

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

And

STYLO VENTURES PRIVATE LIMITED, having **PAN AAVCS7885F**, having CIN U70102WB2015PTC206272, a Company governed by the Companies Act, 2013, having its registered office at Plot No.74, Udayan Industrial Estate 3, Pagladanga Road, Post Office Tangra, Police Station Tangra, Kolkata 700015 represented by its Director, **NISHA JAIN**, having **PAN ACVPJ3480E** and **AADHAAR 962835837901**, Mobile No.9830500074, wife of Meet Jain, by faith Jain, by nationality Indian, by occupation Housewife residing at Flat No.6B, 26B, Camac Street, Neelkanth, Police Station Shakespeare Sarani, Post Office Park Street, Kolkata-700 016; (hereinafter referred to as the **Purchaser**, includes successors-in-interest)

Vendor and Purchaser 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 2.5355 (two point five three five five) decimal, more or less, equivalent to 1.5339 (one point five three three nine) cottah, 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. 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 0.8134 (zero point eight one three four) decimal, more or less, equivalent to 0.4921 (zero point four nine two one) cottah, 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. 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 Vendor in the Said Property and appurtenances and inheritances for access and user thereof.

Background, Representations, Warranties and Covenants

The Vendor represents and warrants to and covenants with the Purchaser regarding title as follows:

1. By dint of a 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, (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, being a demarcated portion 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 (**Larger Property In Dag No. 122**) and land measuring 16.8596 (sixteen point eight five nine six) decimal, more or less, being a demarcated portion 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 (**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

2. Said (1) Manohar Lall Meet Jain HUF, (2) Meet Jain HUF (the Vendor herein), (3) Bina Jain and (4) Nisha Jain mutated their name 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.
3. In the above mentioned events and circumstances the Vendor became the sole and absolute owner in respect of land measuring 12.3967 (twelve point three nine six seven) decimal, more or less, out of the Larger Property In Dag No. 122 and land measuring 4.2149 (four point two one four nine)



decimal, more or less, out of the Larger Property In Dag No. 123, recorded under L.R. Khatian No. 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 Vendor represents and warrants to and covenants with the Purchaser regarding encumbrances as follows:

1. **No Acquisition/Requisition:** The Vendor has 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 Vendor does 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 Vendor:** The Vendor has 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 Vendor has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchaser.
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 Vendor.
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 Vendor 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 Vendor or any person or persons having



or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title and the title of the Vendor 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 Vendor from selling, transferring and/or alienating the Said Property or any part thereof.

Basic Understanding

The basic understanding between the Vendor and the Purchaser is that the Vendor shall sell the Said Property to the Purchaser, 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 Purchaser shall purchase the same based on the representations, warranties and covenants mentioned above.

Transfer Hereby Made:

The Vendor hereby sell, convey and transfer to the Purchaser in respect of the entirety of the Vendor's 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 2.5355 (two point five three five five) decimal, more or less, equivalent to 1.5339 (one point five three three nine) cottah, 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. 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 land measuring 0.8134 (zero point eight one three four) decimal, more or less, equivalent to 0.4921 (zero point four nine two one) cottah, 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. 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 Vendor 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.25,11,750/- (Rupees Twenty Five Lacs Eleven Thousand Seven Hundred and Fifty only)**



paid by the Purchaser to the Vendor, receipt of which the Vendor hereby and by the Receipt And Memo of Consideration hereunder written, admits and acknowledges.

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, bargadars and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title.
 - 1.4 **Together with All Other Appurtenances:** together with all other rights the Vendor has 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 Vendor:** express indemnification by the Vendor about the correctness of the Vendor's title, Vendor's authority to sell and non existence of any encumbrances on the Said Property, which if found defective or untrue at any time, the Vendor shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendor hereby covenants that the Vendor or any person claiming under the Vendor in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Purchaser and/or the Purchaser's successors-in-interest and assigns, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the Purchaser and/or the Purchaser's 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 Purchaser then the Vendor shall at all times hereinafter, at the costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to mutate the name of the Purchaser 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 Vendor has handed over khas, vacant, peaceful and physical possession of the Said Property to the Purchaser.
4. **Outgoings:** All statutory revenue, cess, taxes, surcharge, outgoings 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 Purchaser fully and comprehensively saved, harmless and indemnified.
5. **Holding Possession:** The Vendor hereby covenants that the Purchaser and the Purchaser's 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 Purchaser, 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 Purchaser shall be fully entitled to mutate the Purchaser's name in all public and statutory records and the Vendor hereby expressly (a) consents to the same and (b) appoints the Purchaser as the constituted attorney of the Vendor and empowers and authorizes the Purchaser 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 Purchaser shall convert the nature of use and classification of the Said Property to non-agricultural/any other classification at the sole



discretion of the Purchaser and the Purchaser 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 Purchaser as the constituted attorney of the Vendor and empowers and authorizes the Purchaser 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 Purchaser in all respect to cause mutation of the Said Property in the name of the Purchaser and conversion of the nature of use and classification thereof and in this regard shall sign all documents and papers as required by the Purchaser.

7. **Title Documents:** Simultaneously herewith, the Vendor has handed over all title papers and documents in respect of the Said Property to the Purchaser.
8. **Further Acts:** The Vendor hereby covenants 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 Purchaser and/or its 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 Purchaser that the Purchaser 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 covenant to be party to the declaration (if required) without raising any objection and without any further consideration as and when required by the Purchaser.
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 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 2.5355 (two point five three five five) decimal, more or less, equivalent to 1.5339 (one point five three three nine) cottah, 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. 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.

Land classified as Danga measuring 0.8134 (zero point eight one three four) decimal, more or less, equivalent to 0.4921 (zero point four nine two one) cottah, 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. 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 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	1189	162	2.5355
Kochpukur	123	1189	52	0.8134
Total:				3.3489



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.

Sealed, signed and delivered by the

VENDOR in presence of:

1. *Dipankar Sarda*
122/R. S.N.M. Sarani
KOL-70026

MEET JAIN HUF

Meet Jain
KARTA

(MEET JAIN HUF)

2. *Arijit Kapat*
122/R. S.N.M. Sarani,
KOL-26

Sealed, signed and delivered by the
PURCHASER in presence of:

1. *Dipankar Sarda*

STYLO VENTURES PRIVATE LIMITED

Nisha Saini
Director

(STYLO VENTURES PRIVATE LIMITED)

2. *Arijit Kapat*

Drafted by me,

Shuvodip Chakraborty
(SHUVODIP CHAKRABORTY)
Advocate

High Court at Calcutta
F/184/14



Receipt and Memo of Consideration

Received from the withinnamed Purchaser the withinmentioned sum of **Rs.25,11,750/- (Rupees Twenty Five Lacs Eleven Thousand Seven Hundred and Fifty 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:

Mode	Date	Bank	Amount (Rs.)
Cheque No.473014	25.01.2021	Corporation Bank, Bhowanipore Br., Kolkata	25,11,750/-

Witness:

1. *Dipankar Sarda*
2. *Amit Kapat.*

MEET JAIN HUF

Meet Jain
KARTA

(MEET JAIN HUF)

VENDOR



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



MEET JAIN HUF

Meet Jain
KARTA
SIG. OF VENDOR























STYLO VENTURES PRIVATE LIMITED

Nisha Jain
Director

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>Mukul Jain</i> <i>Mukul Jain</i>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
Thumb	Fore	Middle	Ring	Little		
(Right Hand)						
	<i>Nisha Jain</i> <i>Nisha Jain</i>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
Thumb	Fore	Middle	Ring	Little		
(Right Hand)						





MEET JAIN HUF
meet jain
KARTA





Meet Jain





ভারত সরকার
Unique Identification Authority of India
Government of India

এনক্রিপ্টকৃত নম্বর/ Enrollment No.: 2730/80591/80285

To
শ্রীত জৈন
Meet Jain
NEELKANTH BUILDING, FLAT 8B AND 9A
26B CAMAC STREET
Park Street
Kolkata West Bengal - 700014
9830420074

Overhead Data Collection
Overhead Data Storage



আপনার আধার সংখ্যা / Your Aadhaar No. :
2560 9047 7002
UID : 9113 8229 4288 7002

আমার আধার, আমার পরিচয়

ভারত সরকার
Government of India



শ্রীত জৈন
Meet Jain
জন্ম তারিখ DOB: 06/12/1972
পুং MALE

2560 9047 7002
UID : 9113 8229 4288 7002

আমার আধার, আমার পরিচয়

তথ্য
 ■ আমার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
 ■ পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা লাভ করা
 ■ এটি এক ইলেকট্রনিক প্রক্রিয়ায় তৈরি করা

INFORMATION

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

- আধার নামে দেশে ছদ্ম।
- আধার শুধুমাত্র 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

শ্রীত জৈন
Meet Jain
জন্ম তারিখ DOB: 06/12/1972
পুং MALE

Address:
NEELKANTH BUILDING, FLAT 8B AND 9A,
26B CAMAC STREET, Park Street, Kolkata,
West Bengal - 700014



2560 9047 7002
UID : 9113 8229 4288 7002

meetjain





STYLO VENTURES PRIVATE LIMITED

Nisha Jain

Director





Nisha Jain





भारतीय जनसंघ महामंडळ
भारत सरकार
 Unique Identification Authority of India
 Government of India

Enrolment No.: 1193/63028/04213

Shareable Data: 20070208

To
 Nisha Jain
 W/O Meet Jain
 Neelkanth Building Flat No-68
 26-B Camac Street
 Park Street
 Kolkata West Bengal - 700016
 981050074



आपका आधार क्रमांक / Your Aadhaar No. :
9628 3583 7901
 मेरा आधार, मेरी पहचान



भारत सरकार
 Government of India
 Nisha Jain
 Date of Birth/DOR: 01/09/1976
 Female/ FEMALE



9628 3583 7901

मेरा आधार, मेरी पहचान

- सूचना
- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
 - पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
 - यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

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- आधार देश भर में मान्य है।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का साथ उठाने में उपयोगी होगा।
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- Aadhaar will be helpful in availing Government and Non-Government services in future.



भारतीय जनसंघ महामंडळ
 Unique Identification Authority of India

Address:
 W/O Meet Jain, Neelkanth Building Flat No-68,
 26-B Camac Street, Park Street,
 Kolkata,
 West Bengal - 700016



9628 3583 7901

Nisha Jain





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 : **ALAMGIR REZA** Advocate

Father's/Husband's name : **Jahangir Reza**

Address : **28/1, Judges Court Road**

Kolkata-700 027

Ph. No. : **98319 60557**

W.S. Bar Council Enrolment No. : **F-1194/03**

Sudhansu Basu
SECRETARY

Alamgir Reza Adv
27.1.21.





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

GRN Details

GRN: 192020210214259831 Payment Mode: Online Payment
GRN Date: 26/01/2021 14:35:37 Bank/Gateway: State Bank of India
BRN : IK0AYERMO9 BRN Date: 26/01/2021 14:01:34
Payment Status: Successful Payment ID: 2000162857/3/2021
(Query No*/Query Year)

Depositor Details

Depositor's Name: STYLO VENTURES PVT LTD
Address: 6A K S ROY ROAD KOLKATA 700001
Mobile: 9830065037
EMAIL: kyal_developers@hotmail.com
Contact No: 09007711037
Depositor Status: Buyer/Claimants
Query No: 2000162857
On Behalf Of: Mrs ARPITA MALLICK
Identification No: 2000162857/3/2021
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000162857/3/2021	Property Registration- Stamp duty	0030-02-103-003-02	130680
2	2000162857/3/2021	Property Registration- Registration Fees	0030-03-104-001-16	26186
			Total	156846

IN WORDS: ONE LAKH FIFTY SIX THOUSAND EIGHT HUNDRED FORTY SIX ONLY.






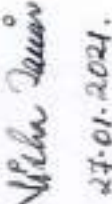


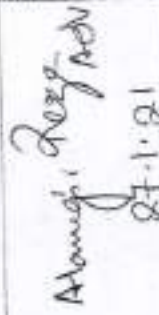




Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - II SOUTH 24-PARGANAS, District Name :South 24-Parganas
Signature / LTI Sheet of Query No/Year 16022000162857/2021

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, Neel Kanth Building, 26B, Camac Street, P.O.- Park Street, P.S.- Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN - 700016	Representative of Seller [MEET JAIN HUF]			 27/1/21
2	Mrs NISHA JAIN Flat No.6B, 26B, Camac Street, Neelkanth, P.O.- Park Street, P.S.- Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN - 700016	Representative of Buyer [STYLO VENTURES PRIVATE LIMITED]			 27-01-2021.
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 MEET JAIN, Mrs NISHA JAIN			 27-1-21

(Samar Kumar Pramanick)

DISTRICT SUB-
REGISTRAR

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

South 24-Parganas, West
Bengal





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

Miscellaneous Receipt

Visit Commission Case No / Year	1602000254/2021	Date of Application	27/01/2021
Query No / Year	16022000162857/2021		
Transaction	[0101] Sale, Sale Document		
Applicant Name of QueryNo	Mrs ARPITA MALLICK		
Stampduty Payable	Rs.1,30,780/-		
Registration Fees Payable	Rs.26,166/-		
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			



Major Information of the Deed

Deed No :	I-1602-01220/2021	Date of Registration	03/02/2021
Query No / Year	1602-2000162857/2021	Office where deed is registered	
Query Date	23/01/2021 2:48:21 PM	1602-2000162857/2021	
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. 25,11,750/-	Rs. 26,15,190/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,30,780/- (Article:23)	Rs. 26,198/- (Article:A(1), E)		
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 Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-122 (RS :-)	LR-1189	Bastu	Danga	2.5355 Dec	18,74,250/-	19,77,690/-	Property is on Road
L2	LR-123 (RS :-)	LR-1189	Bastu	Danga	0.8134 Dec	6,37,500/-	6,37,500/-	Property is on Road
		TOTAL :			3.3489Dec	25,11,750 /-	26,15,190 /-	
		Grand Total :			3.3489Dec	25,11,750 /-	26,15,190 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	MEET JAIN HUF Flat No. 6B, Neel Kanth Building, 26B, Camac Stree, P.O:- Park Street, P.S:- Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN - 700016 , PAN No.:: AAxxxxx3L,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	STYLO VENTURES PRIVATE LIMITED Plot No.74, Udayan Industrial Estate 3, Pagladanga, P.O:- Tangra, P.S:- Tangra, District:-South 24-Parganas, West Bengal, India, PIN - 700015 , PAN No.:: AAxxxxx5F,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 (Presentant) Son of Late Manohar Lal Jain Flat No. 6B And 9A, Neel Kanth Building, 26B, Camac Street, P.O:- Park Street, P.S:- Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN - 700016, Sex: Male, By Caste: Jain, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx8K, Aadhaar No: 25xxxxxxxx7002 Status : Representative, Representative of : MEET JAIN HUF (as Karta)
2	Mrs NISHA JAIN Wife of Mr Meet Jain Flat No.6B, 26B, Camac Street, Neelkanth, P.O:- Park Street, P.S:- Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN - 700016, Sex: Female, By Caste: Jain, Occupation: House wife, Citizen of: India, , PAN No.:: ACxxxxxx0E, Aadhaar No: 96xxxxxxxx7901 Status : Representative, Representative of : STYLO VENTURES PRIVATE LIMITED (as Director)

Identifier Details :

Name	Photo	Finger Print	Signature
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			

Identifier Of Mr MEET JAIN, Mrs NISHA JAIN

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	MEET JAIN HUF	STYLO VENTURES PRIVATE LIMITED-2.5355 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	MEET JAIN HUF	STYLO VENTURES PRIVATE LIMITED-0.8134 Dec

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 : 700166

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 122, LR Khatian No:- 1189	Owner:श्री लाल (जी.पी.ए.ए.), Gurdian:श्री- श्री लाल, Address:26 B, कामक स्ट्रीट, कोलकाता-700016 ; Classification:कृषि, Area:0.13000000 Acre,	MEET JAIN HUF
L2	LR Plot No:- 123, LR Khatian No:- 1189	Owner:श्री लाल (जी.पी.ए.ए.), Gurdian:श्री- श्री लाल, Address:26 B, कामक स्ट्रीट, कोलकाता-700016 ; Classification:कृषि, Area:0.03000000 Acre,	MEET JAIN HUF





Endorsement For Deed Number : I - 160201220 / 2021

On 27-01-2021

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

Presented for registration at 16:25 hrs on 27-01-2021, at the Private residence by Mr MEET JAIN .

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 26,15,190/-

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

Execution is admitted on 27-01-2021 by Mr MEET JAIN, Karta, MEET JAIN HUF (HUF), Flat No. 6B, Neel Kanth Building, 26B, Camac Stree, 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, Judges Court 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 Mrs NISHA JAIN, Director, STYLO VENTURES PRIVATE LIMITED (Private Limited Company), Plot No.74, Udayan Industrial Estate 3, Pagladanga, P.O:- Tangra, P.S:- Tangra, District:-South 24-Parganas, West Bengal, India, PIN - 700015

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

Sa

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 26,198/- (A(1) = Rs 26,152/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by by online = Rs 26,166/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 26/01/2021 2:36PM with Govt. Ref. No: 192020210214259831 on 26-01-2021, Amount Rs: 26,166/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0AYERM09 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. 1,30,780/- and Stamp Duty paid by by online = Rs 1,30,680/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 26/01/2021 2:36PM with Govt. Ref. No: 192020210214259831 on 26-01-2021, Amount Rs: 1,30,680/-,
Bank: State Bank of India (SBIN0000001), Ref. No. IK0AYERM09 on 26-01-2021, Head of Account 0030-02-103-003-02

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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 26,198/- (A(1) = Rs 26,152/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 32/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 02/02/2021 1:34PM with Govt. Ref. No: 192020210218547041 on 02-02-2021, Amount Rs: 32/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0AYNRGC3 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. 1,30,780/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 0/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1147329, Amount: Rs.100/-, Date of Purchase: 21/03/2020, Vendor name: Chakraborty

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 02/02/2021 1:34PM with Govt. Ref. No: 192020210218547041 on 02-02-2021, Amount Rs: 0/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0AYNRGC3 on 02-02-2021, Head of Account

[Signature]

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 66424 to 66455

being No 160201220 for the year 2021.



Digitally signed by SAMAR KUMAR
PRAMANICK
Date: 2021.02.24 10:33:39 +05:30
Reason: Digital Signing of Deed.

(Samar Kumar Pramanick) 2021/02/24 10:33:39 AM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -II SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)

0996/21

I-1218/21



पश्चिम बंगाल WEST BENGAL

AD 466325

Certified that the document is admitted to registration. The stamp and sheets and the endorsement thereon meshed with this document and the original was document.


 District Sub-Registrar
 Alipore, South 24 Parganas

03 FEB 2021

DEED OF GIFT

THIS DEED OF GIFT is made this ^{27th}... day of January.....
 Two Thousand Twenty-One (2021);

BETWEEN



SF
 27/1/21
 92 128527/21

01147332

21 MAR 2020

Name : _____
Address : _____
Vendor : _____

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

I. CHAKRABORTY
8B, Dr. Rajendra Prasad Saran
Kolkata - 700 001

Murli Jain



V.C.T-1
No. 732

Murli Jain



V.C.T-1
No. 733

Bima Jain



V.C.T-1
No. 734

Nisha Jain



V.C.T-9
No. 743

Identified by me
Alamgir Reza Adv
50, Jahangir Reza
28/1, Judge court road
P.O. I.P.S. Alipore
Kol-27



District Registrar,
Alipore, South 24 Parganas

27 JAN 2020

- (1) SMT. BINA JAIN, having PAN ACJPJ6700B and AADHAAR No. 644290075379, Mobile No.9830682774, wife of Late Manohar Lal Jain, by faith Jain, by nationality Indian, by occupation Housewife, residing at 26B, Camac Street, Neelkanth, Police Station Shakespeare Sarani, Post Office Park Street, Kolkata-700016;
- (2) SMT. NISHA JAIN, having PAN ACVPJ3480E and AADHAAR No. 962835837901, Mobile No.9830500074, wife of Sri Meet Jain, by faith Jain, by nationality Indian, by occupation Housewife residing at 26B, Camac Street, Neelkanth, Police Station Shakespeare Sarani, Post Office Park Street, Kolkata-700016, hereinafter jointly referred to as the "DONORS" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and/or assigns) of the ONE PART;

AND

SRI MEET JAIN, having PAN ACHPJ9528K and AADHAAR No. 256090477002, Mobile No.9830400074, son of Late Manohar Lal Jain, by faith Jain, by nationality Indian, by occupation Business, residing at 26B, Camac Street, Neelkanth, Police Station Shakespeare Sarani, Post Office Park Street, Kolkata-700016, hereinafter referred to as the "DONEE" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives and/or assigns) of the OTHER PART;

WHEREAS:

A. By dint of a 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, (1) Manohar Lal 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, being a demarcated portion 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 (Larger Property In Dag No. 122) and land measuring 16.8596 (sixteen point eight five nine six) decimal, more or less, being a demarcated portion 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 (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 (collectively Larger Property).

B. In the above mentioned circumstances said Smt. Bina Jain and Smt. Nisha Jain, the Donors herein are jointly seized and possessed of or otherwise well and sufficiently entitled as the absolute owners in respect of All That the piece or parcel of Plot of Danga Land measuring about 24.7934 Decimals in R.S./L.R. Dag No.122 and the piece or parcel of Plot of Danga Land measuring about 8.4298 Decimals in R.S./L.R. Dag No.123 (in aggregate measuring about 33.2232 Sataks) be the same a little more or less under present L.R. Khatian Nos. 1191 and 1192, within 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, more fully described in the *First Schedule* hereunder written, hereinafter referred to as the "said Lands", by virtue of Deed of Partition dated the 7th October, 2013 registered in Book No.I, CD Volume No.18, Pages 2252 to 2293, Being No.08961 for the year 2013 at the office of the District Sub-Registrar-III, South 24-Parganas, each having equal undivided 1/2 (one-half) share or interest in the "said Lands".

C. Sri Meet Jain, the Donee abovenamed is the son of Smt. Bina Jain, the *Donor No.1* herein and also husband of Smt. Nisha Jain, the *Donor No.2* herein.

D. Smt. Bina Jain and Smt. Nisha Jain, the Donors herein out of natural love and affection which each of them had and still have for the Donee Sri Meet Jain, who is the Son of the *Donor No. 1* and husband of *Donor No. 2* abovenamed as hereinbefore stated, have jointly agreed and decided to



transfer by way of Gift unto and in favour of the Donee abovenamed, out of the "said Lands" All That the piece or parcel of Plot of Danga Land measuring about 6.5226 Decimals in R.S./L.R. Dag No.122 and the piece or parcel of Plot of Danga Land measuring about 2.0926 Decimals in R.S./L.R. Dag No.123 (in aggregate measuring about 8.6152 Sataks) be the same a little more or less under present L.R. Khatian Nos. 1191 and 1192, within 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, more fully described in the *Second Schedule* hereunder written, hereinafter referred to as the "said Plot of Land".

E. Sri Meet Jain, the Donee herein being approached by her Mother Smt. Bina Jain and wife Smt. Nisha Jain, the Donors herein, has agreed to receive and accept the said transfer in respect of the "said Plot of Land", more fully described in the *Second Schedule* hereunder written as and by way of gift.

F. For the purpose of payment of stamp duty, the Donors' right title or interest in respect of the "said Plot of Land", which is intended to be transferred by way of Gift in favour of the Donee abovenamed by the Donors as hereinbefore mentioned, is valued at Rs.5,00,000.00 (Rupees Five Lakh) Only.

NOW THIS INDENTURE WITNESSETH that in the premises aforesaid and in consideration of the natural love and affection which the Donors abovenamed and each of them had and still have for the Donee Sri Meet Jain, who is the son of Smt. Bina Jain, the *Donor No.1* herein and also husband of Smt. Nisha Jain, the *Donor No.2* above named do and each of them doth hereby freely and voluntarily grant, convey, transfer, give, assign and assure by way of gift unto and in favour of the said Sri Meet Jain, the Donee above named their undivided share or interest in the "said Land" being All That the piece or parcel of Plot of Danga Land measuring about 6.5226 Decimals in R.S./L.R. Dag No.122 and the piece or parcel of Plot of Danga Land measuring about 2.0926 Decimals in R.S./L.R. Dag No.123 (in aggregate measuring about 8.6152 Sataks) be the same a little more or less under present L.R. Khatian Nos. 1191 and 1192, within 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, more fully described in the *Second Schedule* (hereunder written, hereinafter referred to as the "said Plot of Land");

OR HOWSOEVER OTHERWISE the "said Plot of Land" or any part thereof now are or is or heretofore were or was situated tenanted butted bounded called known numbered described and distinguished;

TOGETHER WITH all rights, liberties, privileges, easements, advantages, appendages and appurtenances whatsoever thereunto belonging or held or enjoyed or occupied therewith or reputed to belong or appurtenant thereto **A N D** the reversion or reversions, remainder or reminders **AND ALL** the estate right title interest demand inheritance use liberty and claims whatsoever both at law and in equity of the Donors into upon and in any manner concerning the "said Plot of Land" and every part thereof;

TOGETHER WITH all deeds, pattahs, muniments, writings and evidences of title and other documents in anywise relating to or concerning the "said Plot of Land" or any part thereof, which now are or hereafter shall or may be in the custody, power or possession of the Donors or any other person or party from whom the Donors can or may procure the same, without any action or suit at law or in equity;

TO HAVE AND TO HOLD the "said Plot of Land", more fully described in the *Second Schedule* hereunder written, hereby granted and transferred or otherwise assured and confirmed or expressed or intended so to be and every part thereof, with all rights liberties and appurtenances whatsoever unto and to the use and benefit of the Donee above named, absolutely and for ever, without any manner of condition use trust and other things whatsoever to alter defeat encumber or make void the same and free from all encumbrances whatsoever, but according to the nature and tenure thereof;

AND THE DONORS abovenamed do and each of then doth hereby covenant with the Donee above named as follows: -



THAT notwithstanding any act deed matter or thing whatsoever by the Donors or any of their predecessors-in-title made, done or executed or knowingly suffered to the contrary, the Donors are now lawfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the "said Plot of Land" hereby granted and/or transferred by way of gift or intended so to be in perfect and indefeasible estate of inheritance, without any manner of condition use trust or other things whatsoever to alter, defeat, encumber or make void the same;

AND THAT notwithstanding any such act deed matter or things whatsoever as aforesaid, the Donors have good right, full power and absolute authority and indefeasible title to grant and transfer by way of Gift the said "said Plot of Land" hereby granted and/or transferred by way of Gift or expressed or intended so to be unto and to the use of the Donee in the manner as aforesaid and according to the true intent and meaning of these presents;

AND THAT the Donee shall and may at all times hereafter peaceably and quietly hold possess and enjoy the "said Plot of Land", without any lawful eviction interruption, hindrance, claim or demand whatsoever from or by the Donors or any other person or persons having or lawfully or equitably claiming any estate or interest or right therein;

AND THAT the Donors have not done nor been party to any act deed matter or thing, whereby the Donors are prevented from transferring and/or granting the said "said Plot of Land", by way of gift in favour of the Donee in the manner as intended by this Deed of Gift;

AND THAT the Donors and all other persons having or lawfully or equitably claiming any right estate title interest property claim and demand whatsoever in the "said Plot of Land" hereby granted and/or transferred by way of gift or any part thereof from under or in trust for the Donors shall and will from time to time and at all times hereafter at the requests and costs of the Donee do and execute or cause to be done and executed all such further acts deeds matters and things whatsoever for further better and more perfectly assuring the same and every part



thereof unto and to the use of the Donee in the manner aforesaid as shall or may be reasonably required;

AND THE DONORS abovenamed do and each of them doth hereby declare and confirm that in furtherance of the Gift hereby made, the Donors herein have on or before the execution of these presents duly made over peaceful possession of the "said Plot of Land" unto and in favour of the Donee above named;

AND THE DONEE doth hereby accepts the Gift of the "said Plot of Land", more fully described in the *Second Schedule* hereunder written, hereby made, which is also testified by the Donee being a party hereto and executing these presents.

THE FIRST SCHEDULE ABOVE REFERRED TO
"said Lands"

All That the piece or parcel of Plot of Danga Land measuring about 24.7934 Decimals in R.S./L.R. Dag No.122 and the piece or parcel of Plot of Danga Land measuring about 8.4298 Decimals in R.S./L.R. Dag No.123 (in aggregate measuring about 33.2232 Sataks) be the same a little more or less Together with a tin shed residential structure of 500 Sq.Ft. more or less, under present L.R. Khatian Nos. 1191 and 1192, within 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. This property is not adjacent to metal road and the details of the "said Lands" are as hereunder:

Name	Khatian No.	Area in Dag No. 122 (in Decimals)	Area in Dag No. 123 (in Decimals)
Smt. Bina Jain	1191	12.3967	4.2149
Smt. Nisha Jain	1192	12.3967	4.2149
Total:		24.7934	8.4298



THE SECOND SCHEDULE ABOVE REFERRED TO
"said Plot of Land"

All That the piece or parcel of Plot of Danga Land measuring about 6.5226 Decimals in R.S./L.R. Dag No.122 and the piece or parcel of Plot of Danga Land measuring about 2.0926 Decimals in R.S./L.R. Dag No.123 (in aggregate measuring about 8.6152 Sataks) be the same a little more or less, under present L.R. Khatian Nos. 1191 and 1192, within 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 and the details of the "said Plot of Land" are as hereunder:

Khatian No.	Area in Dag No. 122 (in Decimals)	Area in Dag No. 123 (in Decimals)
1191 and 1192	6.5226	2.0926



IN WITNESS WHEREOF the Parties above named have hereunto put their respective hands and signatures on the day month and year first above written.

SIGNED SEALED AND DELIVERED by the Donors above named at Calcutta in the presence of:

1. Dipankar Sarda
122/R. S. N. M. Sarani
KOL-710026

Bina Jain
(BINA JAIN)

2. Amit Kapat
122/R. S. N. M. Sarani,
KOL-26

Nisha Jain
(NISHA JAIN)

SIGNED SEALED AND DELIVERED by the Donee above named at Calcutta in the presence of:

1. Dipankar Sarda


































Meet Jain
(MEET JAIN)

2. Amit Kapat

Attested by me
Atangir Reg Adv 119/1366/03
Alipore Judges Court
KOL-27



SPECIMEN FORM FOR TEN FINGER PRINTS

 <i>Bina Jain</i>	<i>Bina Jain</i>					
		Little Ring Middle Fore Thumb				
		(Left Hand)				
						
Thumb Fore Middle Ring Little						
(Right Hand)						
 <i>Nisha Jain</i>	<i>Nisha Jain</i>					
		Little Ring Middle Fore Thumb				
		(Left Hand)				
						
Thumb Fore Middle Ring Little						
(Right Hand)						
 <i>Mukesh Jain</i>	<i>Mukesh Jain</i>					
		Little Ring Middle Fore Thumb				
		(Left Hand)				
						
Thumb Fore Middle Ring Little						
(Right Hand)						





Bina Jain





भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
 Unique Identification Authority of India
 Government of India

Enrolment No.: 1193/63028/04216

Download Date: 13/01/2016

To
 Bina Jain
 W/O Manohar Lal Jain
 268 Camac Street, Flat No- 6B
 Park Street
 Kolkata West Bengal - 700016
 9830602774

Generation Date: 08/01/2016



आपका आधार क्रमांक / Your Aadhaar No. :

6442 9007 5379

मेरा आधार, मेरी पहचान



भारत सरकार
 Government of India



Bina Jain
 Date of BirthDOB: 02/11/1951
 Female/ FEMALE

6442 9007 5379



मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण
 Unique Identification Authority of India

Address:
 W/O Manohar Lal Jain, 268 Camac Street,
 Flat No- 6B, Park Street, Kolkata,
 West Bengal - 700016



6442 9007 5379

मेरा आधार, मेरी पहचान

- सूचना
- आधार पत्थान का प्रमाण है, नागरिकता का नहीं।
 - पत्थान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
 - यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

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

- आधार देश भर में मान्य है।
- आधार अविश्व में सरकारी और गैर-सरकारी सेवाओं का नाम उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

Bina Jain





Nisha Jain





व्यक्तिगत विशिष्ट पहचान प्राधिकरण
भारत सरकार
 Unique Identification Authority of India
 Government of India

Enrolment No.: 1193/63028/04213

Downloaded from www.aadhaar.gov.in on 01/07/2016 at 12:03:13

To
 Nisha Jain
 W/O Meet Jain
 Neelkanth Building Flat No-6B
 25-B Canal Street
 Park Street
 Kolkata West Bengal - 700015
 9830530074



आपका आधार क्रमांक / Your Aadhaar No. :

9628 3583 7901

मेरा आधार, मेरी पहचान



भारत सरकार
 Government of India



Nisha Jain
 Date of Birth/DOB: 01/07/1976
 Female/ FEMA: F

9628 3583 7901



मेरा आधार, मेरी पहचान



व्यक्तिगत विशिष्ट पहचान प्राधिकरण
 Unique Identification Authority of India

Address:
 W/O Meet Jain, Neelkanth Building, Flat No-
 6B, 25-B Canal Street, Park Street,
 Kolkata,
 West Bengal - 700015



9628 3583 7901

मेरा आधार, मेरी पहचान

मेरा आधार, मेरी पहचान

मेरा आधार, मेरी पहचान

- सूचना
- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
 - पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
 - यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

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- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

Nisha Jain



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

MEET JAIN

MANOHAR LALL JAIN

06/12/1972
Permanent Account Number

ACHPJ0528K

Meet Jain
Signature



Manohar Lall Jain





ভারত সরকার
Unique Identification Authority of India
Government of India

Enrollment No.: 2730/00591/00285

1a
Meet Jain
NEELKANTH BUILDING, FLAT 8B AND 9A
26B CAMAC STREET
Park Street
Kolkata West Bengal - 700016
9829420076

Download Aadhaar



আপনার আধার নম্বর / Your Aadhaar No. :

2560 9047 7002

VID: 9113 6210 3766 2992

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



1a
Meet Jain
9829420076
9829420076

2560 9047 7002

VID: 9113 6210 3766 2992

আমার আধার, আমার পরিচয়



কথা
■ এখানে পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
■ পরিচয়ের প্রমাণ তবলইন অনলাইনে যাচাই করা যায়
■ এটি এক ইলেকট্রনিক প্রক্রিয়ায় তৈরি করা

INFORMATION

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

- আধার নম্বর কেবল নাম।
- আধার জরুরি প্রমাণকারী ও ভবিষ্যতের পরিচয় প্রমাণ হিসেবে কাজ করবে।
- 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

1a
Meet Jain
9829420076
9829420076

Address:
NEELKANTH BUILDING, FLAT 8B AND 9A,
26B CAMAC STREET, Park Street, Kolkata,
West Bengal - 700016



2560 9047 7002

VID: 9113 6210 3766 2992

Handwritten signature





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.S. Bar Council Enrolment No. F-1194 / 03

Indranil Bose
SECRETARY

Alangir Reza Adv
27-1-21





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

GRN Details

GRN: 192020210214252521 Payment Mode: Online Payment
GRN Date: 26/01/2021 14:12:44 Bank/Gateway: State Bank of India
BRN : IK0AYERBE1 BRN Date: 26/01/2021 14:01:19
Payment Status: Successful Payment ID: 2000128520/4/2021
[Query No*/Query Year]

Depositor Details

Depositor's Name: MEET JAIN
Address: 26B CAMAC STREET KOLKATA 700016
Mobile: 9830065037
EMail: kyal_developers@hotmail.com
Contact No: 09007711037
Depositor Status: Others
Query No: 2000128520
On Behalf Of: Mrs ARPITA MALLICK
Identification No: 2000128520/4/2021
Remarks: Gift, Gift in Favour of family members

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000128520/4/2021	Property Registration- Stamp duty	0030-02-103-003-02	33519
2	2000128520/4/2021	Property Registration- Registration Fees	0030-03-104-001-16	67213
			Total	100732

IN WORDS: ONE LAKH SEVEN HUNDRED THIRTY TWO ONLY.





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

GRN Details

GRN: 192020210218499571 Payment Mode: Online Payment
GRN Date: 02/02/2021 12:50:04 Bank/Gateway: State Bank of India
BRN : IK0AYNNZI4 BRN Date: 02/02/2021 12:02:00
Payment Status: Successful Payment Ref. No: 2000128520/10/2021
(Query No*/Query Year)

Depositor Details

Depositor's Name: MEET JAIN
Address: 26B CAMAC STREET KOLKATA 700016
Mobile: 9830065037
Email: kyal_developers@gmail.com
Contact No: 09007711037
Depositor Status: Others
Query No: 2000128520
On Behalf Of: Mrs ARPITA MALLICK
Address: D.S.R. -I I SOUTH 24-PARGANAS
Office Name: D.S.R. -I I SOUTH 24-PARGANAS
Identification No: 2000128520/10/2021
Remarks: Gift, Gift in Favour of family members Payment No 10

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000128520/10/2021	Property Registration- Stamp duty	0030-02-103-003-02	750
2	2000128520/10/2021	Property Registration- Registration Fees	0030-03-104-001-16	1532
			Total	2282

IN WORDS: TWO THOUSAND TWO HUNDRED EIGHTY TWO ONLY.





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

Visit Commission Case No / Year	1602000248/2021	Date of Application	27/01/2021
Query No / Year	16022000128520/2021		
Transaction	[0201] Gift, Gift in Favour of family members		
Applicant Name of Query No	Mrs ARPITA MALLICK		
Stampduty Payable	Rs.33,618/-		
Registration Fees Payable	Rs.67,213/-		
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 | SOUTH 24-PARGANAS, District Name :South 24-Parganas
Signature / LTI Sheet of Query No/Year 16022000128520/2021

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	Mrs BINA JAIN Flat No.6B, 26B, Camac Street, Neelkanth, P.O.- Park Street, P.S.- Shakespear Sarani, District-South 24-Parganas, West Bengal, India, PIN - 700016	Donor			Bina Jain 27/11/21
2	Mrs NISHA JAIN Flat No.6B, 26B, Camac Street, Neelkanth, P.O.- Park Street, P.S.- Shakespear Sarani, District-South 24-Parganas, West Bengal, India, PIN - 700016	Donor			Nisha Jain 27-01-2021
3	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	Donee			Meet Jain 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, Judges Court Road, P.O.- Alipore, P.S.- Alipore, District-South 24-Parganas, West Bengal, India, PIN - 700027	Mrs BINA JAIN, Mrs NISHA JAIN, Mr MEET JAIN			<i>Alamgir Reza</i> 18.1.21

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



Major Information of the Deed

Deed No :	I-1602-01218/2021	Date of Registration	03/02/2021
Query No / Year	1602-2000128520/2021	Office where deed is registered	
Query Date	19/01/2021 2:52:30 PM	1602-2000128520/2021	
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		
[0201] Gift, Gift in Favour of family members	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 5,00,000/-	Rs. 68,69,856/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 34,369/- (Article:33(i))	Rs. 68,745/- (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-1191	Bastu	Danga	6.5226 Dec	3,50,000/-	50,87,628/-	Property is on Road
L2	LR-123 (RS :-)	LR-1192	Bastu	Danga	2.0926 Dec	1,30,000/-	16,32,228/-	Property is on Road
		TOTAL :			8.6152Dec	4,80,000 /-	67,19,856 /-	
		Grand Total :			8.6152Dec	4,80,000 /-	67,19,856 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	500 Sq Ft.	20,000/-	1,50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
	Total :	500 sq ft	20,000 /-	1,50,000 /-	



Donor Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mrs BINA JAIN Wife of Mr Manohar Lal Jain Flat No.6B, 26B, Camac Street, Neelkanth, P.O:- Park Street, P.S:- Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN - 700016 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ACxxxxxx0B, Aadhaar No: 64xxxxxxxx5379, 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
2	Mrs NISHA JAIN Wife of Mr Meet Jain Flat No.6B, 26B, Camac Street, Neelkanth, P.O:- Park Street, P.S:- Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN - 700016 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ACxxxxxx0E, Aadhaar No: 96xxxxxxxx7901, 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

Donee Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr MEET JAIN (Presentant) Son of Late Manohar Lal 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: 25xxxxxxxx7002, Status :Individual, Executed by: Self, Date of Execution: 27/01/2021 , Admitted by: Self, Date of Admission: 27/01/2021 ,Place : Pvt. Residence

Identifier Details :

Name	Photo	Finger Print	Signature
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			
Identifier Of Mrs BINA JAIN, Mrs NISHA JAIN, Mr MEET JAIN			

Transfer of Land from Donor To Donee

Sch No.	Donor Name	Donee Name	Relationship of Donor and Donee (Within Family ?)	Transferred Area	Share in Market Value (In Rs.)
L1	Mrs BINA JAIN	Mr MEET JAIN	Y	3.2613 Dec	25,43,814/-
L1	Mrs NISHA JAIN	Mr MEET JAIN	Y	3.2613 Dec	25,43,814/-
L2	Mrs BINA JAIN	Mr MEET JAIN	Y	1.0463 Dec	8,16,114/-
L2	Mrs NISHA JAIN	Mr MEET JAIN	Y	1.0463 Dec	8,16,114/-



Transfer of Structure from Donor To Donee

Sch No.	Donor Name	Donee Name	Relationship of Donor and Donee (Within Family ?)	Transferred Area	Share in Market Value (In Rs.)
S1	Mrs BINA JAIN	Mr MEET JAIN	Y	250 Sq Ft	75,000/-
S1	Mrs NISHA JAIN	Mr MEET JAIN	Y	250 Sq Ft	75,000/-

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:- 1191	Owner:বিনা জৈন, Gurdian:বালকজৈন জৈন, Address:26নং কামাক স্ট্রিট কোচপুকুর-700016, Classification:জমি, Area:0.12000000 Acre,	Mrs BINA JAIN
L2	LR Plot No:- 123, LR Khatian No:- 1192		Seller is not the recorded Owner as per Applicant.



Endorsement For Deed Number : I - 160201218 / 2021

On 27-01-2021

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

Presented for registration at 16:10 hrs on 27-01-2021, at the Private residence by Mr MEET JAIN ,Claimant.

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 68,69,856/- Family Members amount Rs 68,69,856/-

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

Execution is admitted on 27/01/2021 by 1. Mrs BINA JAIN, Wife of Mr Manohar Lal Jain, Flat No.6B, 26B, Camac Street, Neelkanth, P.O: Park Street, Thana: Shakespear Sarani, , South 24-Parganas, WEST BENGAL, India, PIN - 700016, by caste Hindu, by Profession House wife, 2. Mrs NISHA JAIN, Wife of Mr Meet Jain, Flat No.6B, 26B, Camac Street, Neelkanth, P.O: Park Street, Thana: Shakespear Sarani, , South 24-Parganas, WEST BENGAL, India, PIN - 700016, by caste Hindu, by Profession House wife, 3. Mr MEET JAIN, Son of Late Manohar Lal Jain, Flat No. 6B And 9A, 26B, Camac Street, P.O: Park Street, Thana: Shakespear Sarani, , South 24-Parganas, WEST BENGAL, India, PIN - 700016, by caste Hindu, by Profession Business

Indetified 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

Sa

Samar Kumar Pramanick
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -I 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 68,745/- (A(1) = Rs 68,699/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by by online = Rs 67,213/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/01/2021 2:14PM with Govt. Ref. No: 192020210214252521 on 26-01-2021, Amount Rs: 67,213/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0AYERBE1 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. 34,369/- and Stamp Duty paid by by online = Rs 33,519/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/01/2021 2:14PM with Govt. Ref. No: 192020210214252521 on 26-01-2021, Amount Rs: 33,519/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0AYERBE1 on 26-01-2021, Head of Account 0030-02-103-003-02

Sa

Samar Kumar Pramanick
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -I 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 : 33 (i) of Indian Stamp Act 1899.



Payment of Fees

Certified that required Registration Fees payable for this document is Rs 68,745/- (A(1) = Rs 68,699/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 1,532/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 02/02/2021 12:51PM with Govt. Ref. No: 192020210218499571 on 02-02-2021, Amount Rs: 1,532/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0AYNNZ14 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. 34,369/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 750/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1147332, 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 12:51PM with Govt. Ref. No: 192020210218499571 on 02-02-2021, Amount Rs: 750/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0AYNNZ14 on 02-02-2021, Head of Account 0030-02-103-003-02



Samar Kumar Pramanick
DISTRICT SUB-REGISTRAR
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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 66456 to 66483
being No 160201218 for the year 2021.



Digitally signed by SAMAR KUMAR
PRAMANICK
Date: 2021.02.24 10:34:39 +05:30
Reason: Digital Signing of Deed.

(Samar Kumar Pramanick) 2021/02/24 10:34:39 AM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)

09/08/21


D-1211/21



पश्चिम बंगाल WEST BENGAL

AD 780504

Certified that the document is admitted to registration. The certificate and the endorsement shall be attached with this document and the price 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



5/21/21
 929244/5/21

29606

24 DEC 2020

No.....Rs. 100/- Date.....

Name:.....

Address:.....

Vendor:.....

Alipor Collector, 24 P.S. (3)
SUSHANKAR DAS
STAMP VENDOR
Alipor Police Court, Kol-27

ALAMGIR REZA
ADVOCATE
ANDHRA JUDGES COURT
KOLKATA - 700 027

Vinay
V.C.T.1
NO. 724

PS VINAYAK COMPLEX LLP

Vinay
Designated Partner

PS VINAYAK SMARTCITY LLP

Vinay
Partner / Authorised Signatory

RAINTREE ENCLAVE LLP

Vinay
Partner / Authorised Signatory

HALLMARK TRADECOM PVT. LTD

Vinay
Director / Authorised Signatory



District Sub-Registrar-3
Alipore, South 24 Parganas

27 FEB 2021

27 JAN. 2021

743
Identified by me
Alamgir's Regy Adv
5/0, Johangir Regy
28/1, Judge Court Road
P.O. P.S. Alipore
Kol-27

(1) **RAJENDRA KUMAR GANGWAL**, having **PAN ADBPG2427P** and **AADHAAR 225634813501**, son of Late Ratanlall Sarangi, by faith Hindu, by occupation Business, nationality Indian, residing at Flat No. 10E, 11, Ashoka Road, Post Office Circus Avenue, Police Station Alipore, Kolkata- 700027;

(2) **NISHA DEVI GANGWAL**, having **PAN ADBPG5054A** and **AADHAAR 824049173859**, wife of Sri Rajendra Kumar Gangwal, by faith Hindu, by occupation Business, nationality Indian, residing at Flat No. 10E, 11, Ashoka Road, Post Office Circus Avenue, Police Station Alipore, Kolkata- 700027 and

(3) **ROHIT KUMAR GANGWAL**, having **PAN ADZPG7381E** and **AADHAAR No. 963110126550**, son of Sri Rajendra Kumar Gangwal, by faith Hindu, by occupation Business, nationality Indian, residing at Flat No. 10E, 11, Ashoka Road, Post Office Circus Avenue, Police Station Alipore, Kolkata- 700027 [hereinafter collectively referred to as the **Vendors**, include successors-in-interest]

And

(1) **PS VINAYAK COMPLEX LLP**, having **PAN AARFP0290N**, having LLPIN AAD-6375, a limited liability partnership incorporated under Limited Liability Partnership Act, 2008, having its registered office situated at 122/1R, Satyendranath Majumdar Sarani, Post Office Kalighat, Police Station Tollygunge, Kolkata 700 026, represented by its **Designated Partner UMESH KYAL**, having **PAN AGCPK9667R**, having Aadhaar 322167806519, having mobile number 9903542000, by nationality Indian, by caste Hindu, son of Late Govind Ram Kyal, by occupation Business, residing at 30C South End Park, Post Office Sarat Bose Road, Police Station Rabindra Sarobar (Formerly Lake), Kolkata 700 029,

(2) **PS VINAYAK SMARTCITY LLP**, having **PAN AARFP9370K**, having LLPIN AAF-1879, a limited liability partnership incorporated under Limited Liability Partnership Act, 2008, having its registered office situated at 122/1R, Satyendranath Majumdar Sarani, Post Office Kalighat, Police Station Tollygunge, Kolkata 700 026, represented by its **Designated Partner UMESH KYAL**, having **PAN AGCPK9667R**, having Aadhaar 322167806519, having mobile number 9903542000, by nationality Indian, by caste Hindu, son of Late Govind Ram Kyal, by occupation Business, residing at 30C South End Park, Post Office Sarat Bose Road, Police Station Rabindra Sarobar (Formerly Lake), Kolkata 700 029,

(3) **RAINTREE ENCLAVE LLP**, having **PAN AAOFR3010M**, having LLPIN AAA-8721, a limited liability partnership incorporated under Limited Liability Partnership Act, 2008, having its registered office situated at 122/1R, Satyendranath Majumdar Sarani, Post Office Kalighat, Police Station Tollygunge, Kolkata 700 026, represented by its **Designated Partner UMESH KYAL**, having **PAN AGCPK9667R**, having Aadhaar 322167806519, having mobile number 9903542000, by nationality Indian, by caste Hindu, son of Late Govind Ram Kyal, by occupation Business, residing at 30C South End Park, Post Office Sarat Bose Road, Police Station Rabindra Sarobar (Formerly Lake), Kolkata 700 029, and

(4) **HALLMARK TRADECOM PRIVATE LIMITED**, having **PAN AABCH9740E**, having CIN U51109WB2008PTC122216, a Company governed by the Companies Act, 2013, having its registered office at 122/1R, Satyendranath Majumdar Sarani, Post Office Kalighat, Police Station Tollygunge, Kolkata 700 026,



represented by its **Director UMESH KYAL**, having **PAN AGCPK9667R**, having Aadhaar 322167806519, having mobile number 9903542000, by nationality Indian, by caste Hindu, son of Late Govind Ram Kyal, by occupation Business, residing at 30C South End Park, Post Office Sarat Bose Road, Police Station Rabindra Sarobar (Formerly Lake), Kolkata 700 029 (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 29.7522 (twenty nine point seven five two two) 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. 1193, 1194 and 1195, 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**), more fully described in **Part I** of the **First Schedule** below **And (2)** land measuring measuring 10.1157 (ten point one one five seven) 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. 1193, 1194 and 1195, 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**), more fully described in **Part II** of the **First Schedule** below. The First Property and the Second Property are more fully and collectively described in the Second Schedule below (collectively **Said Property**) and the Said Property being delineated on **Plan** annexed hereto and bordered in colour **Red** thereon **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

