

2035/2023

I-1737/2023



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

2/22/2023



075922

11-53
17/02/23

Additional Registrar of Assurances-II
Kolkata

Certified that the Document is admitted to
Registration The Signatures Sheet and the
endorsement are the part of this document

Additional Registrar
of Assurances II Kolkata

10 FEB 2023

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made at Kolkata on this 10th day of
February Two Thousand Twenty Three (2023) BETWEEN



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



192022230290495908

GRN Details

GRN: 192022230290495908 Payment Mode: SBI Epay
GRN Date: 10/02/2023 13:14:05 Bank/Gateway: SBlePay Payment Gateway
BRN: 0607148941825 BRN Date: 10/02/2023 13:15:34
Gateway Ref ID: 0601710169 Method: ICICI Bank - Corporate NB
GRIPS Payment ID: 100220232029049589 Payment Init. Date: 10/02/2023 13:14:05
Payment Status: Successful Payment Ref. No: 2000221208/5/2023
[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr SUREDATA LIMITED
Address: MOONBEAM HOUSING COMPLEX ACTION AREA IIC NEWTOWN
Mobile: 9830993623
Email: sdksipl@gmail.com
Period From (dd/mm/yyyy): 10/02/2023
Period To (dd/mm/yyyy): 10/02/2023
Payment Ref ID: 2000221208/5/2023
Dept Ref ID/DRN: 2000221208/5/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000221208/5/2023	Property Registration- Stamp duty	0030-02-103-003-02	3499920
2	2000221208/5/2023	Property Registration- Registration Fees	0030-03-104-001-16	700014
Total				4199934

IN WORDS: FORTY ONE LAKH NINETY NINE THOUSAND NINE HUNDRED THIRTY FOUR ONLY.

PAID

"PRAKASH PLY CENTRE PVT. LIMITED", having PAN-AADCP7132J, a company incorporated under the provisions of the Companies Act, 1956, having its registered office at 61, Chittaranjan Avenue, P.O. & P.S. Bowbazar, Kolkata -700 012, represented by one of its Directors namely MR. SATYA PRAKASH PANDEY, having PAN-AFLPP0945B, Aadhaar No. 4892 9208 8930 Son of Murlidhar Pandey of P214, Lake Town, P.O. & P.S. Lake Town, Kolkata-700089, Dist. North 24-Parganas, hereinafter referred to and identified as the "VENDOR" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its respective executors, Directors, successors-in-office, administrators and legal representatives, nominees and assigns) of the ONE PART :

"M/S. SUREDATA KEEPING (INDIA) PRIVATE LIMITED" having PAN-AAYCS3727R, a company incorporated under the provisions of the Companies Act, 1956, having its office at 16 Strand Road, 6th Floor, Room No. 601A, Diamond Heritage, P.O. G.P.O & P.S. Here Street, Kolkata-700001, represented by namely MR. KOBIRUL ISLAM, having PAN-AEDPI3303R, Aadhaar No. 2483 1438 8753, Son of Majjuddin Sarkar, residing at MARLIN ILAND, 19th A, 19th floor, Kustia Road, Picnic Garden, P.O. & P.S. Tiljala, Kolkata-700 039, herein after referred to and identified as the "PURCHASER" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its respective executors, Directors, successors-in-office, administrators and legal representatives, nominees and assigns) of the OTHER PART :

WHEREAS at all material times, a fund created by One P.E. Gazder, since deceased, known as "P.E. Gazder Fund" was under the Control of the Calcutta Zoroastrian Community's Religious & Charity Fund ("The Said Trust").

AND WHEREAS in the year 1966, one Jamshed navroji Guzdar, being the then Secretary of the said Trust participated in an auction sale in respect of

premises No 10, Bow Street, Kolkata 700012, more particularly described in the schedule hereunder written (hereafter referred to as the ("Said Premises")). The said Jamshed Navroji Guzdar was declared the highest bidder and purchaser of the said premises at the sale held on June 11, 1966 at the High Court Bar Library in Calcutta by the Receiver in partition & Administration Suit No. 777 of 1956, subject to confirmation by the Hon Tole High Court at Calcutta. By an Order dated September 14, 1966 the said sale in favour of the said Jamshed Navroji Guzdar as highest bidder was confirmed subject to payment of price offered by the said Jamshed Navroji Guzdar to the Receiver by September 30, 1966.

AND WHEREAS subsequent to the payment of price as aforesaid by September 30, 1966 which was actually paid by the then Trustees to the said Trust, by an order dated March 16, 1967, the Receiver, in the partition & Administration suit No. 777 of 1956, was authorized to execute and register a proper deed of conveyance in favour of the said Jamshed Navroji Guzdar, as highest bidder and purchaser at the sale held on June 11, 1966, on behalf of such vendors who may not be available or fail or refuse to execute the same and also on behalf of any minor vendor.

AND WHEREAS by a Deed of conveyance dated September 2, 1967, made between Popatlal Tricumji and others, therein referred to as the vendors of the First part, Deba Prasanna Mukherjee as receiver, being the confirming party of the second part and Jamshed Navroji Guzdar, Land holder and Secretary to the said Trust, therein referred to as the purchaser of the third part and registered at the Land Registration office in Calcutta in Book No. 1, Volume No 126, Page 248 to 262, being no. 4839 for the year 1967, the said premises was sold and conveyed in favour of the purchaser therein.

AND WHEREAS inasmuch as the said premises purported to have been purchased by the said Jamshed Navroji Guzdar was in fact purchaser by the trustees to the said trust out of the funds provided by the said trust and the entire consideration money paid by the said Jamshed Navroji Guzdar was the

property of the said Fund and/or the said premises was purchased for the benefit of the Calcutta Zoroastrian Community , the said Jamshed Navroji Guzder, by a declaration of Trust dated March 11, 1968 and registered at the office of the registrar of Assurances , Calcutta in Book No. 1 Volume No. 63 , Pages 252 -256 , being No. 1153 for the year 1968 , renounced , disclaimed and relinquished all right, title , claim or demand whatsoever in the said premises under the said Deed of conveyance dated September 2, 1967 and declared , inter -alia , the purchase of the said premises was in fact made by the trustee of the said Trust exclusively out of the money of the said trust fund upon trust for the use and benefit of the said trust and the right title and interest purported to have been sold to the said Jamshed Navroji Guzder was intended to pass exclusively and absolutely unto the Trustees of the said Trust. By the said Declaration, the said Jamshed Navroji Guzder further declared that the said Jamshed Navroji Guzder has not at any time whatsoever acquired any beneficial interest , Estate and title under the Deed of Conveyance dated September 2, 1967.

AND WHEREAS the said premises was very old premises and the condition thereof had since further deteriorated subsequent to its purchase, as mentioned herein before certain portion of the said premises has been declared to be unsafe and had been ordered to be demolished by the Kolkata Municipal Corporation by an order passed under section 411 (1) of the Kolkata Municipal Corporation Act, 1980. The said premises which were declared unsafe, has been duly demolished by the approved contractor and part of the sebris/rubble was still lying at the said premises.

AND WHEREAS in view of the aforesaid, a meeting of the Trustees of the said trust was held on August 22, 2005 at the office of the said Trust whereby the trustees were authorized to sell the said premises and out of the sale proceeds thereof utilize the same to full fill the objectives of the said "P.E. Gazder Fund".

AND WHEREAS subsequently the Trustees of the said Trust instituted a proceeding being A.C.R. No. 4 of 2005 before the Hon'ble High Court at Calcutta and purchaser to an order dated November 28, 2005 made in the above proceeding the Trustees were authorized to sell the said premises to be effected by public auction and to utilize the sale proceeds thereof for the purpose of fulfilling the objective of the said "P.E. Gazder Fund"

AND WHEREAS in terms of the said order dated 25 November 2005, the sale of the said premises was advertised in the Bengali Daily News Paper "BARTAMAN" & "THE STATESMAN" on December 23, 2005 and subsequently in the "BARTAMAN" & "THE TELEGRAPH" on January 9, 2006. and the purchaser therein and vendor herein participated by sending its tender to the vendors therein.

AND WHEREAS the purchaser therein participated in an auction sale in respect of premises No. 10, Bow Street, Kolkata-700012, more particularly described in the First schedule hereunder written (Hereinafter referred to as the "said Premises"). The said purchaser therein, was declared the highest bidder and purchaser of the said premises at the sale held on January 24, 2006 in the high court at Calcutta by the Hon'ble court in A.C.R.04 of 2005.

AND WHEREAS by an order dated January 24, 2006 the said sale in favour of the said purchaser therein as highest bidder was confirmed, subject to full payment of price offered by the said purchaser therein by January 31, 2006.

AND WHEREAS the vendor therein have agreed to sell, transfer and assign and the purchaser therein has agreed to purchase and obtain transfer and assignment of the said premises for a consideration mentioned therein free from all encumbrances, liens, charges etc of whatsoever nature on the terms and conditions mentioned therein.

AND WHEREAS at the request of the purchaser therein the Vendors therein have agreed to execute and register a Deed of Conveyance in respect of the said premises in favour of the purchaser therein or Vendor herein being these presents.

AND WHEREAS accordingly, the Vendor herein purchased the First Schedule plot of land with a dilapidated building thereon by dint of registered deed of conveyance being deed No. 01476 for the year 2006, recorded in Book No. 1, volume No. I, pages No. 1 to 20, registered at Registrar of Assurances II, Kolkata and since then the vendor herein is in lawful possession and enjoyment of the First scheduled plot of land.

AND WHEREAS the Vendor herein mutated its name in the Assessment register maintained by Kolkata Municipal Corporation in favour of Prakash Ply Centre Pvt. Ltd. in respect of the said premises being known and numbered as premises No. 10, Bow Street, Kolkata-700 012.

AND WHEREAS the vendor herein decided to develop the said property for commercial exploitation as such has applied for building sanction plan before the Kolkata Municipal Corporation for exploitation of a G+4 Storied Building/Complex for exploitation of commercial and/or residential purpose and accordingly vendor herein got a building plan sanctioned from Kolkata Municipal Corporation vide sanction Building Plan No. 2008060035, dated 15/12/2008 .

AND WHEREAS in accordance with the aforesaid sanction Building Plan, the Vendor herein has constructed the said G+4 Storied Building/Complex by demolishing the old dilapidated building standing thereon and completed the same in all respect now known as "IMAX CUBE".

AND WHEREAS the purchaser/s after being satisfied about the title of the vendor to the said premises and having taken inspection of the said sanctioned building plans of the said building has approached the vendor for purchasing unit No.1 on the 2nd floor (Commercial Space) admeasuring 3158 Sft., of super build up area of the said building (hereinafter referred to as the said unit).

AND WHEREAS the Vendor herein expressed its desire for absolute Sale of such One Unit being unit No.1 on the 2nd floor (Commercial Space) admeasuring 3158 Sft., of super build up area of the said building "IMAX"

CUBE" together with undivided impartible proportionate share of land underneath the said Building/Complex more fully and particularly described in the First Schedule herein below with all common areas and facilities, amenities and utilities thereto now within the limits of the Kolkata Municipal Corporation, Ward No.46, lying at the aforesaid Municipal Premises No.10, Bow Street formerly known as 10, Bow Bazar Street in Block No. XV, Previously Holding No.376, P.S. Bowbazar, Kolkata-700 012, comprised at the said Premises more fully and particularly described in the Second Schedule hereunder written and hereinafter collectively referred to as the "SAID PROPERTY" free from all encumbrances at or for a total Consideration of Rs.7,00,00,000/- (Rupees Seven Crores) only including TDS and the Purchaser herein agreed to purchase the said flat at the said Consideration.

AND WHEREAS subsequently, by an Agreement for Sale dated 3rd day of January, 2023, made between the Vendor and the Purchaser herein and the Purchaser have already paid to the Vendor a sum of Rs.2,00,000/- (Rupees Two Lakh) only as Advance or Part Payment of the Consideration money in respect of absolute Sale of the aforesaid flat subject to the terms, conditions, stipulations contained in the said Agreement.

AND WHEREAS the Purchaser being desirous of making payment of the balance amount of the Consideration money requested the Vendor to execute a Deed of Conveyance in favour of the Purchaser to which the Vendor agreed to execute these presents.

NOW THIS INDENTURE WITNESSETH that in pursuance of the Agreement for Sale dated 3rd day of January, 2023 and in Consideration of the said sum of Rs.7,00,00,000/- (Rupees Seven Crores) only including TDS well and truly paid by the Purchaser to the Vendor at or before the execution of these presents (the receipt whereof the Vendor doth hereby admit and acknowledge as per Memo of Consideration hereunder written and of and from the payment of the same and every part thereof the Vendor doth hereby acquit, release

and forever discharge the Purchasers as well as the said undivided impartible proportionate share of land beneath the said building and the said Commercial Unit hereby transferred) the Vendor doth hereby grant, transfer, convey, assure and assign unto the said Purchasers ALL THAT the said Unit being unit No.1 on the 2nd floor (Commercial Space) admeasuring 3158 Sft., of build up area of the said building "IMAX CUBE" together with all sorts of easement rights and appurtenances thereto together with undivided proportionate share of land with all common user rights thereto in common areas of the said building, lying at the aforesaid Municipal Premises No.10, Bow Street formerly known as 10, Bow Bazar Street in Block No. XV, Previously Holding No.376, P.S. Bowbazar, within the limits of the Kolkata Municipal Corporation, Ward No.46, Kolkata-700 012, more fully described in the Second Schedule hereunder written and delineated in the Map or Plan annexed hereto and shown by RED border lines OR HOWSOEVER OTHERWISE the said Commercial Unit with common rights now are or is or at any time heretofore were or was situated, butted, bounded, called, known, numbered, described and distinguished TOGETHER WITH all and singular other erections, walls, structures, fixtures, ground and sewers, drains, ways, paths, passages, water-courses, lights, rights, privileges, profits and benefits as more fully described in the Third Schedule hereunder written and the advantages and appurtenances whatsoever thereto belonging or in anywise appertaining to or with the same or any part thereof now are or is at any time hereto before were held, used, occupied or enjoyed therewith or reputed to belong or to be appurtenant thereto and the reversion or reversions and the remainder or remainders and the rents, issues and profits thereof and the said Commercial Unit with common rights hereby granted, transferred, sold, conveyed, assigned and assured or intended so to be and every part thereof AND all the estate, right, title, interest, inheritance, use, trust, possession property, claim and demand whatsoever both at law and in equity of the Vendor into and upon the said Commercial Unit with common rights hereby granted, transferred, sold, conveyed assigned and assured or intended

so to be and all the deeds, pattaahs, muniments, writings and evidences of title whatsoever relating to or concerning the same or any part thereof which now are or is or at any time heretofore were or was or may be in the custody, possession power of the Vendor or any person or persons from whom the Vendor may or can procure the same without any action or suit TO HAVE AND TO HOLD the said Commercial Unit with common rights hereby granted, transferred, sold, conveyed, assigned and assured to and unto and to the use of the Purchaser absolutely forever and free from all encumbrances and the inheritance in fee simple in possession without any manner or condition use, trust or other things whatsoever to alter defeat, let or sub-let or make void the same.

THE Vendor doth hereby covenant with the Purchaser as follows :-

- a) The interest which the Vendor doth hereby profess to transfer subsists and that the Vendor has good right, full power, absolute authority and indefeasible title to grant, transfer, convey, assure and assign the said Commercial Unit and undivided share or interest of and in the land and hereditaments comprised in the said Premises, stair-cases, corridors, electrical installations, electrical wiring, fixtures and fittings as aforesaid in the said Building hereby granted, conveyed, transferred, assigned and assured unto the said Purchaser in the manner aforesaid.
- b) It shall be lawful for the Purchaser from time to time and at all times hereafter to enter into, upon and enjoy the said Commercial Unit and impartible proportionate undivided share or interest in the land comprised in the said Premises and to receive the rents, issues and profits thereof without any interruption, hindrance, claim, demand or disturbances whatsoever from or by the Vendor or any person or persons claiming through under or in trust for the Vendor.
- c) The said floor and undivided impartible proportionate share or interest in the land comprised in the said Premises is free from all charges, encumbrances, liens, lispensens or any attachments whatsoever and that

the said land, messuages, tenements and Premises is not subject to any litigation and there is no Case, Suit or Proceeding pending before any Court of Law against the said Commercial Space and the said impartible undivided proportionate share or interest in the land comprised in the said Premises.

- d) The Vendor shall from time to time and at all times hereafter upon every reasonable request and at the cost of the Purchaser make do and execute or cause to be made done and executed all such further and other lawful and reasonable acts, deeds, matters and things whatsoever for better and more perfectly assuring and conveying the said floor and the said undivided impartible proportionate share or interest in the land comprised in the said Premises unto the Purchaser in the manner aforesaid as shall or may be reasonably required.

THE Purchaser doth hereby covenant with the Vendor as follows :-

- a) The Purchaser herein for the benefit of the Building and other Floor/Apartment therein and every part thereof doth hereby covenant with the Owners of the other Floor/Apartment comprised in the said Building that the Purchaser and all other persons deriving title under them will at all times hereafter observe the restrictions rules, regulations and conditions.
- b) The Purchaser shall hold, occupy and enjoy the said undivided proportionate and impartible share or interest of the land hereby sold and conveyed in common and in consistent with the rights and interest of the Owner of other undivided shares in the said Premises and in consistent with the rights of the Owners of the other floors in the said Premises and all other person or persons lawfully entitled to and to use all areas, drains, sewers, water-courses, water reservoirs now exist in the said Premises and to pay proportionate share with the aforesaid Owners and other persons the cost of repairing and maintaining all such sewers, drains, pump sets and meter, water-courses and to use the same as aforesaid and in accordance with the rules and regulations, bye-laws and terms

and condition of the Association/Society formed or to be formed by and between the Purchaser and the Owners of the other Floors/Apartments.

- c) The Purchaser do hereby covenant with the Vendor that the Purchaser shall at all times hereafter regularly and punctually pay or make payment of all Corporation Taxes and other Outgoings, cesses and impositions duties, levies which may be imposed or become payable in respect of the said floor hereby sold, transferred, conveyed, assured and assigned unto the said Purchaser.
- d) The Purchaser shall a reasonable time from the date of execution of these presents or as early as possible apply for and obtain mutation of the said floor from the Kolkata Municipal Corporation and shall also obtain separate assessment of the said floor.
- e) To keep the said floor and other parts, sewers, drains, ditches, pipes, cables, wires, conduits, gutters and appurtenances in good and reasonable repair.
- f) To contribute and pay proportionate share of all expenses and Outgoings to the Association/Society upon formation as fully mentioned in the Fourth Schedule hereunder written.
- g) To keep the said floor and other part walls, sewers, drains, pipes and entrance exclusively serving the said floor in good condition.
- h) The Purchaser shall become and remain a Member of the Association or Society to be formed by the Owner of the other Undivided shares/Floors in the said Premises.
- i) The Purchaser shall observe and perform strictly the terms and conditions, bye-laws and rules and regulations of the Association/Society to be formed as aforesaid.

IT IS FURTHER AGREED BY AND BETWEEN THE VENDOR AND THE PURCHASERS AS FOLLOWS :-

- a) That the undivided proportionate share in the land of the said Premises and the Commercial Space hereby granted, sold, transferred, conveyed, assigned and assured unto and in favour of the Purchaser shall always remain Impartible.
- b) The Purchaser shall not throw or accumulate or allow to be thrown or accumulated any rubbish, tit bits, night soils etc., in the common areas, passages, except the place fixed for the same.
- c) The Purchaser shall be entitled to sell, transfer, gift or otherwise alienate the said Commercial Space hereby granted, conveyed, transferred, assured and assigned unto the Purchaser to any person/persons without any consent of the Vendor or any other Flat/Unit/Commercial Unit Owners/Occupiers at any price or Consideration, the Purchaser in its absolute discretion thinks fit and proper.
- d) The Purchaser shall not create or permit to be created any annoyance or disturbance to the peaceful living of other Flat/Apartment Owners of the said Premises.

THE FIRST SCHEDULE AS REFERRED TO ABOVE
(THE ENTIRE PREMISES)

ALL THAT land, hereditaments, tenements containing by an estimation the area of land measuring about 8.82 Cottahs more or less together with a G+4 Storied Building/Project standing thereon or on part thereof now known as "**IMAX CUBE**" comprised at and being the aforesaid Municipal Premises No.10, Bow Street formerly known as 10, Bow Bazar Street, P.S. Bowbazar, in Block No. XV, Holding No. 376, within the limits of the Kolkata Municipal Corporation, Ward No.46, Kolkata-700 012, butted and bounded as follows :-

- On the North : By Premises No.9, Bow Street.
- On the South : By premises no. 11, bow street.
- On the East : By Bow Street.
- On the West : By Premises No. 27, Weston Street.

THE SECOND SCHEDULE AS REFERRED TO ABOVE
(THE COMMERCIAL SPACE HEREBY CONVEYED)

ALL THAT One Commercial Unit being unit No.1 on the entire 2nd floor (Commercial Space) admeasuring 3158 Sft., of super build up area of the said Building/Complex "IMAX CUBE" with Lift facility/Tiles flooring, together with all sorts of easement rights and appurtenances thereto together with undivided proportionate share of land beneath the said building with all common user rights thereto in common areas attributable to the said building, comprised at and being the aforesaid Municipal Premises No.10, Bow Street formerly known as 10, Bow Bazar Street, P.S. Bowbazar, in Block No. XV, Holding No. 376, within the limits of the Kolkata Municipal Corporation, Ward No.46, Kolkata-700 012 together with all common user rights comprised at the said Holding more fully and particularly described in the Third Schedule herein below and its proportionate common expenses as set-out in the Fourth Schedule hereunder written and the property hereby sold is delineated in the Map or Plan annexed hereto and depicted by RED border lines.

THE THIRD SCHEDULE AS REFERRED TO ABOVE
(COMMON TO THE PURCHASER AND TO ALL
CO-OWNERS OF THE SAID BUILDING)

1. External walls, external drainage system, external rain water pipe lines to drain out rain water from the roof of the said building.
2. Septic tank, boundary walls, out side walls, open spaces surrounding the said building and belonging to the said premises.
3. The Kolkata Municipal Corporation's Tap water connections for drinking water through pipe lines, underground water reservoir, overhead water tank, drains, sewerages, evacuation pipes from the said flat and from the said building to the Corporation Duct.
4. Common paths and passages leading to and from the public road and common passages up to the said scheduled property through the main entrances of the said premises.
5. Rights of lateral, vertical, overhead, underneath surrounding supports in and upon all main load bearings, foundations, columns, beams belonging to the said building.

6. Lift and Lift well.
7. Common areas such as staircase, landing, boundary belonging to the said buildings, including the right of user of proportionate area of roof.
8. Electric wiring connections, fittings, fixtures and other accessories for lighting the staircase, landings and common areas and open spaces surrounding the said building and of the said premises AND operating and maintenances of water lifting electric motor pump, pump room and all electric consumption charges for the same shall be proportionately borne by the Purchaser with the other co-owners of the said building.

THE FOURTH SCHEDULE AS REFERRED TO ABOVE

(COMMON EXPENSES FOR THE FOLLOWING ITEMS SHALL BE PROPORTIONATELY BORNE BY THE PURCHASER WITH THE OTHER CO-OWNERS OF THE SAID BUILDING)

1. The expenses for the maintenances of the common areas, common spaces and exterior walls and common portions of the said building and of the said premises.
2. The expenses for the maintenances and repairing and/or replacing all common installations, fittings, fixtures, equipments, machineries, accessories, electrical wiring, water pump for using common Purchaser.
3. The expenses of payment of salaries of Durwans, Sweepers, Caretakers of the said building, appointed by Owners' of the flats of the said building or flat owners' association. All appurtenances and facilities and other items which are not part of the unit as more fully and particularly described in the Fifth Schedule herein below.

THE FIFTH SCHEDULE AS REFERRED TO ABOVE
(GENERAL COMMON ELEMENTS)

All appurtenances and facilities and other items which are not part of the unit :-

1. All land and premises described in the first schedule herein above written whether improved or unimproved except the common passage and open space for car parking and beneath the building .
2. All private driveways curves side walls and parking areas on the said premises.
3. Lawn areas shrubbery and exterior conduits utility lines under ground storage tanks.

4. Public connection and Meters and rooms for gas electricity telephones and water not owned by public utility of other agencies providing such services are located outside the complex.
5. Exterior lighting and other facilities necessary to the upkeep and safety of the said building.
6. Recreation facilities and other extra facilities to be provided in the said premises.
7. Water tank and other facilities located in the said building to serve for benefit of more than one unit.
8. Conduits, utility lines, telephones and electrical systems contained within the said building.

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

In presence of :-

1. Anil Kumar
123/5, P.P. Road
Bijpur
24 Parganas (N)
2. By 143 have found clear
4415/H/14/1 Kade mango
Semi 102 23

PRAKASH PLY CENTRE PVT. LTD.

Satya Prasad

Director

VENDOR

Securedata Keeping Systems (India) Pvt. Ltd.

Kaviraj
Authorised Signatory

PURCHASER

Drafted by me and
prepared in my Office :

Pradip Sathwikon
Advocate
10/174/02
Alipore criminal court
Kolkata - 700027.

MEMO OF CONSIDERATION

RECEIVED from the within-named Purchaser the within-mentioned sum of Rs.7,00,00,000/- (Rupees Seven Crores) only including TDS being the entire Consideration money of the said Commercial Space mentioned in the Second Schedule hereinabove, paid by the Purchaser in the following manner :-

<u>DATE</u>	<u>CASH/RTGS/CHQ.</u>	<u>BANK/BRANCH</u>	<u>AMOUNT</u>
23.01.2023	--	ICICI BANK VIP RD.	Rs. 20,00,000.00.
23.01.2023	--	-Do-	Rs. 6,00,000.00.
27.01.2023	--	-Do-	Rs. 52,50,000.00.
30.01.2023	--	-Do-	Rs. 20,00,000.00.
31.01.2023	--	-Do-	Rs. 97,50,000.00.
31.01.2023	--	HDFC BANK LTD.	Rs. 5,00,00,000.00.
	TDS		Rs. 7,00,000.00.
		TOTAL :	Rs.7,00,00,000.00.

(Rupees Seven Crores) only.

WITNESSES:-

- 1) Anil Anand Kay
123/5, P.P. Road
Singapore
24 Pongam's (N)
- 2) Prof. Dr. S. S. Prasad Choudhary
49/15/11/47/1, Kule Marya
Semi Kol-23

PRAKASH PLY CENTRE PVT. LTD.

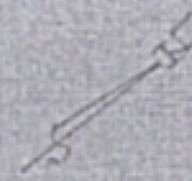
Satya Prasad Choudhary

Director

VENDOR

PLAN OF THE ENTIRE SECOND FLOOR COMMERCIAL SPACE, BEING UNIT NO 1, OF BUILDING "IMAX CLUBE", AT PREMISES NO-10, BON STREET FORMERLY KNOWN AS 10, BON BAZAR STREET, PS-BOMBAYAR, KOLKATA-700012, UNDER K.M.C WARD NO-46, DIST-24 PG-5(S), SUPER BUILTUP AREA 3158 SQ.FT. (M) SHOWN IN RED BORDER

SCALE: 1/100 = 1"



PRAKASH PLY CENTRE PVT. LTD.

Satyendra Kumar

Director

Surdata Mapping (India) Pvt. Ltd.

Kavita Singh

Authorized Signatory












B. BANERJEE
SURVEYOR
CIVIL DRAFTSMAN
REGD. NO.-0741 / 09

[Signature]

CO-OWNER

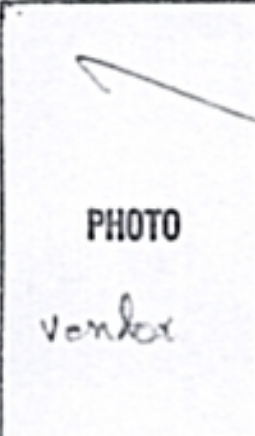
SIG OF PURCHASER

Thumb 1st finger middle finger ring finger small finger

	left hand					
	right hand					












Name SATYA RANASH PANDEY.
 Signature Satya Ranash Pandey

Thumb 1st finger middle finger ring finger small finger

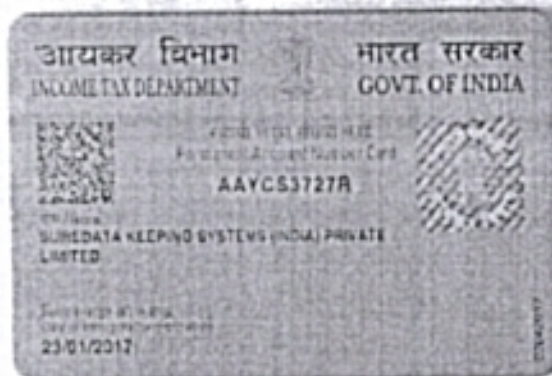
	left hand					
	right hand					

Name _____
 Signature _____

Thumb 1st finger middle finger ring finger small finger

	left hand					
	right hand					

Name KORI RUL ISLAM
 Signature Kori Rul Islam



Suredata Keeping Systems (India) Pvt. Ltd.

Kalim Singh
Authorized Signatory

Major Information of the Deed

Deed No :	I-1902-01737/2023	Date of Registration	10/02/2023
Query No / Year	1902-2000221208/2023	Office where deed is registered	
Query Date	28/01/2023 8:11:04 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	JOYANTA KUMAR ROY BARADABCHA, SATBANKURA, Thana : Medinipur, District : Paschim Midnapore, WEST BENGAL, PIN - 721253, Mobile No. : 7003787302, Status : Buyer/Claimant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 7,00,00,000/-	Rs. 7,00,00,000/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 35,00,020/- (Article:23)	Rs. 7,00,014/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Apartment Details :

District: Kolkata, P.S:- Bowbazar, Corporation: KOLKATA MUNICIPAL CORPORATION, Premises No: 10, Ward No: 047, Road: Bow Street, Pin Code : 700012

Sch No.	Mouza/Road Zone	Plot	Khatian	Floor Area (in Sq.Ft.)	Set Forth Value (in Rs.)	Market value (in Rs.)	Other Details
A1				Super Built-up Area: 3158	7,00,00,000/-	7,00,00,000/-	Flat No: UNIT 1, Floor No: 2, Apartment Type: Flat/Apartment Commercial Use , Floor Type: Tiles, Age of Flat: 0 Year ,Property is on Road, Other Amenities: Lift Facility, New Flat ,Status of Completion : Completed



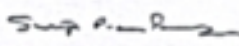


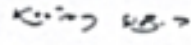
Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	PRAKASH PLY CENTRE PRIVATE LIMITED 61, CHITTARANJAN AVENUE, City:- , P.O:- BURROBAZAR, P.S:-Burrobazar, District:-Kolkata, West Bengal, India, PIN:- 700012 , PAN No.:: aaxxxxxx2j,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	SUREDATA KEEPING SYSTEM INDIA PRIVATE LIMITED 16, STRAND ROAD, 6TH FLOOR, ROOM NO 601/1, DIAMOND HERITAGE, City:- , P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxxx7R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Shri SATYA PRAKASH PANDEY Son of MURLIDHAR PANDEY Date of Execution - 10/02/2023, , Admitted by: Self, Date of Admission: 10/02/2023, Place of Admission of Execution: Office	Photo  Feb 10 2023 3:05PM	Finger Print  LTI 10/02/2023	Signature  10/02/2023
P214, LAKE TOWN, City:- , P.O:- LAKE TOWN, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx5B, Aadhaar No: 48xxxxxxxx8930 Status : Representative, Representative of : PRAKASH PLY CENTRE PRIVATE LIMITED (as DIRECTOR)				
2	Name KOBIRUL ISLAM (Presentant) Son of MAJUDDIN SARKAR Date of Execution - 10/02/2023, , Admitted by: Self, Date of Admission: 10/02/2023, Place of Admission of Execution: Office	Photo  Feb 10 2023 3:04PM	Finger Print  LTI 10/02/2023	Signature  10/02/2023
MARLIN ILAND, 19TH A, 19TH, FLOOR, KUSTIR ROAD, KUSTIR BUS STOP, PICNIC GARDEN, City:- , P.O:- TILJALA, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700039, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx3R, Aadhaar No: 24xxxxxxxx8753 Status : Representative, Representative of : SUREDATA KEEPING SYSTEM INDIA PRIVATE LIMITED (as DIRECTOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
AMITAVA KAR Son of ASHOKE KUMAR KAR 123/5, PP ROAD, FINGA PARA, City:- , P.O:- JAGADDAL, P.S:-Jagaddal, District:-North 24-Parganas, West Bengal, India, PIN:- 743129	 10/02/2023	 10/02/2023	 10/02/2023
Identifier Of Shri SATYA PRAKASH PANDEY, KOBIRUL ISLAM			

Transfer of property for A1

Sl.No	From	To. with area (Name-Area)
1	PRAKASH PLY CENTRE PRIVATE LIMITED	SUREDATA KEEPING SYSTEM INDIA PRIVATE LIMITED-3158.000000 Sq Ft

Endorsement For Deed Number : I - 190201737 / 2023

On 10-02-2023

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 14:48 hrs on 10-02-2023, at the Office of the A.R.A. - II KOLKATA by KOBIRUL ISLAM ..

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 7,00,00,000/-

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

Execution is admitted on 10-02-2023 by Shri SATYA PRAKASH PANDEY, DIRECTOR, PRAKASH PLY CENTRE PRIVATE LIMITED (Private Limited Company), 61, CHITTARANJAN AVENUE, City:- , P.O:- BURROBAZAR, P.S:- Burrobarazar, District:-Kolkata, West Bengal, India, PIN:- 700012

Indetified by AMITAVA KAR, . . Son of ASHOKE KUMAR KAR, 123/5, PP ROAD, FINGA PARA, P.O: JAGADDAL, Thana: Jagaddal, . North 24-Parganas, WEST BENGAL, India, PIN - 743129, by caste Hindu, by profession Service

Execution is admitted on 10-02-2023 by KOBIRUL ISLAM, DIRECTOR, SUREDATA KEEPING SYSTEM INDIA PRIVATE LIMITED (Private Limited Company), 16, STRAND ROAD, 6TH FLOOR, ROOM NO 601/1, DIAMOND HERITAGE, City:- , P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001

Indetified by AMITAVA KAR, . . Son of ASHOKE KUMAR KAR, 123/5, PP ROAD, FINGA PARA, P.O: JAGADDAL, Thana: Jagaddal, . North 24-Parganas, WEST BENGAL, India, PIN - 743129, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7,00,014.00/- (A(1) = Rs 7,00,000.00/- ,E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 7,00,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/02/2023 1:15PM with Govt. Ref. No: 192022230290495908 on 10-02-2023, Amount Rs: 7,00,014/-, Bank: SBI EPay (SBlePay), Ref. No. 0607148941825 on 10-02-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 35,00,020/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 34,99,920/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 269, Amount: Rs.100.00/-, Date of Purchase: 03/02/2023, Vendor name: T K PURKAYASTHA

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/02/2023 1:15PM with Govt. Ref. No: 192022230290495908 on 10-02-2023, Amount Rs: 34,99,920/-, Bank: SBI EPay (SBlePay), Ref. No. 0607148941825 on 10-02-2023, Head of Account 0030-02-103-003-02

Signature

Satyajit Biswas

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - II KOLKATA

Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2023, Page from 62797 to 62823

being No 190201737 for the year 2023.



Digitally signed by SATYAJIT BISWAS
Date: 2023.02.13 11:49:58 +05:30
Reason: Digital Signing of Deed.

(Satyajit Biswas) 2023/02/13 11:49:58 AM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.

(This document is digitally signed.)