

D. Das

Beinder-2204/2015



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

14AB 419008

Serial No. 8106 dt. 2015
BK No. J Vol. No. 1903 Pages to
Being No. 2204 Year 2015
Cartridge Paper Issued.....
Copying Fee Ordinary.....
Copying for Urgent.....
Trading Charge for Map or Plan.....
Xeroxing Charges.....

24024 - 24068

Under Article P (1) & P (2).....
Under Article G (a) & G (b).....
Value of Stamp.....
Value of Court Fee.....
Value of Cartridge Paper.....
Cost of Map or Plan.....
Cost of Xeroxing.....
Total Cost of Copy.....
Copy Prepared Signed.....
Sealed and Delivered to.....
As per Order No. 2403/13

2
2
337
10
10
381

Record Keeper
Registrar of Assurances
Kolkata

Additional Registrar of
Assurances in Kolkata
28 DEC 2015

152765

Sl. No.
Name : S. C. SAHA, Advocate
Address : Sealdah Police Court, Kolkata
Rs. :
Kolkata Collectionale
11, Netaji Subhas Rd.
Kolkata
Date : 15 Nov 2012
Authorized Signat
Vehicle

Amal K. Saha

Authorized Signat

Vehicle

51/9018

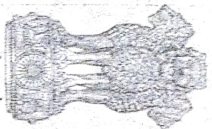
02204/15

Rs. 100

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100-43

HUNDRED RUPEES



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STREET INDIA

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পরিষদ বাংলা WEST BENGAL

U 684130



Car. 6/29/15

Additional Register of Assurances

Certified that the above is a true and correct copy of the original as shown to the undersigned by the person presenting the same.

Accountant Registrar
of Assurance Co., Kolkata

Additional Registrar of Assurance - 18

5 SEP 2018

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made on this the 1st

day of ~~September~~ Two Thousand And Fifteen (2015)

BETWEEN

ADDITIONAL REGISTRAR OF ASSURANCES
1 SEP 2015



Shri Mohita
Son of Mr. Shankar Lal Mohita
4, GOURDAS BYSACK LAKE,
KOLKATA - 700007
P.S. Posta
P.O. - KALAKALI STREET.
(Service)

Shri Mohita

3/8 04/06/15
1006
NAME: Banat S.L.
ADDRESS: ALPORE JUDGE COURT
A.K. SAMADPUL
DATE: 04/06/15
RS: 1006
A.R.

NIPHA STEELS LIMITED, (PAN - AAACN8428N), a Company incorporated under the Companies Act, having its registered office at 48, Ganga Jamuna, 28/1, Shakespeare Sarani, Police Station Shakespeare Sarani, Post Office Circus Avenue, Kolkata Municipal Corporation Ward No. 63, Kolkata - 700017, West Bengal represented by **MR. PAWAN KUMAR SHAH**, (PAN - ALMPS0551P), son of Late Madan Lal Shah, one of the Directors of the Company as an authorized person as per the resolution passed by the Board of Directors of the Company on 31st July, 2015, residing at 17, NB/NC, Block - "A", Diamond Harbour Road, Police Station and Post Office - New Alipore, Kolkata Municipal Corporation Ward No. 81, Kolkata - 700053, hereinafter referred to as **VENDOR** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its directors, administrators and successors or successors-in-office) of the **ONE PART**

A N D

M/S. NIPHA EXPORTS PVT. LTD., (PAN - AAACN9099H), a Company incorporated under the Companies Act, having its registered office at 48, Ganga Jamuna, 28/1, Shakespeare

Sarani, Police Station Shakespeare Sarani, Post Office Circus Avenue, Kolkata Municipal Corporation Ward No. 63, Kolkata - 700017, West Bengal, represented by MR. SIDDHARTH SHAH, (PAN - AWHPS5295E), son of Shri Mahesh Chandra Shah one of the Director of the Company as an authorized person as per the resolution passed by the Board of Directors of the Company on 30th July, 2015, residing at 17, NB/NC, Block - "A", Diamond Harbour Road, Police Station and Post Office - New Alipore, Kolkata Municipal Corporation Ward No. 81, Kolkata - 700053, hereinafter referred to as PURCHASER (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its directors, administrators and successors or successors-in-office) of the OTHER PART.

WHEREAS Siddhartha Ferro Alloys Ltd. purchased a peace and parcel of land measuring about 2.64 Acres more or less in Dag Nos. 407, 408, 409 and 410 and Khatian Nos. 197 and 434 and also other land and property in Mouza - Dakshin Rajyadharpur, Police Station - Sreerampur, District - Hooghly and used and enjoy the same and also paid the taxes to the appropriate authorities.

AND WHEREAS the said Siddhartha Ferro Alloys Ltd. executed a Deed of Lease dated 16th December 1985 in favour of M/s. Saraf Iron Foundry & Rolling Mills Pvt. Ltd. for a period of 15 years commencing from 16th December 1985 at the monthly Lease rent of Rs. 5,000/- per month for setting up the industry and the said Lessee paid the said Lease rent in respect of the said land in respect of the land area measuring 2.093 Acres more or less out of total land area measuring 2.64 Acres more or less in Dag Nos. 407, 408, 409 and 410, which are morefully described in Schedule hereunder written.

AND WHEREAS the name of Siddhartha Ferro Alloys Ltd. has been changed as NIPHA STEELS LTD., the Vendor herein, in the year 1990. The changed name of the Siddhartha Ferro Alloys Ltd. has also been recorded in the Office of the Registrar of Companies as NIPHA STEELS LTD., who became the absolute Owner of the properties as mentioned in the Schedule hereunder written.

AND WHEREAS the said Deed of Lease expired on 15th December 2000 when NIPHA STEELS LTD. renewed the said Lease Agreement with M/S. SARAF IRON FOUNDRY & ROLLING

MILLS PVT. LTD. for a further period of 15 years at the monthly lease rent of Rs. 8,000/- (Rupees Eight Thousand) only payable according to English Calendar month.

AND WHEREAS M/S. SARAF IRON FOUNDRY & ROLLING MILLS PVT. LTD. has been amalgamated with **NIPHA EXPORTS PVT. LTD.** with effect from 1st April 2008, as per Order dated 10th September, 2008 passed by The Hon'ble High Court at Calcutta.

AND WHEREAS the said **NIPHA EXPORTS PVT. LTD.**, the Purchaser herein used and enjoy the Schedule property as a Lessee.

AND WHEREAS the Vendor herein became the absolute owner of the Schedule property by virtue of a different Deed of Conveyances and used and enjoyed the said Schedule property free from all encumbrances.

AND WHEREAS due to urgent need of money the Vendor herein has agreed to sell the Schedule property to the Purchaser herein at the total consideration of **Rs.2,50,00,000/- (Rupees Two Crore and Fifty Lakhs) only** and the Purchaser has agreed to purchase the Schedule property at the consideration as

mentioned above free from all encumbrances, lien, charges, mortgage, lispendens and attachments whatsoever.

NOW THIS INDENTURE WITNESSETH AS FOLLOWS:

In pursuance to the consideration of the said sum of **Rs.2,50,00,000/- (Rupees Two Crore and Fifty Lakhs) only** truly paid to the Vendor by the Purchaser (the receipt whereof the Vendor doth hereby admit and acknowledge and of and from the same and every part thereof the Vendor absolutely acquit, release, discharge and exonerate the Purchaser and the said property) the Vendor doth hereby absolutely and indefeasibly grant, convey, transfer, assign and assure unto the Purchaser **ALL THAT** the piece and parcel of land hereditaments containing an area of **2.64 Acres** more or less comprising in R.S. Dag Nos. 407, 408, 409 and 410, under R.S. Khatian Nos. 197 and 434 along with structures standing in R.S. Dag No.408, lying or situated at and being in Mouza - Dakshin Rajyadharpur, under Police Station and Post Office Serampore, District Hooghly, morefully mentioned in the Schedule hereunder written **OR** **WHATSOEVER OTHERWISE** the said land, hereditaments and premises and every part thereof and all the estate, right, title interest, use, possession, inheritance, trust, claim and demand

whatsoever both at law and in equity of the Vendor into and upon the said property and reversion or reversions, remainder or remainders and all the rents, issues and profits thereof and every part and manner thereof **TOGETHER WITH** grounds, structures, soils, structures, fences, water, water courses, ditches, ways paths and common passages, thereto belonging or held or occupied therewith and every manner of former and present right, title, light, liberties privileges, easements, advantages, and appurtenances whatsoever thereunto belonging or anywise appertaining or usually held, used, occupied, enjoyed or reputed to belong or to be appurtenant thereto and right, use the common passage or road and all deeds, pattahs, muniments, writings and evidences of title whatsoever in anywise exclusively relating to the said property **TO HAVE AND TO HOLD** the said land and structure, and every part thereof hereby granted, transferred, assigned, assured and expressed or intended so to be unto and to the use of the Purchaser absolutely and forever as and for an indefeasible title of inheritance in free and simple possession free from all and every nature of encumbrances and attachments whatsoever but nevertheless subject to payment of rates ad taxes as applicable.

**THE VENDOR DOTH HEREBY COVENANT WITH THE
PURCHASER AS FOLLOWS:**

a) **THAT NOTWITHSTANDING** any act, deed, matter or things whatsoever by the Vendor or his predecessors-in-title or interest done or executed or knowingly suffered to the contrary the Vendor is lawfully and absolutely entitled to the said property and that the Vendor has acquired good right, full power and absolute authority and indefeasible title to grant, sell, convey, transfer, assure and assign the said property and every part thereof hereby granted, sold, conveyed or expressed or intended so to be unto and to the use of the Purchaser for a perfect title without any manner of dispute or hindrance or condition or use or trust or other such things to alter defeat, encumber or make void the same.

b) **THAT** the Purchaser shall and may at all times hereafter peaceably and quietly own, possess and enjoy the said property hereby granted conveyed, transferred and receive the rents issues and profits thereof without any lawful eviction, interruption, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any estate or interest from under or in trust for the Vendor.

c) **THAT** the Vendor shall keep the Purchaser free and clear freely and clearly and absolutely acquitted, exonerated discharged and released and save harmless and keep indemnified the Purchaser against all the estate, claims, demands, charges, mortgages, lispens, debts, hypothecations, attachments, encumbrances whatsoever made or suffered by the Vendor or any person or persons lawfully or equitably claiming from under or in trust for the Vendor as aforesaid.

d) **THAT** the Vendor and all persons lawfully or claiming equitably any estate or interest whatsoever in the said plot of land hereby conveyed or any part thereof free under or in trust for the Vendor shall and will from time to time and at all times hereafter at the request and cost of the Purchaser do and execute or cause to be done and executed all such acts, deeds, matters and things whatsoever for further better and more perfectly and effectually acquiring the said property and every part thereof unto and to the true intent ad meaning of these presents as shall or may be reasonably required.

SCHEDULE ABOVE REFERRED TO

ALL THAT piece or parcel of land with Korfa right, situated and lying at **Mouza - Dakshin Rajyadharpur**, comprising in **R.S. Dag Nos. 407, 408, 409 and 410, under R.S. Khatian Nos. 197 and 434**, in Police Station and Post Office - Serampore, District - Hooghly, under Rajyadharpur Gram Panchayet, ad-measuring an area of **2.64 Acres more or less**, out of which in Dag No.407, Khatian No.197, land measuring an area of 0.03 Acres, in Dag No. 408, Khatian No. 434, land measuring an area of 1.97 Acres in which different factory sheds are standing total measuring an area of 9000 Sq.ft. (Approx), in Dag No. 409, Khatian No. 434, land measuring an area of 0.46 Acres and in Dag No. 410, Khatian No. 434, land measuring an area of 0.18 Acres i.e. total land area of four Dags 2.64 Acres more or less and the entire property is butted and bounded in the manner as follows:

- ON THE NORTH** : By Two feet wide drain;
- ON THE SOUTH** : By Land and sheds of Nipha Steels Ltd.;
- ON THE EAST** : By Boundary Line;
- ON THE WEST** : Road.

IN WITNESS WHEREOF the parties hereunto have put
and subscribed their respective signature by understanding the
clear meaning of this indenture on this 1st day of September,
2015.

WITNESSES:

1) Anuj Mohita
4, GOURDAS BYSACK LANE
PO → KALAKAR STREET
P.S → POSTA, KOLKATA → 700009

2) Sunny Bose
Falguni - ID
Duke Residency,
13, Chanditala Lane,
Kolkata - 700040

Drafted & Prepared by:

Sanat Sil
Mr. Sanat Sil, WB/686/A/91
Advocate,
Alipore Judges' Court,
Kolkata - 700 027.

Typed by me,

S. Mukherjee
S. Mukherjee
12/2, Old Post Office Street
Kolkata - 700001.

For NIPHA STEELS LTD.

Sanat Kumar Sh.
Director

(SIGNATURE OF THE
VENDOR)

NIPHA EXPORTS PVT. LTD.

Siddhanta Ghosh
Director

(SIGNATURE OF THE
PURCHASER)

MEMO OF CONSIDERATION:

RECEIVED from the within named Purchaser a sum of **Rs.2,50,00,000/- (Rupees Two Crore and Fifty Lakhs)** only as full consideration in the manner following :-

1. Adjustment of advance deposit amount of **Rs.1,07,53,849/- (Rupees One Crore Seven Lakhs Fifty-Three Thousand Eight Hundred and Forty-Nine only)** paid by the Purchaser to the Vendor as shown in the confirmation ledger as on 31/03/2015.
2. Balance amount of **Rs.1,42,46,151/- (Rupees One Crore Forty Two Lakhs Forty-Six Thousand One Hundred and Fifty-One only)** through and by way of diverse cheques as given in the schedule hereunder:

Cheque No.	Date	Drawn on Bank / Branch	Amount (Rs.)
055948	25/04/2015	Punjab National Bank, International Banking Branch, 16,J.L.Nehru Road, Kolkata - 700 016	50,00,000/-

For NIPHA STEELS LTD.

Pawan Kumar Shukla
Director

055949	25/04/2015	Punjab National Bank, International Banking Branch, 16, J.L. Nehru Road, Kolkata - 700 016	50,00,000/-
055955	27/04/2015	Punjab National Bank, International Banking Branch, 16, J.L. Nehru Road, Kolkata - 700 016	25,00,000/-
627772	24/08/2015	Punjab National Bank, International Banking Branch, 16, J.L. Nehru Road, Kolkata - 700 016	17,46,151/-

WITNESSES:1. *Amol Mohata*

4, GROUNDWATER TUNNAGE LANE
PO KUNAKAR STREET
PS - POSIN, KOL - 700007

FOR APHANA STEEL LTD

Sanjay Kumar Singh
Director

2. *Sanjay Das*

Palpur - 1D,

(SIGNATURE OF THE VENDOR)

Dr. K. K. Kishore,
13, Choudhury Lane,
Kolkata - 700 040

		Thumb	1 st finger	Middle finger	Ring finger	Small finger
PHOTO	left hand					
	right hand					

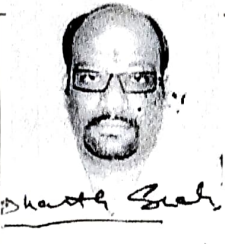
Name

Signature

		Thumb	1 st finger	Middle finger	Ring finger	Small finger
	left hand					
	right hand					

Name Pawan Kumar Shah

Signature Pawan Kumar Shah

		Thumb	1 st finger	Middle finger	Ring finger	Small finger
	left hand					
	right hand					

Name Siddhant Shah

Signature Siddhant Shah

		Thumb	1 st finger	Middle finger	Ring finger	Small finger
PHOTO	left hand					
	right hand					

Name

Signature



715 P.M

Government of West Bengal

Department of Finance (Revenue), Directorate of Registration and Stamp Revenue

OFFICE OF THE A.R.A. - III KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19030000564398/2015

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr PAWAN KUMAR SHAH 17, NB/NC, BLOCK - A, DIAMOND HARBOUR ROAD, P.O. - NEW ALIPORE, P.S. - New Alipore, District - South 24-Parganas, West Bengal, India, PIN - 700053	Representative of Seller [NIPHA STEELS LIMITED]		C-3343 	Presentant Signature with date Pawan Kumar Shah Director 01/09/2015
2	Mr SIDDHARTH SHAH 17, NB/NC, BLOCK - A, DIAMOND HARBOUR ROAD, P.O. - NEW ALIPORE, P.S. - New Alipore, District - South 24-Parganas, West Bengal, India, PIN - 700053	Representative of Buyer [M/S. NIPHA EXPORTS PVT LTD.]		C-3344 	NIPHA EXPORTS PVT. LTD. Signature with date Siddharth Shah Director 01/09/2015

Sl No.	Name and Address of identifier	Identifier of	Signature with date
1.	Mr ANUJ MOHTA Son of Mr SHANKAR LAL MOHTA 4, GOUR DAS BYSACK LANE P.O:- KALAKAR STREET, P.S.- Posla, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700007	Mr PAWAN KUMAR SHAH Mr SIDDHARTH SHAH	Anuj Mohla 01/09/2015

(Balam Adhikari)

ADDITIONAL REGISTRAR
OF ASSURANCE

OFFICE OF THE A.R.A. -

III KOLKATA

Kolkata, West Bengal

Additional Registrar of Assurance - III
Kolkata

1 SEP 2015

Query No: 19030000564398 2015, 01/09/2015 02:33:55 PM KOLKATA (A.R.A. - III)



Government of West Bengal
Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	19030000564398/2015	Query Date	05/08/2015
Office where deed will be registered	A.R.A. - III KOLKATA, District Kolkata		
Applicant Name	TAPESH MISHRA		
Address	HIGH COURT CALCUTTA, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001		
Applicant Status	Advocate		
Other Details	Mobile No. : 9836115120		
Transaction	[0101] Sale, Sale Document		
Additional Transaction Details	[4308] Agreement [No of Agreement : 2]		
Set Forth value	Rs. 2,50,00,000/-	Total Market Value:	Rs. 3,02,06,332/-
Stampduty Payable	Rs. 18,12,400/-	Stampduty Article:-	23
Registration Fee Payable	Rs. 3,32,364/-	Registration Fee Article:-	A(1), E, M(a), M(b), I
Expected date of the Presentation of Deed			
Amount of Stamp Duty to be Paid by Non Judicial Stamp	Rs. 100/-		
Mutation Fee Payable	DLRS server does not return any Information		
Remarks			

For NIPHA STEELS LTD.

Anwar Khanna
Director

NIPHA EXPORTS PVT. LTD.

Sudanta Saha
Director

Query No:-19030000564398/2015, 11/08/2015 04:07:47 PM KOLKATA (A.R.A. - III)

Page 1 of 5

17/09/2015 Query No:-19030000564398 / 2015 Deed No : I - 190302204 / 2015, Document is digitally signed.

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(Query No:-19030000564398/2015, 11/08/2015 04:07:47 PM KOLKATA (A.R.A. - III)

Page 2 of 5

Director

Siddhanta Sinha

Director

Siddhanta Sinha

FOR NIPHA STEELS LTD.

Sch No.	Property Location	Plot No & Khata No / Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: Hooghly, P.S. - Serampur, Gram Panchayat: Rajyadharpur, Mouza: Dakshin Rajyadharpur	RS Plot No - 407, Khata No - 197	0.03 Acre	3,00,000/-	3,27,272/-	Proposed Use: Factory, ROR: Shall, Property is on Road Adjacent to Metal Road.
L2	District: Hooghly, P.S. - Serampur, Gram Panchayat: Rajyadharpur, Mouza: Dakshin Rajyadharpur	RS Plot No - 408, Khata No - 434	1.97 Acre	1,50,00,000/-	1,72,57,136/-	Proposed Use: Factory, ROR: Shall, Property is on Road Adjacent to Metal Road.
L3	District: Hooghly, P.S. - Serampur, Gram Panchayat: Rajyadharpur, Mouza: Dakshin Rajyadharpur	RS Plot No - 409, Khata No - 434	0.46 Acre	45,00,000/-	49,20,795/-	Proposed Use: Factory, ROR: Shall, Property is on Road Adjacent to Metal Road.
L4	District: Hooghly, P.S. - Serampur, Gram Panchayat: Rajyadharpur, Mouza: Dakshin Rajyadharpur	RS Plot No - 410, Khata No - 434	0.18 Acre	15,00,000/-	19,63,629/-	Proposed Use: Factory, ROR: Shall, Property is on Road Adjacent to Metal Road.
Total :			264 Dec	2,13,00,000/-	2,44,68,832/-	

Structure Details					
Sch No.	Structure Location	Area of Structure	Selforth Value(In Rs.)	Market Value(In Rs.)	Other Details
S1	On Land L2	9000 Sq Ft.	37,00,000/-	57,37,500/-	Structure Type: Structure
F0	Gr Floor	9000 Sq Ft.	0/-		Commercial Use, Cemented Floor, Age of Structure: 30 Years, Roof Type: Tin Shed, Extent of Completion: Complete
Seller Details					
Name & Address (Organization)			Status	Execution And Admission Details	Other Details
NIPHA STEELS LIMITED			Organization	Executed by: Representative.	PAN No. AAACN8428N,
48, GANGA JAMUNA, 28/1, SHAKESPEARE SARANI, P O - CIRCUS AVENUE, P S - Shakespear Sarani, District -South 24-Parganas, West Bengal, India, PIN - 700017					
Representative Details					
Representative Name & Address	Other Details		Execution And Admission Details	Representative of	
Mr PAWAN KUMAR SHAH, Designation: Sox Male, By Caste: Hindu, DIRECTOR Son of Late MADAN LAL SHAH 17, NBINC BLOCK - A, DIAMOND HARBOUR ROAD, P O - NEW ALIPORE P S - New Alipore, District - South 24-Parganas, West Bengal, India, PIN - 700053	Occupation Business: Citizen of India, PAN No. ALMP50551P.			NIPHA STEELS LIMITED	
Buyer Details					
Name & Address (Organization)			Status	Execution And Admission Details	Other Details
M/S. NIPHA EXPORTS PVT LTD.			Organization	Executed by: Representative.	PAN No. AAACN9099H.
48, GANGA JAMUNA, 28/1, SHAKESPEARE SARANI, P O - CIRCUS AVENUE, P S - Shakespear Sarani, District -South 24-Parganas, West Bengal, India, PIN - 700017					

For NIPHA STEELS LTD.

Pawan Kumar Shah
Director

NIPHA EXPORTS PVT. LTD.

Sudanta Saha

Director

Query No:-1903000564398,11/02/2015 04:07:47 PM KOLKATA (A.R.A. - III)

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17/09/2015 Query No:-19030000564398 / 2015 Deed No :I - 190302204 / 2015, Document is digitally signed.

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Representative Details			
Representative Name & Address	Other Details	Execution And Admission Details	Representative of
Mr SIDDHARTH SHAH, Designation: DIRECTOR Son of Mr MAHESH CHANDRA SHAH 17, NB/NC, BLOCK - A, DIAMOND HARBOUR ROAD, P.O.- NEW ALIPORE, P.S.- New Alipore, District - South 24-Parganas, West Bengal, India. PIN - 700053	Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AWHPS5295E,		M/S. NIPHA EXPORTS PVT LTD.
Identifier Details			
Identifier Name & Address	Other Details	Identifier of	
Mr ANUJ MOHTA Son of Mr SHANKAR LAL MOHTA 4, GOUR DAS BYSACK LANE, P.O.- KALAKAR STREET, P.S.- Posta, Kolkata, District -Kolkata, West Bengal, India, PIN - 700007	Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India.	Mr PAWAN KUMAR SHAH, Mr SIDDHARTH SHAH	
Bank Details			
Bank details have not been supplied			

For Information only

Note

1. If the given informations are found to be given incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days for e-Payment only. Assessed market value is valid for 44 days.
3. Standard User charge of Rs. 175/- (Rupees one hundred seventy five) only includes all taxes per transaction upto 15 (fifteen) pages and Rs. 6/- (Rupees six) only for each additional page will be applicable.
4. Online Payment of Stamp Duty and Registration Fees can be made if Stamp Duty Payable is more than Rs. 5000/-
5. This e-Assessment report is to be signed by all Sellers and Buyers.
6. Web-based e-Assessment report will be provisional one and subject to final verification by Registering Officer.
7. Quoting of PAN no. of Seller and Buyer of a property is a must where the transaction involves a property valued at Rs. 5 lac or more (IT Rules).
If the party concerned do not have a PAN number, he/she will make a declaration in form no. 60 giving therein the particulars of such transaction.
8. Rs. 50/- (Rupees fifty only) will be charged from the Applicant for issuing of this e-Assessment Slip (Urban Area).
9. If SD and Fees are not paid through GRIPS then mutation fee should be paid the concerned BLLRO office for Mutation.

(Balaram Adhikari)

Query No:-19030000564398/2015, 11/08/2015 04:07:47 PM KOLKATA (A.R.A. - III)

For NIPHA STEELS LTD.

NIPHA EXPORTS PVT. LTD.

Pawan Kumar Shah

Siddhanta Ghosh

Director

Director

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17/09/2015 Query No:-19030000564398 / 2015 Deed No :- 190302204 / 2015, Document is digitally signed.



Government of West Bengal
Directorate of Registration & Stamp Revenue
o-Assessment Slip

Query No / Year	19030000564398/2015		Query Date	05/08/2015
Office where deed will be registered	A R A - III KOLKATA, District Kolkata			
Applicant Name	TAPESH MISHRA			
Address	HIGH COURT CALCUTTA, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001			
Applicant Status	Advocate			
Other Details	Mobile No : 9836115120			
Transaction	[0101] Sale, Sale Document			
Additional Transaction Details	[4308] Agreement [No of Agreement : 2]			
Set Forth value	Rs. 2,50,00,000/-	Total Market Value:	Rs. 3,02,06,332/-	
Stampduty Payable	Rs. 18,12,400/-	Stampduty Article:-	23	
Registration Fee Payable	Rs. 3,32,364/-	Registration Fee Article:-	A(1), E, M(a), M(b), I	
Expected date of the Presentation of Deed				
Amount of Stamp Duty to be Paid by Non Judicial Stamp	Rs. 100/-			
Mutation Fee Payable	DLRS server does not return any information			
Remarks				

FOR NIPHA STEELS LTD.

Sanjay Kumar Singh
 Director

NIPHA EXPORTS PVT. LTD.

Siddha Ganguly
 Director

Query No:-19030000564398/2015, 11/08/2015 04:07:47 PM KOLKATA (A.R.A. - III)

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Land Details						
	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Selforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: Hooghly, P.S.- Serampur, Gram Panchayat: Rajyadharpur, Mouza: Dakshin Rajyadharpur	RS Plot No.- 407 RS Khatian No.- 197	0.03 Acre	3,00,000/-	3,27,272/-	Proposed Use: Factory, ROR: Shali, Property is on Road Adjacent to Metal Road.
L2	District: Hooghly, P.S.- Serampur, Gram Panchayat: Rajyadharpur, Mouza: Dakshin Rajyadharpur	RS Plot No.- 408 RS Khatian No.- 434	1.97 Acre	1,50,00,000/-	1,72,57,136/-	Proposed Use: Factory, ROR: Shali, Property is on Road Adjacent to Metal Road.
L3	District: Hooghly, P.S.- Serampur, Gram Panchayat: Rajyadharpur, Mouza: Dakshin Rajyadharpur	RS Plot No.- 409 RS Khatian No.- 434	0.46 Acre	45,00,000/-	49,20,795/-	Proposed Use: Factory, ROR: Shali, Property is on Road Adjacent to Metal Road.
L4	District: Hooghly, P.S.- Serampur, Gram Panchayat: Rajyadharpur, Mouza: Dakshin Rajyadharpur	RS Plot No.- 410 RS Khatian No.- 434	0.18 Acre	15,00,000/-	19,63,629/-	Proposed Use: Factory, ROR: Shali, Property is on Road Adjacent to Metal Road.
Total :			264 Dec	2,13,00,000/-	2,44,68,832/-	

For NIPHA STEELS LTD.

Parwan Kumar Chak
Director

NIPHA EXPORTS (INDIA) LTD.

Siddhanta Singh
Director

Query No:-1903000564396/2015, 11/08/2015 04:57:47 PM KOLKATA (A.R.A. - III)

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