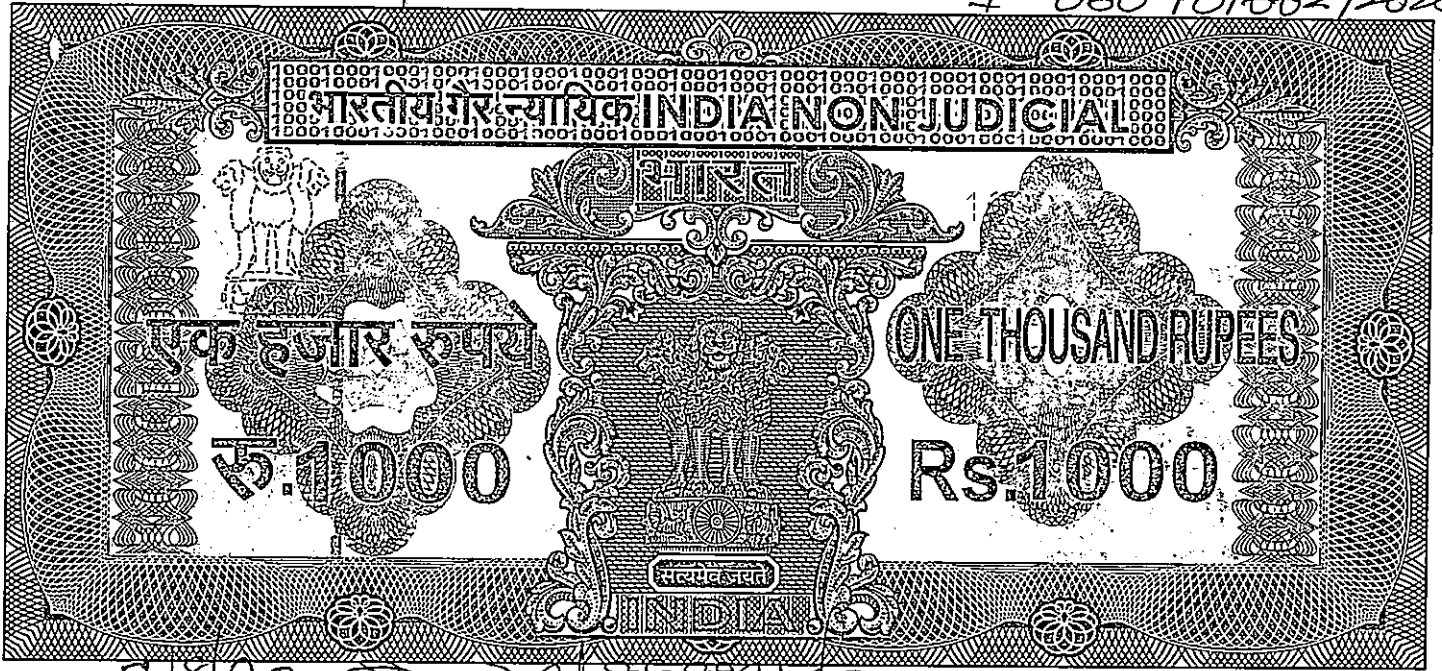


SL NO: 1799/20

P-060401662/2020



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

R 792204

Endorsement Sheet and signature  
sheet attached with the document  
are Part of the Document

Addl. Dist. Sub-Registrar  
Chandannagar, Hooghly

07 AUG 2020

## DEED OF SALE

THIS DEED OF SALE IS MADE THIS 7<sup>th</sup> DAY OF August IN THE  
YEAR OF CHRIST TWO THOUSAND TWENTY (2020) BETWEEN

Contd.....2

2/10  
Adv.

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নং ১৭

স্ম ২০২০/১১২১৬

কোঅর্ডিনেটর দেপুটি অফ হাউসিং অ্যান্ড  
সিটিজেনশিপ অফিস

মুখ্য অফিসার

হাউসিং অ্যান্ড সিটিজেনশিপ

কলিকতা

শ্রী অনিমেস রায়

স্বাক্ষর

*[Handwritten signature]*



Addl. District Sub-Registrar  
Chandannagar, Hooghly

7 AUG 2020

7 AUG 2020

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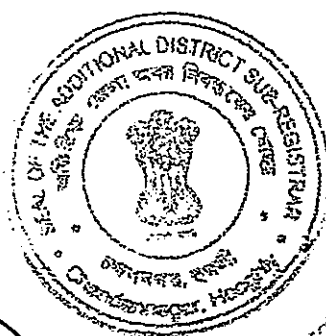
M/S C M G AGRO PRIVATE LIMITED, Pan - AACCN5718P, a Company registered under the provision of Indian Companies Act 1956 having its registered Office at 5/2, Russel Street, 5<sup>th</sup> Floor, Poonam Building, Kolkata - 700071, formerly known as M/S NAMITA CEMENT Pan - AACCN5718P, a Private Limited Company had its registered Office at LX 30804, Utsa Luxury, Newtown, Rajarhat Action Area -1, P.O. Rajarhat, Kolkata - 700156, West Bengal ; represented by its Director MR. GAURAV GUPTA son of Sri Bal Chand Prasad, Pan - AFZPG9314F, Adhaar No. - 6515 7660 9864, by Faith Hindu, by Nationality Indian, by occupation Business, residing at N.S. Road, c/o J.P. Centre. P.O. & P.S. Jaigaon, Dist. Jalpaiguri, Pin- 736182, West Bengal, presently residing at GD- 349, Saltlake Sector, Sec - 3, Bidhannagar IB market, Dist. North 24 Paraganas, Kolkata - 700105, WB ; hereinafter referred to as the VENDOR (which terms or expression shall unless excluded by or repugnant subject to the context be deemed to mean and include its successor, successor-in-office and or assigns)) of THE FIRST PART.

A N D

M/S V. K. U D Y O G LIMITED, Pan - AABCV0316N, a Company registered under the provision of Indian Companies Act 1956 having its registered Office at 5/2, Russel Street, 6<sup>th</sup> Floor, Poonam Building, Kolkata represented by its Director SRI ROOPCHAND PRASAD son of Late Jatan Prasad, Pan - AFHPP8489A, Adhaar - 3288 2457 1752, by Nationality Indian, by Faith Hindu, by occupation Business, residing at GD 349, Salt Lake Sector - 3, P.O. & P. S. Bidhannagar, Kol - 700106 ; herein after referred to as the PURCHASER which terms or expression shall unless excluded by or repugnant subject to the context be deemed to mean and include its successor and successor-in-office and or assigns) OF THE OTHER PART.

Contd.....3





Additional District Sub-Registrar  
Chandannagar, Hooghly

07 AUG 2020

WHEREAS

ALL THAT piece and parcel of Sali Land measuring an area of 51 (Fifty One) Satak comprised in R.S. Plot. No. 5838, appertaining R.S. Khatian No. 586, under L.R. Plot No. 4654, corresponding to L.R. Khatian No. 7481, lying and situate at Mouza - Bighati, J.L.No.14, within the ambit of Bighati Gram Panchayet, A.D.S.R. Office at Chandanagar, P.S. Bhadreswar, Dist. Hooghly, in the State of West Bengal ; particulars of which also mentioned in the Schedule hereunder written and also shown and delineated in the Map annexed herewith and bordered Red thereon and hereinafter referred to as the "said property" and which is the subject matter of the sale and transfer herein

AND WHEREAS the aforesaid property was originally owned and possessed by one Sadhan Chandra Das son of Late Purna Chandra Das of Village - Dhobapukur, Bighati, P.S. Bhadreswar, Dist. Hooghly and his name was in absolutely khass possession by exercising his absolute right, title and interest by paying Rent to the Govt. in his own name and his name also duly recorded in the R.S. and L.R. Record of Right and separate L.R. Khatian bearing No. 1451 has opened.

AND WHEREAS by a Deed of Sale dated 5<sup>th</sup> March 2004 registered in Book No. 1, Vol. No. 19, pages from 81 to 90, Being No. 746 for the year 2004 of Hooghly District Sub-Registrar office said Sri Sadhan Das alias Sadhan Chandra Das sold, transferred and delivered possession of the said property in favour of SRI KALIPADA ROY son of Late Nemai Chandra Roy of 27/A, Bhattacharjee Garden Road, Serampore, Hooghly



AND WHEREAS by a Deed of Sale dated 14<sup>th</sup> March 2014 registered in Book No. 1, CD Vol. No. 3, pages from 5035 to 5054, Being No. 00869 for the year 2014 of Chandanagar ADSR office said Sri Kalipada Roy sold, transferred and delivered possession of the said property in favour of M/S NAMITA CEMENT PRESENTLY KNOWN AS C M G AGRO PRIVATE LIMITED the present Vendor herein.

AND WHEREAS after purchasing the said property said the present Vendor herein by a resolution dated 21/03/2014 by their Board Meeting change the name of the Company from Namita Cement to C M G Agro Private Limited and mutated its name in the Assessment Register of local panchayat and its name also has been Recorded in L.R. Record of Right and separate Khatian Bearing No. 7481 has been opened in the name of C.M.G. Agro Private Limited and has been possessing the same free from all sorts of encumbrances.

AND WHEREAS the present Vendor herein has decided to dispose off the schedule property and was in search of prospective buyers who could purchase the said property.

AND WHEREAS the purchaser approached the Vendor and made a proposal to purchase the said property for a consideration of Rs. 50,00,000/- ( Rupees Fifty Lakhs) only.

AND WHEREAS the Vendor also has agreed to sell to the Purchaser and the Purchaser believing the aforesaid representations made by the Vendor as true and correct and acting on the faith thereof the Purchaser has agreed to purchase the said Property free from all encumbrances, charges, liens, claims, demands, mortgages, leases, tenancies, licenses, occupancy rights, trusts, debutter prohibitions, restrictions, restrictive covenants, decrees, executions, acquisitions, requisitions, attachments, vesting alignment, easements, liabilities

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Addl. District Sub-Registrar  
Chandannagar, Hooghly

07 AUG 2020



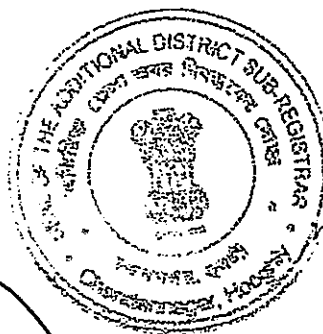
and lis pendens whatsoever for an agreed total consideration of Rs. 50,00,000/- ( Rupees Fifty Lakhs) only on the terms and conditions hereinafter contained.

Simultaneously, with the execution of these presents the Vendor has made over vacant and peaceful possession of the said Property to the Purchaser.

NOW THIS DEED WITNESSETH that in pursuance of the aforesaid agreement and in consideration of Rs. 50,00,000/- ( Rupees Fifty Lakhs) only fully paid by the purchaser to the Vendor on or before execution of these presents ( the receipt whereof the Vendor do hereby release to the purchaser forever ) the Vendor do hereby and hereunder grant, convey, transfer, assign the Purchaser freely and voluntarily, free from all encumbrances, charges, liens, claims, demands, mortgages, leases, tenancies, licenses, occupancy rights, trusts, debutter, prohibitions, restrictions, restrictive covenants, decrees, executions, acquisitions, requisitions, attachments, vesting alignment, easements, liabilities and lis pendens whatsoever, ALL THAT piece and parcel of Sali Land more fully and particularly described in the Schedule hereunder written and also shown and delineated in RED in the Map or Plan annexed hereto and hereinafter referred to as "the said Property" TOGETHER WITH the parts or portions thereof or HOWSOEVER OTHERWISE the said Property or any part or portion thereof now is or are or at any time or times heretofore was or were situated butted and bounded called known numbered described or distinguished TOGETHER WITH the hutments compounds situated thereat AND TOGETHER WITH all benefits and advantages of ancient and other lights all walls yards courtyards compound areas ditches fences trees shrubs hedges and all manner of former and other rights liberties easements privileges advantages appendages and appurtenances whatsoever to the said Property or any part thereof belonging or in

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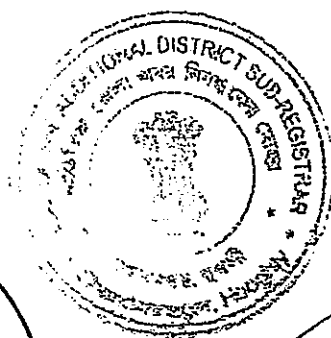
Addl. District Sub-Registrar  
Chandannagar, Hooghly

07 AUG 2020

anyway appertaining to or with the same or any part thereof now are or is or at any time or times heretofore were held used occupied appertaining to or enjoyed therewith or reputed to belong or to appertain thereto AND the reversion or reversions, remainder or remainders of the said Property and every part thereof AND all the legal incidences thereof AND all the estate right title interest inheritance possession use and demand whatsoever both at law and in equity of the Vendor in to and upon and in respect of the said Property and every part thereof and TOGETHER WITH all deeds Kobalas use and demand whatsoever both at law and in equity of the Vendor in to and upon and in respect of the said Property and every part thereof and TOGETHER WITH all deeds Kobalas pattahs muniments and evidences of title which in anyway related to or concern the said Property and/or any part or parcel thereof which now are or hereafter shall or may be or come in the custody power possession or control of the Vendor or any of them or any person or persons from whom the Vendor can or may procure the same without any action or suit at law or in equity TO HAVE AND TO HOLD the said Property free from all encumbrances and liabilities whatsoever and ALL AND SINGULAR and other the said Property hereby granted, transferred and assured or expressed or intended so to be with all rights, easements and appurtenance unto and to the use of the Purchaser free from all encumbrances charges liens claims demands mortgages leases tenancies licenses occupancy rights trusts debutter prohibitions restrictions restrictive covenants decrees executions acquisitions requisitions attachments vesting alignment easements liabilities and lis pendens whatsoever AND the Vendor do and each of them doth hereby covenant with the Purchasers that the Purchaser is absolutely and lawfully seized and possessed of and/or otherwise well and sufficiently entitled to the said Property and every part thereof AND THAT the Vendor has now in themselves good right and full and absolute power to grant convey transfer assign give and

Contd.....7





Addl. District Sub-Registrar  
Chandannagar, Hooghly

0 7 AUG 2020

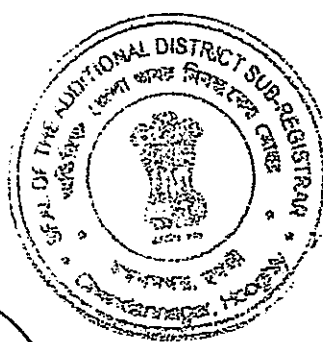
assure the said Property hereby granted conveyed transferred assigned given and assured or expressed so to be unto and to the use of the Purchaser in the manner aforesaid AND THAT the Purchaser shall and may at all times hereafter peaceably and quietly enter into hold possess and enjoy the said Property and receive and take 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 from under or in trust for the Vendor or any of them or from under or in trust for his predecessor(s) -in- title AND FURTHER THAT the Vendor and all persons having or lawfully or equitably claiming any right title interest or estate whatsoever in the said Property or any part thereof from through under or in trust for the Vendor shall and will from time to time and at all times hereafter at the request and costs of the Purchaser do acknowledge and execute or cause to be made done acknowledged and executed all such acts deeds matters and things whatsoever for further better and more perfectly and effectually granting and assuring the said Property and every part thereof unto and to the use of the Purchaser as shall or may be reasonably required AND THAT the Vendor shall henceforth have no right title or interest whatsoever in the said Property hereby conveyed and given to the Purchaser and the sale and transfer of the said Property.

THE VENDOR DOTH HEREBY AGREE AND COVENANT WITH THE PURCHASER AND ASSURE AND DECLARE as follows :

1. The Vendor is the absolute owner and otherwise well and sufficiently seized possessed of the said Property and the Vendor has neither entered into any agreement or arrangement or sold transferred conveyed assigned or mortgaged the said Property or any portion thereto to any person or body whosoever or whatsoever other than the Purchaser.

Contd.....8

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Addl. District Sub-Registrar  
Chandannagar, Hooghly

07 AUG 2020

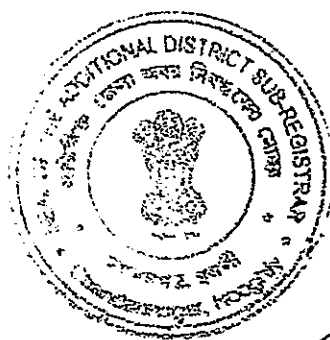
2. There is no latent or patent defect in the title of the Vendor of and to the said Property.
3. The Purchaser shall be freely and clearly absolutely acquitted, exonerated and released and discharged and sufficiently saved, defended, kept harmless and indemnified of from and against all and all manner of defects in title, lis pendens, attachments, encumbrances, executions and liabilities whatsoever made or suffered by the Vendor and/or his predecessors-in-title or any person or persons lawfully or equitably claiming under or in trust for them or any of them and compensate the Purchaser for all costs and expenses incurred or suffered or paid by the Purchaser in this regard.
4. The vendor herein have supplied all the relevant documents related to the Schedule Property and the purchaser has scrutinize all title deeds and records etc and being satisfied with the title of the property executing these presents. AND the Vendor himself and hs heirs and successors do hereby covenant with the purchaser and declare that he or his heirs or successors shall has no right title and interest, claim or demand after transferring the schedule property.

AND THE VENDOR DO HEREBY FURTHER COVENANT WITH AND ASSURE THE PURCHASER as follows :

- (a) Notwithstanding any act deed or thing done by the Vendor or the Vendor's predecessors -in- title or any of them or executed or knowingly suffered to the contrary, the Vendor is lawfully and rightfully seized and possessed of or otherwise well and sufficiently entitled to the said Property hereby sold granted conveyed transferred assigned and assured or expressed so to be and every part thereof for a perfect and indefeasible estate of inheritance without any manner or condition use trust or thing whatsoever to alter defeat encumber or make void the same.

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Addl. District Sub-Registrar  
Chandannagar, Hooghly

07 AUG 2020



- (b) The right, title and interest which the Vendor do hereby profess to transfer subsists and the Vendor has good right, full power and absolute authority to grant convey transfer assign and assure the said Property hereby sold granted conveyed transferred assigned and assured or expressed so to be and every part thereof unto and to the use of the Purchaser in the manner aforesaid.
- (c) The said Property and every part thereof is freed and discharged of from and against all manner of encumbrances charges liens claims demands mortgages leases tenancies licensees occupancy rights trusts debutter prohibitions restrictions restrictive covenants decrees executions acquisitions requisitions attachments vesting alignments easements liabilities and lis pendens whatsoever.
- (d) It shall be lawful for the Purchaser from time to time and at all times hereafter to enter into and upon and peaceably and quietly possess hold and enjoy the said Property and every part thereof and to receive the rents issues and profits thereof without any interruption disturbance claim or demand whatsoever from or by any of the Vendors or any person claiming from through under or in trust for any of them.
- (e) The Purchaser shall be entitled to all the estate, right, title and interest whatsoever both at law and in equity of the Vendors in respect of the said Property and every part thereof.
- (f) The Purchaser shall be entitled to all rights benefits liberties privileges advantages appendages appurtenances and easements whatsoever belonging or anyway appertaining to the said Property or any part thereof including the right of ingress to and egress from the said Property.

Contd.....10

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Addl. District Sub-Registrar  
Chandannagar, Hooghly

07 AUG 2020

(g) The Vendor and all persons lawfully or equitably claiming from under or in trust for any of them shall from time to time and at all times hereafter at the request of the Purchasers make do acknowledge and execute or cause to be made done acknowledged or executed all such further and other acts deeds conveyances matters and things whatsoever for further better and more perfectly assuring the said Property and every part thereof unto and to the use of the Purchaser in the manner aforesaid as shall or may be reasonably required.

THE SCHEDULE ABOVE REFERRED TO :

ALL THAT piece and parcel of Sali Land measuring an area of 51 (Fifty  
One) Satak comprised in R.S. Plot. No. 5838, appertaining R.S. Khatian No. 586, under L.R. Plot No. 4654, corresponding to L.R. Khatian No. 7481, lying and situate at Mouza - Bighati, J.L.No.14, within the ambit of Bighati Gram Panchayet, A.D.S.R. Office at Chandanagar, P.S. Bhadreswar, Dist. Hooghly, in the State of West Bengal, along with all right of easement thereto as shown and delineated in the annexed Map or Plan and Bordered RED hereon annexed herewith which do form a part of this Deed ; and the said property is butted and bounded as follows :-

ON THE NORTH : LAND OF L.R. DAG NO 4655. Sali Land.  
ON THE SOUTH : LAND OF L.R. DAG NO. 4685. Sali Land.  
ON THE EAST : LAND OF L.R. DAG NO. 4663. Sali Land.  
ON THE WEST : LAND OF L.R. DAG NO 4647 and 4653. Sali Land.

Contd..... 11



Addl. District Sub-Registrar  
Chandannagar, Hooghly

07 AUG 2020

=11=

IN WITNESSES WHEREOF the Vendor put its Seal and signature the day, month and the year First Above written.

SIGNED AND DELIVERED BY  
THE VENDOR IN PRESENCE OF :-

*Supriya Murshija*  
*Charan Serampur*  
*Hoozly*

*Kousik Chakrabarti*  
*Serenampore, Hoozly*

CMG AGRO PRIVATE LTD.

*Gaurav Gupta*

Director

SIGNATURE OF THE VENDOR

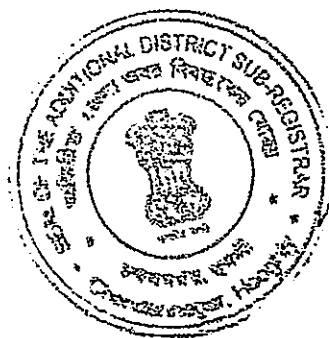
For V. K. UDYOG LTD.

*[Signature]*  
Managing Director

RECEIVED of and from the within  
named purchaser the with in mentioned  
sum of Rs. 50,00.000/- ( Rupees Fifty Lacs) only, being the  
consideration in full as  
per Memo below :-

Contd.....12

*[Handwritten mark]*



ADDL. District Sub-Registrar  
Chandannagar, Hooghly

07 AUG 2020

=12=

MEMO OF CONSIDERATION

Received Rs. 50,00,000/- ( Rupees Fifty Lakhs) only from the above named purchaser in following manner :-

<u>DATE</u>	<u>AMOUNT</u>	<u>CHQ. NO.</u>	<u>BANK</u>	<u>BRANCH</u>
06/08/2020	50,00,000/-	196023	BOI	SALT LAKE

CMG AGRO PRIVATE LTD.

*Gaurav Gupta*

Director

SIGNATURE OF THE VENDOR

WITNESSES

1. *Supriya Mukherjee*  
*Charan Serampore*  
*Hooghly*
2. *Kousik Chakrabarty*  
*Serampore Hooghly*

Drafted by me :-

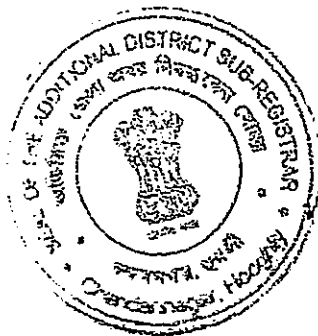
*Debabrata Das*  
(DEBABRATA DAS, WB-232/221/91)

Advocate.Serampore Court.

Typed by :- *D. Das,*

Serampore Court.





Additional District Sub-Registrar  
Chandannagar, Hooghly

07 AUG 2020



SALE DEED PLAN OF R. S. DAG NO- 5838, L. R. DAG NO - 4654, UNDER  
UNDER L. R. KHATIAN NO- 7481, IN MOUZA- BIGHATI, J. L. NO- 14,  
UNDER BIGHATI GRAM PANCHAYET, P. S. - BHADRESWAR, DIST.-  
HOOGHLY.

SCALE :- 1"= 60'-0"

AREA OF LAND IN DEED PORTION :- 51 SATAK (MORE OR LESS).

DEED AREA SHOWN IN RED BORDER LINE :- 

NAME OF PURCHASER :- M/S. V. K. UDYOG LTD.

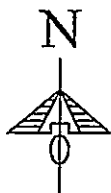
NAME OF SELLER :- M/S. CMG. AGRO PVT. LTD.

(OLD - M/S. NAMITA CEMENT)

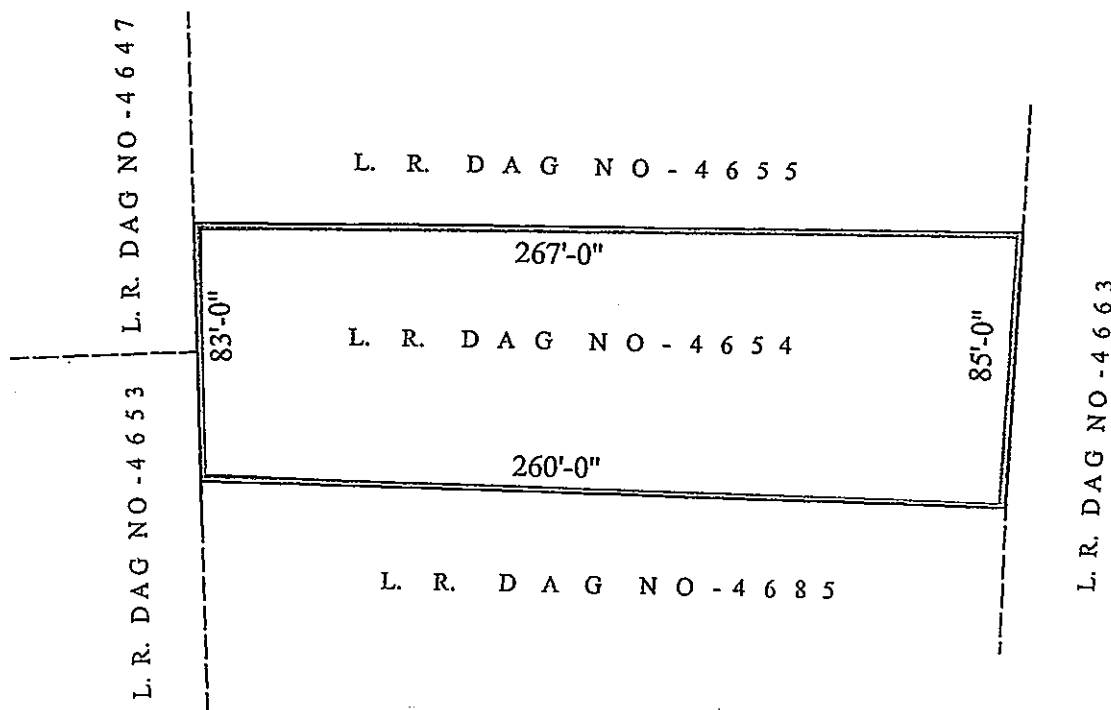
CMG AGRO PRIVATE LTD.

*Gaurav Gupta*

Director



SIGNATURE OF SELLER :-



THIS DRAWING IS PREPARED  
AS PER PREVIOUS DRAWING

For V. K. UDYOG LTD.

*[Signature]*  
Managing Director

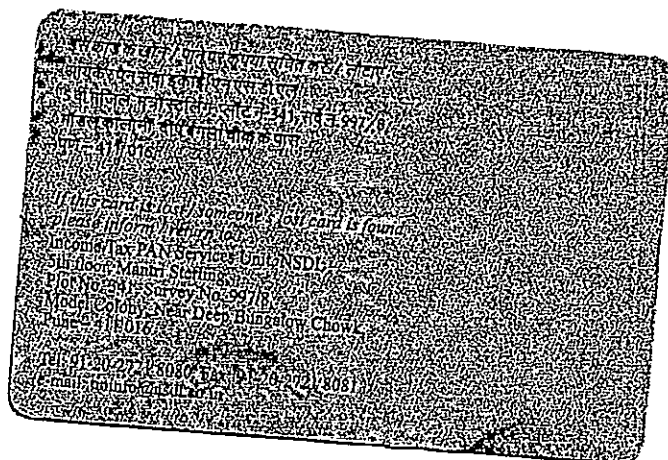
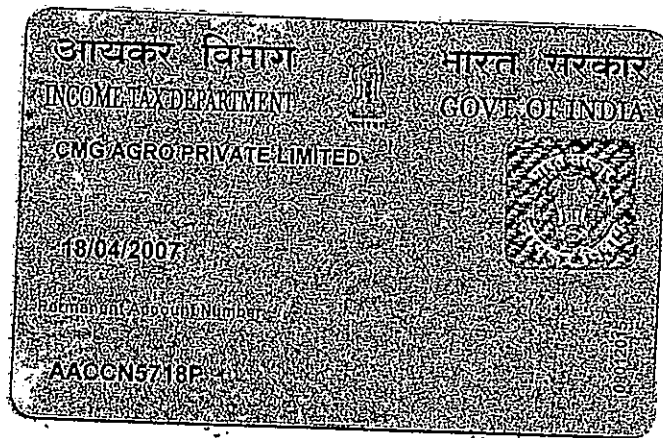
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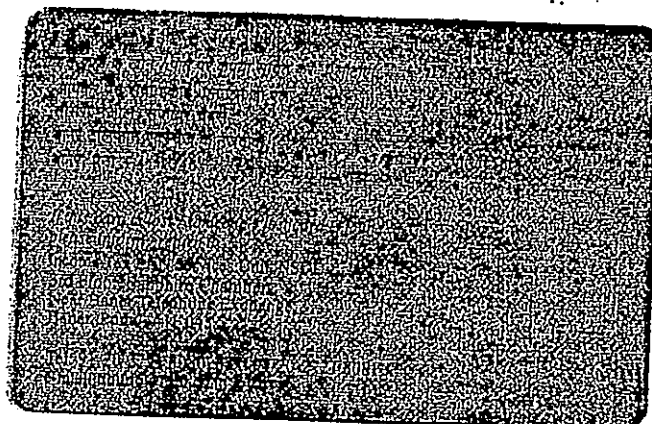
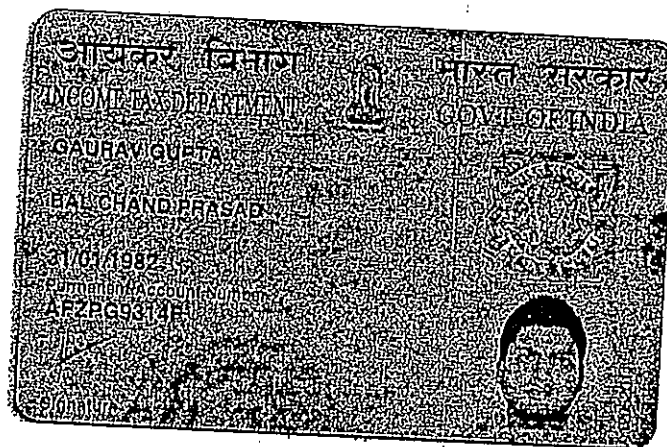
*S. C. Pal*  
Planner, Designer, Estimator  
Licence No. 62.....Year. 2020-21  
Hooghly



07 AUG 2020

07 AUG 2020







भारत सरकार  
प्रधान-प्राधिकरण  
GOVERNMENT OF INDIA

स/प्र: रमणीय प्रसाद, गद 349, सफ़लक  
सेक्टर 3, बिदहन्नगर (म), बिदहन्नगर मार्केट  
पारगना, नॉर्थ 24 पारगना, पश्चिम बंगाल  
700106

Address:  
S/o: Balchand Prasad, Gd 349,  
Safalake Sec 3, Bidhannagar(m),  
Bidhannagar Ib Market, North 24  
Paraganas, North 24 Parganas,  
West Bengal, 700106



1947  
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,  
Bengaluru-560 001



भारत सरकार  
आधार-प्राधिकरण

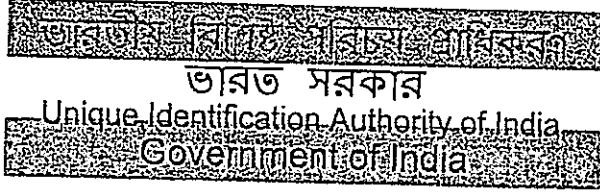


गौरव गुप्ता  
Gaurav Gupta  
DOB: 31-01-1982  
Gender: Male



6515 7660 9864

आधार- आम आदमी का अधिकार



আবাসনিক আইডি / Enrollment No 1111/60076/09871

To  
Roopchand Prasad  
রুপচন্দ প্রসাদ  
S/O Shri Jatan Prasad  
GD 349  
SALT LAKE SEC 3  
Bidhanagar(M)  
Bidhanagar IB Market North 24 Parganas  
West Bengal 700106  
983007527



KH364311635FT

36431163



আপনার আধার সংখ্যা / Your Aadhaar No. :

**3288 2457 1752**

আধার - সাধারণ মানুষের অধিকার



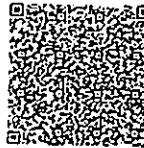
ভারত সরকার  
Government of India



রুপচন্দ প্রসাদ  
Roopchand Prasad

তারিখ: 05/08/2015  
সঙ্গ: Male

3288 2457 1752



আধার - সাধারণ মানুষের অধিকার

*Rupchand Prasad*

INCOME TAX DEPARTMENT



GOVT. OF INDIA

ROOPCHAND PRASAD

JATAN RAM PRASAD

01/07/1958

Permanent Account Number

AFHPR8489A

*Ommand*

Signature



03022015

इस कार्ड के खाने / पाने पर कृपया सचेत रहें : लोटाए  
आंदकर पैन सेवा इकाई एनएसडीएल  
5 वीं मंजिल, मंत्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,  
मॉडल कॉलोनी, नरूप बंगला चौक के पास,  
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. 997/8,  
Model Colony, Near Deep Bungalow Chowk,  
Pune - 411 016  
Tel: 91 20 2721 8081 Fax: 91 20 2721 8081  
e-mail: [unit@nsdl.co.in](mailto:unit@nsdl.co.in)

*Ommand*

PERMANENT ACCOUNT NUMBER  
AABGV0316N



NAME

V K UDYOG LTD

DATE OF INCORPORATION

08-12-1995

श्री ११११

श्री ११११

COMMISSIONER OF INCOME TAX

इस कार्य के लिये / जिस कार्य का प्रमाण जारी करने

आले प्रमाणित की जाती / प्रमाण का है

तय्यार अथवा अथवा (प्रमाणित एवं प्रमाणित)

पृ. 7

प्राप्त प्रमाणित

कलकत्ता - 700 008,

Is this card is to be used, kindly inform/return to  
the issuing authority.

Joint Commissioner of Income-tax (Systems & Technicals),  
P-7,





ভারত সরকার

Government of India

কৌশিক চক্রবর্তী

Kousik Chakraborty

পিতা : রঞ্জিত চক্রবর্তী

Father : Ranjit Chakraborty



জন্মতারিখ / DOB: 09/11/1972

লিঙ্গ / Male



3371 3534 1498

সাধারণ - সাধারণ মানুষের অধিকার



ভারতীয়唯一身份识别权威

Unique Identification Authority of India

ঠিকানা: এস/ও: রঞ্জিত চক্রবর্তী  
, ইন্দিরা গান্ধী রোড, কোন্নগর  
কোন্নগর (এম), কোন্নগর, হুগলী  
পশ্চিম বঙ্গ,

Address: S/O: Ranjit  
Chakraborty, 57, INDIRA  
GANDHI RAOD,  
KONNAGAR, Konnagar M,  
Hooghly, Konnagar, West  
Bengal, 712235

3371 3534 1498



1800 300 1947



help@uidai.gov.in



www.uidai.gov.in



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

GRN: 192020210054220811

Payment Mode Online Payment

GRN Date: 06/08/2020 09:00:05

Bank : State Bank of India

BRN : IK0AQEEIS3

BRN Date: 06/08/2020 09:01:33

DEPOSITOR'S DETAILS

Id No. : 2000888921/1/2020  
[Query No./Query Year]

Name : Debabrata Das

Contact No. : 9831066785

Mobile No. : +91 9831066785

E-mail : advddas@yahoo.co.in

Address : 72D G T Road West Serampore Hooghly

Applicant Name : Mr Kausik Chakraborty

Office Name :

Office Address :

Status of Depositor : Advocate

Purpose of payment / Remarks : Sale, Sale Document

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹]
1	2000888921/1/2020	Property Registration- Stamp duty	0030-02-103-003-02	284382
2	2000888921/1/2020	Property Registration- Registration Fees	0030-03-104-001-16	57086
3	2000888921/1/2020	Property Registration- Stamp duty	0030-02-103-003-02	284382
4	2000888921/1/2020	Property Registration- Registration Fees	0030-03-104-001-16	57086

Total

682936

In Words : Rupees Three Lakh Forty One Thousand Four Hundred Sixty Eight only

*[Handwritten signature]*

## Major Information of the Deed

Deed No.	I-0604-01662/2020	Date of Registration	07/08/2020
Query No / Year	0604-2000888921/2020	Office where deed is registered	
Query Date	02/08/2020 12:20:38 PM	0604-2000888921/2020	
Applicant Name, Address & Other Details	Kausik Chakraborty Thana : Serampur, District : Hooghly, WEST BENGAL, PIN - 712201, Mobile No. : 7980320776, Status : Solicitor firm		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 50,00,000/-	Rs. 57,07,231/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 2,85,382/- (Article:23)	Rs. 57,086/- (Article:A(1), E)		
Remarks			

### Land Details :

District: Hooghly, P.S:- Bhadreswar, Gram Panchayat: Bighati, Mouza: Bighati, JI No: 14, Pin Code : 712124

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	Set Forth Value (In Rs)	Market Value (In Rs)	Other Details
L1	RS-5838	RS-586	Industrial Use	Bastu	51 Dec	50,00,000/-	57,07,231/-	
Grand Total :					51 Dec	50,00,000 /-	57,07,231 /-	



















### Seller Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	<b>C M G Agro Private Limited</b> 5/2, Russel Street, 5th Floor, Poonam Building, P.O:- Middleton Row, P.S:- Maniktala, District:-Kolkata, West Bengal, India, PIN - 700071 , PAN No.: AAxxxxxx8P, Aadhaar No Not Provided by UIDAI, Status : Organization, Executed by: Representative, Executed by: Representative



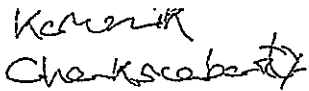
### Buyer Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	<b>V K Udyog Ltd</b> 5/2, Russel Street, 6th Floor, Poonam Building, P.O:- Middleton Row, P.S:- Maniktala, District:-Kolkata, West Bengal, India, PIN - 700071 , PAN No.: AAxxxxxx6N, Aadhaar No Not Provided by UIDAI, Status : Organization, Executed by: Representative

# Representative Details :

Sl. No	Name/Address/Photo/Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr Gaurav Gupta</b>  <b>(Presentant)</b>            Son of Shri Balchand Prasad            Date of Execution - 07/08/2020, , Admitted by: Self, Date of Admission: 07/08/2020, Place of Admission of Execution: Office         </td> <td></td> <td></td> <td></td> </tr> <tr> <td>Aug 7 2020 2:58PM</td> <td>LTI</td> <td>07/08/2020</td> <td>07/08/2020</td> </tr> </tbody> </table> <p>GD-349, Salt Lake Sector, Sec-3, Bidhannagar IB Market, P.O:- Salt Lake, P.S:- Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN - 700105, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx4F, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : C M G Agro Private Limited (as Director)</p>	Name	Photo	Finger Print	Signature	<b>Mr Gaurav Gupta</b> <b>(Presentant)</b> Son of Shri Balchand Prasad Date of Execution - 07/08/2020, , Admitted by: Self, Date of Admission: 07/08/2020, Place of Admission of Execution: Office				Aug 7 2020 2:58PM	LTI	07/08/2020	07/08/2020
Name	Photo	Finger Print	Signature										
<b>Mr Gaurav Gupta</b> <b>(Presentant)</b> Son of Shri Balchand Prasad Date of Execution - 07/08/2020, , Admitted by: Self, Date of Admission: 07/08/2020, Place of Admission of Execution: Office													
Aug 7 2020 2:58PM	LTI	07/08/2020	07/08/2020										
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Shri Roopchand Prasad</b>            Son of Late Jatan Prasad            Date of Execution - 07/08/2020, , Admitted by: Self, Date of Admission: 07/08/2020, Place of Admission of Execution: Office         </td> <td></td> <td></td> <td></td> </tr> <tr> <td>Aug 7 2020 2:58PM</td> <td>LTI</td> <td>07/08/2020</td> <td>07/08/2020</td> </tr> </tbody> </table> <p>GD-349, Salt Lake Sector, Sec-3, P.O:- Salt Lake, P.S:- Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN - 700106, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx9A, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : V K Udyog Ltd (as Director)</p>	Name	Photo	Finger Print	Signature	<b>Shri Roopchand Prasad</b> Son of Late Jatan Prasad Date of Execution - 07/08/2020, , Admitted by: Self, Date of Admission: 07/08/2020, Place of Admission of Execution: Office				Aug 7 2020 2:58PM	LTI	07/08/2020	07/08/2020
Name	Photo	Finger Print	Signature										
<b>Shri Roopchand Prasad</b> Son of Late Jatan Prasad Date of Execution - 07/08/2020, , Admitted by: Self, Date of Admission: 07/08/2020, Place of Admission of Execution: Office													
Aug 7 2020 2:58PM	LTI	07/08/2020	07/08/2020										

## Identifier Details :

Name	Photo	Finger Print	Signature
<b>Shri Kaushik Chakraborty</b> Son of Late Ranjit Chakraborty Serampore Court, P.O:- Serampore, P.S:- Serampur, District:- Hooghly, West Bengal, India, PIN - 712201			
	07/08/2020	07/08/2020	07/08/2020

Identifier Of Mr Gaurav Gupta, Shri Roopchand Prasad

## Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	C M G Agro Private Limited	V K Udyog Ltd-51 Dec





On 07-08-2020

**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 14:41 hrs on 07-08-2020, at the Office of the A.D.S.R. CHANDANNAGAR by Mr Gaurav Gupta .

**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 57,07,231/-

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

Execution is admitted on 07-08-2020 by Mr Gaurav Gupta, Director, C M G Agro Private Limited (Private Limited Company), 5/2, Russel Street, 5th Floor, Poonam Building, P.O:- Middleton Row, P.S:- Maniktala, District:-Kolkata, West Bengal, India, PIN - 700071

Identified by Shri Kaushik Chakraborty, , Son of Late Ranjit Chakraborty, Serampore Court, P.O: Serampore, Thana: Serampur, , Hooghly, WEST BENGAL, India, PIN - 712201, by caste Hindu, by profession Law Clerk

Execution is admitted on 07-08-2020 by Shri Roopchand Prasad, Director, V K Udyog Ltd (Others), 5/2, Russel Street, 6th Floor, Poonam Building, P.O:- Middleton Row, P.S:- Maniktala, District:-Kolkata, West Bengal, India, PIN - 700071,

Identified by Shri Kaushik Chakraborty, , Son of Late Ranjit Chakraborty, Serampore Court, P.O: Serampore, Thana: Serampur, , Hooghly, WEST BENGAL, India, PIN - 712201, by caste Hindu, by profession Law Clerk

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 57,086/- ( A(1) = Rs 57,072/- ,E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 57,086/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/08/2020 9:01AM with Govt. Ref. No: 192020210054220811 on 06-08-2020, Amount Rs: 57,086/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0AQEEIS3 on 06-08-2020, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

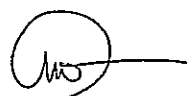
Certified that required Stamp Duty payable for this document is Rs. 2,85,382/- and Stamp Duty paid by Stamp Rs 1,000/-, by online = Rs 2,84,382/-

**Description of Stamp**

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

2. Stamp: Type: Impressed, Serial no 967, Amount: Rs.1,000/-, Date of Purchase: 11/03/2020, Vendor name: ANIMESH RAKSHIT























Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/08/2020 9:01AM with Govt. Ref. No: 192020210054220811 on 06-08-2020, Amount Rs: 2,84,382/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0AQEEIS3 on 06-08-2020, Head of Account 0030-02-103-003-02



Manoj Kumar Mandal

ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. CHANDANNAGAR  
Hooghly, West Bengal

দুই হাতের আঙ্গুল-এর ছাপ (টিপ)

ক্রেতা/বিক্রেতা/দাতা/গ্রহীতা				
 Gaunav Gupta	বাঁহাতের আঙ্গুল-এর ছাপ (টিপ)		ডানহাতের আঙ্গুল-এর ছাপ (টিপ)	
		কনিষ্ঠা	কনিষ্ঠা	
		অনামিকা	অনামিকা	
		মধ্যমা	মধ্যমা	
		তর্জনী	তর্জনী	
স্বাক্ষর Gaunav Gupta		বৃদ্ধাঙ্গুলী	বৃদ্ধাঙ্গুলী	
ক্রেতা/বিক্রেতা/দাতা/গ্রহীতা				
 Anamika	বাঁহাতের আঙ্গুল-এর ছাপ (টিপ)		ডানহাতের আঙ্গুল-এর ছাপ (টিপ)	
		কনিষ্ঠা	কনিষ্ঠা	
		অনামিকা	অনামিকা	
		মধ্যমা	মধ্যমা	
		তর্জনী	তর্জনী	
স্বাক্ষর Anamika		বৃদ্ধাঙ্গুলী	বৃদ্ধাঙ্গুলী	





Asst. District Sub-Registrar  
Chandannagar, Hooghly

07 AUG 2020

\* Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

\* Volume number 0604-2020, Page from 44255 to 44282  
being No 060401662 for the year 2020.



Digitally signed by MANOJ KUMAR  
MANDAL  
Date: 2020.09.08 14:55:03 +05:30  
Reason: Digital Signing of Deed.

(Manoj Kumar Mandal) 2020/09/08 02:55:03 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. CHANDANNAGAR

West Bengal.

(This document is digitally signed.)

MADE THIS DAY OF AUGUST 2020

DEED OF CONVEYANCE

BETWEEN

M/S NAMITA CEMENT PVT. LTD

NOW M/S CMG AGRO PVT LTD.

VENDOR

A N D

M/S V. K. UDYOG LTD.

PURCHASER

51 SATAK

Prepared by:-

Debabrata Das

Advocate Serampore Court

9831066785

FAX- 033 2622-4284

Mail- [advddas@yahoo.co.in](mailto:advddas@yahoo.co.in)

ID V. K. UDYOG LTD & NAMITA CEMENT DEED OF SALE 51 SATAK