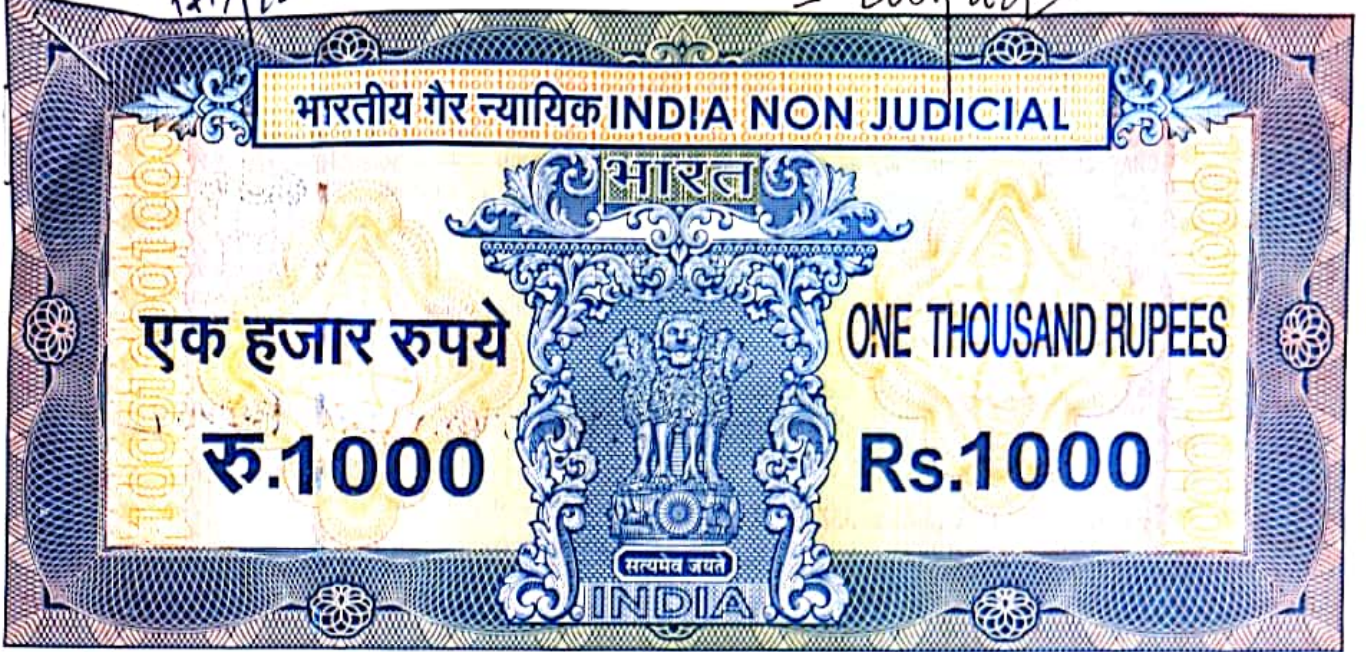


1219/22

2801/22



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

U 712748

Handwritten signature and date: 31/01/2022

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

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

18 FEB 2022

Vertical handwritten text: West Bengal

Handwritten text: 200051064/22

DEED OF CONVEYANCE

THIS DEED OF SALE IS MADE ON THIS THE 31ST DAY OF

JANUARY 2022.

Handwritten signature

Page 1 of 8

Area : 0.2376 Acres
Plot No. : L.R. - 2223, 2213, 2212, 2211 & 2208
Khatian No. : L.R. - 2509
Mouza : Uttar Jadupur
J.L. No. : 88
P.S. : English Bazar
District : Malda
Consideration : Rs. 1,21,82,400/-

BETWEEN

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 & AADHAR - 944109960568, 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**" (I.T. PAN - AACCV4148F)

UZZAL SAHA

AND

UZZAL SAHA, S/o Late Ganga Charan Saha, PAN - ANWPS1683C & AADHAR - 595052319134, Hindu by faith, Business by occupation, Indian by Nationality, resident of Mangalbari, Khairadi Para, P.S. + Dt.- Malda, Pin - 732142, 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 successor or successor-in- interest, administrators, representatives and assignees) of the " **OTHER PART** "

"WHEREAS **UZZAL SAHA**, had purchased all that piece or parcel of land measuring 0.0064 Acres forming part of L.R. Plot No. 2223, 0.0112 Acres forming part of L.R. Plot No. 2213, 0.024 Acres forming part of L.R. Plot No. 2212, 0.1832 Acres forming part of L.R. Plot No. 2211, and land measuring 0.0128 Acres forming part of L.R. Plot No. 2208, IN TOTAL MEASURING 0.2376 Acres, situated within Mouza - Uttar Jadupur, J.L. No.88, P.S. - English Bazar, District - Malda, by virtue of two separate Sale Deeds - i) executed on 06-09-2011, being Document No. 10845 for the year 2011, entered in Book - I, Volume No. 29, Pages 2797 to 2809, registered in the Office of the District Sub-Registrar, Malda and ii) executed on 06-09-2011, being Document No.07733 for the year 2011, entered in Book - I, Volume No.- 20, Pages 3591 to 3602, registered in the Office of the Additional District Sub-Registrar, Malda.

AND WHEREAS by virtue of the aforesaid Sale Deeds, being Document Nos. 10845 for the year 2011 and 07733 for the year 2011, **UZZAL SAHA** (The Vendor of these presents) became the sole, absolute and exclusive owner of the aforesaid land measuring 0.2376 Acres, having permanent, heritable and transferable right, title and interest therein and the said land was recorded in its names in the record of rights, in L.R. Khatian No.2509, forming part of L.R. Plot Nos. 2223, 2213, 2212, 2211 and 2208.



UJSTB/2018/20

AND WHEREAS the Vendor has now firmly and finally decided to sell and have offered for sale to the Purchaser of these presents all that aforesaid land measuring 0.2376 Acres, more particularly described in the Schedule given herein below, for a consideration of Rs. 1,21,82,400 /- (Rupees One Crore Twenty One Lakhs Eighty Two Thousand Four Hundred) only.

AND WHEREAS the Purchaser 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. 1,21,82,400 /- (Rupees One Crore Twenty One Lakhs Eighty Two Thousand Four Hundred) 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. 1,21,82,400 /- (Rupees One Crore Twenty One Lakhs Eighty Two Thousand Four Hundred) only, paid by the Purchaser 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 Purchaser from the payment thereof and the Vendor does hereby assigns, sells, grants, conveys and transfers absolutely and forever the said below Scheduled Land and make over the possession thereof unto and in favour of the Purchaser 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.

UJSTB/2018/20

WSSR 20285M

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 Purchaser may suffer or sustain resulting there from.

B) That the Vendor hereby declares and covenants with the Purchaser 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 Purchaser 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 Purchaser shall hereinafter peacefully and quietly possess and enjoy the Scheduled Land without any obstruction and hindrance whatsoever. The Vendor hereby undertakes to keep the Purchaser and/or its successors-in-title fully indemnified against any action regarding defect in title.

C) That the Vendor hereby assures the Purchaser 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

15/08/2017

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 Purchaser to the Scheduled Land conveyed at the cost of the Purchaser.

SCHEDULE OF THE LAND

All that piece or parcel of vacant land measuring 0.2376 Acres, 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, together with all easement, rights, and appurtenances thereto butted and bounded as follows:

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

OMG
15/08/17

WSSD/2021

R.S. Plot No.	L.R. Plot No.	L.R. Khatian No.	Area	Property on Road
2211	2211	2509	0.1832 Acres	60'METAL ROAD
		TOTAL -	0.1832 Acres	

THE SAID LAND IS BUTTED AND BOUNDED BY :

ON THE NORTH : Land of the Purchaser & Others

ON THE SOUTH : Land of Sukumar Prasad Bhakat & Others

ON THE EAST : 60' Metal Road, Land of the Sukumar Prasad Bhakat & Others

ON THE WEST : Land of Lalita Banthia & Others

R.S. Plot No.	L.R. Plot No.	L.R. Khatian No.	Area	Property on Road
2223	2223	2509	0.0064 Acres	NO ROAD
2213	2213		0.0112 Acres	NO ROAD
2212	2212		0.0240 Acres	NO ROAD
2208	2208		0.0128 Acres	NO ROAD
		TOTAL -	0.0544 Acres	

THE SAID LAND IS BUTTED AND BOUNDED BY :

ON THE NORTH : Land of the Purchaser & Others

ON THE SOUTH : Land of Lalita Banthia & Others

ON THE EAST : Land of Lalita Banthia & Others

ON THE WEST : Railway Land

Ujjal Saha

IN WITNESSES WHEREOF THE AUTHORISED SIGNATORIES OF THE VENDOR AND THE PURCHASER 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. Akash Bantia
S/o Sri Prabin Bantia
Bang Mohal Lane.
P.O. + Dt. - Malda, P.S.-C.B.
Pin - 732101
W.B.

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

Ujjal Saha

VENDOR

PRM REAL ESTATE PVT LTD



DIRECTOR

PURCHASER

2. Koushik Saha
S/o Sri Ujjal Saha
Mangalhari
Post+Dist - Mangalhari, Malda
732142
W.B.

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

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



	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT HAND					
RIGHT HAND					

PRM REAL ESTATE PVT LTD

Signature: DIRECTOR



	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT HAND					
RIGHT HAND					

W... Signature

Signature

PHOTO

	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT HAND					
RIGHT HAND					

Signature

Major Information of the Deed

Deed No :	I-0901-02801/2022	Date of Registration	18/02/2022
Query No / Year	0901-2000051064/2022	Office where deed is registered	
Query Date	06/01/2022 11:50:03 AM	0901-2000051064/2022	
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. 1,21,82,400/-	Rs. 1,21,82,400/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 4,87,306/- (Article:23)	Rs. 1,21,863/- (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 : 732101

Sch No	Plot Number	Khatlan Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2223 (RS :-)	LR-2509	Bastu	Nama	0.0064 Acre	93,600/-	93,600/-	
L2	LR-2213 (RS :-)	LR-2509	Bastu	Nama	0.0112 Acre	2,45,700/-	2,45,700/-	
L3	LR-2212 (RS :-)	LR-2509	Bastu	Nama	0.024 Acre	5,26,500/-	5,26,500/-	
L4	LR-2211 (RS :-)	LR-2509	Bastu	Nama	0.1832 Acre	1,11,29,400/-	1,11,29,400/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road.
L5	LR-2208 (RS :-)	LR-2509	Bastu	Nama	0.0128 Acre	1,87,200/-	1,87,200/-	
TOTAL :					23.76Dec	121,82,400 /-	121,82,400 /-	
Grand Total :					23.76Dec	121,82,400 /-	121,82,400 /-	

Details :

Name,Address,Photo,Finger print and Signature

Name	Photo	Finger Print	Signature
UZZAL SAHA (Presentant) Son of Late GANGA CHARAN SAHA Executed by: Self, Date of Execution: 31/01/2022 , Admitted by: Self, Date of Admission: 31/01/2022 ,Place : Office			
	31/01/2022	LTI 31/01/2022	31/01/2022

MANGALBARI, KHAIRADI PARA, City:- , P.O:- MANGALBARI, P.S:-Malda, District:-Malda, West Bengal, India, PIN:- 732142 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ANxxxxxx3C, Aadhaar No: 59xxxxxxxx9134, Status :Individual, Executed by: Self, Date of Execution: 31/01/2022 , Admitted by: Self, Date of Admission: 31/01/2022 ,Place : Office


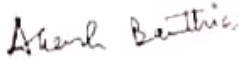
Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	PRM REAL ESTATE PRIVATE LIMITED JEEVANDEEP COMPLEX, 4TH MILE, SEVOKE ROAD, SALUGARA, City:- , P.O:- SALUGARA, P.S:-Bhaktinagar District:-Jalpaiguri, West Bengal, India, PIN:- 734008 PAN No.:: AAxxxxxx8E,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Shri UMANG MITTAL Son of Shri PREM KUMAR AGARWAL SHANTI WAREHOUSE CORPORATION, 3RD MILE, SEVOKE 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)

Identifier Details :

Name	Photo	Finger Print	Signature
AKASH BANTHIA 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			
	31/01/2022	31/01/2022	31/01/2022
Identifier Of UZZAL SAHA			

Transfer of property for L1		
From	To. with area (Name-Area)	
UZZAL SAHA	PRM REAL ESTATE PRIVATE LIMITED-0.64 Dec	
Transfer of property for L2		
SI.No	From	To. with area (Name-Area)
1	UZZAL SAHA	PRM REAL ESTATE PRIVATE LIMITED-1.12 Dec
Transfer of property for L3		
SI.No	From	To. with area (Name-Area)
1	UZZAL SAHA	PRM REAL ESTATE PRIVATE LIMITED-2.4 Dec
Transfer of property for L4		
SI.No	From	To. with area (Name-Area)
1	UZZAL SAHA	PRM REAL ESTATE PRIVATE LIMITED-18.32 Dec
Transfer of property for L5		
SI.No	From	To. with area (Name-Area)
1	UZZAL SAHA	PRM REAL ESTATE PRIVATE LIMITED-1.28 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 : 732101

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2223, LR Khatian No:- 2509	Owner: উজ্জ্বল সাহা, Gurdian: গঙ্গাচরন সাহা, Address: মঙ্গলবাড়ী , Classification: নামা,	UZZAL SAHA
L2	LR Plot No:- 2213, LR Khatian No:- 2509	Owner: উজ্জ্বল সাহা, Gurdian: গঙ্গাচরন সাহা, Address: মঙ্গলবাড়ী , Classification: ডাঙ্গা,	UZZAL SAHA
L3	LR Plot No:- 2212, LR Khatian No:- 2509	Owner: উজ্জ্বল সাহা, Gurdian: গঙ্গাচরন সাহা, Address: মঙ্গলবাড়ী , Classification: নামা, Area: 0.03000000 Acre,	UZZAL SAHA
L4	LR Plot No:- 2211, LR Khatian No:- 2509	Owner: উজ্জ্বল সাহা, Gurdian: গঙ্গাচরন সাহা, Address: মঙ্গলবাড়ী , Classification: নামা, Area: 0.19000000 Acre,	UZZAL SAHA
L5	LR Plot No:- 2208, LR Khatian No:- 2509	Owner: উজ্জ্বল সাহা, Gurdian: গঙ্গাচরন সাহা, Address: মঙ্গলবাড়ী , Classification: নামা, Area: 0.01000000 Acre,	UZZAL SAHA

01-2022

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

Presented for registration at 12:45 hrs on 31-01-2022, at the Office of the D.S.R. MALDA by UZZAL SAHA, Executant.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,21,82,400/-

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

Execution is admitted on 31/01/2022 by UZZAL SAHA, Son of Late GANGA CHARAN SAHA, MANGALBARI, KHAIRADI PARA, P.O: MANGALBARI, Thana: Malda, , Malda, WEST BENGAL, India, PIN - 732142, by caste Hindu, by Profession Business

Identified by AKASH BANTHIA, , Son of Shri PRABIN KUMAR BANTHIA, RANGMAHAL LANE, N S ROAD, P.O: MALDA, Thana: 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 1,21,863/- (A(1) = Rs 1,21,824/- ,E = Rs 7/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 1,21,831/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/01/2022 5:36PM with Govt. Ref. No: 192021220173341451 on 29-01-2022, Amount Rs: 1,21,831/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BMWQAE4 on 29-01-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 4,87,306/- and Stamp Duty paid by Stamp Rs 1,000/-, by online = Rs 4,86,306/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-
2. Stamp: Type: Impressed, Serial no 1590, Amount: Rs.1,000/-, Date of Purchase: 28/01/2022, Vendor name: Manoranjan Poddar

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/01/2022 5:36PM with Govt. Ref. No: 192021220173341451 on 29-01-2022, Amount Rs: 4,86,306/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BMWQAE4 on 29-01-2022, Head of Account 0030-02-103-003-02

Kalyan Sarkar

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

On 18-02-2022

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.

Sumanta Dhar

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

of Registration under section 60 and Rule 69.

red in Book - I

me number 0901-2022, Page from 40293 to 40313

eing No 090102801 for the year 2022.



Digitally signed by SUMANTA DHAR
Date: 2022.02.18 18:33:29 +05:30
Reason: Digital Signing of Deed.

(Sumanta Dhar) 2022/02/18 06:33:29 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. MALDA
West Bengal.

(This document is digitally signed.)