

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) landmeasuring 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. 1, 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) ReshaMundhra (Dujari), (4) NishaSadani, (5) SudarshanMimani, (6) SaurabhTapdiya, (7) Kusum Devi Mundhra, (8) MadhuSurana, (9) ShrenikSurana, (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 Bhojnagarwala 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. 1, 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) NishaSadani, (5) SudarshanMimani, (6) SaurabhTapdiya, (7) Kusum Devi Mundhra, (8) Eela Jain, (9) Sajjan Devi Dugar, (10) ShrutiDugar, (11) Gopal Prasad Bhojnagarwala 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 MotherProperty 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 MotherProperty In Dag No. 123 in favour of (1) ManoharLall Meet Jain HUF, (2) Meet Jain HUF, (3) Bina Jain, (4) Nisha Jain, (5) Rajendra Kumar Gangwal, (6) Nisha Devi Gangwal, (7) RohitGangwal, (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) MadhuSurana, (2) ShrenikSurana, (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 (indec.)	Dag No. 123 (indec.)	Total (indec.)
MadhuSurana	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. By 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, 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) Rajendra Kumar Gangwal, (2) Nisha Devi Gangwal, (3) Rohit Gangwal (collectively the Vendors herein) became the joint and absolute owners of the Said Property being demarcated as Lot-D in the site plan annexed thereto, comprised in the First Property out of the Mother Property In Dag No. 122 and the Second Property out of the Mother Property In Dag No. 123.
5. In the above mentioned events and circumstances the Vendors became the joint and absolute owners in respect of the Said Property, free from all encumbrances and mutated their name in the records of the Block Land and Land Reforms Officer, under L.R. Khatian Nos. 1193, 1194 and 1195.



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 Vendor 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 Vendor 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 Vendor 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, lispendens, 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 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 BGP, Sub-Registration District Bhangore, District South 24 Parganas, more fully described in **Part I** of the **First Schedule** below **And** (2) the Second Property, i.e. land 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, more fully described in **Part II** of the **First Schedule** below 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, free from all encumbrances.

Consideration:

The aforesaid transfer is being made in consideration of a sum of **Rs.3,07,53,000/- (Rupees three crore seven lakh fifty three thousand 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, lispendens, 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 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 Vendorshave 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. In this regard the Vendors further clarify that the Vendors hereby sell, convey and transfer entirety of the Vendors right, title and interest in R.S./L.R. Dag Nos. 122 and 123, respectively to the Purchasers and the Purchasers shall be fully entitled to mutate the Purchasers' name in all public and statutory records in respect of the entire land recorded/to be recorded in the name of the Vendors in respect of R.S./L.R. Dag Nos. 122 and 123, respectively.



7. **Title Documents:** Simultaneously herewith, the Vendorshave 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 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 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

Part I

(First Property)

Land classified as Danga 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, Sub-Registration District Bhangore, District South 24 Parganas, Pin 700156.

Part II

(Second Property)

Land classified as Danga 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 Bamanghata Gram Panchayet, Sub-Registration District Bhangore, District South 24 Parganas, Pin 700156.

This property is not adjacent to metal road.



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

Land classified as Danga 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, Sub-Registration District Bhangore, District South 24 Parganas, Pin 700156, described in **Part I** of the **First Schedule** above.

Land classified as Danga 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 Bamanghata Gram Panchayet, Sub-Registration District Bhangore, District South 24 Parganas, Pin 700156 described in **Part II** of the **First Schedule** above.

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

- On the North** : By L.R. Dag No.106
On the East : Partly by L.R. Dag No.106 and partly by L.R. Dag No.132
On the South : By Lot E in L.R. Dag No.122 and 123
On the West : Partly by Lot A in L.R. Dag No.122 and partly by L.R. Dag No.107

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.)
Kochpukur	122	1193	162	9.9174
Kochpukur	122	1194	162	9.9174
Kochpukur	122	1195	162	9.9174
Kochpukur	123	1193	52	3.3719
Kochpukur	123	1194	52	3.3719
Kochpukur	123	1195	52	3.3719
Total:				39.8679

The Ownership will be devolved upon the purchasers in the following manner:



Name of Purchaser	R.S./L.R. Dag No.	Area Purchased (in dec.)	Total Area (in dec.)
PS VINAYAK COMPLEX LLP	122	9.078	12.3529
	123	3.2749	
PS VINAYAK SMARTCITY LLP	122	9.078	12.3529
	123	3.2749	
RAINTREE ENCLAVE LLP	122	9.078	12.3529
	123	3.2749	
HALLMARK TRADECOM PRIVATE LIMITED	122	2.5182	2.8092
	123	0.291	
Total:			39.8679



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

VENDORS in presence of:

1. Dipankar Das
122/IR, S.N.M. Sarani
KOL-700026

Rajendra Kumar Gangwal
(RAJENDRA KUMAR GANGWAL)

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

Nisha Gangwal
(NISHA DEVI GANGWAL)

Rohit Gangwal
(ROHIT KUMAR GANGWAL)

Sealed, signed and delivered by the

PURCHASERS in presence of:

1. Dipankar Das

PS VINAYAK COMPLEX LLP

Vinayak
Designated Partner

(PS VINAYAK COMPLEX LLP)

PS VINAYAK SMARTCITY LLP

Vinayak
Designated Signatory

(PS VINAYAK SMARTCITY LLP)

2. Anujit Kapat

RAINTREE ENCLAVE LLP

Vinayak
Partner / Authorised Signatory

(RAINTREE ENCLAVE LLP)

HALLMARK TRADECOM PVT. LTD.

Vinayak
Director / Authorised Signatory

(HALLMARK TRADECOM PRIVATE LIMITED)

Drafted by me,
Shubhankar Chakraborty
(SHUBHANKAR CHAKRABORTY)
Advocate
High Court at Calcutta
P/124/16



Receipt and Memo of Consideration

Received from the withinnamed Purchasers the withinmentioned sum of **Rs. Rs.3,07,53,000/- (Rupees three crore seven lakh fifty three thousand only)** towards full and final payment of the consideration for sale of the Said Property described in the **SecondSchedule** above, in the following manner:

Draft No.	Date	Bank	Amount (Rs.)	
890338	25.01.2021	Indian Overseas Bank	Rs.31,63,593/-	
890337			Rs.31,63,593/-	
890336			Rs.31,63,593/-	
890333			Rs.31,63,593/-	
890334			Rs.31,63,593/-	
890335			Rs.31,63,593/-	
890330			Rs.6,88,500/-	
890331			Rs.6,88,500/-	
890332			Rs.6,88,500/-	
853800			Rs.31,63,593/-	
853799		Rs.31,63,593/-		
853620		Rs.31,63,593/-		
TDS			Rs.2,15,163/-	
TOTAL			Rs.3,07,53,000/-	

Witness:

1. *Dipankar Sarda*

Rajendra Kumar Gangwal
(RAJENDRA KUMAR GANGWAL)

Nisha Gangwal
(NISHA DEVI GANGWAL)

2. *Anujit Kapat*

Rohit Kumar Gangwal
(ROHIT KUMAR GANGWAL)

VENDORS



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

	DAG NO.	AREA IN DECIMALS.
LOT-D	122	29.7522
	123	10.1157



PS VINAYAK COMPLEX LLP

[Signature]
Designated Partner

PS VINAYAK SMARTCITY LLP

[Signature]
Authorized Signatory

SIG. OF VENDOR

DAG NO.120

RAINTREE ENCLAVE LLP

[Signature]
Partner / Authorized Signatory

HALLMARK TRADECOM PVT. LTD.

[Signature]
Director / Authorized Signatory























SIG. OF PURCHASER

Rajendra Kumar Gangual

[Signature]
Nisha Gangual




















SPECIMEN FORM FOR TEN FINGER PRINTS

PHOTO		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
	<i>Umar Wajid</i> <i>Umar Wajid</i>					
		Little	Ring	Middle	Fore	Thumb
						
		Thumb	Fore	Middle	Ring	Little
	<i>Rajendra Kumar Gangool</i> <i>Rajendra Kumar Gangool</i>					
		Little	Ring	Middle	Fore	Thumb
						
		Thumb	Fore	Middle	Ring	Little



SPECIMEN FORM FOR TEN FINGER PRINTS

PHOTO						
	Little	Ring	Middle	Fore	Thumb	
	(Left Hand)					
	Thumb	Fore	Middle	Ring	Little	
(Right Hand)						
	Nisha Gangwar					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
(Right Hand)						
	Rishabh					
		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: 192020210214215121 Payment Mode: Online Payment
GRN Date: 26/01/2021 12:56:51 Bank/Gateway: Indian Overseas Bank
BRN : 202101260621956 BRN Date: 26/01/2021 12:01:53
Payment Status: Successful Payment ID: 2000092445/3/2021
(Query No*/Query Year)

Depositor Details

Depositor's Name: PS VINAYAK COMPLEX LLP 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: 2000092445
On Behalf Of: Mrs ARPITA MALLICK
Identification No: 2000092445/3/2021
Remarks: Sale, Sale Document

Payment Details

Sl No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000092445/3/2021	Property Registration- Stamp duty	0030-02-103-003-02	1846520
2	2000092445/3/2021	Property Registration- Registration Fees	0030-03-104-001-16	307781
			Total	2154301

IN WORDS: TWENTY ONE LAKH FIFTY FOUR THOUSAND THREE HUNDRED ONE ONLY.





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

GRN Details

GRN: 192020210218510411 Payment Mode: Online Payment
GRN Date: 02/02/2021 13:00:21 Bank/Gateway: State Bank of India
BRN: IK0AYNOYG5 BRN Date: 02/02/2021 13:02:42
Payment Status: Successful Payment Ref. No: 2000092445/8/2021
[Query No*/Query Year]

Depositor Details

Depositor's Name: PS VINAYAK COMPLEX LLP 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: 2000092445
On Behalf Of: Mrs ARPITA MALLICK
Address: D.S.R. -11 SOUTH 24-PARGANAS
Office Name: D.S.R. -11 SOUTH 24-PARGANAS
Identification No: 2000092445/8/2021
Remarks: Sale, Sale Document-Payment No 8

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000092445/8/2021	Property Registration- Registration Fees	0030-03-104-001-16	32
			Total	32

IN WORDS: THIRTY TWO ONLY.





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

Visit Commission Case No / Year	1602000253/2021	Date of Application	27/01/2021
Query No / Year	16022000092445/2021		
Transaction	[0101] Sale, Sale Document		
Applicant Name of QueryNo	Mrs ARPITA MALLICK		
Stampduty Payable	Rs.18,46,620/-		
Registration Fees Payable	Rs.3,07,781/-		
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. - II SOUTH 24-PARGANAS, District Name :South 24-Parganas
Signature / LTI Sheet of Query No/Year 16022000092445/2021

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

Sl No.	Name of the Executant	Category		Finger Print	Signature with date
1	Mr RAJENDRA KUMAR GANGWAL Flat No.10E, 11, Ashoka Road, P.O.- Circus Avenue, P.S.- Alipore, District-South 24-Parganas, West Bengal, India, PIN - 700027	Seller			<i>Rajendra Kumar Gangwal</i> 27/1/2021
2	Mrs NISHA DEVI GANGWAL Flat No. 10E, 11, Ashoka Road, P.O.- Circus Avenue, P.S.- Alipore, District - South 24-Parganas, West Bengal, India. PIN - 700027	Seller			<i>Nisha Gangwal</i> 27.1.2021
3	Mr ROHIT KUMAR GANGWAL Flat No. 10E, 11, Ashoka Road, P.O.- Circus Avenue, P.S.- Alipore, District - South 24-Parganas, West Bengal, India, PIN - 700027	Seller			<i>At Rohit Kumar</i> 27.1.21



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
4	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 [PS VINAYAK COMPLEX LLP] [PS VINAYAK SMARTCITY LLP] [RAINTR EEE ENCLAVE LLP] [HALLMARK TRADECOM PRIVATE LIMITED]			
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Alamgir Reza Son of Mr Jahangir Reza P.O.- Alipore, P.S.- Alipore, District.- South 24-Parganas, West Bengal, India, PIN - 700027	Mr RAJENDRA KUMAR GANGWAL, Mrs NISHA DEVI GANGWAL, Mr ROHIT KUMAR GANGWAL, Mr UMESH KYAL			

(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-1602-01211/2021	Date of Registration	03/02/2021
Query No / Year	1602-2000092445/2021	Office where deed is registered	
Query Date	14/01/2021 4:24:58 PM	1602-2000092445/2021	
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. 3,07,53,000/-	Rs. 3,07,76,663/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 18,46,620/- (Article:23)	Rs. 3,07,813/- (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 Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-122 (RS :-)	LR-1193	Bastu	Danga	29.7522 Dec	2,29,50,000/-	2,29,67,687/-	Property is on Road
L2	LR-123 (RS :-)	LR-1193	Bastu	Danga	10.1157 Dec	78,03,000/-	78,08,976/-	Property is on Road
		TOTAL :			39.8679Dec	307,53,000 /-	307,76,663 /-	
		Grand Total :			39.8679Dec	307,53,000 /-	307,76,663 /-	

Seller Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	Mr RAJENDRA KUMAR GANGWAL Son of Late Ratanlal Saraogi Flat No.10E, 11, Ashoka Road, P.O:- Circus Avenue, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ADxxxxxx7P, Aadhaar No: 22xxxxxxxx3501, 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 DEVI GANGWAL Wife of Mr Rajendra Kumar Gangwal Flat No. 10E, 11, Ashoka Road, P.O:- Circus Avenue, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, Pin - 700027 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: ADxxxxxx4A, Aadhaar No: 82xxxxxxxx3659, 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



3	<p>Mr ROHIT KUMAR GANGWAL Son of Mr Rajendra Kumar Gangwal Flat No. 10E, 11, Ashoka Road, P.O:- Circus Avenue, P.S:- Alipore, District:- South 24-Parganas, West Bengal, India, PIN - 700027 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx1E, Aadhaar No: 96xxxxxxxx6550, 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</p>
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Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>PS VINAYAK COMPLEX LLP 122/1R, Satyendranath Majumdar Sarani, P.O:- Kalighat, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026 , PAN No.:: AAxxxxxx0N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>
2	<p>PS VINAYAK SMARTCITY LLP 122/1R, Satyendranath Majumdar Sarani, P.O:- Kalighat, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026 , PAN No.:: AAxxxxxx0K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>
3	<p>RAINTREE ENCLAVE LLP 122/1R, Satyendranath Majumdar Sarani, P.O:- Kalighat, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026 , PAN No.:: AAxxxxxx0M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>
4	<p>HALLMARK TRADECOM PRIVATE LIMITED 122/1R, Satyendranath Majumdar Sarani, P.O:- Kalighat, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026 , PAN No.:: AAxxxxxx0E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>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: 32xxxxxxxx6519 Status : Representative, Representative of : PS VINAYAK COMPLEX LLP (as Designated Partner), PS VINAYAK SMARTCITY LLP (as Designated Partner), RRAINTREE ENCLAVE LLP (as Designated Partner), HALLMARK TRADECOM PRIVATE LIMITED (as Authorised Signatory)</p>

Identifier Details :

Name	Photo	Finger Print	Signature
<p>Mr Alamgir Reza Son of Mr Jahangir Reza P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027</p>			
Identifier Of Mr RAJENDRA KUMAR GANGWAL, Mrs NISHA DEVI GANGWAL, Mr ROHIT KUMAR GANGWAL, Mr UMESH KYAL			



Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr RAJENDRA KUMAR GANGWAL	PS VINAYAK COMPLEX LLP-2.47935 Dec,PS VINAYAK SMARTCITY LLP-2.47935 Dec,RAINTREE ENCLAVE LLP-2.47935 Dec,HALLMARK TRADECOM PRIVATE LIMITED-2.47935 Dec
2	Mrs NISHA DEVI GANGWAL	PS VINAYAK COMPLEX LLP-2.47935 Dec,PS VINAYAK SMARTCITY LLP-2.47935 Dec,RAINTREE ENCLAVE LLP-2.47935 Dec,HALLMARK TRADECOM PRIVATE LIMITED-2.47935 Dec
3	Mr ROHIT KUMAR GANGWAL	PS VINAYAK COMPLEX LLP-2.47935 Dec,PS VINAYAK SMARTCITY LLP-2.47935 Dec,RAINTREE ENCLAVE LLP-2.47935 Dec,HALLMARK TRADECOM PRIVATE LIMITED-2.47935 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr RAJENDRA KUMAR GANGWAL	PS VINAYAK COMPLEX LLP-0.842975 Dec,PS VINAYAK SMARTCITY LLP-0.842975 Dec,RAINTREE ENCLAVE LLP-0.842975 Dec,HALLMARK TRADECOM PRIVATE LIMITED-0.842975 Dec
2	Mrs NISHA DEVI GANGWAL	PS VINAYAK COMPLEX LLP-0.842975 Dec,PS VINAYAK SMARTCITY LLP-0.842975 Dec,RAINTREE ENCLAVE LLP-0.842975 Dec,HALLMARK TRADECOM PRIVATE LIMITED-0.842975 Dec
3	Mr ROHIT KUMAR GANGWAL	PS VINAYAK COMPLEX LLP-0.842975 Dec,PS VINAYAK SMARTCITY LLP-0.842975 Dec,RAINTREE ENCLAVE LLP-0.842975 Dec,HALLMARK TRADECOM PRIVATE LIMITED-0.842975 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 : 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:- 1193	Owner:রাজেন্দ্র কুমার গঙ্গোপাধ্যায়, Gurdian:(র) রজনাল, Address:৪নং, লেজার রডন পলি কোল-৭০০০১৬ , Classification:ভঙ্গা, Area:0.10000000 Acre,	Mr RAJENDRA KUMAR GANGWAL
L2	LR Plot No:- 123, LR Khatian No:- 1193	Owner:রাজেন্দ্র কুমার গঙ্গোপাধ্যায়, Gurdian:(র) রজনাল, Address:৪নং, লেজার রডন পলি কোল-৭০০০১৬ , Classification:ভঙ্গা, Area:0.03000000 Acre,	Mr RAJENDRA KUMAR GANGWAL



Endorsement For Deed Number : I - 160201211 / 2021

On 27-01-2021

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

Presented for registration at 15:50 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 3,07,76,663/-

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

Execution is admitted on 27/01/2021 by 1. Mr RAJENDRA KUMAR GANGWAL, Son of Late Ratanlal Saraogi, Flat No.10E, 11, Ashoka Road, P.O: Circus Avenue, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by Profession Business, 2. Mrs NISHA DEVI GANGWAL, Wife of Mr Rajendra Kumar Gangwal, Flat No. 10E, 11, Ashoka Road, P.O: Circus Avenue, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by Profession House wife, 3. Mr ROHIT KUMAR GANGWAL, Son of Mr Rajendra Kumar Gangwal, Flat No. 10E, 11, Ashoka Road, P.O: Circus Avenue, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by Profession Business

Identified by Mr Alamgir Reza, , , Son of Mr Jahangir Reza, 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, Authorised Signatory, HALLMARK TRADECOM PRIVATE LIMITED (Private Limited Company), 122/1R, Satyendranath Majumdar Sarani, P.O:- Kalighat, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026; Designated Partner, PS VINAYAK COMPLEX LLP (LLP), 122/1R, Satyendranath Majumdar Sarani, P.O:- Kalighat, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026; Designated Partner, PS VINAYAK SMARTCITY LLP (LLP), 122/1R, Satyendranath Majumdar Sarani, P.O:- Kalighat, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026; Designated Partner, RAINTREE ENCLAVE LLP (LLP), 122/1R, Satyendranath Majumdar 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, 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 3,07,813/- (A(1) = Rs 3,07,767/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by by online = Rs 3,07,781/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/01/2021 12:57PM with Govt. Ref. No: 192020210214215121 on 26-01-2021, Amount Rs: 3,07,781/-, Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 202101260621956 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. 18,46,620/- and Stamp Duty paid by by online = Rs 18,46,520/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 26/01/2021 12:57PM with Govt. Ref. No: 192020210214215121 on 26-01-2021, Amount Rs: 18,46,520/-,
Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 202101260621956 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 3,07,813/- (A(1) = Rs 3,07,767/- ,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 1:01PM with Govt. Ref. No: 192020210218510411 on 02-02-2021, Amount Rs: 32/-, Bank:
State Bank of India (SBIN0000001), Ref. No. IK0AYNOYG5 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. 18,46,620/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 0/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 29606, Amount: Rs.100/-, Date of Purchase: 24/12/2020, Vendor name: S Das
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 02/02/2021 1:01PM with Govt. Ref. No: 192020210218510411 on 02-02-2021, Amount Rs: 0/-, Bank: State
Bank of India (SBIN0000001), Ref. No. IK0AYNOYG5 on 02-02-2021, Head of Account

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 66165 to 66203

being No 160201211 for the year 2021.



Samar

Digitally signed by SAMAR KUMAR
PRAMANICK
Date: 2021.02.23 19:15:28 +05:30
Reason: Digital Signing of Deed.

(Samar Kumar Pramanick) 2021/02/23 07:15:28 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -II SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)

0991/21

ANNEXURE- A57

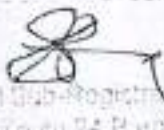
I- 1215/21



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AD 466320

Certified that the document is admitted to registration, the stamp is valid and the conditions of the stamp are in conformity with the provisions of the Registration Act, 1908.


 District Sub-Registrar
 Alandra, 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



58
 11/21
 92/1189 5/21

01147337

21 MAR 2020

Amir Kyeel



V.C.T.1
NO.724

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

I. CHAKRABORTY
88, Dr. Rajendra Prasad Sarani
Kolkata - 700 001

EXALTED TRADING PVT. LTD.

Amir Kyeel

Director / Authorised Signatory

EVERGLOWING TRADING PVT. LTD.

Amir Kyeel

Director / Authorised Signatory



V.C.T.1
NO.730

Arvind Kumar Jain HUF

Arvind Kumar Jain

Karta / Member



District Sub-Registrar
Alipore, South 24 Parganas

27 JAN 2021



V.C.T.1
NO.731

Rosy Jain

Identified by me
Alangir Reza Adv
5/0, Jahangir Reza
28/1, Judges Court Road
P.O. P.S. Alipore
Kol-27

(1) **ARVIND KUMAR JAIN (HUF)**, having PAN **AACHA4448L**, a Hindu Undivided Family, of Flat No. 6C & D, Neelkanth, 26B, Camac Street, Post Office Park Street, Police Station Shakespeare Sarani, Kolkata- 700016, represented by its Karta, **ARVIND KUMAR JAIN**, having PAN **AFNPJ5068F** and **AADHAAR 823850189677**, Mobile No.9831051587, son of Late Mannalal Jain, by faith Jain, by occupation Business, nationality Indian, residing at Flat No. 6C & D, Neelkanth, 26B, Camac Street, Post Office Park Street, Police Station Shakespeare Sarani, Kolkata- 700016 and

(2) **ROSY JAIN**, having PAN **ACQPJ5801L** and **AADHAAR 358985301200**, Mobile No.9903891774, wife of Arvind Kumar Jain, by faith Jain, by occupation Business, nationality Indian, residing at Flat No. 6C & D, Neelkanth, 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 1.286 (one point two eight six) decimal, more or less, equivalent to 0.78 (zero point seven eight) 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 Nos. 1196 and 1197, 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 0.4372 (zero point four three seven



two) decimal, more or less, equivalent to 0.26 (zero point two six) 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 Nos. 1196 and 1197, 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. 1, 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 Bhojnagarwala 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-1, Kolkata, recorded in Book No. 1, 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 Bhojnagarwala 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 <i>(Physically 213.4 dec.)</i>

4. By 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. 1, 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) Arvind Kumar Jain HUF and (2) Rosy Jain became the joint and absolute owners of land measuring 16.529 (sixteen point five two nine) decimal, more or less, out of the Mother Property In Dag No. 122 (**Larger Property In Dag No. 122**) and land measuring 5.6198 (five point six one nine eight) decimal, more or less, out of the Mother Property In Dag No. 123 (**Larger Property In Dag No. 123**) being collectively demarcated as Lot-E 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.	Owners	Dag No. 122	Dag No. 123	Total
1.	Arvind Kumar Jain HUF	8.2645	2.8099	11.0744
2.	Rosy Jain	8.2645	2.8099	11.0744
	Total:	16.529	5.6198	22.1488

5. In the above mentioned events and circumstances the Vendors became the joint and absolute owners in respect of the Larger Property, free from all encumbrances and mutated their name in the records of the Block Land and Land Reforms Officer, under L.R. Khatian Nos. 1196 and 1197. 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 Purchaser 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 1.286 (one point two eight six) decimal, more or less, equivalent to 0.78 (zero point seven eight) 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 Nos. 1196 and 1197, 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 0.4372 (zero point four three seven two) decimal, more or less, equivalent to 0.26 (zero point two six) 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 Nos. 1196 and 1197, 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.13,26,000/- (Rupees Thirteen Lakhs Twenty Six Thousand 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, 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.
- 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, 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 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 16.529 (sixteen point five two 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. 1196 and 1197, 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 5.6198 (five point six one nine eight) 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. 1196 and 1197, 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 E being delineated on Plan annexed hereto and bordered in colour Red thereon and butted and bounded as follows:

- On the North** : By Lot D in L.R. Dag No. 122
On the East : By L.R. Dag Nos. 122 and 124
On the South : By Lot F in L.R. Dag Nos. 122 and 123
On the West : By Lot D in L.R. Dag Nos. 122 and 123

This property is not adjacent to metalled road.



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

Land classified as Danga measuring 1.286 (one point two eight six) decimal, more or less, equivalent to 0.78 (zero point seven eight) 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 Nos. 1196 and 1197, 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 0.372 (zero point four three seven two) decimal, more or less, equivalent to 0.26 (zero point two six) 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 Nos. 1196 and 1197, 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 Vendors in the Said Property and appurtenances and inheritances for apts and user thereof.

The details of the Said Property are tabulated below:

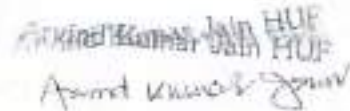
Mouza	R.S./L.R. Dag No.	L.R. Khatian No.	Total Area of Land (in dec.)	Total Area Sold (in dec.)
Kochpukur	122	1196	162	0.643
Kochpukur	122	1197	162	0.643
Kochpukur	123	1196	52	0.2186
Kochpukur	123	1197	52	0.2186
Total:				1.7232

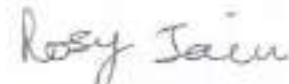


IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals on this the day, month and year first above written.

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

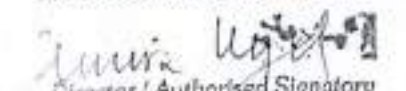
1. Dipankar Sarda
122/1R, S.N.M. Sarda
KOL- 700026
2. Aujit Kapat
122/1R, S.N.M. Sarda
KOL- 26.

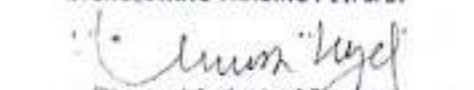

Arvind Kumar Jain
Director / Authorized Signatory
(ARVIND KUMAR JAIN (HUF))


Rosy Jain
(ROSY JAIN)

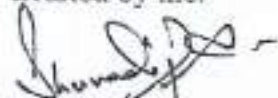
Sealed, signed and delivered by the
PURCHASERS in presence of:

1. Dipankar Sarda
2. Aujit Kapat.

EXALTED TRADING PVT. LTD.

Director / Authorized Signatory
(EXALTED TRADING PRIVATE LIMITED)

EVERGLOWING TRADING PVT. LTD.

Director / Authorized Signatory
(EVERGLOWING TRADING PRIVATE LIMITED)

Drafted by me:


(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.13,26,000/- (Rupees Thirteen Lakhs Twenty 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/Draft	Date	Bank	Amount (Rs.)
991563	27.01.2021	Indian Overseas Bank	Rs.3,31,500/-
991564			Rs.3,31,500/-
991514			Rs.3,31,500/-
991515			Rs.3,31,500/-
TOTAL			Rs.13,26,000/-

Witness:

1. *Dipankar Sardar*
2. *Anujit Kapat.*

Amit Kumar Jain HUF
Rosy Jain
Part / Member

AMIT KUMAR JAIN (HUF)

Rosy Jain
ROSY JAIN

VENDORS



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

PLAN

	DAG NO.	AREA IN DECIMALS
LOT-E	122	16.529
	123	5.6198



Arvind Kumar Jain HUF
Arvind Kumar Jain
 Karta / Member

Rosy Jain












































SIG. OF VENDOR

EXALTED TRADING PVT. LTD.
Chuni Uyel
 Director / Authorised Signatory

EVANGRYING TRADING PVT. LTD.
Chuni Uyel
 Director / Authorised Signatory
 SIG. OF PURCHASER



SPECIMEN FORM FOR TEN FINGER PRINTS

	<i>Uma Singh</i>						
		Little Ring Middle Fore Thumb (Left Hand)					
		Thumb Fore Middle Ring Little (Right Hand)					
		Little Ring Middle Fore Thumb (Left Hand)					
	<i>Anand Kumar Singh</i>						
		Little Ring Middle Fore Thumb (Left Hand)					
		Thumb Fore Middle Ring Little (Right Hand)					
		Little Ring Middle Fore Thumb (Left Hand)					
	<i>Rosy Jain</i>						
		Little Ring Middle Fore Thumb (Left Hand)					
		Thumb Fore Middle Ring Little (Right Hand)					
		Little Ring Middle Fore Thumb (Left Hand)					



आयकर विभाग

भारत सरकार

INCOME TAX DEPARTMENT

GOVT OF INDIA

ARVIND KUMAR JAIN (HUF)

28/03/1977

Permanent Account Number

AACHA44448L

Arvind Kumar Jain HUF

Arvind Kumar Jain

Karta / Member

06072009

4FNPG50682



आयकर विभाग

INCOME TAX DEPARTMENT

ARVIND KUMAR JAIN

MANNA LALL JAIN

06/11/1960

Permanent Account Number

AFNPPJ5068F

Arvind Kumar Jain

Signature



भारत सरकार

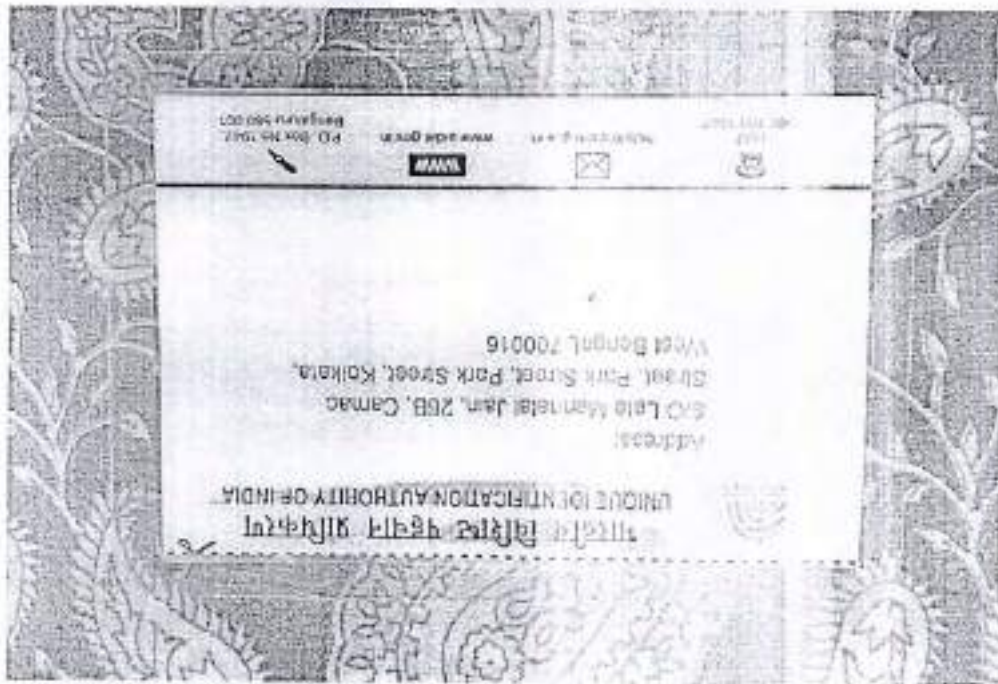
GOVT. OF INDIA



06072009

Arvind Kumar Jain





Arvind Kumar Jain



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



ROSY JAIN

HEMENDRA PRAKASH JAIN

1210714962

Permanent Account Number

ACQPJ5801L

Rosy Jain

Signature



06027 08





Rosy Jain



आयकर विभाग INCOME TAX DEPARTMENT	भारत सरकार GOVT. OF INDIA
	एनएसी लेखा संख्या कार्ड Femnet Account Number Card
पता / Name EXALTED TRADING PRIVATE LIMITED	AADCE1377L
पंजीकृत/मार्ग संकेत Date of Incorporation / Formation 28/12/2011	

EXALTED TRADING PVT. LTD.

[Handwritten Signature]
 Director / Authorised Signatory

आयकर विभाग INCOME TAX DEPARTMENT	भारत सरकार GOVT. OF INDIA
	एनएसी लेखा संख्या कार्ड Femnet Account Number Card
पता / Name EVER GLOWING TRADING PRIVATE LIMITED	AADCE1376F
पंजीकृत/मार्ग संकेत Date of Incorporation / Formation 23/12/2011	

EVERGLOWING TRADING PVT. LTD.

[Handwritten Signature]
 Director / Authorised Signatory



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

भारतीय आयकर विभाग
 Permanent Account Number Card
AGCPK9667P

ITN Name
UMESH KYAL

पिता का नाम / Father's Name
GOVIND RAM KYAL

जन्म की तिथि / Date of Birth
13/06/1958

उमेश कुमार
 Umesh Kyal





भारत सरकार
GOVERNMENT OF INDIA

उमेश कुमार
Umesh Kyal
जन्म तिथि / DOB: 13/06/1958
पुरुष / MALE

3221 6780 6519




MEERA AADHAAR, MERI PEHCHAN

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ठिकाना:
 S/O उमेश कुमार कयाल, 001,
 साउथ एंड पार्क, लेक, कोलकाता,
 कोलकाता,
 पिनकोड - 700029

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



1847 1800 303 7947 AUC@vaid.gov.in www.vaid.gov.in

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. IC/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-1194/93

Alamgir Reza
SECRETARY

Alamgir Reza Adv
27-1-21





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

GRN Details

GRN: 192020210214262851 Payment Mode: Online Payment
GRN Date: 26/01/2021 14:44:33 Bank/Gateway: Indian Overseas Bank
BRN : 202101260625229 BRN Date: 26/01/2021 14:01:05
Payment Status: Successful Payment ID: 2000118965/2/2021
Query No*(Query Year)

Depositor Details

Depositor's Name: EXALTED TRADING PVT LTD AND OTHERS
Address: 122/1R S N M SARANI KOLKATA 700025
Mobile: 9830065037
EMail: kyal_developers@hotmail.com
Contact No: 09007711037
Depositor Status: Buyer/Claimants
Query No: 2000118965
On Behalf Of: Mrs ARPITA MALLICK
Identification No: 2000118965/2/2021
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000118965/2/2021	Property Registration- Stamp duty	003-112-103-003-02	67125
2	2000118965/2/2021	Property Registration- Registration Fees	003-113-104-001-16	13455
			Total	80580

IN WORDS: EIGHTY THOUSAND FIVE HUNDRED EIGHTY ONLY.





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

GRN Details

GRN: 192020210218457891 Payment Mode: Online Payment
GRN Date: 02/02/2021 12:11:49 Bank/Gateway: Indian Overseas Bank
BRN: 202102020868453 BRN Date: 02/02/2021 12:02:49
Payment Status: Successful Payment Ref. No: 2000118965/10/2021
(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: 2000118965
On Behalf Of: Mrs ARPITA MALLICK
Address: D.S.R. -II SOUTH 24-PARGANAS
Office Name: D.S.R. -II SOUTH 24-PARGANAS
Identification No: 2000118965/10/2021
Remarks: Sale, Sale Document Payment No 10

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000118965/10/2021	Property Registration- Stamp duty	030-02-103-003-02	1500
2	2000118965/10/2021	Property Registration- Registration Fee	030-03-104-001-16	332
Total				1832

IN WORDS: ONE THOUSAND EIGHT HUNDRED THIRTY TWO ONLY.





Government of West Bengal
Directorate of Registration & Stamp Revenue
FORM-150A

Miscellaneous Receipt

Visit Commission Case No / Year	1602000259/2021	Date of Application	27/01/2021
Query No / Year	16022000118965/2021		
Transaction	[0101] Sale, Sale Document		
Applicant Name of QueryNo	Mrs ARPITA MALLICK		
Stampduty Payable	Rs.67,225/-		
Registration Fees Payable	Rs.13,455/-		
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			




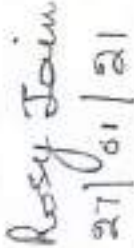

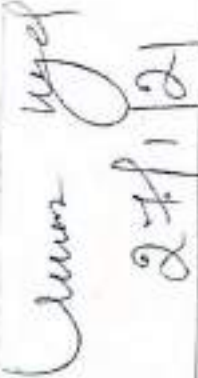


Government of West Bengal

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 19022000118905/2021

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 ROSY JAIN Flat No. 6C And D, Neelkanth, 26B, Camac Street, P.O:- Park Street, P.S - Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN - 700016	Seller			 27/01/21
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 [EXALTE D TRADING PRIVATE LIMITED] (EVER GLOWING TRADING PRIVATE LIMITED)			 27/1/21



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
3	Mr ARVIND KUMAR JAIN Flat No. 6C And D, Neelkanth, 26B, Camac Street, P.O:- Park Street, P.S:- Shakespear Sarani, District -South 24-Parganas, West Bengal, India, PIN - 700016	Representative of Seller {ARVIND KUMAR JAIN HUF			Arvind Kumar Jain 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	Mrs ROSY JAIN, Mr UMESH KYAL, Mr ARVIND KUMAR JAIN			Alamgir Reza Ad 27.1.21

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



2 Mrs ROSY JAIN

Wife of Mr Arvind Kumar Jain Flat No. 6C And D, Neelkanth, 26B, Carnac Street, P.O:- Park Street, P.S:- Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN - 700016 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACxxxxxx1L, Aadhaar No: 35xxxxxxxx1200, 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 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: 32xxxxxxxx6519 Status : Representative, Representative of : EXALTED TRADING PRIVATE LIMITED (as Director), EVER GLOWING TRADING PRIVATE LIMITED (as Director)
2	Mr ARVIND KUMAR JAIN Son of Late Mannalal Jain Flat No. 6C And D, Neelkanth, 26B, Carnac 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.:: AFxxxxxx8F, Aadhaar No: 82xxxxxxxx9677 Status : Representative, Representative of : ARVIND KUMAR JAIN HUF (as Karta)

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 ROSY JAIN, Mr UMESH KYAL, Mr ARVIND KUMAR JAIN			



Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	ARVIND KUMAR JAIN HUF	EXALTED TRADING PRIVATE LIMITED-0.3215 Dec,EVER GLOWING TRADING PRIVATE LIMITED-0.3215 Dec
2	Mrs ROSY JAIN	EXALTED TRADING PRIVATE LIMITED-0.3215 Dec,EVER GLOWING TRADING PRIVATE LIMITED-0.3215 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	ARVIND KUMAR JAIN HUF	EXALTED TRADING PRIVATE LIMITED-0.1093 Dec,EVER GLOWING TRADING PRIVATE LIMITED-0.1093 Dec
2	Mrs ROSY JAIN	EXALTED TRADING PRIVATE LIMITED-0.1093 Dec,EVER GLOWING TRADING PRIVATE LIMITED-0.1093 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	ARVIND KUMAR JAIN HUF	EXALTED TRADING PRIVATE LIMITED-25.00000000 Sq Ft,EVER GLOWING TRADING PRIVATE LIMITED-25.00000000 Sq Ft
2	Mrs ROSY JAIN	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:- 1196	Owner:अरविन्द कुमार जैन (एच.ई.एच.), Gurdian:कर्ता- अरविन्द कुमार जैन, Address:कॉल-2 नं.-65 3 डि, 26 डि, कायदा शीट, जलम-700016, Classification:जलम, Area:0.08000000 Acre,	ARVIND KUMAR JAIN HUF
L2	LR Plot No:- 123, LR Khatian No:- 1196	Owner:अरविन्द कुमार जैन (एच.ई.एच.), Gurdian:कर्ता- अरविन्द कुमार जैन, Address:कॉल-2 नं.-65 3 डि, 26 डि, कायदा शीट, जलम-700016, Classification:जलम, Area:0.02000000 Acre,	Mrs ROSY JAIN



On 27-01-2021

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

Presented for registration at 16:02 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 13,74,098/-

Admission of Execution (Under Section 59, W.B. Registration Rules, 1962)

Execution is admitted on 27/01/2021 by Mrs ROSY JAIN, Wife of Mr Arvind Kumar Jain, Flat No. 6C And D, Neelkanth, 26B, Camac Street, P.O: Park Street, Thana: Shakespear Sarani, , South 24-Parganas, WEST BENGAL, India, PIN - 700016, 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

Execution is admitted on 27-01-2021 by Mr ARVIND KUMAR JAIN, Karta, ARVIND KUMAR JAIN HUF (HUF), Flat No. 6C And D, Neelkanth, 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, Judges Court Road, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Muslim, by profession Advocate

S-a

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 13,787/- (A(1) = Rs 13,741/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by by online = Rs 13,455/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 26/01/2021 2:46PM with Govt. Ref. No: 192020210214262851 on 26-01-2021, Amount Rs: 13,455/-, Bank:
Indian Overseas Bank (IOBA0000015), Ref. No. 202101260625229 on 26-01-2021, Head of Account 0030-03-104-001

