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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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

*M. Lan*  
District Sub-Register-III  
Alipore, South 24-parganas

memo.

07 APR 2017

CONVEYANCE

1. Date: 7th April 2017
2. Place: Kolkata
3. Parties
- 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)

*M. Lan*  
3/4/17  
1-25

7230

23 MAR 2017

Serial.....  
 Name.....  
 Address.....  
 Rs. 1000.....

S. C. MAZUMDER (ADV.)  
 Alipore Police Court  
 Kolkata - 700 027

*[Signature]*  
 A. K. PURKAYASTHA (Stamp Vendor)  
 Alipore Police Court, Kol-27



District Sub-Registrar-III  
 Alipore, South 24 Parganas

07 APR 2017

*Shree Lal Mohita*

SHREELAL MOHITA  
 90 Brankham Kshetra  
 Block-3 Flat-60.  
 Pt. Senoia Road.  
 Diamond City North  
 W/o 25  
 Dwica

## List

- 3.2 ASHWAGANDHA MERCHANTS PRIVATE LIMITED, (PAN AAJCA9745Q) a company incorporated under the Companies Act, 1956, having its registered office at 83, Topsia Road (South), Kolkata-700046, Police Station Topsia, represented by its Director Mr. Gautam Das, PAN APDPD2620R, son of Late Lahit Mohan Das, residing at 100 Tollygunge Road, Post office - Sahanagar, Police Station - Tollygunge, Kolkata - 700 026
- 3.3 PARAKASHTHA MERCHANTS PRIVATE LIMITED, (PAN AAGCP2272A) a company incorporated under the Companies Act, 1956, having its registered office at 83, Topsia Road (South), Kolkata-700046, Police Station Topsia, represented by its Director Mr. Rounak Chhajer (PAN AGYPC8016E), son of Mr. Raj Kumar Chhajer, residing at 58/2, Turf Road, 4<sup>th</sup> floor, Police Station - Kalighat, Post Office - Kalighat, Kolkata - 700 025.
- 3.4 KRITYA COMMERCIAL PRIVATE LIMITED, (PAN AAFCK4825C) a company incorporated under the Companies Act, 1956, having its registered office at 83, Topsia Road (South), Kolkata-700046, Police Station Topsia, represented by its Director Mr. Rounak Chhajer (PAN AGYPC8016E), son of Mr. Raj Kumar Chhajer, residing at 58/2, Turf Road, 4<sup>th</sup> floor, Police Station - Kalighat, Post Office - Kalighat, Kolkata - 700 025.
- 3.5 AACHAMAN VINIYOG PRIVATE LIMITED (PAN AAJCA8326P), a company incorporated under the Companies Act, 1956, having its registered office at 83, Topsia Road (South), Kolkata-700046, Police Station Topsia, represented by its Director Mr. Pradip Kumar Deb (PAN AKYPD0885G), son of Late Rabindra Nath Deb, residing at Q-35d, Mukalia Road, Police Station - Metiaburj, Post office - Garden Reach, Kolkata - 700 024
- 3.6 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
- 3.7 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
- 3.8 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 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 SRIJAN LAND & BUILDING PRIVATE LIMITED, (PAN AAQCS4062B) 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

24/1



District Sub-Registrar-III  
Alipore, South 24 Parganas

07 APR 2017

3.10 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

3.11 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:** 1/3<sup>rd</sup> (one third) share and/or interest (Said Share) in (1) land measuring 13 (thirteen) decimal, equivalent to 7 (seven) *cottah* 13 (thirteen) *chittack* and 38 (thirty eight) square feet, more or less together with structures and dwelling units erected thereon measuring 2,010 (two thousand and ten) square feet, more or less, situate, lying at and being a portion of Municipal Premises No. 24C, Matheswartola Road, Kolkata-700046, Police Station Pragati Maidan, within the limits of Ward No. 66 of the Kolkata Municipal Corporation (KMC), comprised in C.S. *Dag* No. 457/574, recorded in C.S. *Khatian* No. 627, *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 23.05 (twenty three point zero five) decimal, equivalent to 14 (fourteen) *cottah*, more or less together with structures and dwelling units erected thereon measuring 5,280 (five thousand two hundred and eighty) square feet, more or less, situate, lying at and being a portion of Municipal Premises No. 24C, Matheswartola Road, Kolkata-700046, Police Station Pragati Maidan, within the limits of Ward No. 66 of KMC, comprised in 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 II of the 1<sup>st</sup> Schedule below (Second Land), the First Land and the Second 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:



District Sub-Registrar-III  
Alipore, South 24 Parganas

07 APR 2017

- 5.1.1 **Ownership of First Land:** By a Deed of Conveyance dated 31<sup>st</sup> August, 1971, registered in the Office of the Joint Sub-Registrar, in Book No. I, Volume No. 81, at Pages 63 to 68, being Deed No. 3867 for the year 1971, Li Yao Li, Li Yao Hung and the Vendor jointly purchased the entirety of the First Land from Nalini Bewa.
- 5.1.2 **Ownership of Second 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 Second Land from Mammotha Nath Khamrui.
- 5.1.3 **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 and the Second Land, each having 1/3<sup>rd</sup> (one-third) share and/or interest therein.
- 5.1.4 **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.
- 5.1.5 **Transfer of 2/3<sup>rd</sup> share in the Said Property:** The said Li Yao Hung and the legal heirs and heiress of Li Yao Li by a registered Deed of lease dated 16<sup>th</sup> day of July 2012 registered in the Office of the D.S.R.-III, South 24 Parganas in Book No.1, CD Volume No.14 Pages from 7132 to 7158 Being Deed No. 06870 for the Year 2012 for a period of 999 (nine hundred and ninety nine) and by another Deed dated 16<sup>th</sup> day of July 2012, Li Yao Hung and heirs of Li Yao Li transferred the reversionary right title interest of the 2/3<sup>rd</sup> Share in the Said Property in favour of the Purchasers herein.

In the circumstances mentioned herein the Purchasers along with Li Yao Liang (the Vendor herein) jointly became the owners of the entirety of the Said Property comprising of the First Land and the Second Land.

- 5.1.6 **Vendor's Ownership of Said Share In Said Property:** Also in the circumstances aforesaid, the Vendor has become the sole and absolute owner of the Said Share In Said Property (which is a part of the Said Property) and is in enjoyment of the Said Share In Said Property.

## 6. Basic Understanding

- 6.1 **Sale of Said Right in Said Share In Said Property:** The basic understanding between the Vendor and the Purchasers is that the Vendor shall sell the Said Right in the 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 and the Purchasers shall purchase the same from the Vendor to become the absolute owners of the said Property

## 7. Transfer

- 7.1 **Hereby Made:** The Vendor hereby sells, conveys and transfers to the Purchasers the entirety of the Said Right of the Vendor in the Said Share, being a 1/3<sup>rd</sup> (one third) 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, i.e. land measuring 13 (thirteen) decimal, equivalent to 7 (seven) *cottah* 13 (thirteen) *chittack* and 38 (thirty eight) square feet, more or less together with structures and dwelling units



7  
District Sub-Registrar-III  
Alinore, South 24 Parganas

07 APR 2017



erected thereon measuring 2,010 (two thousand and ten) square feet, more or less, situate, lying at and being a portion of Municipal Premises No. 24C, Matheswartola Road, Kolkata-700046, Police Station Pragati Maidan, within the limits of Ward No. 66 of KMC, comprised in C.S. *Dag* No. 457/574, recorded in C.S. *Khatian* No. 627, *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, i.e. land measuring 23.05 (twenty three point zero five) decimal, equivalent to 14 (fourteen) *cotah*, more or less together with structures and dwelling units erected thereon measuring 5,280 (five thousand two hundred and eighty) square feet, more or less, situate, lying at and being a portion of Municipal Premises No. 24C, Matheswartola 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 II of the 1<sup>st</sup> Schedule below together with all benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Share In Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

- 7.2 **Consideration:** The aforesaid transfer is being made in consideration of a sum of Rs.1,80,00,000/- (One Crore Eighty Lakhs 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:** 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 Right 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.
- 8.3 **Delivery of Possession:** *Khas*, vacant, peaceful and physical possession of the Said Share In Said Property has been handed over by the Vendor to the Purchasers.
- 8.4 **Holding Possession:** 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



District Sub-Registrar-III  
Alipore, South 24 Parganas

07 APR 2017

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\* Schedule  
(Said Property)  
Part I  
(First Land)**

Land measuring 13 (thirteen) decimal, equivalent to 7 (seven) *cottah* 13 (thirteen) *chittack* and 38 (thirty eight) square feet, more or less together with structures and dwelling units erected thereon measuring 2,010 (two thousand and ten) square feet, more or less, situate, lying at and being a portion of Municipal Premises No. 24C, Matheswartola Road, Kolkata-700046, Police Station Pragati Maidan, within the limits of Ward No. 66 of the Kolkata Municipal Corporation, comprised in C.S. *Dag* No. 457/574, recorded in C.S. *Khatian* No. 627, *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. 461(P), being portion of Premises No. 24C/1, Matheswartola Road, Kolkata-700046
On the East	: By <i>Dag</i> No. 457(P), being portion of Municipal Premises No. 24C, Matheswartola Road, Kolkata-700046
On the South	: By Khomg Sen Tunnery
On the West	: By portion of Municipal 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 First Land and appurtenances and inheritances for access and user thereof.

**Part II  
(Second Land)**

Land measuring 23.05 (twenty three point zero five) decimal, equivalent to 14 (fourteen) *cottah*, more or less together with structures and dwelling units erected thereon measuring 5,280 (five



7  
District Sub-Registrar-III  
Alipore, South 24 Parganas

07 APR 2017

thousand two hundred and eighty) square feet, more or less, situate, lying at and being a portion of Municipal Premises No. 24C, 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, 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* Nos. 458(P), 554(P) and 455(P), all being portions of Municipal Premises No.24C/1, Matheswartola Road, Kolkata-700046
- On the East : By *Dag* No. 457(P), being portion of Premises No. 113A, Matheswartola Road, Kolkata-700046
- On the South : By Khong Sen Tannery
- On the West : By *Dag* No. 457/574, being portion of Premises No. 24C 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.

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

The Said Share, being  $\frac{1}{3}$ <sup>rd</sup> (one-third) share and/or interest in the Said Property( more fully described in Part I and Part II of the 1<sup>st</sup> Schedule above and delineated and demarcated on the Plan annexed hereto and bordered in colour Red thereon), i.e equivalent to the land measuring 7 Cottah 4 Chitack 14 square feet, more or less together with Tin Shed structures and dwelling units erected thereon equivalent to 2,430 (two thousand four hundred and thirty) square feet square feet, more or less, situate, lying at and being a portion of Municipal Premises No. 24C, Matheswartola Road, Kolkata-700046, Police Station Pragati Maidan, within the limits of Ward No. 66 of the Kolkata Municipal Corporation, comprised in C.S. *Dag* No. 457/574 and in a portion of C.S. *Dag* No. 457, recorded in C.S. *Khatian* No. 627 and C.S. *Khatian* No. 588 respectively, *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.



District Sub-Registrar-III  
Alipore, South 24 Parganas

07 APR 2017

9. Execution and Delivery

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



[Vendor]

**ASHWAGANDHA MERCHANTS PVT. LTD.**

*Sanjay*  
Director **Authorised Signatory**

**PARAKASHTHA MERCHANTS PVT. LTD.**

*Harsh Chhaya*  
Director **Authorised Signatory**

**KRITYA COMMERCIAL (P) LTD.**

*Harsh Chhaya*  
Director/Authorised Signatory

**AACHAMAN VINIYOG PVT. LTD.**

*Pradyip Kumar Deb.*  
Director **Authorised Signatory**

**TAPASWAT COMMERCIAL PVT. LTD.**

*[Signature]*  
Director

[Purchasers]



District Sub-Registrar-III  
Alipore, South 24 Parganas

07 APR 2017



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 COMMOTRADE PRIVATE LIMITED

Director / Authorised Signatory

Drafted by: [Purchasers]  
Debabrata Chandra, Advocate  
High Court Calcutta  
F/413/238/2002

Witnesses:

Signature Rakesh Sharma

Name RAKESH SHARMA

Father's Name LATE SANTOSH SHARMA

Address 1, Rabendra Ghosh Road, Col-25

Signature Chien Chien Ching

Name CHIEN CHIEN CHING

Father's Name CHIEN CHIEN CHING

Address 23, MAHESHWAROLA ROAD KOL-700046



District Sub-Registrar-III  
Alipore, South 24 Parganas

07 APR 2017

## Receipt and Memo of Consideration

Received from the withinnamed Purchasers the withinmentioned sum of Rs.1,80,00,000/- (Rupees One Crore Eighty Lakhs only) towards total consideration <sup>Including TDS</sup> in respect of the Said Share In Said Property described in the 2<sup>nd</sup> Schedule above, in the following manner:

Date	Bank	Pay Order No.	Gross Amount (Rs.)	TDS	Net Amount (Rs.)
05/04/2017	Indiano Bank, Sarat Bose Road Branch	556589	18,00,000/-	18,000/-	17,82,000/-
05/04/2017	Indian Bank, Sarat Bose Road Branch	556590	18,00,000/-	18,000/-	17,82,000/-
05/04/2017	Indian Bank, Sarat Bose Road Branch	556599	18,00,000/-	18,000/-	17,82,000/-
05/04/2017	Indian Bank, Sarat Bose Road Branch	556597	18,00,000/-	18,000/-	17,82,000/-
05/04/2017	Kotak Mahindra Bank, Shyambazar Branch	991360	18,00,000/-	18,000/-	17,82,000/-
04/04/2017	Punjab & Sind Bank, Chowranghee Road Branch	542201	18,00,000/-	18,000/-	17,82,000/-
04/04/2017	Punjab & Sind Bank, Chowranghee Road Branch	542204	18,00,000/-	18,000/-	17,82,000/-
04/04/2017	Punjab & Sind Bank, Chowranghee Road Branch	542207	18,00,000/-	18,000/-	17,82,000/-
04/04/2017	Punjab & Sind Bank, Chowranghee Road Branch	542210	18,00,000/-	18,000/-	17,82,000/-
04/04/2017	Punjab & Sind Bank, Chowranghee Road Branch	542213	18,00,000/-	18,000/-	17,82,000/-
				<b>Total:</b>	<b>1,78,20,000/-</b>

*[Handwritten Signature]*

(Vendor)

Witness:

Signature Rakesh Sharma

Name RAKESH SHARMA

Signature Chin Satin Chel

Name CHIN SATIN CHEL



7  
District Sub-Registrar-III  
Alipore, South 24 Parganas

07 APR 2017

# SITE PLAN OF PREMISES NO.24C MATHESWARTOLA ROAD COMPRISING C.S.DAG NO.457/574(P),457(P), KHATIAN NO. 627 & 588,MOUZA-TANGRA , J.L.NO.- 5 , DIST.-SOUTH 24 PARGANAS , WARD NO.-66 , UNDER KOLKATA MUNICIPAL CORPORATION.

TOTAL AREA OF LAND = 21 KH. 12 CH. 43 SFT.

AREA SHOWN IN RED BORDER

TOTAL COVERED AREA = 7290 SFT.

DAG NO.	AREA		
	KH.	CH.	SFT.
457/574(P)	7	13	33
457(P)	13	15	5

ASHWAGANDHA MERCHANTS PVT. LTD.

Director *[Signature]* Authorised Signatory

KRITYA COMMERCIAL (P) LTD.

Director *[Signature]* Authorised Signatory

N



PARAKASHITHA MERCHANTS PVT. LTD.

Director *[Signature]* Authorised Signatory

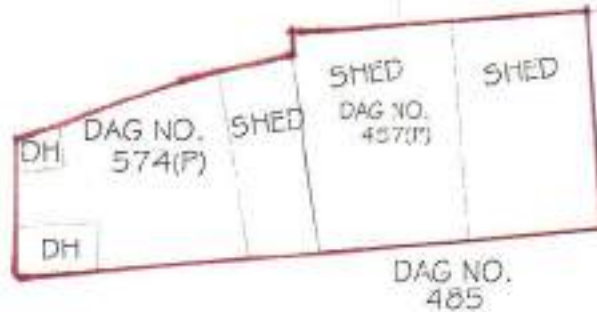
AACHAMAN VINIYOG PVT. LTD.

Director *[Signature]* Authorised Signatory

TAPASWAT COMMERCIAL PVT. LTD.

Director *[Signature]*  
PRE. NO. 46  
MATHESWARTOLA ROAD

PRE. NO. 24C/1 MATHESWARTOLA ROAD



PRE. NO. 113A M.T. RD.

For SRIJAN ENCLAVE PVT. LTD.

Director/Authorised Signatory *[Signature]*

For PANCHKOTI STOCKIST PRIVATE LIMITED

Director/Authorised Signatory *[Signature]*

For SRIJAN INFRA REALTY PVT. LTD.

Director/Authorised Signatory *[Signature]*

For SUVRIDHI COMMOTRADE PRIVATE LIMITED

Director/Authorised Signatory *[Signature]*

For SRIJAN LAND & BUILDING PVT. LTD.

Director/Authorised Signatory *[Signature]*

*[Signature]*

SIGNATURE OF PURCHASERS

SIGNATURE OF VENDORS



District Sub-Registrar-III  
Alipore, South 24 Parganas

07 APR 2017

Thumb 1st finger middle finger ring finger small finger

 <i>Si Yao Siang</i>	left hand					
	right hand					

Name \_\_\_\_\_

Signature *Si Yao Siang*

Thumb 1st finger middle finger ring finger small finger

 <i>Gautam Das</i>	left hand					
	right hand					

Name GAUTAM DAS

Signature *Gautam*

Thumb 1st finger middle finger ring finger small finger

 <i>Rounak Chhajler</i>	left hand					
	right hand					

Name ROUNAK CHHAJLER

Signature *Rounak Chhajler*



District Sub-Registrar-III  
Alipore, South 24 Parganas

07 APR 2017



Thumb 1st finger middle finger ring finger small finger



left hand					
right hand					

Name PRADIP KUMAR DEB

Signature Pradip Kumar Deb.

Thumb 1st finger middle finger ring finger small finger



left hand					
right hand					

Name VINAY KUMAR DAGA

Signature [Signature]

Thumb 1st finger middle finger ring finger small finger



left hand					
right hand					

Name Prakash Kumar Bhimradka

Signature Prakash Bhimradka



7  
District Sub-Registrar-III  
Alipore, South 24 Parganas

07 100 2017

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

GRN: 19-201718-000141065-1 Payment Mode Online Payment  
GRN Date: 07/04/2017 11:42:19 Bank : Indian Bank  
BRN : IB07042017000736 BRN Date: 07/04/2017 11:40:35

DEPOSITOR'S DETAILS

Id No. : 16030000475227/2/2017  
[Query No./Query Year]  
Name : BAPI DAS  
Contact No. : Mobile No. : +91 9836299924  
E-mail :  
Address : KOLKATA  
Applicant Name : Mr Bapi Das  
Office Name :  
Office Address :  
Status of Depositor : Advocate  
Purpose of payment / Remarks : Sale, Sale Document Payment No 2

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹]
1	16030000475227/2/2017	Property Registration- Registration Fees	0030-03-104-001-16	180048
2	16030000475227/2/2017	Property Registration- Stamp duty	0030-02-103-003-02	1260020

In Words : Rupees. Fourteen Lakh Forty Thousand Sixty Six only  
Total 1440066





ভাৰত চৰকাৰ



শি বও লিয়ঙ

Li Yao Liang

জন্মতাৰিখ/ DOB: 09/01/1937

পুৰুষ / MALE



**3776 5402 9639**

আমাৰ আধাৰ, আমাৰ পৰিচয়

*Li Yao Liang*



आधार

भारतीय विशिष्ट पहचान प्राधिकरण

OF INDIA

ठिकाना:

Address

इयाठ लि चि जू. ९१,  
मथेश्वरताला रोड, चिना पारा  
काली मन्दिर निकट, गोबिन्द खटिक  
रोड, कोलकाता,  
पश्चिम बंग - ७०००४६

S/O, Late Li Chi Jung, 91,  
Matheswartala Road, Near  
China Para Kali Mandir,  
Gobinda Khatick Road,  
Kolkata,  
West Bengal - 700046



1947  
1800 300 1947



help@uidai.gov.in www.uidai.gov.in



P.O. Box No. 1947,  
Bangalore-560 001

*Harish Chatterjee*

**GOVERNMENT OF WEST BENGAL**  
**INDIAN UNION DRIVING LICENCE**

Driving Licence No. **WB-012008646595**

Name: **SOUKRYA SIKDAR**

Address: **562, TURF ROAD, KOLKATA - 700035**

**SCHEM OF R. K. CHHAJIA, IER**

Date of Issue	18/11/2008	Book No.	U
Valid Till (M)	17/11/2008	Date of Birth	
Valid Till (Y)	8	20/07/1985	

Licensing Authority: **P.V.D., Kolkata** Licensing Authority Sign: \_\_\_\_\_









ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India  
Government of India

নথীভুক্তকরণ নং/Enrolment No.: 1214/70004/03319

To: Goutam Das  
(গৌতম দাস)  
100, Huc-21  
Tollygunge Road  
Sahanagar Post Office  
Kolkata  
Kolkata S.O.  
Kolkata  
West Bengal - 700026  
Mobile: 9836299969

Date: 15/11/2011

Ref. No : 00002084-00118393-00090363-



UA 07821042 1 IN

আপনার আধার সংখ্যা/Your Aadhaar No. :

**6459 7871 7036**

আধার – সাধারণ মানুষের অধিকার



ভারত সরকার

GOVERNMENT OF INDIA



গৌতম দাস  
Goutam Das  
পিতা : ললিত মোহন দাস  
Father : Lalit Mohan Das  
জন্ম তারিখ / Year of Birth : 1957  
পুরুষ / Male

**6459 7871 7036**



আধার – সাধারণ মানুষের অধিকার

*Goutam Das*



### নির্দেশ

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের নয়।
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা সত্য করা হবে।
- কোনো প্রকার সাহায্যের জন্য :  
ফোন নং. 1800 180 1947-এ যোগাযোগ করুন, অথবা  
পি.ও. বক্স নং. 1947, বেঙ্গালুরু-560001-এ চিঠি লিখুন,  
অথবা help@uidai.gov.in-এ ই-মেইল করুন।

### INSTRUCTIONS

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.
- In case any help is required :-  
Call 1800 180 1947 or;  
Write to P.O. Box No. 1947, Bengaluru - 560 001 or;  
Email at help@uidai.gov.in



স্বাধীনতা প্রতিষ্ঠান  
স্বাধীনতা প্রতিষ্ঠান

১৯৪৭-১৯৪৮, ১৯৪৯-১৯৫০, ১৯৫১-১৯৫২, ১৯৫৩-১৯৫৪, ১৯৫৫-১৯৫৬  
১৯৫৭-১৯৫৮, ১৯৫৯-১৯৬০

Address: 200, Main 2, Telephone Road, Sahakar Pur, Old, Bangalore,  
Karnataka, India - 560001

Aadhaar – Sadharan Manusher Adhikar

*Handwritten signature*



ভারতের নির্বাচন কমিশন  
পরিচয় পত্র  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD

FKC2774685



নির্বাচকের নাম : প্রদীপ কুমার দেব

Elector's Name : Pradiip Kumar Deb

বিরোধ নাম : রবীন্দ্র নাথ দেব

Father's Name : Robintra Nath Deb

সিঙ্গ / Sex : পুং / M

জন্ম তারিখ : XX / XX / 1970  
Date of Birth

Pradiip Kumar Deb

FKC2774685

दिनांक

353 मुद्राली रोड (मिड) 136 मेटाब्रुज  
दक्षिण 24 पार्गना 70024

Address:

353 Mudrali Road (M) 136 Metabruz  
South 24 Parganas 70024



Date: 15/02/2017

114-गार्डन रीच (मिड) 114-गार्डन रीच

अधिकारी का पता

Facsimile Signature of the Electoral

Registration Officer for

114-Garden Reach Constituency

दिनांक परिवर्तन होने बहुत दिनांक परीक्षा तिथि नए  
दिनांक में जारी करने नए नए नए नए नए नए नए नए  
नए नए नए नए नए नए नए नए नए नए नए नए नए  
In case of change in address mention this Card No.  
in the relevant Form for including your name in the  
roll at the changed address and to obtain the card  
with same number.

2017/11

To  
বিশ্ব কুমার ডাগ  
Vinit Kumar Daga  
231 ANANDA VIHAR ENCLAVE  
DUMKUR  
South Dumkura (W)  
North 24 Parganas  
West Bengal 700028  
3AA170756481F1



আপনার আধার সংখ্যা / Your Aadhaar No. :  
**9643 9309 1737**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
GOVERNMENT OF INDIA



বিশ্ব কুমার ডাগ  
Vinit Kumar Daga  
পিতা : বলদেও দাস ডাগ  
Father: BALDEO DAS DAGA  
জন্মতারিখ / DOB : 16/11/1975  
পুংস্ব / Male



**9643 9309 1737**

আধার - সাধারণ মানুষের অধিকার





**Check Link**

- [Tax Calculator](#)
- [Apply Online - PAN/TAN](#)
- [E-Pay Tax](#)
- [View Form 26AS \(Tax Credit\)](#)

**Know Your Jurisdiction**

**Jurisdiction Details for AAQCS4061C**

<b>Surname</b>	SRIJAN ENCLAVE PRIVATE LIMITED
<b>Middle Name</b>	
<b>First Name</b>	
<b>Area Code</b>	WBG
<b>AO Type</b>	W
<b>Range Code</b>	101
<b>AO Number</b>	1
<b>Jurisdiction</b>	WARD 1(1) KOLKATA
<b>Building Name</b>	AAYAKAR BHAVAN,KOLKATA
<b>Email ID</b>	banu.kroy@incometax.gov.in

For SRIJAN ENCLAVE PVT. LTD.



Director / Authorised Signatory





Name		PRAKASH KUNAR BHIMRAJKA	
S/DW of		LATE BAJRANG LAL BHIMRAJKA	
House Gr. B+		D.O.B 13/02/1966	
Address: FLAT NO-2A, 2ND FLOOR, 15/9 N S C BOSE ROAD KOLKATA 700040			
Authorised to Drive Throughout India			
NT		110120021	
Trans		LMV-NT 3806/2012	
App No		44041910	
Dist Date		08/03/16	
		Holder's Sign	
			
		L Authority South 24 PGS	

*Prakash Kumar Bhimrajka*

**INDIAN UNION DRIVING LICENCE**  
Government of West Bengal  
Office of the District Registrar, 30/31/32 Park Street, Kolkata-700022



Form 7

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER

AAZPL8818J



नाम / NAME

LI YAO LIANG

पिता का नाम / FATHER'S NAME

LI CHI JUNG

जन्म तिथि / DATE OF BIRTH

09-01-1937

हस्ताक्षर / SIGNATURE

अवकाश संख्या, १४-४१

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

इस कार्ड के खो / गिल जाने पर कृपया जारी करने वाले अधिकारी को सूचित / वापस कर दें  
संबुद्ध अधिकार अधिकारी(पदावि एवं तकनीकी),  
पी-7,  
चौरिंगी स्क्वायर,  
कलकत्ता - 700 069.

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

आयकर विभाग  
 INCOME TAX DEPARTMENT  
 ROUNAK CHHAJER  
 RAJ KUMAR CHHAJER  
 26/10/1985  
 Permanent Account Number  
 AGYPC8016E

Signature

*Rounak Chhajer*



भारत सरकार  
GOVT. OF INDIA



02092016

*Rounak Chhajer*



भारत सरकार  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

GAUTAM DAS

LATE LALIT DAS MOHAN

201111967

Permanent Account Number  
APPPD2620R

Signature

*Gautam*



14022008

*Printed on  
Paper*





आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

PRADIP KUMAR DEB  
RABINDRA NATH DEB

2005 80 00  
Permanent Account Number  
AKYED000856

*Pradip Kumar Deb*  
Signature



*Pradip Kumar Deb*





आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT OF INDIA

VINIT KUMAR BHAGA

BALDEO DAS BHAGA

16/11/1975

Permanent Account Number

ADLPO5641G

Signature



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आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT OF INDIA

KRITYA COMMERCIAL PRIVATE LIMITED

06/09/2011

Return/Receipt Acknowledgement Number

AAECK4825C



18/09/11

KRITYA COMMERCIAL (P) LTD.

*Naveen Chhaya*  
Director/Authorised Signatory





PARAKASHTHA MERCHANTS PVT. LTD.

*Navak Chhaya*  
**Director**      **Authorised Signatory**

1000

1000





**AACHAMAN VINIYOG PVT. LTD.**

*Pradip Kumar Das*

Director      Authorised Signatory





ASHWAGANDHA MERCHANTS PVT. LTD.

Director

*Govind*  
Authorised Signatory



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Vertical handwritten text along the right edge of the page, possibly a date or page number.

शुद्धि विभाग

INCOME TAX DEPARTMENT

INDIAN OVERSEAS COMMERCIAL PRIVATE LIMITED

21/05/2012

Permanent Account Number

AAECT2573L

शुद्धि विभाग

GOVT OF INDIA



06112015

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आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

PRAKASH KUMAR BHIMRAJKA

BAJRANG LAL BHIMRAJKA

13/02/1966

Permanent Account Number

ADGPB7657M

Signature



Signature







For PANCHKOTI STOCKIST PRIVATE LIMITED

  
Director/Authorised Signatory

RE BANCORP STOCK PRIVATE LIMITED

Director Authorized Sign



For SRIJAN INFRAREALTY PVT. LTD.  
*[Signature]*  
Director / Authorised Signatory






For SRJAN LAND & BUILDING PVT. LTD.

  
Director/Authorised Signatory





For SUVRIDHI COMMOTRADE PRIVATE LIMITED

  
Director/Authorised Signatory





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

Between

Li Yao Liang  
... Vendor

And

ASHWAGANDHA MERCHANTS PRIVATE LIMITED. & Ors.  
... Purchasers

DEED OF CONVEYANCE

1/3<sup>rd</sup> (one-third) share in  
Premises No.24C, Matheswarola Road  
Police Station Pragati Maidan  
Kolkata-700046



### Major Information of the Deed

Deed No :	I-1603-01493/2017	Date of Registration	07/04/2017
Query No / Year	1603-0000475227/2017	Office where deed is registered	
Query Date	07/04/2017 6:21:51 AM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Bapi Das Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9836980696, 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. 1,80,00,000/-	Rs. 1,80,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 12,60,120/- (Article:23)	Rs. 1,80,046/- (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. 24C, 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			Bastu		7 Katha 4 Chatak 14 Sq Ft	1,68,00,000/-	1,68,00,000/-	Property is on Road
<b>Grand Total :</b>					<b>11.9946Dec</b>	<b>168,00,000 /-</b>	<b>168,00,000 /-</b>	

#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2430 Sq Ft.	12,00,000/-	12,00,000/-	Structure Type: Structure
Floor No: 1, Area of floor : 2430 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tin Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>2430 sq ft</b>	<b>12,00,000 /-</b>	<b>12,00,000 /-</b>	

#### Seller Details :




SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	<b>Mr Li Yao Liang</b> Son of Mr Li Chi Jung Executed by: Self, Date of Execution: 07/04/2017 , Admitted by: Self, Date of Admission: 07/04/2017 ,Place : Office			
		07/04/2017	LTI 07/04/2017	07/04/2017
91 Matheswartala Road, Kolkata, P.O:- Gobindo Khatick, P.S:- Topsia, District:-South 24-Parganas, West Bengal, India, PIN - 700046 Sex: Male, By Caste: Buddhist, Occupation: Business, Citizen of: India, PAN No.:AAZPL8818]Status :Individual				





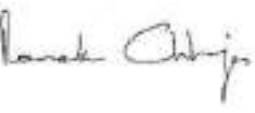


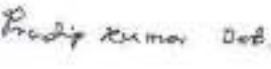






**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>ASHWAGANDHA MERCHANTS PRIVATE LIMITED ( Private Limited Company )</b> 83 Topsia Road, South, Kolkata, P.O:- Gobindo Khatick, P.S:- Topsia, District:-South 24-Parganas, West Bengal, India, PIN - 700046 PAN No.:AAJCA9745QStatus :Organization
2	<b>PARAKASHTHA MERCHANTS PRIVATE LIMITED ( Private Limited Company )</b> 83 Topsia Road, South, Kolkata, P.O:- Gobindo Khatick, P.S:- Topsia, District:-South 24-Parganas, West Bengal, India, PIN - 700046 PAN No.:AAGCP2272AStatus :Organization
3	<b>Kritya Commercial Private Limited ( Private Limited Company )</b> 83 Topsia Road, South, Kolkata, P.O:- Gobindo Khatick, P.S:- Topsia, District:-South 24-Parganas, West Bengal, India, PIN - 700046 PAN No.:AAECK4825CStatus :Organization
4	<b>AACHAMAN VINIYOG PRIVATE LIMITED ( Private Limited Company )</b> 83 Topsia Road, South, Kolkata, P.O:- Gobindo Khatick, P.S:- Topsia, District:-South 24-Parganas, West Bengal, India, PIN - 700046 PAN No.:AAJCA8326PStatus :Organization
5	<b>TAPASWAT COMMERCIAL PRIVATE LIMITED ( Private Limited Company )</b> 68, Jessore Road, Room No-512, 5th Floor Kolkata, P.O:- Dum Dum, P.S:- Dum Dum, Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700055 PAN No.:AAECT2573LStatus :Organization
6	<b>SRIJAN ENCLAVE PRIVATE LIMITED ( Private Limited Company )</b> 36/1A Elgin Road, P.O:- Bhawanipore, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 PAN No.:AAQCS4081CStatus :Organization
7	<b>SRIJAN INFREAREALTY PRIVATE LIMITED ( Private Limited Company )</b> 36/1A Elgin Road, P.O:- Bhawanipore, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 PAN No.:AAQCS4626MStatus :Organization
8	<b>SRIJAN LAND &amp; BUILDING PVT LTD ( Private Limited Company )</b> 36/1A Elgin Road, P.O:- Bhawanipore, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 PAN No.:AAQCS4062BStatus :Organization
9	<b>PANCHKOTI STOCKIST PVT LTD ( Private Limited Company )</b> 36/1A Elgin Road, P.O:- Bhawanipore, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 PAN No.:AAGCP5305EStatus :Organization
10	<b>SUVRIDHI COMMOTRADE PVT LTD ( Private Limited Company )</b> 36/1A Elgin Road, P.O:- Bhawanipore, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 PAN No.:AARCS2648QStatus :Organization

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr Gautam Das</b> Son of Mr Late Lalit Mohan Das Date of Execution - 07/04/2017, , Admitted by: Self, Date of Admission: 07/04/2017, Place of Admission of Execution: Office	 Apr 7 2017 3:19PM	 LTI 07/04/2017	 07/04/2017
100 Tollygunge Road, P.O:- Sahanagar, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026, Sex: Male, By Caste: Hindu, Occupation: Student, Citizen of: India, PAN No.:APDPD2620R Status : Representative, Representative of : ASHWAGANDHA MERCHANTS PRIVATE LIMITED				




2	Name	Photo	Finger Print	Signature
<b>Mr Rounak Chhajer</b> Son of Mr Raj Kumar Chhajer Date of Execution - 07/04/2017, , Admitted by: Self, Date of Admission: 07/04/2017, Place of Admission of Execution: Office	 <small>Apr 7 2017 3:23PM</small>	 <small>LTI 07/04/2017</small>	 <small>07/04/2017</small>	
58/2, Turf Road, 4th Floor, P.O:- Kalighat, P.S:- Kalighat, District:-South 24-Parganas, West Bengal, India, PIN - 700025, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:AGYPC8016E Status : Representative, Representative of : PARAKASHTHA MERCHANTS PRIVATE LIMITED , Kritya Commercial Private Limited				
3	Name	Photo	Finger Print	Signature
<b>Mr Pradip Kumar Deb</b> Son of Mr Late Rabindra Nath Deb Date of Execution - 07/04/2017, , Admitted by: Self, Date of Admission: 07/04/2017, Place of Admission of Execution: Office	 <small>Apr 7 2017 3:23PM</small>	 <small>LTI 07/04/2017</small>	 <small>07/04/2017</small>	
Q-353, Mudalia Road, P.O:- Garden Reach, P.S:- Metiaburutz, District:-South 24-Parganas, West Bengal, India, PIN - 700024, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:AKYPD0885G Status : Representative, Representative of : AACHAMAN VINIYOG PRIVATE LIMITED				
4	Name	Photo	Finger Print	Signature
<b>Mr Vinit Daga</b> Son of Mr Late Baldeo Das Daga Date of Execution - 07/04/2017, , Admitted by: Self, Date of Admission: 07/04/2017, Place of Admission of Execution: Office	 <small>Apr 7 2017 3:23PM</small>	 <small>LTI 07/04/2017</small>	 <small>07/04/2017</small>	
Flat No.2C, Block-16, 68 Jessore Road, P.O:- Dum Dum, P.S:- Dum Dum, 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				
5	Name	Photo	Finger Print	Signature
<b>Mr Prakash Kumar Bhimrajka (Presentant)</b> Son of Mr Late Bajrang Lal Bhimrajka Date of Execution - 07/04/2017, , Admitted by: Self, Date of Admission: 07/04/2017, Place of Admission of Execution: Office	 <small>Apr 7 2017 3:21PM</small>	 <small>LTI 07/04/2017</small>	 <small>07/04/2017</small>	
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 , SRIJAN INFREAREALTY PRIVATE LIMITED , SRIJAN LAND & BUILDING PVT LTD , PANCHKOTI STOCKIST PVT LTD , SUVRIDHI COMMOTRADE PVT LTD				





**Identifier Details :**

Name & address	
Mr Shreelal Mohta Son of Mr Dwarka Das Mohta Block 3, Flat No.6B, Dimond City North, 68 Jessore, P.O:- Dum Dum, P.S:- Dum Dum, Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700055, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Identifier Of Mr Li Yao Liang, Mr Gautam Das, Mr Rounak Chhajer, Mr Pradip Kumar Deb, Mr Vinit Daga, Mr Prakash Kumar Bhimrajka	
07/04/2017	
	

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr Li Yao Liang	ASHWAGANDHA MERCHANTS PRIVATE LIMITED-1.19946 Dec,PARAKASHTHA MERCHANTS PRIVATE LIMITED-1.19946 Dec,Kritya Commercial Private Limited-1.19946 Dec,AACHAMAN VINIYOG PRIVATE LIMITED-1.19946 Dec,TAPASWAT COMMERCIAL PRIVATE LIMITED-1.19946 Dec,SRIJAN ENCLAVE PRIVATE LIMITED-1.19946 Dec,SRIJAN INFREAREALTY PRIVATE LIMITED-1.19946 Dec,SRIJAN LAND & BUILDING PVT LTD-1.19946 Dec,PANCHKOTI STOCKIST PVT LTD-1.19946 Dec,SUVRIDHI COMMOTRADE PVT LTD-1.19946 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mr Li Yao Liang	ASHWAGANDHA MERCHANTS PRIVATE LIMITED-243 Sq Ft,PARAKASHTHA MERCHANTS PRIVATE LIMITED-243 Sq Ft,Kritya Commercial Private Limited-243 Sq Ft,AACHAMAN VINIYOG PRIVATE LIMITED-243 Sq Ft,TAPASWAT COMMERCIAL PRIVATE LIMITED-243 Sq Ft,SRIJAN ENCLAVE PRIVATE LIMITED-243 Sq Ft,SRIJAN INFREAREALTY PRIVATE LIMITED-243 Sq Ft,SRIJAN LAND & BUILDING PVT LTD-243 Sq Ft,PANCHKOTI STOCKIST PVT LTD-243 Sq Ft,SUVRIDHI COMMOTRADE PVT LTD-243 Sq Ft

**Endorsement For Deed Number : I - 160301493 / 2017****On 07-04-2017****Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

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

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

Presented for registration at 13:25 hrs on 07-04-2017, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr Prakash Kumar Bhimrajka ..

**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 1,80,00,000/-



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

Execution is admitted on 07/04/2017 by Mr Li Yao Liang, Son of Mr Li Chi Jung, 91 Matheswartala Road, Kolkata, P.O. Gōbindo Khatick, Thana: Topsis, , South 24-Parganas, WEST BENGAL, India, PIN - 700046, by caste Buddhist, by Profession Business

Indetified by Mr Shreelal Mohta, , Son of Mr Dwarka Das Mohta, Block 3, Flat No.6B, Dimond City North, 68 Jessore, P.O: Dum Dum, Thana: Dum Dum, , City/Town: DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by profession Service

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

Execution is admitted on 07-04-2017 by Mr Gautam Das,

Indetified by Mr Shreelal Mohta, , Son of Mr Dwarka Das Mohta, Block 3, Flat No.6B, Dimond City North, 68 Jessore, P.O: Dum Dum, Thana: Dum Dum, , City/Town: DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by profession Service

Execution is admitted on 07-04-2017 by Mr Rounak Chhajer,

Indetified by Mr Shreelal Mohta, , Son of Mr Dwarka Das Mohta, Block 3, Flat No.6B, Dimond City North, 68 Jessore, P.O: Dum Dum, Thana: Dum Dum, , City/Town: DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by profession Service

Execution is admitted on 07-04-2017 by Mr Pradip Kumar Deb,

Indetified by Mr Shreelal Mohta, , Son of Mr Dwarka Das Mohta, Block 3, Flat No.6B, Dimond City North, 68 Jessore, P.O: Dum Dum, Thana: Dum Dum, , City/Town: DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by profession Service

Execution is admitted on 07-04-2017 by Mr Vinit Daga,

Indetified by Mr Shreelal Mohta, , Son of Mr Dwarka Das Mohta, Block 3, Flat No.6B, Dimond City North, 68 Jessore, P.O: Dum Dum, Thana: Dum Dum, , City/Town: DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by profession Service

Execution is admitted on 07-04-2017 by Mr Prakash Kumar Bhimrajka,

Indetified by Mr Shreelal Mohta, , Son of Mr Dwarka Das Mohta, Block 3, Flat No.6B, Dimond City North, 68 Jessore, P.O: Dum Dum, Thana: Dum Dum, , City/Town: DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by profession Service

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 1,80,046/- ( A(1) = Rs 1,80,000/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 1,80,046/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/04/2017 11:40AM with Govt. Ref. No: 192017180001410651 on 07-04-2017, Amount Rs: 1,80,046/-, Bank: Indian Bank ( IDIB000C001), Ref. No. IB07042017000736 on 07-04-2017, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 12,60,020/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 12,60,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 917257, Amount: Rs.100/-, Date of Purchase: 23/03/2017, Vendor name: A K Purkayastha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/04/2017 11:40AM with Govt. Ref. No: 192017180001410651 on 07-04-2017, Amount Rs: 12,60,020/-, Bank: Indian Bank ( IDIB000C001), Ref. No. IB07042017000736 on 07-04-2017, Head of Account 0030-02-103-003-02



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

100

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2017, Page from 39001 to 39043

being No 160301493 for the year 2017.



Digitally signed by ASISH GOSWAMI  
Date: 2017.04.11 14:13:52 +05:30  
Reason: Digital Signing of Deed.

AS

(Asish Goswami) 11/04/2017 14:13:50

DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)

