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7-12089/2022



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

V. 504705

27-09-22

Q.200290882/m

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

Eden Garment Dealers Pvt. Ltd.
Sapit Garment Dealer

Director.

Eden Garment Dealers Pvt. Ltd.
Nasir Sun

Director.

Addl. Dist. Sub-Registrar
 Sadar Malda.

27 SEP 2022

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE IS MADE ON THIS
 THE 27TH DAY OF SEPTEMBER 2022.

MS
 27/9/22

Eden Garment Dealers Pvt. Ltd.
Sujit Kumar Sen
Director.

Eden Garment Dealers Pvt. Ltd.
M. Anwar Sen
Director.

Area of Land : 0.105 Acres
Area of Structure : 19156 Sq. Ft.
Plot No. : R.S./L.R. Nos. 2208, 2211
Khatian No. : L.R. - 1986
Mouza : Uttar Jadupur
J.L. No. : 88
P.S. : English Bazar
District : Malda
Consideration : Rs. 3,63,00,000/-

BETWEEN

1] **PRM REAL ESTATE PRIVATE LIMITED**, a private limited company incorporated under the provisions of the Companies Act, 1956 bearing Certificate of Incorporation No.U70101WB2007PTC112485, dated 10.01.2007, having its registered office at Jeevandeep Complex, 4th Mile, Sevoke Road, Salugara, Siliguri, P.O. - Salugara, P.S. - Bhaktinagar, District - Jalpaiguri, PIN - 734008, in the State of West Bengal, represented by its Director - **SRI UMANG MITTAL**, son of Sri Prem Kumar Agarwal, PAN - **BUWPM9088F**, Hindu by faith, Business by occupation, Indian by Nationality, residing at Shanti Warehouse Corporation, 3rd Mile, Sevoke Road, Salugara, Siliguri - 734008, in the State of West Bengal, hereinafter called one of the "**PURCHASER**" (which expression shall unless excluded by or repugnant to the context be deemed to include its directors, executors, successors-in-office, representatives, administrators and assignees) of the "**ONE PART**" (PAN - **AACCV4148F**)

Om
1/11/17

Eden Garment Dealers Pvt. Ltd.
Sujit Kumar Sen
Director.

Eden Garment Dealers Pvt. Ltd.
Nanda Sen
Director.

AND

2] **SWABHUMI DEVELOPERS**, a Partnership Firm governed by the Indian Partnership Act, 1932 as amended upto date, having its registered office at Rang Mahal Lane, N. S. Road, P.S. – English Bazar, P.O. & Dist. – Malda - 732101, represented by its partners : (1) **Sri Prabin Banthia**, S/o Late Fate Chand Banthia, PAN – ADAPB6716H, (2) **Sri Akash Banthia**, S/o Sri Prabin Banthia, PAN – AKTPB9358D, and (3) **Smt Ritu Banthia**, W/o Sri Akash Banthia, PAN – ATUPB4412G, all Hindu by faith, Business by occupation, Indian by Nationality, and residing at Rang Mahal Lane, N. S. Road, P.S. – English Bazar, P.O. & Dist. – Malda - 732101, in the State of West Bengal, hereinafter called the other "**PURCHASER**" (which expression shall unless excluded by or repugnant to the context be deemed to include its partners, executors, successors-in-office, representatives, administrators and assignees) of the "**ONE PART**" (PAN – ACNFS9924J).

Both are hereinafter referred and called the "**PURCHASERS**" (which expression shall unless excluded by or repugnant to the context be deemed to include its directors, executors, successors-in-office, representatives, administrators and assignees) of the "**ONE PART**"

AND

EDEN GARMENT DEALERS PRIVATE LIMITED, a private limited company registered under the Companies Act, 1956, bearing Certificate of Incorporation No.U74999WB2001PTC093300, Dated 13-06-2001, having its Office at 2 No. Govt. Colony, P.O. - Mokdumpur, P.S. - English Bazar, District- Malda, PIN - 732103, in the State of West Bengal, represented by its **Directors** - 1. **SRI SUJIT KUMAR SEN**, son of Late Prafulla Kumar Sen, PAN – ALBPS1360H, and 2. **SMT. NANDA SEN**, wife of Sri Sujit Kumar Sen, PAN – AJCPS6337D, both are Hindu by faith, Business by occupation, Indian by Nationality, resident of 2 No. Govt. Colony, P.O. - Mokdumpur, P.S. - English Bazar, District - Malda, PIN – 732103, in the State of West Bengal, hereinafter called the "**VENDOR**" (which expression shall unless excluded by or repugnant to the context be deemed to include its Directors, executors, successors-in-office, representatives, administrators and assignees) of the "**OTHER PART**" (PAN – AAACE8781F).

Eden Garment Dealers Pvt. Ltd.
Sujit Kumar Sen
Director.

Eden Garment Dealers Pvt. Ltd.
Manoj Sen
Director.

- A) By a Deed of Conveyance "Kobala" for the year 2005, registered in the office of the Additional District Sub Registrar of Malda, recorded in Book I, Volume No. 103, at pages from 21 to 29, being Deed No.3493 for the year 2005, the said **EDEN GARMENT DEALERS PRIVATE LIMITED** (the **Vendor** herein) purchased the 8 Decimal land forming part of R.S./L.R. Plot No. 2208 and 80.50 Decimal forming part of R.S./L.R. Plot No. 2211 along with other landed property situated within Mouza - Uttar Jadupur, J.L. No.88, P.S. - English Bazar, District – Malda, from one Rajendra Nath Lahiri and Juthika Lahiri.
- B) The Vendor herein being the sole and absolute owner of 0.105 Acre equivalent to 10.5 decimals land more or less having permanent, heritable and transferable right, title and interest therein and the said land was recorded in its name in the record of rights under L.R. Khatian No.1986, forming part of R.S./L.R. Plot Nos. 2208 (8 decimals), 2211 (2.50 decimals) together with a building/structure measuring to 19156 Sq. Ft. more or less situated within Mouza - Uttar Jadupur, J.L. No.88, P.S. - English Bazar, District – Malda. The details of the structure (As is Where is What is Basis) are herein given below:

Ground Floor (B)	4392 Sq. Ft.
1 st Floor (G)	4548 Sq. Ft.
2 nd Floor (1)	3867 Sq. Ft.
3 rd Floor (2)	3867 Sq. Ft.
4 th Floor (3)	2086 Sq. Ft.
5 th Floor (4)	396 Sq. Ft.
Total	19156 Sq. Ft.

- C) AND WHEREAS the Vendor has now firmly and finally decided to sell and have offered for sale to the Purchasers of these presents all that aforesaid land measuring 0.105 Acres equivalent to 10.5 decimals more or less, together with a building/structure measuring to 19156 Sq. Ft. more or less with more fully and particularly described in the Schedule given herein below, for a consideration of Rs. 3,63,00,000/- (Rupees Three Crores Sixty Three Lakhs) only.



Eden Garment Dealers Pvt. Ltd.
Sugil Hanumantharam
Director.

Eden Garment Dealers Pvt. Ltd.
Narain Saha
Director.

D) AND WHEREAS the Purchasers being in need of a suitable property in the locality where the Scheduled Land is situated, has agreed to purchase the Scheduled Land with Structure for a consideration of Rs. 3,63,00,000/- (Rupees Three Crores Sixty Three Lakhs) only, considering it to be the highest prevailing market price, free from all encumbrances and charges whatsoever.

NOW THIS INDENTURE OF SALE WITNESSETH that in pursuance of the aforesaid offer, acceptance and in consideration of Rs. 3,63,00,000/- (Rupees Three Crores Sixty Three Lakhs) only, paid by the Purchasers to the Vendor, by Demand Draft/Banker's Cheque/NEFT/RTGS, the receipt of which is acknowledged by the Vendor by the execution of these presents and the Vendor does hereby grant full discharge to the Purchasers from the payment thereof and the Vendor does hereby assign, sell, grant, convey and transfer absolutely and forever the said below Scheduled Land & Structure and make over the possession thereof unto and in favour of the Purchasers peaceably and quietly together with all right, title, hereditaments, easements, liberties, appurtenances, etc., whatsoever in any way belonging to or purported to belong or which was/were so long being enjoyed by the Vendor therewith with permanent, heritable and transferable right, title and interest therein without any objection, claim, interference or interruption from the Vendor or any person claiming under it subject to the payment of land revenue and other taxes to the Superior Landlord - now the Government of West Bengal and/or such other authorities as law may provide from time to time in future.

A) That the Vendor declares that the interest which it professes to transfer hereby subsists as on the date of these presents and the Vendor has not previously transferred, mortgaged, contracted for sale or otherwise the Scheduled Land or any part thereof in favour of any other party or person/s and the Scheduled Land hereby transferred, expressed or intended so to be transferred suffers from no defect of title and that the recitals made hereinabove and hereinafter are all true and in the event of contrary, the Vendor shall be

M/S
RS

Eden Garment Dealers Pvt. Ltd.

Sugitha K. S. Sankar

Director.

Eden Garment Dealers Pvt. Ltd.

H. Sankar

Director.

liable to make good the loss or injury which the Purchasers may suffer or sustain resulting therefrom.

B) That the Vendor hereby declares and covenants with the Purchasers that the Vendor is the sole and absolute owner of the Scheduled Land and has a clear, legally valid and marketable title thereto and therefore, an absolute right to sell and convey the same to the Purchasers in terms of this Deed. The Vendor further declares that the Vendor has not done any act, deed or thing so as to curtail, restrict or prejudice its right to convey or prevent it from selling the Scheduled Land in terms of this Deed and the Purchasers shall hereinafter peacefully and quietly possess and enjoy the Scheduled Land without any obstruction and hindrance whatsoever. The Vendor hereby undertakes to keep the Purchasers and/or its successors-in-title fully indemnified against any action regarding defect in title.

C) That the Vendor hereby assures the Purchasers that all taxes and levies on the Scheduled Land have been paid up to date and arrears if any, till the date of this Sale Deed shall be duly paid by the Vendor.

D) That the Vendor further covenants that the Scheduled Land or any portion thereof is not affected by any attachment including the attachment under any certificate case or any proceeding started at the instant of the Income Tax Authorities or other Government Authorities under the Public Demand Recovery Act or any other act or case or otherwise whatsoever or howsoever and there is no certificate case or proceeding pending against the Vendor or any of its predecessors in title for realization of taxes or duties or otherwise under the Public Demand Recovery Act or any other act/s for the time being in force.

E) That the Vendor declares that neither any part or portion of the Scheduled Land has ever vested in the State under the provisions of the West Bengal Land Reforms Act, 1955 or the West Bengal Estate Acquisition Act, 1953 or any other act or statute applicable to the Scheduled Land nor is there any case pending under such acts or statutes.

M/S

Eden Garment Dealers Pvt. Ltd.
Sujit Kumar
Director.

Eden Garment Dealers Pvt. Ltd.
Neelam Sin
Director.

F) That the Vendor further declares that there is no suit or litigation filed by or pending against the Vendor in any Court of Law concerning the Scheduled Land or any part thereof.

G) That the Vendor further undertakes to take all actions and to execute all documents as may be required to be done or executed for fully assuring the right, title and interest of the Purchasers to the Scheduled Land conveyed at the cost of the Purchasers.

SCHEDULE
(SAID LAND WITH STRUCTURE)

All that piece or parcel of land measuring **0.105 Acre** equivalent to **10.5 Decimals** more or less recorded in L.R. Khatian No. 1986, being a forming part of R.S./L.R. Plot Nos. 2208 (8 decimals) and 2211 (2.50 decimals), together with a building/structure measuring to 19156 Sq.Ft. more or less situated within Mouza - Uttar Jadupur, J.L. No.88, P.S. - English Bazar, District - Malda, along with all easement, rights, and appurtenances thereto butted and bounded as follows:

THE SAID LAND AND HOTEL IS BUTTED AND BOUNDED BY:

ON THE NORTH : Land of Dhira Roy & Others

ON THE SOUTH : Land of the Purchasers

ON THE EAST : Land of the Purchasers

ON THE WEST : Railway Land

Amo
TRD

Eden Garment Dealers Pvt. Ltd.
Sudip Kumar Sen
Director;

Eden Garment Dealers Pvt. Ltd.
Nanda Sen
Director;

The said land with structure is proposed to be used as *Hotel/Commercial*.

LAND DETAILS:

R.S./L.R. Dag No.	L.R. Khatian No.	Classification	Sold Area (Dec.)
2208	1986	Hotel	8.00
2211	1986	Bastu	2.50
Total			10.50

STRUCTURE DETAILS:

Floor	Area (Sq. Ft.)	Flooring
Ground Floor (B)	4392 Sq. Ft	Tile/Marble
1 st Floor (G)	4548 Sq. Ft.	Tile/Marble
2 nd Floor (1)	3867 Sq. Ft.	Tile/Marble
3 rd Floor (2)	3867 Sq. Ft.	Cemented
4 th Floor (3)	2086 Sq. Ft.	Cemented
5 th Floor (4)	396 Sq. Ft.	Cemented
Total	19156 Sq. Ft.	

MS

Eden Garment Dealers Pvt. Ltd.
Sujit Kumar Sen

Director.

Eden Garment Dealers Pvt. Ltd.

Manda Sen
Director.

IN WITNESSES WHEREOF THE AUTHORISED SIGNATORIES OF THE VENDOR AND THE PURCHASERS IN GOOD HEALTH AND CONSCIOUS MIND HAVE PUT THEIR SIGNATURES ON THIS DEED OF SALE ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

WITNESSES:

1. *Bluiny Prasad Saha*
S/o Lt. Jugal Prasad Saha
B. S. Road,
P. S. - E. B., P. O. - D. K. - Malda.

2. *Subhrajit Kumar Sen*
Son of Sujit Kumar Sen
2 no. Crovt Colony
P/O Mokdampur
P/S English Bazar
Dis- Malda

The contents of this document have been gone through and understood personally by the Vendor and the Purchasers.

Eden Garment Dealers Pvt. Ltd.

1. *Sujit Kumar Sen*
Director,

Eden Garment Dealers Pvt. Ltd.

2. *Manda Sen*
Director.

SIGNATURE OF THE VENDOR

PRM Real Estate Pvt. Ltd.

1. *[Signature]*
Director

SIGNATURE OF THE PURCHASER

or SWABHUMI DEVELOPERS

1. *Prabin Banthia*
PARTNER

or SWABHUMI DEVELOPERS

2. *Akash Banthia*
PARTNER

or SWABHUMI DEVELOPERS

3. *Rinu Banthia*
PARTNER

SIGNATURE OF THE PURCHASERS

Read over and explained by me.

Ashoke Kumar Agarwala
Advocate

ASHOKE KUMAR AGARWALA
Advocate,
Malda Bar Association, Malda.
Enrolment No. WB/140/1997

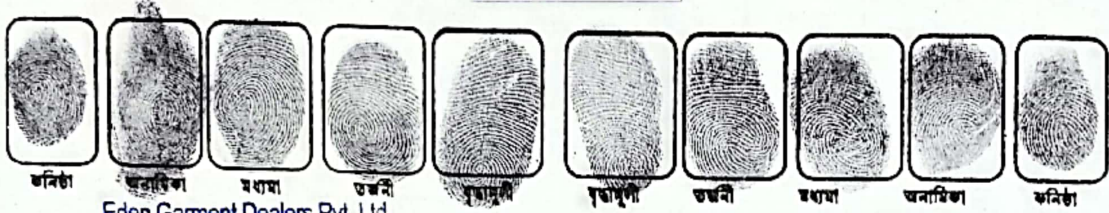
অতিরিক্ত পাতা নং —



বাম হাতের আঙ্গুল ছাপ



ডান হাতের আঙ্গুল ছাপ



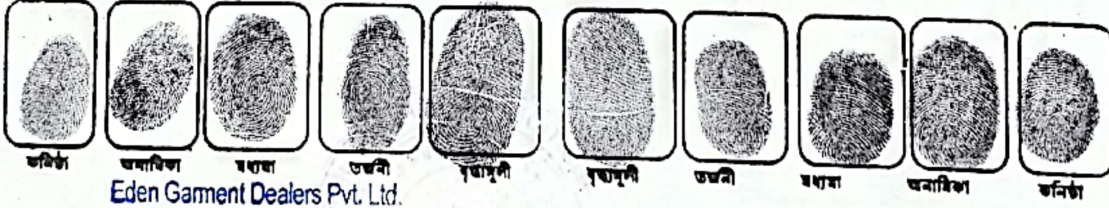
Eden Garment Dealers Pvt. Ltd.
স্বাক্ষর *Sujit Kumar Sen*
.....
Director



বাম হাতের আঙ্গুল ছাপ



ডান হাতের আঙ্গুল ছাপ



Eden Garment Dealers Pvt. Ltd.
স্বাক্ষর *Manasa Sen*
.....
Director

SPECIMEN FORM FOR TEN FINGERPRINTS



FRM Real Estate Pvt. Ltd.

[Signature]
Director:

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



or SWABHUMI DEVEI OPERS

Prabin Bandha

PARTNER

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



or SWABHUMI DEVEI OPERS

Akash Banthia

PARTNER

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



or SWABHUMI DEVEI OPERS

Ritu Banthia

PARTNER

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

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

GRN Details

GRN:	192022230129796841	Payment Mode:	Online Payment
GRN Date:	27/09/2022 12:09:26	Bank/Gateway:	State Bank of India
BRN :	IK0BXDAOR0	BRN Date:	27/09/2022 12:10:21
Payment Status:	Successful	Payment Ref. No:	2002908822/2/2022

[Query No*/Query Year]

Depositor Details

Depositor's Name:	PRM REAL ESTATE PRIVATE LIMITED AND OTHERS
Address:	SALUGARA JALPAIGURI 734008 AACCV4148F
Mobile:	9434054011
Depositor Status:	Buyer/Claimants
Query No:	2002908822
Applicant's Name:	Mr Ashoke Kumar Agarwala
Identification No:	2002908822/2/2022
Remarks:	Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002908822/2/2022	Property Registration- Stamp duty	0030-02-103-003-02	1590346
2	2002908822/2/2022	Property Registration- Registration Fees	0030-03-104-001-16	397841
3	2002908822/2/2022	Mutation/Conversion -Receipt	0029-00-800-028-27	4250

Total **1992437**

IN WORDS: NINETEEN LAKH NINETY TWO THOUSAND FOUR HUNDRED THIRTY SEVEN ONLY.

Major Information of the Deed

Deed No :	I-0902-12089/2022	Date of Registration	27/09/2022
Query No / Year	0902-2002908822/2022	Office where deed is registered	
Query Date	26/09/2022 8:39:51 PM	A.D.S.R. MALDA, District: Malda	
Applicant Name, Address & Other Details	Ashoke Kumar Agarwala Malda Bar Asso, Thana : English Bazar, District : Malda, WEST BENGAL, PIN - 732101, Mobile No. : 8370988922, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 1]		
Set Forth value	Market Value		
Rs. 3,63,00,000/-	Rs. 3,97,83,393/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 15,91,346/- (Article:23)	Rs. 3,97,841/- (Article:A(1), E)		
Remarks			

Land Details :

District: Malda, P.S:- English Bazar, Gram Panchayat: JADUPUR-I, Mouza: Uttar Jadupur, JI No: 88, Pin Code : 732103

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-2208 (RS :-)	LR-1986	Hotel	Hotel	8 Dec	23,00,000/-	25,20,000/-	
L2	LR-2211 (RS :-)	LR-1986	Commercial	Bastu	2.5 Dec	20,00,000/-	21,80,770/-	
	TOTAL :				10.5Dec	43,00,000 /-	47,00,770 /-	
	Grand Total :				10.5Dec	43,00,000 /-	47,00,770 /-	

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S2	On Land L1, L2	19156 Sq Ft.	3,20,00,000/-	3,50,82,623/-	Structure Type: Structure Lift Facility,
Gr. Floor, Area of floor : 4392 Sq Ft., Commercial Use, Tiles Floor, Age of Structure: 12 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 4548 Sq Ft., Commercial Use, Tiles Floor, Age of Structure: 12 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 2, Area of floor : 3867 Sq Ft., Commercial Use, Tiles Floor, Age of Structure: 12 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 3, Area of floor : 3867 Sq Ft., Commercial Use, Cemented Floor, Age of Structure: 12 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 4, Area of floor : 2086 Sq Ft., Commercial Use, Cemented Floor, Age of Structure: 12 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 5, Area of floor : 396 Sq Ft., Commercial Use, Cemented Floor, Age of Structure: 12 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		0 sq ft	320,00,000 /-	350,82,623 /-	



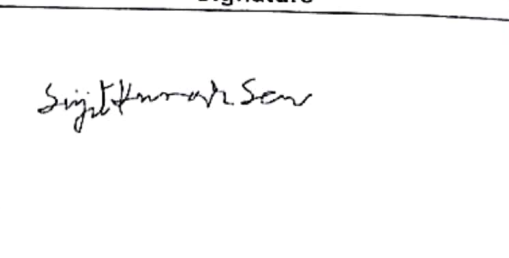
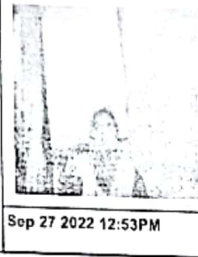

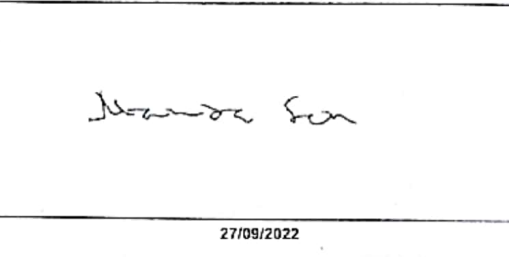
Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	EDEN GARMENT DEALERS PRIVATE LIMITED ,, No.2 Govt. Colony, City:- English Bazar, P.O:- MOKDUMPUR, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732103 , PAN No.:: AAxxxxxx1F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative



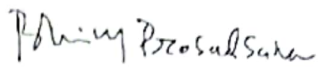
Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	PRM REAL ESTATE PRIVATE LIMITED ,, JEEVANDEEP COMPLEX 4TH MILE , SEVOKE ROAD , SALUGARA, City:- Siliguri Mc, P.O:- SALUGARA, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734008 , PAN No.:: AAxxxxxx8F,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed
2	SWABHUMI DEVELOPERS ,, RANG MAHAL LANE , N. S. ROAD, City:- English Bazar, P.O:- MALDA, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732101 , PAN No.:: ACxxxxxx4J,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr SUJIT KUMAR SEN (Presentant) Son of Late PRAFULLA KUMAR SEN Date of Execution - 27/09/2022, , Admitted by: Self, Date of Admission: 27/09/2022, Place of Admission of Execution: Office	Photo  Sep 27 2022 12:52PM	Finger Print  LTI 27/09/2022	Signature  27/09/2022
,, NO.2 GOVT. COLONY, City:- English Bazar, P.O:- MOKDUMPUR, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732103, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALxxxxxx0H, Aadhaar No: 77xxxxxxxx8317 Status : Representative, Representative of : EDEN GARMENT DEALERS PRIVATE LIMITED (as DIRECTOR)				
2	Name Mrs NANDA SEN Wife of Mr SUJIT KUMAR SEN Date of Execution - 27/09/2022, , Admitted by: Self, Date of Admission: 27/09/2022, Place of Admission of Execution: Office	Photo  Sep 27 2022 12:53PM	Finger Print  LTI 27/09/2022	Signature  27/09/2022
,, NO.2 GOVT COLONY, City:- English Bazar, P.O:- MOKDUMPUR, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732103, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJxxxxxx7D, Aadhaar No: 55xxxxxxxx3614 Status : Representative, Representative of : EDEN GARMENT DEALERS PRIVATE LIMITED (as DIRECTOR)				
3	Shri PRABIN BANTHIA Son of Late FATE CHAND BANTHIA RANGMAHAL LANE, City:- , P.O:- MALDA, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx6H, Aadhaar No: 75xxxxxxxx6116 Status : Representative, Representative of : SWABHUMI DEVELOPERS (as PARTNERS)			
4	Shri AKASH BANTHIA Son of Shri PRABIN BANTHIA RANGMAHAL LANE, City:- , P.O:- MALDA, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKxxxxxx8D, Aadhaar No: 65xxxxxxxx0242 Status : Representative, Representative of : SWABHUMI DEVELOPERS (as PARTNERS)			
5	Smt RITU BANTHIA Wife of Shri AKASH BANTHIA RANGMAHAL LANE, City:- , P.O:- MALDA, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732101, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ATxxxxxx2G, Aadhaar No: 53xxxxxxxx9641 Status : Representative, Representative of : SWABHUMI DEVELOPERS (as PARTNERS)			
6	Shri UMANG MITTAL Son of Shri PREM KUMAR AGARWAL SHANTI WAREHOUSE CORPORATION, 3RD MILE, SEVOK ROAD, SALUGARA, City:- , P.O:- SALUGARA, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734008, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BUxxxxxx8F, Aadhaar No: 94xxxxxxxx0568 Status : Representative, Representative of : PRM REAL ESTATE PRIVATE LIMITED (as DIRECTOR)			

Applicant Details :

Name Mr BHIM PROSAD, SAHA Son of Late JUGAL PROSAD SAHA BINAY SARKAR ROAD, City:- English Bazar, P.O - MALDA, P.S.-English Bazar, District -Malda, West Bengal, India, PIN:- 732101	Photo 	Finger Print 	Signature 
	27/09/2022	27/09/2022	27/09/2022

Identifier Of Mr SUJIT KUMAR SEN, Mrs NANDA SEN, . . .

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	EDEN GARMENT DEALERS PRIVATE LIMITED	PRM REAL ESTATE PRIVATE LIMITED-4 Dec, SWABHUMI DEVELOPERS-4 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	EDEN GARMENT DEALERS PRIVATE LIMITED	PRM REAL ESTATE PRIVATE LIMITED-1.25 Dec, SWABHUMI DEVELOPERS-1.25 Dec

Transfer of property for S2

Sl.No	From	To. with area (Name-Area)
1	EDEN GARMENT DEALERS PRIVATE LIMITED	PRM REAL ESTATE PRIVATE LIMITED-9578.00000000 Sq Ft, SWABHUMI DEVELOPERS-9578.00000000 Sq Ft

Land Details as per Land Record

District: Malda, P.S:- English Bazar, Gram Panchayat: JADUPUR-I, Mouza: Uttar Jadupur, JI No: 88, Pin Code : 732103

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2208, LR Khatian No:- 1986	Owner:ইডেন গারমেন্টস ডিলাস্, Gurdian:প্রাইভেট লিমিটেড, Address:পক্ষে ডাইরেকটরস ২নংগভ: কলোনী , Classification:হোটেল, Area:0.04000000 Acre,	EDEN GARMENT DEALERS PRIVATE LIMITED
L2	LR Plot No:- 2211, LR Khatian No:- 1986	Owner:ইডেন গারমেন্টস ডিলাস্, Gurdian:প্রাইভেট লিমিটেড, Address:পক্ষে ডাইরেকটরস ২নংগভ: কলোনী , Classification:বাস্তু, Area:0.02500000 Acre,	EDEN GARMENT DEALERS PRIVATE LIMITED

On 27-09-2022

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

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

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

Presented for registration at 13:42 hrs on 27-09-2022, at the Office of the A.D.S.R. MALDA by Mr SUJIT KUMAR SEN .

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 3,97,83,393/-

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

Execution is admitted on 27-09-2022 by Mr SUJIT KUMAR SEN, DIRECTOR, EDEN GARMENT DEALERS PRIVATE LIMITED (Private Limited Company), , No.2 Govt. Colony, City:- English Bazar, P.O:- MOKDUMPUR, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732103

Indetified by Mr BHIM PROSAD SAHA, , Son of Late JUGAL PROSAD SAHA, ,, BINAY SARKAR ROAD, P.O: MALDA, Thana: English Bazar, , City/Town: ENGLISH BAZAR, Malda, WEST BENGAL, India, PIN - 732101, by caste Hindu, by profession Business

Execution is admitted on 27-09-2022 by Mrs NANDA SEN, DIRECTOR, EDEN GARMENT DEALERS PRIVATE LIMITED (Private Limited Company), , No.2 Govt. Colony, City:- English Bazar, P.O:- MOKDUMPUR, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732103

Indetified by Mr BHIM PROSAD SAHA, , Son of Late JUGAL PROSAD SAHA, ,, BINAY SARKAR ROAD, P.O: MALDA, Thana: English Bazar, , City/Town: ENGLISH BAZAR, Malda, WEST BENGAL, India, PIN - 732101, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 3,97,841.00/- (A(1) = Rs 3,97,834.00/- ,E = Rs 7.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 3,97,841/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/09/2022 12:10PM with Govt. Ref. No: 192022230129796841 on 27-09-2022, Amount Rs: 3,97,841/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BXDAOR0 on 27-09-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 15,91,346/- and Stamp Duty paid by Stamp Rs 1,000.00/-, by online = Rs 15,90,346/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1033, Amount: Rs.1,000.00/-, Date of Purchase: 23/09/2022, Vendor name: Manoranjan Poddar

2. Stamp: Type: Court Fees, Amount: Rs.10.00/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/09/2022 12:10PM with Govt. Ref. No: 192022230129796841 on 27-09-2022, Amount Rs: 15,90,346/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BXDAOR0 on 27-09-2022, Head of Account 0030-02-103-003-02

Sandipan Das .

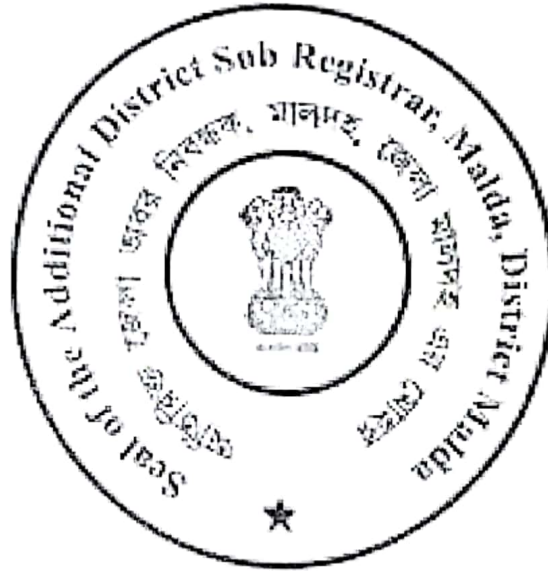
Sandipan Das
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. MALDA
Malda, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0902-2022, Page from 286817 to 286835
being No 090212089 for the year 2022.



Digitally signed by SANDIPAN DAS
Date: 2022.09.27 18:44:45 -07:00
Reason: Digital Signing of Deed.

Sandipan Das

(Sandipan Das) 2022/09/27 06:44:45 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. MALDA
West Bengal.

(This document is digitally signed.)

