8.1.3 **Free from Encumbrances:** Save and except the Said Demise free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debutters*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title.

8.1.4 **Together with All Other Appurtenances:** together with all other rights the Vendor has in the Said Share In Said Property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Share In Said Property.

8.2 **Subject to:** The transfer being effected by this Conveyance is subject to:



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Alipore, South 24 Parganas

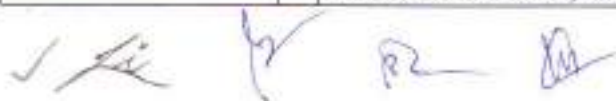
02 APR 2018

- 8.2.1 **Transfer of Property Act:** all obligations and duties of vendor and vendee as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.
- 8.3 **Delivery of Possession:** Constructive and notional possession of the Said Share In Said Property has been handed over by the Vendor to the Purchasers.
- 8.4 **Holding Possession:** The Vendor hereby covenants that upon expiry or sooner determination of the Said Demise, the Purchasers and the Purchasers' successors-in-interest and/or assigns shall and may peacefully and quietly enter into, hold, possess, use and enjoy the Said Share In Said Property and every part thereof and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchasers, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendor.
- 8.5 **No Objection to Mutation:** The Vendor declares that the Purchasers shall be fully entitled to mutate the Purchasers' names in all public and statutory records and the Vendor hereby expressly (1) consents to the same and (2) appoints the Purchasers as the constituted attorney of the Vendor and empowers and authorizes the Purchasers to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendor undertakes to cooperate with the Purchasers in all respect to cause mutation of the name of the Purchasers and in this regard shall sign all documents and papers as required by the Purchasers.
- 8.6 **Further Acts:** The Vendor hereby covenants that the Vendor or any person claiming under the Vendor, shall and will from time to time and at all times hereafter, upon every request and at the cost of the Purchasers and/or their successors-in-interest and/or assigns, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Right in the Said Share In Said Property.

**I<sup>st</sup> Schedule**  
**(Said Property)**  
**Part I**  
**(First Land)**

Land measuring 1.75 (One point seventy five) decimal equivalent to 1 (One) *cottah* 0 (zero) *chittack* and 42 (forty two) square feet, more or less, together with structures and dwelling unit erected thereon, admeasuring 150 (one hundred and fifty) square feet (more or less), situate, lying at and being a portion of Municipal Premises No. 47, Matheswartola Road, Kolkata-700046, Police Station Pragati Maidan, within the limits of Ward No.66 of the KMC, comprised in a portion of C.S. Dag No. 457, recorded in C.S. Khattas No.588, Mouza Tangra, J.L. No.5, Sub-Registration District Alipore, District South 24 Parganas and butted and bounded as follows:

On the North	:	By Dag 457(P) being a portion of Premises No. 47 Matheswartola Road, Kolkata 700046
On the East	:	By Matheswartola Road
On the South	:	By Dag 457(P) being a portion of Premises No. 24C/1 Matheswartola Road, Kolkata 700046
On the West	:	By Dag 455(P) being a portion of Premises No. 47 Matheswartola Road, Kolkata 700046





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District Sub-Registrar-III  
Alipore, South 24 Parganas

02 APR 2018



Together with all benefits, easements, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the First Land and appurtenances and inheritances for access and user thereof.

**Part II  
(Second Land)**

Land measuring 11.52 ( Eleven point fifty two) decimal equivalent to 6(six) *cottah* 15(fifteen) *chittack* and 23(twenty three) square feet, more or less, together with structures and dwelling units erected thereon, admeasuring 540 (five hundred and forty) square feet, (more or less) , situate, lying at and being a portion of Municipal Premises No. 47, Matheswartola Road, Kolkata-700046, Police Station Pragati Maidan, within the limits of Ward No.66 of the KMC, comprised in a portion of C.S. *Dag* No. 455, recorded in C.S. *Khatian* No.588, *Mouza* Tangra , J.L. No.5, Sub-Registration District Alipore, District South 24 Parganas and butted and bounded as follows:

On the North	:	By Dag 455(P) being a portion of Premises No. 47 Matheswartola Road, Kolkata 700046
On the East	:	By Dag 457(P) being a portion of Premises No.47 Matheswartola Road, Kolkata 700046
On the South	:	By Dag 455(P) being a portion of Premises No. 24C/1 Matheswartola Road , Kolkata 700046
On the West	:	By Dag 455/554(P) being a portion of Premises No. 47 Matheswartola Road , Kolkata 700046

Together with all benefits, easements, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Second Land and appurtenances and inheritances for access and user thereof.

**Part III  
(Third Land)**

Land measuring 1.3 (One point three) decimal equivalent to 12 (twelve) *chittack* and 20(twenty six) square feet, more or less, situate, lying at and being a portion of Municipal Premises No. 47, Matheswartola Road, Kolkata-700046, Police Station Pragati Maidan, within the limits of Ward No.66 of the KMC, comprised in a portion of C.S. *Dag* No. 455/554, recorded in C.S. *Khatian* No.588, *Mouza* Tangra , J.L. No.5, Sub-Registration District Alipore, District South 24 Parganas and butted and bounded as follows:

On the North	:	By Dag 455/554(P) being a portion of Premises No. 47 Matheswartola Road, Kolkata 700046
On the East	:	By Dag 455(P) being a portion of Premises No. 47 Matheswartola Road, Kolkata 700046
On the South	:	By Dag 455/554(P) being a portion of Premises No. 24C/1 Matheswartola Road, Kolkata 700046
On the West	:	By Dag 458(P) being a portion of Premises No.47 Matheswartola Road, Kolkata 700046

Together with all benefits, easements, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Third Land and appurtenances and inheritances for access and user thereof.





District Sub-Registrar-III  
Alipore, South 24 Parganas

02 APR 2018

**Part IV  
(Fourth Land)**

Land measuring 10.45 ( Ten point forty five ) decimal equivalent to 6 (six) *cottah* 5 (five) *Chittack* and 7 (seven) square feet, more or less, together with structures and dwelling units erected thereon, admeasuring 340 (three hundred and forty) square feet, (more or less), situate, lying at and being portion of Municipal Premises No. 47, Matheswartola Road, Kolkata-700046, Police Station Pragati Maidan, within the limits of Ward No.66 of the KMC, comprised in a portion of C.S. *Dag* No. 458, recorded in C.S. *Khatian* No.353, *Mouza* Tangra , J.L. No.5, Sub-Registration District Alipore, District South 24 Parganas and butted and bounded as follows:

On the North	:	By Dag 458(P) being a portion of Premises No. 47 Matheswartola Road, Kolkata 700046
On the East	:	By Dag 455/554(P) being a portion of Premises No.47 Matheswartola Road, Kolkata 700046
On the South	:	By Dag 458(P) being a portion of Premises No. 24C/1 Matheswartola Road, Kolkata 700046
On the West	:	By Dag 461(P) being a portion of Premises No. 47 Matheswartola Road, Kolkata 700046

Together with all benefits, easements, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Fourth Land and appurtenances and inheritances for access and user thereof.

**Part V  
(Fifth Land)**

Land measuring 6.65 ( Six point sixty five) decimal equivalent to 4 (four) *cottah* and 17(seventeen) square feet, more or less, together with structures and dwelling units erected thereon, admeasuring 240 (two hundred and forty) square feet, (more or less), situate, lying at and being portion of Municipal Premises No. 47, Matheswartola Road, Kolkata-700046, Police Station Pragati Maidan, within the limits of Ward No.66 of the KMC, comprised in a portion of C.S. *Dag* No. 461, recorded in C.S. *Khatian* No.113, *Mouza* Tangra , J.L. No.5, Sub-Registration District Alipore, District South 24 Parganas and butted and bounded as follows:

On the North	:	By Dag 460 being a portion of Premises No. 47 Matheswartola Road, Kolkata 700046
On the East	:	By Dag 458(P) being a portion of Premises No. 47 Matheswartola Road, Kolkata 700046
On the South	:	By Dag 461(P) being a portion of Premises No. 24C/1 Matheswartola Road, Kolkata 700046
On the West	:	By Premises No. 46B Matheswartola Road, Kolkata 700046

Together with all benefits, easements, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Fifth Land and appurtenances and inheritances for access and user thereof.







District Sub-Registrar-II  
Alipore, South 24 Parganas

02 APR 2018

2<sup>nd</sup> Schedule  
(Said Share In Said Property)  
[Subject Matter of Conveyance]

The Said Share, being 0.10% undivided share and/or interest in the Said Property i.e. equivalent to the land measuring 14 square feet, more or less together with structures and dwelling units erected thereon equivalent to 2 square feet, more or less, situate, lying at and being a portion of Municipal Premises No. 47, Matheswartola Road, Kolkata-700046, Police Station Pragati Maidan, within the limits of Ward No.66 of the Kolkata Municipal Corporation, comprised in a portion of C.S. *Dag* No. 457, portion of C.S. *Dag* No. 455, portion of C.S. *Dag* No. 455/554, portion of C.S. *Dag* No. 458, and portion of C.S. *Dag* No. 461 recorded in C.S. *Khatiani* No. 588, 353 and 113 *Mouza* Tangra, J.L. No.5, Sub-Registration District Alipore, District South 24 Parganas, together with all benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of howsoever or whatsoever nature of the Vendor in the Said Share In Said Property and appurtenances and inheritances for access and user thereof.

9. Execution and Delivery

9.1 In Witness Whereof the Parties have executed and delivered this Conveyance on the date mentioned above.

✓  


[Vendor]

Pragati Maidan  
Alipore police Ct  
WB-613/2011



District Sub-Registrar-III  
Alipore, South 24 Parganas

02 APR 2018



ASHWAGANDHA MERCHANTS PVT. LTD.

*[Signature]*  
Director Authorised Signatory

PARAKASHTHA MERCHANTS PVT. LTD.

*[Signature]*  
Director Authorised Signatory

KRITYA COMMERCIAL PVT. LTD.

*[Signature]*  
Authorised Signatory / Director

AACHAMAN VINIYOG PVT. LTD.

*[Signature]*  
Director Authorised Signatory

TAPASWAT COMMERCIAL PVT. LTD.

*[Signature]*  
Director

For PANCHKOTI STOCKIST PRIVATE LIMITED

*[Signature]*  
Director/Authorised Signatory

For SRIJAN ENCLAVE PVT. LTD.

*[Signature]*  
Director/Authorised Signatory

For SUVRIDHI COMMOTRADE PRIVATE LIMITED

*[Signature]*  
Director/Authorised Signatory

For SRIJAN INFRA REALTY PVT. LTD.

*[Signature]*  
Director/Authorised Signatory

For SRIJAN LAND & BUILDING PVT. LTD.

*[Signature]*  
Director/Authorised Signatory

[Purchasers]

Witnesses:

Signature *Jayanti Pandit*

Signature *[Signature]*

Name JAYANTI PANDIT

Name BAPU DAS

Father's Name Gourhari Pandit

Father's Name Late S. Das

Address 102/21 Bg Pk.

Address Ajanta police ch.

Ward - 200105

Ward - 200028



District Sub-Registrar-III  
Alipore, South 24 Parganas

02 APR 2018

### Receipt and Memo of Consideration

Received from the withinnamed Purchasers the withirmentioned sum of Rs.75,000 (Rupees Seventy Five Thousand only) towards total consideration in respect of the Said Share In Said Property described in the 2<sup>nd</sup> Schedule above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
Cheque	30/03/2018	Indian Bank,Sarat Bose Road Branch	7500/-
Cheque	30/03/2018	Indian Bank,Sarat Bose Road Branch	7500/-
Cheque	30/03/2018	Indian Bank,Sarat Bose Road Branch	7500/-
Cheque	30/03/2018	Indian Bank,Sarat Bose Road Branch	7500/-
Cheque	30/03/2018	Kotak Mahindra Bank, Shyambazar Branch	7500/-
Cheque	30/03/2018	Punjab & Sind Bank, Chowringhee Road Branch	7500/-
Cheque	30/03/2018	Punjab & Sind Bank, Chowringhee Road Branch	7500/-
Cheque	30/03/2018	Punjab & Sind Bank, Chowringhee Road Branch	7500/-
Cheque	30/03/2018	Punjab & Sind Bank, Chowringhee Road Branch	7500/-
Cheque	30/03/2018	Punjab & Sind Bank, Chowringhee Road Branch	7500/-
		Total:	75,000/-

✓

*Ji Gao Jiang*

[Vendor]

Witnesses:

Signature Jayanta Pandit

Signature Rajendra Das

Name JAYANTA PANDIT

Name RAJENDRA DAS





↙  
District Sub-Registrar-III  
Alipore, South 24 Parganas

02 APR 2018

**SITE PLAN OF PREMISES NO.47 MATHESWARTOLA ROAD  
 COMPRISING C.S.DAG NO.457(P),455(P),455/554(P),458(P),  
 461(P), KHATI ANNO.588,113,353,MOUZA-TANGRA,J.L.NO.-5,  
 DIST.-SOUTH 24 PARGANAS , WARD NO.-66 , UNDER KOLKATA  
 MUNICIPAL CORPORATION.**

TOTAL LAND AREA = 19 kt. 02 ch. 25 sft.

TOTAL COVERED AREA = 1270 sft.

AREA SHOWN IN RED BORDER

DAG NO.	AREA		
	KH.	CH.	SFT.
457(P)	1	0	42
455(P)	6	15	23
455/554(P)	0	12	26
458(P)	6	5	7
461(P)	4	0	17



**ASHWAGANDHA MERCHANTS PVT. LTD.**

*[Signature]*  
 Director **Authorised Signatory**

**PARAKASHTHA MERCHANTS PVT. LTD.**

*[Signature]*  
 Director **Authorised Signatory**

**AACHAMAN VINIYOG PVT. LTD.**

*[Signature]*  
 Director **Authorised Signatory**

**TAPASWAT COMMERCIAL PVT. LTD.**

*[Signature]*  
 Director **Authorised Signatory**

**KRITYA COMMERCIAL PVT. LTD.**

*[Signature]*  
**Authorised Signatory / Director**

For **SUVRIDHI COMMOTRADE PRIVATE LIMITED**

*[Signature]*  
 Director/Authorised Signatory

**SIGNATURE OF PURCHASERS**

For **SRIJAN ENCLAVE PVT. LTD.**

*[Signature]*  
 Director/Authorised Signatory

For **SRIJAN INFRAREALTY PVT. LTD.**

*[Signature]*  
 Director/Authorised Signatory

For **SRIJAN LAND & BUILDING PVT. LTD.**

*[Signature]*  
 Director/Authorised Signatory

For **PANCHKOTI STOCKIST PRIVATE LIMITED**

*[Signature]*  
 Director/Authorised Signatory

✓ *[Signature]*

**SIGNATURE OF VENDOR**



District Sub-Registrar-III  
Alipore, South 24 Pargana

02 APR 2018



FORM FOR PHOTOGRAPHS & FINGER PRINTS



*Prasanth Kishan*



Little



Ring



Middle



Fore



Thumb

LEFT HAND



Thumb



Fore



Middle



Ring



Little

RIGHT HAND



*Prasanth*



Little



Ring



Middle



Fore



Thumb

LEFT HAND



Thumb



Fore



Middle



Ring



Little

RIGHT HAND



*Prasanth*



Little



Ring



Middle



Fore



Thumb

LEFT HAND



Thumb



Fore



Middle



Ring



Little

RIGHT HAND



District Sub-Registrar-III  
Alipore, South 24 Parganas

02 APR 2018

FORM FOR PHOTOGRAPHS & FINGER PRINTS



*Li Yao Jiang*



LEFT HAND



RIGHT HAND

Little Ring Middle Fore Thumb

LEFT HAND

Thumb Fore Middle Ring Little

RIGHT HAND

Little Ring Middle Fore Thumb

LEFT HAND

Thumb Fore Middle Ring Little

RIGHT HAND





District Sub-Registrar-II  
Alipore, South 24 Parganas

02 APR 2018

धारा 138A के तहत जारी

PERMANENT ACCOUNT NUMBER



ADLPD5641G



नाम / NAME

VINIT KUMAR DAGA

पिता का नाम / FATHER'S NAME

BALDEO DAS DAGA

जन्म तिथि / DATE OF BIRTH

16-11-1975

प्रभुत्व / SIGNATURE

असम, प.स. XI

COMMISSIONER OF INCOME TAX, W.B. - XI





आयकर विभाग  
INCOME TAX DEPARTMENT

SHREELAL MOHTA

DWARKA DAS MOHTA

14/04/1961

Permanent Account Number

ADZPM1118M

Signature



भारत सरकार  
GOVT. OF INDIA



21100013

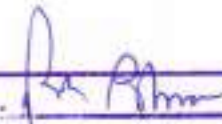


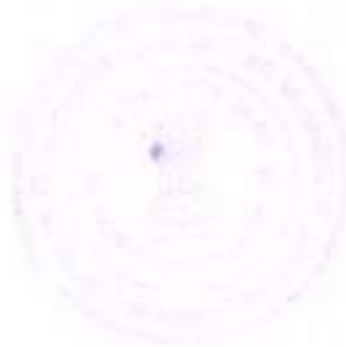








Signature :	
Date:	_____
Given to	_____
Purpose	Land Registry
Not to be used for other Purpose	



10/11/2020  
11/11/2020  
12/11/2020  
13/11/2020  
14/11/2020  
15/11/2020



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_____	_____





Signature :	_____
Date :	_____
Given to :	_____
Purpose :	Land Registry
Not to be used for other Purpose	

For BRIJAN INFRA REALTY PVT. LTD.  
  
Director / Authorized Signatory



Handwritten text in the top right corner, possibly a date or reference number.



भारत सरकार, नई दिल्ली

Secretary, Government of India




Signature :	_____
Date :	_____
Given to :	_____
Purpose :	<u>Land Registry</u>
Not to be used for other Purpose	



For PANCHKOTI STOCKIST PRIVATE LIMITED

  
Director/Authorised Signatory

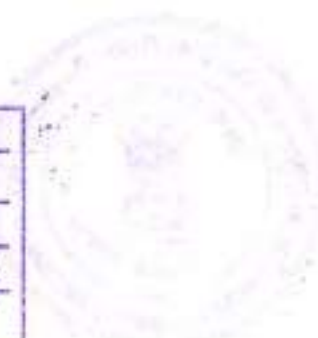


STOCKIST PRIVATE LIMITED

Stockist Address (Printed)




Signature :	_____
Date	_____
Given to	_____
Purpose	<i>Land Registry</i>
Not to be used for other Purpose	



For SRIJAN LAND & BUILDING PVT. LTD.  
*[Signature]*  
Director / Authorised Signatory



For BRIHAN LAND & BUILDING PVT. LTD.

Company's Authorized Signatory





Signature :	_____
Date :	_____
Given to :	_____
Purpose :	<u>Land Registry</u>
Not to be used for other Purpose	



For SUVRIDHI COMMOTRADE PRIVATE LIMITED

Director / Authorised Signatory

Handwritten marks or numbers in the top right corner.



MA STAFF BOARDING H21

Handwritten text on a lined background, possibly a signature or date.



Signature : \_\_\_\_\_  
Date : \_\_\_\_\_  
Given to : \_\_\_\_\_  
Purpose : Land Registry  
Not to be used for other Purpose

For SRIJAN ENCLAVE PVT. LTD.  
  
Director/Authorised Signatory





For BRIJAN ENCLAVE PVT LTD

Director of Land Management



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

TAPASWAT COMMERCIAL PRIVATE  
LIMITED

21/05/2012

Permanent Account Number

AAECT2573L







आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

AACHAMAN VINIYOG PRIVATE LIMITED

0870972011

Permanent Account Number

AAJCAE320P



01102011





संयुक्त विभाग  
UNION DEPARTMENT

भारत सरकार  
GOVT OF INDIA

ARJUN COMMERCIAL PRIVATE LIMITED

CGO 2011

भारत सरकार, अर्थ विभाग

आवेदन संख्या: 11/2011





आयकर विभाग  
INCOME TAX DEPARTMENT  
भारत सरकार  
GOVT. OF INDIA  
PARAKASHIHA MERCHANTS PRIVATE  
LIMITED  
25/09/2011  
Parashahi Account Number  
AA-GC92272A







आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

ASHWAGANDHA MERCHANTS PRIVATE  
LIMITED



16/09/2011

Permanent Account Number

AAJCA9745Q

16/09/2011





PERMANENT ACCOUNT NUMBER <b>AZPL3818J</b>		
	TAXPAYER'S NAME <b>LI YAO LIANG</b>	
	FATHER'S NAME <b>LI CHI JUNG</b>	DATE OF BIRTH <b>05-01-1937</b>
SIGNATURE 	 28/08/2011 COMMISSIONER OF INCOME-TAX, VIH - XI	

इस कार्ड के खी / मिल जाने पर कृपया जारी करने  
 वाले अधिकारी को सूचित / ज्ञापन करके  
 संयुक्त आयकर अधिकारी (आ.स.स. एवं तकनीकी),  
 पी-7,  
 चण्डीगढ़ सभागार,  
 काता- 700 005.

In case this card is lost/damaged, kindly inform about it to  
 the issuing authority :  
 Joint Commissioner of Income-tax (Systems & Technical),  
 P-7,  
 Chandigarh Sectors,  
 Calcutta- 700 005.





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

GRN: 19-201819-021064328-1  
GRN Date: 02/04/2018 13:49:53  
BRN: IB03042018058828  
Payment Mode: Online Payment  
Bank: Indian Bank  
BRN Date: 02/04/2018 13:49:32

DEPOSITOR'S DETAILS

Name: BAPI DAS  
Contact No.:  
E-mail:  
Address: ALOPIRE COURT  
Applicant Name: Mr Bapi Das  
Office Name:  
Office Address:  
Status of Depositor: Advocate  
Purpose of payment / Remarks: Sale, Sale Document Payment No 5  
Id No.: 16030000525966/5/2018  
(Query No./Query Year)  
Mobile No.: +91-9830373677

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount [₹]
1	16030000525966/5/2018	Property Registration- Stamp duty	0030-02-103-003-02	9070
2	16030000525966/5/2018	Property Registration- Registration Fees	0030-03-104-001-16	1554
Total				10624

In Words: Rupees Ten Thousand Six Hundred Twenty Four only



Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2017

Between

Li Yao Liang  
... Vendor

And

Ashwagandha Merchants Pvt. Ltd. & Ors.  
... Purchasers

### DEED OF CONVEYANCE

0.10% share in  
Premises No.47, Matheswartola Road  
Police Station Pragati Maidan  
Kolkata-700046

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## Major Information of the Deed

Deed No :	I-1603-01423/2018	Date of Registration	05/04/2018
Query No / Year	1603-0000525966/2018	Office where deed is registered	
Query Date	30/03/2018 6:07:30 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Bapi Das Alipore Police Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830373677, 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. 75,000/-	Rs. 1,50,834/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 9,170/- (Article:23)	Rs. 1,554/- (Article:A(1), E, M(b), H)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Tangra, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Matheswartala Road, , Premises No. 47, Ward No: 66

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Commercial		14 Sq Ft	70,000/-	1,45,834/-	Property is on Road
<b>Grand Total :</b>					<b>.0321Dec</b>	<b>70,000 /-</b>	<b>1,45,834 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2 Sq Ft.	5,000/-	5,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 2 Sq Ft., Commercial Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		<b>2 sq ft</b>	<b>5,000 /-</b>	<b>5,000 /-</b>	

### Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>LI Yao Liang</b> Son of Late LI Chi Jung 91, Matheswartola Road, P.O.- Gobindo Khatick, P.S:- Tiljala, District-South 24-Parganas, West Bengal, India, PIN - 700046 Sex: Male, By Caste: Others, Occupation: Others, Citizen of: India, PAN No.: AAZPL8818J, Status :Individual, Executed by: Self, Date of Execution: 02/04/2018 , Admitted by: Self, Date of Admission: 02/04/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 02/04/2018 , Admitted by: Self, Date of Admission: 02/04/2018 ,Place : Pvt. Residence

Major Information of the Deed :- I-1603-01423/2018-05/04/2018














**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>ASHWAGANDHA MERCHANTS PRIVATE LIMITED</b> 12C, Chakraberia Road (North), P.O:- Lala Lajpat Rai Sarani, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020 , PAN No.:: AAJCA9745Q, Status :Organization, Executed by: Representative
2	<b>PARAKASHTHA MERCHANTS PRIVATE LIMITED</b> 12C, Chakraberia Road (North), P.O:- Lala Lajpat Rai Sarani, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020 , PAN No.:: AAGCP2272A, Status :Organization, Executed by: Representative
3	<b>KRITYA COMMERCIAL PRIVATE LIMITED</b> 12C, Chakraberia Road (North), P.O:- Lala Lajpat Rai Sarani, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020 , PAN No.:: AAECK4825C, Status :Organization, Executed by: Representative
4	<b>AACHAMAN VINIYOG PRIVATE LIMITED</b> 12C, Chakraberia Road (North), P.O:- Lala Lajpat Rai Sarani, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020 , PAN No.:: AAJCA8326P, Status :Organization, Executed by: Representative
5	<b>TAPASWAT COMMERCIAL PRIVATE LIMITED</b> 68, Jessore Road, Room No-512, 5th Floor, P.O:- Bangur, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700055 , PAN No.:: AAECT2573L, Status :Organization, Executed by: Representative
6	<b>SRIJAN ENCLAVE PRIVATE LIMITED</b> 36/1A, Elgin Road, P.O:- Lala Lajpat Rai Sarani, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 , PAN No.:: AAQCS4061C, Status :Organization, Executed by: Representative
7	<b>SRIJAN INFRAREALTY PRIVATE LIMITED</b> 36/1A, Elgin Road, P.O:- Lala Lajpat Rai Sarani, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 , PAN No.:: AAQCS4626M, Status :Organization, Executed by: Representative
8	<b>SRIJAN LAND &amp; BUILDING PRIVATE LIMITED</b> 36/1A, Elgin Road, P.O:- Lala Lajpat Rai Sarani, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 , PAN No.:: AAQCS4062B, Status :Organization, Executed by: Representative
9	<b>PANCHKOTI STOCKIST PRIVATE LIMITED</b> 36/1A, Elgin Road, P.O:- Lala Lajpat Rai Sarani, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 , PAN No.:: AAGCP5305E, Status :Organization, Executed by: Representative
10	<b>SUVRIDHI COMMOTRADE PRIVATE LIMITED</b> 36/1A, Elgin Road, P.O:- Lala Lajpat Rai Sarani, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 , PAN No.:: AARCS2648Q, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature												
1	<b>Mr Shreelal Mohta (Presentant)</b> Son of Dwarkadas Mohta Diamond City North, 68, Jessore Road, Block-III, Flat No: 6B, P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700055, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: ADZPM1118M Status : Representative, Representative of : ASHWAGANDHA MERCHANTS PRIVATE LIMITED (as Director), PARAKASHTHA MERCHANTS PRIVATE LIMITED (as Director), KRITYA COMMERCIAL PRIVATE LIMITED (as Director), AACHAMAN VINIYOG PRIVATE LIMITED (as Director)												
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td><b>Mr Vinit Kumar Daga</b> Son of Late Baldeo Das Daga Date of Execution - 02/04/2018, , Admitted by: Self, Date of Admission: 05/04/2018, Place of Admission of Execution: Office</td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Apr 5 2018 12:29PM</td> <td>LTI 05/04/2018</td> <td>05/04/2018</td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	<b>Mr Vinit Kumar Daga</b> Son of Late Baldeo Das Daga Date of Execution - 02/04/2018, , Admitted by: Self, Date of Admission: 05/04/2018, Place of Admission of Execution: Office					Apr 5 2018 12:29PM	LTI 05/04/2018	05/04/2018
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	Apr 5 2018 12:29PM	LTI 05/04/2018	05/04/2018										

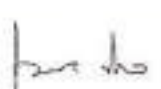
Major Information of the Deed :- I-1603-01423/2018-05/04/2018





2	Flat No.2C, Block-16, 68 Jessore Road, P.O:- Bangur, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700055, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ADLPD5641G Status : Representative, Representative of : TAPASWAT COMMERCIAL PRIVATE LIMITED (as Director)
3	<b>Mr Prakash Kumar Bhimrajka</b> Son of Late Bajrang Lal Bhimrajka Flat No.2A, 2nd Floor, 131/9, N. S. C. Bose Road, P.O:- Regent Park, P.S:- Regent Park, District:-South 24-Parganas, West Bengal, India, PIN - 700040, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ADGPB7657M Status : Representative, Representative of : SRIJAN ENCLAVE PRIVATE LIMITED (as Authorised Signatory), SRIJAN INFREAREALTY PRIVATE LIMITED (as Authorised Signatory), SRIJAN LAND & BUILDING PRIVATE LIMITED (as Authorised Signatory), PANCHKOTI STOCKIST PRIVATE LIMITED (as Authorised Signatory), SUVRIDHI COMMOTRADE PRIVATE LIMITED (as Authorised Signatory)

### Identifier Details :

Name & address	
Mr Bapi Das Son of Late Sunil Das Alipore Police Court, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, Identifier Of Li Yao Liang, Mr Shreelal Mohta, Mr Vinit Kumar Daga, Mr Prakash Kumar Bhimrajka	05/04/2018
	

### Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Li Yao Liang	ASHWAGANDHA MERCHANTS PRIVATE LIMITED-0.00320834 Dec, PARAKASHTHA MERCHANTS PRIVATE LIMITED-0.00320834 Dec, KRITYA COMMERCIAL PRIVATE LIMITED-0.00320834 Dec, AACHAMAN VINIYOG PRIVATE LIMITED-0.00320834 Dec, TAPASWAT COMMERCIAL PRIVATE LIMITED-0.00320834 Dec, SRIJAN ENCLAVE PRIVATE LIMITED-0.00320834 Dec, SRIJAN INFREAREALTY PRIVATE LIMITED-0.00320834 Dec, SRIJAN LAND & BUILDING PRIVATE LIMITED-0.00320834 Dec, PANCHKOTI STOCKIST PRIVATE LIMITED-0.00320834 Dec, SUVRIDHI COMMOTRADE PRIVATE LIMITED-0.00320834 Dec

### Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Li Yao Liang	ASHWAGANDHA MERCHANTS PRIVATE LIMITED-0.20000000 Sq Ft, PARAKASHTHA MERCHANTS PRIVATE LIMITED-0.20000000 Sq Ft, KRITYA COMMERCIAL PRIVATE LIMITED-0.20000000 Sq Ft, AACHAMAN VINIYOG PRIVATE LIMITED-0.20000000 Sq Ft, TAPASWAT COMMERCIAL PRIVATE LIMITED-0.20000000 Sq Ft, SRIJAN ENCLAVE PRIVATE LIMITED-0.20000000 Sq Ft, SRIJAN INFREAREALTY PRIVATE LIMITED-0.20000000 Sq Ft, SRIJAN LAND & BUILDING PRIVATE LIMITED-0.20000000 Sq Ft, PANCHKOTI STOCKIST PRIVATE LIMITED-0.20000000 Sq Ft, SUVRIDHI COMMOTRADE PRIVATE LIMITED-0.20000000 Sq Ft

Major Information of the Deed :- I-1603-01423/2018-05/04/2018





**Endorsement For Deed Number : I - 160301423 / 2018**

On 02-04-2018

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

Presented for registration at 17:40 hrs on 02-04-2018, at the Private residence by Mr Shreelal Mohta .,

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,50,834/-

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

Execution is admitted on 02/04/2018 by Li Yao Liang, Son of Late Li Chi Jung, 91, Matheswartola Road, P.O: Gobindo Khatick, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700046, by caste Others, by Profession Others

Indetified by Mr Bapi Das, , Son of Late Sunil Das, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 02-04-2018 by Mr Shreelal Mohta, Director, ASHWAGANDHA MERCHANTS PRIVATE LIMITED, 12C, Chakraberia Road (North), P.O:- Lala Lajpat Rai Sarani, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020; Director, PARAKASHTHA MERCHANTS PRIVATE LIMITED, 12C, Chakraberia Road (North), P.O:- Lala Lajpat Rai Sarani, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020; Director, KRITYA COMMERCIAL PRIVATE LIMITED, 12C, Chakraberia Road (North), P.O:- Lala Lajpat Rai Sarani, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020; Director, AACHAMAN VINIYOG PRIVATE LIMITED, 12C, Chakraberia Road (North), P.O:- Lala Lajpat Rai Sarani, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020

Indetified by Mr Bapi Das, , Son of Late Sunil Das, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 02-04-2018 by Mr Prakash Kumar Bhimrajka, Authorised Signatory, SRIJAN ENCLAVE PRIVATE LIMITED, 36/1A, Elgin Road, P.O:- Lala Lajpat Rai Sarani, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020; Authorised Signatory, SRIJAN INFREAREALTY PRIVATE LIMITED, 36/1A, Elgin Road, P.O:- Lala Lajpat Rai Sarani, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020; Authorised Signatory, SRIJAN LAND & BUILDING PRIVATE LIMITED, 36/1A, Elgin Road, P.O:- Lala Lajpat Rai Sarani, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020; Authorised Signatory, PANCHKOTI STOCKIST PRIVATE LIMITED, 36/1A, Elgin Road, P.O:- Lala Lajpat Rai Sarani, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020; Authorised Signatory, SUVRIDHI COMMOTRADE PRIVATE LIMITED, 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 Bapi Das, , Son of Late Sunil Das, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate



**Asish Goswami**

**DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-  
PARGANAS**

**South 24-Parganas, West Bengal**

Major Information of the Deed :- I-1603-01423/2018-05/04/2018

Handwritten notes or markings in the top right corner.



On 03-04-2018

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 1,554/- ( A(1) = Rs 1,508/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 1,554/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 02/04/2018 1:49PM with Govt. Ref. No: 192018190210643281 on 02-04-2018, Amount Rs: 1,554/-, Bank:  
Indian Bank ( IDIB000C001), Ref. No. IB03042018058828 on 02-04-2018, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 9,070/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 9,070/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 87897, Amount: Rs.100/-, Date of Purchase: 12/02/2018, Vendor name: S Chanda

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 02/04/2018 1:49PM with Govt. Ref. No: 192018190210643281 on 02-04-2018, Amount Rs: 9,070/-, Bank:  
Indian Bank ( IDIB000C001), Ref. No. IB03042018058828 on 02-04-2018, Head of Account 0030-02-103-003-02



**Asish Goswami**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - III SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

On 05-04-2018

**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.

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

Execution is admitted on 05-04-2018 by Mr Vinit Kumar Daga, Director, TAPASWAT COMMERCIAL PRIVATE LIMITED, 68, Jessore Road, Room No-512, 5th Floor, P.O:- Bangur, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700055

Indetified by Mr Bapi Das, . . Son of Late Sunil Das, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate



**Asish Goswami**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - III SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

Major Information of the Deed :- I-1603-01423/2018-05/04/2018

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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2018, Page from 42629 to 42668  
being No 160301423 for the year 2018.



Digitally signed by ASISH GOSWAMI  
Date: 2018.04.06 11:43:30 +05:30  
Reason: Digital Signing of Deed.

(Asish Goswami) 06/04/2018 11:43:09  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)



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