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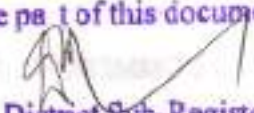


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Certified that the document is admitted for registration. The signature sheets and the endorsement sheets attached with the document are the part of this document.


 District Sub-Register-III
 Alipore, South 24-parganas

05 APR 2018

CONVEYANCE

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




District Sub-Register-III
 Alipore, South 24-parganas

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Sl. No.....Date.....
Name.....
Add.....
AMT.....

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

Saha and Mohy
V.C.T. No - 1007

ASHWAGANDHA MERCHANTS PVT. LTD.

Saha and Mohy
Director Authorised Signatory

PARAKASHTHA MERCHANTS PVT. LTD.

Saha and Mohy
Director Authorised Signatory

KRITYA COMMERCIAL PVT. LTD.

Saha and Mohy
Authorised Signatory / Director

AACHAMAN VINIYOG PVT. LTD.

Saha and Mohy
Director Authorised Signatory

TAPASWAT COMMERCIAL PVT. LTD.

Director

praha

P.T.O

Saha
SOUMITRA CHANDA
Licensed Stamp Vendor
4/2, K S Roy Road, Kol-1



District Sub-Registrar-III
Alipore, South 24 Parganas

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- 3.1 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 KRITYA 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 AAQCS4026M) 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.



V.C.T.S No-1008

For SRIJAN ENCLAVE PVT. LTD.

Director / Authorised Signatory

For SRIJAN INFRA REALTY PVT. LTD.

Director / Authorised Signatory

For SRIJAN LAND & BUILDING PVT. LTD.

Director / Authorised Signatory

For PANCHKOTI STOCKIST PRIVATE LIMITED

Director / Authorised Signatory

For SUVRIDHI COMMO TRADE PRIVATE LIMITED

Director / Authorised Signatory



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V.C.T.S No-1005

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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 - Regant Park, Post Office - Regant 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 - Regant Park, Post Office - Regant 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 - Regant Park, Post Office - Regant 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 - Regant Park, Post Office - Regant 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) (I) land measuring 3 (three) decimal equivalent to 1 (one) *cottah* 13 (thirteen) *chittack* and 1.80 (one point eight zero) 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. 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 I of the 1st Schedule below (First Land) (2) land measuring 1 (one) decimal equivalent to 9 (nine) *chittack* and 30.60 (thirty point six zero) 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 II of the 1st Schedule below (Second Land) (3) land measuring 25 (twenty five) decimal equivalent to 15 (fifteen) *cottah* and 2 (two) *chittack*, more or less together with structures and dwelling units erected thereon, admeasuring 430 (four hundred and thirty) 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. 460, recorded in C.S. *Khatian* No.113, *Mouza* Tangra, J.L. No.5, Sub-Registration



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District Alipore, District South 24 Parganas, more fully described in Part III of the 1st Schedule below (Third Land) (4) land measuring 9 (nine) decimal equivalent to 5 (five) *cottah* 7 (seven) *chittack* and 5.40 (five point four zero) 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 1st Schedule below (Fourth Land) (5) land measuring 15 (fifteen) decimal equivalent to 9 (nine) *cottah* 1 (one) *chittack* and 9 (nine) square feet, more or less together with structures and dwelling units erected thereon, admeasuring 1820 (one thousand eight hundred and twenty) 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. 456, recorded in C.S. *Khatian* No.558, *Mouza* Tangra, J.L. No.5, Sub-Registration District Alipore, District South 24 Parganas, more fully described in Part V of the 1st Schedule below (Fifth Land) (6) land measuring 45 (forty five) decimal equivalent to 27 (twenty seven) *cottah* 3 (three) *chittack* and 27 (twenty seven) square feet, more or less together with structures and dwelling units erected thereon, admeasuring 2130 (two thousand one hundred and thirty) 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 VI of the 1st Schedule below (Sixth Land) (7) land measuring 6 (six) decimal equivalent to 3 (three) *cottah* 10 (ten) *chittack* and 3.60 (three point six zero) 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. 451, recorded in C.S. *Khatian* No.125, *Mouza* Tangra, J.L. No.5, Sub-Registration District Alipore, District South 24 Parganas, more fully described in Part VII of the 1st Schedule below (Seventh Land) (8) land measuring 11 (eleven) decimal equivalent to 6 (six) *cottah* 10 (ten) *chittack* and 21.60 (twenty one point six zero) square feet, more or less together with structures and dwelling units erected thereon, admeasuring 980 (nine hundred and eighty) 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. 457/57.5, recorded in C.S. *Khatian* No.600, *Mouza* Tangra, J.L. No.5, Sub-Registration District Alipore, District South 24 Parganas, more fully described in Part VIII of the 1st Schedule below (Eighth Land) (9) land measuring 9 (nine) decimal equivalent to 5 (five) *cottah* 7 (seven) *chittack* and 5.40 (five point four zero) square feet, more or less together with structures and dwelling units erected thereon, admeasuring 350 (three 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. 457/57.6, recorded in C.S. *Khatian* No.533, *Mouza* Tangra, J.L. No.5, Sub-Registration District Alipore, District South 24 Parganas, more fully described in Part IX of the 1st Schedule below (Ninth Land) and (10) land measuring 8 (eight) decimal equivalent to 4 (four) *cottah* 13 (thirteen) *chittack* and 19.80 (nineteen point eight zero) square feet, more or less together with structures and dwelling units erected thereon, admeasuring 410 (four hundred and ten) 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. 459, recorded in C.S. *Khatian* No.113, *Mouza* Tangra, J.L.





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No.5, Sub-Registration District Alipore, District South 24 Parganas, more fully described in Part X of the 1st Schedule below (Tenth Land), the First Land, the Second Land, the Third Land, the Fourth Land, the Fifth Land, the Sixth Land, the Seventh Land, the Eighth Land, the Ninth Land and the Tenth 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 2nd 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 and Second Land:** By a Deed of Conveyance dated 29th 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 Li Yao Liang (the Vendor herein) jointly purchased the entirety of the First Land and the Second Land from Mammotha Nath Khamrui, for the consideration mentioned therein.

5.1.2 **Ownership of Third Land:** By a Deed of Conveyance dated 28th 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 Third Land from Samsuddin Ahmed, Md. Amin, Md. Yasin, Tara Bibi, Samsunehar, Sakina Bibi and Fatu Bibi, for the consideration mentioned therein.

5.1.3 **Ownership of Fourth Land:** By a Deed of Conveyance dated 28th 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 Mukhopadhaya, for the consideration mentioned therein.

5.1.4 **Ownership of Fifth Land and Sixth Land:** By a Deed of Conveyance dated 29th 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 Fifth Land and the Sixth Land from Mammotha Nath Khamrui, for the consideration mentioned therein.

5.1.5 **Ownership of Seventh Land:** By a Deed of Conveyance dated 8th January, 1972, registered in the Office of the Joint Sub-Registrar at Alipore, in Book No. I, Volume No. 14, at Pages 28 to 32, being Deed No.00109 for the year 1972, Li Yao Li, Li Yao Hung and the Vendor jointly purchased the entirety of the Seventh Land from Panchi Parey, for the consideration mentioned herein.

5.1.6 **Ownership of Eighth Land:** By a Deed of Conveyance dated 29th 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 Eighth Land from Mammotha Nath Khamrui, for the consideration mentioned therein.





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- 5.1.7 **Ownership of Ninth Land:** By a Deed of Conveyance dated 31st August, 1971, registered in the Office of the Joint Sub-Registrar at Alipore, in Book No. I, Volume No. 81, at Pages 63 to 68, being Deed No.3866 for the year 1971, Li Yao Li, Li Yao Hung and the Vendor jointly purchased the entirety of the Ninth Land from Maniklal Khara, for the consideration mentioned therein.
- 5.1.1 **Ownership of Tenth Land:** By a Deed of Conveyance dated 28th 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 Tenth Land from Samsuddin Ahmed, Md. Amin, Md. Yasin, Tara Bibi, Samsunehar, Sakina Bibi and Fatu Bibi, for the consideration mentioned therein.
- 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 1/3rd (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 Lin 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 2/3rd 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 a lease of the entirety of the 2/3rd Share In Said Property to and in favour of the Purchasers.
- 5.1.5 **Lease of 1/3rd share in the Said Property:** By a registered Deed of Lease dated 16th August 2013 (Said Lease Deed), the Vendor has granted a lease of the entirety of the 1/3rd 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 1/3rd 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 2nd 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 2nd Schedule below and delineated and demarcated on the Plan annexed hereto and bordered in colour Red thereon, comprised of (I) the First Land, being land measuring 3 (three) decimal equivalent to 1 (one) *cottah* 13 (thirteen) *chittack* and 1.80 (one point eight zero) 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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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 I** of the 1st **Schedule** below and (2) the Second Land, being land measuring 1 (one) decimal equivalent to 9 (nine) *chittack* and 30.60 (thirty point six zero) 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 II** of the 1st **Schedule** below and (3) the Third Land, being land measuring 25 (twenty five) decimal equivalent to 15 (fifteen) *cottah* and 2 (two) *chittack*, more or less together with structures and dwelling units erected thereon, admeasuring 430 (four hundred and thirty) 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. 460, 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 III** of the 1st **Schedule** below and (4) the Fourth Land, being land measuring 9 (nine) decimal equivalent to 5 (five) *cottah* 7 (seven) *chittack* and 5.40 (five point four zero) 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 1st **Schedule** below and (5) the Fifth Land, being land measuring 15 (fifteen) decimal equivalent to 9 (nine) *cottah* 1 (one) *chittack* and 9 (nine) square feet, more or less together with structures and dwelling units erected thereon, admeasuring 1820 (one thousand eight hundred and twenty) 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. 456, recorded in C.S. *Khatian* No.558, *Mouza* Tangra, J.L. No.5, Sub-Registration District Alipore, District South 24 Parganas, more fully described in **Part V** of the 1st **Schedule** below and (6) the Sixth Land, being land measuring 45 (forty five) decimal equivalent to 27 (twenty seven) *cottah* 3 (three) *chittack* and 27 (twenty seven) square feet, more or less together with structures and dwelling units erected thereon, admeasuring 2130 (two thousand one hundred and thirty) 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 VI** of the 1st **Schedule** below and (7) the Seventh Land, being land measuring 6 (six) decimal equivalent to 3 (three) *cottah* 10 (ten) *chittack* and 3.60 (three point six zero) 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. 451, recorded in C.S. *Khatian* No.125, *Mouza* Tangra, J.L. No.5, Sub-Registration District Alipore, District South 24 Parganas, more fully described in **Part VII** of the 1st **Schedule** below and (8) the Eighth Land, being land measuring 11 (eleven) decimal equivalent to 6 (six) *cottah* 10 (ten) *chittack* and 21.50 (twenty one point six zero) square feet, more or less together with structures and dwelling units erected thereon, admeasuring 980 (nine hundred and eighty) 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. 457/575, recorded in C.S. *Khatian*





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No.600, *Mouza* Tangra, J.L. No.5, Sub-Registration District Alipore, District South 24 Parganas, more fully described in Part VIII of the 1st Schedule below and (9) the Ninth Land, being land measuring 9 (nine) decimal equivalent to 5 (five) *cottah* 7 (seven) *chittack* and 5.40 (five point four zero) square feet, more or less together with structures and dwelling units erected thereon, admeasuring 350 (three 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. 457/576, recorded in C.S. *Khatian* No.533, *Mouza* Tangra, J.L. No.5, Sub-Registration District Alipore, District South 24 Parganas, more fully described in Part IX of the 1st Schedule below and (10) the Tenth Land, being land measuring 8 (eight) decimal equivalent to 4 (four) *cottah* 13 (thirteen) *chittack* and 19.80 (nineteen point eight zero) square feet, more or less together with structures and dwelling units erected thereon, admeasuring 410 (four hundred and ten) 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. 459, 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 X of the 1st 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.2,00,000/- (Rupees Two lakh 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, *debentures*, 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:

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.



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- 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.

**1st Schedule
(Said Property)
Part I
(First Land)**

Land measuring 3 (three) decimal equivalent to 1 (one) *cottah* 13 (thirteen) *chittack* and 1.80 (one point eight zero) 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, 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 <i>Dag</i> No.457(P), being a portion of Premises No.47, Matheswartala Road, Kolkata-700046
On the East	:	By <i>Dag</i> No.457(P), being a portion of Premises No.47, Matheswartala Road, Kolkata-700046
On the South	:	By <i>Dag</i> No.455(P), being a portion of Premises No.47, Matheswartala Road, Kolkata-700046
On the West	:	By <i>Dag</i> No.455/554(P), being a portion of Premises No.47, Matheswartala Road, Kolkata-700046





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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 1 (one) decimal equivalent to 9 (nine) *chittack* and 30.60 (thirty point six zero) 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, 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 <i>Dag</i> No.457(P), being a portion of Premises No.47, Matheswartala Road, Kolkata-700046
On the East	:	By <i>Dag</i> No.455(P), being a portion of Premises No.47, Matheswartala Road, Kolkata-700046
On the South	:	By <i>Dag</i> No.455/554(P), being a portion of Premises No.47, Matheswartala Road, Kolkata-700046
On the West	:	By <i>Dag</i> No.458(P), being a portion of Premises No.47, Matheswartala 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 25 (twenty five) decimal equivalent to 15 (fifteen) *cottah* and 2 (two) *chittack*, more or less together with structures and dwelling units erected thereon, admeasuring 430 (four hundred and thirty) 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, comprised in a portion of C.S. *Dag* No. 460, 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 <i>Dag</i> No.459/564, being a portion of Premises No.50F, Matheswartala Road, Kolkata-700046
On the East	:	By <i>Dag</i> Nos.459(P) and 458(P), being a portion of Premises No.47, Matheswartala Road, Kolkata-700046
On the South	:	By <i>Dag</i> No.461(P), being a portion of Premises No.47, Matheswartala Road, Kolkata-700046
On the West	:	By Premises No.46B, Matheswartala 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.



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**Part IV
(Fourth Land)**

Land measuring 9 (nine) decimal equivalent to 5 (five) *cottah* 7 (seven) *chittack* and 5.40 (five point four zero) 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, 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 <i>Dag</i> No.459(P), being a portion of Premises No.47, Matheswartala Road, Kolkata-700046
On the East	:	By <i>Dag</i> Nos.455/554(P) and 457(P), being a portion of Premises No.47, Matheswartala Road, Kolkata-700046
On the South	:	By <i>Dag</i> No.458(P), being a portion of Premises No.47, Matheswartala Road, Kolkata-700046
On the West	:	By <i>Dag</i> No.460, being a portion of Premises No.47, Matheswartala 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 15 (fifteen) decimal equivalent to 9 (nine) *cottah* 1 (one) *chittack* and 9 (nine) square feet, more or less together with structures and dwelling units erected thereon, admeasuring 1820 (one thousand eight hundred and twenty) 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, comprised in a portion of C.S. *Dag* No. 456, recorded in C.S. *Khatian* No.558, *Mouza* Tangra, J.L. No.5, Sub-Registration District Alipore, District South 24 Parganas and butted and bounded as follows:

On the North	:	By <i>Dag</i> No.457(P), being a portion of Premises No.47, Matheswartala Road, Kolkata-700046
On the East	:	By <i>Dag</i> No.457(P), being a portion of Premises No.47, Matheswartala Road, Kolkata-700046
On the South	:	By <i>Dag</i> No.457(P), being a portion of Premises No.47, Matheswartala Road, Kolkata-700046
On the West	:	By <i>Dag</i> No.457(P), being a portion of Premises No.47, Matheswartala 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.





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Part VI
(Sixth Land)

Land measuring 45 (forty five) decimal equivalent to 27 (twenty seven) *cottah* 3 (three) *chittack* and 27 (twenty seven) square feet, more or less together with structures and dwelling units erected thereon, admeasuring 2130 (two thousand one hundred and thirty) 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, 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 and butted and bounded as follows:

On the North	:	By 33 (thirty three) feet wide road and <i>Dag</i> Nos.457/575(P) and 457/576(P), being a portion of Premises No.47, Matheswartala Road, Kolkata-700046
On the East	:	By 33 (thirty three) feet wide road and <i>Dag</i> Nos.451(P) and 457/575(P), being a portion of Premises No.47, Matheswartala Road, Kolkata-700046
On the South	:	By <i>Dag</i> Nos.457(P), 455(P), 455/554(P) and 458(P), all being a portion of Premises No.47, Matheswartala Road, Kolkata-700046
On the West	:	By <i>Dag</i> No.459(P), being a portion of Premises No.50F, Matheswartala Road, Kolkata-700046 and by <i>Dag</i> Nos.459(P) and 458(P), being a portion of Premises No.47, Matheswartala 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 Sixth Land and appurtenances and inheritances for access and user thereof.

Part VII
(Seventh Land)

Land measuring 6 (six) decimal equivalent to 3 (three) *cottah* 10 (ten) *chittack* and 3.60 (three point six zero) 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 the Kolkata Municipal Corporation, comprised in a portion of C.S. *Dag* No. 451, recorded in C.S. *Khatian* No.125, *Mouza* Tangra, J.L. No.5, Sub-Registration District Alipore, District South 24 Parganas and butted and bounded as follows:

On the North	:	By 33 (thirty three) feet wide road
On the East	:	By 33 (thirty three) feet wide road
On the South	:	By <i>Dag</i> Nos.457/575(P) and 457/576(P), being a portion of Premises No.47, Matheswartala Road, Kolkata-700046
On the West	:	By <i>Dag</i> No.457(P), being a portion of Premises No.47, Matheswartala 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 Seventh Land and appurtenances and inheritances for access and user thereof.





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**Part VIII
(Eighth Land)**

Land measuring 11 (eleven) decimal equivalent to 6 (six) *cottah* 10 (ten) *chittack* and 21.60 (twenty one point six zero) square feet, more or less together with structures and dwelling units erected thereon, admeasuring 980 (nine hundred and eighty) 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, comprised in a portion of C.S. *Dag* No. 457/575, recorded in C.S. *Khatian* No.600, *Mouza* Tangra, J.L. No.5, Sub-Registration District Alipore, District South 24 Parganas and butted and bounded as follows:

On the North	:	By <i>Dag</i> No.451, being a portion of Premises No.47, Matheswartala Road, Kolkata-700046
On the East	:	By <i>Dag</i> No.457/576, being a portion of Premises No.47, Matheswartala Road, Kolkata-700046
On the South	:	By <i>Dag</i> No.457(P), being a portion of Premises No.47, Matheswartala Road, Kolkata-700046
On the West	:	By <i>Dag</i> No.457(P), being a portion of Premises No.47, Matheswartala 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 Eighth Land and appurtenances and inheritances for access and user thereof.

**Part IX
(Ninth Land)**

Land measuring 9 (nine) decimal equivalent to 5 (five) *cottah* 7 (seven) *chittack* and 5.40 (five point four zero) square feet, more or less together with structures and dwelling units erected thereon, admeasuring 350 (three 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, comprised in a portion of C.S. *Dag* No. 457/576, recorded in C.S. *Khatian* No.533, *Mouza* Tangra, J.L. No.5, Sub-Registration District Alipore, District South 24 Parganas and butted and bounded as follows:

On the North	:	By <i>Dag</i> No.451, being a portion of Premises No.47, Matheswartala Road, Kolkata-700046 and by 33 (thirty three) feet wide road
On the East	:	By 33 (thirty three) feet wide road
On the South	:	By <i>Dag</i> No.457(P), being a portion of Premises No.47, Matheswartala Road, Kolkata-700046
On the West	:	By <i>Dag</i> No.457/575, being a portion of Premises No.47, Matheswartala 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 Ninth Land and appurtenances and inheritances for access and user thereof.





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Part X
(Tenth Land)

Land measuring 8 (eight) decimal equivalent to 4 (four) *cottah* 13 (thirteen) *chittack* and 19.80 (nineteen point eight zero) square feet, more or less together with structures and dwelling units erected thereon, admeasuring 410 (four hundred and ten) 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, comprised in a portion of C.S. *Dag* No. 459, 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 <i>Dag</i> No.459(P), being a portion of Premises No.50F, Matheswartala Road, Kolkata-700046
On the East	:	By <i>Dag</i> No.457(P), being a portion of Premises No.47, Matheswartala Road, Kolkata-700046
On the South	:	By <i>Dag</i> No.458(P), being a portion of Premises No.47, Matheswartala Road, Kolkata-700046
On the West	:	By <i>Dag</i> No.460, being a portion of Premises No.47, Matheswartala 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 Tenth Land and appurtenances and inheritances for access and user thereof.

2nd 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 1 Chittack 13 square feet, more or less together with structures and dwelling units erected thereon equivalent to 6 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, comprised in a portion of C.S. *Dag* No. 455, portion of C.S. *Dag* No. 455/554, portion of C.S. *Dag* No. 460, portion of C.S. *Dag* No. 458, portion of C.S. *Dag* No. 456, portion of C.S. *Dag* No. 457, portion of C.S. *Dag* No. 451, portion of C.S. *Dag* No. 457/575, portion of C.S. *Dag* No. 457/576 and portion of C.S. *Dag* No. 459 recorded in C.S. *Khatian* Nos. 588, 353, 113, 558, 125, 600 and 533 *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.





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9. Execution and Delivery

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

✓ Le Yao Liang

[Vendor]

ASHWAGANDHA MERCHANTS PVT. LTD.

See Lal Mohr

Director Authorized Signatory

For SRIJAN ESTATE PVT. LTD.

See Lal Mohr

Director Authorized Signatory

PARAKASHTHA MERCHANTS PVT. LTD.

See Lal Mohr

Director Authorized Signatory

For SRIJAN INFRA REALTY PVT. LTD.

See Lal Mohr

Director Authorized Signatory

KRITYA COMMERCIAL PVT. LTD.

See Lal Mohr

Authorized Signatory / Director

AACHAMAN VINIYOG PVT. LTD.

See Lal Mohr

Director Authorized Signatory

For SRIJAN LAND & BUILDING PVT. LTD.

See Lal Mohr

Director / Authorized Signatory

TAPASWAT COMMERCIAL PVT. LTD.

See Lal Mohr

Director

for Srijan
for the
deposited
in 25

WB-643/2001



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For PANCHKOTIET LIMITED
Director / Authorised Signatory

For SUVRICHI COMMO TRADE PRIVATE LIMITED
Director / Authorised Signatory

[Purchasers]

Witnesses:

Signature Jayanti Pandit
Name JAYANTA PANDIT
Father's Name Govind Pandit
Address 102 Bui Ng Phan
100-200105

Signature Rajesh
Name RAJESH
Father's Name Lalit S. D. S.
Address Alipore police cu
Kat-700023



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Receipt and Memo of Consideration


Received from the withinnamed Purchasers the withinmentioned sum of Rs.2,00,000 (Rupees Two Lakhs only) towards total consideration in respect of the Said Share In Said Property described in the 2nd Schedule above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
Cheque	30/03/2018	Indian Bank,Sarat Bose Road Branch	20000/-
Cheque	30/03/2018	Indian Bank,Sarat Bose Road Branch	20000/-
Cheque	30/03/2018	Indian Bank,Sarat Bose Road Branch	20000/-
Cheque	30/03/2018	Indian Bank,Sarat Bose Road Branch	20000/-
Cheque	30/03/2018	Kotak Mahindra Bank, Shyambazar Branch	20000/-
Cheque	30/03/2018	Punjab & Sind Bank, Chowringhee Road Branch	20000/-
Cheque	30/03/2018	Punjab & Sind Bank, Chowringhee Road Branch	20000/-
Cheque	30/03/2018	Punjab & Sind Bank, Chowringhee Road Branch	20000/-
Cheque	30/03/2018	Punjab & Sind Bank, Chowringhee Road Branch	20000/-
Cheque	30/03/2018	Punjab & Sind Bank, Chowringhee Road Branch	20000/-
		Total:	2,00,000/-




[Vendor]

Witnesses:

Signature 

Name JAYANTI PANDIT

Signature 

Name RAPI DAS



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**SITE PLAN OF PREMISES NO.47 MATHESWARTOLA ROAD
 COMPRISING C.S.DAG NO.455(P),455/554(P),460,458(P),456,457(P),
 451,457/575,457/576,459(P), KHATIAN NO. 588,113,353,558,125,600,533,
 MOUZA- TANGRA , J.L.NO.- 5 , DIST.-SOUTH 24 PARGANAS ,
 WARD NO.-66 , UNDER KOLKATA MUNICIPAL CORPORATION.**

**TOTAL LAND AREA = 3 Bigha 19 kt. 13 ch. 35 sft.
 TOTAL COVERED AREA = 6360 sft.**

AREA SHOWN IN RED BORDER

DAG NO.	AREA		
	KH.	CH.	SFT.
455(P)	1	13	2
455/554(P)		9	31
460	15	2	
458(P)	5	7	5
456	9	1	9
457(P)	27	3	27
451	3	10	4
457/575	6	10	22
457/576	5	7	5
459(P)	4	13	20



ASHWAGANDHA MERCHANTS PVT. LTD.

[Signature]
 Director Authorized Signatory

PARAKASHTHA MERCHANTS PVT. LTD.

[Signature]
 Director Authorized Signatory

KRITYA COMMERCIAL PVT. LTD.

[Signature]
 Authorized Signatory / Director

AACHAMAN VINIYOG PVT. LTD.

[Signature]
 Director Authorized Signatory

For PANCHKOTI STOCKIST PRIVATE LIMITED

[Signature]
 Director/Authorized Signatory

TAPASWAT COMMERCIAL PVT. LTD.

For SRIJAN LAND & BUILDING PVT. LTD.

[Signature]
 Director/Authorized Signatory

For SRIJAN ENCLAVE PVT. LTD.

[Signature]
 Director/Authorized Signatory

For SRIJAN INFRAREALTY PVT. LTD.

[Signature]
 Director/Authorized Signatory

For SUVRIDHI COMMOTRADE PRIVATE LIMITED

[Signature]
 Director/Authorized Signatory

[Signature]



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FORM FOR PHOTOGRAPHS & FINGER PRINTS



Sanjay Kulkarni



Little



Ring



Middle



Fore



Thumb

LEFT HAND



Thumb



Fore



Middle



Ring



Little

RIGHT HAND



Ran Athma



Little



Ring



Middle



Fore



Thumb

LEFT HAND



Thumb



Fore



Middle



Ring



Little

RIGHT HAND



Ad



Little



Ring



Middle



Fore



Thumb

LEFT HAND



Thumb



Fore



Middle



Ring



Little

RIGHT HAND



District Sub-Registrar-III
Alipore, South 24 Pargana.

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FORM FOR PHOTOGRAPHS & FINGER PRINTS



Li Yoo Liang



Little



Ring



Middle



Fore



Thumb

LEFT HAND



Thumb



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District Sub-Registrar-III
Alipore, South 24 Parganas

02 APR 2018

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

GRN: 19-201819-021066842-1 Payment Mode Online Payment
GRN Date: 02/04/2018 14:07:40 Bank: Indian Bank
BRN: IB03042018058834 BRN Date: 02/04/2018 14:06:26

DEPOSITOR'S DETAILS

Name : BAPI DAS Id No. : 16030000526044/5/2018
[Query No./Query Year]
Contact No. : Mobile No. : +91 9830373677
E-mail :
Address : ALIPORE COURT
Applicant Name : Mr Bapi Das
Office Name :
Office Address :
Status of Depositor : Advocate
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	16030000526044/5/2018	Property Registration- Stamp duty	0030-02-103-003-02	36945
2	16030000526044/5/2018	Property Registration- Registration Fees	0030-03-104-001-16	6200

In Words : Rupees Forty Three Thousand One Hundred Forty Five only
Total 43145

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAQCS4061C



श्री (हेर)
SRIJAN ENCLAVE PRIVATE
LIMITED

दिनांक
Date
02/09/2018



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.

20/11/2024

20/11/2024



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

For BRIJAN INFRA REALTY PVT. LTD.

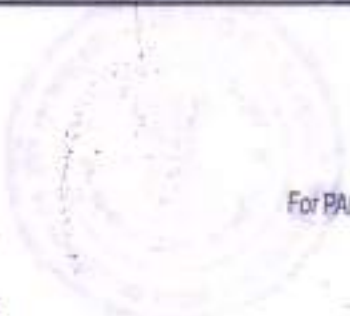
Director/Authorized Signatory



ಶಿಲ್ಪಾಂಗಣದ ನಿರ್ದೇಶಕರು

ಶಿಲ್ಪಾಂಗಣ
ಕರ್ನಾಟಕ ಸರ್ಕಾರ

ಶಿಲ್ಪಾಂಗಣದ ನಿರ್ದೇಶಕರು
ಶಿಲ್ಪಾಂಗಣ
ಕರ್ನಾಟಕ ಸರ್ಕಾರ



For PANCHKOTI STOCKIST PRIVATE LIMITED


Director / Authorised Signatory

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

STOCKHOLDERS PRIVATE LIMITED



Blank rectangular area, possibly a stamp or signature box.



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



For SUVRIDHI COMMOTRADE PRIVATE LIMITED


Director/Authorised Employee

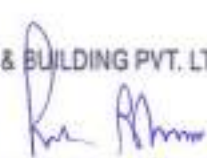
COMPOSITE PRIVATE LIMITED





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

For SRIJAN LAND & BUILDING PVT. LTD.


Director/Authorised Signatory

12
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1

AND BUILDING PVT. LTD.
Director (Architectural Division)



1
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11
12



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



X





आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

AKSHAYAN VINIYOG PRIVATE LIMITED



03/09/2011

Reference/Invoice Number

AA/CAE-259

6103011



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

TAPASWAT COMMERCIAL PRIVATE
LIMITED

21/05/2012

Permanent Account Number

AAECT2573L





स्थायी खाता संख्या / PERMANENT ACCOUNT NUMBER

AZPL8818J



नाम / NAME
LI YAO LIANG

पिता का नाम / FATHER'S NAME
LI CHI JUNG

जन्म तिथि / DATE OF BIRTH
06-01-1937

हस्ताक्षर / SIGNATURE

आयकर अधिकारी, व.स. - ४१

COMMISSIONER OF INCOME-TAX, W.S. - 41

इस कार्ड के खो / गिरा जान पर कृपया जारी करने वाले अधिकारी को सूचित / ज्ञात करके संयुक्त आयकर अधिकारी (प्रणाली एवं तकनीकी), पी-७, चौरंगी चौक, कोलकाता - ७०० ०६९।

In case this card is lost/ found, kindly inform to the issuing authority :
Joint Commissioner of Income-tax (Systems & Technical),
P-7,
Chowringhee Square,
Calcutta- 700 069.





आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ASHWAGANDHA MERCHANTS PRIVATE
LIMITED



16/09/2011

Permanent Account Number

AAJCA9745Q

28/12/2011





आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

PARAKASHIHA MERCHANTS PRIVATE
LIMITED



2005/2011

Permanent Account Number

AACCP/272A

10000011









धार्मिक सेवा संख्या

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

हस्ताक्षर / SIGNATURE

आयकर अधीक्षक, ए.ए. - 14

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

Dated this _____ day of _____, 2018

Between

Li Yao Liang
... Vendor

And

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

DEED OF CONVEYANCE

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

Major Information of the Deed

Deed No :	I-1603-01424/2018	Date of Registration	05/04/2018
Query No / Year	1603-0000526044/2018	Office where deed is registered	
Query Date	30/03/2018 6:57:21 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. 2,00,000/-	Rs. 6,15,417/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 37,045/- (Article:23)	Rs. 6,200/- (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:- Topsia, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Matheswartala Road, , Premises No. 47, Ward No: 66

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Commercial		1 Chatak 13 Sq Ft	1,99,000/-	6,04,167/-	Property is on Road
Grand Total :					.1329Dec	1,99,000 /-	6,04,167 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	6 Sq Ft.	1,000/-	11,250/-	Structure Type: Structure
Gr. Floor, Area of floor : 6 Sq Ft.,Commercial Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		6 sq ft	1,000 /-	11,250 /-	

Seller Details :




Sl No	Name,Address,Photo,Finger print and Signature
1	Li Yao Liang 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-1603-01424/2018-05/04/2018

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	ASHWAGANDHA MERCHANTS PRIVATE LIMITED 12C, Chakraberia Road (North), P.O:- Lala Lajpat Rai Sarani, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 , PAN No.:: AAJCA9745Q, Status :Organization, Executed by: Representative
2	PARAKASHTHA MERCHANTS PRIVATE LIMITED 12C, Chakraberia Road (North), P.O:- Lala Lajpat Rai Sarani, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 , PAN No.:: AAGCP2272A, Status :Organization, Executed by: Representative
3	KRITYA COMMERCIAL PRIVATE LIMITED 12C, Chakraberia Road (North), P.O:- Lala Lajpat Rai Sarani, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 , PAN No.:: AAECK4825C, Status :Organization, Executed by: Representative
4	AACHAMAN VINIYOG PRIVATE LIMITED 12C, Chakraberia Road (North), P.O:- Lala Lajpat Rai Sarani, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 , PAN No.:: AAJCA8326P, Status :Organization, Executed by: Representative
5	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 , PAN No.:: AAECT2573L, Status :Organization, Executed by: Representative
6	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 , PAN No.:: AAQCS4061C, Status :Organization, Executed by: Representative
7	SRIJAN INFRAREALTY 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.:: AAQCS4626M, Status :Organization, Executed by: Representative
8	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 , PAN No.:: AAQCS4062B, Status :Organization, Executed by: Representative
9	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 , PAN No.:: AAGCP5305E, Status :Organization, Executed by: Representative
10	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 , PAN No.:: AARCS2648Q, Status :Organization, Executed by: Representative

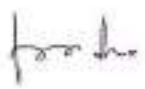
Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Vinit Kumar Daga 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 12:26PM	LTI 05/04/2018	05/04/2018
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: Business, Citizen of: India, PAN No.:: ADLPD5641G Status : Representative, Representative of : TAPASWAT COMMERCIAL PRIVATE LIMITED (as Director)				

Major Information of the Deed :- I-1603-01424/2018-05/04/2018

2	Mr Prakash Kumar Bhimrajka 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 INFRAREALTY 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)
3	Mr Shreelal Mohta (Presentant) 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)

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 Vinit Kumar Daga, Mr Prakash Kumar Bhimrajka, Mr Shreelal Mohta	
	05/04/2018

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Li Yao Liang	ASHWAGANDHA MERCHANTS PRIVATE LIMITED-0.0132917 Dec,PARAKASHTHA MERCHANTS PRIVATE LIMITED-0.0132917 Dec,KRITYA COMMERCIAL PRIVATE LIMITED-0.0132917 Dec,AACHAMAN VINIYOG PRIVATE LIMITED-0.0132917 Dec,TAPASWAT COMMERCIAL PRIVATE LIMITED-0.0132917 Dec,SRIJAN ENCLAVE PRIVATE LIMITED-0.0132917 Dec,SRIJAN INFRAREALTY PRIVATE LIMITED-0.0132917 Dec,SRIJAN LAND & BUILDING PRIVATE LIMITED-0.0132917 Dec,PANCHKOTI STOCKIST PRIVATE LIMITED-0.0132917 Dec,SUVRIDHI COMMOTRADE PRIVATE LIMITED-0.0132917 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Li Yao Liang	ASHWAGANDHA MERCHANTS PRIVATE LIMITED-0.60000000 Sq Ft,PARAKASHTHA MERCHANTS PRIVATE LIMITED-0.60000000 Sq Ft,KRITYA COMMERCIAL PRIVATE LIMITED-0.60000000 Sq Ft,AACHAMAN VINIYOG PRIVATE LIMITED-0.60000000 Sq Ft,TAPASWAT COMMERCIAL PRIVATE LIMITED-0.60000000 Sq Ft,SRIJAN ENCLAVE PRIVATE LIMITED-0.60000000 Sq Ft,SRIJAN INFRAREALTY PRIVATE LIMITED-0.60000000 Sq Ft,SRIJAN LAND & BUILDING PRIVATE LIMITED-0.60000000 Sq Ft,PANCHKOTI STOCKIST PRIVATE LIMITED-0.60000000 Sq Ft,SUVRIDHI COMMOTRADE PRIVATE LIMITED-0.60000000 Sq Ft

Major Information of the Deed :- I-1603-01424/2018-05/04/2018

Endorsement For Deed Number : I - 160301424 / 2018

On 02-04-2018

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

Presented for registration at 17:30 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 6,15,417/-

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: Tijjala, , 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 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 INFRAREALTY 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

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:- Bhawanipore, 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:- Bhawanipore, 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:- Bhawanipore, 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:- 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-1603-01424/2018-05/04/2018

On 03-04-2018

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 6,200/- (A(1) = Rs 6,154/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 6,200/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 02/04/2018 2:06PM with Govt. Ref. No: 192018190210668421 on 02-04-2018, Amount Rs: 6,200/-, Bank: Indian Bank (IDIB000C001), Ref. No. IB03042018058834 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. 36,945/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 36,945/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 87898, 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 2:06PM with Govt. Ref. No: 192018190210668421 on 02-04-2018, Amount Rs: 36,945/-, Bank: Indian Bank (IDIB000C001), Ref. No. IB03042018058834 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

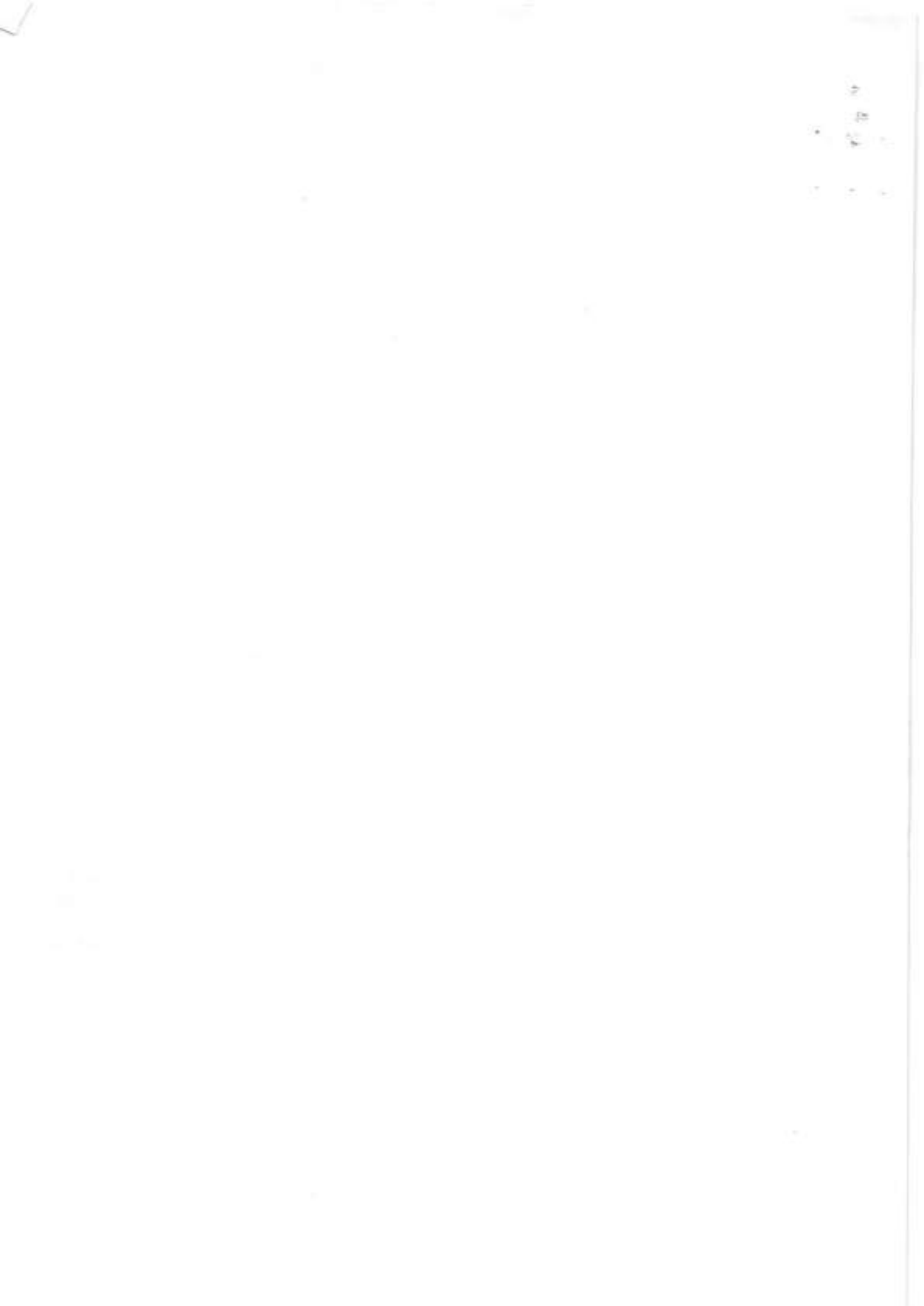


Asish Goswami

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

South 24-Parganas, West Bengal

Major Information of the Deed :- I-1603-01424/2018-05/04/2018



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2018, Page from 42669 to 42712

being No 160301424 for the year 2018.



Digitally signed by ASISH GOSWAMI
Date: 2018.04.06 11:47:55 +05:30
Reason: Digital Signing of Deed.

(Asish Goswami) 06/04/2018 11:46:35

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS

West Bengal.

(This document is digitally signed.)

