

- 2.2 **Transfer of Property Act:** all obligations and duties of vendor and vendee as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.
3. **Delivery of Possession:** The Vendor has handed over khas, vacant, peaceful and physical possession of the Said Property to the Purchasers.
4. **Outgoings:** All statutory revenue, cess, taxes, surcharge, outgoing and levies of or on the Said Property, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Vendor, with regard to which the Vendor hereby indemnifies and agrees to keep the Purchasers fully and comprehensively saved, harmless and indemnified.
5. **Holding Possession:** The Vendor hereby covenants that the Purchasers and the Purchasers' successors-in-interest and/or assigns shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof exclusively and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchasers, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendor and it is further expressly and specifically covenanted, confirmed and declared by the Vendor that notwithstanding contained in any law for the time being in force or enacted later or any custom or practice or other form of equitable right or remedy available to the Vendor, the Vendor shall not at any time in future claim any right of pre-emption, right of passage (whether of men, materials, water and other utilities), right of way, means of access, easement of use or any other right of any nature whatsoever or howsoever over and above the Said Property, even if the balance portion of the Dag (from which the Said Property has been carved out) is land-locked and does not have any public or private means of access and the Vendor hereby expressly waive, surrender and give up each and every one of the aforesaid rights.
6. **No Objection to Mutation and Conversion:** The Vendor covenants, confirms and declares that (1) the Purchasers shall be fully entitled to mutate the Purchasers' name in all public and statutory records and the Vendor hereby expressly (a) consents to the same and (b) appoints the Purchasers as the constituted attorney of the Vendor and empowers and authorizes the Purchasers to sign all papers and documents and take all steps whatsoever or howsoever in this regard and (2) the Vendor is fully aware that the Purchasers shall convert the nature of use and classification of the Said Property to non-agricultural/any other classification at the sole discretion of the Purchasers and the Purchasers shall be fully entitled to do the same in all public and statutory records and the Vendor hereby expressly (a) consents to the same, notwithstanding the nature of use and classification of the balance portion of the Dag (from which the Said Property has been carved out) being and remaining the same as earlier and (b) appoints the Purchasers as the constituted attorney of the Vendor and



empowers and authorizes the Purchasers to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendor undertakes to cooperate with the Purchasers in all respect to cause mutation of the Said Property in the name of the Purchasers and conversion of the nature of use and classification thereof and in this regard shall sign all documents and papers as required by the Purchasers.

7. **Title Documents:** Simultaneously herewith, the Vendor has handed over all title papers and documents in respect of the Said Property to the Purchasers.
8. **Further Acts:** The Vendor hereby covenant that the Vendor or any person claiming under them, shall and will from time to time and at all times hereafter, upon every request and at the cost of the Purchasers and/or their successors-in-interest and assigns, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Property. Notwithstanding the aforesaid covenant, the Vendor further covenants with the Purchasers that the Purchasers shall be entitled to rectify and/or modify any material defect of this Deed of Conveyance through a declaration without affecting the right of the Vendor in any manner. The Vendor hereby further covenants to be party to the declaration (if required) without raising any objection and without any further consideration as and when required by the Purchasers.
9. **Interpretation:**
 - 9.1 The headings in this Conveyance are inserted for convenience only and shall be ignored in construing the provisions of this Conveyance.
 - 9.2 Words and phrases have been defined in this Conveyance by printing them in bold and putting them within brackets. Where a word or phrase is defined, other parts of speech or grammatical forms of that word or phrase shall have corresponding meaning.

**FIRST SCHEDULE
(Larger Property)**

Land classified as Danga measuring 16.1315 (sixteen point one three one five) decimal, more or less, out of 162 (one hundred and sixty two) decimal, being a portion of R.S./L.R. Dag No. 122, recorded in L.R. Khatian No. 1031, Mouza Kochpukur, J.L. No. 2, Police Station Kolkata Leather Complex (formerly Bhangar), within the limits of Bamanghata Gram Panchayet, Sub-Registration District Bhangore, District South 24 Parganas, Pin 700156 Together with a tin shed residential structure of 500 Sq.Ft. more or less.

Land classified as Danga measuring 1.8053 (one point eight zero five three), out of 52 (fifty two) decimal, being a portion of R.S./L.R. Dag No. 123, recorded in L.R. Khatian No. 1031, Mouza Kochpukur, J.L. No. 2, Police Station Kolkata Leather Complex (formerly Bhangar), within the limits of



Bamanghata Gram Panchayet, Sub-Registration District Bhangore, District South 24 Parganas, Pin 700156.

The Larger Property is marked as Lot-B being delineated on **Plan** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

- On the North** : Partly by Lot D in L.R. Dag No. 123 and Partly by Lot F in L.R. Dag No. 123
On the East : By Lot F in L.R. Dag No. 122
On the South : By L.R. Dag No. 120
On the West : By Lot C in L.R. Dag Nos. 122 and 123.

This property is not adjacent to metal road.

SECOND SCHEDULE
(Said Property)
[Subject Matter of Conveyance]

Land classified as Danga measuring 2.6914 (two point six nine one four) decimal, more or less, out of 162 (one hundred and sixty two) decimal, being a portion of R.S./L.R. Dag No. 122, recorded in L.R. Khatian No. 1031, Mouza Kochpukur, J.L. No. 2, Police Station Kolkata Leather Complex (formerly Bhangar), within the limits of Bamanghata Gram Panchayet, Sub-Registration District Bhangore, District South 24 Parganas, Pin 700156 Together with undivided share in the said tin shed residential structure measuring 100 Sq.Ft. more or less.

Land classified as Danga measuring 0.3540 (zero point three five four zero) decimal, more or less, out of 52 (fifty two) decimal, being a portion of R.S./L.R. Dag No. 123, recorded in L.R. Khatian No. 1031, Mouza Kochpukur, J.L. No. 2, Police Station Kolkata Leather Complex (formerly Bhangar), within the limits of Bamanghata Gram Panchayet, Sub-Registration District Bhangore, District South 24 Parganas, Pin 700156.

The Said Property being undivided land forming out of the Larger Property described in the **First Schedule** hereinabove.

Together also with all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof.

The details of the Said Property are tabulated below:

Mouza	R.S./L.R. Dag No.	L.R. Khatian No.	Total Area of Land (in dec.)	Total Area Sold (in dec.)
Kochpukur	122	1031	162	2.6914
Kochpukur	123	1031	52	0.3540
			Total:	3.0454



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

Scaled, signed and delivered by the
VENDOR in presence of:

1. Dipankar Sarmar.
122/1A, S.N.M. Sarani
KOL-700026

Nishit Jain

(NISHIT JAIN)

2. Anujit Kapat.
122/1A, S.N.M. Sarani,
KOL-26.

Scaled, signed and delivered by the
PURCHASERS in presence of:

1. Dipankar Sarmar

EXALTED TRADING PVT. LTD.

Director / Authorised Signatory

(EXALTED TRADING PRIVATE LIMITED)

2. Anujit Kapat.

EVERGLOWING TRADING PVT. LTD.

Director / Authorised Signatory

(EVER GLOWING TRADING PRIVATE LIMITED)

Drafted by
Shuvadi Chakraborty
(SHUVADIP CHAKRABORTY)
Advocate
High Court at Calcutta
F/184/14



Receipt and Memo of Consideration

Received from the withinnamed Purchasers the withinmentioned sum of **Rs.23,46,000/- (Rupees Twenty Three Lakhs Forty Six Thousand only)** towards full and final payment of the consideration for sale of the Said Property described in the **Second Schedule** above, in the following manner:

Cheque no.	Date	Bank	Amount (Rs.)
991576	27.01.2021	Indian Overseas Bank	Rs.11,73,000/-
991527			Rs.11,73,000/-
TOTAL			Rs. 23,46,000/-

Witness:

1. *Dipankar Sardar*
2. *Amit Kapat.*

Nishit Jain

(NISHIT JAIN)

VENDOR



PLAN OF LOT-B AT MOUZA-KOCHPUKUR, DAG NO.122,123,J.L. NO.02,PS- KOLKATA LEATHER COMPLX FORMERLY BHANGAR, DIST- SOUTH 24 PARGANAS

PLAN

	DAG NO.	AREA IN DECIMALS
LOT-B	122	16.1315
	123	1.8053



Mishra for

SIG. OF VENDOR

EXALTED TRADING PVT. LTD.

[Signature]
Director / Authorised Signatory























EVERGLOWING TRADING PVT. LTD.

[Signature]
Director / Authorised Signatory

SIG. OF PURCHASER



SPECIMEN FORM FOR TEN FINGER PRINTS

PHOTO						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
	<i>Umesh K. Mehta</i> <i>Umesh</i>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
	<i>Nishant K.</i> <i>Nishant K.</i>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				





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

GRN Details

GRN: 192020210214277431 Payment Mode: Online Payment
GRN Date: 26/01/2021 15:24:11 Bank/Gateway: Indian Overseas Bank
BRN : 202101260626162 BRN Date: 26/01/2021 15:01:17
Payment Status: Successful Payment ID: 2000119516/4/2021
(Query No*/Query Year)

Depositor Details

Depositor's Name: EXALTED TRADING PVT LTD AND OTHERS
Address: 122/1R S N M SARANI KOLKATA 700026
Mobile: 9830065037
Email: kyal_developers@hotmail.com
Contact No: 09007711037
Depositor Status: Buyer/Claimants
Query No: 2000119516
On Behalf Of: Mr ARPITA MALLICK
Identification No: 2000119516/4/2021
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000119516/4/2021	Property Registration- Stamp duty	0030-02-103-003-02	118691
2	2000119516/4/2021	Property Registration- Registration Fees	0030-03-104-001-16	23768
			Total	142459

IN WORDS: ONE LAKH FORTY TWO THOUSAND FOUR HUNDRED FIFTY NINE ONLY.





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

GRN Details

GRN: 192020210218478171 Payment Mode: Online Payment
GRN Date: 02/02/2021 12:30:24 Bank/Gateway: Indian Overseas Bank
BRN: 202102020869929 BRN Date: 02/02/2021 12:02:30
Payment Status: Successful Payment Ref. No: 2000119516/10/2021
(Query No*/Query Year)

Depositor Details

Depositor's Name: EXALTED TRADING PVT LTD AND OTHERS
Address: 122/1R S N M SARANI KOLKATA 700026
Mobile: 9830065037
Email: kyal_developers@gmail.com
Contact No: 09007711037
Depositor Status: Buyer/Claimants
Query No: 2000119516
On Behalf Of: Mr ARPITA MALLICK
Address: D.S.R. -II SOUTH 24-PARGANAS
Office Name: D.S.R. -II SOUTH 24-PARGANAS
Identification No: 2000119516/10/2021
Remarks: Sale, Sale Document Payment No 10

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000119516/10/2021	Property Registration-Stamp duty	0030-02-103-003-02	1500
2	2000119516/10/2021	Property Registration-Registration Fees	0030-03-104-001-16	332
			Total	1832

IN WORDS: ONE THOUSAND EIGHT HUNDRED THIRTY TWO ONLY.





Government of West Bengal
Directorate of Registration & Stamp Revenue
FORM-1564
Miscellaneous Receipt

Visit Commission Case No / Year	1602000256/2021	Date of Application	27/01/2021
Query No / Year	16022000119516/2021		
Transaction	[0101] Sale, Sale Document		
Applicant Name of QueryNo	Mr ARPITA MALLICK		
Stampduty Payable	Rs.1,18,791/-		
Registration Fees Payable	Rs.23,768/-		
Applicant Name of the Visit Commission	Mr A REZA		
Applicant Address	ALIPORE		
Place of Commission	12281R S N M SARANI KOL-26		
Expected Date and Time of Commission	27/01/2021 1:00 AM		
Fee Details	J1: 250/-, J2: 300/-, PTA-J(2): 0/-, Total Fees Paid: 550/-		
Remarks			



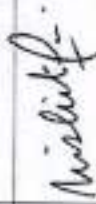


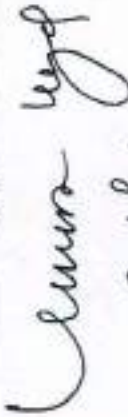






Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - I | SOUTH 24-PARGANAS, District Name :South 24-Parganas
Signature / LTI Sheet of Query No/Year 16022000119516/2021

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr NISHIT JAIN 25, Ballygunge Circular Road, P.O:- Ballygunge, P.S:- Ballygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019	Seller			 27/10/21
2	Mr UMESH KYAL P.O:- Sarat Bose Road, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700029	Representative of Buyer [EXALTE D TRADING PRIVATE LIMITED] [EVER GLOWING TRADING PRIVATE LIMITED]			 27/10/21



Sl No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr ALAMGIR REZA Son of Mr Jahangir Reza 28/1, Judges Court Road, P.O.- Alipore, P.S.- Alipore, District.-South 24-Parganas, West Bengal, India, PIN - 700027	Mr NISHIT JAIN, Mr UMESH KYAL			<i>Alamgir Reza</i> 27.1.21

(Samar Kumar Pramanick)
DISTRICT SUB-
REGISTRAR
OFFICE OF THE D.S.R. - I
1 SOUTH 24-PARGANAS
South 24-Parganas, West
Bengal



Major Information of the Deed

Deed No :	I-1602-01214/2021	Date of Registration	03/02/2021
Query No / Year	1602-2000119516/2021	Office where deed is registered	
Query Date	18/01/2021 5:25:34 PM	1602-2000119516/2021	
Applicant Name, Address & Other Details	ARPITA MALLICK 11A, T. N. CHATTERJEE STREET, Thana : Baranagar, District : North 24-Parganas, WEST BENGAL, PIN - 700019, Mobile No. : 9836735622, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4306] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 23,46,000/-	Rs. 24,05,412/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,20,291/- (Article:23)	Rs. 24,100/- (Article:A(1), E, M)		
Remarks			

Land Details :

District: South 24-Parganas, P.S:- Kolkata Leather Camp, Gram Panchayat: BAMANGHATA, Mouza: Kochpukur, JI No: 2, Pin Code : 700156

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-122 (RS :-)	LR-1031	Bastu	Danga	2.6914 Dec	20,78,250/-	20,99,292/-	Property is on Road
L2	LR-123 (RS :-)	LR-1031	Bastu	Danga	0.354 Dec	2,47,750/-	2,76,120/-	Property is on Road
		TOTAL :			3.0454Dec	23,26,000 /-	23,75,412 /-	
		Grand Total :			3.0454Dec	23,26,000 /-	23,75,412 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	100 Sq Ft.	20,000/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
	Total :	100 sq ft	20,000 /-	30,000 /-	



Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr NISHIT JAIN Son of Mr Bharat Jain 25, Ballygunge Circular Road, P.O:- Ballygunge, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx6L, Aadhaar No: 91xxxxxxx7383, Status :Individual, Executed by: Self, Date of Execution: 27/01/2021 , Admitted by: Self, Date of Admission: 27/01/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 27/01/2021 , Admitted by: Self, Date of Admission: 27/01/2021 ,Place : Pvt. Residence

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	EXALTED TRADING PRIVATE LIMITED 122/1R, Satyendra Nath Majumder Sarani, P.O:- Kalighat, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026 , PAN No.:: AAxxxxxx7L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
2	EVER GLOWING TRADING PRIVATE LIMITED 122/1R, Satyendra Nath Majumder Sarani, P.O:- Kalighat, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026 , PAN No.:: AAxxxxxx8F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr UMESH KYAL (Presentant) Son of Late Govind Ram Kyal P.O:- Sarat Bose Road, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700029, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxxx7R, Aadhaar No: 32xxxxxxx6519 Status : Representative, Representative of : EXALTED TRADING PRIVATE LIMITED (as Director), EVER GLOWING TRADING PRIVATE LIMITED (as Director)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr ALAMGIR REZA Son of Mr Jahangir Reza 28/1, Judgas Court Road, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027			
Identifier Of Mr NISHIT JAIN, Mr UMESH KYAL			



Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr NISHIT JAIN	EXALTED TRADING PRIVATE LIMITED-1.3457 Dec,EVER GLOWING TRADING PRIVATE LIMITED-1.3457 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr NISHIT JAIN	EXALTED TRADING PRIVATE LIMITED-0.177 Dec,EVER GLOWING TRADING PRIVATE LIMITED-0.177 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr NISHIT JAIN	EXALTED TRADING PRIVATE LIMITED-50.00000000 Sq Ft,EVER GLOWING TRADING PRIVATE LIMITED-50.00000000 Sq Ft

Land Details as per Land Record

District: South 24-Parganas, P.S:- Kolkata Leather Camp, Gram Panchayat: BAMANGHATA, Mouza: Kochpukur, JI No: 2, Pin Code : 700156

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 122, LR Khatian No:- 1031	Owner:শিবিলা সিন্ধু, Gurdian:ভাস্কর , Address:25, বঙ্গবন্ধু সড়ক, কোচপুকুর, কলকাতা-১৫ , Classification:ভাস্কর, Area:0.16000000 Acre,	Mr NISHIT JAIN
L2	LR Plot No:- 123, LR Khatian No:- 1031	Owner:শিবিলা সিন্ধু, Gurdian:ভাস্কর , Address:25, বঙ্গবন্ধু সড়ক, কোচপুকুর, কলকাতা-১৫ , Classification:ভাস্কর, Area:0.02000000 Acre,	Mr NISHIT JAIN



Endorsement For Deed Number : I - 160201214 / 2021

On 27-01-2021

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

Presented for registration at 15:58 hrs on 27-01-2021, at the Private residence by Mr UMESH KYAL ,

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 24,05,412/-

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

Execution is admitted on 27/01/2021 by Mr NISHIT JAIN, Son of Mr Bharat Jain, 25, Ballygunge Circular Road, P.O: Ballygunge, Thana: Bullygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession Business

Identified by Mr ALAMGIR REZA, , Son of Mr Jahangir Reza, 28/1, Judges Court Road, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Muslim, by profession Advocate

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

Execution is admitted on 27-01-2021 by Mr UMESH KYAL, Director, EXALTED TRADING PRIVATE LIMITED (Private Limited Company), 122/1R, Satyendra Nath Majumder Sarani, P.O:- Kalighat, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026; Director, EVER GLOWING TRADING PRIVATE LIMITED (Private Limited Company), 122/1R, Satyendra Nath Majumder Sarani, P.O:- Kalighat, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026

Identified by Mr ALAMGIR REZA, , Son of Mr Jahangir Reza, 28/1, Judges Court Road, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Muslim, by profession Advocate



Samar Kumar Pramanick
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I | SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 28-01-2021

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 24,100/- (A(1) = Rs 24,054/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by by online = Rs 23,768/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 26/01/2021 3:25PM with Govt. Ref. No: 192020210214277431 on 26-01-2021, Amount Rs: 23,768/-, Bank:
Indian Overseas Bank (IOBA0000015), Ref. No. 202101260626162 on 26-01-2021, Head of Account 0030-03-104-001
-16



Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,20,291/- and Stamp Duty paid by by online = Rs 1,18,691/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 26/01/2021 3:25PM with Govt. Ref. No: 192020210214277431 on 26-01-2021, Amount Rs: 1,18,691/-,
Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 202101260626162 on 26-01-2021, Head of Account 0030-02-103-003-02

S-a

Samar Kumar Pramanick
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -I SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 03-02-2021

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 24,100/- (A(1) = Rs 24,054/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 332/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 02/02/2021 12:32PM with Govt. Ref. No: 192020210218478171 on 02-02-2021, Amount Rs: 332/-, Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 202102020869929 on 02-02-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,20,291/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 1,500/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1147334, Amount: Rs.100/-, Date of Purchase: 21/03/2020, Vendor name: I Chakraborty

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 02/02/2021 12:32PM with Govt. Ref. No: 192020210218478171 on 02-02-2021, Amount Rs: 1,500/-, Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 202102020869929 on 02-02-2021, Head of Account 0030-02-103-003-02

S-a

Samar Kumar Pramanick
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -I SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2021, Page from 66518 to 66547

being No 160201214 for the year 2021.



Digitally signed by SAMAR KUMAR
PRAMANICK
Date: 2021.02.24 10:38:47 +05:30
Reason: Digital Signing of Deed.

(Samar Kumar Pramanick) 2021/02/24 10:38:47 AM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -II SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)

0992/21

ANNEXURE-A47

2-12-21/21



SP 21/1/21 पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AD 466322

Certified that the document is admitted to registration. This signature sheets and the endorsement sheet attached with this document are the part of this document.

District Sub-Registrar-II
Alipore, South 24 Parganas

03 FEB 2021

CONVEYANCE

THIS INDENTURE OF CONVEYANCE made this the 27th day of January 2021 [TWO THOUSAND TWENTY ONE]

B-E-T-W-E-E-N



21 MAR 2020

01147335

Alamgir Reza

Name : ALAMGIR REZA
ADVOCATE
Address : ALIPORE JUDGES COURT
KOL-27
Vendor : WB/1366/2003

I. CHAKRABORTY
99, Br. Rajendra Prasad Sarani
Kolkata - 700 001



N.C.T.1
NO. 724

EXALTED TRADING PVT. LTD.

Alamgir Reza
Director / Authorised Signatory

EVERGLOWING TRADING PVT. LTD.

Alamgir Reza
Director / Authorised Signatory

Mukesh Jain

N.C.T.1
NO. 732



MANOHARLALL MEET JAIN HUF

MEET JAIN
KARTA

Mukesh Jain

N.C.T.1
NO. 732

District Sub-Registrar-3
Alipore, South 24 Parganas

27 JAN 2020

MEET JAIN HUF

MEET JAIN

KARTA

Identified by me
Alamgir Reza Adv
S/O, Jahangir Reza
280, Judges Cant Road
P.O & P.S. Alipore
KOL-27

N.C.T-9
No-743

(1) **MANOHAR LALL MEET JAIN HUF**, having **PAN AACHM6784M**, a Hindu Undivided Family of Flat No.6B, 26B, Camac Street, Neel Kanth Building, Post Office Park Street, Police Station Shakespeare Sarani, Kolkata- 700016, represented by its Karta, **MEET JAIN**, having **PAN ACHPJ9528K** and **AADHAAR 256090477002**, Mobile No.9830400074, son of Late Manohar Lall Jain, by faith Jain, by occupation Business, nationality Indian, residing at Flat No. 6B and 9A, 26B, Camac Street, Post Office Park Street, Police Station Shakespeare Sarani, Kolkata- 700016 and

(2) **MEET JAIN HUF**, having **PAN AACHM9103L**, a Hindu Undivided Family of Flat No.6B, 26B, Camac Street, Post Office Park Street, Police Station Shakespeare Sarani, Kolkata- 700016, represented by its Karta, **MEET JAIN**, having **PAN ACHPJ9528K** and **AADHAAR 256090477002**, Mobile No.9830400074, son of Late Manohar Lall Jain, by faith Jain, by occupation Business, nationality Indian, residing at Flat No. 6B and 9A, 26B, Camac Street, Post Office Park Street, Police Station Shakespeare Sarani, Kolkata- 700016 (hereinafter collectively referred to as the **Vendors**, include successors-in-interest)

And

(1) **EXALTED TRADING PRIVATE LIMITED**, having CIN U51909WB2011PTC171365, having **PAN AADCE1377L**, a Company governed by the Companies Act, 1956, having its registered office at 122/1R, Satyendra Nath Majumder Sarani, Post Office Kalighat, Police Station Tollygunge, District South 24 Parganas, Kolkata- 700026, and

(2) **EVER GLOWING TRADING PRIVATE LIMITED**, having CIN U51909WB2011PTC171119, having **PAN AADCE1378F**, a Company governed by the Companies Act, 1956, having its registered office at 122/1R, Satyendra Nath Majumder Sarani, Post Office Kalighat, Police Station Tollygunge, District South 24 Parganas, Kolkata- 700026.

both being represented by their Director, **UMESH KYAL**, having **PAN AGCPK9667R** and **AADHAAR 322167806519**, Mobile No.9831151592, son of Late Govind Ram Kyal, by faith Hindu, by occupation Business, nationality Indian, residing at 30C, South End Park, Post Office Sarat Bose Road, Kolkata-700029, Police Station Rabindra Sarobar (formerly Lake), District South 24 Parganas (hereinafter collectively referred to as the **Purchasers**, include successors-in-interest)

Vendors and Purchasers are hereinafter individually referred to as such or as **Party** and collectively as **Parties**.

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

Subject Matter of Conveyance

Said Property: (1) Land measuring 3.0699 (three point zero six nine nine) decimal, more or less, out of 162 (one hundred and sixty two) decimal, being a portion of R.S./L.R. Dag No. 122, recorded in L.R. Khatian Nos. 1188 and 1189, Mouza Kochpukur, J.L. No. 2, Police Station Kolkata Leather Complex (formerly



Bhangar), within the limits of Bamanghata Gram Panchayet (BGP), Sub-Registration District Bhangore, District South 24 Parganas (**First Property**) And (2) land measuring 1.3715 (one point three seven one five) decimal, more or less, more or less, out of 52 (fifty two) decimal, being a portion of R.S./L.R. Dag No.123, recorded in L.R. Khatian Nos. 1188 and 1189, Mouza Kochpukur, J.L. No. 2, Police Station Kolkata Leather Complex (formerly Bhangar), within the limits of BGP, Sub-Registration District Bhangore, District South 24 Parganas (**Second Property**). The First Property and the Second Property are more fully and collectively described in the **Second Schedule** below (collectively **Said Property**)together with all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Said Property and appurtenances and inheritances for access and user thereof.

Background, Representations, Warranties and Covenants

The Vendors represent and warrant to and covenant with the Purchasers regarding title as follows:

1. By virtue of (1) Deed of Conveyance dated 27th August, 2004, registered in the Office of the District Sub-Registrar-III, South 24 Parganas, recorded in Book No. I, Volume No. 11, at Pages 5803 to 5847, being Deed No. 05626 for the year 2004, (2) Deed of Conveyance dated 12th October, 2004, registered in the Office of the District Sub-Registrar-III, South 24 Parganas at Alipore, recorded in Book No. I, Volume No. 11, at Pages 5848 to 5881, being Deed No. 05659 for the year 2004 and (3) Deed of Conveyance dated 19th October, 2004, registered in the Office of the District Sub-Registrar-III, South 24 Parganas, recorded in Book No. I, Volume No. 15, at Pages 9244 to 9262, being Deed No. 07073 for the year 2005, Green Vally Towers Private Limited became the sole and absolute owner in respect of (1) land measuring 162 (one hundred and sixty two) decimal, being the entirety of R.S./L.R. Dag No. 122, Mouza Kochpukur, J.L. No. 2, Police Station Kolkata Leather Complex (formerly Bhangar), within the limits of BGP, Sub-Registration District Bhangore, District South 24 Parganas (**Mother Property In Dag No. 122**) and (2) land measuring 52 (fifty two) decimal [physically measuring about 51.4 (fifty one point four) decimal, more or less], being the entirety of R.S./L.R. Dag No. 123, Mouza Kochpukur, J.L. No. 2, Police Station Kolkata Leather Complex (formerly Bhangar), within the limits of BGP, Sub-Registration District Bhangore, District South 24 Parganas (**Mother Property In Dag No. 123**), free from all encumbrances. The Mother Property In Dag No. 122 and Mother Property In Dag No. 123 (collectively **Mother Property**).
2. By a Deed of Conveyance dated 12th June, 2007, registered in the Office of the Additional Registrar of Assurances-I, Kolkata, recorded in Book No. I, Volume No. 1, at Pages 1 to 45, being Deed No. 08088 for the year 2007, said Green Vally Towers Private Limited sold, conveyed and transferred *inter alia* the Mother Property in favour of (1) Aditya Mundhra, (2) Indra Gandhi, (3) Resha Mundhra (Dujari), (4) Nisha Sadani, (5) Sudarshan Mimani, (6) Saurabh Tapdiya, (7) Kusum Devi Mundhra, (8) Madhu Surana, (9) Shrenik Surana, (10) Eela Jain, (11) Nishit Jain, (12) Akhil Orchards Private Limited, (13) Bansilal Credit Private Limited, (14)



Bacchraj Farms Private Limited, (15) Merwara Hotels Private Limited, (16) MSB Mercantiles Private Limited, (17) Sajjan Devi Dugar, (18) Shruti Dugar, (19) Gopal Prasad Bhojnarwala and (20) Ravinder Bhatia, free from all encumbrances.

3. By an Indenture of Conveyance dated 13th April, 2009, registered in the Office of the Additional Registrar of Assurances-I, Kolkata, recorded in Book No. I, CD Volume No. 9, at Pages 4016 to 4068, being Deed No. 04174 for the year 2009, said (1) Aditya Mundhra, (2) Indra Gandhi, (3) Resha Mundhra (Dujari), (4) Nisha Sadani, (5) Sudarshan Mimani, (6) Saurabh Tapdiya, (7) Kusum Devi Mundhra, (8) Eela Jain, (9) Sajjan Devi Dugar, (10) Shruti Dugar, (11) Gopal Prasad Bhojnarwala and (12) Ravinder Bhatia sold, conveyed and transferred land measuring 97.2 (ninety seven point two) decimal, more or less, being their undivided 3/5th share out of the Mother Property In Dag No. 122 and land measuring 31.2 (thirty one point two) decimal [physically measuring 30.84 (thirty point eight four) decimal], more or less, being their undivided 3/5th share out of the Mother Property In Dag No. 123 in favour of (1) Manohar Lall Meet Jain HUF, (2) Meet Jain HUF, (3) Bina Jain, (4) Nisha Jain, (5) Rajendra Kumar Gangwal, (6) Nisha Devi Gangwal, (7) Rohit Gangwal, (8) Arvind Kumar Jain HUF, (9) Rosy Jain, (10) Bijay Kumar Jain HUF and (11) Suman Property Private Limited, being confirmed by the other co-owners of the Mother Property, being (1) Madhu Surana, (2) Shrenik Surana, (3) Nishit Jain, (4) Akhil Orchards Private Limited, (5) Bansilal Credit Private Limited, (6) Bacchraj Farms Private Limited, (7) Merwara Hotels Private Limited and (8) MSB Mercantiles Private Limited. Therefore, the ownership of the Mother Property stands as given hereunder:

Owners	Dag No. 122 (in dec.)	Dag No. 123 (in dec.)	Total (in dec.)
Madhu Surana	8.1	2.6	10.7
Shrenik Surana	8.1	2.6	10.7
Nishit Jain	8.1	2.6	10.7
Akhil Orchards Private Limited	8.1	2.6	10.7
Bansilal Credit Private Limited	8.1	2.6	10.7
Bacchraj Farms Private Limited	8.1	2.6	10.7
Merwara Hotels Private Limited	8.1	2.6	10.7
MSB Mercantiles Private Limited	8.1	2.6	10.7
Manohar Lall Meet Jain HUF	8.8364	2.8364	11.6728
Meet Jain HUF	8.8364	2.8364	11.6728
Bina Jain	8.8364	2.8364	11.6728
Nisha Jain	8.8364	2.8364	11.6728
Rajendra Kumar Gangwal	8.8364	2.8364	11.6728
Nisha Devi Gangwal	8.8364	2.8364	11.6728
Rohit Gangwal	8.8364	2.8364	11.6728
Arvind Kumar Jain HUF	8.8363	2.8363	11.6726
Rosy Jain	8.8363	2.8363	11.6726
Bijay Kumar Jain HUF	8.8363	2.8363	11.6726
Suman Property Private Limited	8.8363	2.8363	11.6726
Total:	162	52	214 (Physically 213.4 dec.)



4. Deed of Partition dated 7th October, 2013, registered in the Office of the District Sub-Registrar-III, South 24 Parganas, recorded in Book No. I, CD Volume No. 18, at Pages 2252 to 2293, being Deed No. 08961 for the year 2013, said (1) Madhu Surana, (2) Shrenik Surana, (3) Nishit Jain, (4) Akhil Orchards Private Limited, (5) Bansilal Credit Private Limited, (6) Bacchraj Farms Private Limited, (7) Merwara Hotels Private Limited, (8) MSB Mercantiles Private Limited, (9) Manohar Lall Meet Jain HUF, (10) Meet Jain HUF, (11) Bina Jain, (12) Nisha Jain, (13) Rajendra Kumar Gangwal, (14) Nisha Devi Gangwal, (15) Rohit Gangwal, (16) Arvind Kumar Jain HUF, (17) Rosy Jain, (18) Bijay Kumar Jain HUF and (19) Suman Property Private Limited caused partition of the Mother Property by metes and bounds and by virtue of the said Partition said (1) Manohar Lall Meet Jain HUF, (2) Meet Jain HUF, (3) Bina Jain and (4) Nisha Jain became the joint and absolute owners of land measuring 49.5868 (forty nine point five eight six eight) decimal, more or less, out of the Mother Property In Dag No. 122 (**Larger Property In Dag No. 122**) and land measuring 16.8596 (sixteen point eight five nine six) decimal, more or less, out of the Mother Property In Dag No. 123 (**Larger Property In Dag No. 123**) being collectively demarcated as Lot-C in the site plan annexed thereto. The Larger Property In Dag No. 122 and Larger Property In Dag No. 123 are more fully and collectively described in the **First Schedule** below (collectively **Larger Property**). The ownership of the Larger Property is tabulated in the chart given below:

Sl.	Owner	Dag No. 122	Dag No. 123	Total
1.	Manohar Lall Meet Jain HUF	12.3967	4.2149	16.6116
2.	Meet Jain HUF	12.3967	4.2149	16.6116
3.	Bina Jain	12.3967	4.2149	16.6116
4.	Nisha Jain	12.3967	4.2149	16.6116
	Total:	49.5868	16.8596	66.4464

5. Said (1) Manohar Lall Meet Jain HUF (the Vendor No. 1 herein), (2) Meet Jain HUF (the Vendor No. 2 herein), (3) Bina Jain and (4) Nisha Jain mutated their names in the records of the Block Land and Land Reforms Officer, Bhangar-II, under L.R. Khatian Nos. 1188, 1189, 1191 and 1192, free from all encumbrances.
6. In the above mentioned events and circumstances the Vendors became the joint and absolute owners in respect of land measuring 24.7934 (twenty four point seven nine three four) decimal, more or less, out of the Larger Property In Dag No. 122 and land measuring 8.4298 (eight point four two nine eight) decimal, more or less, out of the Larger Property In Dag No. 123, recorded under L.R. Khatian Nos. 1188 and 1189, free from all encumbrances. The Said Property is a part and parcel of the Larger Property and the Said Property is the subject matter of this Conveyance.

Representations, Warranties and Covenants Regarding Encumbrances: The Vendors represent and warrant to and covenant with the Purchasers regarding encumbrances as follows:



1. **No Acquisition/Requisition:** The Vendors have not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declare that the Said Property is not affected by any scheme of any Local Authority or Government or Statutory Body.
2. **No Excess Land:** The Vendors do not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955 and the West Bengal Estates Acquisition Act, 1953.
3. **No Encumbrance by Act of Vendors:** The Vendors have not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.
4. **Right, Power and Authority to Sell:** The Vendors have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchasers.
5. **No Dues:** No tax in respect of the Said Property is due to the local authority and/or any other authority or authorities and no Certificate Case is pending for realization of any dues from the Vendors.
6. **No Right of Pre-emption:** No person or persons whatsoever have/had/has any right of pre-emption over and in respect of the Said Property or any part thereof.
7. **No Mortgage:** No mortgage or charge has been created by the Vendors by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.
8. **Free From All Encumbrances:** The Said Property is free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lis pendens, uses, debutters, wakfs, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, bargadars and liabilities whatsoever or howsoever made or suffered by the Vendors or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendors or the Vendors' predecessors-in-title and the title of the Vendors to the Said Property is free, clear and marketable.
9. **No Personal Guarantee:** The Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.
10. **No Bar by Court Order or Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Vendors from selling, transferring and/or alienating the Said Property or any part thereof.



Basic Understanding

The basic understanding between the Vendors and the Purchasers is that the Vendors shall sell the Said Property to the Purchasers, free from all encumbrances of any and every nature whatsoever and with good, bankable and marketable title and together with khas, vacant, peaceful and physical possession and the Purchasers shall purchase the same based on the representations, warranties and covenants mentioned above.

Transfer Hereby Made:

The Vendors hereby sell, convey and transfer to the Purchasers in respect of the entirety of the Vendors' right, title and interest of whatsoever or howsoever nature in the Said Property, more fully described in the **Second Schedule** below, being (1) the First Property, i.e. land measuring 3.0699 (three point zero six nine nine) decimal, more or less, out of 162 (one hundred and sixty two) decimal, being a portion of R.S./L.R. Dag No. 122, recorded in L.R. Khatian Nos. 1188 and 1189, Mouza Kochpukur, J.L. No. 2, Police Station Kolkata Leather Complex (formerly Bhangar), within the limits of BGP, Sub-Registration District Bhangore, District South 24 Parganas **And** (2) the Second Property, i.e. land measuring 1.3715 (one point three seven one five) decimal, more or less, out of 52 (fifty two) decimal, being a portion of R.S./L.R. Dag No. 123, recorded in L.R. Khatian Nos. 1188 and 1189, Mouza Kochpukur, J.L. No. 2, Police Station Kolkata Leather Complex (formerly Bhangar), within the limits of BGP, Sub-Registration District Bhangore, District South 24 Parganas **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

Consideration:

The aforesaid transfer is being made in consideration of a sum of **Rs.33,53,250/- (Rupees Thirty Three Lakhs Fifty Three Thousand Two Hundred Fifty Only)** paid by the Purchasers to the Vendors, receipt of which the Vendors hereby and by the Receipt And Memo of Consideration hereunder written, admit and acknowledge.

Terms of Transfer

1. **Salient Terms:** The transfer being effected by this Conveyance is:
 - 1.1 **Sale:** a sale within the meaning of the Transfer of Property Act, 1882.
 - 1.2 **Absolute:** absolute, irreversible and perpetual.
 - 1.3 **Free from Encumbrances:** free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lis pendens, uses, debutter, wakf, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, bargadara and liabilities whatsoever or howsoever made or suffered by the Vendors or any



person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendors or the Vendors' predecessors-in-title.

- 1.4 **Together with All Other Appurtenances:** together with all other rights the Vendors have in the Said Property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property.
2. **Subject to:** The transfer being effected by this Conveyance is subject to:
 - 2.1 **Indemnification by Vendors:** express indemnification by the Vendors about the correctness of the Vendors' title, Vendors' authority to sell and non existence of any encumbrances on the Said Property, which if found defective or untrue at any time, the Vendors shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendors, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendors hereby covenant that the Vendors or any person claiming under the Vendors in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Purchasers and/or the Purchasers' successors-in-interest and assigns, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the Purchasers and/or the Purchasers' successors-in-interest and assigns by reason of any claim made by any third parties with respect to the title of the Said Property. If any difficulty arises in respect of mutation of the Said Property in the name of the Purchasers then the Vendors shall at all times hereinafter, at the costs, expenses, risk and responsibility of the Vendors, forthwith take all necessary steps to mutate the name of the Purchasers in respect of the Said Property.
 - 2.2 **Transfer of Property Act:** all obligations and duties of vendor and vendee as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.
3. **Delivery of Possession:** The Vendors have handed over khas, vacant, peaceful and physical possession of the Said Property to the Purchasers.
4. **Outgoings:** All statutory revenue, cess, taxes, surcharge, outgoing and levies of or on the Said Property, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Vendors, with regard to which the Vendors hereby indemnifies and agrees to keep the Purchasers fully and comprehensively saved, harmless and indemnified.
5. **Holding Possession:** The Vendors hereby covenant that the Purchasers and the Purchasers' successors-in-interest and/or assigns shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof exclusively and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchasers, without any lawful eviction, hindrance, interruption,



disturbance, claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendors and it is further expressly and specifically covenanted, confirmed and declared by the Vendors that notwithstanding contained in any law for the time being in force or enacted later or any custom or practice or other form of equitable right or remedy available to the Vendors, the Vendors shall not at any time in future claim any right of pre-emption, right of passage (whether of men, materials, water and other utilities), right of way, means of access, easement of use or any other right of any nature whatsoever or howsoever over and above the Said Property, even if the balance portion of the Dag (from which the Said Property has been carved out) is land-locked and does not have any public or private means of access and the Vendors hereby expressly waive, surrender and give up each and every one of the aforesaid rights.

6. **No Objection to Mutation and Conversion:** The Vendors covenant, confirm and declare that (1) the Purchasers shall be fully entitled to mutate the Purchasers' name in all public and statutory records and the Vendors hereby expressly (a) consent to the same and (b) appoint the Purchasers as the constituted attorney of the Vendors and empower and authorize the Purchasers to sign all papers and documents and take all steps whatsoever or howsoever in this regard and (2) the Vendors are fully aware that the Purchasers shall convert the nature of use and classification of the Said Property to non-agricultural/any other classification at the sole discretion of the Purchasers and the Purchasers shall be fully entitled to do the same in all public and statutory records and the Vendors hereby expressly (a) consent to the same, notwithstanding the nature of use and classification of the balance portion of the Dag (from which the Said Property has been carved out) being and remaining the same as earlier and (b) appoint the Purchasers as the constituted attorney of the Vendors and empower and authorize the Purchasers to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendors undertake to cooperate with the Purchasers in all respect to cause mutation of the Said Property in the name of the Purchasers and conversion of the nature of use and classification thereof and in this regard shall sign all documents and papers as required by the Purchasers.
7. **Title Documents:** Simultaneously herewith, the Vendors have handed over all title papers and documents in respect of the Said Property to the Purchasers.
8. **Further Acts:** The Vendors hereby covenant that the Vendors or any person claiming under them, shall and will from time to time and at all times hereafter, upon every request and at the cost of the Purchasers and/or their successors-in-interest and assigns, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Property. Notwithstanding the aforesaid covenant, the Vendors further covenant with the Purchasers that the Purchasers shall be entitled to rectify and/or modify any material defect of this Deed of Conveyance through a declaration without affecting the right of the Vendors in any manner. The Vendors hereby further



covenant to be party to the declaration (if required) without raising any objection and without any further consideration as and when required by the Purchasers.

9. **Interpretation:**

- 9.1 The headings in this Conveyance are inserted for convenience only and shall be ignored in construing the provisions of this Conveyance.
- 9.2 Words and phrases have been defined in this Conveyance by printing them in bold and putting them within brackets. Where a word or phrase is defined, other parts of speech or grammatical forms of that word or phrase shall have corresponding meaning.

FIRST SCHEDULE
(Larger Property)

Land classified as Danga measuring 49.5868 (forty nine point five eight six eight) decimal, more or less, out of 162 (one hundred and sixty two) decimal, being a portion of R.S./L.R. Dag No. 122, recorded in L.R. Khatian Nos. 1188, 1189, 1191 and 1192, Mouza Kochpukur, J.L. No. 2, Police Station Kolkata Leather Complex (formerly Bhangar), within the limits of Bamanghata Gram Panchayet, Sub-Registration District Bhangore, District South 24 Parganas Together with a tin shed residential structure of 500 Sq.Ft. more or less.

Land classified as Danga measuring 16.8596 (sixteen point eight five nine six) decimal, more or less, out of 52 (fifty two) decimal, being a portion of R.S./L.R. Dag No. 123, recorded in L.R. Khatian Nos. 1188, 1189, 1191 and 1192, Mouza Kochpukur, J.L. No. 2, Police Station Kolkata Leather Complex (formerly Bhangar), within the limits of Bamanghata Gram Panchayet, Sub-Registration District Bhangore, District South 24 Parganas.

The Larger Property is marked as Lot-C being delineated on **Plan** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

- On the North** : By Lot A in L.R. Dag Nos.122 and 123
On the East : By Lot B in L.R. Dag Nos.122 and 123 and by Lot D in L.R. Dag No.122
On the South : By L.R. Dag No.120
On the West : Partly by L.R. Dag No.121 and partly by L.R. Dag No.109.

This property is not adjacent to metal road.

SECOND SCHEDULE
(Said Property)
[Subject Matter of Conveyance]

Land classified as Danga measuring 3.0699 (three point zero six nine nine) decimal, more or less, out of 162 (one hundred and sixty two) decimal,



being a portion of R.S./L.R. Dag No. 122, recorded in L.R. Khatian Nos. 1188 and 1189, Mouza Kochpukur, J.L. No. 2, Police Station Kolkata Leather Complex (formerly Bhangar), within the limits of Bamanghata Gram Panchayet, Sub-Registration District Bhangore, District South 24 Parganas Together with undivided share in the said tin shed residential structure measuring 100 Sq.Ft. more or less.

Land classified as Danga measuring 1.3715 (one point three seven one five) decimal, more or less, out of 52 (fifty two) decimal, being a portion of R.S./L.R. Dag No. 123, recorded in L.R. Khatian Nos. 1188 and 1189, Mouza Kochpukur, J.L. No. 2, Police Station Kolkata Leather Complex (formerly Bhangar), within the limits of Bamanghata Gram Panchayet, Sub-Registration District Bhangore, District South 24 Parganas.

The Said Property being undivided land forming out of the Larger Property described in the **First Schedule** hereinabove.

Together also with all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Said Property and appurtenances and inheritances for access and user thereof.

The details of the Said Property are tabulated below:

Mouza	R.S./L.R. Dag No.	L.R. Khatian No.	Total Area of Land (in dec.)	Total Area Sold (in dec.)	Sold By
Kochpukur	122	1188	162	2.7716	MANOHAR LALL MEET JAIN HUF
Kochpukur	122	1189	162	0.2983	MEET JAIN HUF
Kochpukur	123	1188	52	1.1236	MANOHAR LALL MEET JAIN HUF
Kochpukur	123	1189	52	0.2479	MEET JAIN HUF
Total:				4.4414	



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

Scaled, signed and delivered by the
VENDORS in presence of:

1. *Dipankar Sarda*
(122/1R. S. N. M. Sarani)
KOL-700026

MANOHARLALL MEET JAIN HUF
Manohar Jain
KARTA
(MANOHAR LALL MEET JAIN HUF)

2. *Anujit Kapat*
122/1R. S. N. M. Sarani
KOL-26.

MEET JAIN HUF
Meet Jain
KARTA
(MEET JAIN HUF)

Scaled, signed and delivered by the
PURCHASERS in presence of:

1. *Dipankar Sarda*

EXALTED TRADING PVT. LTD.
Dipankar Sarda
Director / Authorised Signatory
(EXALTED TRADING PRIVATE LIMITED)

2. *Anujit Kapat*

EVERGLOWING TRADING PVT. LTD.
Anujit Kapat
Director / Authorised Signatory
(EVER GLOWING TRADING PRIVATE LIMITED)

Drafted by me,

Anujit Kapat
(ANUJIT CHAKRABORTY)
Advocate
High Court at Calcutta
F/184/14



PLAN OF LOT-C AT MOUZA-KOCHPUKUR, DAG NO.122,123,J.L. NO.02,PS- KOLKATA LEATHER COMPLX FORMERLY BHANGAR, DIST- SOUTH 24 PARGANAS

PLAN

	DAG NO.	AREA IN DECIMALS
LOT-C	122	49.5868
	123	16.8596



MANOHARLALL MEET JAIN HUF

Manoharlall Meet Jain
KARTA
MEET JAIN HUF
Manoharlall Meet Jain
KARTA

SIG. OF VENDOR























EXALTED TRADING PVT. LTD.

Umesh Koyal
Director / Authorised Signatory
EVERGLOWING TRADING PVT. LTD.
Umesh Koyal
Director / Authorised Signatory

SIG. OF PURCHASER



SPECIMEN FORM FOR TEN FINGER PRINTS

PHOTO							
		Little	Ring	Middle	Fore	Thumb	
	(Left Hand)						
		Thumb	Fore	Middle	Ring	Little	
(Right Hand)							
	<i>Sumeyye</i>						
		Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
							
		Thumb	Fore	Middle	Ring	Little	
(Right Hand)							
	<i>Murugan</i>						
		Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
							
		Thumb	Fore	Middle	Ring	Little	
(Right Hand)							



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MANOHARLALL MEET JAIN (HUF)



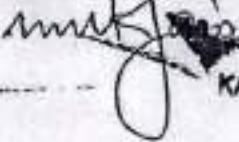
20/04/1975

Permanent Account Number

AACHM67E4M

22042008

MANOHARLALL MEET JAIN HUF


KART





MEET JAIN H-

Meet Jain
KARTA





ভারত সরকার
Unique Identification Authority of India
Government of India

আমার আধার নম্বর / Enrolment No.: 2730/00591/00285

To
শ্রী জৈন
Meet Jain
NEELKANTH BUILDING, FLAT 6B AND 6A
266 CANAC STREET,
Park Street
Kolkata West Bengal - 700016
9876543210

Download App - Aadhaar

Download App - Aadhaar

Valid till 2025



আমার আধার নম্বর / Your Aadhaar No. :

2560 9047 7002

UID : 9112 6220 4286 2992

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



শ্রী জৈন
Meet Jain
UID: 9112 6220 4286 2992
TYPE: MALE

2560 9047 7002

UID : 9112 6220 4286 2992

আমার আধার, আমার পরিচয়



ভাষা
 ■ আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
 ■ পরিচয়ের প্রমাণ অনলাইন অথবা ডিজিটাল স্মার্ট কার্ড
 ■ এটি এক ইলেকট্রনিক প্রক্রিয়ায় তৈরী পত্র

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

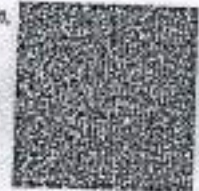
- আধার সারা দেশে মান্য।
- আধার ভবিষ্যত সরকারী ও বেসরকারী পরিষেবা গ্রহণের সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



ভারত সরকার
Unique Identification Authority of India

শ্রী জৈন
Meet Jain
UID: 9112 6220 4286 2992
TYPE: MALE

Address:
NEELKANTH BUILDING, FLAT 6B AND 6A,
266 CANAC STREET, Park Street, Kolkata,
West Bengal - 700016



2560 9047 7002

UID : 9112 6220 4286 2992

Meet Jain



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AADCE1377L

भारत सरकार

नाम / Name
EXALTED TRADING PRIVATE LIMITED

स्थापना/गठन की तिथि
Date of Incorporation / Formation
28/12/2011

01072011

EXALTED TRADING PVT. LTD.

[Signature]
Director / Authorised Signatory

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AADCE1378F

भारत सरकार

नाम / Name
EVER GLOWING TRADING PRIVATE LIMITED

स्थापना/गठन की तिथि
Date of Incorporation / Formation
23/12/2011

01072011

EVERGLOWING TRADING PVT. LTD.

[Signature]
Director / Authorised Signatory



आयकर विभाग भारत सरकार
INCOME TAX DEPARTMENT GOVT. OF INDIA

पंजीयन संख्या / PAN
AGCPK9867R

नाम / Name
UMESH KYAL

पिता / पिता / Father's Name
GOVIND RAM KYAL

जन्म तिथि / Date of Birth
13/06/1958

हस्ताक्षर / Signature


फोटो / Photo


भारत-सरकार
GOVERNMENT OF INDIA

उमेश कुमार
Umesh Kyal

जन्म तिथि / DOB: 13/06/1958
 लिंग / GENDER: पुरुष / MALE

3221 6780 6519

MERA AADHAAR, MERI PEHCHAN

भारतीय विधिक प्राधिकरण
ISSUE IDENTIFICATION AUTHORITY OF INDIA

ठिकाना:
 S/O गोविंद राम कुमार, 30C, साउथ एंड पार्क, लेक, कोलकाता, कोलकाता, पश्चिम बंगाल - 700029

Address
 S/O Govind Ram Kyal, 30C, South End Park, Lake, Kolkata, Kolkata, West Bengal - 700029

1847
 1800 300 1847 help@uidai.gov.in www.uidai.gov.in P.O. Box No. 1847, Bangalore-560 001

Umesh Kyal





IDENTITY CARD

ALIPORE BAR ASSOCIATION

(AFFILIATED UNDER BAR COUNCIL OF WEST BENGAL)

KOLKATA - 700 027

PHONE : CIVIL : 2479-9335/7330, CRIMINAL : 2479-1477



Card No. I/C/896

Name ALANGIR REZA Advocate

Father's/Husband's name Jahangir Reza

Address 28/1, Judges Court Road

Kolkata- 700 027

Ph. No 98319 60557

W.B. Bar Council Enrolment No. F-1194 / 03

Subram Bose
SECRETARY

Alangir Reza Adv
27.1.21





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

GRN Details

GRN: 192020210214273271 Payment Mode: Online Payment
GRN Date: 26/01/2021 15:13:58 Bank/Gateway: Indian Overseas Bank
BRN : 202101260625923 BRN Date: 26/01/2021 15:01:02
Payment Status: Successful Payment ID: 2000118689/7/2021
[Query No*/Query Year]

Depositor Details

Depositor's Name: EXALTED TRADING PVT LTD AND OTHERS
Address: 122/1R S N M SARANI KOLKATA 700026
Mobile: 9830065037
EMail: kyal_developers@hotmail.com
Contact No: 09007711037
Depositor Status: Buyer/Claimants
Query No: 2000118689
On Behalf Of: Mr ARPITA MALLICK
Identification No: 2000118689/7/2021
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000118689/7/2021	Property Registration- Stamp duty	0030-02-103-003-02	184096
2	2000118689/7/2021	Property Registration- Registration Fees	0030-03-104-001-16	36849
			Total	220945

IN WORDS: TWO LAKH TWENTY THOUSAND NINE HUNDRED FORTY FIVE ONLY.



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

GRN Details

GRN: 192020210218471271 Payment Mode: Online Payment
GRN Date: 02/02/2021 12:23:37 Bank/Gateway: Indian Overseas Bank
BRN: 202102020869355 BRN Date: 02/02/2021 12:02:36
Payment Status: Successful Payment Ref. No: 2000118689/15/2021
(Query No*/Query Year)

Depositor Details

Depositor's Name: EXALTED TRADING PVT LTD AND OTHERS
Address: 122/1R S N M SARANI KOLKATA 700026
Mobile: 9830065037
EMail: kyal_developers@gmail.com
Contact No: 09007711037
Depositor Status: Buyer/Claimants
Query No: 2000118689
On Behalf Of: Mr ARPITA MALLICK
Address: D.S.R. -11 SOUTH 24-PARGANAS
Office Name: D.S.R. -11 SOUTH 24-PARGANAS
Identification No: 2000118689/15/2021
Remarks: Sale, Sale Document Payment No 15

Payment Details

Sl. No	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000118689/15/2021	Property Registration- Stamp duty	0030-02-103-003-02	1500
2	2000118689/15/2021	Property Registration- Registration Fees	0030-03-104-001-16	332
			Total	1832

IN WORDS: ONE THOUSAND EIGHT HUNDRED THIRTY TWO ONLY.





Government of West Bengal
Directorate of Registration & Stamp Revenue

FORM-1564

Miscellaneous Receipt

Visit Commission Case No / Year	1602000251/2021	Date of Application	27/01/2021
Query No / Year	16022000118689/2021		
Transaction	[0101] Sale, Sale Document		
Applicant Name of QueryNo	Mr ARPITA MALLICK		
Stampduty Payable	Rs.1,84,196/-		
Registration Fees Payable	Rs.36,849/-		
Applicant Name of the Visit Commission	Mr A REZA		
Applicant Address	ALIPORE		
Place of Commission	122/1R S N M SARANI KOL-26		
Expected Date and Time of Commission	27/01/2021 1:00 AM		
Fee Details	J1: 250/-, J2: 300/-, PTA-J(2): 0/-, Total Fees Paid: 550/-		
Remarks			





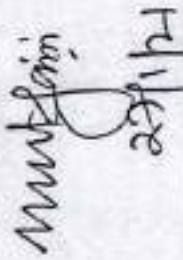


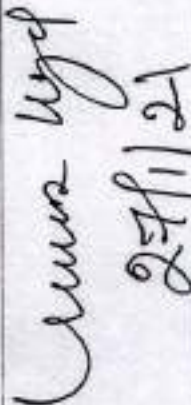


Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - I I SOUTH 24-PARGANAS, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16022000118689/2021

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr MEET JAIN Flat No. 6B And 9A, 26B, Camac Street, P.O:- Park Street, P.S:- Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN - 700016	Representative of Seller (MANOHAR LALL MEET JAIN HUF) (MEET JAIN HUF)			 27/11/21
2	Mr UMESH KYAL 30C, South End Park, P.O:- Sarat Bose Road, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700029	Representative of Buyer (EXALTED TRADING PRIVATE LIMITED) (EVER GLOWING TRADING PRIVATE LIMITED)			 27/11/21



Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr ALAMGIR REZA Son of Mr Jahangir Reza 28/1, JudgesCourt Road, P.O.- Alipore, P.S.- Alipore, District-South 24-Parganas, West Bengal, India, PIN - 700027	Mr MEET JAIN, Mr UMESH KYAL			<i>Alamgir Reza Adr</i> 27-1-21

(Samar Kumar Pramanick)

DISTRICT SUB-
REGISTRAR

OFFICE OF THE D.S.R. - I
1 SOUTH 24-PARGANAS
South 24-Parganas, West
Bengal



Major Information of the Deed

Deed No :	I-1602-01217/2021	Date of Registration	03/02/2021
Query No / Year	1602-2000118689/2021	Office where deed is registered	
Query Date	18/01/2021 4:27:17 PM	1602-2000118689/2021	
Applicant Name, Address & Other Details	ARPITA MALLICK 11A, T. N. CHATTERJEE STREET, Thana : Baranagar, District : North 24-Parganas, WEST BENGAL, PIN - 700019, Mobile No. : 9836735622, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 33,53,250/-	Rs. 37,13,520/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,85,696/- (Article:23)	Rs. 37,181/- (Article:A(1), E, M)		
Remarks			

Land Details :

District: South 24-Parganas, P.S:- Kolkata Leather Camp, Gram Panchayat: BAMANGHATA, Mouza: Kochpukur, JI No: 2, Pin Code : 700156

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-122 (RS :-)	LR-1188	Bastu	Danga	3.0699 Dec	26,13,750/-	26,13,750/-	Property is on Road
L2	LR-123 (RS :-)	LR-1188	Bastu	Danga	1.3715 Dec	7,09,500/-	10,69,770/-	Property is on Road
		TOTAL :			4.4414Dec	33,23,250 /-	36,83,520 /-	
		Grand Total :			4.4414Dec	33,23,250 /-	36,83,520 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	100 Sq Ft.	30,000/-	30,000/-	Structure Type: Structure
	Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete				
	Total :	100 sq ft	30,000 /-	30,000 /-	

Seller Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	MANOHAR LALL MEET JAIN HUF 6B, 26B, Camac Street, Neel Kanth Building, P.O:- Park Street, P.S:- Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN - 700016 , PAN No.:: AAxxxxx4M, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative



2 MEET JAIN HUF

Flat No.6B, 26B, Camac Street, P.O:- Park Street, P.S:- Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN - 700016 , PAN No.:: AAxxxxxx3L,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	EXALTED TRADING PRIVATE LIMITED 122/1R, Satyendra Nath Majumder Sarani, P.O:- Kalighat, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026 , PAN No.:: AAxxxxxx7L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
2	EVER GLOWING TRADING PRIVATE LIMITED 122/1R, Satyendra Nath Majumder Sarani, P.O:- Kalighat, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026 , PAN No.:: AAxxxxxx8F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr MEET JAIN Son of Late Manohar Lall Jain Flat No. 6B And 9A, 26B, Camac Street, P.O:- Park Street, P.S:- Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN - 700016, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx8K, Aadhaar No: 25xxxxxx7002 Status : Representative, Representative of : MANOHAR LALL MEET JAIN HUF (as Karta), MEET JAIN HUF (as Karta)
2	Mr UMESH KYAL (Presentant) Son of Late Govind Ram Kyal 30C, South End Park, P.O:- Sarat Bose Road, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700029, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxxx7R, Aadhaar No: 32xxxxxx6519 Status : Representative, Representative of : EXALTED TRADING PRIVATE LIMITED (as Director), EVER GLOWING TRADING PRIVATE LIMITED (as Director)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr ALAMGIR REZA Son of Mr Jahangir Reza 28/1, JudgesCourt Road, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027			
Identifier Of Mr MEET JAIN, Mr UMESH KYAL			



Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	MANOHAR LALL MEET JAIN HUF	EXALTED TRADING PRIVATE LIMITED-0.767475 Dec,EVER GLOWING TRADING PRIVATE LIMITED-0.767475 Dec
2	MEET JAIN HUF	EXALTED TRADING PRIVATE LIMITED-0.767475 Dec,EVER GLOWING TRADING PRIVATE LIMITED-0.767475 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	MANOHAR LALL MEET JAIN HUF	EXALTED TRADING PRIVATE LIMITED-0.342875 Dec,EVER GLOWING TRADING PRIVATE LIMITED-0.342875 Dec
2	MEET JAIN HUF	EXALTED TRADING PRIVATE LIMITED-0.342875 Dec,EVER GLOWING TRADING PRIVATE LIMITED-0.342875 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	MANOHAR LALL MEET JAIN HUF	EXALTED TRADING PRIVATE LIMITED-25.00000000 Sq Ft,EVER GLOWING TRADING PRIVATE LIMITED-25.00000000 Sq Ft
2	MEET JAIN HUF	EXALTED TRADING PRIVATE LIMITED-25.00000000 Sq Ft,EVER GLOWING TRADING PRIVATE LIMITED-25.00000000 Sq Ft

Land Details as per Land Record

District: South 24-Parganas, P.S:- Kolkata Leather Camp, Gram Panchayat: BAMANGHATA, Mouza: Kochpukur, JI No: 2, Pin Code : 700156

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 122, LR Khatian No:- 1188	Owner:মানসরঞ্জন বিত্ত জৈন (এইচ ইউ.এফ), Gurdian:কর্তা-মানসরঞ্জন জৈন, Address:26.বি কমান্ড পল্ট জেলা-700016, Classification:ভাঙ্গা, Area:0.13000000 Acre,	MANOHAR LALL MEET JAIN HUF
L2	LR Plot No:- 123, LR Khatian No:- 1188	Owner:মানসরঞ্জন বিত্ত জৈন (এইচ ইউ.এফ), Gurdian:কর্তা-মানসরঞ্জন জৈন, Address:26.বি কমান্ড পল্ট জেলা-700016, Classification:ভাঙ্গা, Area:0.04000000 Acre,	MEET JAIN HUF



On 27-01-2021

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

Presented for registration at 16:05 hrs on 27-01-2021, at the Private residence by Mr UMESH KYAL ,

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 37,13,520/-

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

Execution is admitted on 27-01-2021 by Mr MEET JAIN, Karta, MANOHAR LALL MEET JAIN HUF (HUF), 6B, 26B, Camac Street, Neel Kanth Building, P.O:- Park Street, P.S:- Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN - 700016; Karta, MEET JAIN HUF (HUF), Flat No.6B, 26B, Camac Street, P.O:- Park Street, P.S:- Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN - 700016

Identified by Mr ALAMGIR REZA, , Son of Mr Jahangir Reza, 28/1, JudgesCourt Road, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Muslim, by profession Advocate

Execution is admitted on 27-01-2021 by Mr UMESH KYAL, Director, EXALTED TRADING PRIVATE LIMITED (Private Limited Company), 122/1R, Satyendra Nath Majumder Sarani, P.O:- Kalighat, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026; Director, EVER GLOWING TRADING PRIVATE LIMITED (Private Limited Company), 122/1R, Satyendra Nath Majumder Sarani, P.O:- Kalighat, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026

Identified by Mr ALAMGIR REZA, , Son of Mr Jahangir Reza, 28/1, JudgesCourt Road, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Muslim, by profession Advocate

Samar Kumar Pramanick

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. -II SOUTH 24-PARGANAS

South 24-Parganas, West Bengal

On 28-01-2021

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 37,181/- (A(1) = Rs 37,135/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by by online = Rs 36,849/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/01/2021 3:15PM with Govt. Ref. No: 192020210214273271 on 26-01-2021, Amount Rs: 36,849/-, Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 202101260625923 on 28-01-2021, Head of Account 0030-03-104-001 -16



Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,85,696/- and Stamp Duty paid by by online = Rs 1,84,096/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/01/2021 3:15PM with Govt. Ref. No: 192020210214273271 on 26-01-2021, Amount Rs: 1,84,096/-, Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 202101260625923 on 26-01-2021, Head of Account 0030-02-103-003-02

S-a

**Samar Kumar Pramanick
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I | SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal**

On 03-02-2021

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 37,181/- (A(1) = Rs 37,135/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 332/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 02/02/2021 12:24PM with Govt. Ref. No: 192020210218471271 on 02-02-2021, Amount Rs: 332/-, Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 202102020869355 on 02-02-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,85,696/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 1,500/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1147335, Amount: Rs.100/-, Date of Purchase: 21/03/2020, Vendor name: I Chakraborty

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 02/02/2021 12:24PM with Govt. Ref. No: 192020210218471271 on 02-02-2021, Amount Rs: 1,500/-, Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 202102020869355 on 02-02-2021, Head of Account 0030-02-103-003-02

S-a

**Samar Kumar Pramanick
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I | SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal**



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2021, Page from 66548 to 66581
being No 160201217 for the year 2021.



Digitally signed by SAMAR KUMAR
PRAMANICK
Date: 2021.02.24 10:41:26 +05:30
Reason: Digital Signing of Deed.

(Samar Kumar Pramanick) 2021/02/24 10:41:26 AM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -II SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)

ANNEXURE- A48

0989/21


J- 1220/21



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AD 466328

Certified that the document is admitted to registration. The appropriate fees and the endorsement sheets attached with this document are the part of this document.


District Sub-Registrar-I
Alipore, South 24 Parganas

03 FEB 2021

CONVEYANCE

THIS INDENTURE OF CONVEYANCE made this the 27th day of January 2021 [TWO THOUSAND TWENTY ONE]

B-E-T-W-E-E-N



01147329

21 MAR 2020

.....

Name :
Address :
Vendor :

ALAMGIR REZA
ADVOCATE
ALIPORE JUDGES COURT
KOL-27
WB/1366/2003

I. CHAKRABORTY
8B, Dr. Rajendra Prasad Sarthi
Kolkata-700 801

mnt Jain



V.C.T.1
No. 732

MEET JAIN HUF

mnt Jain
KARTA



V.C.T.1
No. 731



STILO VENTURES PRIVATE LIMITED

Nisha Jain
Director

District Sub-Registrar-I
Alipore, South 24 Parganas

27 JAN 2020



V.C.T.2
No-743

Identified by me
Alamgir Reza Adv
s/o, *Jahangir Reza*
28/1, Judge Court Road
P.O. R.P.S. Alipore
KOL-27