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T- 5662/2022



পশ্চিমবঙ্গ পশ্চিমবঙ্গ WEST BENGAL

7 277683

H 277683

Query No. 2002264204/2022

GRN No. 192022230088585998

certified that the Endorsement
thereof and the Stamp Sheet's
attached to this document are
are part of the document.

Additional District Sub-Registrar
Paniganj, Paschim Bardhaman

04 AUG 2022

DEED OF LEASE

Cont.P/2...

1280 29/7/22 5000/-

Purchaser's Name M/S. Satyam Iron & Steel Co. Pvt Ltd
Address Kalnsa 69

Stamp Vender's Sign Agam Chow

AJOY KUMAR CHAND

STAMP VENDER

A. D. S. R. Office, Raniganj

Lic. No. 1 of 1989

Purchased On

From Assam Treasury

28 JUL 2022

1059

888773 H

Lokvani Engineering Pvt. Ltd.

Director

SATYAM IRON & STEEL CO. PVT. LTD.

DIRECTOR

1060

SATYAM IRON & STEEL CO. PVT. LTD.

General Agent
DIRECTOR

1061



Additional District Sub-Registrar
Raniganj, Paschim Bardhaman

03 AUG 2022

Antarasti

Jame - Roy - Sharma,

S/O - Lt. Dhruv Sharma,

Jamunia Bazar,

P/S - Jamunia Hat,

713336.

// 2 //

Handwritten signature and scribbles in blue ink.

DEED OF LEASE : Mouza Mandalpur, P.S.- Jamuria, Dist.- Paschim Bardhaman, ADSR Raniganj, Period 29 years, Area : 1549 Decimal.

THIS DEED FOR LEASE is made on this 2nd day of August 2022.

- By -

M/s. LOKVANI ENGINEERING PRIVATE LIMITED, (Private Limited Company), registered under the Company Act 2013, having its Registered Office situated at 20B, Abdul Hamid Street, East India House, 9th Floor, Kolkata, Pin – 700069, P.O.- Esplanade, P.S.- Hare Street (W.B.) having CIN No. U51909WB1995PTC072015, and PAN. AAACL5768P, represented by the Director Mr. **Rahul Agarwal** (PAN – AICPA1315N), S/o. Gopal Kumar Agarwal, resident of 93, Goenka Park, NSB Road, Raj Para, P.O. & P.S. Raniganj, Dist- Paschim Bardhaman - 713347 (W.B).

hereinafter called the LESSOR (Which expression shall unless excluded by or repugnant to the context be deemed to include her legal heir, representative, successor in interest , executor , administrator assigns) of the **FIRST PART**.

IN FAVOUR OF

M/S. "SATYAM IRON & STEEL CO. PRIVATE LIMITED" (Private Limited Company), having its Registered Office situated at 20B, Abdul Hamid Street, East India House, 7th Floor, Kolkata, Pin – 700069, P.O.- Esplanade, P.S.- Hare Street (W.B.) having CIN No. U00331WB2000PTC132700, and PAN. AAFCS5683M, represented by the Director Mrs. Urmila Devi Agarwal (PAN – ABUPA3923F), W/o. Gopal Kumar Agarwal, resident of 8A, Ashoka Road, Flat 1/B, Alipore, P.O. & P.S. Alipore, Kolkata - 700027 (W.B);

hereinafter called the LESSEE (Which expression shall unless excluded by or repugnant to the context be deemed to include representative, executor, administrator assigns) of the **SECOND PART**.

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WHEREAS the LESSOR is the absolute owner of the schedule of Property detailed below, as recorded in the R.O.R. and is in peaceful possession of the said property as the absolute owner without any restraint, litigation and objection from any other person or agency or body of persons.

That, the LESSOR has the good transferable title over the said land with all rights, interests, title and possession over the said land, free from all encumbrances acquired through Title Deed No:- I – 991 dated 26.02.2019, I-3235 dated 02.09.2020, I – 2077 dated 23.04.2019 and I – 990 dated 26.02.2019.

That, all the property are in peaceful and absolute possession of the LESSOR and no part of property has been let to any other Person(s) /Associations /Body of Associations for any purpose. No part of the property has been given in any mortgage, Lease, or as surety or by any means or instruments of transfer of right or interest, there to any other person, Financial Institution(s), Govt./Private/Semi Govt. Bank(s)/ Offices/ Institutions, etc.

That, the LESSOR, hereby declare that no other person other than him, has any claim whatsoever regarding any right, title, or interest over the scheduled property detailed below.

AND WHEREAS the LESSEE who is in search of suitable land for the purpose of establishing / developing iron & steel manufacturing unit in the name & style **M/S. SATYAM IRON & STEEL CO. PRIVATE LIMITED**, found the LESSOR's property scheduled below suitable for them. They approached the LESSOR to provide the property on lease basis to serve their purpose.

AND WHEREAS the LESSOR agreed to lease out / settle the same in favour of the LESSEE on terms & condition as mutually agreed by & between the parties.

NOW THIS DEED WITNESSETH AS FOLLOWS:-

1. That in pursuance of such offer and acceptance that said LESSORs do hereby grant lease of the land mentioned in the schedule below in favour of the LESSEE for a period of 29 (Twenty nine) years from the date of 01st July, 2022.
2. That the monthly rent payable for the lease hold property is fixed at Rs. 45,000/- (Rupees Forty five Thousand) only for the land and the LESSEE shall be bound and liable to pay the said rent within ten days after expiry of every month (English Calendar month) and the LESSOR shall grant proper rent receipt acknowledging receipt of the said rent so paid by the LESSEE.
3. That the Lessee has also agreed to pay a premium of Rs. 25,00,000/- (Rupees Twenty Five Lakh Only) favouring the Lessor to have occupation of the land under leasehold arrangement.

Amalendu Singh

4. That the LESSEE shall be fully competent to use and occupy the leasehold lands for any lawful purposes including raising and erecting all sorts of plant & machineries, factory shed & building, making any construction/modification into the existing fittings and structures and installing any equipment, whatsoever required, for the establishment/regular operation of their iron and steel manufacturing unit.
5. That the LESSEE shall also be able to procure all kinds of licences/permissions/NOCs such as Trade Licence, Pollution NOC, Factory Licence, GST Registration, Fire Licence, Forest Licence, Water Connection etc., whatsoever required, from time to time, through the concerned competent authorities/departments upon the said land and the LESSOR shall not put any objections or disputes thereto.
6. That the LESSEE shall possess the right to make sub- lease of the said lands or part thereof to any person or concern for any lawful purpose at the consent of the LESSER.
7. That the LESSEE shall for the purpose of land classification conversion, apply to the District Land and land Reforms Officer or other competent authority/ies for change of land use, classification, as required, under section 4C of the West Bengal Land Reforms Act, 1955 on payment of conversion fee thereof and the LESSEE shall also be liable to pay conversion and development fee/charges etc.
8. That the LESSEE shall be able to have electric connection in the demised lands at his own cost from the concerned power supplier for which LESSEE shall be solely responsible for payment of all electricity charges as per bills so consumed by the LESSEE in the said land and the LESSORS shall be bound to do all such acts, deeds and things as will be required in the matter of getting such electric connection to the LESSEE. The LESSEE may also conclude the modification in the title/name and style of existing electric connection, if any, in the name of the LESSER or the LESSER's any business unit, and the LESSER shall not raise any objection to it.
9. That the LESSEE shall have the right to raise loan from any bank or financial institution and for that LESSEE shall have the right to mortgage or to create charge over the whole leasehold properties.

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10. That the LESSORS have this day put the LESSEE into possession of the property described in the schedule below and the LESSEE will hold the said property without any interruption, shall possess and enjoy the same peacefully and quietly for times to come.
11. That the LESSEE shall pay all rates and taxes assessed and become payable for demised land and the LESSEE shall also pay Royalty & Cess for his said business to the government according to the prevailing law and the LESSORS shall have no concern therewith.
12. That both the LESSER and LESSEE if decide to surrender this lease before the expiry of the demised period shall be entitled to do so by serving 30(Thirty) days prior notice in writing to the LESSOR or the LESSEE and on paying all outstanding dues, if any, at their mutual consent.
13. That the LESSEE shall have absolute and heritable right in the demised property during the term of the lease.
14. That on the expiry of the terms of the lease the LESSEE shall dismantle the erected/developed plants, machineries, building etc. which have been brought into the demised premises and /or built/developed/erected by the LESSEE and shall be entitled to take them away within 3 (three) months of the expiry of the terms of the lease. On the expiry of lease period the lesser with handover the lease herd property to the lesser.
15. The said lease may also be renewed after the expiry of the term of 29 years with the mutual consent of the both the LESSOR and the LESSEE for the period as agreed by both the LESSER and the LESSEE at the time of furtherance of lease. In this case a fresh lease deed will be executed.

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SCHEDULE

Within the District of Paschim Bardhaman, P.S. Jamuria, A.D.S.R. Office Raniganj, Mouza Mondalpur, J.L. No. 037 under L. R. Khatian No. 2545 & 2772, all that piece and parcel of land, hereditaments and appurtenances with all easement rights attached thereto, appertaining to -

Schedule-A

Sl. No.	R.S & L.R. Plot No.	L.R. Khatian	Classification	Area in Decimal
1	2936	2545	Bahal	36
2	2937	2545	Kanali	21
3	2938	2545	Kanali	23
4	2939	2545	Bahal	68
5	2940	2545	Bahal	36
6	2941	2545	Kanali	38
7	2943	2545	Baid	5
8	2944	2545	Baid	70
9	2953	2545	Bahal	2
10	2984	2545	Baid	19
11	2985	2545	Baid	366
12	2988	2545	Pukur	162
13	2989	2545	Baid	246
14	2990	2545	Baid	85
15	2991	2545	Pukur	43
16	2992	2545	Baid	38
17	2993	2545	Kanali	227
18	3045	2545	Bahal	26

Schedule-B

19	2943/3336	2772	Baid	8
20	2989/3521	2772	Baid	30
TOTAL				1549

Total Area of Land A & B Schedule to be Leased One Thousand Five Hundred Forty Nine Decimal Only.

- On the East - Vacant Land Plot No.
- On the West - Jamuria Ranisayer Road
- On the North - Plot of BST Infratech Limited
- On the South - 45 feet wide road

IN WITNESS WHEREOF the parties named above sign and execute this lease deed on the day, month and year first above written in presence of the following witnesses.

Witnesses:-

1. Rajit Sharma.

S/o LT. Dhruv Sharma.
Jangra Bazar Main
Road, 713336 (L.B.)
P.O. - Jagmura
Dist - Paschim Bardhaman.

2.

Subhas Mukherjee
S/o Lt Gouri Sankar Mukherjee
Vill + PO - Atadhaigram
P.S - Mejia
Dist - Bankura.

Lokvani Engineering Pvt. Ltd.

Rahul Agarwal Director

(RAHUL AGARWAL, Director)

on behalf of LOKVANI ENGINEERING PVT. LTD.
(The LESSOR)

SATYAM IRON & STEEL CO. PVT. LTD.

Urmila Devi Agarwal

(URMILA DEVI AGARWAL, LESSEE) DIRECTOR

on behalf of SATYAM IRON &
STEEL CO. PVT. LTD.
(The LESSEE)

Drafted and Prepared by me and
readover & explained the contents
Of this deed to the parties by me :-

Subhas Mukherjee

(SUBHAS MUKHERJEE)

Deed Writer

Licence No. Rani -21,
Raniganj A.D.S.R. Office

Typing & Printed By Me:-

Chandan Sharma

(Chandan Sharma)

Raniganj



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

GRN Details

GRN:	192022230088585998	Payment Mode:	Online Payment (SBI Epay)
GRN Date:	02/08/2022 12:56:25	Bank/Gateway:	SBIEPay Payment Gateway
BRN :	2042485403136	BRN Date:	02/08/2022 13:00:09
Gateway Ref ID:	171203187022052	Method:	Canara Bank NB
Payment Status:	Successful	Payment Ref. No:	2002264204/10/2022

[Query No*/Query Year]

Depositor Details

Depositor's Name:	SATYAM IRON & STEEL CO. PVT LTD
Address:	RANIGANJ
Mobile:	9932621772
EMail:	SATYAMIRONSTEEL@GMAIL.COM
Depositor Status:	Buyer/Claimants
Query No:	2002264204
Applicant's Name:	Mr S Mukherjee
Identification No:	2002264204/10/2022
Remarks:	Lease, Lease

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002264204/10/2022	Property Registration- Stamp duty	0030-02-103-003-02	159810
2	2002264204/10/2022	Property Registration- Registration Fees	0030-03-104-001-16	35807
Total				195617

IN WORDS: ONE LAKH NINETY FIVE THOUSAND SIX HUNDRED SEVENTEEN ONLY.

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো/Fingers Print & Photo

বাম হাত Left Hand						
	বৃদ্ধাঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger	
ডান হাত Right Hand						

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যাহিত হইল।

Passport size photograph & Finger print of both hands attested by me.

স্বাক্ষর

Signature

বাম হাত Left Hand						
	বৃদ্ধাঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger	
ডান হাত Right Hand						

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Signature

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ডান হাত Right Hand						

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যাহিত হইল।

Passport size photograph & Finger print of both hands attested by me.

স্বাক্ষর

Signature

বাম হাত Left Hand						ফটো
	বৃদ্ধাঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger	
ডান হাত Right Hand						

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যাহিত হইল।

Passport size photograph & Finger print of both hands attested by me.

স্বাক্ষর

Signature



Government of West Bengal
Directorate of Registration & Stamp Revenue

FORM-1564

Miscellaneous Receipt

Visit Commission Case No / Year	2304000435/2022	Date of Application	02/08/2022
Query No / Year	23042002264204/2022		
Transaction	[0403] Lease, Lease		
Applicant Name of QueryNo	Mr S Mukherjee		
Stampduty Payable	Rs.1,64,810/-		
Registration Fees Payable	Rs.35,807/-		
Applicant Name of the Visit Commission	Mr Subhas Mukherjee		
Applicant Address	Deedwriter A.D.S.R Office Raniganj		
Place of Commission	Raniganj		
Expected Date and Time of Commission	02/08/2022 6:30 PM		
Fee Details	J1: 250/-, J2: 300/-, PTA-J(2): 0/-, Total Fees Paid: 550/-		
Remarks			









Government of West Bengal

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


OFFICE OF THE A.D.S.R. RANIGANJ, District Name :Paschim Bardhaman

Signature / LTI Sheet of Query No/Year 23042002264204/2022

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr RAHUL AGARWAL 93, GOENKA PARK, N S B ROAD, RAJ PARA, City:- Raniganj, P.O:- RANIGANJ, P.S:- Raniganj, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713347	Represent ative of Lessor [LOKVANI ENGINEE RING PRIVATE LIMITED]			 Lokvani Engineering Pvt. Ltd. Director
2	Mrs URMILA DEVI AGARWAL 8A ASHOKA ROAD, ALIPORE, Flat No: 1/B, Asoka Road, City:- , P.O:- ALIPORE, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027	Represent ative of Lessee [SATYAM IRON & STEEL CO PRIVATE LIMITED]			 SATYAM IRON & STEEL CO. PVT. LTD. Urmila Devi Agarwal DIRECTOR 31/8/22

S/ No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr ROHIT SHARMA Son of Late DHRUV SHARMA JAMURIA BAZAR MAIN ROAD, City:- , P.O:- JAMURIA, P.S:-Jamuria, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713336	Mr RAHUL AGARWAL, Mrs URMILA DEVI AGARWAL			<i>Rohit Sharma</i> 03/08/2022


 (Sankha Bandyopadhyay)
 ADDITIONAL DISTRICT
 SUB-REGISTRAR
 OFFICE OF THE A.D.S.R.
 RANIGANJ
 Paschim Bardhaman, West
 Bengal

Major Information of the Deed

Deed No :	I-2304-05662/2022	Date of Registration	04/08/2022
Query No / Year	2304-2002264204/2022	Office where deed is registered	
Query Date	25/07/2022 5:13:00 PM	A.D.S.R. RANIGANJ, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	S Mukherjee Raniganj,Thana : Raniganj, District : Paschim Bardhaman, WEST BENGAL, PIN - 713347, Mobile No. : 8900416959, Status :Deed Writer		
Transaction	Additional Transaction		
[0403] Lease, Lease	[4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
	Rs. 15,23,04,444/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,64,810/- (Article:35)	Rs. 35,807/- (Article:A(1), E)		
Remarks	Lease Period 29 Years s Advance/Premium Rs 25,00,000/- Average annual Rent Rs 5,40,000/- Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Paschim Bardhaman, P.S:- Jamuria, Municipality: JAMURIA, Road: Rani Sayer to Jamuria Road, Mouza: Mandalpur, JI No: 37, Pin Code : 713336

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2936 (RS :-)	LR-2545	Land for industrial use	Bahal	36 Dec		37,52,516/-	Width of Approach Road: 45 Ft., Adjacent to Metal Road,
L2	LR-2937 (RS :-)	LR-2545	Land for industrial use	Kanali	21 Dec		21,88,968/-	Width of Approach Road: 45 Ft., Adjacent to Metal Road,
L3	LR-2938 (RS :-)	LR-2545	Land for industrial use	Kanali	23 Dec		23,97,441/-	Width of Approach Road: 45 Ft., Adjacent to Metal Road,
L4	LR-2939 (RS :-)	LR-2545	Land for industrial use	Bahal	68 Dec		70,88,086/-	Width of Approach Road: 45 Ft., Adjacent to Metal Road,
L5	LR-2940 (RS :-)	LR-2545	Land for industrial use	Bahal	36 Dec		37,52,516/-	Width of Approach Road: 45 Ft., Adjacent to Metal Road,
L6	LR-2941 (RS :-)	LR-2545	Land for industrial use	Kanali	38 Dec		39,60,990/-	Width of Approach Road: 45 Ft., Adjacent to Metal Road,
L7	LR-2943 (RS :-)	LR-2545	Land for industrial use	Baid	5 Dec		5,21,183/-	Width of Approach Road: 45 Ft., Adjacent to Metal Road,

	44 :-)	LR-2545	Land for industrial use	Baid	70 Dec		72,96,559/-	Width of Approach Road: 45 Ft., Adjacent to Metal Road,
9	LR-2953 (RS :-)	LR-2545	Land for industrial use	Bahal	2 Dec		2,08,473/-	Width of Approach Road: 45 Ft., Adjacent to Metal Road,
L10	LR-2984 (RS :-)	LR-2545	Land for industrial use	Baid	19 Dec		19,80,494/-	Width of Approach Road: 45 Ft., Adjacent to Metal Road,
L11	LR-2985 (RS :-)	LR-2545	Land for industrial use	Baid	366 Dec		3,81,50,581/-	Width of Approach Road: 45 Ft., Adjacent to Metal Road,
L12	LR-2988 (RS :-)	LR-2545	Pukur	Pukur	162 Dec		96,49,278/-	Width of Approach Road: 45 Ft., Adjacent to Metal Road,
L13	LR-2989 (RS :-)	LR-2545	Land for industrial use	Baid	246 Dec		2,56,42,194/-	Width of Approach Road: 45 Ft., Adjacent to Metal Road,
L14	LR-2990 (RS :-)	LR-2545	Land for industrial use	Baid	85 Dec		88,60,108/-	Width of Approach Road: 45 Ft., Adjacent to Metal Road,
L15	LR-2991 (RS :-)	LR-2545	Pukur	Pukur	43 Dec		25,61,228/-	Width of Approach Road: 45 Ft., Adjacent to Metal Road,
L16	LR-2992 (RS :-)	LR-2545	Land for industrial use	Baid	38 Dec		39,60,990/-	Width of Approach Road: 45 Ft., Adjacent to Metal Road,
L17	LR-2993 (RS :-)	LR-2545	Land for industrial use	Kanali	227 Dec		2,36,61,699/-	Width of Approach Road: 45 Ft., Adjacent to Metal Road,
L18	LR-3045 (RS :-)	LR-2545	Land for industrial use	Bahal	26 Dec		27,10,150/-	Width of Approach Road: 45 Ft., Adjacent to Metal Road,
L19	LR-2943/3336 (RS :-)	LR-2772	Land for industrial use	Baid	8 Dec		8,33,893/-	Width of Approach Road: 45 Ft.,
L20	LR-2989/3521 (RS :-)	LR-2772	Land for industrial use	Baid	30 Dec		31,27,097/-	Width of Approach Road: 45 Ft., Adjacent to Metal Road,
		TOTAL :			1549Dec	0 /-	1523,04,444 /-	
		Grand Total :			1549Dec	0 /-	1523,04,444 /-	

Lessor Details :

SI No	Name,Address,Photo,Finger print and Signature
1	LOKVANI ENGINEERING PRIVATE LIMITED 20B ABDUL HAMID STREET, City:- Kolkata, P.O:- ESPLANADE, P.S:-Hare Street, District:-Kolkata, West Bengal India, PIN:- 700069 , PAN No.:: AAxxxxxx8P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Lessee Details :

SI No	Name,Address,Photo,Finger print and Signature
1	SATYAM IRON & STEEL CO PRIVATE LIMITED 20B ABDUL HAMID STREET, City:- Kolkata, P.O:- ESPLANADE, P.S:-Hare Street, District:-Kolkata, West Bengal India, PIN:- 700069 , PAN No.:: AAxxxxxx3M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr RAHUL AGARWAL (Presentant) Son of Mr GOPAL KUMAR AGARWAL93, GOENKA PARK, N S B ROAD, RAJ PARA, City:- Raniganj, P.O:- RANIGANJ, P.S:-Raniganj, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713347, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: Alxxxxxx5N, Aadhaar No: 25xxxxxxxx6705 Status : Representative, Representative of : LOKVANI ENGINEERING PRIVATE LIMITED (as DIRECTOR)
2	Mrs URMILA DEVI AGARWAL Wife of GOPAL KUMAR AGARWAL8A ASHOKA ROAD, ALIPORE, Flat No: 1/B, Asoka Road, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: ABxxxxxx3F, Aadhaar No: 30xxxxxxxx4051 Status : Representative, Representative of : SATYAM IRON & STEEL CO PRIVATE LIMITED (as DIRECTOR)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr ROHIT SHARMA Son of Late DHRUV SHARMA JAMURIA BAZAR MAIN ROAD, City:- , P.O:- JAMURIA, P.S:-Jamuria, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713336			
Identifier Of Mr RAHUL AGARWAL, Mrs URMILA DEVI AGARWAL			

Details as per Land Record

Paschim Bardhaman, P.S:- Jamuria, Municipality: JAMURIA, Road: Rani Sayer to Jamuria Road, Mouza: Jalpur, JI No: 37, Pin Code : 713336

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2936, LR Khatian No:- 2545	Owner:লোকভানী ইঞ্জিনিয়ারিং প্রাঃ লিঃ পক্ষে ডাইরেক্টর রাহুল আগরওয়াল, Gurdian:পিতা গোপাল কুমার আগরওয়াল, Address:এসম্মানেড কোলকাতা , Classification:বহাল, Area:0.36000000 Acre,	LOKVANI ENGINEERING PRIVATE LIMITED
L2	LR Plot No:- 2937, LR Khatian No:- 2545	Owner:লোকভানী ইঞ্জিনিয়ারিং প্রাঃ লিঃ পক্ষে ডাইরেক্টর রাহুল আগরওয়াল, Gurdian:পিতা গোপাল কুমার আগরওয়াল, Address:এসম্মানেড কোলকাতা , Classification:কানালী, Area:0.21000000 Acre,	LOKVANI ENGINEERING PRIVATE LIMITED
L3	LR Plot No:- 2938, LR Khatian No:- 2545	Owner:লোকভানী ইঞ্জিনিয়ারিং প্রাঃ লিঃ পক্ষে ডাইরেক্টর রাহুল আগরওয়াল, Gurdian:পিতা গোপাল কুমার আগরওয়াল, Address:এসম্মানেড কোলকাতা , Classification:কানালী, Area:0.23000000 Acre,	LOKVANI ENGINEERING PRIVATE LIMITED
L4	LR Plot No:- 2939, LR Khatian No:- 2545	Owner:লোকভানী ইঞ্জিনিয়ারিং প্রাঃ লিঃ পক্ষে ডাইরেক্টর রাহুল আগরওয়াল, Gurdian:পিতা গোপাল কুমার আগরওয়াল, Address:এসম্মানেড কোলকাতা , Classification:বহাল, Area:0.68000000 Acre,	LOKVANI ENGINEERING PRIVATE LIMITED
L5	LR Plot No:- 2940, LR Khatian No:- 2545	Owner:লোকভানী ইঞ্জিনিয়ারিং প্রাঃ লিঃ পক্ষে ডাইরেক্টর রাহুল আগরওয়াল, Gurdian:পিতা গোপাল কুমার আগরওয়াল, Address:এসম্মানেড কোলকাতা , Classification:বহাল, Area:0.36000000 Acre,	LOKVANI ENGINEERING PRIVATE LIMITED
L6	LR Plot No:- 2941, LR Khatian No:- 2545	Owner:লোকভানী ইঞ্জিনিয়ারিং প্রাঃ লিঃ পক্ষে ডাইরেক্টর রাহুল আগরওয়াল, Gurdian:পিতা গোপাল কুমার আগরওয়াল, Address:এসম্মানেড কোলকাতা , Classification:কানালী, Area:0.38000000 Acre,	LOKVANI ENGINEERING PRIVATE LIMITED
L7	LR Plot No:- 2943, LR Khatian No:- 2545	Owner:লোকভানী ইঞ্জিনিয়ারিং প্রাঃ লিঃ পক্ষে ডাইরেক্টর রাহুল আগরওয়াল, Gurdian:পিতা গোপাল কুমার আগরওয়াল, Address:এসম্মানেড কোলকাতা , Classification:বাইদ, Area:0.05000000 Acre,	LOKVANI ENGINEERING PRIVATE LIMITED

	LR Plot No:- 2944, LR Khatian No:- 2545	Owner:লোকভানী ইঞ্জিনিয়ারিং প্রাঃ লিঃ পক্ষে ডাইরেক্টর রাহুল আগরওয়াল, Gurdian:পিতা গোপাল কুমার আগরওয়াল, Address:এসম্মানেড কোলকাতা , Classification:বাইদ, Area:0.70000000 Acre,	LOKVANI ENGINEERING PRIVATE LIMITED
L9	LR Plot No:- 2953, LR Khatian No:- 2545	Owner:লোকভানী ইঞ্জিনিয়ারিং প্রাঃ লিঃ পক্ষে ডাইরেক্টর রাহুল আগরওয়াল, Gurdian:পিতা গোপাল কুমার আগরওয়াল, Address:এসম্মানেড কোলকাতা , Classification:বহাল, Area:0.02000000 Acre,	LOKVANI ENGINEERING PRIVATE LIMITED
L10	LR Plot No:- 2984, LR Khatian No:- 2545	Owner:লোকভানী ইঞ্জিনিয়ারিং প্রাঃ লিঃ পক্ষে ডাইরেক্টর রাহুল আগরওয়াল, Gurdian:পিতা গোপাল কুমার আগরওয়াল, Address:এসম্মানেড কোলকাতা , Classification:বাইদ, Area:0.19000000 Acre,	LOKVANI ENGINEERING PRIVATE LIMITED
L11	LR Plot No:- 2985, LR Khatian No:- 2545	Owner:লোকভানী ইঞ্জিনিয়ারিং প্রাঃ লিঃ পক্ষে ডাইরেক্টর রাহুল আগরওয়াল, Gurdian:পিতা গোপাল কুমার আগরওয়াল, Address:এসম্মানেড কোলকাতা , Classification:বাইদ, Area:3.66000000 Acre,	LOKVANI ENGINEERING PRIVATE LIMITED
L12	LR Plot No:- 2988, LR Khatian No:- 2545	Owner:লোকভানী ইঞ্জিনিয়ারিং প্রাঃ লিঃ পক্ষে ডাইরেক্টর রাহুল আগরওয়াল, Gurdian:পিতা গোপাল কুমার আগরওয়াল, Address:এসম্মানেড কোলকাতা , Classification:পুকুর, Area:1.62000000 Acre,	LOKVANI ENGINEERING PRIVATE LIMITED
L13	LR Plot No:- 2989, LR Khatian No:- 2545	Owner:লোকভানী ইঞ্জিনিয়ারিং প্রাঃ লিঃ পক্ষে ডাইরেক্টর রাহুল আগরওয়াল, Gurdian:পিতা গোপাল কুমার আগরওয়াল, Address:এসম্মানেড কোলকাতা , Classification:বাইদ, Area:2.46000000 Acre,	LOKVANI ENGINEERING PRIVATE LIMITED
L14	LR Plot No:- 2990, LR Khatian No:- 2545	Owner:লোকভানী ইঞ্জিনিয়ারিং প্রাঃ লিঃ পক্ষে ডাইরেক্টর রাহুল আগরওয়াল, Gurdian:পিতা গোপাল কুমার আগরওয়াল, Address:এসম্মানেড কোলকাতা , Classification:বাইদ, Area:0.85000000 Acre,	LOKVANI ENGINEERING PRIVATE LIMITED
L15	LR Plot No:- 2991, LR Khatian No:- 2545	Owner:লোকভানী ইঞ্জিনিয়ারিং প্রাঃ লিঃ পক্ষে ডাইরেক্টর রাহুল আগরওয়াল, Gurdian:পিতা গোপাল কুমার আগরওয়াল, Address:এসম্মানেড কোলকাতা , Classification:পুকুর, Area:0.43000000 Acre,	LOKVANI ENGINEERING PRIVATE LIMITED

	LR Plot No:- 2992, LR Khatian No:- 2545	Owner:লোকভানী ইঞ্জিনিয়ারিং প্রাঃ লিঃ পক্ষে ডাইরেক্টর রাহুল আগরওয়াল, Gurdian:পিতা গোপাল কুমার আগরওয়াল, Address:এসম্মানেড কোলকাতা , Classification:বাইদ, Area:0.38000000 Acre,	LOKVANI ENGINEERING PRIVATE LIMITED
L17	LR Plot No:- 2993, LR Khatian No:- 2545	Owner:লোকভানী ইঞ্জিনিয়ারিং প্রাঃ লিঃ পক্ষে ডাইরেক্টর রাহুল আগরওয়াল, Gurdian:পিতা গোপাল কুমার আগরওয়াল, Address:এসম্মানেড কোলকাতা , Classification:কানালী, Area:2.27000000 Acre,	LOKVANI ENGINEERING PRIVATE LIMITED
L18	LR Plot No:- 3045, LR Khatian No:- 2545	Owner:লোকভানী ইঞ্জিনিয়ারিং প্রাঃ লিঃ পক্ষে ডাইরেক্টর রাহুল আগরওয়াল, Gurdian:পিতা গোপাল কুমার আগরওয়াল, Address:এসম্মানেড কোলকাতা , Classification:বহাল, Area:0.26000000 Acre,	LOKVANI ENGINEERING PRIVATE LIMITED
L19	LR Plot No:- 2943/3336, LR Khatian No:- 2772		Seller is not the recorded Owner as per Applicant.
L20	LR Plot No:- 2989/3521, LR Khatian No:- 2772		Seller is not the recorded Owner as per Applicant.

08-2022

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 15,23,04,444/-.



Sankha Bandyopadhyay
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RANIGANJ
Paschim Bardhaman, West Bengal

On 03-08-2022

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 17:35 hrs on 03-08-2022, at the Private residence by Mr RAHUL AGARWAL ,

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

Execution is admitted on 03-08-2022 by Mr RAHUL AGARWAL, DIRECTOR, LOKVANI ENGINEERING PRIVATE LIMITED (Private Limited Company), 20B ABDUL HAMID STREET, City:- Kolkata, P.O:- ESPLANADE, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700069

Indetified by Mr ROHIT SHARMA, , , Son of Late DHRUV SHARMA, JAMURIA BAZAR MAIN ROAD, P.O: JAMURIA, Thana: Jamuria, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713336, by caste Hindu, by profession Others

Execution is admitted on 03-08-2022 by Mrs URMILA DEVI AGARWAL, DIRECTOR, SATYAM IRON & STEEL CO PRIVATE LIMITED (Private Limited Company), 20B ABDUL HAMID STREET, City:- Kolkata, P.O:- ESPLANADE, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700069

Indetified by Mr ROHIT SHARMA, , , Son of Late DHRUV SHARMA, JAMURIA BAZAR MAIN ROAD, P.O: JAMURIA, Thana: Jamuria, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713336, by caste Hindu, by profession Others



Sankha Bandyopadhyay
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RANIGANJ
Paschim Bardhaman, West Bengal

On 04-08-2022

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 : 35 of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 35,807/- (A(1) = Rs 35,800/- ,E = Rs 7/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 35,807/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 02/08/2022 1:00PM with Govt. Ref. No: 192022230088585998 on 02-08-2022, Amount Rs: 35,807/-, Bank: SBI EPay (SBlePay), Ref. No. 2042485403136 on 02-08-2022, Head of Account 0030-03-104-001-16

of Stamp Duty

that required Stamp Duty payable for this document is Rs. 1,64,810/- and Stamp Duty paid by Stamp Rs
/-, by online = Rs 1,59,810/-
Description of Stamp
Stamp: Type: Impressed, Serial no 1280, Amount: Rs.5,000/-, Date of Purchase: 27/07/2022, Vendor name: Ajoy
Kumar Chand
2. Stamp: Type: Court Fees, Amount: Rs.10/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 02/08/2022 1:00PM with Govt. Ref. No: 192022230088585998 on 02-08-2022, Amount Rs: 1,59,810/-,
Bank: SBI EPay (SBlePay), Ref. No. 2042485403136 on 02-08-2022, Head of Account 0030-02-103-003-02



Sankha Bandyopadhyay
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RANIGANJ
Paschim Bardhaman, West Bengal

Date of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 2304-2022, Page from 135551 to 135572
being No 230405662 for the year 2022.



Digitally signed by Sankha
Bandyopadhyay
Date: 2022.08.05 11:41:59 +05:30
Reason: Digital Signing of Deed.

(Sankha Bandyopadhyay) 2022/08/05 11:41:59 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RANIGANJ
West Bengal.

(This document is digitally signed.)