

12513/21

I 12/31/2021



The document is admitted to  
 পশ্চিমবঙ্গের রেজিস্ট্রারের নথি। The enclosures  
 sheets and the signature sheet  
 attached with this deed are  
 part of the document.

U 179358

W  
 07.10.21

Registrar, Malda  
 U/s 7(2) of the Registration Act.

07 OCT 2021

Eden Garment Dealers Pvt. Ltd.  
*Singit Jannab Ean*

Director,

Eden Garment Dealers Pvt. Ltd.  
*Nanda Sen*

Director,

### DEED OF CONVEYANCE

2002008677/21

THIS DEED OF SALE IS MADE ON THIS THE 7TH DAY OF

OCTOBER 2021.

*Mg*  
*HJK*

Eden Garment Dealers Pvt. Ltd.  
Sigitjumban Sen  
Director.

Eden Garment Dealers Pvt. Ltd.  
Nandan Sen  
Director.

Area : 0.76 Acre  
Plot No. : R.S.- 2211, L.R. - 2211  
Khatian No. : R.S. - 100, L.R. - 1986  
Mouza : Uttar Jadupur  
J.L. No. : 88  
P.S. : English Bazar  
District : Malda  
Consideration : Rs. 2,88,03,924/-

**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, 4<sup>th</sup> 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, Hindu by faith, Business by occupation, Indian by Nationality, residing at Shanti Warehouse Corporation, 3<sup>rd</sup> 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**" (I.T. PAN - AACCV4148F)

*[Handwritten signature]*



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, (2) **Sri Akash Banthia**, S/o Sri Prabin Banthia, and (3) **Smt Ritu Banthia**, W/o Sri Akash Banthia, 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**" (I.T. PAN – ACNFS9924J).

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 and **2. SMT. NANDA SEN**, wife of Sri Sujit Kumar Sen, 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**" (I.T. PAN – AAACE8781F)

*MS*  
*MS*

Eden Garment Dealers Pvt. Ltd.

*Sujit Kumar Sen*

Director.

Eden Garment Dealers Pvt. Ltd.

*Nabin Sen*

Director.

I. A) WHEREAS one Sri Dwija Pada Dutta had transferred for valuable consideration and made over physical possession of all that piece or parcel of land measuring 1.95 Acres, forming part of R.S. Plot No. 2211, recorded in R.S. Khatian No.100, situated within Mouza - Uttar Jadupur, J.L. No.88, P.S. - English Bazar, District - Malda, unto and in favour of Sri Kokil Chandra Mandal, son of Late Nabin Chandra Mandal, by virtue of six separate Sale Deeds, all executed on 04-07-1985, being Document Nos.11993, 11994, 11995, 11996, 11997 and 11998, all for the year 1985, registered in the Office of the District Sub-Registrar, Malda.

B) AND WHEREAS above named Sri Kokil Chandra Mandal had thereafter transferred for valuable consideration and made over physical possession of all that aforesaid land measuring 1.95 Acres, unto and in favour of Sri Suren Mandal, son of Joy Ram Mandal, by virtue of twenty separate Sale Deeds, all executed on 04-07-1985, being Document Nos.12006, 12007, 12008, 12009, 12010, 12011, 12012, 12013, 12014, 12015, 12016, 12017, 12018, 12019, 12020, 12021, 12022, 12023, 12024 and 12025, all for the year 1985, registered in the Office of the District Sub-Registrar, Malda.

C) AND WHEREAS above named Sri Suren Mandal had thereafter transferred for valuable consideration and made over physical possession of all that piece or parcel of land measuring 0.85 Acre out of the aforesaid land measuring 1.95 Acres, unto and in favour of Sri Rajendra Nath Lahiri, son of Late Surendra Nath Lahiri, by virtue of ten separate Sale Deeds, all executed on 04-07-1985, being Document Nos.12048, 12053, 12054, 12055, 12060, 12061, 12062, 12068, 12069 and 12070, all for the year 1985, registered in the Office of the District Sub-Registrar, Malda.

*Amg*  
REV.



Eden Garment Dealers Pvt. Ltd.  
Srijit Kumar Sen  
Director,  
Eden Garment Dealers Pvt. Ltd.  
Narendra Sen  
Director.

AND WHEREAS above named Sri Suren Mandal had thereafter also transferred for valuable consideration and made over physical possession of all that piece or parcel of land measuring 0.775 Acre out of the aforesaid land measuring 1.95 Acres, unto and in favour of Smt. Juthika Lahiri, wife of Sri Rajendra Nath Lahiri, by virtue of nine separate Sale Deeds, all executed on 04-07-1985, being Document Nos. 12056, 12057, 12058, 12059, 12063, 12064, 12065, 12066 and 12067, all for the year 1985, registered in the Office of the District Sub-Registrar, Malda.

D) AND WHEREAS by virtue of the aforesaid nineteen separate Sale Deeds, being Document Nos. 12048, 12053, 12054, 12055, 12060, 12061, 12062, 12068, 12069, 12070, 12056, 12057, 12058, 12059, 12063, 12064, 12065, 12066 and 12067, all for the year 1985, above named Sri Rajendra Nath Lahiri and Smt. Juthika Lahiri became the sole, absolute and exclusive owners of all that aforesaid land measuring 1.625 Acres, forming part of R.S. Plot No.2211, recorded in R.S. Khatian No.100, situated within Mouza - Uttar Jadupur, J.L. No.88, P.S. - English Bazar, District - Malda, having permanent, heritable and transferable right, title and interest therein.

E) AND WHEREAS above named Sri Rajendra Nath Lahiri and Smt. Juthika Lahiri had thereafter transferred for valuable consideration and made over physical possession of all that piece or parcel of land measuring 0.805 Acre out of the aforesaid land measuring 1.625 Acres, unto and in favour of **EDEN GARMENT DEALERS PRIVATE LIMITED**, by virtue of Sale Deed, executed on 20-06-2005, being Document No. 3493 for the year 2005, entered in Book-I, Volume No. - 103, Pages 21 to 29, registered in the Office of the Additional District Sub-Registrar, Malda.

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ADW

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

F) AND WHEREAS by virtue of the aforesaid Sale Deed, being Document No. 3493 for the year 2005, the above named **EDEN GARMENT DEALERS PRIVATE LIMITED** (the Vendor of these presents) became the sole, absolute and exclusive owner of all that aforesaid land measuring 0.805 Acre, having permanent, heritable and transferable right, title and interest therein and the said land was recorded in its name in the record of rights in L.R. Khatian No.1986, forming part of L.R. Plot No.2211, situated within Mouza - Uttar Jadupur, J.L. No.88, P.S. - English Bazar, District - Malda.

II. 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 0.76 Acre out of the aforesaid land, more particularly described in the Schedule given herein below, for a consideration of Rs. 2,88,03,924/- (Rupees Two Crores Eighty Eight Lakhs Three Thousand Nine Hundred Twenty Four) only.

III. 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 for a consideration of Rs. 2,88,03,924/- (Rupees Two Crores Eighty Eight Lakhs Three Thousand Nine Hundred Twenty Four) only, considering it to be the highest prevailing market price, free from all encumbrances and charges whatsoever.

IV. NOW THIS INDENTURE OF SALE WITNESSETH that in pursuance of the aforesaid offer, acceptance and in consideration of Rs. 2,88,03,924/- (Rupees Two Crores Eighty Eight Lakhs Three Thousand Nine Hundred Twenty Four) 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

MS  
REV



Eden Garment Dealers Pvt. Ltd.

*Sigil Arumata Sen*

Director.

Eden Garment Dealers Pvt. Ltd.

*Narayan Sen*

Director.

and make over the possession thereof unto and in favour of the Purchasers peaceably and quietly together with all rights, 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 liable to make good the loss or injury which the Purchasers may suffer or sustain resulting there from.

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.

*AMG*  
*RS*

Eden Garment Dealers Pvt. Ltd.

*Sujit Kumar Sen*  
Director.

Eden Garment Dealers Pvt. Ltd.

*Nanda Sen*  
Director.

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.

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.

*AMG*  
12/11/14



Eden Garment Dealers Pvt. Ltd.

*Srijit Acharya Sen*

Director.

Eden Garment Dealers Pvt. Ltd.

*Nanda Sen*

Director.

### SCHEDULE OF THE LAND

All that piece or parcel of vacant land measuring 0.76 Acre, situated within the Jurisdiction of D.S.R., Malda & A.D.S.R., Malda, Dist. - Malda, Addl. District Sub-Registry Office, Malda, West Bngal, under P.S.- English Bazar, within Mouza - Uttar Jadupur, Gram Panchayat – Jadupur I, J.L. No.88, R.S. Plot No. 2211 corresponding to L.R. Plot No. 2211, recorded in R.S. Khatian No.100 corresponding to L.R. Khatian No.1986, together with all easement, rights, and appurtenances thereto butted and bounded as follows:

The said land originally recorded as *Nama*, presently recorded as *Bastu* in the Record of Rights and is proposed to be used as *Bastu*.

#### THE SAID LAND IS BUTTED AND BOUNDED BY :

ON THE NORTH : Land of Dhira Roy & Others

ON THE SOUTH : Land of Lalita Banthia & Others

ON THE EAST : Land of the Vendor

ON THE WEST : Land of the Vendor

*AMS*  
*RTT*

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

Eden Garment Dealers Pvt. Ltd.  
*Manoj Kumar 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.  
*Bhim Prasad Saha*  
S/o Lt. Jugal Prasad Saha  
B.S. Road,  
P.O. + Dt. Malda-732101  
P.S. - E.B.

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.

2. Eden Garment Dealers Pvt. Ltd.  
*Manoj Kumar Sen*  
Director.

2.  
*Abir Ghosh*  
S/O Sri Gopal Ghosh  
Village - Amjamtala  
P.O. - Mokdumpur  
P.S. - English Bazar  
Dist. - Malda  
Pin - 732103

VENDOR  
or SWABHUMI DEVELOPERS

1. *Prabin Banthia*.

PARTNER  
or SWABHUMI DEVELOPERS

2. *Akash Banthia*

PARTNER  
or SWABHUMI DEVELOPERS

3. *Ritu Banthia*

PARTNER

PURCHASER

PRM REAL ESTATE PVT. LTD

*[Signature]*

DIRECTOR

PURCHASER

Read over and explained by me.  
*Ashoke Kumar Agarwala*  
Advocate

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



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

**GRN Details**

<b>GRN:</b>	192021220093565701	<b>Payment Mode:</b>	Online Payment
<b>GRN Date:</b>	06/10/2021 09:49:21	<b>Bank/Gateway:</b>	State Bank of India
<b>BRN :</b>	1K0BHYDQC9	<b>BRN Date:</b>	06/10/2021 09:10:43
<b>Payment Status:</b>	Successful	<b>Payment Ref. No:</b>	2002008697/1/2021

[Query No\*/Query Year]

**Depositor Details**

<b>Depositor's Name:</b>	PRM REAL ESTATE PVT LTD AND OTHERS
<b>Address:</b>	SALUGARA JALPAIGURI AACCV4148F
<b>Mobile:</b>	9434054011
<b>Depositor Status:</b>	Buyer/Claimants
<b>Query No:</b>	2002008697
<b>Applicant's Name:</b>	Mr Ashoke Kumar Agarwala
<b>Identification No:</b>	2002008697/1/2021
<b>Remarks:</b>	Sale, Sale Document

**Payment Details**

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002008697/1/2021	Property Registration- Stamp duty	0030-02-103-003-02	1151167
2	2002008697/1/2021	Property Registration- Registration Fees	0030-03-104-001-16	288046
3	2002008697/1/2021	Mutation/Conversion -Receipt	0029-00-800-028-27	7600

**Total**                      **1446813**

**IN WORDS:**      **FOURTEEN LAKH FORTY SIX THOUSAND EIGHT HUNDRED THIRTEEN ONLY.**

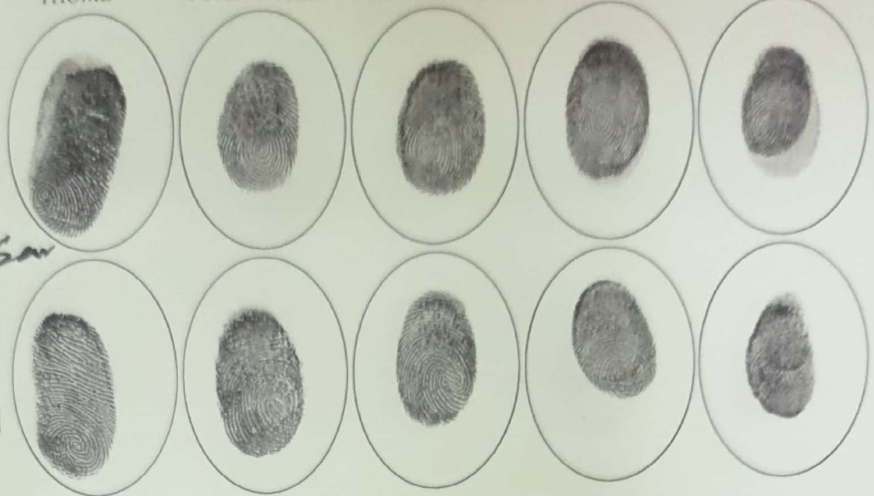
**FINGER IMPRESSION**

THUMB      FORE FINGER      MIDDLE FINGER      RING FINGER      LITTLE FINGER



LEFT

RIGHT



Eden Garment Dealers Pvt. Ltd.  
*Sujil Kumar Son*  
Director.

SIGN

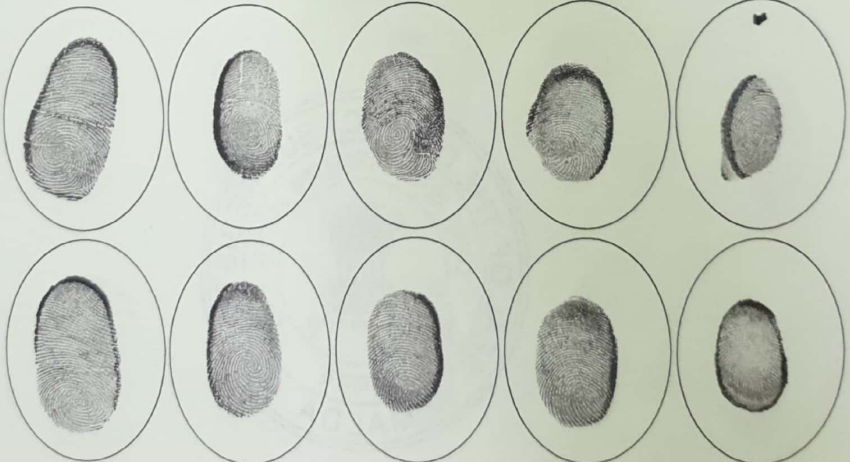
**FINGER IMPRESSION**

THUMB      FORE FINGER      MIDDLE FINGER      RING FINGER      LITTLE FINGER



LEFT

RIGHT



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

SIGN



**FINGER IMPRESSION**

THUMB      FORE FINGER      MIDDLE FINGER      RING FINGER      LITTLE FINGER



*Prabin Bantia*

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or SWABHUMI DEVEI OPERS

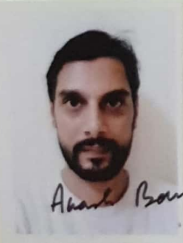
*Prabin Bantia*

**PARTNER**

-----  
SIGN

**FINGER IMPRESSION**

THUMB      FORE FINGER      MIDDLE FINGER      RING FINGER      LITTLE FINGER



*Akash Bantia*

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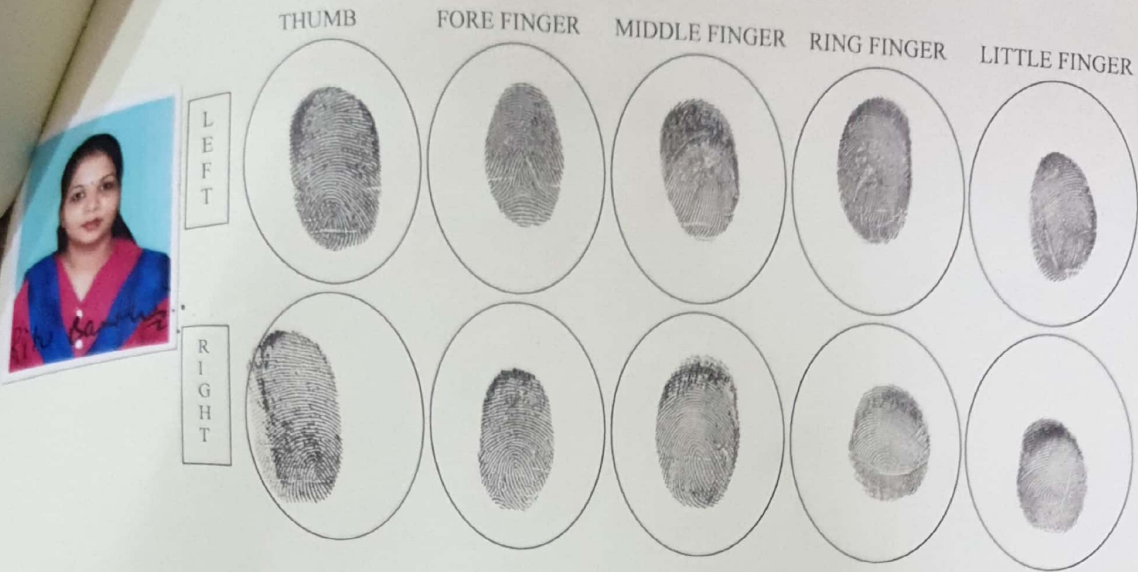
or SWABHUMI DEVEI OPERS

*Akash Bantia*

**PARTNER**

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SIGN

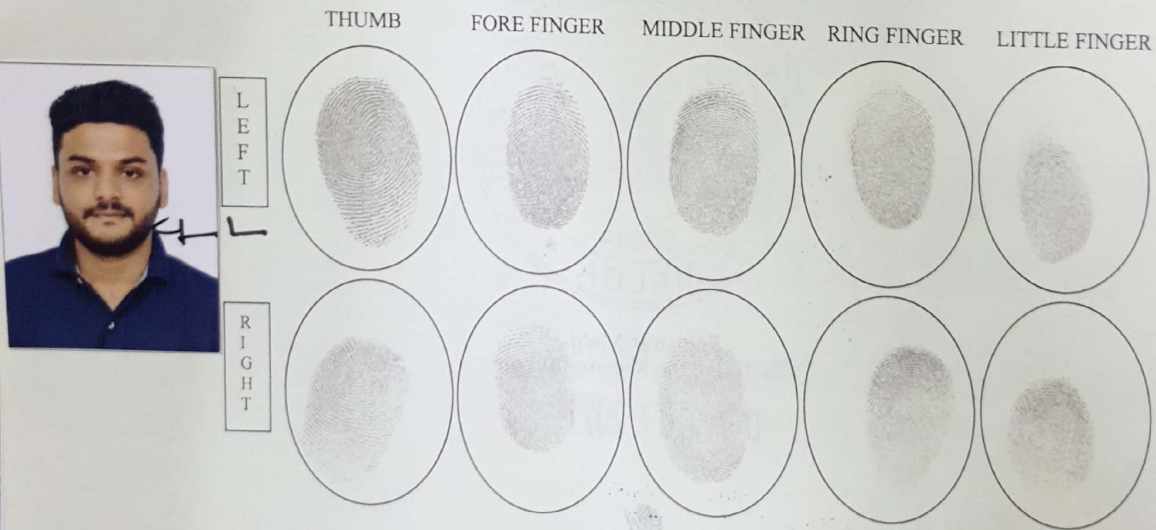
**FINGER IMPRESSION**



of SWABHUMI DEVEI OPERS  
*Ritu Banthia*  
PARTNER

SIGN

**FINGER IMPRESSION**



PRM REAL ESTATE PVT. LTD

DIRECTOR

SIGN



## Major Information of the Deed

Deed No :	I-0901-12731/2021	Date of Registration	07/10/2021
Deed No / Year	0901-2002008697/2021	Office where deed is registered	
Deed Date	03/10/2021 2:00:38 PM	0901-2002008697/2021	
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	[4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Rs. 2,88,00,000/-	Rs. 2,88,03,924/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 11,52,167/- (Article:23)	Rs. 2,88,078/- (Article:A(1), E, M(b), H)		
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	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2211 (RS :-)	LR-1986	Bastu	Bastu	76 Dec	2,88,00,000/-	2,88,03,924/-	Width of Approach Road: 15 Ft.,
<b>Grand Total :</b>					76Dec	288,00,000 /-	288,03,924 /-	



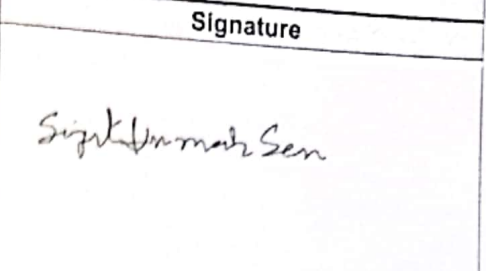


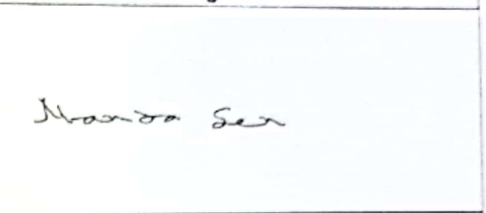
### Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>EDEN GARMENT DEALERS PRIVATE LIMITED</b> ,, No.2 Govt. Colony, City:- English Bazar, P.O:- MOKDUMPUR, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732103 , PAN No.:: AAxxxxx1F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

### Buyer Details :



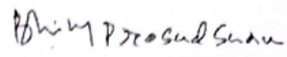
SI No	Name,Address,Photo,Finger print and Signature
1	<b>SWABHUMI DEVELOPERS</b> ,, RANG MAHAL LANE , N. S. ROAD, City:- English Bazar, P.O:- MALDA, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732101 , PAN No.:: ACxxxxx4J,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed
2	<b>PRM REAL ESTATE PRIVATE LIMITED</b> ,,JEEVANDEEP COMPLEX, 4TH MILE, SEVOKE ROAD, SALUGARA, City:- , P.O:- SALUGARA, P.S:- Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734008 , PAN No.:: AAxxxxx8F,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

Representative Details :  
Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
<b>Mr SUJIT KUMAR SEN</b> (Presentant) Son of Late PRAFULLA KUMAR SEN Date of Execution - 07/10/2021, , Admitted by: Self, Date of Admission: 07/10/2021, Place of Admission of Execution: Office	 Oct 7 2021 12:50PM	 LTI 07/10/2021	 07/10/2021
,, 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)			
<b>Mrs NANDA SEN</b> Wife of Mr SUJIT KUMAR SEN Date of Execution - 07/10/2021, , Admitted by: Self, Date of Admission: 07/10/2021, Place of Admission of Execution: Office	 Oct 7 2021 12:52PM	 LTI 07/10/2021	 07/10/2021
,, 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)			
<b>3 Shri PRABIN KUMAR BANTHIA</b> Son of Late FATE CHAND BANTHIA ,, RANAG MAHAL LANE , N S ROAD, 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.:: ACxxxxxx4J, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SWABHUMI DEVELOPERS (as PARTNER)			
<b>4 Shri AKASH BANTHIA</b> Son of Shri PRABIN KUMAR BANTHIA ,, RANGMAHAL LANE, N S ROAD, 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.:: ACxxxxxx4J, Aadhaar No: 65xxxxxxxx0242 Status : Representative, Representative of : SWABHUMI DEVELOPERS (as PARTNER)			
<b>5 Smt RITU BANTHIA</b> Wife of Shri AKASH BANTHIA ,, RANGMAHAL LANE, N S ROAD, 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.:: AAxxxxxx4J, Aadhaar No: 53xxxxxxxx9641 Status : Representative, Representative of : SWABHUMI DEVELOPERS (as PARTNER)			
<b>6 Shri UMANG MITTAL</b> Son of Shri PREM KUMAR AGARWALA ,, SHANTI WAREHOUSE CORPORATION, 3RD MILE, SEVOKE ROAD, 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.:: AAxxxxxx8F, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : PRM REAL ESTATE PRIVATE LIMITED (as DIRECTOR)			



Details :

	Photo	Finger Print	Signature
<b>HIM PROSAD SAHA</b> of Late JUGAL PROSAD SAHA WAY SARKAR ROAD, City:- English Bazar, P.O:- MALDA, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732101			
	07/10/2021	07/10/2021	07/10/2021
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	SWABHUMI DEVELOPERS-38 Dec,PRM REAL ESTATE PRIVATE LIMITED-38 Dec

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:- 2211, LR Khatian No:- 1986	Owner:ইডেন গারমেন্টস ডিলার্স, Gurdian:প্রাইভেট লিমিটেড, Address:পক্ষে ডাইরেকটরস ২নংগভঃ কলোনী , Classification:বাস্ত, Area:0.83000000 Acre,	EDEN GARMENT DEALERS PRIVATE LIMITED

Endorsement For Deed Number : I - 090112731 / 2021

10-2021

**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 Indian Stamp Act 1899.

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

Presented for registration at 12:35 hrs on 07-10-2021, at the Office of the 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 2,88,03,924/-

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

Execution is admitted on 07-10-2021 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

Identified 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 07-10-2021 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

Identified 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 2,88,078/- ( A(1) = Rs 2,88,039/- ,E = Rs 7/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 32/-, by online = Rs 2,88,046/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 06/10/2021 9:50AM with Govt. Ref. No: 192021220093565701 on 06-10-2021, Amount Rs: 2,88,046/-,  
Bank: State Bank of India ( SBIN0000001), Ref. No. IK0BHYDQC9 on 06-10-2021, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 11,52,167/- and Stamp Duty paid by Stamp Rs 1,000/-, by online = Rs 11,51,167/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-

2. Stamp: Type: Impressed, Serial no 1223, Amount: Rs.1,000/-, Date of Purchase: 28/09/2021, Vendor name: Manoranjan Poddar

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 06/10/2021 9:50AM with Govt. Ref. No: 192021220093565701 on 06-10-2021, Amount Rs: 11,51,167/-,  
Bank: State Bank of India ( SBIN0000001), Ref. No. IK0BHYDQC9 on 06-10-2021, Head of Account 0030-02-103-003-02



Sumanta Dhar  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. MALDA  
Malda, West Bengal

of Registration under section 60 and Rule 69.

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ne number 0901-2021, Page from 252504 to 252532

ng No 090112731 for the year 2021.



Digitally signed by SUMANTA DHAR  
Date: 2021.10.07 19:56:15 +05:30  
Reason: Digital Signing of Deed.

(Sumanta Dhar) 2021/10/07 07:56:15 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. MALDA  
West Bengal.

(This document is digitally signed.)