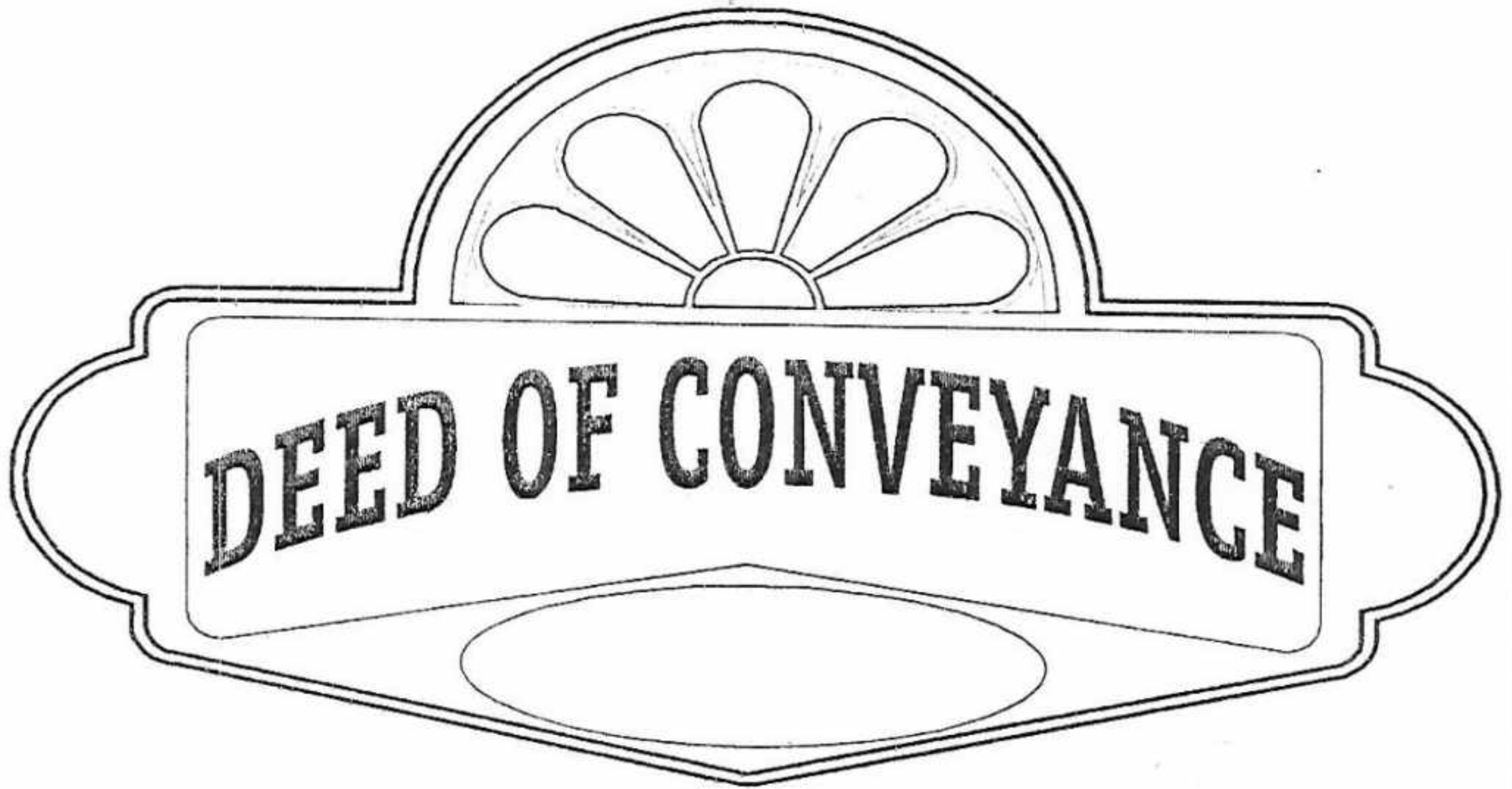


SL NO. 6499

Deed no. I-06606/2024



: Drafted by :  
AJIM ALI  
Advocate,  
Barasat Judges' Court  
Mobile : 9831784613



भारतीय गैर न्यायिक INDIA NON JUDICIAL

₹.5000

पाँच हजार रुपये

Rs.5000

FIVE THOUSAND RUPEES

INDIA

पश्चिम बंगाल WEST BENGAL

G 123798

2/944333/21

WEST BENGAL GOVERNMENT

Stamp

Certifies that the document is admitted to registration. The stamping sheet / sheet is & the endorsement thereon attached with this document is the part of this document.

*S. Banerjee*

Sub-Registrar  
Kolkata, New Town, North 24-Pgs.

25 JUN 2021

DEED OF CONVEYANCE

1. Date : 17th day of June, 2021.
2. Nature of document : Deed of Conveyance.



660  
15/06/2021  
K.C. Organiser Pvt. Ltd  
2, Sir Haniram Goenka Street, Kol-700007  
5000f  
500000  
4 JULY 2021

Dharmendra

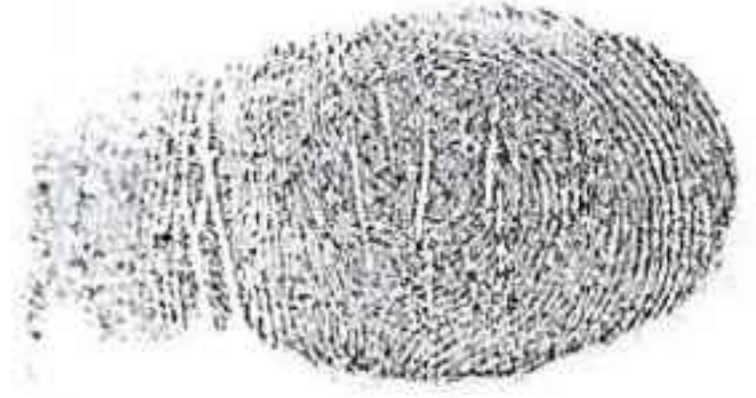


4923

~~Dharmendra~~

Dharmendra

Director

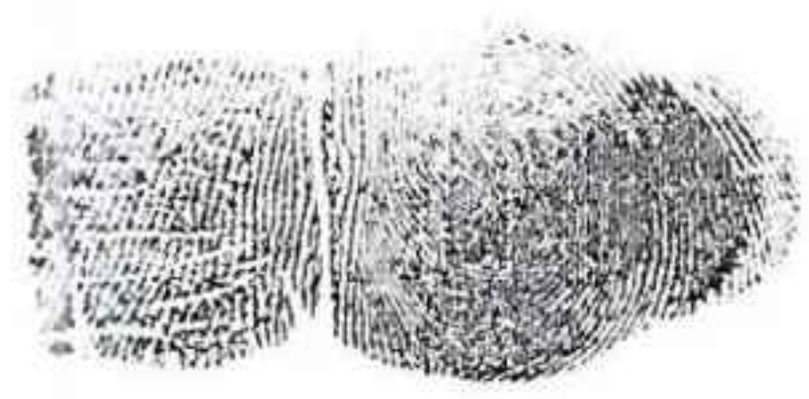


4927

FOR SUNGLOW PROMOTERS PVT. LTD.

Sant Ram

DIRECTOR



4928

Sandeep Singh Rly  
Late, P.O. Singher Rly  
Hatiara, Nauhaura  
Rajamhet, Kol-157



Sub-Registrar  
Rajahmundry, New Town, North 2A, A.P.

3.7 JUN 2021



(2)

3. Parties :

Vendor/Owner:

M/S. SUNGLOW PROMOTERS PRIVATE LIMITED,

having PAN - AAHCS0123L, a Private Limited Company incorporated under the Companies Act, 1956, having its Registered Office at 227/1A, A. J. C. Bose Road, 4th Floor, Post Office - L. R. Sarani, Police Station - Ballygunge, Kolkata - 700020, West Bengal, represented by its Director namely SRI. SIDDHARTH PODDAR, having PAN - AGOPP8016H, and Aadhaar No. - 6969 9037 6988, Son of Late Kamlesh Poddar, residing at 227/1A, A.J.C. Bose Road, Flat No. 4A, 4th Floor, Post Office - L. R. Sarani, Police Station - Ballygunge, Kolkata - 700020, West Bengal, by faith - Hindu, by Nationality - Indian, by Occupation - Business, hereinafter called and referred to as the Party of the First Part.

3.1 Purchaser :

K. C. ORGANISER PRIVATE LIMITED, having PAN - AAECK1395B, a Private Limited Company, incorporated under the Companies Act, 1956, having its Office at 2, Sir Hariram Goenka Street, 2nd Floor, P.O. & P.S. - Burrobazar, Kolkata - 700007, West Bengal, represented by its Director



(3)

namely SRI. DHARAMCHAND JAIN, having PAN - ACQPJ5763R, and Aadhaar No. - 9087 7907 2049, Son of Late Kapoor Chand Jain, residing at KC Villa, 46B, Chakraberia Road, North 1st Floor, Near Ajanta Dhaba, P.O. & P.S. - Bhawanipore, Kolkata - 700020, West Bengal, by faith - Hindu, by Nationality - Indian, by Occupation - Business, hereinafter called and referred to as the Party of the **Second Part**.

3.2 The terms Owner/Vendor and Purchaser shall unless excluded by or repugnant to the context be deemed to mean and include its directors, office bearers, executors, legal representatives, administrators, assigns and all persons claiming under or through it.

4. Subject matter of Sale:

ALL THAT piece and parcel of Shali land measuring an area of 06 (SIX) COTTAHS, be the same a little more or less, alongwith Tiles Shed measuring about 100 Sq.ft. out of 40 Decimals, comprised in C.S. Dag No. 2595, corresponding to R.S. & L.R. Dag No. 2673, under C.S. Khatian Nos. 1175, 1177 and 1179, corresponding to R.S. Khatian Nos. 1699, 1700, 1911,



(4)

at present L.R. Khatian No. 17604 [recorded in the name of the SUNGLOW PROMOTERS PRIVATE LIMITED], lying and situated at MOUZA - HATIARA, J.L. No. 14, Re.Su. No. 188, Touzi No. 169, Pargana - Kalikata, within the local limits of Rajarhat-Gopalpur Municipality, now Bidhannagar Municipal Corporation, P.S. - formerly Rajarhat thereafter New Town at present ECO Park, A.D.S.R.O. Bidhannagar (Salt Lake City) at present Rajarhat, Kolkata 700157, District - North 24 Parganas, in the State of West Bengal, which is morefully and particularly described in the "Schedule" and hereinafter referred to as the "Said Land and Property".

5. Background/ Devolution of Title:

WHEREAS one Smt. Shākuntala Devi Agarwal, became the sole and absolute owner of ALL THAT piece and parcel of Shali land measuring an area of 05 (FIVE) COTTAHS, be the same a little more or less, out of 40 Decimals, comprised in C.S. Dag No. 2595, corresponding to R.S. & L.R. Dag No. 2673, under C.S. Khatian Nos. 1175, 1177 and 1179, corresponding to R.S. Khatian Nos. 1699, 1700, 1911, lying and situated at MOUZA -



(5)

HATIARA, J.L. No. 14, Re.Su. No. 188, Touzi No. 169, Pargana - Kalikata, within the local limits of Rajarhat-Gopalpur Municipality, now Bidhannagar Municipal Corporation, P.S. - formerly Rajarhat thereafter New Town at present ECO Park, A.D.S.R.O. Bidhannagar (Salt Lake City) at present Rajarhat, Kolkata 700157, District - North 24 Parganas, in the State of West Bengal, by virtue of purchase from **Kamala Kanta Nath @ Kamal Kanta Nath**, through a Sale Deed, duly registered on 17/02/1988 before the A.D.S.R.O. Bidhannagar (Salt Lake City) and recorded in Book No. I, Volume No. 23, Pages from 499 to 512, being No. 1164 for the year 1988 and absolutely seized and possessed the same.

AND WHEREAS while being in peaceful possession over the aforesaid purchased property, said **Smt. Shakuntala Devi Agarwal**, constructed a "Tiles Shed, in below schedule of property.

AND WHEREAS while being in peaceful possession over the aforesaid property, said **Smt. Shakuntala Devi Agarwal**, nominate, constitute and appoint **Sri. Tarak Chakraborty**, Son



(6)

of Late Upendra Nath Chakraborty, residing at Hatiara, P.O. - Hatiara, P.S. - Rajarhat then New Town, District - North 24 Parganas, by faith - Hindu, by Nationality - Indian, by occupation - Business, as her Lawful Attorney for her name, on her behalf to do, exercise, execute and perform the acts, deeds, things and matters, by virtue of a General Power of Attorney, duly registered on 27/04/2009, before the A.D.S.R.O. Bidhannagar (Salt Lake City) and recorded in Book No. IV, CD Volume No. 1, Pages from 3591 to 3601, being No. 00335 for the year 2009.

AND WHEREAS while being in peaceful possession over the aforesaid property, said Smt. Shakuntala Devi Agarwal, [represented by her constituted attorney namely Sri. Tarak Chakraborty], sold, transferred and conveyed the same, i.e. ALL THAT piece and parcel of Shali land measuring an area of 05 (FIVE) COTTAHS, be the same a little more or less, alongwith Tiles Shed measuring about 100 Sq.ft. Tiles Shed, out of 40 Decimals, comprised in C.S. Dag No. 2595, corresponding to R.S. & L.R. Dag No. 2673, under C.S. Khatian Nos. 1175, 1177 and 1179, corresponding to R.S. Khatian Nos. 1699, 1700, 1911, lying and situated at MOUZA - HATIARA,



(7)

J.L. No. 14, Re.Su. No. 188, Touzi No. 169, Pargana - Kalikata, within the local limits of Rajarhat-Gopalpur Municipality, now Bidhannagar Municipal Corporation, P.S. - formerly Rajarhat thereafter New Town at present ECO Park, A.D.S.R.O. Bidhannagar (Salt Lake City) at present Rajarhat, Kolkata 700157, District - North 24 Parganas, in the State of West Bengal, in favour of the VENDOR herein, by virtue of a Sale Deed, duly registered on 07/10/2009, before the A.D.S.R.O. Bidhannagar (Salt Lake City) and recorded in Book No. I, CD Volume No. 9, Pages from 8934 to 8953, being No. 09123 for the year 2009 and delivered the peaceful possession over the same.

AND WHEREAS one Sri Rajendra Kumar Saraf, became the sole and absolute owner of ALL THAT piece and parcel of Shali land measuring an area of 05 (FIVE) COTTAHS, be the same a little more or less, out of 40 Decimals, comprised in C.S. Dag No. 2595, corresponding to R.S. & L.R. Dag No. 2673, under C.S. Khatian Nos. 1175, 1177 and 1179, corresponding to R.S. Khatian Nos. 1699, 1700, 1911, lying and situated at



(8)

MOUZA - HATIARA, J.L. No. 14, Re.Su. No. 188, Touzi No. 169, Pargana - Kalikata, within the local limits of Rajarhat Gopalpur Municipality, now Bidhannagar Municipal Corporation, P.S. - formerly Rajarhat thereafter New Town at present ECO Park, A.D.S.R.O. Bidhannagar (Salt Lake City) at present Rajarhat, Kolkata 700157, District - North 24 Parganas, in the State of West Bengal, by virtue of purchase from Kamala Kanta Nath @ Kamal Kanta Nath, through a Sale Deed, duly registered on 17/02/1988 before the A.D.S.R.O. Bidhannagar (Salt Lake City) and recorded in Book No. I, Volume No. 23, Pages from 485 to 498, being No. 1163 for the year 1988 and absolutely seized and possessed the same.

AND WHEREAS while being in peaceful possession over the aforesaid purchased property, said Sri Rajendra Kumar Saraf, constructed a Tiles Shed, in below schedule of property.

AND WHEREAS while being in peaceful possession over the aforesaid property, said Sri Rajendra Kumar Saraf, nominate, constitute and appoint Sri. Tarak Chakraborty, Son of Late



(9)

Upendra Nath Chakraborty, residing at Hatiara, P.O. - Hatiara, P.S. - Rajarhat then New Town, District - North 24 Parganas, by faith - Hindu, by Nationality - Indian, by occupation - Business, as his Lawful Attorney for his name, on his behalf to do, exercise, execute and perform the acts, deeds, things and matters, by virtue of a General Power of Attorney, duly registered on 14/05/2009, before the A.D.S.R.O. Bidhannagar (Salt Lake City) and recorded in Book No. IV, CD Volume No. 1, Pages from 4158 to 4168, being No. 00387 for the year 2009.

AND WHEREAS while being in peaceful possession over the aforesaid property, said Sri Rajendra Kumar Saraf [represented by his constituted attorney namely Sri. Tarak Chakraborty], sold, transferred and conveyed the same, i.e. ALL THAT piece and parcel of Shali land measuring an area of 05 (FIVE) COTTAHS, be the same a little more or less, alongwith Tiles Shed measuring about 100 Sq.ft. Tiles Shed, out of 40 Decimals, comprised in C.S. Dag No. 2595, corresponding to R.S. & L.R. Dag No. 2673, under C.S. Khatian Nos. 1175, 1177 and 1179, corresponding to R.S. Khatian Nos. 1699, 1700, 1911, lying and situated at MOUZA - HATIARA, J.L. No. 14, Re.Su. No. 188, Touzi No. 169, Pargana - Kalikata,



within the local limits of Rajarhat-Gopalpur Municipality, now Bidhannagar Municipal Corporation, P.S. - formerly Rajarhat thereafter New Town at present ECO Park, A.D.S.R.O. Bidhannagar (Salt Lake City) at present Rajarhat, Kolkata 700157, District - North 24 Parganas, in the State of West Bengal, in favour of the VENDOR herein, by virtue of a Sale Deed, duly registered on 07/10/2009, before the A.D.S.R.O. Bidhannagar (Salt Lake City) and recorded in Book No. I, CD Volume No. 9, Pages from 8895 to 8915, being No. 09121 for the year 2009 and delivered the peaceful possession over the same.

AND WHEREAS by virtue of aforesaid two sale deed, said VENDOR herein, became the sole and absolute owner of ALL THAT piece and parcel of Shali land measuring an area of 10 (TEN) COTTAHS, be the same a little more or less, alongwith Tiles Shed measuring about 200 Sq.ft. out of 40 Decimals, comprised in C.S. Dag No. 2595, corresponding to R.S. & L.R. Dag No. 2673, under C.S. Khatian Nos. 1175, 1177 and 1179, corresponding to R.S. Khatian Nos. 1699, 1700, 1911, lying and situated at MOUZA - HATIARA, J.L. No. 14, Re.Su. No. 188,



(11)

Touzi No. 169, Pargana - Kalikata, within the local limits of Rajarhat-Gopalpur Municipality, now Bidhannagar Municipal Corporation, P.S. - formerly Rajarhat thereafter New Town at present ECO Park, A.D.S.R.O. Bidhannagar (Salt Lake City) at present Rajarhat, Kolkata 700157, District - North 24 Parganas, in the State of West Bengal, and mutated its name in present L.R. R.O.R. vide L.R. Khatian No. 17604 under L.R. Dag No. 2673 as the nature of Shali in respect of the aforesaid 16 Decimals of land as 4000 share out of 40 Decimals and since then have been enjoying the said land and hereditaments, which is free from all encumbrances, liens, charges and mortgages whatsoever, by paying usual rents and taxes to the proper authorities and have the absolute power of ownership and also power to dispose the same to anybody in any way as they will think fit and proper.

AND WHEREAS the Vendor herein announced to sell out and the Purchaser herein have agreed to purchase ALL THAT piece and parcel of Shali land measuring an area of 06 (SIX) COTTAHS, be the same a little more or less, alongwith Tiles Shed measuring about 100 Sq.ft. out of 40 Decimals, comprised



in C.S. Dag No. 2595, corresponding to R.S. & L.R. Dag No. 2673, under C.S. Khatian Nos. 1175, 1177 and 1179, corresponding to R.S. Khatian Nos. 1699, 1700, 1911, present L.R. Khatian No. 17604 [recorded in the name of the SUNGLOW PROMOTERS PRIVATE LIMITED], lying and situated at MOUZA - HATIARA, J.L. No. 14, Re.Su. No. 188, Touzi No. 169, Pargana - Kalikata, within the local limits of Rajarhat Gopalpur Municipality, now Bidhannagar Municipal Corporation, P.S. - formerly Rajarhat thereafter New Town at present ECO Park, A.D.S.R.O. Bidhannagar (Salt Lake City) at present Rajarhat, Kolkata 700157, District - North 24 Parganas, in the State of West Bengal, morefully and particularly described in the "Schedule" and hereinafter referred to as the "Said Land and Property" and also delineated by RED colour border in the annexed Plan hereto, and since then it has been enjoying the said property, free from all encumbrances, at or for the total consideration of Rs. 74,10,000/- (Rupees Seventy Four Lakh Ten Thousand) only.

AND WHEREAS the Vendor herein, being approached by the present Purchaser with an offer to purchase the Schedule mentioned property at a total consideration amount of Rs.

W.S.



(13)

74,10,000/- (Rupees Seventy Four Lakh Ten Thousand) only and the Purchaser has agreed to purchase the same at that price by paying the consideration amount to the Owner/ Vendor and the Owner/ Vendor has agreed to execute and register the Deed of Conveyance in favour of the present Purchaser for the sale of ALL THAT piece and parcel of Shali land measuring an area of 06 (SIX) COTTAHS, be the same a little more or less, alongwith Tiles Shed measuring about 100 Sq.ft. out of 40 Decimals, comprised in C.S. Dag No. 2595, corresponding to R.S. & L.R. Dag No. 2673, under C.S. Khatian Nos. 1175, 1177 and 1179, corresponding to R.S. Khatian Nos. 1699, 1700, 1911, present L.R. Khatian No. 17604 [recorded in the name of the SUNGLOW PROMOTERS PRIVATE LIMITED], lying and situated at MOUZA - HATIARA, J.L. No. 14, Re.Su. No. 188, Touzi No. 169, Pargana - Kalikata, within the local limits of Rajarhat Gopalpur Municipality, now Bidhannagar Municipal Corporation, P.S. - formerly Rajarhat thereafter New Town at present ECO Park, A.D.S.R.O. Bidhannagar (Salt Lake City) at present Rajarhat, Kolkata 700157, District - North 24 Parganas, in the State of West Bengal, morefully and particularly described in the



(14)

"Schedule" and hereinafter referred to as the "Said Land and Property".

Be it mentioned herein that, a resolution was passed by all the Directors of the vendor company herein in a meeting held on .....<sup>17</sup>...../<sup>05</sup>...../2021, for sell out the below schedule property and appointed and nominated SRI. SIDDHARTH PODDAR, to execute the Sale Deed in favour of the Purchaser herein.

Be it also mentioned herein that, a resolution was passed by all the Directors of the purchaser company herein in a meeting held on 26/05/2021, for purchase the below schedule property and appointed and nominated SRI. DHARAMCHAND JAIN, to execute the said Deed.

NOW THIS INDENTURE WITNESSETH that in consideration of a total sum of Rs. 74,10,000/- (Rupees Seventy Four Lakh Ten Thousand) only paid by the Purchaser to the Owner/Vendor at or immediately before the execution to these presents (the receipt whereof the Owner/Vendor do hereby admit and acknowledge) and or from the same every part thereof acquit release and discharge the Purchaser and every one of them and also the said LAND and property mentioned in the **Schedule** thereof, the Owner/Vendor as beneficial Owner do by these presents indefeasibly grant, sell, convey and transfer, assign and assure unto the Purchaser



(15)

ALL THAT the said LAND and property mentioned in the Schedule written hereinafter hereto HOWSOEVER OTHERWISE the said LAND and property now and heretofore was situated, butted, bounded, called known numbered described and distinguished together with all benefits and advantages of amount and other rights, liberties, easements, privileges, appendages whatsoever to the said LAND and property or any part thereby belonging or in any wise appertaining as or with the same or any part thereof usually held, used, occupied or reputed to belong or be appurtenant thereto and the reversion or reversions, remainder/remainers, rents, issues and profits inheritance, use, trust, landed land, claim and demand whatsoever both out of land and equity, if the Owner into and upon the aforesaid land and every thereof and all deeds, pattahs, muniments and evidences of title within any wise relate to the said LAND and property or any part or parcel thereof and which are or hereafter shall or may in the custody, power and possession of the Owner/Vendor or any person whom they can or may procure the same without action and suit at land or in equity. TO HAVE AND TO HOLD the said LAND

10



(16)

and property and every part thereof hereby granted, sold, conveyed and transferred or expressed and intended so to be with their rights, numbers and appurtenance up to and to the use of this Purchaser forever and the Owner/Vendor do hereby for itself covenants with the Purchaser that NOTWITHSTANDING any act, deed, matter and things whatsoever by the Owner/Vendor in title, done or executed or knowingly suffered to the contrary the Owner/Vendor had at all material times heretofore and now have good, right, full power absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said LAND and property hereby granted, sold, conveyed and transferred or expressed or intended so to be unto and to the use of the Purchaser in the manner aforesaid and that the Purchaser shall and may at all times hereafter peaceably and equitably posses and enjoy the said LAND and property and every part thereof and receive<sup>a</sup> the rents, issues and profits thereof, without any lawful eviction, interruption claim or demand whatsoever from or by the Owner/Vendor or any person/ persons lawfully or equitably claiming from under or in trust for them or from or under any of their ancestor or predecessor-

10



(17)

in-title and that free and clear and freely and clearly absolutely acquitted, exonerated and realized or otherwise by and all the costs and expenses of the Owner/Vendor well and sufficiently indemnified of from and against all and all manner of claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the Owner/Vendor or any person or persons lawfully or equitably claiming as aforesaid and FURTHER MORE that the Owner/Vendor and all person or persons lawfully or equitably claiming and estate or interest whatsoever in the said LAND and property and any part thereof. The Owner/Vendor shall be from time to time and at all times hereafter at the request and cost of the Purchaser, (its successor or successors in office administrators and assigns) do or cause to be done and execute all such acts, deeds and things whatsoever for perfectly assigning the said LAND and property and every part thereof and to the use of the Purchaser, (its successor or successors in office administrators and assigns) in the manner aforesaid as shall or may be reasonably required.



**Mutual Covenants :**

The Owner/Vendor do hereby covenant with the Purchaser :

THAT the Owner/Vendor have received the full Consideration for the Sale as mentioned and acknowledges in the Memo of Consideration hereunder.

THAT the Owner have good right, full power and absolute authority to sell, transfer and convey the land and property.

THAT the Owner/Vendor delivered this day khas possession of the said land and property unto the Purchaser.

THAT the Owner shall keep the Purchaser well and sufficiently saved harmless indemnified from and against all former title and encumbrances to the said land and property.

THAT the Owner shall, at the costs and requests of Purchaser, do all such acts and execute all documents as be required for more perfectly assuring the said land and property unto the Purchaser



(19)

and shall also produce and/or provide for inspection of all title documents and papers unless prevented by fire or irresistible force.

THAT notwithstanding any act deed matter or thing whatsoever done by the Owner or its predecessor-in-title or any of them done executed or knowingly suffered to the contrary, the Owner are fully and absolutely seized and possessed of the said land and property without any condition use trust or other thing whatsoever to alter or make void the same.

THAT notwithstanding any such act, deed or thing whatsoever aforesaid the Owner now have good right, full and lawful power, absolute authority indefeasible title to grant convey transfer assign and assure the said land hereby, granted, transferred, conveyed, assured and assigned or expressed or intended to be with the appurtenance their unto belonging unto and to the use of the Purchaser in the manner aforesaid and according to the true intent and meaning of these presents.


THAT the Purchaser shall and will and may from time to time and at all times hereafter peaceably and quietly hold, occupy possess



and enjoy the said land and property hereby granted transferred, conveyed assigned and assured or expressed or intended so to be any and every part thereof and receive enjoy and take rents issues and profits thereof for its absolute use and benefit without any lawful hindrances interruption, disturbances suit, eviction, claim or demand whatsoever from or by the Owner or any person or persons whatsoever.

THAT free and clear and freely and clearly and absolutely acquitted, exonerated, discharged and released or otherwise by and at the costs and expenses of the Owner well and sufficiently saved, defended, kept harmless and indemnified against all estates, charges encumbrances, liens, attachments, lis-pendens, tenancies, occupancies, uses, trusts, debutors, right, title interest, claims and demands whatsoever created occasioned or suffered by the Owner or any person or persons lawfully or equitably claiming as aforesaid.

THAT the Owner and all persons having and lawfully claiming any estate right, title or interest into or upon the said land and property





(21)

and every part thereof from through or in trust for the Owner and/or its predecessor-in-title or any of them shall and will from time to time at all times hereafter at the request and costs of the Purchaser do and execute or cause to be done or executed all such acts, deeds, matters, assurances and things whatsoever for further better and more perfectly granting, assuring, transferring the said land and property hereby granted, conveyed, transferred, assigned and assured or expressed or intended so to be and transferred and assigned and every part thereof unto and to the use of the said Purchaser in the manner aforesaid as shall or may be reasonably required.

THAT the said land and property or any and every part thereof is not attached in any proceeding including Certificate proceeding started by or at the instance of Income Tax, Wealth Tax or Gift Tax Authorities or Department or under the provisions of the Public Demand Recovery Act or otherwise and that no Certificate has been filed in the office of the Certificate Officer under the provisions of the Public Demand Recovery Act and no steps have yet been taken in execution of any certificate at the instance of the Income Tax and/



(22)

or Wealth Tax and/or Estate Duty Authorities and the said land is free from all encumbrances and liabilities whatsoever.

THAT in case the Purchaser is deprived of the possession of the said land and property or any and every part thereof for any defect in the title the Owner shall refund the amount of consideration along with all other costs, and expenses in connection with or in relation to the said land charges or the Owner shall be liable to pay compensation the Purchaser in any way admissible under the laws, i.e. by a substitute piece of land and property if called for by the Purchaser.

THAT no notice has been served and/or issued on the Owner under the Public Demand Recovery Act, in respect of the said land and property or any part thereof.

THAT the Owner have not yet received any notice for requisition or acquisition of the said land and property or any part or portion thereof described in the Schedule below.



(23)

THAT the Purchaser and all person or persons claiming through under them shall have undisputed and manner of rights in along through over or under the common passage.

THAT it is hereby declared that the land and property, declared in the Schedule below is the self acquired land and property of the Owner and the Owner are not the benamder of the any one.

THAT the Owner by this Indenture do hereby accord its consent to the Purchaser for mutating its name in the records of the Concerned Authority / ties in respect of the LAND and property and the Owner and all their persons at all times hereinafter indemnify and keep indemnified for the same in favour of the Purchaser.

THAT the said land & property or any interest therein have or has not vested and/or are in not acquired by the state government of West Bengal Acquisition Act, 1955 or statutory modification thereof or any other law for the time being in force.



THAT Owner shall and will from time to time and at all times hereafter indemnify and keep the Purchaser indemnified of, from and against all losses, damages, claims, demands, costs, charges, expenses, suits, actions, proceedings whatsoever which the Purchaser may suffer, incur, or may be put to, or may be liable for any reason of any defect in the title of the Owner of the LAND and property.

SCHEDULE REFERRED TO ABOVE

ALL THAT piece and parcel of Shali land measuring an area of 06 (SIX) COTTAHS, be the same a little more or less, alongwith Tiles Shed measuring about 100 Sq.ft. out of 40 Decimals, comprised in C.S. Dag No. 2595, corresponding to R.S. & L.R. Dag No. 2673, under C.S. Khatian Nos. 1175, 1177 and 1179, corresponding to R.S. Khatian Nos. 1699, 1700, 1911, present L.R. Khatian No. 17604 [recorded in the name of the SUNGLOW PROMOTERS PRIVATE LIMITED], lying and situated at MOUZA - HATIARA, J.L. No. 14, Re.Su. No. 188, Touzi No. 169, Pargana - Kalikata, within the local limits of Rajarhat Gopalpur Municipality, now Bidhannagar Municipal Corporation, under Ward No. 13, P.S. - formerly Rajarhat thereafter New Town at present ECO Park, A.D.S.R.O. Bidhannagar

MS



(Salt Lake City) at present Rajarhat, Kolkata 700157, District - North 24 Parganas, in the State of West Bengal, subject to payment of proportionate Revenue to the Govt. of West Bengal through the Collector of North 24 Parganas, which is delineated in the annexed Plan hereto by a RED colour border. Nearest Road - Isan Pally (Hatiara).

The annexed Plan, e-Challan, fingerprints and colour photographs of the parties herein shall be treated as a part of this Deed.

Total area of land in R.S. & L.R. Dag No. 2673 = 40 Decimals,

Area of land purchased = 06 (Six) Cottahs,

Area of structure purchased = 100 (One Hundred) Sq.ft,

**BUTTED AND BOUNDED AS UNDER:**

On the North : By Part of R.S. & L.R. Dag No. 2673.

On the South : By 6' Wide Common Passage then R.S. & L.R. Dag No. 2674 & 2675.

On the East : By Part of R.S. & L.R. Dag No. 2673 (Sri. Vikash Jain).

On the West : By Part of R.S. & L.R. Dag No. 2673.

*[Handwritten signature]*



(26)

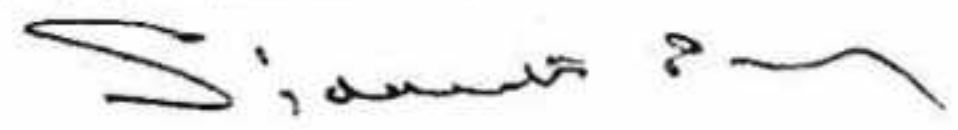
IN WITNESS whereof the Owner/Vendor and Purchaser hereto have hereunto set and subscribed their hands and seal this the day month and year above written first.

SIGNED SEALED AND DELIVERED BY  
THE PARTIES IN THE PRESENCE OF:

Witnesses:

1. Sandip Singh Ray  
New Town Hatibara  
Roparkhata- 701-157

FOR SUNGLOVA PROMOTERS PVT. LTD

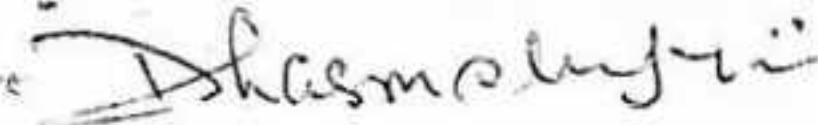


DIRECTOR

(Signature of the Owner/Vendor)

2. MD. Farjulla Ahmad  
VIII + P.O = Hatibara  
P.S - Feopark 701-157  
Business

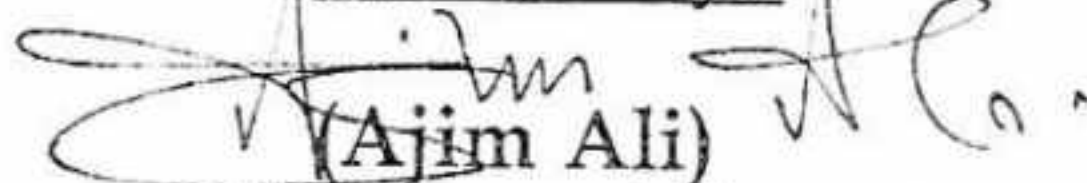
KC ORGANISER PRIVATE LIMITED



Director

(Signature of the Purchaser)

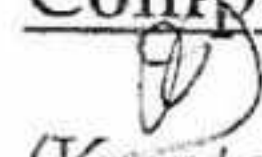
Drafted by:



(Ajim Ali)

Advocate,  
Barasat Judges Court.  
WB-496/2004

Computer by:



(Kuntal Singha Roy)

Barasat Court.



(27)

MEMO OF CONSIDERATION

RECEIVED a sum of Rs. 74,10,000/- (Rupees Seventy Four Lakh Ten Thousand) only from K. C. ORGANISER PRIVATE LIMITED, the Purchaser herein as the full and final consideration money as per the memo given below :

<u>Date</u>	<u>Cheque No.</u>	<u>Bank &amp; Branch</u>	<u>Amount</u>
26/05/2021	037126	ICICI Bank, Burra Bazar,	61,13,250.00
26/05/2021	037130	--- Do ---	12,22,650.00
		TDS (1% on total Consideration Money)	74,100.00

Total Rs. 74,10,000.00

(Rupees Seventy Four Lakh Ten Thousand) only.

I have received the entire consideration.

Witnesses :

- 1). *Sachin Singh Ray*
- 2). *M.D. Faizuddin Ahmed*

*Sachin Singh Ray*

\_\_\_\_\_  
(Signature of the Owner/Vendor)

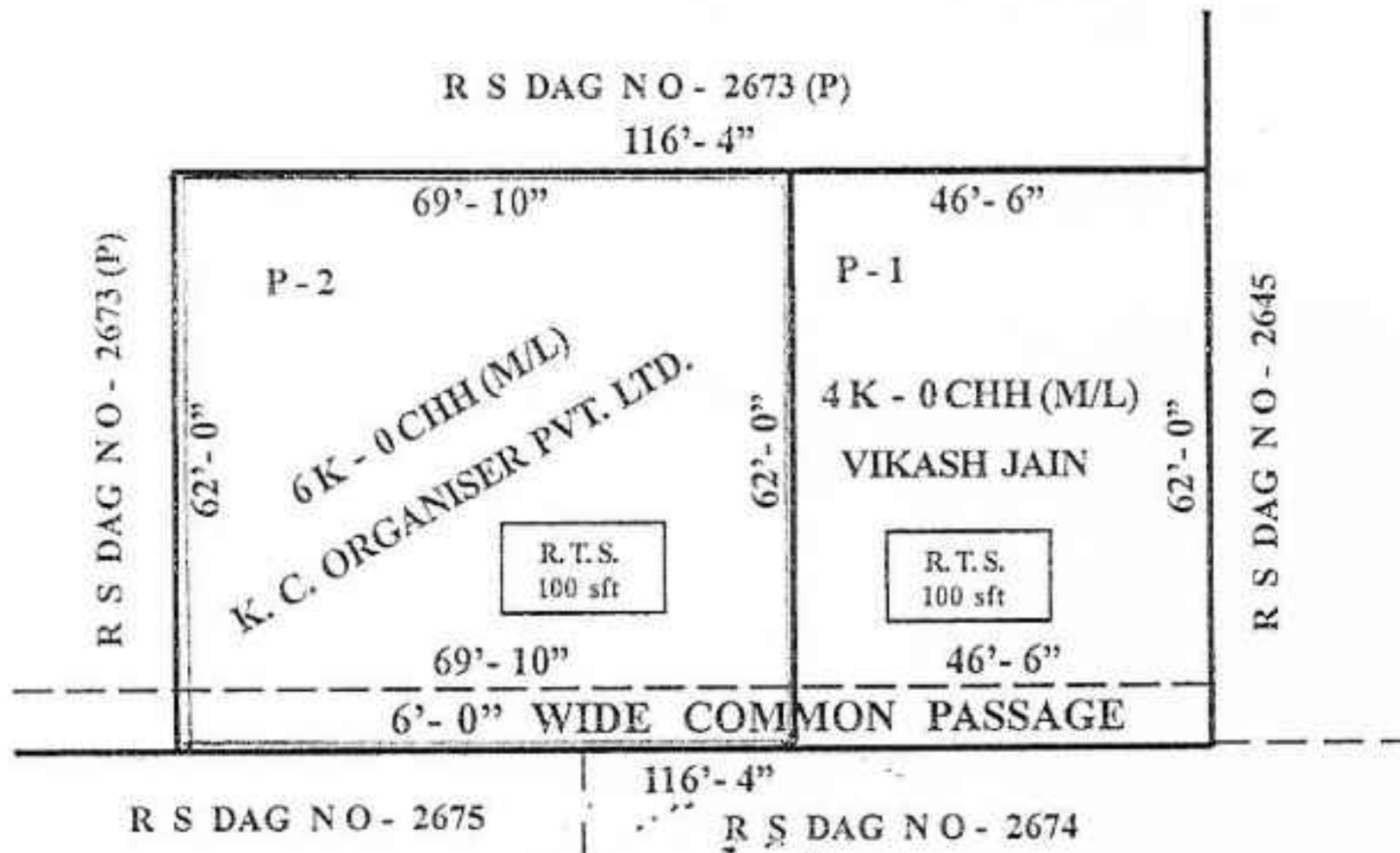


SITE PLAN OF R.S/L.R.DAG NO-2673.R.S.KH.NO-1699,1700,1911.L.R.KHA.NO- 17604. AT MOUZA-HATIARA.J.L. NO-14,P.S-FORMER-RAJARHAT, THERE AFTER-NEW TOWN,AND AT PRESENT-ECO PARK. DIST. NORTH 24 PARGANAS.UNDER-BIDHAN NAGAR MUNICIPAL CORPORATION. NEW WORD NO-13.OLD WORD NO-10.

PURCHASER - K. C. ORGANISER PVT. LTD.

VENDOR - M/S.SUNGLOW PROMOTER PVT. LTD.

LAND AREA - 6 KATA - 0 CHH. (M/L). P-2.  
(INCLUDING 6'-0" WIDE COMMON PASSAGE.)



KC ORGANISER PRIVATE LIMITED  
*Diagnalytic*  
 Director

-----  
 PURCHASER'S SIGNATURE

For SUNGLOW PROMOTER PVT. LTD.  
*Sun Glow*


-----  
 VENDOR'S SIGNATURE

*Molla*  
 6/6/21  
 Md. Sagiruddin Molla  
 (Civil Engineer)  
 Ghuni, Newtown, kol-157  
 -----  
 COPIED BY



# UNDER RULE 44A OF THE I.R. ACT 1908

(1) Name : SIDDARTH PODDAR

LITTLE	RING	MIDDLE	FORE	THUMB	
THUMB	FORE	MIDDLE	RING	LITTLE	

Siddarth Poddar

Signature of the Presentant  
Executant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name :


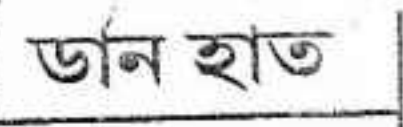
LITTLE	RING	MIDDLE	FORE	THUMB	বাম হাত 
THUMB	FORE	MIDDLE	RING	LITTLE	 ডান হাত

*All the above fingerprints are of the above named person and attested by the said person.*

**MC ORGANISER PRIVATE LIMITED**

[Signature]  
 Signature of the Presentant

(3) Name : .....

LITTLE	RING	MIDDLE	FORE	THUMB	
THUMB	FORE	MIDDLE	RING	LITTLE	 ডান হাত

[Signature]  
 Signature of the Presentant

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.





Govt. of West Bengal  
Directorate of Registration & Stamp Revenue  
GRIPS eChallan

GRN Details

GRN: 192021220016550331  
GRN Date: 16/06/2021 21:07:04  
BRN : IB17062021025686  
Payment Status: Successful

Payment Mode: Online Payment  
Bank/Gateway: Indian Bank  
BRN Date: 16/06/2021 21:06:02  
Payment Ref. No: 2000944333/3/2021 ✓  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: K C Organiser Pvt Ltd  
Address: 2, Sir Hariram Goenka Street  
Mobile: 9333072703  
Depositor Status: Buyer/Claimants  
Query No: 2000944333  
Applicant's Name: Mr Ajim Ali  
Identification No: 2000944333/3/2021  
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000944333/3/2021	Property Registration-Stamp duty	0030-02-103-003-02	441420
2	2000944333/3/2021	Property Registration- Registration Fees	0030-03-104-001-16	74414
			<b>Total</b>	<b>515834</b>

IN WORDS: FIVE LAKH FIFTEEN THOUSAND EIGHT HUNDRED THIRTY FOUR ONLY.





ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

DWK1057504

পরিচয় পত্র



Elector's Name Siddharth Poddar

নির্বাচকের নাম সিদ্ধার্থ পোদার

Father's Name Kamlesh Poddar

পিতার নাম কমলেশ পোদার

Sex M

লিঙ্গ পুং

Age as on 1.1.2002 20

১.১.২০০২-এ বয়স ২০

Address

FL-4A, 4th-Floor, 227/1A, ACHARYA JAGADISH CH,  
BOSE ROAD KOLKATA BALLYGUNGE Kolkata 700020

ঠিকানা :

ফ্লট-৪এ, ফোর-র্থ ২২৭/১এ, অচার্য জগদীশ চন্দ্র বোস রোড কলকাতা  
বালীগঞ্জ কলকাতা ৭০০০২০

Facsimile Signature  
Electoral Registration Officer  
নির্বাচন নিবন্ধন অধিকারিক

Assembly Constituency: 146-Chowringhee

বিধানসভা নির্বাচন কেন্দ্র ১৪৬ চৌমাঙ্গী

District:Kolkata জেলা: কলকাতা

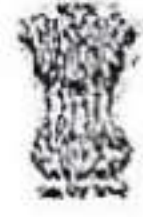
Date: 17.09 2002 তারিখ: ১৭.০৯.২০০২

026/219

FOR SUNGLOW PROMOTERS PVT. LTD.

DIRECTOR

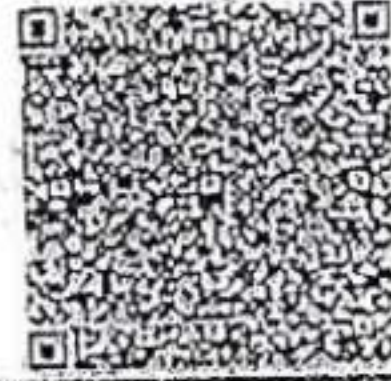




भारत सरकार  
GOVERNMENT OF INDIA



Siddharth Poddar  
Date of Birth/DOB: 30/08/1981  
Male/ MALE



6969 9037 6988

आधार - आम आदमी का अधिकार

*Siddharth Poddar*



भारतीय विश्वविद्यालय प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address:  
S/O: Kamlesh Poddar, Gardenia  
Homes, Flat-4A, 227/1A, A.J.C  
Bose Road, L.R.Sarani, Kolkata,  
West Bengal - 700020

1047  
1800 300 1047

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No 1047  
Bengaluru-560 001

For SUNGLOW PROMOTERS PVT. LTD.

DIRECTOR





For SUNGLOW PROMOTERS PVT. LTD.

*Sunglow Promoters*

DIRECTOR



आयकर विभाग  
INCOME TAX DEPARTMENT  
SUNGLOW PROMOTERS PRIVATE  
LIMITED  
04/03/2002  
AAHCS0123L

भारत सरकार  
GOVT. OF INDIA

For SUNGLOW PROMOTERS PVT. LTD.



DIRECTOR



आयकर विभाग

INCOME TAX DEPARTMENT

DHARMCHAND JAIN

KAPOOR CHAND JAIN

01/06/1961

Permanent Account Number

ACQPJ5763R

*Dharmchand Jain*

Signature

भारत सरकार

GOVT. OF INDIA



12022009

इस कार्ड के खाने/पान पर कर्षण सूचित करे/संकेत  
आयकर पैन सेवा इकाई, एन एस डी एल,  
महली मजिल, टाइम्स टॉवर, कमला मिल्स कंपाउंड, ए.डी. बी. मार्ग,  
लोअर पारेल, मुंबई-400 013.

If this card is lost / someone's lost card is found,  
please inform / return to :

Income Tax PAN Services Unit, NSDL  
1st Floor, Times Tower,  
Kamala Mills Compound,  
S.B. Marg, Lower Parel, Mumbai - 400 013.

Tel: 91-22-2499 4650, Fax: 91-22-2495 0664  
email: tininfo@nsdl.co.in





सत्यमेव जयते  
भारत सरकार



आधार

भारत सरकार  
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

Enrollment No. : 0000/00642/16443

To  
Dharamchand Jain

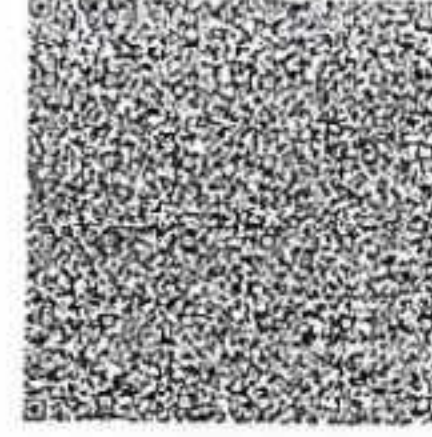
22/04/2016

KC Villa,  
46B Chakraberia Road North 1st Floor,  
Near Ajanta Dhaba,  
VTC: L.R.Sarani, PO: L.r.sarani,  
District: Kolkata,  
State: West Bengal, PIN Code: 700020.  
Mobile: 9931046541

13658990



KF13658990F1



आपका आधार क्रमांक / Your Aadhaar No. :

**9087 7907 2049**

मेरा आधार, मेरी पहचान



भारत सरकार  
Government of India



Dharamchand Jain

DOB: 01/06/1961

Male

22/04/2016

9087 7907 2049

मेरा आधार, मेरी पहचान



# Sunglow Promoters Pvt Ltd

CIN No.U45201WB2002PTC094322

EXTRACT OF THE MINUTES OF THE MEETING OF THE BOARD OF THE DIRECTORS OF SUNGLOW PROMOTERS PVT LTD HAVING ITS REGISTERED OFFICE AT 54A, SARAT BOSE ROAD, ARRJAVV PARK, KOLKATA-700025 HELD ON 17<sup>TH</sup> MAY 2021 AT 11 A.M.

Present:

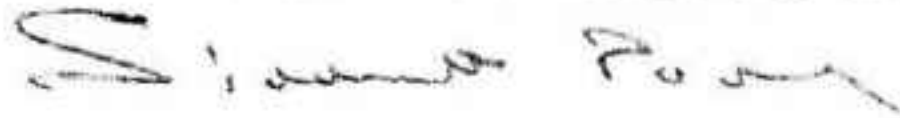
1. Siddharth Poddar
2. Deepali Poddar

"RESOLVED THAT Mr. Siddharth Poddar, Director be and is hereby authorized by the Board of Directors to negotiate, sale, transfer the land more or less than 10 (Ten) cottah of the company situated under L R Dag No 2673, LR Khaitan No- 17604 in Mouza Hatiara, J L No-14 Re Su No=188, Touzi No- 169, pargana, Kalikata being holding No- RGM-17/569 under ward No-13 ( old Ward No- 10 ) of Rajarhat- Gopalpur Municipality, now Bidhan Nagar Municipal Corporation , P.S. Eco Park, New Town, Kolkata- 700157 and sign, seal and deliver and do all such acts as may be required for such acts as may be required for such sale/transfer of land.

CERTIFIED TO BE TRUE COPY

For Sunglow Promoters Pvt Ltd

For SUNGLOW PROMOTERS PVT. LTD.

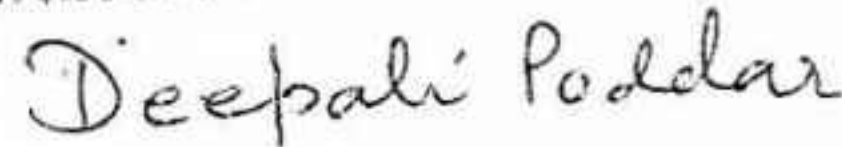


Director

DIRECTOR

FOR SUNGLOW PVT. LTD.

TD.



Place. Kolkata



# K.C. ORGANISER PRIVATE LIMITED

## BRANCH ADDRESS

2, SIR HARI RAM GOENKA STREET, 2<sup>ND</sup> FLOOR, KOLKATA-700 007  
CIN NO: -U45200GJ2010PTC062593, PAN NO. AAECK1395B  
MOBILE NO 9331043061

Certified true copy of the extract of the resolution of the Board of Directors of M/S K C ORGANISER PRIVATE LIMITED held at its Branch office at 2, Hari Ram Goenka Street, 2<sup>nd</sup> floor, P.S. Burra Bazar, Kolkata- 700007, West Bengal

Wednesday 26<sup>th</sup> May at 11.00am

Present:

1. Mr. Dharam Chand Jain
2. Mrs. Saroj Jain

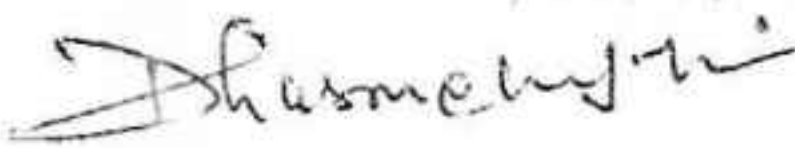
Mr. Dharam Chand Jain was unanimously elected chairman of the meeting.

Extract of Resolution :

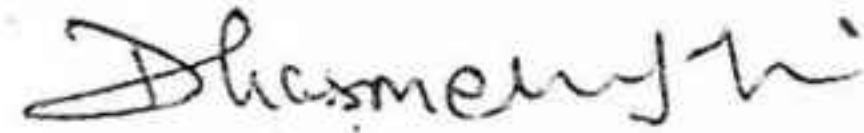
" RESOLVED THAT Mr. Dharam Chand Jain, Director be authorized to execute deed of conveyance on behalf of the company for the purchase of a land measuring more or less 6 (Six) Cottah in L.R. Khatian no. 17604, R.S. & L.R. Dag no. 2673 in Hatiara Mouza, Ward no. 13, under Bidhan Nagar Municipal Corporation, P.S. Rajarhat from M/S SUNGLOW PROMOTERS PRIVATE LIMITED"

" FURTHER RESOLVED THAT Mr. Dharam Chand Jain, Director of the company be and hereby authorized to Sign in this connection or other documents and to do all the necessary acts on behalf of the company.

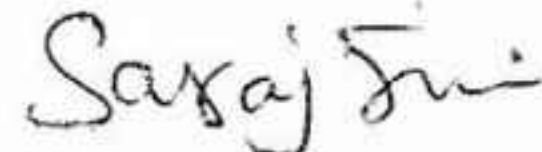
CERTIFIED TRUE COPY



Authorised Signatory  
(Dharam Chand Jain)



1. Dharam Chand Jain



2. Saroj Jain



# INCOME TAX PAN SERVICES UNIT

(Managed by National Securities Depository Limited)  
3rd Floor, Sapphire Chambers, Near Baner Telephone Exchange,  
- 411 045.

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

K C ORGANISER PRIVATE LIMITED



12/10/2010  
Permanent Account Number

AAECK1395B

The Income Tax Department takes pleasure in informing that the PAN allotted to you is

**AAECK1395B**

and the PAN card is enclosed herewith. Further, for filing the return of income, please contact

**ITO WARD 4(3) AHMEDABAD**

Quoting of PAN on return of income and challans for payment of taxes is necessary to ensure accurate credit of taxes paid by you and faster processing of return of income. Moreover, quoting PAN on all other communications with the department will help to improve taxpayer services.

We may inform that it is mandatory to quote PAN in several transactions specified under the Income Tax Act, 1961. For further details of such transactions, reference is invited to rule 114B of the Income Tax Rules, 1962 read with section 139A of the Income Tax Act, 1961. In the unlikely event of more than one PAN being allotted, this fact should be brought to the notice of your Assessing Officer, as possessing or using more than one PAN is against law and may attract penalty of upto Rs. 10,000/-.

Any errors in the data printed on your PAN Card may be brought to the notice of IT PAN Services Unit at the address given above and on the reverse of the PAN Card.

Income Tax Department

FORM NO. PAN-00052 (24/12/2010) 01 / FFL  
K C ORGANISER PRIVATE LIMITED

229902001426731111 44921299

K C ORGANISER PRIVATE LIMITED

K C ORGANISER PRIVATE LIMITED

229902001426731111

3RD FLOOR, SAPPHIRE CHAMBERS, NEAR BANER TELEPHONE EXCHANGE,  
AHMEDABAD - 380 015

PHONE NO. 942850X151

(This being a computer-generated letter, no signatures are required)





ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

WB/20/091/237120

পরিচয় পত্র

Duplicate

প্রতিকৃতি



Elector's Name Sandip Singha Roy

নির্বাচকের নাম সন্দীপ সিংহরায়

Father's Name Parendra Nath Singha Roy

পিতার নাম প্যারেন্দ্র নাথ সিংহরায়

Sex M

লিঙ্গ পুরুষ

Age as on 1.1.2006 41

১.১.২০০৬ এ বয়স ৪১

Address:  
N Para 6 Rajarhat North 24 Parganas 700157

ঠিকানা:  
ন পাড়া ৬ রাজারহাট-উত্তর ২৪ পরগণা ৭০০১৫৭

Facsimile Signature  
Electoral Registration Officer  
নির্বাচক নিবন্ধন আধিকারিক

Assembly Constituency: 91-Rajarhat (SC)

বিধানসভা নির্বাচন ক্ষেত্র: ৯১-রাজারহাট (সংশোধিত জাতি)

District: North 24 Parganas জেলা: উত্তর-২৪ পরগণা

Date: 08.02.2008 তারিখ: ০৮.০২.২০০৮

Sandip Singha Roy



## Major Information of the Deed

Deed No :	I-1523-06606/2021	Date of Registration	25/06/2021
Query No / Year	1523-2000944333/2021	Office where deed is registered	
Query Date	05/06/2021 3:09:19 PM		1523-2000944333/2021
Applicant Name, Address & Other Details	Ajim Ali Barasat Judges Court, Thana : Barasat, District : North 24-Parganas, WEST BENGAL. PIN - 700124, Mobile No. : 9831784613, 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 74,10,000/-	Rs. 74,40,002/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs 4,46,420/- (Article:23)	Rs. 74,414/- (Article:A(1), E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Isan Pally(Hatiara), Mouza: Hatiara, JI No: 14, Pin Code : 700157

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2673 (RS -)	LR-17604	Bastu Shali	6 Katha	73,80,000/-	74,10,002/-	Width of Approach Road: 6 Ft., Last Reference Deed No :1504-I -0912 2009
<b>Grand Total :</b>				9.9Dec	73,80,000 /-	74,10,002 /-	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft	30,000/-	30,000/-	Structure Type: Structure

Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type Tiles Shed, Extent of Completion: Complete

Total :	100 sq ft	30,000 /-	30,000 /-
---------	-----------	-----------	-----------

### Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Sunglow Promoters Private Limited</b> 227/1A, A J C Bose Road, 4th Floor., City:-, P.O:- Ballygunge, P.S:-Ballygunge Circular, District:-South ; Parganas, West Bengal, India, PIN - 700020 , PAN No.:: AAxxxxxx3L,Aadhaar No Not Provided by UIDAI, Organization, Executed by: Representative, Executed by: Representative



er Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>K C Organiser Private Limited</b> 2 Sir Hanram Goenka Street, 2nd Floor, City:- Kolkata, . P.O:- Burrobazar, P.S:-Burrobazar, District:-Kolkata, West Bengal, India, PIN:- 700007 , PAN No.:: AAxxxxxx5B,Aadhaar No Not Provided by UIDAI, Status Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Shri Siddharth Poddar</b> Son of Late Kamlesh Poddar 227/1A, A. J. C. Bose Road, 4th Floor,, Flat No: 4A, City:- , P.O:- Ballygunge, P.S:-Ballygunge Circular, District:-South 24-Parganas, West Bengal, India, PIN:- 700020, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxxx6H, Aadhaar No: 69xxxxxxxx6988 Status : Representative, Representative of : Sunglow Promoters Private Limited (as Director)
2	<b>Shri Dharamchand Jain (Presentant )</b> Son of Late Kapoor Chand Jain KC Villa, 46B, Chakraberia Road, North 1st Floor, Near Ajanta Dhaba, City:- , P.O:- Bhawanipore, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx3R, Aadhaar No: 90xxxxxxxx2049 Status : Representative, Representative of : K C Organiser Private Limited (as Director)

Identifier Details :

Name	Photo	Finger Print	Signature
<b>Shri Sandip Singha Roy</b> Son of Parendra Nath Singha Roy Hatara, City:- Bidhannagar, , P.O:- Hatara, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157			

Identifier Of Shri Siddharth Poddar, Shri Dharamchand Jain

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Sunglow Promoters Private Limited	K C Organiser Private Limited-9.9 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Sunglow Promoters Private Limited	K C Organiser Private Limited-100.00000000 Sq Ft



## Details as per Land Record

Plot North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Isan  
ally(Hatiara), Mouza: Hatiara, JI No: 14, Pin Code : 700157

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2673, LR Khatian No:- 17604	Owner:সানগ্লো প্রমোটর্স প্রা লি ., Gurdian:পঞ্চে ডাইরেক্টর, Address:227/81এ, এ.কে সি. বোস রোড কোল - ২০ . Classification:শালি, Area:0.16000000 Acre,	Sunglow Promoters Private Limited



On 17-06-2021

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

Presented for registration at 15:45 hrs on 17-06-2021, at the Private residence by Shri Dharamchand Jain ,

**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 74,40,002/-

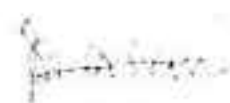
**Admission of Execution ( Under Section 58, W.B. Registration Rules, 1962 ) [Representative]**

Execution is admitted on 17-06-2021 by Shri Siddharth Poddar, Director, Sunglow Promoters Private Limited (Private Limited Company), 227/1A, A. J. C. Bose Road, 4th Floor,, City:- , P.O:- Ballygunge, P.S:-Ballygunge Circular, District South 24-Parganas, West Bengal, India, PIN:- 700020

Identified by Shri Sandip Singha Roy, . . Son of Parendra Nath Singha Roy, Hatiara, P.O: Hatiara, Thana: New Town, City/Town: BIDHANNAGAR, North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by profession Business

Execution is admitted on 17-06-2021 by Shri Dharamchand Jain, Director, K C Organiser Private Limited (Private Limited Company), 2, Sir Haniram Goenka Street, 2nd Floor, City:- Kolkata, . P.O:- Burrobar, P.S:-Burrobar, District Kolkata, West Bengal, India, PIN:- 700007

Identified by Shri Sandip Singha Roy, . . Son of Parendra Nath Singha Roy, Hatiara, P.O: Hatiara, Thana: New Town, City/Town: BIDHANNAGAR, North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by profession Business



Sanjoy Basak

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. RAJARHAT

North 24-Parganas, West Bengal

On 18-06-2021

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 74,414/- ( A(1) = Rs 74,400/- ,E = Rs 14/- ) and Registration Fees paid by by online = Rs 74,414/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/06/2021 9:08PM with Govt. Ref. No: 192021220016550331 on 16-06-2021, Amount Rs: 74,414/-, Bar Indian Bank ( IDIB000C001), Ref. No. IB17062021025686 on 16-06-2021, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 4,46,420/- and Stamp Duty paid by by online = R 4,41,420/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/06/2021 9:08PM with Govt. Ref. No: 192021220016550331 on 16-06-2021, Amount Rs: 4,41,420/-, Bank: Indian Bank ( IDIB000C001), Ref. No. IB17062021025686 on 16-06-2021, Head of Account 0030-02-103-003-



Sanjoy Basak

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. RAJARHAT

North 24-Parganas, West Bengal



06-2021

**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

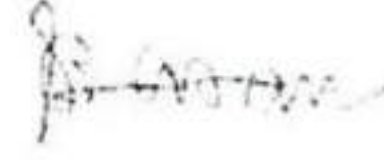
Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 4,46,420/- and Stamp Duty paid by Stamp Rs 5,000/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 660, Amount: Rs.5,000/-, Date of Purchase: 15/06/2021, Vendor name: H C Sadhu



**Sanjoy Basak**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. RAJARHAT**  
North 24-Parganas, West Bengal



State of Registration under section 60 and Rule 69.

Registered in Book - I  
Volume number 1523-2021, Page from 278565 to 278612  
being No 152306606 for the year 2021.



Digitally signed by SANJOY BASAK  
Date: 2021.07.05 13:06:50 +05:30  
Reason: Digital Signing of Deed.

(Sanjoy Basak) 2021/07/05 01:06:50 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT  
West Bengal.

(This document is digitally signed.)