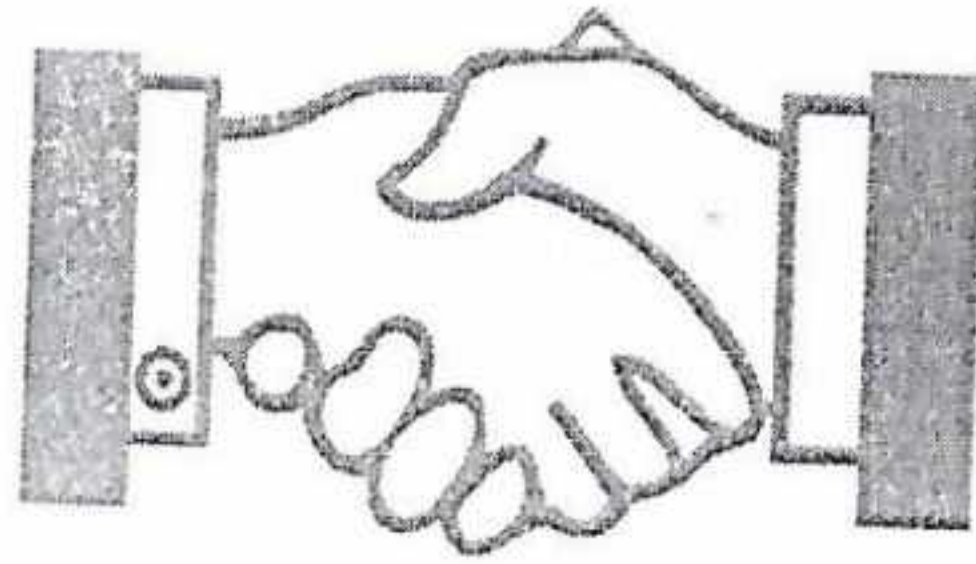


SL No. 6497

Deed no. 1-06605/2021



DEED OF CONVEYANCE



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

6477

P-06605/2021



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

2/944300/21

G 123 01

7/6/21

Certified that the document is admitted to registration. The signature, name / stamp of the grantor and the witnesses mentioned with the document are the part of this document.

B. Arora

Subdivisional District Officer, Rajnagar, New Town, North 24 Pgs.

5 JUN 2021

DEED OF CONVEYANCE

1. Date : 17th day of June, 2021.

663

15/06/2021

Vikash Jain

KC villa, 46B, Chakrabarti Road, Kol-700020

5000

...

...

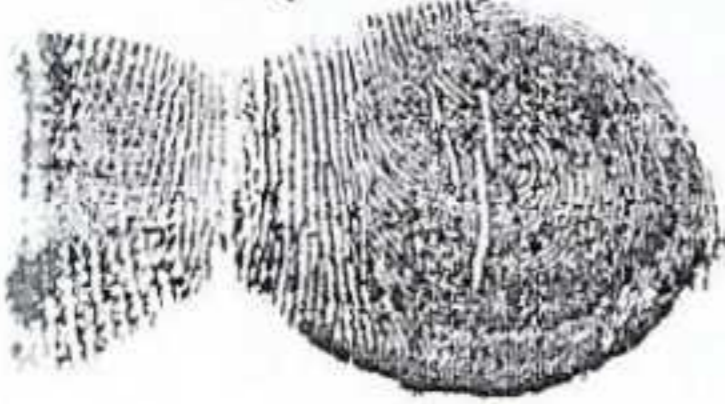
...

...

...

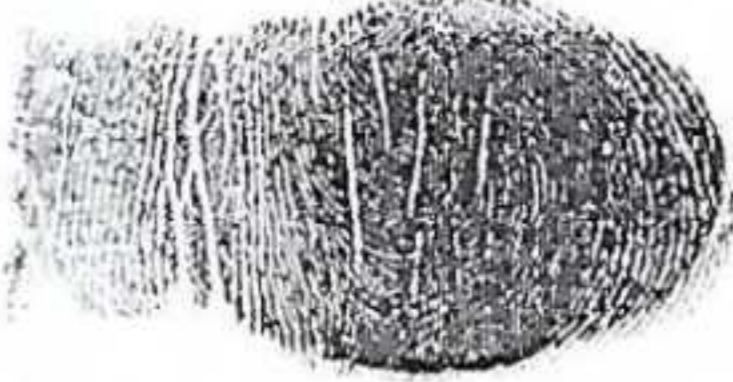
...

Jain (Vikash Jain)



4925

Jain (Vikash Jain)

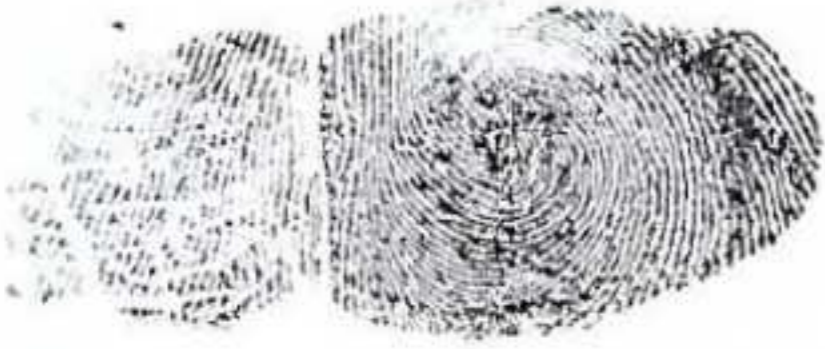


4927

SUNFLOW PROMOTERS PVT. LTD.

S. ...

DIRECTOR



4928

... Singh
... Singh
...
Kolkata-700015

...

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 :

SRI. VIKASH JAIN, having PAN - AETPJ1269D, and Aadhaar No. 2383 2110 6101, Son of Sri. Dharamchand Jain, residing at KC Villa, 46B, Chakraberia Road, North 1st Floor, Near Ajanta Dhaba, P.O. & P.S. - Bhawanipore, Kolkata -

(3)

700020, West Benal, 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 their heirs, 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 04 (FOUR) 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, 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

(4)

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. Shakuntala 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 - 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,

(5)

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 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

(6)

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, 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

(7)

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 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

(8)

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 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 -

(9)

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

(10)

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, Touzi No. 169, Pargana - Kalikata, within the local limits of

(11)

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 04 (FOUR) 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. 49,40,000/- (Rupees Forty Nine Lakh Forty 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.

(13)

49,40,000/- (Rupees Forty Nine Lakh Forty 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 04 (FOUR) 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/...../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.

NOW THIS INDENTURE WITNESSETH that in consideration of a total sum of Rs. 49,40,000/- (Rupees Forty Nine Lakh Forty 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 ALL THAT the said LAND and property mentioned in the

(15)

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/remainders, 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 and property and every part thereof hereby granted, sold,

(16).

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 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-in-title and that free and clear and freely and clearly absolutely

(17)

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, (his legal heirs, successor or successors, 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, (his legal heirs, successor or successors, 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

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 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/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.

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 his 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 04 (FOUR) COTTAHS, be the same a little more or less, including 6' Wide Common Passage, 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 (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 = 04 (Four) 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.

On the East : By R.S. & L.R. Dag No. 2645.

On the West : By Part of R.S. & L.R. Dag No. 2673 (K. C. Organiser Private Limited).

(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. Sanjay Singh Nig
Hatiara, New Town
Ranchhurni, Kol-157.

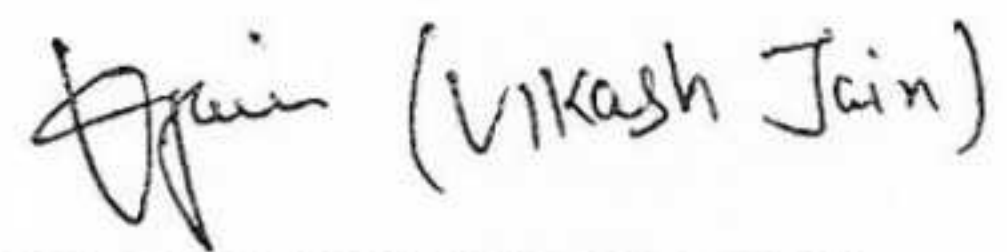
For SUNGLOW PROMOTERS PVT. LTD.



DIRECTOR

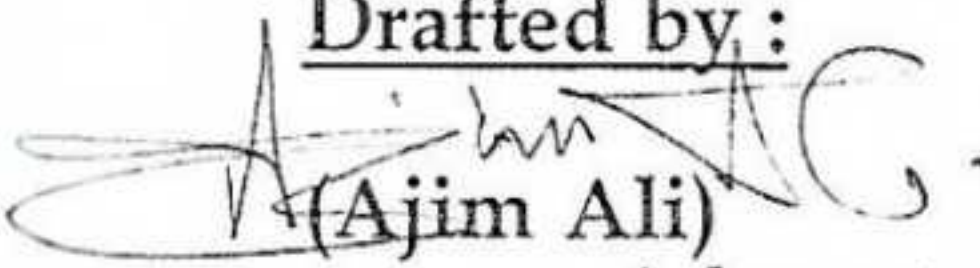
(Signature of the Owner/Vendor)

2. MD. Faiyuddin Ahmed
Vill + P.O. - Hatiara -
P.S. - Ecopark - Kol-157



(Signature of the Purchaser)

Drafted by:



(Ajim Ali)

Advocate,

Barasat Judges Court.

WB - 496/2004

Computer by:


(Kuntal Singha Roy)

Barasat Court.

MEMO OF CONSIDERATION

RECEIVED a sum of Rs. 49,40,000/- (Rupees Forty Nine Lakh Forty Thousand) only from SRI. VIKASH JAIN, 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 & Branch</u>	<u>Amount</u>
26/05/2021	002908	ICICI Bank, Burra Bazar,	46,31,250.00
26/05/2021	002911	--- Do ---	3,08,750.00

Total Rs. 49,40,000.00

(Rupees Forty Nine Lakh Forty Thousand) only.

I have received the entire consideration.

Witnesses :

1. *Sandeep Singh Bny*
2. *MD Farjollahi Ahmad*

FOR SINGLOW P.

Sandeep Singh

DIRECTOR

(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.

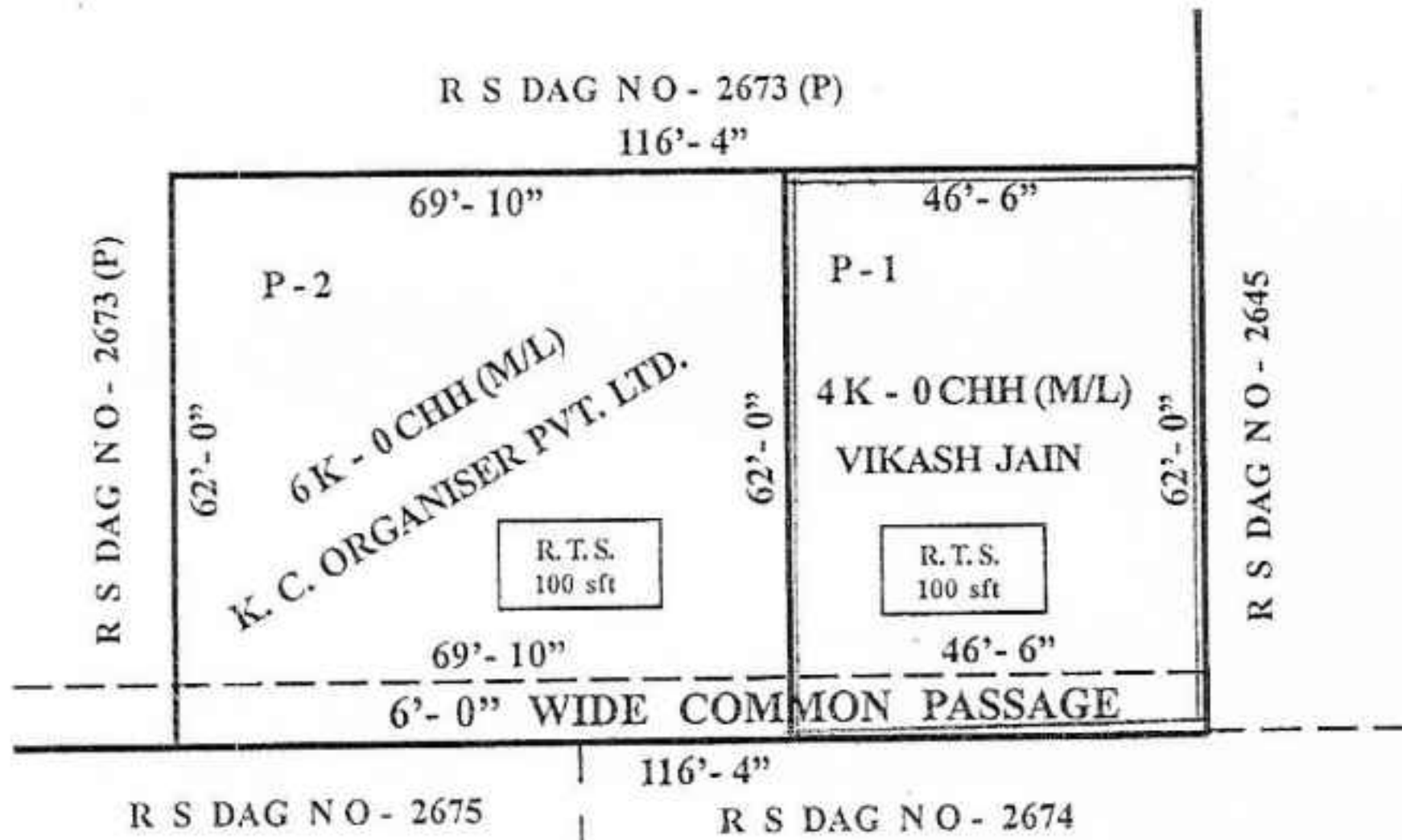
PURCHASER - SHRI. VIKASH JAIN.

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

LAND AREA - 4 KATA - 0 CHH. (M/L). P-1.
(INCLUDING 6'-0" WIDE COMMON PASSAGE)



SCALE-32'=1 in



Vikash Jain

PURCHASER'S SIGNATURE

Sunglow Promoter Pvt. Ltd.

VENDOR'S SIGNATURE




Md. Sagiruddin Molla
6/6/24

Md. Sagiruddin Molla
 (Civil Engineer)
 Ghuni. Newtown. kol-157

COPIED BY

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

(1) Name :

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				



ডান হাত

Sant Poon
Signature of the Presentant

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

(2) Name :

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				

বাম হাত



ডান হাত

Vikash Jain (Hain)
Signature of the Presentant

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

(3) Name :

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



ডান হাত

Sachin Singh
Signature of the Presentant

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



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, ফ্লোর-৪র্থ ২২৭/১এ, আচার্য জগদীশ চন্দ্র বোস রোড কলকাতা
বালিগঞ্জ কলকাতা ৭০০০২০



Facsimile Signature
Electoral Registration Officer
নির্বাচন কমিশন অধিকারিক

Assembly Constituency. 146-Chowringhee

বিধানসভা নির্বাচন কেন্দ্র ১৪৬ চৌরঙ্গী

District:Kolkata জেলা: কলকাতা

Date: 17.09.2002 তারিখ: ১৭.০৯.২০০২

420/119

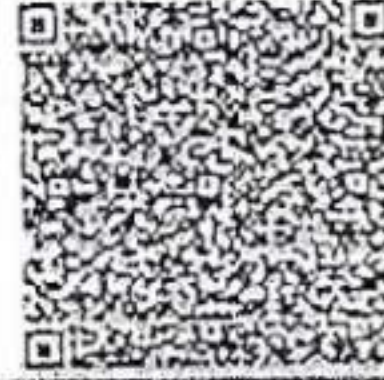
FOR MARRIAGE PURPOSES PVT LTD
Signature



भारत सरकार
GOVERNMENT OF INDIA



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



6969 9037 6988

आधार - आम आदमी का अधिकार



भारतीय विशिष्ट पहचान 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



1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No 1947
Bangalore-560 001

For SIGNATURE PURPOSE ONLY

Siddharth Poddar

आयकर विभाग

INCOME TAX DEPARTMENT

SUNGLOW PROMOTERS PRIVATE
LIMITED

भारत सरकार

GOVT. OF INDIA

04/03/2002

आयकर प्रमाणपत्र क्रमांक

AAHCS0123L

17/02/2013

For SUNGLOW PROMOTERS PVT. LTD.,



DIRECTOR

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी खाता संख्या कार्ड
Permanent Account Number Card

AGOPP8016H

नाम / Name
SIDDHARTH PODDAR

पिता का नाम / Father's Name
KAMLESH PODDAR

जन्म की तिथि / Date of Birth
30/08/1981



31032018

FOR SUNGLOW PROMOTERS PVT. LTD.

S. S. S.



भारत सरकार
भारत सरकार



आधार

भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

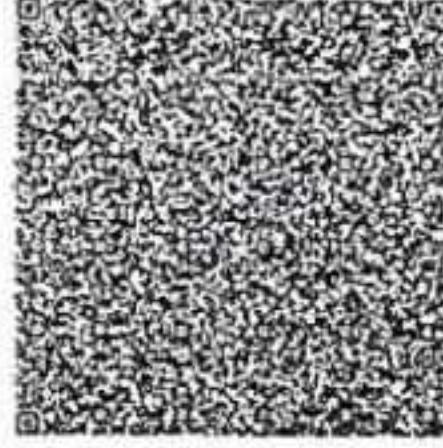
Enrollment No.: 0000/00644/49265

22/04/2016 To
Vikash Jain
2nd Floor 46B Chakraberia Road (North)
VTC: L.R.Sarani,
PO: L.r.sarani,
District: Kolkata,
State: West Bengal,
PIN Code: 700020,
Mobile: 9331043061

30064566



UA072905350IN



आपका आधार क्रमांक / Your Aadhaar No. :

2383 2110 6101

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Vikash Jain
DOB : 29/04/1984
MALE

2383 2110 6101

मेरा आधार, मेरी पहचान

Vikash Jain (Vikash Jain)

22/04/2016

आयकर विभाग
INCOME TAX DEPARTMENT

VIKASH JAIN

DHARAM CHAND JAIN

29/04/1984

Permitted account number

AETPJ1269D

[Handwritten signature]

11102012

भारत सरकार
GOVT. OF INDIA



11102012

[Handwritten signature] (Vikash Jain)

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 17TH MAY 2021 AT 11 A.M.

Present:

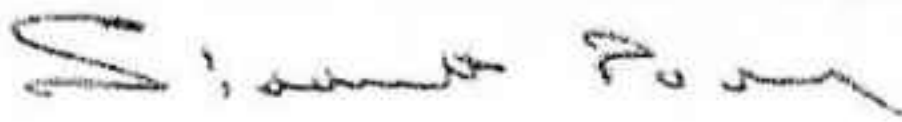
1. Siddharth Poddar
2. Deepali Poddar

"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

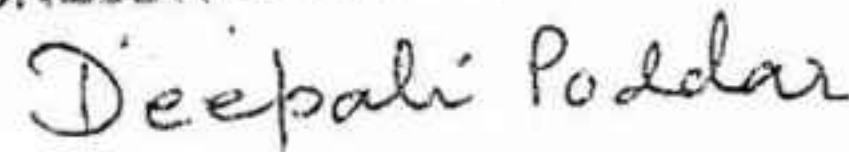
For SUNGLOW PROMOTERS PVT. LTD.



DIRECTOR


Director

For SUNGLOW PROMOTERS PVT. LTD.





DIRECTOR

Place: Kolkata


ELECTION COMMISSION OF INDIA
 ভারতের নির্বাচন কমিশন

IDENTITY CARD WB/20/091/237120
 পরিচয় পত্র

Duplicate
 প্রতিকৃপ





Elector's Name Sandip Singha Roy
 নির্বাচকের নাম সন্দীপ সিংহরায়
 Father's Name Parendra Nath Singha Roy
 পিতার নাম পারেন্দ্র 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
 নির্বাচন নিবন্ধন আধিকারিক

Assembly Constituency: 91-Rajarhat (SC)
 বিধানসভা নির্বাচন কেন্দ্র : ৯১-রাজারহাট (সুপারিশিত জাতি)

District: North 24 Parganas জেলা: উত্তর ২৪ পরগণা
 Date: 08/02/2006 তারিখ: ০৮.০২.২০০৬

Sandip Singha Roy



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

GRN Details

GRN: 192021220016548961 Payment Mode: Online Payment
GRN Date: 16/06/2021 20:58:46 Bank/Gateway: Indian Bank
BRN : IB17062021025685 BRN Date: 16/06/2021 21:06:38
Payment Status: Successful Payment Ref. No: 2000944300/3/2021
[Query No*/Query Year]

Depositor Details

Depositor's Name: Sri Vikash Jain
Address: KC Villa, 46B, Chakraberia
Mobile: 9333072703
Depositor Status: Buyer/Claimants
Query No: 2000944300
Applicant's Name: Mr Ajim Ali
Identification No: 2000944300/3/2021
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000944300/3/2021	Property Registration- Stamp duty	0030-02-103-003-02	293220
2	2000944300/3/2021	Property Registration- Registration Fees	0030-03-104-001-16	49714
			Total	342934

IN WORDS: THREE LAKH FORTY TWO THOUSAND NINE HUNDRED THIRTY FOUR ONLY.

Major Information of the Deed

Deed No :	I-1523-06605/2021	Date of Registration	25/06/2021
Query No / Year	1523-2000944300/2021	Office where deed is registered	
Query Date	05/06/2021 1:25:45 PM,	1523-2000944300/2021	
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. 49,40,000/-	Rs. 49,70,001/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 2,98,220/- (Article:23)	Rs. 49,714/- (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	4 Katha	49,10,000/-	49,40,001/-	Width of Approach Road: 6 Ft., Adjacent to Metal Road, Last Reference Deed No :1504-I -09121-2009
Grand Total :				6.6Dec	49,10,000 /-	49,40,001 /-	

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 /-	
---------	-----------	-----------	-----------	--

er Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Sunglow Promoters Private Limited 227/1A, A J C. Bose Road, 4th Floor,, City:- , P.O:- L R Sarani, P.S:-Ballygunge Circular, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 , PAN No.:: AAxxxxxx3L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri Vikash Jain (Presentant) Son of Shri Dharamchand Jain KC Villa, 46B, Chakraberia Road, North 1st Floor,, 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.:: AExxxxxx9D, Aadhaar No: 23xxxxxxxx6101, Status :Individual, Executed by: Self, Date of Execution: 17/06/2021 , Admitted by: Self, Date of Admission: 17/06/2021 ,Place : Pvt. Residence

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri Siddharth Poddar Son of Late Kamlesh Poddar 227/1A, A.J.C. Bose Road, Flat No. 4A, 4th Floor,, 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)

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Sandip Singha Roy 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 Vikash Jain, Shri Siddharth Poddar

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Sunglow Promoters Private Limited	Shri Vikash Jain-6.6 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Sunglow Promoters Private Limited	Shri Vikash Jain-100.00000000 Sq Ft

id Details as per Land Record

Street: 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

17-06-2021

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

Presented for registration at 15:40 hrs on 17-06-2021, at the Private residence by Shri Vikash Jain ,Claimant.

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 49,70,001/-

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

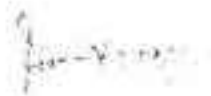
Execution is admitted on 17/06/2021 by Shri Vikash Jain, Son of Shri Dharamchand Jain, KC Villa, 46B, Chakraberia Road, North 1st Floor,, P.O: Bhawanipore, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by Profession Business

Indetified 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

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:- L R Sarani, P.S:-Ballygunge Circular, District:- South 24-Parganas, West Bengal, India, PIN:- 700020

Indetified 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

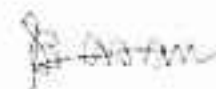
Certified that required Registration Fees payable for this document is Rs 49,714/- (A(1) = Rs 49,700/- ,E = Rs 14/-) and Registration Fees paid by by online = Rs 49,714/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/06/2021 9:00PM with Govt. Ref. No: 192021220016548961 on 16-06-2021, Amount Rs: 49,714/-, Bank: Indian Bank (IDIB000C001), Ref. No. IB17062021025685 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. 2,98,220/- and Stamp Duty paid by by online = Rs 2,93,220/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/06/2021 9:00PM with Govt. Ref. No: 192021220016548961 on 16-06-2021, Amount Rs: 2,93,220/-, Bank: Indian Bank (IDIB000C001), Ref. No. IB17062021025685 on 16-06-2021, Head of Account 0030-02-103-003-01



Sanjoy Basak

**ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT**

North 24-Parganas, West Bengal

15-03-2021

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

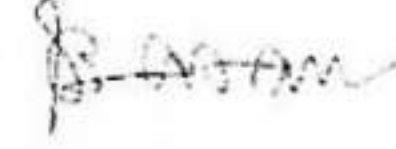
Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,98,220/- and Stamp Duty paid by Stamp Rs 5,000/-

Description of Stamp

1. Stamp Type: Impressed, Serial no 663, 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

Attestate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2021, Page from 278519 to 278564
being No 152306605 for the year 2021.



(Sanjoy Basak) 2021/07/05 01:06:39 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)