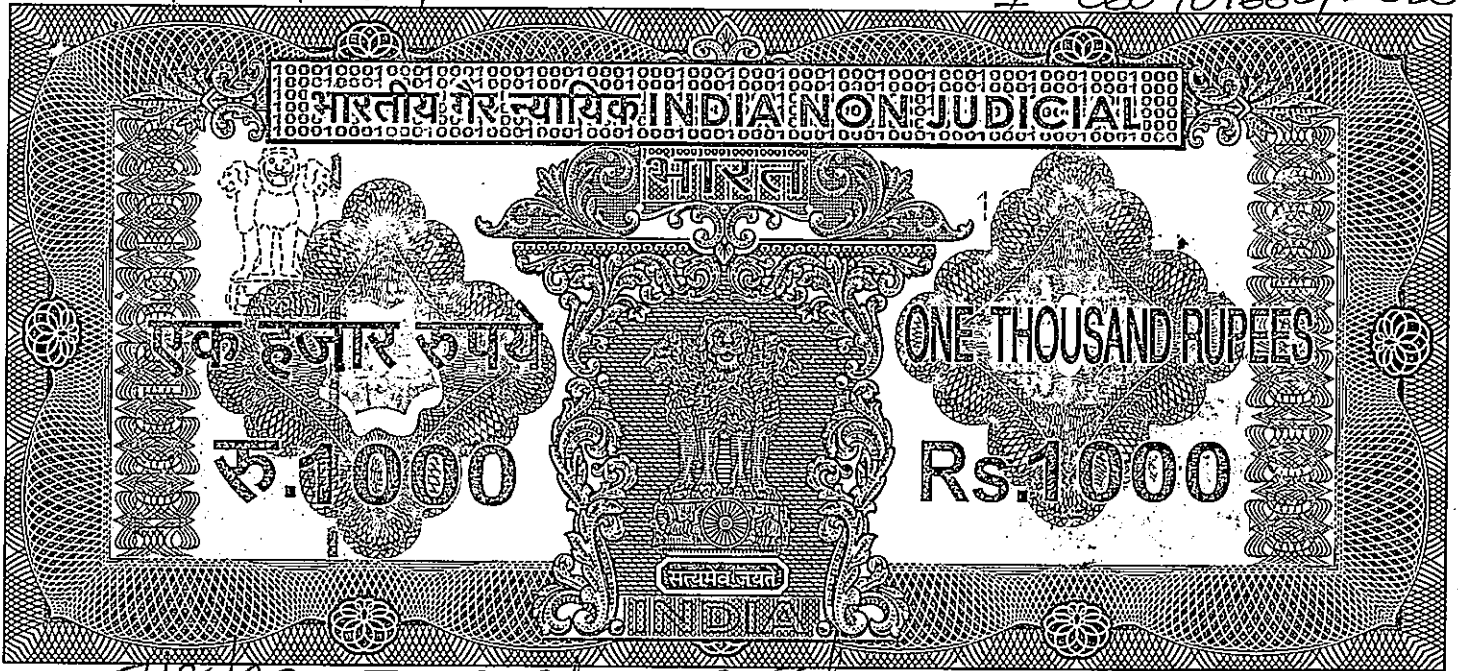


SLN01/798/20

P-060401660/2020



7/8/20 3 24888945720  
पश्चिम बंगाल WEST BENGAL

R 792206

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 FOURTEEN (2020) BETWEEN

Contd.....2

Adv.

0001



নং ৯৫৮

সন ২০২০/১১ বাবু

ক্রেতার নাম দেবরু খান হাওলাদার.

স্বা. অধিবাসী কোঠা

মুন্সিপুর জেলা

জি. অফিসার (Signature)

জি. অফিসার

স্বা. অধিবাসী



Addl. District Sub-Registrar  
Chandannagar, Hooghly

07 AUG 2020

=2=

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, Kolkata - 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



Addl. District Sub-Registrar  
Chandannagar, Hooghly

07 AUG 2020

**WHEREAS ALL THAT** piece and parcel of Sali Land measuring an area of **43 (Forty Three)** Satak comprised in R.S. Plot. No. 5840, appertaining R.S. Khatian No. 828, under L.R. Plot No. 4656, 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; 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 Prafulla Kumar Das son of Late Gour 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. 744 has opened.

**AND WHEREAS** by a Deed of Sale dated 25<sup>th</sup> January 2005 registered in Book No. 1, Vol. No. 19, pages from 43 to 52, Being No. 737 for the year 2005 of Hooghly. Registrar office said Prafulla Kumar Das sold, transferred and delivered possession of the said property in favour of 1. **SRI SANKAR ROY** and 2. **SRI SUDIPTA ROY** both sons of Sri Kalipada Roy of Bhattacharjee Garden, Serampore, Hooghly.



Addl. District Sub-Registrar  
Chandannagar, Hooghly

07 AUG 2020

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 5075 to 5094, Being No. 00871 for the year 2014 of Chandanagar ADSR office said Sankar and Sudipta 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 have decided to dispose off the schedule property and approached the Vendors and made a proposal to purchase the said property for a consideration of Rs. 43,00.000/- ( Rupees Forty Three Lacs) only.

AND WHEREAS the Vendors also have agreed to sell to the Purchaser and the Purchaser believing the aforesaid representations made by the Vendors 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 and lis pendens whatsoever for an agreed total consideration of Rs. 43,00.000/- ( Rupees Forty Three Lacs) only on the terms and conditions hereinafter contained.



Addl. District Sub-Registrar  
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Simultaneously, with the execution of these presents the Vendors have made over vacant and peaceful possession of the said Property to the Purchasers

NOW THIS DEED WITNESSETH that in pursuance of the aforesaid agreement and in consideration of Rs. 43,00.000/- ( Rupees Forty Three Lacs) only fully paid by the purchaser to the Vendors on or before execution of these presents ( the receipt whereof the Vendors do hereby release to the purchasers forever ) the Vendors 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 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

Contd.....6

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Addl. District Sub-Registrar  
Chandannagar, Hooghly

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incidences thereof AND all the estate right title interest inheritance possession use and demand whatsoever both at law and in equity of the Vendors 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 Vendors 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 Vendors or any of them or any person or persons from whom the Vendors 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 Purchasers 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 Vendors 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 Vendors have now in themselves good right and full and absolute power to grant convey transfer assign give and assure the said Property hereby granted conveyed transferred assigned given and assured or

Contd.....7

10/10/10



Addl. District Sub-Registrar  
Chandannagar, Hooghly

07 AUG 2020

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 their 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 Vendors 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 Purchasers 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 Purchasers 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 or any of them 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.
2. There is no latent or patent defect in the title of the Vendor of and to the said Property.

Contd.....8



Addl. District Sub-Registrar  
Chandannagar, Hooghly

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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 Vendors and/or their predecessors-in-title or any of them or any other 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.

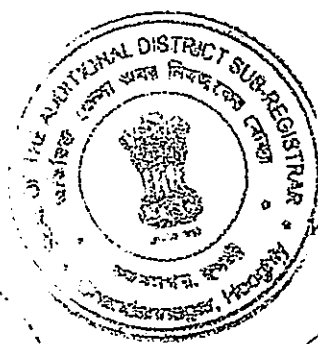
4. The vendor herein has supplied all the relevant documents related to the Schedule Property and the purchaser has scrutinize all title deeds and records etc and being satisfied with the title of the property executing these presents. AND the Vendor themselves and its successors do hereby covenant with the purchaser and declare that its successors shall have 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.

Contd.....9

22/1/14

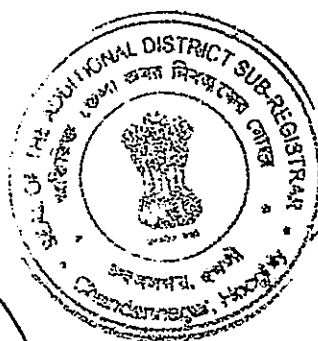


Addl. District Sub-Registrar  
Chandannagar, Hooghly

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 Purchasers 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 Vendor 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 Vendor 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.
- (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 Purchaser 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 unto and to the use of the Purchaser as may be reasonably required.



Addl. District Sub-Registrar  
Chandannagar, Hooghly

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THE SCHEDULE ABOVE REFERRED TO :

ALL THAT piece and parcel of Sali Land measuring an area of 43  
(Forty Three) Satak comprised in R.S. Plot. No. 5840, appertaining R.S.  
Khatian No. 828, under L.R. Plot No. 4656, 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 along with all  
right of easement thereto ; and the said property is butted and  
bounded as follows :-

ON THE NORTH : LAND OF L.R. DAG NO 4657 AND 4661. *Serli Land*  
ON THE SOUTH : LAND OF L.R. DAG NO. 4655. *Serli Land.*  
ON THE EAST : LAND OF L.R. DAG NO. 4663. *Serli Land*  
ON THE WEST : LAND OF L.R. DAG NO 4646. *Serli Land.*

The property is situated with in the Panchayet area for which  
annual rent of Total Rs. 200/- is payable to the Govt. of  
West Bengal.

Contd.....11

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Addl. District Sub-Registrar  
Chandannagar, Hooghly

07 AUG 2020

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

SIGNED AND DELIVERED BY  
THE VENDORS IN PRESENCE OF :-

*Supriya Mukherjee*  
*Chaitra Senumay*  
*Hooghly*

*Kousik Chakrabarty*  
*Sreenivasa Hooghly*

CMG AGRO PRIVATE LTD.

*Gagan Gupta*  
Director

SIGNATURE OF THE VENDOR

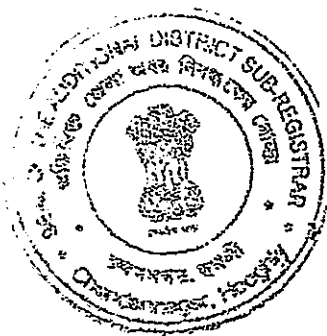
For V.K. UDYOG LTD.

*[Signature]*  
Managing Director

RECEIVED of and from the within  
named purchaser the with in mentioned  
sum of Rs. 43,00.000/- ( Rupees Forty Three 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. 43,00,000/- (Rupees Forty Three Lacs) 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	43,00,000/-	196024	BOI	SALT LAKE

CMG AGRO PRIVATE LTD.

Gaurav Gupta

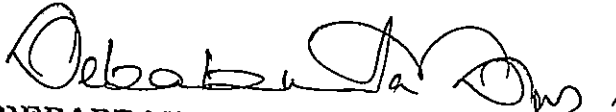
Director

SIGNATURE OF THE VENDORS

WITNESSES

1. Supriya Mukherjee  
Chitra Serampore  
Hooghly
2. Kesarik Chakraborty  
Serampore, Hooghly

Drafted by me :-

  
(DEBABRATA DAS, WB-232/221/91)

Advocate. Serampore Court.

Typed by :- D. Das.

Serampore Court.





Addl. District Sub-Registrar  
Chandannagar, Hooghly

07 AUG 2020



SALE DEED PLAN OF R. S. DAG NO- 5840, UNDER R. S. KHATIAN NO - 828, L. R. DAG NO- 4656, 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 :- 43 SATAK (MORE OR LESS).

DEED AREA SHOWN IN RED BORDER LINE :- 

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

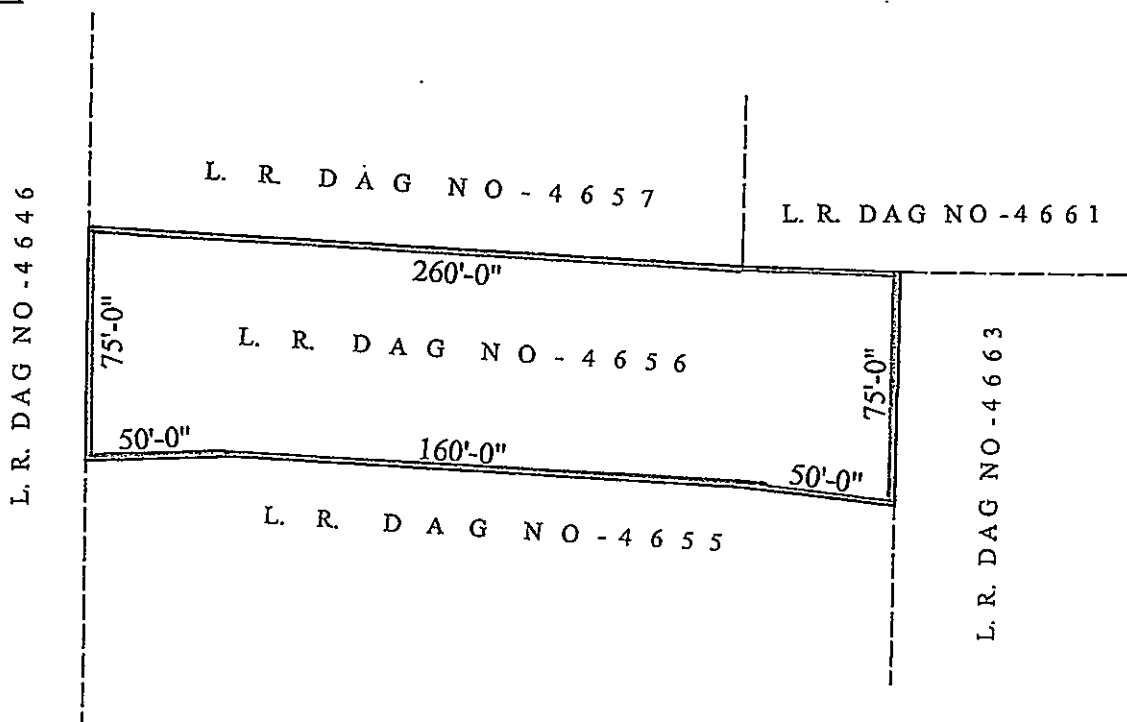
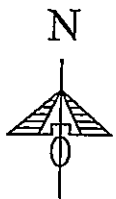
NAME OF SELLER :- M/S. CMG. AGRO PVT. LTD.  
(OLD - M/S. NAMITA CEMENT)

CMG AGRO PRIVATE LTD

*Gaurav Gupta*

Director

SIGNATURE OF SELLER :-



THIS DRAWING PREPARED  
AS PER PREVIOUS DRAWING

For V. K. UDYOG LTD.

*[Signature]*  
Managing Director

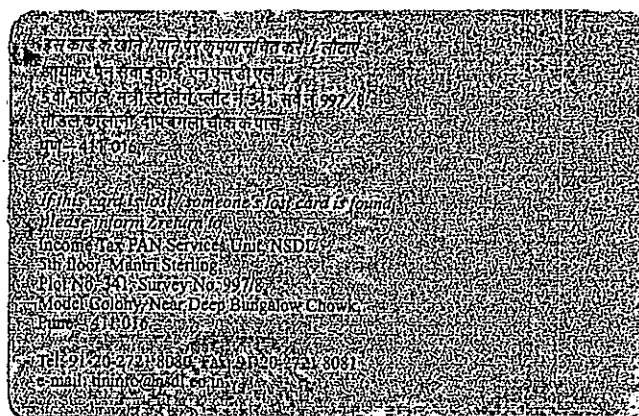
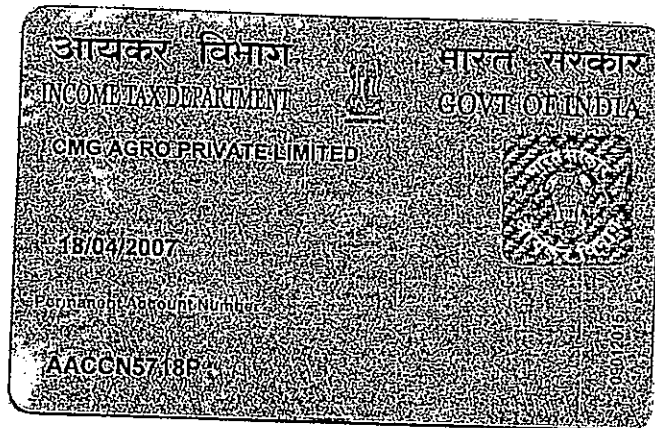
DRAWN BY

*S. C. Pal*  
Planner, Designer, Estimator  
Licence No. 42.....Year 2020-21  
Hooghly

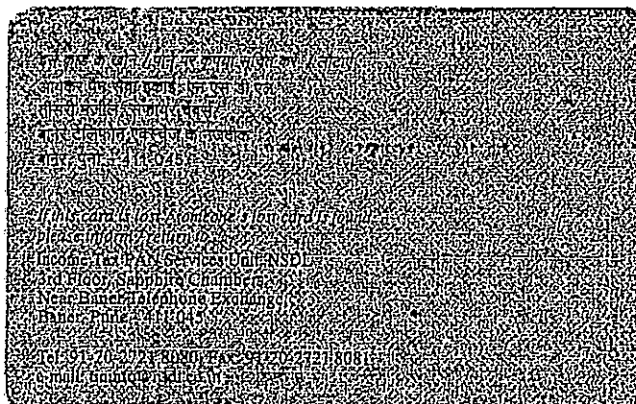
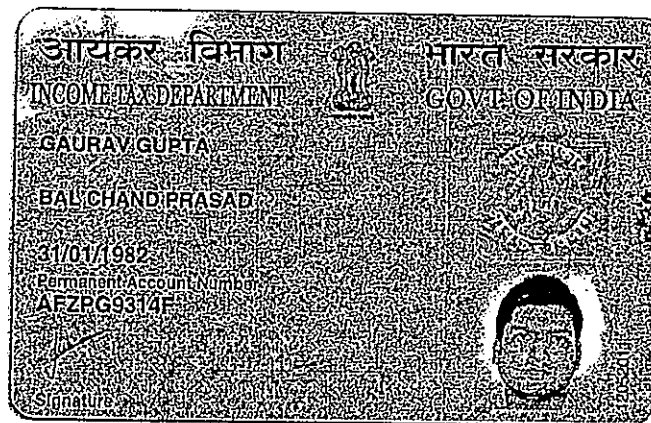


Chandigarh, 07/08/2020

07 AUG 2020











आधार

एम/एस: बलचंद प्रसाद, सिडि 349, नल्लेलेक  
सेक्टर 3, बिधाननगर (म), बिधाननगर बाईपै  
मार्केट, डेक्कन २४ पारगना, पच्छिम बङ्ग,  
700106

Address:

S/o: Balchand Prasad, Gd 349,  
Saltlake 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

WWW

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



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



6515 7660 9864

आधार- आम आदमी का अधिकार







ভারতীয় বৈশিষ্ট্য পরিচয় প্রাধিকরণ  
ভারত সরকার  
Unique Identification Authority of India  
Government of India

অনিকাঙ্কন আইডি / Enrollment No 1111/60076/09871

28/04/2015  
To  
Roopchand Prasad  
রুপচন্দ প্রসাদ  
S/O Shri Jatan Prasad  
GD 349  
SALT LAKE SEC 3  
Bidhannagar, M1  
Bidhannagar, IB Market North, 24 Parganas  
West Bengal 700106  
9830675277



KH364311635FT

36431163



আপনার আধার সংখ্যা / Your Aadhaar No. :

**3288 2457 1752**

আধার - সাধারণ মানুষের অধিকার



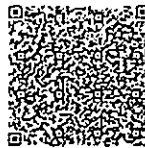
ভারত সরকার  
Government of India



রুপচন্দ প্রসাদ  
Roopchand Prasad

তারিখ : 28/04/2015  
স্থান : M1

3288 2457 1752



আধার - সাধারণ মানুষের অধিকার

*[Handwritten signature]*



INCOME TAX DEPARTMENT



GOVT. OF INDIA

ROOPCHAND PRASAD

JATAN RAM PRASAD

01/07/1958

Permanent Account Number

AEHPPB489A

*Omni*  
Signature



इस कार्ड के साथे आपने पर कृपया सूचित करें : लौटाने  
आधिकारिक पत्र सेवा इकाई, एन एस डी एस  
5 वीं मंजिल, मन्त्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,  
मॉडल कॉलोनी, दीप बंगला घाट 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, NSDI  
5th floor, Mantri Sterling,  
Plot No. 341, Survey No. 997/8,  
Model Colony, Near Deep Bungalow Chowk,  
Pune - 411 016

Tel: 01-2027218081 Fax: 01-2027218081  
e-mail: [income@nsdi.gov.in](mailto:income@nsdi.gov.in)



PERMANENT ACCOUNT NUMBER  
AABCV0316N



NAME  
V K UDYOG LTD

DATE OF INCORPORATION  
08-12-1995

Signature

SECRETARY

COMMISSIONER OF INCOME TAX

इस कार्ड के लो / गिरा जाने पर कृपया जारी करने  
वाले अधिकारी को सूचित / वापस कर दें  
संपूर्ण नामका आवृत्ति (पट्टा) एवं जानकारी  
की 7  
गोपनी स्वतंत्र  
कलकत्ता - 700 009.

If any MS card is lost/annul, kindly inform/return to  
the issuing authority :  
Joint Commissioner of Income-tax (Systems & Technicals),  
P-1.





ভারত সরকার

Government of India

কৌশিক চক্রবর্তী

Kousik Chakraborty

পিতা : রঞ্জিত চক্রবর্তী

Father : Ranjit Chakraborty



জন্মতারিখ / DOB: 09/11/1972

পুরুষ / Male



3371 3534 1498

সংকেত - সাধারণ মানুষের অধিকার

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



http://uidai.gov.in



www.uidai.gov.in







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

GRN: 192020210054217511

Payment Mode Online Payment

GRN Date: 06/08/2020 08:51:56

Bank : State Bank of India

BRN : IK0AQEEFD8

BRN Date: 06/08/2020 08:52:59

DEPOSITOR'S DETAILS

Id No. : 2000888945/1/2020

[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	2000888945/1/2020	Property Registration- Stamp duty	0030-02-103-003-02	242586
2	2000888945/1/2020	Property Registration- Registration Fees	0030-03-104-001-16	48727
3	2000888945/1/2020	Property Registration- Stamp duty	0030-02-103-003-02	242586
4	2000888945/1/2020	Property Registration- Registration Fees	0030-03-104-001-16	48727

Total

582626

In Words : Rupees Two Lakh Ninety One Thousand Three Hundred Thirteen only

Receipt



## Major Information of the Deed

Deed No	I-0604-01660/2020	Date of Registration	07/08/2020
Query No./Year	0604-2000888945/2020	Office where deed is registered	
Query Date	02/08/2020 12:29:25 PM	0604-2000888945/2020	
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. 43,00,000/-	Rs. 48,71,319/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 2,43,586/- (Article:23)	Rs. 48,727/- (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-5840	RS-586	Industrial Use	Bastu	43 Dec	43,00,000/-	48,71,319/-	
Grand Total :					43Dec	43,00,000 /-	48,71,319 /-	

### Seller Details :



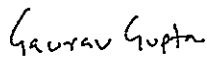



Sl No	Name, Address, Photo, Finger print and Signature
1	<b>CMG Agro Private Limited</b> 5/2, Russel Street, 5th Floor, Poonam Building, P.O:- Middleton Row, P.S:- Maniktala, District:-Kolkata, West Bengal, India, PIN - 700071 , PAN No.: AAxxxxxx8P, Aadhaar No Not Provided by UIDAI, Status : Organization,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

### Buyer Details :



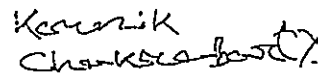
Sl No	Name, Address, Photo, Finger print and Signature
1	<b>V K Udyog LTD</b> 5/2, Russel Street, 6th Floor, Poonam Building, P.O:- Middleton Row, P.S:- Maniktala, District:-Kolkata, West Bengal, India, PIN - 700071 , PAN No.: AAxxxxxx6N, Aadhaar No Not Provided by UIDAI, Status : Organization, Executed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



# Representative Details :

Sl No	Name	Address	Photo	Finger print	Signature
1	<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 2:34PM	 LTI 07/08/2020	 07/08/2020	
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 : CMG Agro Private Limited (as Director)					
2	<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 2:33PM	 LTI 07/08/2020	 07/08/2020	
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)					

## 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	CMG Agro Private Limited	V K Udyog LTD-43 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 14:27 hrs on 07-08-2020, at the Office of the A.D.S.R. CHANDANNAGAR by Mr Gaurav Gupta .

**Certificate of Market Value(WB PUVRules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 48,71,319/-

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

Execution is admitted on 07-08-2020 by Mr Gaurav Gupta, Director, CMG 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

Indetified 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

Indetified 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 48,727/- ( A(1) = Rs 48,713/- ,E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 48,727/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/08/2020 8:52AM with Govt. Ref. No: 192020210054217511 on 06-08-2020, Amount Rs: 48,727/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0AQEEFD8 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. 2,43,586/- and Stamp Duty paid by Stamp Rs 1,000/-, by online = Rs 2,42,586/-

**Description of Stamp**

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

2. Stamp: Type: Impressed, Serial no 969, 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 8:52AM with Govt. Ref. No: 192020210054217511 on 06-08-2020, Amount Rs: 2,42,586/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0AQEEFD8 on 06-08-2020, Head of Account 0030-02-103-003-02











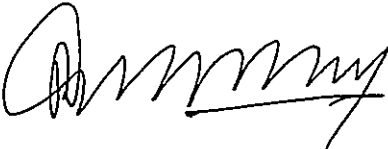




**Manoj Kumar Mandal**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. CHANDANNAGAR**  
**Hooghly, West Bengal**



দুই হাতের আঙ্গুল-এর ছাপ (টিপ)

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

ক্রেতা/বিক্রেতা/দাতা/গ্রহীতা				
 	বাঁহাতের আঙ্গুল-এর ছাপ (টিপ)		ডানহাতের আঙ্গুল-এর ছাপ (টিপ)	
		কনিষ্ঠা	কনিষ্ঠা	
		অনামিকা	অনামিকা	
		মধ্যমা	মধ্যমা	
		তৃত্বিতী	তৃত্বিতী	
স্বাক্ষর 		বৃদ্ধাঙ্গুলী	বৃদ্ধাঙ্গুলী	



Addl. District Sub-Registrar  
Chandannagar, Hooghly

07 AUG 2020  
2320

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

**Regis'ered in Book - I**

**Volume number 0604-2020, Page from 44312 to 44339  
being No 060401660 for the year 2020.**



Digitally signed by MANOJ KUMAR  
MANDAL

Date: 2020.09.08 14:57:20 +05:30

Reason: Digital Signing of Deed.

**(Manoj Kumar Mandal) 2020/09/08 02:57:20 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/CMG AGRO PVT. LTD.

VENDOR

AND

V.K. UDYOG LTD

PURCHASER

43 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 AND NAMITA CEMENT DEED OF SALE 43 SATAK