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1-9841/2021 7-8403/2021



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

U 191977

8273523/21  
26/10/2021  
1-14

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

Adl. Dist. Sub-Registra  
Sadar Malda.

26 OCT 2021

Eden Garment Dealers Pvt. Ltd.  
*Singh*

Director.

Eden Garment Dealers Pvt. Ltd.  
*Singh*

Director.

Mr 6034500

DEED OF CONVEYANCE

THIS DEED OF SALE IS MADE ON THIS  
THE 26TH DAY OF OCTOBER 2021.

Page 1 of 9

*Om*

Eden Garment Dealers Pvt. Ltd.

Director,

Eden Garment Dealers Pvt. Ltd.

Director

Area : 0.125 Acre  
Plot No. : R.S.- 2212 & 2213  
L.R. - 2212 & 2213  
Khatian No. : R.S. - 241 & 428  
L.R. - 1986  
Mouza : Uttar Jadupur  
J.L. No. : 88  
P.S. : English Bazar  
District : Malda  
Consideration : Rs. 59,06,250/-

**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**, PAN – BUWPM9088F, 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)

MA  
18/11

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**, PAN – ADAPB6716H, S/o Late Fate Chand Banthia, (2) **SRI AKASH BANTHIA**, PAN – AKTPB9358D, S/o Sri Prabin Banthia, and (3) **SMT RITU BANTHIA**, PAN – ATUPB4412G, 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 – ACFNS9924J).

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**, PAN – ALBPS1360H, son of Late Prafulla Kumar Sen and **2. SMT. NANDA SEN**, PAN – AJCPS6337D, 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)

Amo  
1/1/2021

Eden Garment Dealers Pvt. Ltd.

*Sujit Kumar San*

Director.

Eden Garment Dealers Pvt. Ltd.

*Sujit Kumar San*

Director.

- I. **WHEREAS EDEN GARMENT DEALERS PRIVATE LIMITED**, had purchased all that piece or parcel of land measuring 0.075 Acres forming part of R.S. Plot No.2212, and land measuring 0.05 Acres forming part of R.S. Plot No.2213, **IN TOTAL MEASURING 0.125 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 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 and ii) executed on 27-11-2018, being Document No.14550 for the year 2018, entered in Book - I, Volume No.- 0901-2018, Pages 199210 to 199228, registered in the Office of the District Sub-Registrar, Malda.
- II. **AND WHEREAS** by virtue of the aforesaid Sale Deeds, being Document Nos. 3493 for the year 2005 and 14550 for the year 2018, **EDEN GARMENT DEALERS PRIVATE LIMITED** (The Vendor of these presents ) became the sole, absolute and exclusive owner of the aforesaid land measuring 0.125 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.1986, forming part of L.R. Plot Nos. 2212 and 2213.
- III. **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 0.125 Acres, more particularly described in the Schedule given herein below, for a consideration of Rs. 59,06,250/- (Rupees Fifty Nine Lakhs Six Thousand Two Hundred Fifty) only.
- IV. **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. 59,06,250/- (Rupees Fifty Nine Lakhs Six Thousand Two Hundred Fifty) only, considering it to be the highest prevailing market price, free from all encumbrances and charges whatsoever.

*MS*  
1/10/18

Eden Garment Dealers Pvt. Ltd.  
Sipilamur  
Director

Eden Garment Dealers Pvt. Ltd.  
Sipilamur  
Director

NOW THIS INDENTURE OF SALE WITNESSETH that in pursuance of the aforesaid offer, acceptance and in consideration of Rs. 59,06,250/- (Rupees Fifty Nine Lakhs Six Thousand Two Hundred Fifty) 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 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 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 liable to make good the loss or injury which the Purchasers may suffer or sustain resulting there from.



Eden Garment Dealers Pvt. Ltd.  
*Sufil J. J. J. J. J.*  
Director.

Eden Garment Dealers Pvt. Ltd.  
*Sufil J. J. J. J. J.*  
Director.

- 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.

*[Handwritten signature]*

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

Eden Garment Dealers Pvt. Ltd.  
*Nandan Sin*  
Director.

- 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.

*Am*  
REV

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

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

### SCHEDULE OF THE LAND

All that piece or parcel of vacant land measuring 0.125 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:

R.S. Plot No.	L.R. Plot No.	R.S. Khatian No.	L.R. Khatian No.	Area
2212	2212	241	1986	0.075 Acres
2213	2213	428		0.050 Acres
TOTAL				0.125 Acres

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

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

ON THE NORTH : Land of the Vendor

ON THE SOUTH : Land of Lalita Banthia & Others

ON THE EAST : Land of the Purchasers

ON THE WEST : Railway Land





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

Eden Garment Dealers Pvt. Ltd.  
Manoj 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. Apurba Das,  
S/o U. H. U. W. Choudhary Das  
Mohes. pur.  
Mokdumpur.  
E.B. Malda.

2. Binay Prasad Saha  
S/o U. Jugel Prasad Saha  
B.S. Road,  
P.O. + D. Malda  
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.  
Sujit Kumar Sen  
1. Director.

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

**VENDOR**

- or SWABHUMI DEVEI OPERS
1. Prabin Banthia  
PARTNER
- or SWABHUMI DEVEI OPERS
2. Akash Banthia  
PARTNER
- or SWABHUMI DEVEI OPERS
3. Ritu Banthia  
PARTNER

**PURCHASER**

PRM REAL ESTATE PVT. LTD

DIRECTOR  
PURCHASER

Read over and explained by me.  
Ashoke Kumar Agarwala  
Advocate

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

**ADDIT**

**SHEET**



Left Hand Finger Prints

Right Hand Finger Prints



কনিষ্ঠা অনামিকা মধ্যমা তর্জনী বৃদ্ধাঙ্গুলী বৃদ্ধাঙ্গুলী তর্জনী মধ্যমা অনামিকা কনিষ্ঠা  
Eden Garment Dealers Pvt. Ltd.

স্বাক্ষর *Sujit Kumar San*  
Director



Left Hand Finger Prints

Right Hand Finger Prints



কনিষ্ঠা অনামিকা মধ্যমা তর্জনী বৃদ্ধাঙ্গুলী বৃদ্ধাঙ্গুলী তর্জনী মধ্যমা অনামিকা কনিষ্ঠা  
Eden Garment Dealers Pvt. Ltd.

স্বাক্ষর *Nanda Sen*  
Director



Left Hand Finger Prints

Right Hand Finger Prints



কনিষ্ঠা অনামিকা মধ্যমা তর্জনী বৃদ্ধাঙ্গুলী বৃদ্ধাঙ্গুলী তর্জনী মধ্যমা অনামিকা কনিষ্ঠা  
PRM REAL ESTATE PVI. .

স্বাক্ষর *[Signature]*  
DIRECTOR

# ADDITIONAL SHEET



Left Hand Finger Prints

Right Hand Finger Prints



কনিষ্ঠা অনামিকা মধ্যমা তর্জনী বৃদ্ধাঙ্গুলী বৃদ্ধাঙ্গুলী তর্জনী মধ্যমা অনামিকা কনিষ্ঠা

or SWABHUMI DEVEI OPERS

স্বাক্ষর ..... Robin Banthia .....

PARTNER



Left Hand Finger Prints

Right Hand Finger Prints



কনিষ্ঠা অনামিকা মধ্যমা তর্জনী বৃদ্ধাঙ্গুলী বৃদ্ধাঙ্গুলী তর্জনী মধ্যমা অনামিকা কনিষ্ঠা

or SWABHUMI DEVEI OPERS

স্বাক্ষর ..... Akash Banthia .....

PARTNER



Left Hand Finger Prints

Right Hand Finger Prints



কনিষ্ঠা অনামিকা মধ্যমা তর্জনী বৃদ্ধাঙ্গুলী বৃদ্ধাঙ্গুলী তর্জনী মধ্যমা অনামিকা কনিষ্ঠা

or SWABHUMI DEVEI OPERS

স্বাক্ষর ..... Rishi Banthia .....

PARTNER

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

Details

GRN: 192021220100751841  
GRN Date: 26/10/2021 08:22:41  
BRN : IK0BIRMJU7  
Payment Status: Successful  
Payment Mode: Online Payment  
Bank/Gateway: State Bank of India  
BRN Date: 26/10/2021 08:10:23  
Payment Ref. No: 2002175523/5/2021  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: PRM REAL ESTATE PVT LTD AND OTHERS  
Address: 4TH MILE SEVOKE ROAD SALUGARA PAN AACCV4148F  
Mobile: 9434054011  
Depositor Status: Buyer/Claimants  
Query No: 2002175523  
Applicant's Name: Mr Ashoke Kumar Agarwala  
Identification No: 2002175523/5/2021  
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002175523/5/2021	Property Registration- Stamp duty	0030-02-103-003-02	176198
2	2002175523/5/2021	Property Registration- Registration Fees	0030-03-104-001-16	59069
3	2002175523/5/2021	Mutation/Conversion -Receipt	0029-00-800-028-27	6250
			Total	241517

IN WORDS: TWO LAKH FORTY ONE THOUSAND FIVE HUNDRED SEVENTEEN ONLY.

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

**GRN:** 192021220126630911  
**GRN Date:** 02/12/2021 17:30:42  
**BRN :** IK0BKEJMH4  
**Payment Status:** Successful

**Payment Mode:** Online Payment  
**Bank/Gateway:** State Bank of India  
**BRN Date:** 02/12/2021 17:12:23  
**Payment Ref. No:** 2002175523/12/2021  
[Query No\*/Query Year]

**Depositor Details**

**Depositor's Name:** PRM REAL ESTATE PVT LTD AND OTHERS  
**Address:** 4TH MILE SEVOKE ROAD SALUGARA  
**Mobile:** 9434054011  
**Depositor Status:** Buyer/Claimants  
**Query No:** 2002175523  
**Applicant's Name:** Mr Ashoke Kumar Agarwala  
**Address:** A.D.S.R. MALDA  
**Office Name:** A.D.S.R. MALDA  
**Identification No:** 2002175523/12/2021  
**Remarks:** Sale, Sale Document Payment No 12

**Payment Details**

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002175523/12/2021	Property Registration- Stamp duty	0030-02-103-003-02	3847
2	2002175523/12/2021	Property Registration- Registration Fees	0030-03-104-001-16	1283
			<b>Total</b>	<b>5130</b>

**IN WORDS:** FIVE THOUSAND ONE HUNDRED THIRTY ONLY.

## Major Information of the Deed

	I-0902-09841/2021	Date of Registration	02/12/2021
	0902-2002175523/2021	Office where deed is registered	
	24/10/2021 11:08:03 PM	0902-2002175523/2021	
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	[0101] Sale, Sale Document		
Set Forth value	Rs. 59,06,250/-		
Stamp duty Paid(SD)	Rs. 1,81,045/- (Article:23)		
Remarks			
	Additional Transaction	[4308] Other than Immovable Property, Agreement [No of Agreement : 1]	
	Market Value	Rs. 60,34,500/-	
	Registration Fee Paid	Rs. 60,352/- (Article:A(1), E)	

### 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-2212 (RS :-)	LR-1986	Commercial Hotel	7.5 Dec	35,43,749/-	35,43,750/-	Width of Approach Road: 15 Ft.,
L2	LR-2213 (RS :-)	LR-1986	Commercial Hotel	5 Dec	23,62,500/-	23,62,500/-	Width of Approach Road: 15 Ft.,
		<b>TOTAL :</b>		<b>12.5Dec</b>	<b>59,06,249 /-</b>	<b>59,06,250 /-</b>	
		<b>Grand Total :</b>		<b>12.5Dec</b>	<b>59,06,249 /-</b>	<b>59,06,250 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	1/-	1,28,250/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Commercial Use, Cemented Floor, Age of Structure: 15 Years, Roof Type: Tin Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>200 sq ft</b>	<b>1 /-</b>	<b>1,28,250 /-</b>	



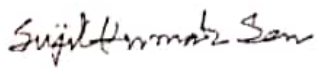


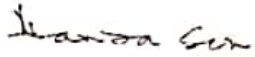


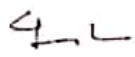
### Seller Details :

SI No	Name, Address, Photo, Finger print and Signature
1	<b>EDEN GARMENT DEALERS PRIVATE LIMITE</b> ,, NO.2 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

REAL ESTATE PRIVATE LIMITED  
 .. 4TH MILE SEVOKE ROAD SALUGARA, City:- Not Specified, P.O:- SALUGARA,  
 District:-Darjeeling, West Bengal, India, PIN:- 734008, PAN No.:: AAxxxxxx8F,Aadhaar No Not  
 provided by UIDAI, Status :Organization, Executed by: Representative

SWABHUMI DEVELOPERS  
 .. RANG MAHAL LANE , N. S. ROAD, Block/Sector: MALDA, 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, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr SUJIT KUMAR SEN</b> Son of Late PRAFULLA KUMAR SEN Date of Execution - 26/10/2021, , Admitted by: Self, Date of Admission: 26/10/2021, Place of Admission of Execution: Office	 Oct 26 2021 3:08PM	 LTI 26/10/2021	<b>Signature</b>  26/10/2021
.. 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: 77xxxxxxx8317 Status : Representative, Representative of : EDEN GARMENT DEALERS PRIVATE LIMITE (as DIRECTOR)				
2	<b>Name</b> <b>Mrs NANDA SEN</b> Wife of SUJIT KUMAR SEN Date of Execution - 26/10/2021, , Admitted by: Self, Date of Admission: 26/10/2021, Place of Admission of Execution: Office	 Oct 26 2021 3:09PM	 LTI 26/10/2021	<b>Signature</b>  26/10/2021
.. 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: 55xxxxxxx3614 Status : Representative, Representative of : EDEN GARMENT DEALERS PRIVATE LIMITE (as DIRECTOR)				
3	<b>Name</b> <b>Mr UMANG MITTAL</b> Son of Mr PREM KUMAR AGARWAL Date of Execution - 26/10/2021, , Admitted by: Self, Date of Admission: 26/10/2021, Place of Admission of Execution: Office	 Oct 26 2021 3:10PM	 LTI 26/10/2021	<b>Signature</b>  26/10/2021

... CORPORATION, 3RD MILE SEVOKE ROAD, City:- Not Specified, P.O:-  
 ... District:-Darjeeling, West Bengal, India, PIN:- 734008, Sex: Male, By Caste:  
 ... Business, Citizen of: India, , PAN No.:: BUxxxxxx8F, Aadhaar No: 94xxxxxxxx0568  
 ... Representative, Representative of : PRM REAL ESTATE PRIVATE LIMITED (as DIRECTOR)



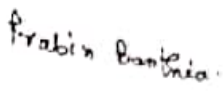


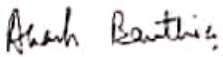



Name	Photo	Finger Print	Signature
<b>Mr PRABIN BANTHIA</b> Son of Late FATE CHAND BANTHIA Date of Execution - 26/10/2021, , Admitted by: Self, Date of Admission: 26/10/2021, Place of Admission of Execution: Office	 Oct 26 2021 3:10PM	 LTI 26/10/2021	 26/10/2021
,, RANG MAHAL LANE , N. S. ROAD, City:- English Bazar, 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 PARTNER)			
<b>Mr AKASH BANTHIA (Presentant)</b> Son of Mr PRABIN BANTHIA Date of Execution - 26/10/2021, , Admitted by: Self, Date of Admission: 26/10/2021, Place of Admission of Execution: Office	 Oct 26 2021 3:11PM	 LTI 26/10/2021	 26/10/2021
,, RANG MAHAL LANE , N. S. ROAD, City:- English Bazar, 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 PARTNER)			
<b>Mrs RITU BANTHIA</b> Wife of AKASH BANTHIA Date of Execution - 26/10/2021, , Admitted by: Self, Date of Admission: 26/10/2021, Place of Admission of Execution: Office	 Oct 26 2021 3:11PM	 LTI 26/10/2021	 26/10/2021
,, RANG MAHAL LANE , N. S. ROAD, City:- English Bazar, 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 PARTNER)			



Photo	Finger Print	Signature
		
26/10/2021	26/10/2021	26/10/2021

Identifiers Of Mr SUJIT KUMAR SEN, Mrs NANDA SEN, Mr UMANG MITTAL, Mr PRABIN BANTHIA, Mr AKASH BANTHIA, Mrs RITU BANTHIA

### Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	EDEN GARMENT DEALERS PRIVATE LIMITE	PRM REAL ESTATE PRIVATE LIMITED-3.75 Dec,SWABHUMI DEVELOPERS-3.75 Dec

### Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	EDEN GARMENT DEALERS PRIVATE LIMITE	PRM REAL ESTATE PRIVATE LIMITED-2.5 Dec,SWABHUMI DEVELOPERS-2.5 Dec

### Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	EDEN GARMENT DEALERS PRIVATE LIMITE	PRM REAL ESTATE PRIVATE LIMITED-100.00000000 Sq Ft,SWABHUMI DEVELOPERS-100.00000000 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:- 2212, LR Khatian No:- 1986	Owner:ইডেন গারমেন্টস ডিলার্স, Gurdian:প্রাইভেট লিমিটেড, Address:পঞ্চ ডাইরেক্টরস ২নংগডা কলোনী , Classification:হোটেল, Area:0.08000000 Acre,	EDEN GARMENT DEALERS PRIVATE LIMITE
L2	LR Plot No:- 2213, LR Khatian No:- 1986	Owner:ইডেন গারমেন্টস ডিলার্স, Gurdian:প্রাইভেট লিমিটেড, Address:পঞ্চ ডাইরেক্টরস ২নংগডা কলোনী , Classification:হোটেল, Area:0.03000000 Acre,	EDEN GARMENT DEALERS PRIVATE LIMITE

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

Admitted for registration at 13:11 hrs on 26-10-2021, at the Office of the A.D.S.R. MALDA by Mr AKASH BANTHIA ..

**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 60,34,500/-

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

Execution is admitted on 26-10-2021 by Mr AKASH BANTHIA, PARTNER, SWABHUMI DEVELOPERS (Partnership Firm), .. RANG MAHAL LANE , N. S. ROAD, Block/Sector: MALDA, City:- English Bazar, P.O:- MALDA, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732101

Identified by Mr APURBA DAS, .. Son of Late HARENDRA NATH DAS, MAHESHPUR, P.O: MOKDUMPUR, Thana: English Bazar, , City/Town: ENGLISH BAZAR, Malda, WEST BENGAL, India, PIN - 732103, by caste Hindu, by profession Others

Execution is admitted on 26-10-2021 by Mrs RITU BANTHIA, PARTNER, SWABHUMI DEVELOPERS (Partnership Firm), .. RANG MAHAL LANE , N. S. ROAD, Block/Sector: MALDA, City:- English Bazar, P.O:- MALDA, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732101

Identified by Mr APURBA DAS, .. Son of Late HARENDRA NATH DAS, MAHESHPUR, P.O: MOKDUMPUR, Thana: English Bazar, , City/Town: ENGLISH BAZAR, Malda, WEST BENGAL, India, PIN - 732103, by caste Hindu, by profession Others

Execution is admitted on 26-10-2021 by Mr SUJIT KUMAR SEN, DIRECTOR, EDEN GARMENT DEALERS PRIVATE LIMITE (Private Limited Company), .. NO.2 COLONY, City:- English Bazar, P.O:- MOKDUMPUR, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732103

Identified by Mr APURBA DAS, .. Son of Late HARENDRA NATH DAS, MAHESHPUR, P.O: MOKDUMPUR, Thana: English Bazar, , City/Town: ENGLISH BAZAR, Malda, WEST BENGAL, India, PIN - 732103, by caste Hindu, by profession Others

Execution is admitted on 26-10-2021 by Mrs NANDA SEN, DIRECTOR, EDEN GARMENT DEALERS PRIVATE LIMITE (Private Limited Company), .. NO.2 COLONY, City:- English Bazar, P.O:- MOKDUMPUR, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732103

Identified by Mr APURBA DAS, .. Son of Late HARENDRA NATH DAS, MAHESHPUR, P.O: MOKDUMPUR, Thana: English Bazar, , City/Town: ENGLISH BAZAR, Malda, WEST BENGAL, India, PIN - 732103, by caste Hindu, by profession Others

Execution is admitted on 26-10-2021 by Mr UMANG MITTAL, DIRECTOR, PRM REAL ESTATE PRIVATE LIMITED (Private Limited Company), JEEVANDEEP COMPLEX .. 4TH MILE SEVOKE ROAD SALUGARA, City:- Not Specified, P.O:- SALUGARA, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734008

Identified by Mr APURBA DAS, .. Son of Late HARENDRA NATH DAS, MAHESHPUR, P.O: MOKDUMPUR, Thana: English Bazar, , City/Town: ENGLISH BAZAR, Malda, WEST BENGAL, India, PIN - 732103, by caste Hindu, by profession Others

Execution is admitted on 26-10-2021 by Mr PRABIN BANTHIA, PARTNER, SWABHUMI DEVELOPERS (Partnership Firm), .. RANG MAHAL LANE , N. S. ROAD, Block/Sector: MALDA, City:- English Bazar, P.O:- MALDA, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732101

Identified by Mr APURBA DAS, .. Son of Late HARENDRA NATH DAS, MAHESHPUR, P.O: MOKDUMPUR, Thana: English Bazar, , City/Town: ENGLISH BAZAR, Malda, WEST BENGAL, India, PIN - 732103, by caste Hindu, by profession Others

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 60,352/- ( A(1) = Rs 60,345/- , E = Rs 7/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 59,069/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/10/2021 8:24AM with Govt. Ref. No: 192021220100751841 on 26-10-2021, Amount Rs: 59,069/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0BIRMJU7 on 26-10-2021, Head of Account 0030-03-104-001-16

Stamp Duty payable for this document is Rs. 1,81,045/- and Stamp Duty paid by Stamp Rs  
1,76,198/-  
Stamp: Type: Impressed, Serial no 528, Amount: Rs.1,000/-, Date of Purchase: 21/10/2021, Vendor name:  
Anjan Poddar  
Stamp: Type: Court Fees, Amount: Rs.10/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 26/10/2021 8:24AM with Govt. Ref. No: 192021220100751841 on 26-10-2021, Amount Rs: 1,76,198/-,  
Bank: State Bank of India ( SBIN0000001), Ref. No. IK0BIRMJU7 on 26-10-2021, Head of Account 0030-02-103-003-  
02

**Soumya Mukherjee**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. MALDA**  
**Malda, West Bengal**

**On 02-12-2021**

**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 Fees**

Certified that required Registration Fees payable for this document is Rs 60,352/- ( A(1) = Rs 60,345/- ,E = Rs 7/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 1,283/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 02/12/2021 5:32PM with Govt. Ref. No: 192021220126630911 on 02-12-2021, Amount Rs: 1,283/-, Bank:  
State Bank of India ( SBIN0000001), Ref. No. IK0BKEJMH4 on 02-12-2021, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 1,81,045/- and Stamp Duty paid by by online = Rs 3,847/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 02/12/2021 5:32PM with Govt. Ref. No: 192021220126630911 on 02-12-2021, Amount Rs: 3,847/-, Bank:  
State Bank of India ( SBIN0000001), Ref. No. IK0BKEJMH4 on 02-12-2021, Head of Account 0030-02-103-003-02

**Soumya Mukherjee**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. MALDA**  
**Malda, West Bengal**

Registration under section 60 and Rule 69,  
in Book - I  
number 0902-2021, Page from 207895 to 207930  
No 090209841 for the year 2021.



Digitally signed by SOUMYA  
MUKHERJEE  
Date: 2021.12.02 18:21:29 +05:30  
Reason: Digital Signing of Deed.

(Soumya Mukherjee) 2021/12/02 06:21:29 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. MALDA  
West Bengal.

(This document is digitally signed.)