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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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~~28/3/19~~

Q.No. 493078/2019



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[Signature]

Additional Registrar

of Assurances-III, Kolkata

28 MAR 2019

THIS INDENTURE OF CONVEYANCE made this 28th day of March Two
 Thousand and Nineteen BETWEEN SUGAM PROMOTERS PRIVATE LIMITED, a
 Company incorporated under the Companies Act, 1956, having its Registered Office

at.

Ashokbaraj

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at 2/5 Sarat Bose Road, Police Station Ballygunge, Post Office Elgin Road, PIN- 700020 (having PAN AABCH8180N), represented by its Director Mr. Ashok Saraf son of Late Santosh Kumar Saraf residing at Flat No. 5B, 14/2 Burdwan Road, PIN-700027 Police Station Alipore, Post Office Alipore (having PAN AJQPS0820D) hereinafter referred to as "the **VENDOR**" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include its successors or successors-in-office) of the **ONE PART AND SHERATOVE NIRMAN PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956, having its Registered Office at 7B Pretoria Street, Police Station Shakespeare Sarani, Post Office Park Street, PIN- 700071 (having PAN ABBCS6936J), represented by its Director Mr. Sheo Kumar Kajaria son of :Late Basdeo Kajaria, residing at 701, Suriyakiran, 4 Ashoka Road, Alipore, PIN- 700027, Police Station Alipore, Post Office Alipore (having PAN AFCPK7875A) hereinafter referred to as "the **PURCHASER**" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include its successors or successors-in-office and/or successors-in-interest and/or assigns) of the **OTHER PART**:

WHEREAS:

- A. By an Indenture of Sale dated 28th August, 2009 made between National Textile Corporation Limited as the Vendor of the One Part and Happy Suraksha Private Limited therein referred to as the Purchaser of the Other Part and registered with the Additional Registrar of Assurances-III, Kolkata in Book No. I, CD-Volume No. 3, Pages 2277 to 2291, Being No. 1382 for the year 2009, the said National Textile Corporation Limited for the consideration therein mentioned conveyed by way of absolute sale to the said Happy Suraksha Private Limited **All That** pieces and parcels of land hereditaments and premises containing an area of 14.584 acre more or less situate lying at and being the Dags as per table below , in Mouza - Konnagar, Police Station Uttarpara in the District of Hooghly and State of West Bengal and assessed as Municipal Holding No. 61, Lal Bahadur Sastri Road by Konnagar Municipality and morefully and particularly described in the **FIRST SCHEDULE** hereunder written and hereinafter referred to as "the **Entire Property**".

L.R. Dag Number	Khatian Number	Total Area in acres	Area forming part of the Entire Property in acres
3033	11690	6.634	5.384
3034	11690	6.517	5.947

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3035	11690	1.538	1.538
3033/4099	11690	0.755	0.755
3033/4100	11690	0.960	0.960
Total			14.584

- B.** The name of Happy Suraksha Private Limited was changed to Sugam Promoters Private Limited (the Vendor herein) and a fresh of Certificate of Incorporation consequent to change of name was issued by the Registrar of Companies, West Bengal on 15th October, 2009.
- C.** The name of the Vendor herein has been mutated and recorded in respect of the Entire Property in the records of the B.L. & L.R.O. under L.R. Khatian No. 12284 and also in the records of the Konnagar Municipality vide Municipal Holding No. 61, Lal Bahadur Sastri Road (formerly Haren Chandra Banerjee Lane), within Ward No.15 (now Ward No.10) of the Konnagar Municipality.
- D.** The Lands comprised in the LR Dag Nos. 3033, 3034, 3033/4100 containing a total area of 12.291 acre was converted to a nature of "Bahutal Abasan" under Section 4(c) of the West Bengal Land Reforms Act, 1955.
- E.** Portions containing an aggregate area of 1.58 acres or 4 Bighas 15 cottahs 9 chittacks 20 Square feet more or less out of the Entire Property were intended to be gifted to Konnagar Municipality and in connection therewith three Deeds of Gift were executed and registered in favour of the Konnagar Municipality (i) one being dated 10th January, 2019 and registered with the Additional Registrar of Assurances-III, Kolkata in Book No. I, Volume No. 1903-2019, Pages 15097 to 15121, Being No. 190300172, for the year 2019, (ii) another one being dated 10th January 2019 and registered with the Additional Registrar of Assurances-III, Kolkata in Book No. I, Volume No.1903-2019, Pages 15073 to 15096, Being No. 190300173, for the year 2019 and (iii) the third one dated 21st January 2019 and registered with Additional Registrar of Assurances-III, Kolkata in Book No. I, Volume No. 1903-2019, Pages 36049 to 36072 Being No. 190300488, for the year 2019 (hereinafter referred to as "the **Portions under Gift**").
- F.** The portion containing an area of 13.004 acres or 39 Bighas 06 Cottahs 11 Chittacks 40 Square feet more or less which remained after excluding the Portions under Gift from the area of the Entire Property is comprised in portions of the said L.R. Dag Nos. 3033 (portion measuring 4.054 acres out of 6.634 acres), 3034 (portion measuring 5.697 acre out of 6.517 acre), 3035 (1.538 acre), 3033/4099 (0.755 acre) and 3033/4100 (0.960 acre) recorded in L.R. Khatian No. 12284 in

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Mouza - Konnagar, Police Station Uttarpara in the District of Hooghly and State of West Bengal morefully and particularly mentioned and described in the **SECOND SCHEDULE** hereunder written and hereinafter referred to as "the **Larger Property**".

- G.** By Agreement dated 22nd March 2019 the Vendor has agreed to sell and transfer to the Purchaser and the Purchaser has agreed to purchase from the Vendor **ALL THAT** an undivided area of 3.9012 acres out of the Larger Property which is morefully and particularly mentioned and described in the **THIRD SCHEDULE** hereunder written and hereinafter referred to as "the **said Property**" at or for a consideration of Rs.15,65,00,000.00 (Rupees fifteen crores sixty-five lakhs) only free from all encumbrances and liabilities.
- H.** Building plans for construction of buildings at a phase/portion of the Larger Property were thereafter sanctioned by the Konnagar Municipality vide. Building Permit dated 01.02.2019.
- I.** The parties have now decided to complete the sale of the said property and other benefits appendages and appurtenances as hereinafter contained.
- I.** **NOW THIS INDENTURE WITNESSETH** that in the premises aforesaid and in pursuance of the said agreement and in consideration of the sum of Rs.15,65,00,000.00 (Rupees fifteen crores sixty-five lakhs) only of the lawful money of the Union of India in hand and well and truly paid by the Purchaser to the Vendor at or before the execution hereof (the receipt whereof the Vendor doth hereby as also by the receipt and memo of consideration hereunder written admit and acknowledge and of and from the payment of the same and every part thereof forever release discharge and acquit the Purchaser and the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be) the Vendor doth hereby grant sell convey transfer assign and assure unto and to the Purchaser herein **ALL THAT** an undivided part or share of the Larger Property comprising of pieces or parcels of land containing an undivided area of 3.9012 acre more or less situate lying at and comprised in LR Dag Nos. 3033 (1.2162 acre more or less out of 6.634 acres more or less), 3034 (0.7091 acre more or less out of 6.517 acre more or less), 3035 (1.4614 acre more or less out of 1.538 acre more or less), 3033/4099 (0.2265 acre more or less out of 0.755 acre more or less) and 3033/4100 (0.288 acre more or less out of 0.960 acre more or less) all now forming part of L.R. Khatian No. 12284 in Mouza - Konnagar, Police Station Uttarpara and comprised in a part or share of Municipal Holding No. 61, Lal Bahadur Sastri Road, (formerly Haren Chandra Banerjee Lane), in the District of Hooghly and State of West Bengal and an undivided 2700 Square feet more or less in the buildings and structures at the Larger Property all morefully and particularly mentioned and described in the **THIRD**

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SCHEDULE hereunder written and hereinafter referred to as "the **said Property**" **TOGETHER WITH** an undivided proportionate interest in or in respect of any right, benefit, title, interest or obligations in the Portions under Gift or any variations thereof **AND TOGETHER WITH** all and singular an undivided proportionate share of and in all tangible and intangible assets edifices fixtures gates courts courtyards compound boundaries, areas sewers drains ways paths passages fences hedges ditches trees water water courses lights and all manner of former and other rights liberties benefits privileges easements appendages and appurtenances whatsoever belonging or in any way appertaining to the Larger Property or reputed or known to be part or parcel or member thereof which now is or are or heretofore were or was held used occupied or enjoyed therewith **AND** reversion or reversions remainder or remainders and rents issues and profits in respect of the said Property and all and every part thereof **AND** all the Raiyati and entire share estate right title interest inheritance use trust possession property claim easements quasi easements privileges claims and demand whatsoever of the Vendor out of or upon the said Property and the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be **TOGETHER WITH** the benefit in common with the Vendor and all other persons deriving authority or interest from the Vendor in respect of the sanctioned plans and all permissions, certificates and clearances obtained by the Vendor in respect of the said Property or the Larger Property or the Entire Property or any part thereof **TOGETHER WITH** all legal incidence thereof **TO HAVE AND TO HOLD** the same and all the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be, unto and to the use of the Purchaser absolutely and forever free from all encumbrances, mortgages, charges, liens, lis pendens, leases, tenancies, occupancy rights, uses, bargadar, vesting, debutters, trusts, attachments, acquisition, requisition, claims, demands and liabilities whatsoever or howsoever.

II. THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER as follows:

- i) **THAT** notwithstanding any act deed matter or thing by the Vendor done omitted executed or knowingly permitted or suffered to the contrary the Vendor is now lawfully rightfully and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be without any manner of encumbrances charges conditions uses trusts or any other thing whatsoever made or suffered by the Vendor to alter defeat encumber or make void the same;

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- ii) **AND THAT** the Vendor has not at any time done or executed or knowingly suffered or been party or privy to any act deed matter or thing whereby the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be or any part thereof can or may be impeached encumbered or affected in title;
- iii) **AND THAT** notwithstanding any act deed or thing whatsoever done as aforesaid the Vendor has now in itself good right, full power and absolute authority and indefeasible title to grant sell convey transfer assign and assure all the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the Purchaser in the manner aforesaid according to the true intent and meaning of these presents;
- iv) **AND THAT** the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be now are free from all claims demands encumbrances mortgages charges, security interest, leases, tenancies, occupancy rights, liens, attachments, lispensens, debutters, trusts, acquisition, requisition vesting prohibitions claims demands and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully rightfully or equitably claiming any estate or interest therein through under or in trust for the Vendor.
- v) **AND THAT** the Purchaser shall or may at all times hereafter peaceably and quietly hold use possess and enjoy the Larger Property jointly and in common with the Vendor and all persons permitted by the Vendor or deriving any title or interest therein from the Vendor and receive the rents issues and profits thereof jointly and in common as aforesaid and to enjoy the said Property free and clear and freely and clearly and absolutely acquitted exonerated and discharged from or by the Vendor and all person or persons having or lawfully rightfully or equitably claiming as aforesaid and by and at the costs of the Vendor effectually saved defended kept harmless and indemnified of from and against any encumbrances, mortgages, charges, security interest, leases, tenancies, occupancy rights, liens, attachments, lispensens, debutters, trusts, acquisition, requisition and/or adverse claims demands and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully rightfully or equitably claiming as aforesaid.
- vi) **AND THAT** the Vendor and all person or persons having or lawfully rightfully or equitably claiming any estate or interest in the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be through under or in trust for the Vendor or its predecessors-in-title shall and

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will from time to time and at all times hereafter at the request and costs of the Purchaser do and execute or cause to be done and executed all such acts deeds and things for further better and more perfectly assuring the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the Purchaser in the manner aforesaid as shall or may reasonably be required by the Purchaser.

III. AND THE VENDOR DOETH HEREBY DECLARE AND ASSURE THE PURCHASER as follows:-

- a) **THAT** the said Property or any portion thereof is not affected by any attachment including the attachment under any certificate case or any proceedings started at the instance of the Income Tax Authorities or the Estate Duty Authority or other Government authorities under the Public Demands Recovery Act or any other Acts or otherwise whatsoever and there is no certificate case or proceedings against the Vendor for realisation of the arrears of Income Tax or Wealth Tax or Gift Tax or other taxes or dues or otherwise under the Public Demands Recovery Act or any other Acts for the time being in force.
- b) **AND THAT** there is no impediment under the provisions of the Urban Land (Ceiling & Regulation) Act, 1976 and/or West Bengal Estates Acquisition Act, 1953 and/or West Bengal Land Reforms Act, 1955 and/or any other act or legislation or otherwise for the Vendor to grant sell convey transfer assign and assure the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured in favour of the Purchaser in the manner aforesaid.

IV. AND IT IS HEREBY AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO as follows:-

- (a) The Larger Property shall be henceforth held and enjoyed by the parties hereto jointly and in an undivided manner with the Purchaser being the owner of the property described in the Third Schedule hereto and the share of the Vendor being the remaining of the Larger Property comprising of undivided 9.1028 acre more or less in land and undivided 6300 Square feet more or less in constructions thereon. The expression "proportionate" used herein shall in relation to any party hereto mean the area of land owned by it as the same may bear to the total area of the Larger Property.

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- (b) With effect from the date hereof all incomings and outgoings in respect of the Larger Property shall be shared proportionately. The parties agree to enter upon separate agreement as regards their respective rights and obligations as may be mutually agreed between them and to be bound by it.
- (c) In case of any variation in the Portions Under Gift, the benefits or obligations pertaining thereto shall belong to the Vendor and the Purchaser in the ratio of their respective shares in the Larger Property.

THE SCHEDULE ABOVE REFERRED TO :
(ENTIRE PROPERTY)

ALL THOSE messuages tenements hereditaments dwelling rooms and premises together with the pieces or parcels of land thereunto belonging whereon or on part whereof the same are erected and built containing a land area of 14.584 acre (equivalent to 44 Bigha 2 Cottah 5 Chittaks 14 Square feet) more or less situate lying at and being municipal holding No. 61, Lal Bahadur Sastri Road (formerly Haren Chandra Banerjee Lane), within Ward No.10 (formerly Ward No.15) of the Konnagar Municipality and comprised in L.R. Dag Nos. 3033 (5.384 acres out of 6.634 acres), 3034 (5.947 acre out of 6.517 acre), 3035 (1.538 acre), 3033/4099 (0.755 acre) and 3033/4100 (0.960 acre) recorded in L.R. Khatian No. 12284 in Mouza - Konnagar, Police Station Uttarpara, Additional District Sub-Registrar, Sreerampur in the District of Hooghly PIN: 712235 in the State of West Bengal. The Entire Property is delineated in the plan annexed hereto duly bordered thereon in "BLUE" and butted and bounded as follows:-

On the North	:	By Others landed properties;
On the South	:	By Lal Bahadur Sastri Road;
On the East	:	By Others landed properties; and
On the West	:	By Lal Bahadur Sastri Road.

OR HOWSOEVER OTHERWISE the same now are or is or heretofore were or was situated called known numbered described or distinguished.

THE SECOND SCHEDULE ABOVE REFERRED TO:
(LARGER PROPERTY)

ALL THOSE a portion of the Entire Property being messuages tenements hereditaments dwelling rooms and premises together with the pieces or parcels of land

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thereunto belonging whereon or on part whereof the same are erected and built containing a land area of 13.004 acres or 13 Bighas 06 Cottahs 11 Chittacks 40 Square feet more or less comprised in portions of the said L.R. Dag Nos. 3033 (portion measuring 4.054 acres out of 6.634 acres), 3034 (portion measuring 5.697 acre out of 6.517 acre), 3035 (1.538 acre), 3033/4099 (0.755 acre) and 3033/4100 (0.960 acre) recorded in L.R. Khatian No. 12284 in Mouza - Konnagar lying at and comprised in Municipal Holding No. 61, Lal Bahadur Sastri Road, within Ward No.10 (formerly Ward No.15) of the Konnagar Municipality Additional District Sub-Registrar, Sreerampur in the District of Hooghly PIN: 712235 in the State of West Bengal and delineated in the plan annexed hereto duly bordered thereon in "RED" and butted and bounded as follows.

On the North	:	Partly by others landed properties and partly by Lal Bahadur Sastri Road;
On the South	:	By Lal Bahadur Sastri Road;
On the East	:	By Others landed properties; and
On the West	:	By Lal Bahadur Sastri Road

OR HOWSOEVER OTHERWISE the Larger property or any of them now are or is or heretofore were or was situated called known numbered described or distinguished. Be it mentioned the area of the several small dwelling rooms and structures is admeasuring 9000 Square feet more or less.

THE THIRD SCHEDULE ABOVE REFERRED TO:
(SAID PROPERTY)

ALL THOSE an undivided part or share of the Larger Property comprising of pieces or parcels of land containing an undivided area of 3.9012 acre more or less situate lying at and comprised in LR Dag Nos. 3033 (1.2162 acre more or less out of 6.634 acres more or less), 3034 (0.7091 acre more or less out of 6.517 acre more or less), 3035 (1.4614 acre more or less out of 1.538 acre more or less), 3033/4099 (0.2265 acre more or less out of 0.755 acre more or less) and 3033/4100 (0.288 acre more or less out of 0.960 acre more or less) all now forming part of L.R. Khatian No. 12284 in Mouza - Konnagar, Police Station Uttarpara and comprised in a part or share of Municipal Holding No. 61, Lal Bahadur Sastri Road, (formerly Haren Chandra Banerjee Lane), in the District of Hooghly and State of West Bengal together with an undivided 2700 Square feet more or less in the messuages, tenements, dwelling rooms and structures at the Larger Property.

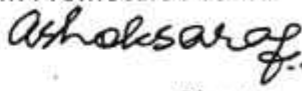
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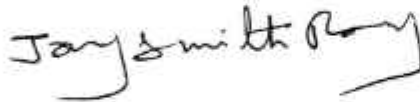


IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals the day month and year first above written.

SIGNED SEALED AND DELIVERED
on behalf of the above named **VENDOR**
by its Director Mr. Ashok Saraf pursuant
to the Board Resolution dated 18th March
2019 at Kolkata in the presence of:

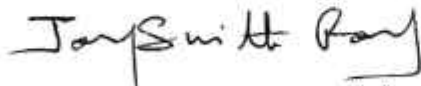

SOUMYA SAMANTA
S/o ... SAMANTA
at ... P.S: Debra
P.O. ...
Dist. Paschim Midnapur
Pin. 721301, Service

Sugam Promoters Pvt Ltd

Director
(ASHOK SARAF)

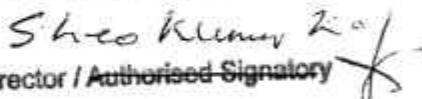


SIGNED SEALED AND DELIVERED
on behalf of the above named
PURCHASER by its Director Mr. Sheo
Kumar Kajaria pursuant to the Board
Resolution dated 18th March 2019 at
Kolkata in the presence of:

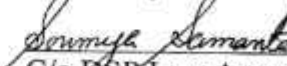



7B ... Street
Kolkata - 700071

SHERATOVE NIRMAN PVT. LTD.


Director / Authorised Signatory

Drafted by me:

 Advocate
C/o DSP Law Associates, Advocates
4D, Nicco House, 1B Hare Street,
Kolkata-700001
F- 1064/2012

RECEIPT AND MEMO OF CONSIDERATION

RECEIVED of and from the within named Purchaser the within mentioned sum of Rs.15,65,00,000.00 (Rupees fifteen crores sixty-five lakhs) only being the consideration in full payable under these presents to the Vendor as per the memo written hereinbelow:

MEMO OF CONSIDERATION

SL. NO.	CHEQUE NO.	DATE	BANK AND BRANCH	AMOUNT
1	061678	22/03/2019	Axis Bank Ltd., Kolkata Main Branch	3,96,00,000/-
2	061680	25/03/2019	Axis Bank Ltd., Kolkata Main Branch	4,00,00,000/-
3	061681	26/03/2019	Axis Bank Ltd., Kolkata Main Branch	4,00,00,000/-
4	061683	26/03/2019	Axis Bank Ltd., Kolkata Main Branch	3,53,35,000/-
5	TDS			15,65,000/-
Total:				15,65,00,000/-

(Rupees Fifteen Crores Sixty-Five Lakhs Only)

WITNESSES:

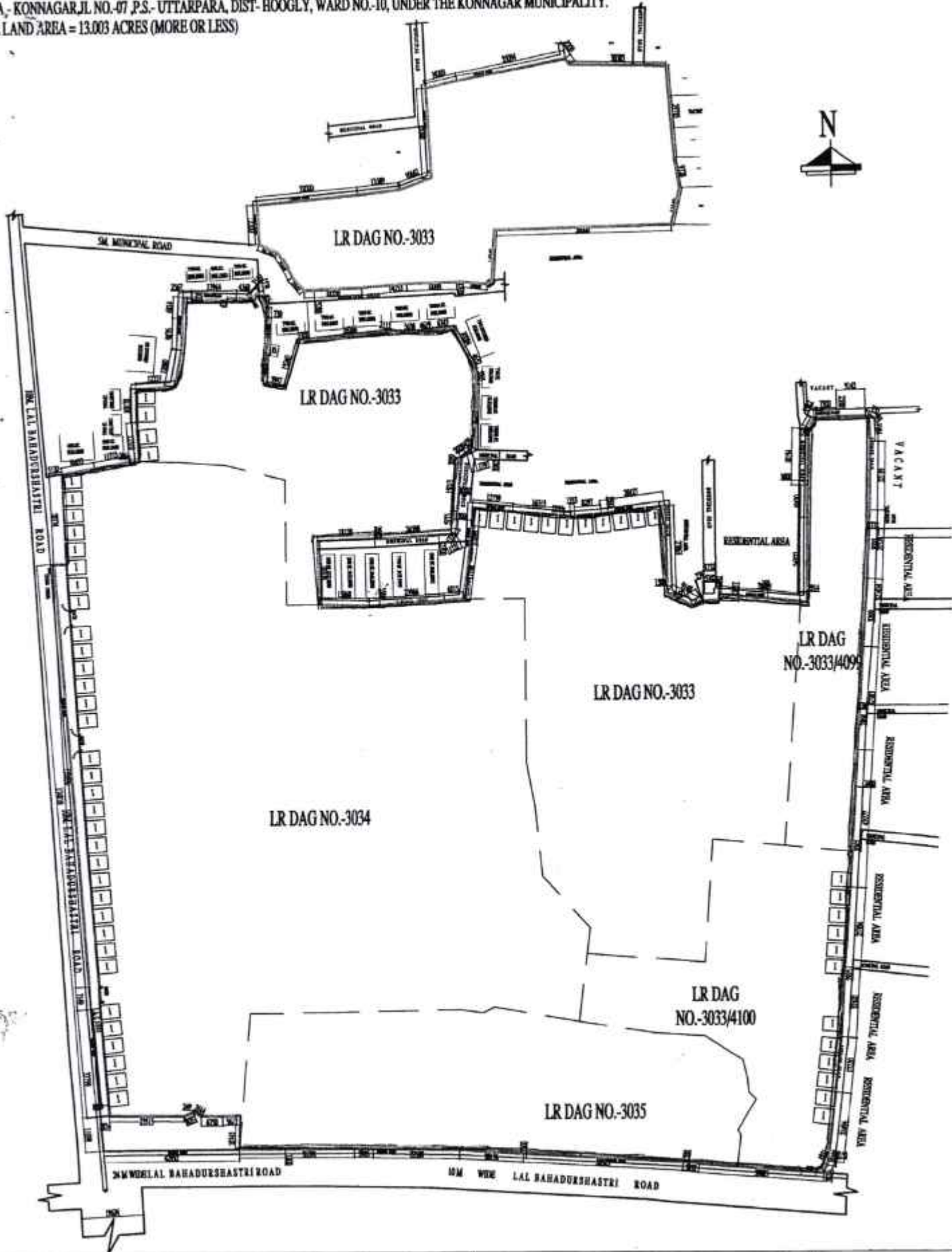
[Signature]
 SUKHENI SAMANTA
 S/O SAJAMANTA
 at Rampur, Debra
 P.O. Shyambahal
 Dist. Paschim Medinipur
 Pin: 721301

Sugam Promoters Pvt Ltd

[Signature]
 Director

[Signature]
 Jay Smita Roy
 7B, Pratap Street
 Kolkata - 71

DEED PLAN OF PREMISES NO. 61, LAL BAHADUR SHASTRI ROAD CONSISTING OF L.R. DAG NO. -3033(PART), 3033/4099, 3033/4100, 3034(PART), AND 3035 LR KHATTAN NO.-12284, MOUZA - KONNAGAR, J.L. NO.-07 P.S.- UTTARPARA, DIST- HOOGLY, WARD NO.-10, UNDER THE KONNAGAR MUNICIPALITY. TOTAL LAND AREA = 13.003 ACRES (MORE OR LESS)



Sugam Promoters Pvt Ltd

Ashok Baraj

Director

SIGNATURE OF OWNER
SUGAM PROMOTERS PVT. LTD

SHERATOVE NIRMAN PVT. LTD.

Sheo Kumar K...

Director / Authorised Signatory

SIGNATURE OF PURCHASER

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-201819-038105074-1 Payment Mode Online Payment
GRN Date: 26/03/2019 10:24:33 Bank : AXIS Bank
BRN : 10813690 BRN Date: 26/03/2019 00:00:00

DEPOSITOR'S DETAILS

Id No. : 19030000493078/3/2019

[Query No./Query Year]

Name : SHERATOVE NIRMAN PVT LTD
Contact No. : 22829166 Mobile No. : +91 8961595580
E-mail : agarwalap@diamondgroupweb.com
Address : 7B PRETORIA STREET KOLKATA 700071
Applicant Name : Mr SUGAM PROMOTERS PRIVATE LIMITED
Office Name :
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Sale, Sale Document

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	19030000493078/3/2019	Property Registration- Stamp duty	0030-02-103-003-02	11119553
2	19030000493078/3/2019	Property Registration- Registration Fees	0030-03-104-001-16	1588603
3	19030000493078/3/2019	Mutation/Conversion -Receipt	0029-00-800-028-27	80542

Total

12788698

In Words : Rupees One Crore Twenty Seven Lakh Eighty Eight Thousand Six Hundred Ninety Eight only

आयकर विभाग
INCOME TAX DEPARTMENT

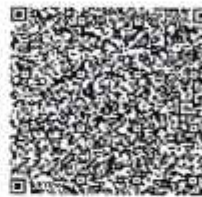


भारत सरकार
GOVT. OF INDIA

ई- स्थायी लेखा संख्या कार्ड
e - Permanent Account Number (e-PAN) Card
ABBCS6936J

नाम / Name SHERATOVE NIRMAN PRIVATE LIMITED

निगमन/गठन की तारीख
Date of Incorporation / Formation 01/03/2019



Signature valid

Digitally signed by Income Tax
PAN Services Unit, NSDL
eGovernance
Date: 2019.03.01 10:01:49
GMT+5:30
Reason: NSDL PAN Sign
Location: Mumbai

- ✓ Permanent Account Number (PAN) facilitate Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand tax arrears, matching of information and easy maintenance & retrieval of electronic information etc. relating to a taxpayer.
स्थायी लेखा संख्या (पैन) एक करदाता में संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग को सहायक होता है, जिसमें करों के भुगतान, आकलन, कर मांग, टैक्स प्रत्यापन, सूचना के विनिमय और इलेक्ट्रॉनिक जानकारी को भ्रमण रद्द रखने में सहायता प्रदान भी शामिल है।
- ✓ Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962) अथवा अधिनियम, 1961 के तहत निर्दिष्ट कर्तव्यों के लिए स्थायी लेखा संख्या (पैन) का उल्लेख अब अनिवार्य है। (आयकर विधेय, 1962 के नियम 114B. का संदर्भ लें)
- ✓ Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000.
एक से अधिक स्थायी लेखा संख्या (पैन) का रखना या उपयोग करना, कानून के विरुद्ध है और इसके लिए 10,000 रुपये तक का दंड लगाया जा सकता है।
- ✓ The PAN Card enclosed contains Enhanced QR Code which is readable by a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is "Enhanced QR Code Reader for PAN Card".
संलग्न पैन कार्ड में एनहांसड क्यूआर कोड शामिल है जो एक विशिष्ट एंड्रॉइड मोबाइल ऐप द्वारा पठनीय है। Google Play Store पर इस विशिष्ट मोबाइल ऐप को खोजने के लिए कीवर्ड "Enhanced QR Code Reader for PAN Card" है।

Get

आयकर विभाग
INCOME TAX DEPARTMENT

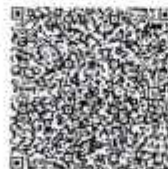


भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ABBCS6936J

नाम / Name
SHERATOVE NIRMAN PRIVATE LIMITED



निगमन/गठन की तारीख
Date of Incorporation/Formation
01/03/2019

इस कार्ड के खोले/पाने पर कृपया सूचित करें/सूचित करें:

आयकर पैन सेवा इकाई, 5th फ्लोर प्लॉट नं. 341, सर्वे नं. 997/3, मॉडल कोलोनी, नैर डीप बंगलाउ चौक, पुणे - 411 016.

If this card is lost / someone's lost card is found, please inform / return to:

Income Tax PAN Services Unit, NSDL
5th Floor, Mantri Sterling,
Plot No. 341, Survey No. 997/3,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in

SHERATOVE NIRMAN PVT. LTD.

Director / Authorised Signatory

स्थायी खाते संख्या PERMANENT ACCOUNT NUMBER
AFCPK7875A



नाम
SHEO KUMAR KAJARIA

पिता का नाम (FATHER'S NAME)
BASDEO KAJARIA

जन्म तिथि (DATE OF BIRTH)
17-08-1941

प्रभुत्व हस्ताक्षर

कमिश्नर ऑफ़ इनकॉम टैक्स, न.ब. - 11

आपको यह सूचना दी जाती है कि आपका खाता नया है।
आपको अपने बैंक खाते को सही ढंग से चलाने के लिए
सभी आवश्यक दस्तावेजों को सौंपना होगा।
यदि आपका बैंक खाता नया है तो आपको
आपके बैंक खाते के लिए आवश्यक सभी दस्तावेजों को
सौंपना होगा।
आपको अपने बैंक खाते को सही ढंग से चलाने के लिए
सभी आवश्यक दस्तावेजों को सौंपना होगा।
यदि आपका बैंक खाता नया है तो आपको
आपके बैंक खाते के लिए आवश्यक सभी दस्तावेजों को
सौंपना होगा।

Secretary

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SUGAM PROMOTERS PRIVATE
LIMITED



08/02/2007

Permanent Account Number

AABCH8180N

16122009

इस कार्ड का उपयोग / इस पर कृपया निर्भर करें / सर्वोच्च
अवधि तक सेवा सुकई, सन एच सी एल,
दिल्ली मंडली, सचिवालय भवन,
बनार टेलिफोन एक्सचेंज के नजदीक,
बनार, पिन - 411 045

If this card is used for income tax card it should
please refer to
Income Tax PAN Services Unit, NSDI
3rd Floor, Sapphire Chambers,
Near Banar Telephone Exchange,
Banar, Pin - 411 045

Tel: 91-20-2721 8080 Fax: 91-20-2721 8081
e-mail: pan@nsdi.gov.in

Sugam Promoters Pvt Ltd
Ashokbaraj
Director

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AJQPS0820D



नाम /NAME
ASHOK SARAF

पिता का नाम /FATHER'S NAME
SANTOSH KUMAR SARAF

जन्म तिथि /DATE OF BIRTH
02-11-1963

हस्ताक्षर /SIGNATURE

Ashok Saraf

K. Das

आयकर आयुक्त, प.बं.-11

COMMISSIONER OF INCOME-TAX, W.B. - II

Ashok Saraf

इस कार्ड के खो / गिल जाने पर कृपया जारी करने
वाले प्राधिकारी को सूचित / वापस कर दें
सहायक आयकर आयुक्त,
पी-7,
चौरंगी स्क्वायर,
कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to
the issuing authority :
Assistant Commissioner of Income-tax,
P-7,
Chowringhee Square,
Calcutta- 700 069.



भारत सरकार
GOVERNMENT OF INDIA



श्री 0 कुमार काजाना
Sheo Kumar Kajana
जन्मतिथि/ DOB: 17/08/1941
पुरुष / MALE



9271 6252 0072

आधार - साधारण मानुषेअ अधिकार

Sheo K.

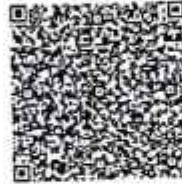


भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार
Unique Identification Authority of India
Government of India

नामांकन क्रम / Enrollment No.: 1088/12803/00942

To
अशोक सराफ
Ashok Saraf
S/O: Santosh Kumar Saraf
Sidharth Building Flat-5B 14/2, Burdwan Road
Alipore
Alipore
Circus Avenue Kolkata
West Bengal 700027
9830333712
03/03/2017
28014314
MD280143142FH



आपका आधार क्रमांक / Your Aadhaar No. :

5399 5075 5762

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



अशोक सराफ
Ashok Saraf
जन्म तिथि / DOB : 02/11/1963
पुरुष / Male



5399 5075 5762

मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

ना,
मात्मज संतोष कुमार सराफ,
सिधार्थ बिल्डिंग फ्लैट-55बी, 14/2,
दुर्गान रोड, आलिपौर, आलिपौर
कोलकाता, सिरान्त आवन्यू, वेस्ट
बंगाल, 700027

Address:
S/O: Santosh Kumar Saraf,
Sidharth Building Flat-5B, 14/2,
Burdwan Road, Alipore, Alipore,
Kolkata, Circus Avenue, West
Bengal, 700027

5399 5075 5762



1947



help@uidai.gov.in



www.uidai.gov.in

- सूचना
- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
 - पहचान का प्रमाण ऑनलाइन प्रमाणीकरण द्वारा प्राप्त करें।

INFORMATION

- Aadhaar is proof of identity, not of citizenship
- To establish identity, authenticate online.

- आधार देश भर में मान्य है।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

Ashok Saraf



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD WB / 29 / 218 / 258649

পরিচয় পত্র














Elector's Name : Sukhendu Samanta
নির্বাচকের নাম : সুখেন্দু সামন্ত
Father / Mother /
Husband's Name : Sahadeb Samanta
পিতা/মাতা/স্বামীর নাম : সহদেব সামন্ত
Sex : Male
লিঙ্গ : পুরুষ
Age as on 1.1.1995 : 25
১.১.১৯৯৫ এ বয়স : ২৫












Address
Mouza : Rampurchak
G.P. : Jalimanda
P.S. : Debra
Block : Debra
Dist : Midnapur
ঠিকানা
মৌজা : রামপুরচক
গ্রা. প. : জলিমান্দা
থানা : ডেবরা
ব্লক : ডেবরা
জেলা : মেদিনীপুর

Facsimile Signature
Electoral Registration Officer

নির্বাচক - নিবন্ধন অধিকারিক
For 218 - Debra Assembly Constituency
২১৮ - ডেবরা বিধানসভা নির্বাচন ক্ষেত্র

Place : Midnapur
স্থান : মেদিনীপুর
Date : 30.06.1995
তারিখ : ৩০.০৬.১৯৯৫

<i>Finger prints of the executant</i>						
 <i>Ashok Bahadur</i>						
	Little	Ring	Middle	Fore	Thumb	
	(Left Hand)					
						
Thumb	Fore	Middle	Ring	Little		
(Right Hand)						

<i>Finger prints of the executant</i>						
 SHERATOVE NIRMAN PVT. LTD. <i>Shree Kumar</i> Director / Authorised Signatory						
	Little	Ring	Middle	Fore	Thumb	
	(Left Hand)					
						
Thumb	Fore	Middle	Ring	Little		
(Right Hand)						

Major Information of the Deed

Deed No :	I-1903-01223/2019	Date of Registration	28/03/2019
Query No / Year	1903-0000493078/2019	Office where deed is registered	
Query Date	25/03/2019 3:21:47 PM	A.R.A. - III KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	SUGAM PROMOTERS PRIVATE LIMITED 2/5 SARAT BOSE ROAD, Thana : Bullygunge, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9830333712, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 15,65,00,000/-	Rs. 15,88,50,475/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,11,19,653/- (Article:23)	Rs. 15,88,603/- (Article:A(1), E, M(a), M(b), I)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Hooghly, P.S:- Uttarpara, Municipality: KONNAGAR, Road: Lal Bahadur Sastri Road, Road Zone : (Holding located On MainRoad -- Holding located On MainRoad) , Mouza: Konnagar, Holding No:61 Pin Code : 712235

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-3033	LR-12284	Bastu	Danga	1.2162 Acre	5,87,00,000/-	5,89,67,311/-	Property is on Road
L2	LR-3034	LR-12284	Bastu	Factory	0.7091 Acre	4,27,00,000/-	4,29,75,771/-	Property is on Road
L3	LR-3035	LR-12284	Pukur	Pukur	1.4614 Acre	3,52,00,000/-	3,54,27,843/-	Property is on Road
L4	LR-3033/4099	LR-12284	Pukur	Pukur	0.2265 Acre	52,00,000/-	54,90,904/-	Property is on Road
L5	LR-3033/4100	LR-12284	Bastu	Bastu	0.288 Acre	1,37,00,000/-	1,39,63,646/-	Property is on Road
		TOTAL :			390.12Dec	1555,00,000 /-	1568,25,475 /-	
	Grand Total :				390.12Dec	1555,00,000 /-	1568,25,475 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L5	2700 Sq Ft.	10,00,000/-	20,25,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 2700 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
	Total :	2700 sq ft	10,00,000 /-	20,25,000 /-	

Major Information of the Deed :- I-1903-01223/2019-28/03/2019



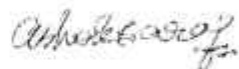



Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SUGAM PROMOTERS PRIVATE LIMITED 2/5 SARAT BOSE ROAD, Sarat Bose Road, P.O:- ELGIN ROAD, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020 , PAN No.:: AABCH8180N, Status :Organization, Executed by: Representative, Executed by: Representative

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SHERATOVE NIRMAN PRIVATE LIMITED 7B, PRETORIA STREET, Pritoria Stree, P.O:- PARK STREET, P.S:- Shakespeare Sarani, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700071 , PAN No.:: ABBCS6936J, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
1	ASHOK SARAF (Presentant) Son of Late SANTOSH KUMAR SARAF Date of Execution - 28/03/2019, , Admitted by: Self, Date of Admission: 28/03/2019, Place of Admission of Execution: Office	 <small>Mar 28 2019 5:19PM</small>	 <small>LTI 28/03/2019</small>	 <small>28/03/2019</small>
14/2, Burdwan Road, Flat No: 5B, P.O:- ALIPORE, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJQPS0820D Status : Representative, Representative of : SUGAM PROMOTERS PRIVATE LIMITED (as DIRECTOR)				
2	Name	Photo	Finger Print	Signature
2	SHEO KUMAR KAJARIA Son of Late BASUDEO KAJARIA Date of Execution - 28/03/2019, , Admitted by: Self, Date of Admission: 28/03/2019, Place of Admission of Execution: Office	 <small>Mar 28 2019 5:20PM</small>	 <small>LTI 28/03/2019</small>	 <small>28/03/2019</small>
4, Asoka Road, Flat No: 701, P.O:- ALIPORE, P.S:- Alipore, District:-South 24-Parganas, West Bengal India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFCPK7875A Status : Representative, Representative of : SHERATOVE NIRMAN PRIVATE LIMITED (as Director)				

Major Information of the Deed :- I-1903-01223/2019-28/03/2019

Identifier Details :

Name	Photo	Finger Print	Signature
SUKHENDU SAMANTA Son of SAHADEB SAMANTA RAMPURCHAK, Block/Sector: DEBRA, P.O:- JALIMANDA, P.S:- Debra, District:- Paschim Midnapore, West Bengal, India, PIN - 721101			
	28/03/2019	28/03/2019	28/03/2019

Identifier Of ASHOK SARAF, SHEO KUMAR KAJARIA

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	SUGAM PROMOTERS PRIVATE LIMITED	SHERATOVE NIRMAN PRIVATE LIMITED-121.62 Dec

Transfer of property for L2

SI.No	From	To. with area (Name-Area)
1	SUGAM PROMOTERS PRIVATE LIMITED	SHERATOVE NIRMAN PRIVATE LIMITED-70.91 Dec

Transfer of property for L3

SI.No	From	To. with area (Name-Area)
1	SUGAM PROMOTERS PRIVATE LIMITED	SHERATOVE NIRMAN PRIVATE LIMITED-146.14 Dec

Transfer of property for L4

SI.No	From	To. with area (Name-Area)
1	SUGAM PROMOTERS PRIVATE LIMITED	SHERATOVE NIRMAN PRIVATE LIMITED-22.65 Dec

Transfer of property for L5

SI.No	From	To. with area (Name-Area)
1	SUGAM PROMOTERS PRIVATE LIMITED	SHERATOVE NIRMAN PRIVATE LIMITED-28.8 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	SUGAM PROMOTERS PRIVATE LIMITED	SHERATOVE NIRMAN PRIVATE LIMITED-2700.00000000 Sq Ft

Land Details as per Land Record

District: Hooghly, P.S:- Uttarpara, Municipality: KONNAGAR, Road: Lal Bahadur Sastri Road, Road Zone : (Holding located On MainRoad -- Holding located On MainRoad) , Mouza: Konnagar, Holding No:61 Pin Code : 712235

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 3033, LR Khatian No:- 12284	Owner:সুগম প্রমোটার্স প্রা: লি:,পক্ষে, Gurdian:ডাই: অশোক সরা, Address:নিজ , Classification:ডাঙ্গা, Area:5.38400000 Acre,	SUGAM PROMOTERS PRIVATE LIMITED

Major Information of the Deed :- I-1903-01223/2019-28/03/2019

L2	LR Plot No:- 3034, LR Khatian No:- 12284	Owner:সুগম প্রমোটার্স প্রাঃ লিঃ,পক্ষে, Gurdian:ডাই: অশোক সরা, Address:নিজ , Classification:কারখানা, Area:5 94700000 Acre,	SUGAM PROMOTERS PRIVATE LIMITED
L3	LR Plot No:- 3035, LR Khatian No:- 12284	Owner:সুগম প্রমোটার্স প্রাঃ লিঃ,পক্ষে, Gurdian:ডাই: অশোক সরা, Address:নিজ , Classification:পুকুর, Area:1.53800000 Acre,	SUGAM PROMOTERS PRIVATE LIMITED
L4	LR Plot No:- 3033/4099, LR Khatian No:- 12284	Owner:সুগম প্রমোটার্স প্রাঃ লিঃ,পক্ষে, Gurdian:ডাই: অশোক সরা, Address:নিজ , Classification:পুকুর, Area:0.75500000 Acre,	SUGAM PROMOTERS PRIVATE LIMITED
L5	LR Plot No:- 3033/4100, LR Khatian No:- 12284	Owner:সুগম প্রমোটার্স প্রাঃ লিঃ,পক্ষে, Gurdian:ডাই: অশোক সরা, Address:নিজ , Classification:বাস্তু, Area:0.96000000 Acre,	SUGAM PROMOTERS PRIVATE LIMITED

Endorsement For Deed Number : I - 190301223 / 2019

On 28-03-2019

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 15:47 hrs on 28-03-2019, at the Office of the A.R.A. - III KOLKATA by ASHOK SARAF .

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 15,88,50,475/-

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

Execution is admitted on 28-03-2019 by ASHOK SARAF, DIRECTOR, SUGAM PROMOTERS PRIVATE LIMITED (Private Limited Company), 2/5 SARAT BOSE ROAD, Sarat Bose Road, P.O:- ELGIN ROAD, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020

Indetified by SUKHENDU SAMANTA, , Son of SAHADEB SAMANTA, RAMPURCHAK, Sector: DEBRA, P.O: JALIMANDA, Thana: Debra, , Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Hindu, by profession Private Service

Execution is admitted on 28-03-2019 by SHEO KUMAR KAJARIA, Director, SHERATOVE NIRMAN PRIVATE LIMITED (Private Limited Company), 7B, PRETORIA STREET, Pritoria Stree, P.O:- PARK STREET, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700071

Indetified by SUKHENDU SAMANTA, , Son of SAHADEB SAMANTA, RAMPURCHAK, Sector: DEBRA, P.O: JALIMANDA, Thana: Debra, , Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Hindu, by profession Private Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 15,88,603/- (A(1) = Rs 15,88,505/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 15,88,603. Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/03/2019 12:00AM with Govt. Ref. No: 192018190381050741 on 26-03-2019, Amount Rs: 15,88,603/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 10313690 on 26-03-2019, Head of Account 0030-03-104-001-16

Major Information of the Deed :- I-1903-01223/2019-28/03/2019

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,11,19,553/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 1,11,19,553/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 159952, Amount: Rs.100/-, Date of Purchase: 15/03/2019, Vendor name: Suranjan Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/03/2019 12:00AM with Govt. Ref. No: 192018190381050741 on 26-03-2019, Amount Rs: 1,11,19,553/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 10813690 on 26-03-2019, Head of Account 0030-02-103-003-02



Probir Kumar Golder
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1903-2019, Page from 52647 to 52678
being No 190301223 for the year 2019.



Probir Kumar Golder

Digitally signed by PROBIRKUMAR
GOLDER
Date: 2019.04.03 14:14:00 +05:30
Reason: Digital Signing of Deed.

(Probir Kumar Golder) 4/3/2019 2:13:38 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
West Bengal.

(This document is digitally signed.)

DATED THIS 28th DAY OF March 2019

BETWEEN

SUGAM PROMOTERS PRIVATE LIMITED

...VENDOR

AND

SHERATOVE NIRMAN PRIVATE LIMITED

...PURCHASER

CONVEYANCE

DSP LAW ASSOCIATES
Advocates
4D NICCO HOUSE
1B & 2 HARE STREET,
KOLKATA-700001