



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS, District Name :South 24-Parganas  
Signature / LTI Sheet of Query No/Year 16042002473993/2022

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 AMRITA SANNIGRAHI 18, Dakshin Para Road,, City:- P.O:- Dakshin Barisha, P.S:- Thakurpukur, District:- South 24-Parganas, West Bengal, India, PIN:- 700063 | Buyer   |   |   | <i>Amrita Sannigrahi</i><br>07/09/2022    |
| 2      | Mr SIDDHARTHA MUKHERJEE 119, Bhupen Roy Road. City:- , P.O:- Behala, P.S:- Behala. District:-South 24-Parganas, West Bengal, India, PIN:- 700034              | Representative of Seller [GALTONI A BUILDERS PRIVATE LIMITED] |  |  | <i>Siddhartha Mukherjee</i><br>07/09/2022 |



| Sl No. | Name and Address of Identifier   | Identifier of                                     | Photo  | Finger Print  | Signature with date   |
|--------|--|---|--|---|---|
| 1      | Mr ALAMGIR REZA<br>Son of Mr Jahangir Reza<br>Alipore, City:- , P.O:-<br>Alipore, P.S:-Alipore,<br>District:-South 24-<br>Parganas, West<br>Bengal, India, PIN:-<br>700027 | Mrs AMRITA SANNIGRAHI, Mr<br>SIDDHARTHA MUKHERJEE |  |  | <br>Alamgir Reza<br>07/09/22 |

(Anupam Haider)

DISTRICT SUB-  
REGISTRAR

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



## Major Information of the Deed

|   |  |  |            |
|---|--|--|------------|
| Deed No :                               | I-1604-10423/2022  | Date of Registration                                       | 08/09/2022 |
| Query No / Year                         | 1604-2002473993/2022   | Office where deed is registered                            |            |
| Query Date                              | 16/08/2022 11:04:20 AM   | D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas |            |
| Applicant Name, Address & Other Details | VINAYAK LEGAL<br>122/1R, Satyendra Nath Majumdar Sarani, Thana : Tollygunge, District : South 24-Parganas, WEST BENGAL, PIN - 700026, Mobile No. : 9330394689, Status : Seller/Executant |  |            |
| Transaction                             | Additional Transaction   |  |            |
| [0101] Sale, Sale Document              | [4308] Other than Immovable Property, Agreement [No of Agreement : 2]  |  |            |
| Set Forth value                         | Market Value   |  |            |
| Rs. 1,17,35,000/-                       | Rs. 1,17,35,000/-  |  |            |
| Stampduty Paid(SD)                      | Registration Fee Paid  |  |            |
| Rs. 4,69,420/- (Article:23)             | Rs. 1,17,396/- (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 | Use ROR | Area of Land      | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details            |
|--------|----------------|----------------------|-------------------|---------|-------------------|-------------------------|-----------------------|--------------------------|
| L1     | LR-122 (RS :-) | LR-1193              | Bastu             | Danga   | 9.078 Dec         | 86,23,913/-             | 86,23,913/-           | .Project : Not Specified |
| L2     | LR-123 (RS :-) | LR-1193              | Bastu             | Danga   | 3.2749 Dec        | 31,11,087/-             | 31,11,087/-           | .Project : Not Specified |
|        |                | <b>TOTAL :</b>       |                   |         | <b>12.3529Dec</b> | <b>117,35,000 /-</b>    | <b>117,35,000 /-</b>  |                          |
|        |                | <b>Grand Total :</b> |                   |         | <b>12.3529Dec</b> | <b>117,35,000 /-</b>    | <b>117,35,000 /-</b>  |                          |

### Seller Details :

| Sl No | Name,Address,Photo,Finger print and Signature   |
|-------|---|
| 1     | <b>GALTONIA BUILDERS PRIVATE LIMITED</b><br>Bishnupur, Daulatpur, City:- , P.O:- Bishnupur, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 , PAN No.:: AAxxxxxx0B,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     | <b>Mrs AMRITA SANNIGRAHI</b><br>Wife of Mr Siddhartha Mukherjee 18, Dakshin Para Road., City:- , P.O:- Dakshin Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: CAxxxxxx9C, Aadhaar No: 55xxxxxxxx4001, Status :individual, Executed by: Self, Date of Execution: 07/09/2022<br>, Admitted by: Self, Date of Admission: 07/09/2022 ,Place : Pvt. Residence |

**Representative Details :**

| Sl No | Name,Address,Photo,Finger print and Signature   |
|-------|---|
| 1     | <b>Mr SIDDHARTHA MUKHERJEE (Presentant )</b><br>Son of Late Ashutosh Mukhopadhyay 119, Bhupen Roy Road, City:- , P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: AXxxxxxx8C, Aadhaar No: 90xxxxxxxx6665 Status : Representative, Representative of : GALTONIA BUILDERS PRIVATE LIMITED |

**Identifier Details :**

| Name   | Photo | Finger Print | Signature |
|--|-------|--------------|-----------|
| <b>Mr ALAMGIR REZA</b><br>Son of Mr Jahangir Reza<br>Alipore, City:-, P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027 |       |              |           |
| Identifier Of Mrs AMRITA SANNIGRAHI, Mr SIDDHARTHA MUKHERJEE   |       |              |           |

**Transfer of property for L1**

| Sl.No | From                              | To. with area (Name-Area)       |
|-------|-----------------------------------|---------------------------------|
| 1     | GALTONIA BUILDERS PRIVATE LIMITED | Mrs AMRITA SANNIGRAHI-9.078 Dec |

**Transfer of property for L2**

| Sl.No | From                              | To. with area (Name-Area)        |
|-------|-----------------------------------|----------------------------------|
| 1     | GALTONIA BUILDERS PRIVATE LIMITED | Mrs AMRITA SANNIGRAHI-3.2749 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 : 700158

| 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 গোস্বামী,<br>Gurdian:মুন্ডু রতনলাল, Address:মির্জা<br>, Classification:বাড়,<br>Area:0.10000000 Acre, | GALTONIA BUILDERS PRIVATE LIMITED              |



|    |  |   |                                   |
|----|--|---|-----------------------------------|
| L2 | LR Plot No:- 123, LR Khatian No:- 1193 | Owner:राजेश कुमार गायवाल,<br>Gurdian:शुभ रतनलाल, Address:मिर्जा<br>, Classification:पुर्न,<br>Area:0.03000000 Acre. | GALTONIA BUILDERS PRIVATE LIMITED |
|----|--|---|-----------------------------------|



Endorsement For Deed Number : I - 160410423 / 2022

On 06-09-2022

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,17,35,000/-

*(Signature)*

Anupam Halder  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal

On 07-09-2022

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

Presented for registration at 16:17 hrs on 07-09-2022, at the Private residence by Mr SIDDHARTHA MUKHERJEE ..

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

Execution is admitted on 07/09/2022 by Mrs AMRITA SANNIGRAHI, Wife of Mr Siddhartha Mukherjee, 18, Dakshin Para Road,, P.O: Dakshin Barisha, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700063, by caste Hindu, by Profession Others

Indetified by Mr ALAMGIR REZA, , Son of Mr Jahangir Reza, Alipore, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Muslim, by profession Others

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

Execution is admitted on 07-09-2022 by Mr SIDDHARTHA MUKHERJEE,

Indetified by Mr ALAMGIR REZA, , Son of Mr Jahangir Reza, Alipore, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Muslim, by profession Others

*(Signature)*

Anupam Halder  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal

On 08-09-2022

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,17,396/- ( A(1) = Rs 1,17,350/- ,E = Rs 14/- ,H = Rs 26/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 1,17,396/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/09/2022 3:27PM with Govt. Ref. No: 192022230115645941 on 06-09-2022, Amount Rs: 1,17,396/-, Bank: Indian Overseas Bank ( IOBA0000015), Ref. No. 202209060679225 on 06-09-2022, Head of Account 0030-03-104-001-16



**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 4,69,420/- and Stamp Duty paid by Stamp Rs 100/- by online = Rs 4,69,320/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 14136, Amount: Rs.100/-, Date of Purchase: 10/02/2022, Vendor name: S Das  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 06/09/2022 3:27PM with Govt. Ref. No: 192022230115645941 on 05-09-2022, Amount Rs: 4,69,320/-,  
Bank: Indian Overseas Bank ( IOBA0000015), Ref. No. 202209060679225 on 06-09-2022, Head of Account 0030-02-103-003-02

*(Signature)*

**Anupam Halder**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - IV SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2022, Page from 308849 to 308876  
being No 160410423 for the year 2022.



Digitally signed by ANUPAM HALDER  
Date: 2022.09.09 11:53:32 +05:30  
Reason: Digital Signing of Deed.

*Anupam Halder*

(Anupam Halder) 2022/09/09 11:53:32 AM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS  
West Bengal.



(This document is digitally signed.)



010697/22

D-10434/22

A71



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AG 691884

এই নথিটি কেবলমাত্র নথিভুক্তি  
 ও প্রমাণের জন্য ব্যবহার করা  
 হবে। এতে স্বাক্ষর করা  
 হয়েছে। এতে স্বাক্ষর করা  
 হয়েছে। এতে স্বাক্ষর করা

07/09/2022  
 200255-3183/2022  
 A PM

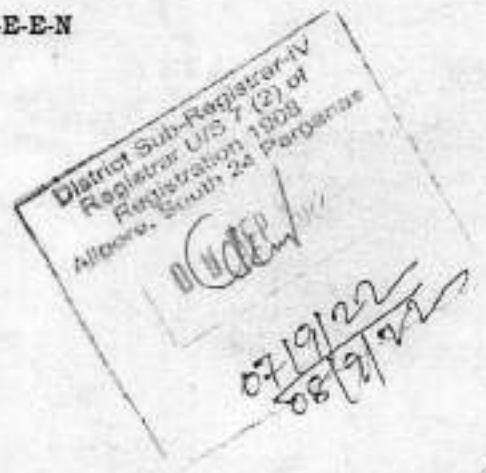


CONVEYANCE

THIS INDENTURE OF CONVEYANCE made this the 7<sup>th</sup> day of  
September 2022 [TWO THOUSAND TWENTY TWO]

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

A-Pr  
 7/9/22



14137

10 FEB 2022

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

Name:.....**ALAMGIR REZA**

Address:.....**ADVOCATE  
MUMBAI JUDGES COURT**

Vendor:.....**KOL-27  
WB/1366/2003**

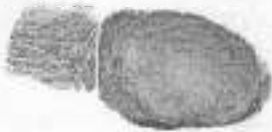
**Alipur Collectorate, 24 Pgs. (S)  
SUBHANKAR DAS  
STAMP VENDOR  
Alipur Police Court, Kol-27**

*Subhankar Das*



THYONE AGRI PRODUCTS LLP

*Subhankar Das*  
Designated Partner



*Boutati Mukhopadhyay*

District Sub-Registrar-IY  
Registrar U/S 7 (2) of  
Registration Act  
Alipur, South 24 Parganas

Identified by me  
Alamgir Reza per  
S/o, Alamgir Reza  
28/1, Judges Court Road  
P.O. & P.S. Alipur  
Kol-27

**THYONE AGRI PRODUCTS LLP**, having PAN **AAMFT8656P**, having LLPIN **AAK-2377**, a limited liability partnership incorporated under Limited Liability Partnership Act, 2008, having its registered office at 119, Bhupen Roy Road, Post Office and Police Station Behala, Kolkata- 700034, represented by its Designated Partner, **SIDDHARTHA MUKHERJEE**, having PAN **AIFPM4138C**, having Aadhaar No. 903941196665, having Mobile No. 9830380744, by nationality Indian, by caste Hindu, by occupation Business, son of Late Ashutosh Mukhopadhyay, residing at 119, Bhupen Roy Road, Post Office and Police Station Behala, Kolkata-700034 (hereinafter referred to as the **Vendor**, includes successors-in-interest)

**And**

**BRATATI MUKHOPADHYAY** [PAN **AESPM6897F**] [AADHAAR **884513307107**], wife of Late Ashutosh Mukhopadhyay, by Nationality Indian, by Caste Hindu, by occupation Business, residing at 119, Bhupen Roy Road, Post office - Behala, Police Station - Behala, Kolkata - 700034 (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 9.078 (nine point zero seven 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. 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**) **And** (2) land measuring 3.2749 (three point two seven four nine) 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**). 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 virtue of (1) Deed of Conveyance dated 27<sup>th</sup> 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 12<sup>th</sup> 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 19<sup>th</sup> 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 12<sup>th</sup> June, 2007, registered in the Office of the Additional Registrar of Assurances-I, Kolkata, recorded in Book No. I, Volume No. 1, at Pages 1 to 45, being Deed No. 08088 for the year 2007, said Green Vally Towers Private Limited sold, conveyed and transferred *inter alia* the Mother Property in favour of (1) Aditya Mundhra, (2) Indra Gandhi, (3) Resha Mundhra (Dujari), (4) Nisha Sadani, (5) Sudarshan Mimani, (6) Saurabh Tapdiya, (7) Kusum Devi Mundhra, (8) Madhu Surana, (9) Shrenik Surana, (10) Eela Jain, (11) Nishit Jain, (12) Akhil Orchards Private Limited, (13) Bansilal Credit Private Limited, (14) Bacchraj Farms Private Limited, (15) Merwara Hotels Private Limited, (16) MSB Mercantiels 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 13<sup>th</sup> April, 2009, registered in the Office of the Additional Registrar of Assurances-I, Kolkata, recorded in Book No. I, CD Volume No. 9, at Pages 4016 to 4068, being Deed No. 04174 for the year 2009, said (1) Aditya Mundhra, (2) Indra Gandhi, (3) Resha Mundhra (Dujari), (4) Nisha Sadani, (5) Sudarshan Mimani, (6) Saurabh Tapdiya, (7) Kusum Devi Mundhra, (8) Eela Jain, (9) Sajjan Devi Dugar, (10) Shruti Dugar, (11) Gopal Prasad Bhojnagarwala and (12) Ravinder Bhatia sold, conveyed and transferred land measuring 97.2 (ninety seven point two) decimal, more or less, being their undivided 3/5<sup>th</sup> 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 3/5<sup>th</sup> 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.<br>122<br>(in dec.) | Dag No.<br>123<br>(in dec.) | Total<br>(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                                  |
| <b>Total:</b>                   | <b>162</b>                  | <b>52</b>                   | <b>214</b><br>(Physically<br>213.4 dec.) |

4. By a Deed of Partition dated 7<sup>th</sup> 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 and (3) Rohit Gangwal became the joint and absolute owners of land measuring 29.7522 (twenty nine point seven five two two) decimal, more or less, out of the Mother Property In Dag No. 122 (**Larger Property In Dag No. 122**) and land measuring 10.1157 (ten point one one five seven) decimal, more or less, out of the Mother Property In Dag No. 123 (**Larger Property In Dag No. 123**). The Larger Property In Dag No. 122 and Larger Property In Dag No. 123 (collectively **Larger Property**) being collectively demarcated as Lot-D in the site plan annexed thereto and morefully described in the **First Schedule** below.

5. By an Indenture of Conveyance dated 27<sup>th</sup> January, 2021, registered in the Office of the District Sub-Registrar-II, South 24 Parganas at Alipore, recorded in Book No. 1, Volume No.1602-2021, Pages from 66165 to 66203, being Deed No. 160201211 for the year 2021, said (1) Rajendra Kumar Gangwal, (2) Nisha Devi Gangwal, and (3) Rohit Gangwal sold, conveyed and transferred the Larger Property unto and in favour of (1) PS Vinayak Complex LLP, (2) PS Vinayak Smartcity LLP, (3) Raintree Enclave LLP and (4) Hallmark Tradecom Private Limited as per the chart given hereunder:

| Vendors                           | 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                    |                      |
| <b>Total:</b>                     |                   |                          | <b>39.8679</b>       |

6. In the above mentioned events and circumstances said PS Vinayak Smartcity LLP became the sole and absolute owner in respect of the Said Property, out of the Larger Property, being (1) land measuring 9.078 (nine point zero seven 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. 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 and (2) land measuring 3.2749 (three point two seven four nine) 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, free from all encumbrances.

7. By a Development Agreement dated 27<sup>th</sup> January, 2021, registered in the Office of the District Sub-Registrar-II, South 24 Parganas at Alipore, recorded in Book No. I, Volume No.1602-2021, Pages from 68203 to 68325, being No. 160201225 for the year 2021 (**Development Agreement**), said PS Vinayak Smartcity LLP along with the other the then co-owners of the Mother Property have jointly granted development right in favour of Zenith Conclave LLP (**Said Developer**) in respect of the Mother Property vis-à-vis the Said Property under the terms and conditions mentioned therein and simultaneously said PS Vinayak Smartcity LLP along with the other the then co-owners of the Mother Property granted a Development Power of Attorney of even date registered in the Office of the District Sub-Registrar-II, South 24 Parganas at Alipore, recorded in Book No. I, Volume No.1602-2021, Pages from 67714 to 67796, being No.160201226 for the year 2021 (**Development Power Of Attorney**).
8. By an Indenture of Conveyance dated 5<sup>th</sup> May, 2021, registered in the Office of the District Sub-Registrar-IV, South 24 Parganas at Alipore, recorded in Book No. I, Volume No.1604-2021, Pages from 145952 to 145984, being Deed No. 160403723 for the year 2021, said PS Vinayak Smartcity LLP sold, conveyed and transferred the Said Property, unto and in favour of Thyone Agri Products LLP (the Vendor herein), free from all encumbrances in furtherance to an Agreement for Sale dated 11<sup>th</sup> February, 2021, registered in the Office of the District Sub-Registrar-IV, South 24 Parganas at Alipore, recorded in Book No. I, being No. 160401761 for the year 2021 **subject to** subsistence of the said Development Agreement and Development Power Of Attorney.
9. By a Supplemental Development Agreement dated 11<sup>th</sup> May, 2021, registered in the Office of the District Sub-Registrar-II, South 24 Parganas at Alipore, recorded in Book No. I, Volume No.1602-2021, Pages from 199450 to 199482, being No. 160204606 for the year 2021 (**Supplemental Development Agreement**), said Thyone Agri Products LLP along with the other co-owners of the Larger Property have jointly granted development right in favour of the Developer, i.e. Zenith Conclave LLP in respect of the Larger Property vis-à-vis the Said Property under the terms and conditions mentioned therein.
10. In the above mentioned events and circumstances said Thyone Agri Products LLP became the sole and absolute owner in respect of the Said Property, out of the Larger Property, being (1) land measuring 9.078 (nine point zero seven 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. 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 and (2) land measuring 3.2749 (three point two seven four nine) 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, free from all encumbrances **subject to** subsistence of the said Development Agreement supplemented by the Supplemental Development Agreement and the Development Power Of Attorney.

11. Now the Vendor for its own reason and purpose has agreed to the sale the Said Property in favour of the Purchaser herein by these presents, on the terms and conditions contained herein, free from all encumbrances **subject to** subsistence of the said Development Agreement supplemented by the Supplemental Development Agreement and the Development Power Of Attorney.

**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 **subject to** subsistence of the said Development Agreement supplemented by the Supplemental Development Agreement and the Development Power Of Attorney.
9. **No Personal and/or Corporate Guarantee:** The Said Property is not affected by or subject to any personal and/or corporate 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.
11. **No Other Encumbrances:** Be it specifically stated that the Vendor is the absolute owner of the Said Property free from all encumbrances and have the right to transfer the Said Property and the Scheduled mentioned property is not situated within the Notified area, cantonment area, lease hold property and thika tenancy property and no embargo/restriction have been imposed by any competent authority/government authority/any Hon'ble Court and there exist no litigation over the property.

#### **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 peaceful and symbolic possession and the Purchaser shall purchase the same based on the representations, warranties and covenants mentioned above.



### Transfer Hereby Made:

The Vendor hereby sells, conveys and transfers 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 9.078 (nine point zero seven 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. 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 And (2) the Second Property, i.e. land measuring 3.2749 (three point two seven four nine) 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 **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 subject to subsistence of the said Development Agreement supplemented by the Supplemental Development Agreement and the Development Power Of Attorney.**

### Consideration:

The Vendor has agreed to sell to the Purchaser and the Purchaser, relying on the aforesaid representations and assurances of the Vendor and believing the same to be true and correct and acting on the faith thereof, has agreed to purchase the said Property free from all encumbrances and liabilities whatsoever as aforesaid at and for a total consideration of Rs.1,17,35,000/- (Rupees one crore seventeen lakh thirty five thousand only). Simultaneously with the execution of these presents the purchaser shall make a part payment of a sum of Rs. 2,35,000/- (Rupees Two Lakh thirty five thousand) only along with tax deduction at source under section 194-IA of the Income Tax Act 1961, amounting to Rs. 1,17,350/- out of the total consideration of Rs.1,17,35,000/- (Rupees one crore seventeen lakh thirty five thousand only). The balance amount shall be payable by post-dated cheques with the following details within a time period of 4 years:-

| Srl No. | Date of Payment | Amount (in Rs.) |
|---------|-----------------|-----------------|
| 1.      | 07.12.2025      | 25,00,000/-     |
| 2.      | 07.12.2025      | 25,00,000/-     |
| 3.      | 07.12.2025      | 25,00,000/-     |
| 4.      | 07.12.2025      | 25,00,000/-     |
| 5.      | 07.12.2025      | 13,82,650/-     |

The Vendor has already put the Purchaser in vacant, peaceful and physical khas possession of the said property in its entirety.

### 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 **subject to** subsistence of the said Development Agreement supplemented by the Supplemental Development Agreement and the Development Power Of Attorney.
- 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.
- 1.5 **Together with Subsisting Development Agreement:** together with all rights and liabilities the Vendor has in the Said Property under the said Development Agreement supplemented by the Supplemental Development Agreement and the Development Power Of Attorney.
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 peaceful and symbolic possession of the Said Property to the Purchaser and the Said Property shall be used for development purpose.
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 are 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 covenant that the Vendor or any person claiming under them, shall and will from time to time and at all times hereafter, upon every request and at the cost of the 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 covenants 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 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.

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.

The Larger 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 Nos. 122 and partly by L.R. Dag No. 107

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

Vacant Land classified as Danga measuring 9.078 (nine point zero seven 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. 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.

Vacant Land classified as Danga measuring 3.2749 (three point two seven four nine) 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.

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               | 1193, 1194 & 1195 | 162                          | 9.078                     |
| Kochpukur     | 123               | 1193, 1194 & 1195 | 52                           | 3.2749                    |
| <b>Total:</b> |                   |                   |                              | <b>12.3529</b>            |



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. *Arijit Roy*  
17, Dixon Lane, Kot-14

2. *Santanu Farkait*  
Dauda Pur, Pankaj, Bishnupur 700104

THUNE AGRI PRODUCTS LLP  
*Bratati Halopadhyay*  
Designated Partner

VENDOR

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

1. *Arijit Roy*

2. *Santanu Farkait*

Drafted by,  
*Alamgir Reza*

(Alamgir Reza, Advocate)  
Enrollment No. WB/1366/03  
Alipore Judges Court,  
Kolkata 700 027  
Advocate

*Bratati Halopadhyay*  
PURCHASER



### Receipt and Memo of Consideration

Received from the withinnamed Purchaser the withinmentioned sum of Rs.1,17,35,000/- (Rupees one crore seventeen lakh thirty five 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:

| Chq. No. | Date       | Bank         | Amount (Rs.)         |
|----------|------------|--------------|----------------------|
| 758489   | 07.09.2022 | Bank         | 2,35,000.00          |
| 758490   | 07.12.2025 | -do-         | 25,00,000.00         |
| 758491   | 07.12.2025 | -do-         | 25,00,000.00         |
| 758492   | 07.12.2025 | -do-         | 25,00,000.00         |
| 758493   | 07.12.2025 | -do-         | 25,00,000.00         |
| 758494   | 07.12.2025 | -do-         | 13,82,650.00         |
|          |            | TDS          | 1,17,350.00          |
|          |            | <b>TOTAL</b> | <b>1,17,35,000/-</b> |

Witness:

1. *Arijit Roy*

2. *Santam Pasraat*

THYONE AGRI PRODUCTS LLP



























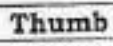
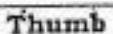




*D. Bhavita Nishkanta*  
Designated Partner

VENDOR





**SPECIMEN FORM FOR TEN FINGER PRINTS**

|  |                            |   |   |  |   |   |
|--|----------------------------|---|---|--|---|---|
|   | <i>Subhanta Mishra</i>     |    |    |    |    |    |
|  |                            | Little      Ring      Middle      Fore      Thumb<br>(Left Hand)                    |   |  |   |   |
|  |                            |    |    |    |    |    |
|  |                            | Thumb      Fore      Middle      Ring      Little<br>(Right Hand)                   |   |  |   |   |
|  |                            |   |   |  |   |   |
|  | <i>Bratya Hekhopalluyy</i> |    |    |    |    |    |
|  |                            | Little      Ring      Middle      Fore      Thumb<br>(Left Hand)                    |   |  |   |   |
|  |                            |  |  |  |  |  |
|  |                            | Thumb      Fore      Middle      Ring      Little<br>(Right Hand)                   |   |  |   |   |
|  |                            |   |   |  |   |   |
| PHOTO  | (This section is blank)    |  |  |  |  |  |
|  |                            | Little      Ring      Middle      Fore      Thumb<br>(Left Hand)                    |   |  |   |   |
|  |                            |  |  |  |  |  |
|  |                            | Thumb      Fore      Middle      Ring      Little<br>(Right Hand)                   |   |  |   |   |
|  |                            |   |   |  |   |   |





THYONE AGRI PRODUCTS LLP  
*Sudhakartha Nubhujin*  
Designated Partner



भारत सरकार  
Government of India

Siddhartha Mukherjee  
DOB 30/06/1983  
Male

9039 4119 6665

मेरा आधार, मेरी पहचान

*Siddhartha Mukherjee*

भारत सरकार  
Unique Identification Authority of India

Address: G.D. Laha Ashram  
Mukherjee, 113, BRUPEN BOY  
ROAD, Sahaia, Kolkata, West Bengal  
700024

9039 4119 6665

1947 help@uidai.gov.in www.uidai.gov.in

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

SIDDHARTHA MUKHERJEE  
ASHUTOSH MUKHERJEE

30/06/1983  
Permanent Account Number  
AIFPM4138C

Signature

*Siddhartha Mukherjee*





भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ठिकाना:  
S.D. टुलन रोड (S.D.),  
चेन्नई, तमिलनाडु,  
भारत - 700034

Address:  
113 SHUBRA ROY ROAD, Bhubai  
S.O. Kalyan,  
West Bengal - 700034

8845 1330 7107

Aadhaar-Aam Admi ka Adhikar



भारत सरकार  
GOVERNMENT OF INDIA



इसकी मूलनाम  
Bratati Mukhopadhyay  
जन्मदिन/ DOB: 01/01/1958  
लिंग / GENDER: FEMALE



8845 1330 7107

आधार-आम आदमी का अधिकार

Bratati Mukhopadhyay



Bratati Mukhopadhyay





# IDENTITY CARD

## ALIPORE BAR ASSOCIATION

(AFFILIATED UNDER BAR COUNCIL OF WEST BENGAL)

KOLKATA - 700 027

PHONE : CIVIL : 2479-8335/7350, CRIMINAL : 2479-1477



Card No. : I/C/896

Name : ALANGIR REZA Advocate

Father's/Husband's name : Jahangir Reza

Address : 28/1, Judges Court Road  
Kolkata-700 027

Ph. No. : 98319 60557

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

*Alangir Reza*  
SECRETARY

*Alangir Reza Adv*  
*07.09.22*





Government of West Bengal  
Directorate of Registration & Stamp Revenue  
e-Assessment Slip

|   |   |  |
|---|---|--|
| Query No / Year                         | 2002553183/2022   | Office where deed will be registered                               |
| Query Date                              | 24/08/2022 11:57:08 AM  | Deed can be registered in any of the offices mentioned on Note: 11 |
| Applicant Name, Address & Other Details | VINAYAK LEGAL<br>122/1R, Satyendra Nath Majumdar Sarani, Thana : Tollygunge, District : South 24-Parganas, WEST BENGAL, PIN - 700026, Mobile No. : 9330394689, Status :Seller/Executant |  |
| Transaction                             | Additional Transaction  |  |
| [0101] Sale, Sale Document              | [4308] Agreement [No of Agreement : 2]  |  |
| Set Forth value                         | Market Value  |  |
| Rs. 1,17,35,000/-                       | Rs. 1,17,35,000/-   |  |
| Total Stamp Duty Payable(SD)            | Total Registration Fee Payable  |  |
| Rs. 4,69,420/- (Article 23)             | Rs. 1,17,364/- (Article:A(1), E)  |  |
| Mutation Fee Payable                    | Expected date of Presentation of Deed   | Amount of Stamp Duty to be Paid by Non Judicial Stamp              |
| Rs. 1,039/-                             |   | Rs. 100/-  |
| Remarks                                 |   |  |

**Land Details :**

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

| Sch No        | Plot Number    | Khatian Number | Land Use/ROR Proposed |       | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details           |
|---------------|----------------|----------------|-----------------------|-------|--------------|-------------------------|-----------------------|-------------------------|
| L1            | LR-122 (RS :-) | LR-1193        | Bastu                 | Danga | 9.078 Dec    | 86,23,913/-             | 86,23,913/-           | Project : Not Specified |
| L2            | LR-123 (RS :-) | LR-1193        | Bastu                 | Danga | 3.2749 Dec   | 31,11,087/-             | 31,11,087/-           | Project : Not Specified |
| TOTAL :       |                |                |                       |       | 12.3529Dec   | 117,35,000 /-           | 117,35,000 /-         |                         |
| Grand Total : |                |                |                       |       | 12.3529Dec   | 117,35,000 /-           | 117,35,000 /-         |                         |

**Seller Details :**

| Sl No | Name & address  | Status       | Execution Admission Details : |
|-------|---|--------------|-------------------------------|
| 1     | THYONE AGR! PRODUCTS LLP ( LLP )<br>.119, Bhupen Roy Road., City:- , P.O:- Behala, P.S:-Behala,<br>District:-South 24-Parganas, West Bengal, India, PIN:- 700034<br>PAN No. AAxxxxxx6P, Aadhaar No Not Provided by UIDAI<br>Status: Organization, Executed by: Representative | Organization | Executed by: Representative   |



Query No: 2002553183 of 2022, Printed On : Aug 24 2022 11:58AM, Generated from: wregistration.gov.in



**Buyer Details :**

| Sl No | Name & address   | Status     | Execution Admission Details :                |
|-------|--|------------|--|
| 1     | Mrs BRATATI MUKHOPADHYAY<br>Wife of Late Ashutosh Mukhopadhyay, 119, Bhupen Roy Road, City:- , P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034<br>Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. AExxxxxx7F, Aadhaar No.: 88xxxxxxxx7107, Status :Individual, Executed by: Self To be Admitted by: Self | Individual | Executed by: Self<br>To be Admitted by: Self |

**Representative Details :**

| Sl No | Name & Address   | Representative of        |
|-------|--|--------------------------|
| 1     | Mr SIDDHARTHA MUKHERJEE<br>Son of Late Ashutosh Mukhopadhyay, 119, Bhupen Roy Road, City:- , P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034<br>Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. Axxxxxx8C, Aadhaar No.: 90xxxxxxxx6865 | THYONE AGRI PRODUCTS LLP |

**Land Details as per Land Record**

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

| Sc 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:রাজেশ কুমার গাঙ্গুল, Gurdian:মৃত রজনলাল, Address:নিত , Classification:বাড়, Area:0.1 Acre,   | THYONE AGRI PRODUCTS LLP                       |
| L2    | LR Plot No:- 123, LR Khatian No:- 1193 | Owner:রাজেশ কুমার গাঙ্গুল, Gurdian:মৃত রজনলাল, Address:নিত , Classification:পুকুর, Area:0.03 Acre, | THYONE AGRI PRODUCTS LLP                       |

**Identifier Details :**

| Name & address  |
|---|
| Mr ALAMGIR REZA<br>Son of Mr Jahangir Reza<br>Alipore, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027, Sex: Male, By Caste: Muslim, Occupation: Advocate, Citizen of: India, Identifier Of Mrs BRATATI MUKHOPADHYAY, Mr SIDDHARTHA MUKHERJEE |

**Transfer of property for L1**

| Sl.No | From                     | To. with area (Name-Area)          |
|-------|--------------------------|------------------------------------|
| 1     | THYONE AGRI PRODUCTS LLP | Mrs BRATATI MUKHOPADHYAY-9.078 Dec |

**Transfer of property for L2**

| Sl.No | From                     | To. with area (Name-Area)           |
|-------|--------------------------|-------------------------------------|
| 1     | THYONE AGRI PRODUCTS LLP | Mrs BRATATI MUKHOPADHYAY-3.2749 Dec |



Query No: 2002553183 of 2022, Printed On : Aug 24 2022 11:58AM, Generated from wbrregistration.gov.in



Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 23-09-2022) for e-Payment . Assessed market value & Query is valid for 30 days. (i.e. upto 23-09-2022)
3. Standard User charge of Rs. 300/- (Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices:  
D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - II SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. BHANGAR, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA



Query No: 202053183 of 2022, Printed On : Aug 24 2022 11:58AM, Generated from wregistration.gov.in







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

GRN Details

GRN: 192022230116550021 Payment Mode: Online Payment  
GRN Date: 07/09/2022 14:37:02 Bank/Gateway: Indian Overseas Bank  
BRN : 202209070724771 BRN Date: 07/09/2022 14:38:33  
Payment Status: Successful Payment Ref. No: 2002553183/3/2022  
(Query No\*/Query Year)

Depositor Details

Depositor's Name: BRATATI MUKHOPADHYAY  
Address: 119, Bhupen Roy Road, Behala Dist-South 24 Pgs. PIN-700034  
Mobile: 9830065307  
Depositor Status: Buyer/Claimants  
Query No: 2002553183  
Applicant's Name: Org VINAYAK LEGAL  
Address: D.S.R. - IV SOUTH 24-PARGANAS  
Office Name: D.S.R. - IV SOUTH 24-PARGANAS  
Identification No: 2002553183/3/2022  
Remarks: Sale, Sale Document Payment No 3

Payment Details

| Sl. No. | Payment ID        | Head of A/C<br>Description               | Head of A/C        | Amount (₹)    |
|---------|-------------------|--|--------------------|---------------|
| 1       | 2002553183/3/2022 | Property Registration- Stamp duty        | 0030-02-103-003-02 | 469320        |
| 2       | 2002553183/3/2022 | Property Registration- Registration Fees | 0030-03-104-001-16 | 117396        |
| 3       | 2002553183/3/2022 | Mutation/Conversion -Receipt             | 0029-00-800-028-27 | 1039          |
|         |                   |  | <b>Total</b>       | <b>587755</b> |

IN WORDS: FIVE LAKH EIGHTY SEVEN THOUSAND SEVEN HUNDRED FIFTY FIVE ONLY.





Government of West Bengal

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

Signature / LTI Sheet of Query No/Year 16042002553183/2022

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 BRATATI<br>MUKHOPADHYAY 119,<br>Bhupen Roy Road,,<br>City:- , P.O:- Behala,<br>P.S.-Behala, District:-<br>South 24-Parganas,<br>West Bengal, India,<br>PIN:- 700034       | Buyer  |    |    | Bratati<br>Mukhopadhyay<br>07/09/2022 |
| 2      | Mr SIDDHARTHA<br>MUKHERJEE 119,<br>Bhupen Roy Road, City:-<br>, P.O:- Behala, P.S:-<br>Behala, District:-South<br>24-Parganas, West<br>Bengal, India, PIN:-<br>700034         | Represent<br>ative of<br>Seller<br>[THYONE<br>AGRI<br>PRODUC<br>TS LLP ] |   |   | Siddhartha<br>Mukherjee<br>07/09/2022 |
| Sl No. | Name and Address of identifier  | Identifier of  | Photo   | Finger Print   | Signature with date                   |
| 1      | Mr ALAMGIR REZA<br>Son of Mr Jahangir<br>Reza<br>Alipore, City:- , P.O:-<br>Alipore, P.S:-Alipore,<br>District:-South 24-<br>Parganas, West<br>Bengal, India, PIN:-<br>700027 | Mrs BRATATI<br>MUKHOPADHYAY, Mr<br>SIDDHARTHA MUKHERJEE                  |  |  | Alamgir Reza<br>07/09/22              |

(Anupam Halder)



DISTRICT SUB-  
REGISTRAR  
OFFICE OF THE D.S.R. -  
IV SOUTH 24-PARGANAS  
South 24-Parganas, West  
Bengal

Query No: 16042025531K3/2022, 06/08/2022 02:39:41 PM SOUTH 24-PARGANAS (D.S.R. - IV)



### Major Information of the Deed

|   |  |  |                   |
|---|--|--|-------------------|
| Deed No :                               | I-1604-10434/2022  | Date of Registration                     | 08/09/2022        |
| Query No / Year                         | 1604-2002553183/2022   | Office where deed is registered          |                   |
| Query Date                              | 24/08/2022 11:57:08 AM   | D.S.R. - IV SOUTH 24-PARGANAS, District: | South 24-Parganas |
| Applicant Name, Address & Other Details | VINAYAK LEGAL<br>122/1R, Salyendra Nath Majumdar Sarani, Thana : Tollygunge, District : South 24-Parganas, WEST BENGAL, PIN - 700026, Mobile No. : 9330394689, Status : Seller/Executant |  |                   |
| Transaction                             | Additional Transaction   |  |                   |
| [0101] Sale, Sale Document              | [4306] Other than Immovable Property, Agreement [No of Agreement : 2]  |  |                   |
| Set Forth value                         | Market Value   |  |                   |
| Rs. 1,17,35,000/-                       | Rs. 1,17,35,000/-  |  |                   |
| Stampduty Paid(SD)                      | Registration Fee Paid  |  |                   |
| Rs. 4,69,420/- (Article:23)             | Rs. 1,17,396/- (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 | ROR   | Area of Land      | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details           |
|--------|----------------|----------------------|-------------------|-------|-------------------|-------------------------|-----------------------|-------------------------|
| L1     | LR-122 (RS :-) | LR-1193              | Bastu             | Danga | 9.078 Dec         | 86,23,913/-             | 86,23,913/-           | Project : Not Specified |
| L2     | LR-123 (RS :-) | LR-1193              | Bastu             | Danga | 3.2749 Dec        | 31,11,087/-             | 31,11,087/-           | Project : Not Specified |
|        |                | <b>TOTAL :</b>       |                   |       | <b>12.3529Dec</b> | <b>117,35,000 /-</b>    | <b>117,35,000 /-</b>  |                         |
|        |                | <b>Grand Total :</b> |                   |       | <b>12.3529Dec</b> | <b>117,35,000 /-</b>    | <b>117,35,000 /-</b>  |                         |

#### Seller Details :

| Sl No | Name,Address,Photo,Finger print and Signature  |
|-------|--|
| 1     | <b>THYONE AGRI PRODUCTS LLP</b><br>119, Bhupen Roy Road,, City:- , P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 , PAN No.:: AAxxxxx6P,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     | <b>Mrs BRATATI MUKHOPADHYAY</b><br>Wife of Late Ashutosh Mukhopadhyay 119, Bhupen Roy Road,, City:- , P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: AExxxxxx7F, Aadhaar No:88xxxxxxx7107, Status :Individual, Executed by: Self, Date of Execution: 07/09/2022<br>Admitted by: Self, Date of Admission: 07/09/2022 ,Place : Pvt. Residence |

**Representative Details :**

| Sl No | Name,Address,Photo,Finger print and Signature  |
|-------|--|
| 1     | <b>Mr SIDDHARTHA MUKHERJEE (Presentant )</b><br>Son of Late Ashutosh Mukhopadhyay 119, Bhupen Roy Road, City:- , P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.: Alxxxxxx8C, Aadhaar No: 90xxxxxxx6665 Status : Representative, Representative of : THYONE AGRI PRODUCTS LLP |

**Identifier Details :**

| Name  | Photo | Finger Print | Signature |
|---|-------|--------------|-----------|
| <b>Mr ALAMGIR REZA</b><br>Son of Mr Jahangir Reza<br>Alipore, City:- , P.O:- Alipore, P.S:-Alipore,<br>District:-South 24-Parganas, West<br>Bengal, India, PIN:- 700027 |       |              |           |
| Identifier Of Mrs BRATATI MUKHOPADHYAY, Mr SIDDHARTHA MUKHERJEE   |       |              |           |

**Transfer of property for L1**

| Sl.No                              | From                     | To. with area (Name-Area)           |
|------------------------------------|--------------------------|-------------------------------------|
| 1                                  | THYONE AGRI PRODUCTS LLP | Mrs BRATATI MUKHOPADHYAY-9.078 Dec  |
| <b>Transfer of property for L2</b> |                          |                                     |
| Sl.No                              | From                     | To. with area (Name-Area)           |
| 1                                  | THYONE AGRI PRODUCTS LLP | Mrs BRATATI MUKHOPADHYAY-3.2749 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 গোস্বামী,<br>Gurdian:মৃত রতনলাল, Address:লিঙ্গ<br>, Classification:যাঙ্গ,<br>Area:0.10000000 Acre, | THYONE AGRI PRODUCTS LLP                       |



|    |  |   |                          |
|----|--|---|--------------------------|
| L2 | LR Plot No:- 123, LR Khatian No:- 1193 | Owner:राजेश्वर कुमार गडसोयाण,<br>Gurdian:सुत रतनलाल, Address:निज<br>, Classification:पुकर,<br>Area:0.03000000 Acre, | THYONE AGRI PRODUCTS LLP |
|----|--|---|--------------------------|



Endorsement For Deed Number : I - 160410434 / 2022

On 06-09-2022

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,17,35,000/-

*(Signature)*

Anupam Halder  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-  
PARGANAS

South 24-Parganas, West Bengal

On 07-09-2022

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

Presented for registration at 16:00 hrs on 07-09-2022, at the Private residence by Mr SIDDHARTHA MUKHERJEE ,.

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

Execution is admitted on 07/09/2022 by Mrs BRATATI MUKHOPADHYAY, Wife of Late Ashutosh Mukhopadhyay, 119, Bhupen Roy Road,, P.O: Behala, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession Others

Identified by Mr ALAMGIR REZA, , Son of Mr Jahangir Reza, Alipore, 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 07-09-2022 by Mr SIDDHARTHA MUKHERJEE,

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

*(Signature)*

Anupam Halder  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-  
PARGANAS

South 24-Parganas, West Bengal

On 08-09-2022

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,17,396/- ( A(1) = Rs 1,17,350/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 1,17,396/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/09/2022 2:38PM with Govt. Ref. No: 192022230116550021 on 07-09-2022, Amount Rs: 1,17,396/-, Bank: Indian Overseas Bank ( IOBA0000015), Ref. No. 202209070724771 on 07-09-2022, Head of Account 0030-03-104-001-16



**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 4,69,420/- and Stamp Duty paid by Stamp Rs 100/- by online = Rs 4,69,320/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 14137, Amount: Rs.100/-, Date of Purchase: 10/02/2022, Vendor name: S Das  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 07/09/2022 2:38PM with Govt. Ref. No: 192022230116550021 on 07-09-2022, Amount Rs: 4,69,320/-,  
Bank: Indian Overseas Bank ( IOBA0000015), Ref. No. 202209070724771 on 07-09-2022, Head of Account 0030-02-103-003-02

*(Signature)*

**Anupam Halder**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - IV SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2022, Page from 309018 to 309044

being No 160410434 for the year 2022.



Digitally signed by ANUPAM HALDER  
Date: 2022.09.09 12:24:07 +05:30  
Reason: Digital Signing of Deed.

*(Handwritten signature)*

(Anupam Halder) 2022/09/09 12:24:07 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS  
West Bengal.



(This document is digitally signed.)

010696/22

ANNEXURE-A<sup>12</sup> 2-10433/22



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AG 691881

07/09/2022  
2002552898/2022  
4-15 PM

... that the contents of this  
... registration. The registrars office is  
... of the attached ...  
... part of it.



CONVEYANCE

THIS INDENTURE OF CONVEYANCE made this the 7<sup>th</sup> day of  
September 2022 [TWO THOUSAND TWENTY TWO]

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

District Sub-Registrar-IV  
Registrar U/S 7 (2) of  
Registration 1908  
Aspore, South 24 Parganas  
4 SEP 2022  
*[Signature]*

4-15 PM  
7/9/22

07/9/22  
08/9/22



14140

10 FEB 2022

No.....Rs. **100/-** Date.....  
 Name:..... **ALAMGIR REZA**  
 Address:..... **ADVOCATE**  
 Address:..... **ALIPORE JUDGES COURT**  
 Address:..... **KOL-27**  
 Vendor No:..... **WSP/368/2003**  
**Alipur Collectorate, 24 Pgs. (S)**  
**SUBHANKAR DAS**  
**STAMP VENDOR**  
**Alipur Police Court, Kol-27**

*Anamita Sangrabi*



6682

VETIVER REALTY PVT. LTD.

*Anamita Sangrabi*  
Director,



6680

*Shishantha Mallick*



District Sub-Registrar-IV  
Registrar, U/S 7 (2) of  
Registration 1908  
Alipore, South 24 Parganas

Identified by me  
 Alamgir Reza Adv  
 S/o, Alamgir Reza  
 28/1, Judges Court Road  
 P.O. P.S. Alipore  
 Kol-27

07 SEP 2022

**VETIVER REALTY PRIVATE LIMITED**, having PAN **AAFVCV1666F**, having CIN **U45400WB2015PTC207042**, a Company incorporated under the Companies Act, 1956, having its registered office at 12(168), Banamall Ghoshal Lane, BL-B, Flat-A4, 1<sup>st</sup> Floor, Post Office and Police Station Behala, Kolkata-700034, represented by its Director, **AMRITA SANNIGRAHI**, having PAN **CAGPS3109C**, having Aadhaar No. **556475014001**, having Mobile No. **9831381124**, daughter of Ashok Sannigrahi and wife of Siddhartha Mukherjee, by faith - Hindu, by occupation - Business, residing at 18, Dakshin Para Road, Post Office - Paschim Barisha, Police Station - Thakurpukur, Kolkata - 700063 (hereinafter referred to as the **Vendor**, includes successors-in-interest)

**And**

**SIDDHARTHA MUKHERJEE** [PAN **AIFPM4138C**] [AADHAAR **903941196665**], son of Late Ashutosh Mukhopadhyay, by Nationality Indian, by Caste Hindu, by occupation Business, residing at 119, Bhupen Roy Road, Post Office - Behala and Police Station - Behala, Kolkata 700 034 (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 9.078 (nine point zero seven 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. 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**) **And** (2) land measuring 3.2749 (three point two seven four nine) 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**). 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 virtue of (1) Deed of Conveyance dated 27<sup>th</sup> 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 12<sup>th</sup> 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 19<sup>th</sup> 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 12<sup>th</sup> June, 2007, registered in the Office of the Additional Registrar of Assurances-I, Kolkata, recorded in Book No. I, Volume No. 1, at Pages 1 to 45, being Deed No. 08088 for the year 2007, said Green Vally Towers Private Limited sold, conveyed and transferred *inter alia* the Mother Property in favour of (1) Aditya Mundhra, (2) Indra Gandhi, (3) Resha Mundhra (Dujari), (4) Nisha Sadani, (5) Sudarshan Mimani, (6) Saurabh Tapdiya, (7) Kusum Devi Mundhra, (8) Madhu Surana, (9) Shrenik Surana, (10) Eela Jain, (11) Nishit Jain, (12) Akhil Orchards Private Limited, (13) Bansilal Credit Private Limited, (14) Bacchraj Farms Private Limited, (15) Merwara Hotels Private Limited, (16) MSB Mercantiels 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 13<sup>th</sup> April, 2009, registered in the Office of the Additional Registrar of Assurances-I, Kolkata, recorded in Book No. I, CD Volume No. 9, at Pages 4016 to 4068, being Deed No. 04174 for the year 2009, said (1) Aditya Mundhra, (2) Indra Gandhi, (3) Resha Mundhra (Dujari), (4) Nisha Sadani, (5) Sudarshan Mimani, (6) Saurabh Tapdiya, (7) Kusum Devi Mundhra, (8) Eela Jain, (9) Sajjan Devi Dugar, (10) Shruti Dugar, (11) Gopal Prasad Bhojnagarwala and (12) Ravinder Bhatia sold, conveyed and transferred land measuring 97.2 (ninety seven point two) decimal, more or less, being their undivided 3/5<sup>th</sup> 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 3/5<sup>th</sup> 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) 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) 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.<br>122<br>(indec.) | Dag No.<br>123<br>(indec.) | Total<br>(indec.)                        |
|---------------------------------|----------------------------|----------------------------|--|
| MadhuSurana                     | 8.1                        | 2.6                        | 10.7                                     |
| ShrenikSurana                   | 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                                     |
| ManoharLall 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                                  |
| Nishā Devi Gangwal              | 8.8364                     | 2.8364                     | 11.6728                                  |
| RohitGangwal                    | 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                                  |
| <b>Total:</b>                   | <b>162</b>                 | <b>52</b>                  | <b>214</b><br>(Physically<br>213.4 dec.) |

4. By a Deed of Partition dated 7<sup>th</sup> 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 and (3) Rohit Gangwal became the joint and absolute owners of land measuring 29.7522 (twenty nine point seven five two two) decimal, more or less, out of the Mother Property In Dag No. 122 (**Larger Property In Dag No. 122**) and land measuring 10.1157 (ten point one one five seven) decimal, more or less, out of the Mother Property In Dag No. 123 (**Larger Property In Dag No. 123**). The Larger Property In Dag No. 122 and Larger Property In Dag No. 123 (collectively **Larger Property**) being collectively demarcated as Lot-D in the site plan annexed thereto and more fully described in the **First Schedule** below.

5. By an Indenture of Conveyance dated 27<sup>th</sup> January, 2021, registered in the Office of the District Sub-Registrar-II, South 24 Parganas at Alipore, recorded in Book No. I, Volume No.1602-2021, Pages from 66165 to 66203, being Deed No. 160201211 for the year 2021, said (1) Rajendra Kumar Gangwal, (2) Nisha Devi Gangwal, and (3) Rohit Gangwal sold, conveyed and transferred the Larger Property unto and in favour of (1) PS Vinayak Complex LLP, (2) PS Vinayak Smartcity LLP, (3) Raintree Enclave LLP and (4) Hallmark Tradecom Private Limited as per the chart given hereunder:

| Vendors                           | R.S./L.R. Dag No. | Area Purchased (indec.) | 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                   |                      |
| <b>Total:</b>                     |                   |                         | <b>39.8679</b>       |

6. In the above mentioned events and circumstances said Raintree Enclave LLP became the sole and absolute owner in respect of the Said Property, out of the Larger Property, being (1) land measuring 9.078 (nine point zero seven 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. 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 and (2) land measuring 3.2749 (three point two seven four nine) 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, free from all encumbrances.

7. By a Development Agreement dated 27<sup>th</sup> January, 2021, registered in the Office of the District Sub-Registrar-II, South 24 Parganas at Alipore, recorded in Book No. I, Volume No.1602-2021, Pages from 68203 to 68325, being No. 160201225 for the year 2021 (**Development Agreement**), said Raintree Enclave LLP along with the other the then co-owners of the Mother Property have jointly granted development right in favour of Zenith Conclave LLP (**Said Developer**) in respect of the Mother Property vis-à-vis the Said Property under the terms and conditions mentioned therein and simultaneously the Vendor along with the other the then co-owners of the Mother Property granted a Development Power of Attorney of even date registered in the Office of the District Sub-Registrar-II, South 24 Parganas at Alipore, recorded in Book No. I, Volume No.1602-2021, Pages from 67714 to 67796, being No. 160201226 for the year 2021 (**Development Power Of Attorney**).
8. By an Indenture of Conveyance dated 5<sup>th</sup> May, 2021, registered in the Office of the District Sub-Registrar-IV, South 24 Parganas at Alipore, recorded in Book No. I, Volume No.1604-2021, Pages from 145985 to 146018, being Deed No. 160403725 for the year 2021, said Raintree Enclave LLP sold, conveyed and transferred the Said Property, unto and in favour of Vetiver Realty Private Limited (the Vendor herein), free from all encumbrances in furtherance to an Agreement for Sale dated 11<sup>th</sup> February, 2021, registered in the Office of the District Sub-Registrar-IV, South 24 Parganas at Alipore, recorded in Book No. I, being No. 160401760 for the year 2021 **subject to subsistence of the said Development Agreement and Development Power of Attorney.**
9. By a **Supplemental Development Agreement** dated 11<sup>th</sup> May, 2021, registered in the Office of the District Sub-Registrar-II, South 24 Parganas at Alipore, recorded in Book No. I, Volume No.1602-2021, Pages from 199450 to 199482, being No. 160204606 for the year 2021 (**Supplemental Development Agreement**), said Vetiver Realty Private Limited along with the other co-owners of the Larger Property have jointly granted development right in favour of the Developer, i.e. Zenith Conclave LLP in respect of the Larger Property vis-à-vis the Said Property under the terms and conditions mentioned therein.
10. In the above mentioned events and circumstances said Vetiver Realty Private Limited (the Vendor herein) became the sole and absolute owner in respect of the Said Property, out of the Larger Property, being (1) land measuring 9.078 (nine point zero seven 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. 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 and (2) land measuring 3.2749 (three point two seven four nine) 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, free from all encumbrances subject to subsistence of the said Development Agreement supplemented by the Supplemental Development Agreement and the Development Power Of Attorney.

11. Now the Vendor for its own reason and purpose has agreed to the sale the Said Property in favour of the Purchaser herein by these presents, on the terms and conditions contained herein, free from all encumbrances subject to subsistence of the said Development Agreement supplemented by the Supplemental Development Agreement and the Development Power Of Attorney.

**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, 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 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 **subject to** subsistence of the said Development Agreement supplemented by the Supplemental Development Agreement and the Development Power Of Attorney.
9. **No Personal and/or Corporate Guarantee:** The Said Property is not affected by or subject to any personal and/or corporate 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.
11. **No Other Encumbrances:** Be it specifically stated that the Vendor is the absolute owner of the Said Property free from all encumbrances and have the right to transfer the Said Property and the Scheduled mentioned property is not situated within the Notified area, cantonment area, lease hold property and thika tenancy property and no embargo/restriction have been imposed by any competent authority/government authority/any Hon'ble Court and there exist no litigation over the property.

#### **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 peaceful and symbolic possession and the Purchaser shall purchase the same based on the representations, warranties and covenants mentioned above.

#### **Transfer Hereby Made:**

The Vendor hereby sells, conveys and transfers 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 9.078 (nine point zero seven 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. 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 And (2) the Second Property, i.e. land measuring 3.2749 (three point two seven four nine) 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 **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 subject to subsistence of the said Development Agreement supplemented by the Supplemental Development Agreement and the Development Power Of Attorney.**

**Consideration:**

The Vendor has agreed to sell to the Purchaser and the Purchaser, relying on the aforesaid representations and assurances of the Vendor and believing the same to be true and correct and acting on the faith thereof, has agreed to purchase the said Property free from all encumbrances and liabilities whatsoever as aforesaid at and for a total consideration of Rs.1,17,35,000/- (Rupees one crore seventeen lakh thirty five thousand only). Simultaneously with the execution of these presents the purchaser shall make a part payment of a sum of Rs. 2,35,000/- (Rupees Two Lakh thirty five thousand) only along with tax deduction at source under section 194-IA of the Income Tax Act 1961, amounting to Rs. 1,17,350/- out of the total consideration of Rs.1,17,35,000/- (Rupees one crore seventeen lakh thirty five thousand only). The balance amount shall be payable by post-dated cheques with the following details within a time period of 4 years:-

| Sr/ No. | Date of Payment | Amount (in Rs.) |
|---------|-----------------|-----------------|
| 1.      | 07.12.2025      | 25,00,000/-     |
| 2.      | 07.12.2025      | 25,00,000/-     |
| 3.      | 07.12.2025      | 25,00,000/-     |
| 4.      | 07.12.2025      | 25,00,000/-     |
| 5.      | 07.12.2025      | 13,82,650/-     |

The Vendor has already put the Purchaser in vacant, peaceful and physical khas possession of the said property in its entirety.

**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 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 **subject to** subsistence of the said Development Agreement supplemented by the Supplemental Development Agreement and the Development Power Of Attorney.

- 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.
- 1.5 **Together with Subsisting Development Agreement:** together will all rights and liabilities the Vendor has in the Said Property under the said Development Agreement supplemented by the Supplemental Development Agreement and the Development Power Of Attorney.
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 peaceful and symbolic possession of the Said Property to the Purchaser and the Said Property shall be used for development purpose.
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

