

01208/2022

I-001161/2022



पश्चिम बंगाल WEST BENGAL

AG 680107

Verified that the Document is admitted to Registration. The Stamped Sheet and the Government stamp attached to this document are the part of this Document.

RNO. (2) 424623/2022.

MV = Rs. 1,44,32,000/-



Additional Registrar
of Assurances-I, Kolkata

- 8 FEB 2022

DEED OF CONVEYANCE

THIS DEED OF SALE is made on this the 8th day of February Two Thousand and Twenty Two (2022).

BETWEEN

[Handwritten signatures and notes in the bottom right corner, including 'AC' and 'Kolkata']

31084

21 JAN 2022

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

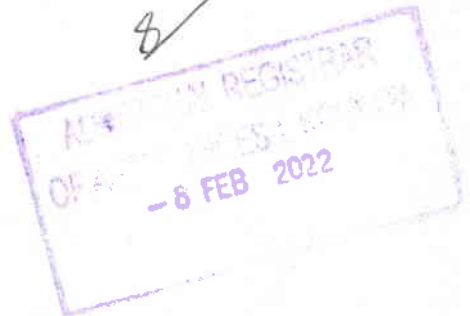
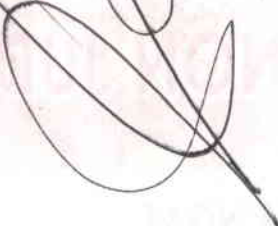
Name: **B.C. LAHIRI**
Advocate

Address: Alipore Judge's Court, Kol-27
Alipore Collectorate, 24 Pgs.(S)

SUBHANKAR DAS
STAMP VENDOR

Alipore Police Court, Kol-27

Vendor:.....



I identify & me
Advocate
Alipore Judge's court
Kolkata. 700027

EASTERN INDIA GARMENT MANUFACTURER & EXPORTER FEDERATION (PAN-AACAT2624E) a Federation, registered in 1994 under the West Bengal Societies Registration Act, 1961, having its office situated at 53, Syed Amir Ali Avenue, Shivam Chambers, 4E/1, 4th Floor, P.O- Circus Avenue, P.S.- Karaya, Kolkata-700019, hereinafter referred to as "**VENDOR / EIGMEF**", duly represented by its Secretary, **MR. RAJ KUMAR DUGAR** (PAN: ADLPD5183B & AADHAAR No.367293609070) Son of Bhanwar Lal Dugar, by Occupation- Business, by Faith - Hindu, by Nationality- Indian, presently residing at 57-G, Ballygunge Circular Road, Flat 5, P.O.- Ballygunge, P.S.- Karaya, Kolkata-700019, West Bengal, (which expression shall unless excluded by or repugnant to the subject or context be deemed to include its successors, executors, administrators, legal representatives, etc.) of the **ONE PART.**

AND

GOLDBRICK VENTURES LLP, (PAN: AAXFG0407A), a Limited Partnership Firm incorporated under the Limited Partnership Act, 2008, having its registered office at 18/2, Deodar Street, Post Office-Ballygunge, Police Station-Ballygunge, Kolkata-700019, being represented by its **Authorised Signatory, ANURAG JHUNJHUNWALA**, (PAN: AFJPJ1107M), son of Deepak Jhunjhunwala, nationality Indian, by faith Hindu, by occupation Business, residing at P-29, Gariahat Road, Post Office- Gariahat, Police Station-Gariahat, Kolkata - 700029, hereinafter referred to as the **PURCHASER** (which term or expression shall unless excluded by or repugnant to the context or subject shall be deemed to mean and include its Successor-in-office, Attorney, executors, administrators, legal representatives, nominees and assigns) of the **OTHER PART.**

WHEREAS :

- A.** The Vendor is presently the absolute owner of ALL THAT piece and parcel of Bastu/Bahutal Abasan Land admeasuring an area about 08.52 Satak out of 113 Satak comprised in the front portion of R.S and L.R Dag No.472 under L.R Khatian No.39/5, lying and situated at Mouza-Mahisbathan, J.L. No.18, within the territorial limits of Electronic Complex Police Station (Formerly East Bidhan Nagar), under the local limits of Ward No.1 (Old Ward No. 14) of Bidhan Nagar Municipal Corporation and within the jurisdiction of Additional District Sub-Registrar (A.D.S.R.), Bidhan Nagar, and B.L & L.R.O, Rajarhat in the District of 24-Parganas (North), West Bengal hereinafter called and referred to as the said **LAND/PROPERTY** (more fully and particularly mentioned and described in Part II of the FIRST SCHEDULE hereunder written) which is part and parcel of the entire Land measuring about 111 Decimal and more fully and particularly described in the Part I of the 1st Schedule written hereunder;



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- B.** The abstract on title whereby the Vendor has acquired his title of the said Land/Property will appear from the SECOND SCHEDULE hereunder written;
- C.** The Vendor has agreed to sell and transfer the said Land/Property and the Purchaser has agreed to purchase and acquire the said Land/Property free from all encumbrances charges liens lispendens attachments trust whatsoever or howsoever for the consideration and on the terms and conditions hereunder appearing with the intent and object that the Purchaser shall be entitled to undertake integrated development of the said Land/Property togetherwith contiguous property either by themselves or in conjunction with the owners of the adjacent plots of Land/Property;
- D.** At or before execution of these presents the Vendor has represented to the Purchaser as follows :
- D.1 That the Vendor has purchased and/or acquired the said Land/Property in the manner as would appear from the abstract on the title as mentioned in the SECOND SCHEDULE written hereunder.
- D.2 That the said Land/Property is free from all encumbrances including but NOT limited to charges, liens, lis-pendens, liabilities, claims, demands, objections, mortgages, attachments, acquisitions, requisitions, alignments, vesting with the authorities, lease, license, tenancy, development agreement easement, right of passage, exchange, trusts, Bargadars, bhagchasi, adverse possession, wakfs, debutter or any type of encumbrances and/or alienation of any nature whatsoever or howsoever;
- D.3 That the Vendor holds free and marketable title in respect of the said Land/Property;
- D.4 That save and except the Vendor nobody else has any right, title and interest of any nature whatsoever and howsoever in the said Land/Property;
- D.5 That the said LAND/PROPERTY described in the First Schedule hereunder written has been recorded in the name of previous owner in the published khatian.
- D.6 That the Vendor has not entered into any Agreement for Sale or lease or transfer in respect of the First Schedule Land/Property or



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portion thereof with any third party stranger nor has created any third party interest therein.

- D.7 That the Vendor is and its Predecessor-in-title were in uninterrupted and/or undisputed Khas possession of the said land owned by the vendor without and right or claim whatsoever of any third party;
- D.8 That all the rates, charges taxes, cess and all other outgoings levied, charged or imposed by any public body or authority including Gram Panchayat/ Bidhannagar Municipal Corporation in respect of the said Land/Property has been duly paid till date by the Vendor in respect of the said Land/Property and no amount is due and payable and in the event of there being any outstanding it shall be the obligation and responsibility of the Vendor to make payment of such outstanding amount in respect of the said Land/Property forthwith on demand without any demur. The Vendor also agrees to pay all such outgoing which may be levied with retrospective effect in future by the authorities in respect of the said Land/Property and in his regard the vendor keep the Purchaser saved, harmless and indemnified against all such cost, charges claims and expenses;
- D.9 THAT the vendor confirms and guarantees that the said LAND/PROPERTY or any part or portion thereof is not subject to any notice of acquisition or requisition and the Vendor has not been served with any notice of acquisition or requisition under the Land Acquisition Act or under any notification, rules, and regulation whatsoever nor the same is subject to any attachment under the Public Demand Recovery Act, Income Tax, or any other law for the time being in force;
- D.10 THAT the vendor confirms there is no Bargadar and/or Bhagchasi into or upon the said LAND/PROPERTY or any part or portion thereof;
- D.11 THAT the Vendor confirms and guarantees that neither the Vendor nor his predecessor-in-interest, nor anybody claiming from or under the Vendor has granted any right of way or easement or license or created any other type of right or rights whatsoever and howsoever to or in favour of any person or persons, company or corporation in respect of the said Land/Property or any part of portion thereof nor such right has become effective by prescription or otherwise, howsoever and that the owners or occupiers of the adjoining Land/Property



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or the public do not use or have any lawful access to any part of the said Land/Property for passing and re-passing between any points within the said Land/Property or for water line, drainage line, or for any other purpose whatsoever;

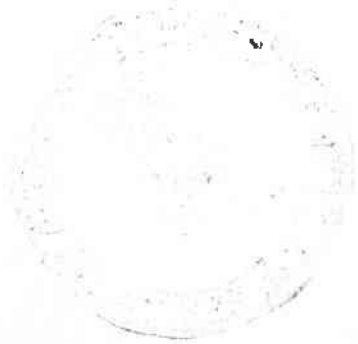
- D.12 THAT no part or portion of the said Land/Property is in excess Land/Property within the meaning of the Urban Land (Ceiling & Regulations) Act, 1976 and liable to be surrendered/acquired thereunder and in his regard the vendor keep the Purchaser saved, harmless and indemnified against all such cost, charges claims and expenses;
- D.13 THAT the Vendor confirms and guarantee that neither the said Land/Property nor any part or portion thereof is subject to any proceedings under any law for the time being in force. There is no decree, attachment or any other order of any court or authority operating against the Vendor or the said LAND/PROPERTY or part or portion thereof, which has the effect of prevailing or restraining the Vendor from dealing with and/or disposing of the said plot which can prejudicially affect the title to the same;
- D.14 THAT the Vendor is in possession, power or control of the original documents of title pertaining to the said Land/Property and further confirms that no document of title has been delivered, deposited or handed over by the Vendor or any of its predecessors-in-title to any person whomsoever with a view to creating security, charge or lien thereon and in his regard the vendor keep the Purchaser saved, harmless and indemnified against all such cost, charges claims and expenses;
- D.15 THAT the Vendor has agreed to indemnify and keep indemnified the Purchaser against any loss (other than consequential), damage action, claim, suit, proceedings, cost charges and expenses in respect of anything and everything stated herein and as regards any hidden defect in title of any of the Vendor of any nature whatsoever and the Vendor shall be liable and responsible for discharge of the indemnity;
- D.16 THAT the Vendor is now lawfully seized and possessed of or otherwise well and sufficiently to said LAND/PROPERTY (more fully and particularly mentioned and described in the FIRST SCHEDULE hereunder written;
- D.17 THAT the Vendor is fully competent to sell and transfer the said Land/Property in favour of the Purchaser;

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- D.18 THAT there is no legal bar or impediment under the provisions of any law or rule framed thereunder for the time being in force restraining any of the Vendor in effecting sale and transfer of the said Land/Property in favour of the Purchaser;
- D.19 THAT the Vendor hereby declares and confirms that no notice under the Public Demand Recovery Act and/or notice for requisition and acquisition in respect of the said Land/Property was received by the Vendor. The Vendor further confirms that said Land/Property is self-acquired Land/Property of the Vendor and they are not benamdar and in his regard the vendor keep the Purchaser saved, harmless and indemnified against all such cost, charges claims and expenses.
- E.** Relying upon the aforesaid representation of the Vendor and believing the same to be true and acting on good faith, the Purchaser has agreed to part with the money and to purchase the said **LAND/PROPERTY** for and at a consideration of Rs.1,44,32,000/- (Rupees One Crore Forty Four Lakhs Thirty Two Thousand only) (hereinafter referred to as the **CONSIDERATION AMOUNT**) free from all encumbrances, charges, liens, trusts, attachments whatsoever and howsoever.

NOW THIS INDENTURE OF CONVEYANCE WITNESSETH as follows:

- I.** THAT in consideration of the said Agreement and in further consideration of a sum of **Rs.1,44,32,000/- (Rupees One Crore Forty Four Lakhs Thirty Two Thousand only)** of the lawful money of the Union of India well and truly paid by the **Purchaser** to the **Vendor** at or before the execution of these presents (the receipt whereof the **Vendor** doth hereby and also by the receipt hereunder written admit and acknowledge to have been received and of and from the payment of the same and every part thereof doth hereby acquit release exonerate and discharge the **Purchaser** and the said **Land/Property** more fully described in the **Part II** of the **First Schedule** hereunder written and hereby intended to be sold transferred and conveyed) the Vendor doth hereby indefeasible grant sell transfer convey assign and assure unto and to the **Purchaser** ALL THAT piece and parcel of Bastu/Bahutal Abasan Land admeasuring an area about 08.52 Satak out of 113 Satak comprised in the front portion of R.S and L.R Dag No.472 under L.R Khatian No.39/5, lying and situated at Mouza-Mahisbathan, J.L. No.18, within the territorial limits of Electronic Complex Police Station (Formerly East Bidhan Nagar), under the local



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limits of Ward No.1 (Old Ward No. 14) of Bidhan Nagar Municipal Corporation and within the jurisdiction of Additional District Sub-Registrar (A.D.S.R.), Bidhan Nagar, and B.L & L.R.O, Rajarhat in the District of 24-Parganas (North), West Bengal, (more fully and particularly mentioned and described in the **Part II** of the **FIRST SCHEDULE** hereunder written) **OR HOWSOEVER OTHERWISE** the said **Land/Property** or any part or portion thereof now is or are or at any time or times heretofore was or were situated butted and bounded called known numbered described or distinguished **TOGETHER WITH** all structures, sheds, corrections, yards, courtyards, areas, trees, bushes, sewers, drain, ways, water courses, ditches, fences, paths and all manner of former and other rights liberties easements privileges walls fences advantages appendages and appurtenances whatsoever howsoever thereto or any part or portion thereof now are or is or at any time or times heretofore were or was held used occupied or appertaining or enjoyed therewith or reputed to belong or appertaining thereto **AND** the reversion or reversions remainder or remainders and the rents issues and profits of the said **LAND/PROPERTY** and every part or portion thereof **AND** all the legal incidences thereof **AND** all the estate right title interest inheritance possession use trust property claims and demands whatsoever both at law and in equity of the Vendor into or upon and in respect of the said **LAND/PROPERTY** or any and every part thereof herein comprised and hereby sold granted and transferred **TOGETHER WITH** all deeds pattas muniments and evidences of title which are anyways exclusively relates to or concerns the said **LAND/PROPERTY** or any part or portion thereof which now are or hereinafter shall or may be in the custody power possession or control of the **Vendor** or any person or persons from whom the **Vendor** can or may procure the same without any action or suit at law or in equity;

II. TO HAVE AND TO HOLD the said **LAND/PROPERTY** hereby granted sold conveyed transferred assigned assured or expressed or intended so to be with all rights and appurtenances belonging thereto unto and to the use of the **Purchaser** absolutely and forever free from all encumbrances including but **NOT** limited to charges, liens, lis-pendens, liabilities, claims, demands, objections, mortgages, attachments, acquisitions, requisitions, alignments, vesting with the authorities, lease, license, tenancy, development agreement, easement, right of passage, exchange, trusts, Bargadars (Sharecroppers), Bhagchasi, adverse possession, debutter or any type of encumbrance of any nature whatsoever or howsoever;

III. AND THE VENDOR DOTH HEREBY COVENANT WITH



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THE PURCHASER as follows:

- a. **THAT NOTWITHSTANDING** any act, deed matter or thing whatsoever by the **Vendor** did or executed or knowingly suffered to the contrary **Vendor** is now absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said **LAND/PROPERTY** togetherwith all the structures and appurtenances thereto hereby sold, granted, conveyed, transferred, assigned and intended so to be and every part or portion thereof for a perfect and indefeasible estate or inheritance without any manner or conditions use trust encumbrances or to make void the same;
- b. **THAT NOTWITHSTANDING** any act, deed or thing or committed by the **Vendor** or any of its predecessors-in-title the **Vendor** has good right full power absolute authority to sell, grant, convey, transfer, assign and assure the said **LAND/PROPERTY** and the rights properties appurtenances hereditament and premises hereby sold transferred and conveyed unto the **Purchaser** in the manner aforesaid;
- c. **THAT NOTWITHSTANDING** anything contained herein, the said **LAND/PROPERTY** shall always be put to use for such purposes as the Purchaser deems fit and proper in accordance with law;
- d. **AND THAT** the said **LAND/PROPERTY** together with structures appurtenant thereto hereby sold, granted and conveyed or expressed so to be is now free from all encumbrances including but **NOT** limited to charges, liens, lis-pendens, liabilities, claims, demands, objections, mortgages, attachments, acquisitions, requisitions, alignments, vesting with the authorities, lease, license, tenancy, development agreement, easement, right of passage, exchange, trusts, Bargadars(Sharecroppers), Bhagchasi, adverse possession, debutter or any type of encumbrance whatsoever or howsoever made or suffered by the **Vendor** or any persons having or lawfully or equitably claiming any estate or interest therein through under or in trust for the **Vendor** in the said **LAND/PROPERTY** together with structures appurtenant thereto hereby sold in the manner aforesaid.
- e. **AND THAT** the **Purchaser** shall and may at all times hereafter peacefully and quietly hold possess and enjoy the same and every part thereof and receive the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the **Vendor** or any person or persons lawfully claiming



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through from under or in law or trust for the **Vendor** or any of its predecessors-in-title.

- f. **AND FURTHER THAT** the **Vendor** and all persons having lawfully or equitably claiming any estate, right, title, interest, use, trust, property, claim and demand whatsoever and howsoever into, upon and in respect of the said **LAND/PROPERTY** together with structures appurtenant thereto hereditament and premises or any part or portion thereof through under or in trust for the **Vendor** or any of its predecessors-in-title shall and will from time to time and at all times hereafter at the request of the **Purchaser** makes, does, executes and perfect or cause to be made, done executed and perfected all such further and absolutely assuring conveying and confirming the said **LAND/PROPERTY** unto and to the use and benefit of the said **Purchaser** forever in the manner as aforesaid, as the said **Purchaser** shall or may reasonably require **AND FURTHER MORE THAT** the **Vendor** shall at all times hereafter indemnify and keep indemnified the **Purchaser** against losses (other than consequential) damages, costs, charges and expenses, if any, suffered by reason of any defect in title of the **Vendor** or any breach of the covenants hereunder contained;
- g. **AND ALSO** the **Vendor** had not at any time done or executed or knowingly suffered or been part to any act deed or things whereby and where under the said **LAND/PROPERTY** together with structures appurtenant thereto hereby sold, granted, transferred and conveyed or expressed or so to be or any part or portion thereof is or may be impeached or encumbered or affected in title or otherwise.
- h. **AND THAT** the **Vendor** shall make and affirm such affidavit or affidavits and sign all papers and documents as necessary for the purpose of effecting mutation of the Purchaser's name in the records of Block Land & Land Revenue Officer and/or Collectorate of Alipore and/or also with such other statutory body or bodies.
- i. **AND** the **Vendor** doth hereby further covenant and assure the **Purchaser** that they have not encumbered the said Land/Property together with structures appurtenant thereto hereditament and premises in any way and hath full right and absolute authority and power to sell the same in the manner aforesaid and for any reason whatsoever if the **Purchaser** are dispossessed and/or deprived of full enjoyment of the said Land/Property together with structures appurtenant thereto hereditament and premises or any part or parcel thereof the **Vendor** shall pay to the **Purchaser**



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entirely for the losses and damages to be suffered by it in respect of the said **LAND/PROPERTY** together with structures appurtenant thereto hereditament and premises hereby sold and in his regard the vendor keep the Purchaser saved, harmless and indemnified against all such cost, charges claims and expense.

- j. **AND THAT** the **Purchaser** herein shall be free clear and absolutely discharged saved harmless and kept indemnified against all estates, charges and encumbrances including but **NOT** limited to charges, liens, lis-pendens, liabilities, claims, demands, objections, mortgages, attachments, acquisitions, requisitions, alignments, vesting with the authorities, lease, license, tenancy, development agreement, easement, right of passage, exchange, trusts, Bargadars (Sharecroppers), Bhagchasi, adverse possession, debutter or any type of encumbrance whatsoever or howsoever created occasioned or made by the **Vendor** or any person or persons lawfully or equitably claiming as aforesaid.
- k. **AND FURTHER THAT** the **Vendor** doth hereby declare and confirm that it does not hold any excess vacant Land within the meaning of West Bengal Land Reforms Act 1956 and also Urban Land (Ceiling & Regulation) Act 1976, both as amended up to date.
- l. **AND FURTHER THAT** the **Vendor** shall and will pay all outstanding Municipal District Board or Panchayat Tax or Municipal Tax and taxes Government Revenues and all other impositions whatsoever due and payable by the Vendor or any of his predecessor-in-title up to the date of execution these present.
- m. **AND** the **Vendor** has agreed to indemnify and keep the **Purchaser**, their respective successor and/or successors saved harmless and fully indemnified from and against all costs charges claims actions suits and proceedings.
- n. **AND IT IS HEREBY FURTHER AGREED AND DECLARED** by and between the parties hereto that the **Vendor** covenant and assured the **Purchaser** that all the original title deeds, link deeds, parchas, khazna receipts muniments, papers, documents and receipts in respect of the said **LAND/PROPERTY** hereby conveyed to the **Purchaser** hereto and more fully and particularly mentioned and described in the **FIRST SCHEDULE** hereunder written shall be transferred from the custody, control and power of the **Vendor** unto and in favour of the **Purchaser** on or before registration of these presents. The **Purchaser** herein shall also have the right and power



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to take inspection of or obtain extracts from those deeds, documents that are jointly connected to the **Part II of the FIRST SCHEDULE LAND/PROPERTY** togetherwith other lands and lying with the **Vendor** at the costs and expenses of the **Purchaser** at all times upon 48 hours prior notice in writing to the **Vendor** herein, and the **Vendor** shall produce the original of such document, deeds and papers to all Courts of law, tribunals, arbitrators, proceeding and other places at all times upon request and cost of the **Purchaser** herein upon 48 hours prior notice in writing.

- o. **AND THAT** the **Vendor** also declares and confirms that it is in khas and vacant possession of the said **LAND/PROPERTY** together with structures appurtenant thereto and no one else has any right title or interest therein or on any part or portion thereof as occupant and/or otherwise.
- p. **AND THAT** the **Vendor** herein declares and confirms that the said **LAND/PROPERTY** (morefully and particularly mentioned and described in the **Part II of the First Schedule** hereunder written) has got no claim whatsoever with any Government Body and/or statutory body and/or any agency under the Government and in his regard the vendor keep the Purchaser saved, harmless and indemnified against all such cost, charges claims and expense.

IV. **AND THE VENDOR** doth hereby assure and covenant with the **Purchaser** that in the event of there being any defect in Title and/or any claim from any third Party, or any of the representations is found to be incorrect or false, the **Vendor** shall cause such defect to be removed, remedied at their own costs and expenses and have agreed to keep the **Purchaser** saved, harmless and fully indemnified from and against all costs, charges, claims, actions, suits and proceedings arising out of such defect in title and/or misrepresentation;

V. **AND THAT** the **Vendor** never held and do not hold any excess vacant land within the meaning of the Urban Land (Ceiling & Regulation) Act, 1976 and/or the West Bengal Land Reforms Act as amended upto date **AND THAT** no certificate proceedings and/or notice or attachment is subsisting under the Income Tax Act, 1961 **AND THAT** no notice, which is or may be subsisting has been served on the **Vendor** for the acquisition or the said **LAND/PROPERTY** or any part or portion thereof under the Land Acquisition Act, 1894 or under any other law or Acts and/or rules made or framed thereunder and the **Vendor** has no knowledge of issue of any of such notice or notices for the time being subsisting under the above Acts and/or Rules for the time being in force affecting the said **LAND/PROPERTY** or



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any part or portion thereof **AND THAT** no suit and/or proceeding is pending in any Court of law affecting the said **LAND/PROPERTY** or part or portion thereof nor the same has been lying attached under any writ or attachment of any Court or revenue Authority **AND FURTHER THAT** the **Vendor** and any persons having or lawfully or equitably claiming any right title interest or estate whatsoever in the said **LAND/PROPERTY** or any part or portion thereof from through under or in trust for the **Vendor** will from time to time and at all times hereafter at the request and costs of the **Purchaser** make do acknowledge and execute or caused to be made, done, acknowledged and executed all such further and lawful acts deeds matters and things whatsoever for further better and more perfectly and effectually granting and assuring the said **LAND/PROPERTY** and every part or portion thereof unto and to the use the **Purchaser** as shall or may be reasonably required.

- VI. AND THIS DEED FURTHER WITNESSETH** that the Purchaser shall be entitled to amalgamate and/or cause to be amalgamated the said Land and it is hereby further agreed and declared that the Purchaser has agreed to acquire the said **LAND/PROPERTY** with the intent and object of undertaking integrated development thereof either by themselves or in conjunction with the other persons and/or persons owning the other contiguous plots of Land on such terms and conditions as may be agreed upon between the Purchasers and the owners of the adjacent and/or contiguous plots of Land.
- VII. AND FURTHER THAT** Schedules and Plan annexed hereto form and constitute as an integral part of this Deed and while constructing and/or interpreting the meaning of this Deed the same shall be relied upon;
- VIII.** Simultaneously with the execution of this Deed of Conveyance the **Vendor** has made over to the Purchaser the "actual, physical, vacant and peaceful possession of the said **LAND/PROPERTY**;
- IX. AND IT IS HEREBY FURTHER AGREED AND DECLARED** by and between the parties hereto that the **Purchaser** [represented by its Director and/or authorized representative shall be entitled:
1. To defend, manage and maintain the said **LAND/PROPERTY** and to pursue the plan to be sanctioned by the Competent Authority;
 2. To cause the Building Plans to be sanctioned / revalidated / modified / altered and to pay fees, costs, charges for such sanction / revalidation / modification / alteration of the Building Plans to be



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sanctioned by the Competent Authority.

3. To appoint Architect or Architects, Engineers, Surveyors and to have surveyed and soil-tested of the said **LAND/PROPERTY** as necessary and for that purpose to make all necessary correspondences with the authorities concerned.
4. To sign, execute and submit all necessary papers, application, documents, statements, undertakings, declaration and map or plans as may be required for having the map/plan or plans in respect of the said **LAND/PROPERTY** and also for sanction by the Competent Authority and/or any other Authority or Authorities having jurisdiction in this regard.
5. To appear and represent before all the appropriate authority or authorities including the Bidhannagar Municipal Corporation, Panchayat, Kolkata Metropolitan Development Authority, Bengal Police, Kolkata Police, the Competent Authority under the Urban Land (Ceiling and Regulation) Act 1976, Block Land & Land Reforms Officer [B.L. & L.R.O.] or its Superior Authorities, District Magistrate/Collector in connection with the mutation of the said **LAND/PROPERTY**, the sanction of the said plan of the said **LAND/PROPERTY** and/or change in use and character of the said **LAND/PROPERTY** in the Land Records of the Govt. of West Bengal;
6. To pay fees, obtain sanction and such other orders and permissions from the necessary Authorities as may be found expedient for sanction of the plan and other papers and documents as may be required by the necessary authorities.
7. To receive the excess amount of fees, if any paid for the sanction of the said plan/plans to the Authority or Authorities.
8. To utilize or shift or connect the existing utilities in the said Premises in such manner as the Purchaser may deem fit and proper.
9. To pay all rates, taxes, charges, expenses and other outgoings whatsoever for and on account of the said Land/Premises or any part thereof and similarly to receive excess payments receivable from concerned Authorities for and on account of the said **LAND/PROPERTY** or any part thereof) after execution of this Deed of Conveyance.
10. To appear and represent and sign before all Authorities including those under the Municipality for fixation and/or finalization of the annual valuation of the said **LAND/PROPERTY** and for that



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purpose to sign, execute, register and submit necessary papers and documents and to do all such other acts, deeds and things as the said Attorney may deem fit and proper.

11. To file and submit all necessary declarations, statements, applications and/or returns to the necessary Authority or Authorities in connection with the matters herein contained in respect of the Said Premises and obtaining sanction plan.
12. For all or any of the purposes hereinbefore stated and to appear and represent us before all the Authorities having jurisdiction and to sign, execute and submit all necessary papers and documents.
13. To obtain necessary clearance from respective Authorities namely Kolkata Improvement Trust, C.M.D.A., Metro Railway or any other statutory authority or authorities which may be found to be required for the purpose of applying and/or obtaining sanction plan from the KMC in respect of the said Premises and to do all other things ancillary thereto.
14. To prepare and sign all necessary Deed of Declaration which may be required for the purpose of registration and for submission of the same before the Kolkata Improvement Trust, C.M.D.A. or any other statutory authority or authorities and also to sign necessary affidavit.
15. And to pay all fees, charges, cost and expenses in the matter as aforesaid and all other matters concerning and arising out of the said Land/Premises.
16. To obtain mutation of the said Premises in the records of the appropriate municipality and the office of the B.L. & L.R.O. or any other authority and for this purpose sign and execute all applications, declarations, undertakings, affidavits, statements and all other necessary papers and documents as may be required and file the same and follow up and represent us for obtaining suitable orders and obtaining the necessary orders.
17. To obtain change in use and character of the Land (if necessary) contained in the said Premises from the Office of the B.L. & L.R.O. and/or any other competent authority and for this purpose sign and execute all applications, declarations, undertakings, affidavits, statements and all other necessary papers and documents as may be required and file the same and follow up and represent us for obtaining suitable orders and obtaining the necessary orders;
18. To create any kind of charge, lien and also to mortgage the First



8
ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
- 8 FEB 2022

Schedule Land/Property or portion thereof before any Bank and/or financial institution and obtain loan therefrom.

THE FIRST SCHEDULE ABOVE REFERRED TO

**Part I
(ENTIRE LAND)**

ALL THAT piece and parcel of Bastu/Bahutal Abasan Land admeasuring an area about 08.52 Satak out of 113 Satak comprised in the front portion of R.S and L.R Dag No.472 under L.R Khatian No.39/5, lying and situated at Mouza- Mahisbathan, J.L. No.18, within the territorial limits of Electronic Complex Police Station (Formerly East Bidhan Nagar), under the local limits of Ward No.1 (Old Ward No. 14) of Bidhan Nagar Municipal Corporation and within the jurisdiction of Additional District Sub-Registrar (A.D.S.R.), Bidhan Nagar, and B.L & L.R.O, Rajarhat in the District of 24-Parganas (North), West Bengal which is butted and bounded by :

ON THE NORTH : Dag No.470

ON THE SOUTH : Part Dag of 504 and 503

ON THE EAST : Dag No.473

ON THE WEST : Dag No.462

THE FIRST SCHEDULE ABOVE REFERRED TO

**Part II
(SAID LAND/PROPERTY)**

ALL THAT piece and parcel of Bastu/Bahutal Abasan Land admeasuring an area about 08.52 Satak out of 113 Satak comprised in the front portion of R.S and L.R Dag No.472 under L.R Khatian No.39/5, lying and situated at Mouza- Mahisbathan, J.L. No.18, within the territorial limits of Electronic Complex Police Station (Formerly East Bidhan Nagar), under the local limits of Ward No.1 (Old Ward No. 14) of Bidhan Nagar Municipal Corporation and within the jurisdiction of Additional District Sub-Registrar (A.D.S.R.), Bidhan Nagar, and B.L & L.R.O, Rajarhat in the District of 24-Parganas (North), West Bengal.

**THE SECOND SCHEDULE ABOVE REFERRED TO
(SAID ABSTRACT OF TITLE)**

The Vendor has acquired the title in respect of the said **LAND/PROPERTY** in the following manner:

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ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
- 8 FEB 2022

1. One Satish Sardar was the recorded owner and also well seized and possessed of and/or otherwise well and sufficiently entitled to all that piece and parcel of Shali Land admeasuring an area about 56 Satak out of 113 Satak comprised in R.S and L.R Dag No.472 under R.S Khatian No.103, lying and situated at Mouza- Mahisbathan, J.L. No.18, within the territorial limits of Electronic Complex Police Station (Formerly East Bidhan Nagar), under the local limits of Bidhan Nagar Municipal Corporation and within the jurisdiction of Additional District Sub-Registrar (A.D.S.R.), Bidhan Nagar and in the District of 24-Parganas (North), West Bengal and were well enjoying the same and well entitled to transfer the same to any one in any way.
2. Said Satish Sardar while seised and possessed the above said property died intestate leaving behind his wife Smt. Sachi Sardar and his two minor sons namely 1)Partha Sardar and 2)Manabendra Sardar and only minor daughter namely Ms. Lipika Sardar and accordingly all of them became the joint owners of all the above said property of Late Satish Sardar by way of Hindu Law of Inheritance and were well enjoying the same and well entitled to transfer the same to any one in any way.
3. Said 1)Smt. Sachi Sardar, 2) Mr. Partha Sardar, 3) Mr. Manabendra Sardar and 4)Smt. Lipika Sardar jointly sold, conveyed and/or transferred the revenue paying Shali Land admeasuring an area about 10 Cottahs 05 Chittacks equivalent to more or less 17.04 Satak out of 113 Satak comprised in R.S and L.R Dag No.472 under R.S. Khatian No.103, lying and situated at Mouza- Mahisbathan, J.L. No.18, within the territorial limits of Electronic Complex Police Station (Formerly East Bidhan Nagar), under the local limits of Ward No.1 (Old Ward No. 14) of Bidhan Nagar Municipal Corporation and within the jurisdiction of Additional District Sub-Registrar (A.D.S.R.), Bidhan Nagar, and B.L & L.R.O, Rajarhat in the District of 24-Parganas (North), West Bengal by virtue of a sale deed dated- 07.08.1996, Being No.5467, copied in Book No.I, for the year 1996 and duly registered with the office of the District Registrar, Barasat, North 24 Parganas to 1)M/S. Manoharlal Mahabir Prasad and 2)Kala Niketan Properties Pvt. Ltd. and accordingly both of them became the joint owners of the above said property and simultaneously recorded their names in the recent record of rights under L.R Khatian No.39/5 (Kalaniketan Properties Pvt. Ltd. for 08.52 Satak) and L.R Khatian No.263/3 (M/S. Manoharlal Mahabir prasad for 08.52 Satak) at the office of the B.L & L.R.O, Rajarhat and were well enjoying the same and well entitled to transfer the same to anyone in anyway.
4. Said Kala Niketan Properties Pvt. Ltd. became the absolute owner of the Shali Land admeasuring an area about 08.52 Satak out of 113 Satak comprised in R.S and L.R Dag No.472 under L.R Khatian No.39/5, lying



8 ✓
ADDITIONAL REGISTRAR
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- 8 FEB 2022

and situated at Mouza- Mahisbathan, J.L. No.18, within the territorial limits of Electronic Complex Police Station (Formerly East Bidhan Nagar), under the local limits of Ward No.1 (Old Ward No. 14) of Bidhan Nagar Municipal Corporation and within the jurisdiction of Additional District Sub-Registrar (A.D.S.R.), Bidhan Nagar, and B.L & L.R.O, Rajarhat in the District of 24-Parganas (North), West Bengal morefully and particularly described in FIRST Schedule written hereabove.

5. That thereafter said Kala Niketan Properties Pvt. Ltd. converted the said Land from Sali to Bahutal Abasan and obtained conversion certificate vide Memo No. CON/02/BL&LRO/RAJ/22 dated 07.01.2022 from the office of BL & LRO, Rajarhat.
6. The Vendor and EIGMEF Apparel Park Ltd. jointly by virtue of an Agreement for sale dated 31.01.2022 agreed to sell transfer and convey a total 60 Cotthas of Bastu/Bahutal Abasan Land comprised in R.S. and L.R. Dag Nos. 470 & 472 in Mouza - Mahishbathan and for the said purpose assured to acquire the balance portion of Land/Property by either through Deed of Exchange and/or Deed of Sale in respect of those Land/Property which are not under the ownership of the Vendor or said EIGMEF Apparel Park Ltd.
7. By virtue of a Deed of Exchange dated 7th February, 2022 duly registered with the office of the Additional District Sub Registrar Bidhannagar being No. 150400579 for the year 2022 exchanged its pre-owned **ALL THAT** piece and parcel of Shali Land admeasuring an area about 08.52 Satak out of 67 Satak comprised in R.S. and L.R Dag No. 503 under L.R. Khatian No. 1161, lying and situated at Mouza- Mahisbathan, J.L. No.18, within the territorial limits of Electronic Complex Police Station (Formerly East Bidhan Nagar), under the local limits of Ward No.1 (Old Ward No. 14) of Bidhan Nagar Municipal Corporation and within the jurisdiction of Additional District Sub-Registrar (A.D.S.R.), Bidhan Nagar, and B.L & L.R.O, Rajarhat in the District of 24-Parganas (North), West Bengal with **ALL THAT** piece and parcel of Bahutal Abasan Land admeasuring an area about 08.52 Satak out of 113 Satak comprised in the front portion of R.S and L.R Dag No.472 under L.R Khatian No.39/5, lying and situated at Mouza- Mahisbathan, J.L. No.18, within the territorial limits of Electronic Complex Police Station (Formerly East Bidhan Nagar), under the local limits of Ward No.1 (Old Ward No. 14) of Bidhan Nagar Municipal Corporation and within the jurisdiction of Additional District Sub-Registrar (A.D.S.R.), Bidhan Nagar, and B.L & L.R.O, Rajarhat in the District of 24-Parganas (North), West Bengal (morefully described in the Part II of FIRST SHEDULE above) and thus become the owner of the said Part II of the First Schedule Land/Property free from all encumbrances and under the lawful khas possession of the said Land/Property.



✓
ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
- 8 FEB 2022

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

SIGNED, SEALED AND DELIVERED

By the said **VENDOR** at Kolkata in the presence of:-

WITNESSES:

1. Ananth Nath Choudhury
S/o. Baij Nath Choudhury
Adarsh Nagar
Barr, Sakari
Hooghly, W.B. 712246
2. Dilip Kr Ghosh.
S/o. Arun Krishna Ghosh.
East Barisal Nagar
Nimta, Kolkata 49.

Eastern India Garments Manufacturers
& Exporters Federation

 Signatory

[SIGNATURE OF VENDOR]

RAJ KUMAR DUGAR

SIGNED, SEALED AND DELIVERED

by the said **PURCHASER** at Kolkata in the presence of:

WITNESSES:

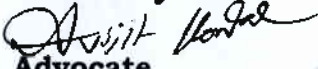
1. Ananth Nath Choudhury

GOLDBRICK VENTURES LLP
 Authorised Signatory

[SIGNATURE OF PURCHASER]

2. Dilip Kr Ghosh.

Drafted by me


Advocate

Atifur Islam
Kolkata - 700027

F-189/2007

Manufacturers' Association
of the United Kingdom

London



4 ✓
ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
- 8 FEB 2022

MEMO OF CONSIDERATION

RECEIVED of and from the within-named Purchaser the within mentioned sum of **Rs.1,44,32,000/-** (Rupees One Crore Forty Four Lakhs Thirty Two Thousand only) being the earnest money as per Memo below :

By RTGS

Rs.1,44,32,000/-

Total : Rs.1,44,32,000/-
=====

(Rupees One Crore Forty Four Lakhs Thirty Two Thousand) only.

IN PRESENCE OF

WITNESSES :

- ① Anand Nath Choudhary
- ② Dipu Singh.

Eastern India Garments Manufacturers
& Exporters Federation

 Authorized Signatory

VENDOR

RAJ KUMAR DUGAR



✓

ADDITIONAL REGISTRAR
OF ASSHES, KOLKATA
- 8 FEB 2022

FINGER PRINTS



	Little	Finger	Ring	Finger	Middle	Finger	Fore	Finger	Thumb	Finger
L H S										
R H S										

Signature

Name

RAJ KUMAR DUGAR

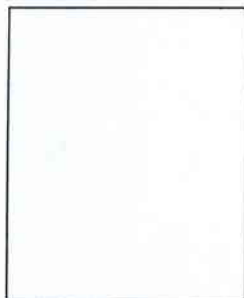


	Little	Finger	Ring	Finger	Middle	Finger	Fore	Finger	Thumb	Finger
L H S										
R H S										

Signature

Name

ANURAG KHUN KHUNWALA



	Little	Finger	Ring	Finger	Middle	Finger	Fore	Finger	Thumb	Finger
L H S										
R H S										

Signature

Name



✓

ADDITIONAL REGISTRAR
OF ASSURANCE S.I. KOLATA
- 8 FEB 2022



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

GRN Details

GRN: 192021220179574701 Payment Mode: Online Payment
GRN Date: 08/02/2022 15:16:06 Bank/Gateway: ICICI Bank
BRN : 74976273 BRN Date: 08/02/2022 15:02:53
Payment Status: Successful Payment Ref. No: 2000424623/4/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: Goldbrick Ventures LLP
Address: 18/2 Deodhar Street Kolkata 700019
Mobile: 9475749605
Depositor Status: Buyer/Claimants
Query No: 2000424623
Applicant's Name: Mr Avijit Mondal
Identification No: 2000424623/4/2022
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000424623/4/2022	Property Registration- Stamp duty	0030-02-103-003-02	721620
2	2000424623/4/2022	Property Registration- Registration Fees	0030-03-104-001-16	144334
Total				865954

IN WORDS: EIGHT LAKH SIXTY FIVE THOUSAND NINE HUNDRED FIFTY FOUR ONLY.

State of West Bengal
Department of Registration & Land Revenue
CHITRA CHITRA



ADDITIONAL REGISTRAR
OF ASSURANCES-1, KOLIKATA
-8 FEB 2022

भारत सरकार
Government of India
अनुराग जुंहुवाल
Anurag Jhunjhunwala

जन्म तिथि / DOB: 21/04/1988
पुरुष / Male
5880 3416 0072

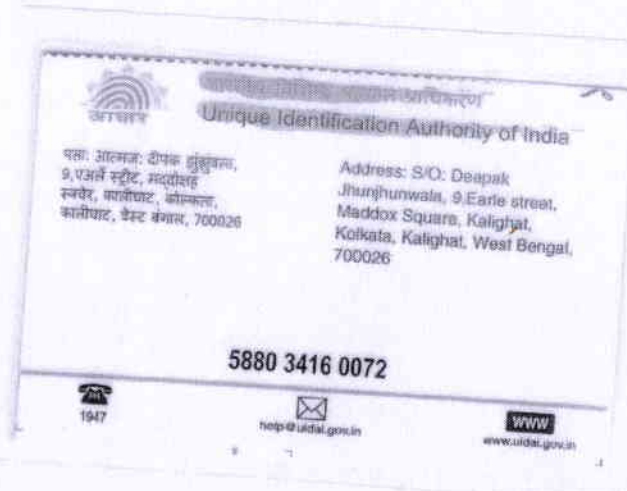
मेरा आधार, मेरी पहचान

Anurag Jhunjhunwala

1

10/1/74

10/1/74



[Handwritten signature]

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AFJPJ1107M

नाम/ Name
ANURAG JHUNJHUNWALA

पिता का नाम/ Father's Name
DEEPAK JHUNJHUNWALA

जन्म की तारीख/
Date of Birth
21/04/1986

हस्ताक्षर/ Signature

28022020



Anurag Jhunjunwala

7

W. J. F. (1)

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AAXFG0407A



नाम / Name
GOLDBRICK VENTURES LLP

21082021

निगमन / गठन की तारीख
Date of Incorporation / Formation
09/08/2021

GOLDBRICK VENTURES LLP

Authorised Signatory

17



Wm. J. Smith

आयकर विभाग

INCOME TAX DEPARTMENT



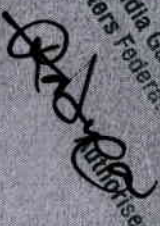
भारत सरकार
GOVT. OF INDIA

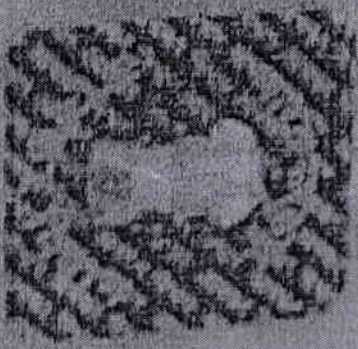
THE EASTERN INDIA GARMENT
MANUFACTURERS AND EXPORTERS
FEDERATION

05/05/1994

Permanent Account Number

AAOCAT2624E

Eastern India Garment Manufacturers
& Exporters Federation

Authorised Signatory



26112010

Signature
Exhibit 1000
Exhibit 1000

आयकर विभाग

INCOME TAX DEPARTMENT

RAJ KUMAR DUGAR

BHANWAR LAL DUGAR

01/01/1965

Permanent Account Number

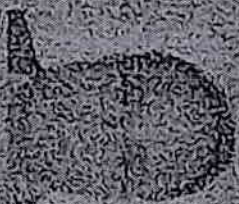
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Signature



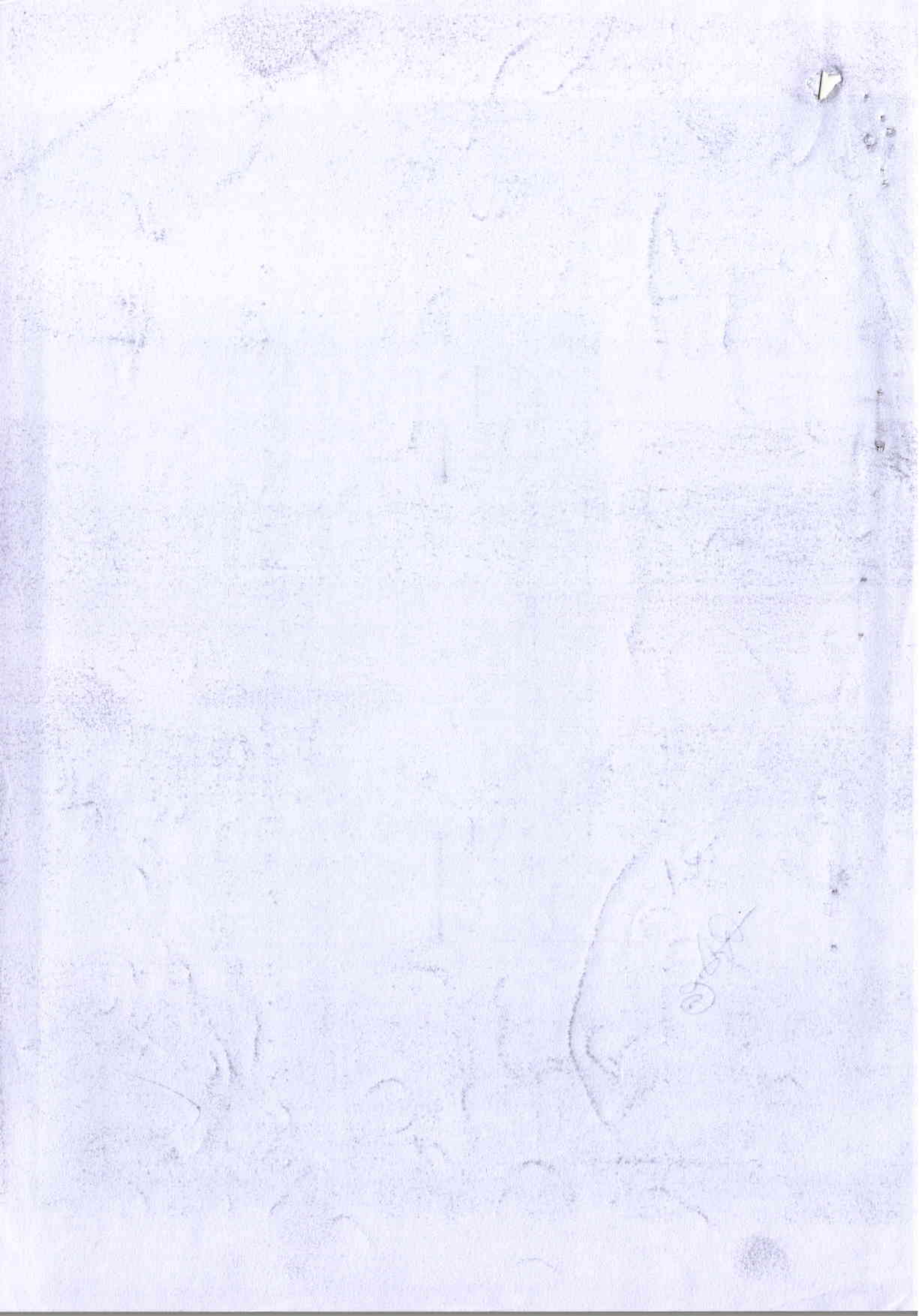
भारत सरकार

GOVT. OF INDIA



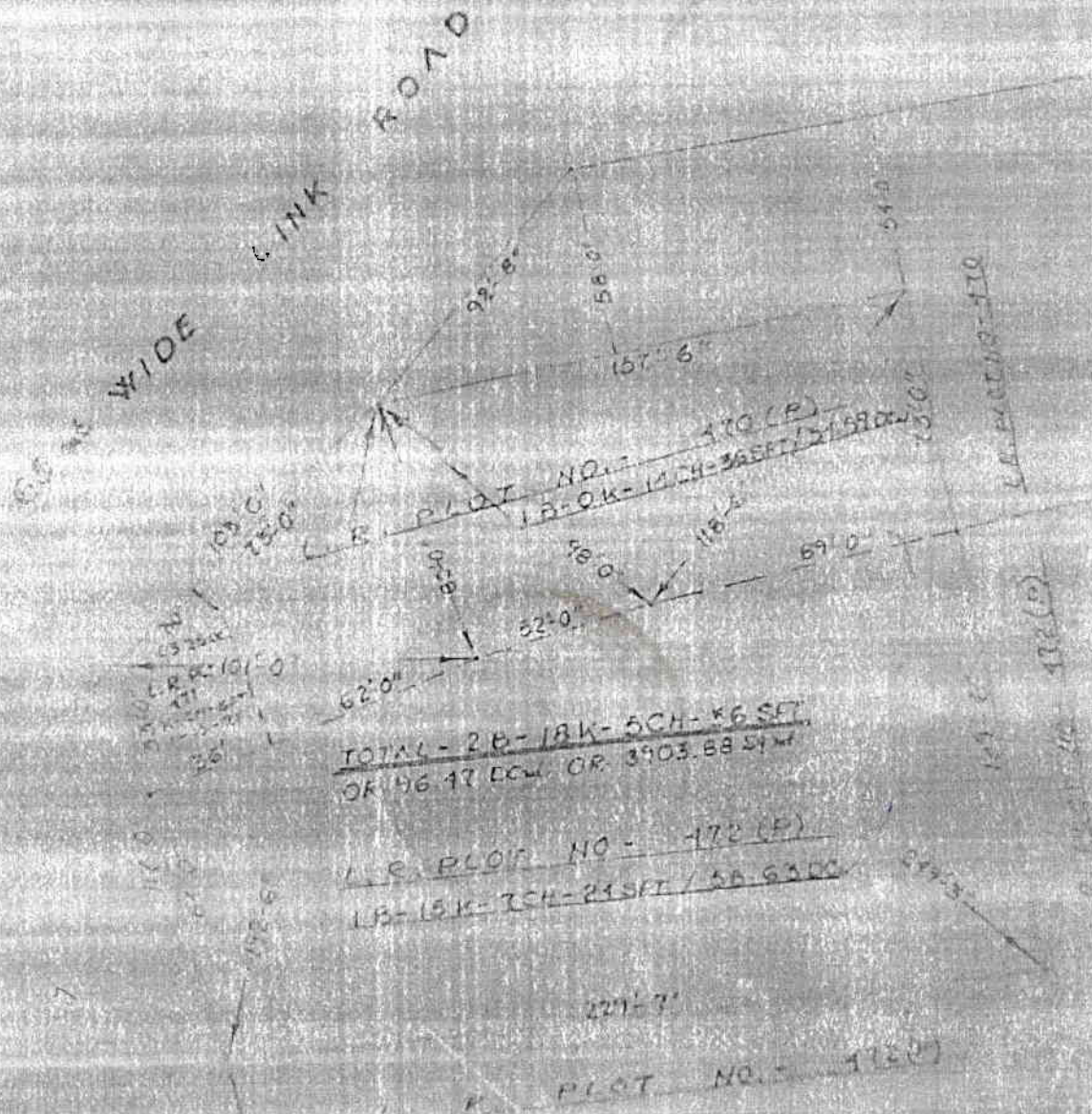
2011-015





**MOUZA MAHISHBATHAN, P.S. ELECTRONIC
COMPLEX (FORMALLY EAST BIDHANNAGAR),
L.R. DAG NO. 472, L.R. KHATIAN NO. 39/5.**

LAND AREA 8.52 DECIMAL MORE OR LESS



**Eastern India Garments Manufacturers
& Exporters Private Limited**

Authorised Signatory

GOLDBRICK VENTURES LLP

Authorised Signatory



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ADDITIONAL REGISTRAR
OF ASSURANCE, CALCUTTA
- 8 FEB 2022



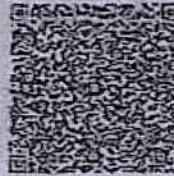
ভারত সরকার

Unique Identification Authority of India

Government of India

ভাণিকাকৃতির আই ডি / Enrollment No : 1040/21051/04098

To
31/10/2013
রাজ কুমার দুগার
Raj Kumar Dugar
57/G BALLYGUNGE CIRCULAR ROAD
Ballygunge
Ballygunge
Circus Avenue Kolkata
West Bengal 700019
07728039
MN677280396FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

3672 9360 9070

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



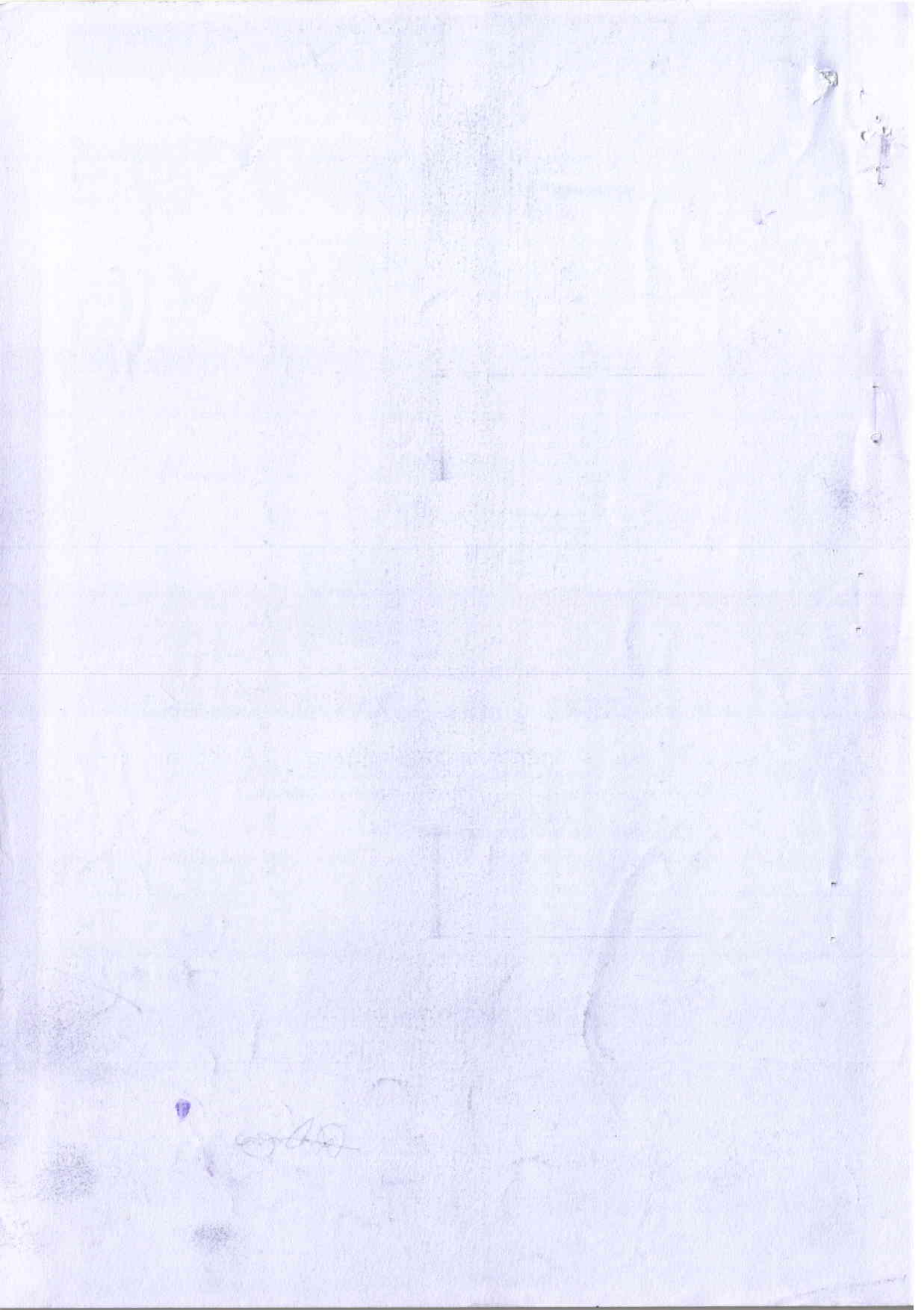
রাজ কুমার দুগার
Raj Kumar Dugar
পিতা : শ্যামসুন্দর লাল দুগার
Father : Shamsundar Lal Dugar
জন্মতারিখ / DOB : 01/01/1968
পুরুষ / Male



3672 9360 9070

আধার - সাধারণ মানুষের অধিকার

(Signature)





ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India

Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 2189/71763/02126

To

অভিজিৎ মন্ডল

Avijit Mondal

C/O Mrinmoy Kumar Mondal

1/1 N.S.Road Jaynagar Majilpur

Jaynagar Majilpur (m)

Joynagar Majilpur

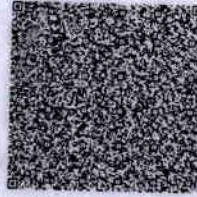
South 24 Parganas South 24 Parganas

West Bengal 743337

9475749605



ME480548412FH



আপনার আধার সংখ্যা / Your Aadhaar No. :

6920 5560 8973

আমার আধার, আমার পরিচয়



ভারত সরকার

Government of India



অভিজিৎ মন্ডল

Avijit Mondal

জন্মতারিখ / DOB : 25/02/1983

পুরুষ / Male



6920 5560 8973

আমার আধার, আমার পরিচয়

Avijit Mondal

10

10/1/1912

Major Information of the Deed

Deed No :	I-1901-01161/2022	Date of Registration	08/02/2022
Query No / Year	1901-2000424623/2022	Office where deed is registered	
Query Date	07/02/2022 5:05:17 PM	A.R.A. - I KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Avijit Mondal Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9475749605, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 1,44,32,000/-	Rs. 1,44,32,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,21,720/- (Article:23)	Rs. 1,44,418/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

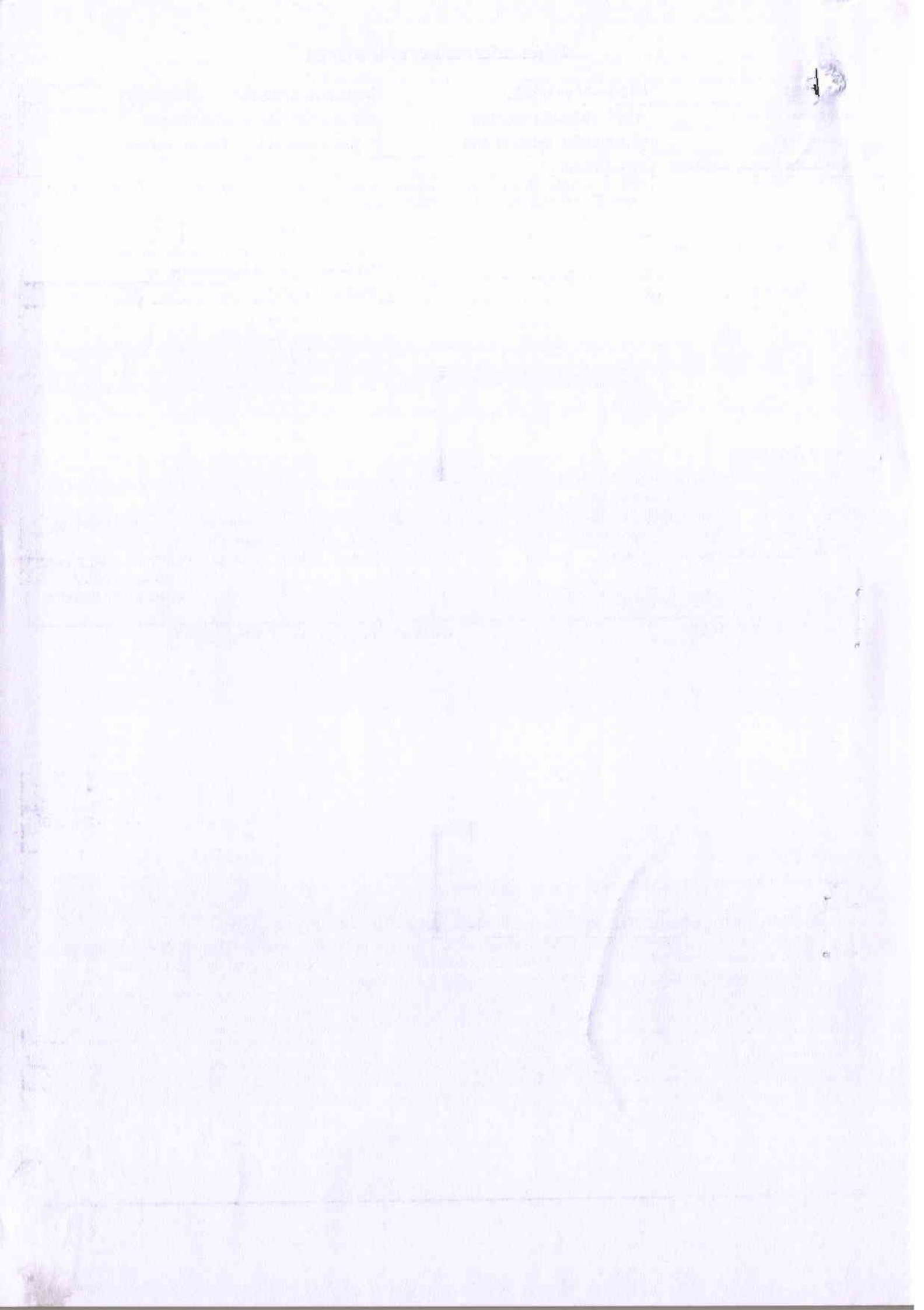
Land Details :

District: North 24-Parganas, P.S:- East Bidhannagar, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION,
Road: Mahisbathan, Mouza: Mahisbathan, JI No: 18, Pin Code : 700101

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-472 (RS :-)	LR-39/5	Bastu	Bastu	8.52 Dec	1,44,32,000/-	1,44,32,000/-	Width of Approach Road: 215 Ft., Adjacent to Metal Road,
Grand Total :					8.52Dec	144,32,000 /-	144,32,000 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	ESTERN INDIA GARMENT MANUFACTURER & EXPORTER FEDERATION 53, Sayed Amir Ali Avenue, City:- Not Specified, P.O:- Circas Avenue, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 , PAN No.:: AAxxxxxx4E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative



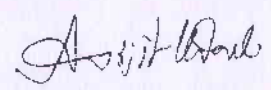
Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	GOLDBRICK VENTURESLLP 18/2, Deodar Street, City:- Not Specified, P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 , PAN No.:: AAxxxxxx7A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Raj Kumar Dugar Son of Mr Bhanwar Lal Dugar Date of Execution - 08/02/2022, , Admitted by: Self, Date of Admission: 08/02/2022, Place of Admission of Execution: Office			
	Feb 8 2022 5:06PM	LTI 08/02/2022	08/02/2022	
57G, Ballygunge Circular Road, City:- Not Specified, P.O:- Ballugunge, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ADxxxxxx3B,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : ESTERN INDIA GARMENT MANUFACTURER & EXPORTER FEDERATION (as Secretary)				
2	Name	Photo	Finger Print	Signature
	Mr Anurag Jhunjunwala (Presentant) Son of Mr Deepak Jhunjunwala Date of Execution - 08/02/2022, , Admitted by: Self, Date of Admission: 08/02/2022, Place of Admission of Execution: Office			
	Feb 8 2022 5:08PM	LTI 08/02/2022	08/02/2022	
P-29, Gariahat Road, City:- Not Specified, P.O:- Gariahat, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700029, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AFxxxxxx7M,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : GOLDBRICK VENTURESLLP (as Authorised Signatory)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Avijit Mondal Son of Mr Mrinmoy Mondal Alipore Judges Court, City:- Not Specified, P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			
	08/02/2022	08/02/2022	08/02/2022

Identifier Of Mr Raj Kumar Dugar, Mr Anurag Jhunjunwala

2

1. The first part of the paper discusses the importance of maintaining accurate records of all transactions. It emphasizes that this is essential for the proper management of the company's finances and for ensuring that all stakeholders are kept informed of the company's financial health.

2. The second part of the paper discusses the importance of maintaining accurate records of all transactions. It emphasizes that this is essential for the proper management of the company's finances and for ensuring that all stakeholders are kept informed of the company's financial health.

3. The third part of the paper discusses the importance of maintaining accurate records of all transactions. It emphasizes that this is essential for the proper management of the company's finances and for ensuring that all stakeholders are kept informed of the company's financial health.

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9. The ninth part of the paper discusses the importance of maintaining accurate records of all transactions. It emphasizes that this is essential for the proper management of the company's finances and for ensuring that all stakeholders are kept informed of the company's financial health.

10. The tenth part of the paper discusses the importance of maintaining accurate records of all transactions. It emphasizes that this is essential for the proper management of the company's finances and for ensuring that all stakeholders are kept informed of the company's financial health.

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	ESTERN INDIA GARMENT MANUFACTURER & EXPORTER FEDERATION	GOLDBRICK VENTURESLLP-8.52 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- East Bidhannagar, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION,
Road: Mahisbathan, Mouza: Mahisbathan, JI No: 18, Pin Code : 700101

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 472, LR Khatian No:- 39/5	Owner:মেসার্স কলানিকেতন প্রপার্টিজ, Gurdian:প্রা: লি:, Address:22, মদনমোহনতলা ষ্টরীট ,কলি 5 , Classification:শালি, Area:0.08000000 Acre,	Seller is not the recorded Owner as per Applicant.



On 08-02-2022

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.

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

Presented for registration at 16:25 hrs on 08-02-2022, at the Office of the A.R.A. - I KOLKATA by Mr Anurag Jhunjhunwala ,.

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 1,44,32,000/-

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

Execution is admitted on 08-02-2022 by Mr Raj Kumar Dugar, Secretary, ESTERN INDIA GARMENT MANUFACTURER & EXPORTER FEDERATION, 53, Sayed Amir Ali Avenue, City:- Not Specified, P.O:- Circas Avenue, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700019

indetified by Mr Avijit Mondal, , Son of Mr Mrinmoy Mondal, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 08-02-2022 by Mr Anurag Jhunjhunwala, Authorised Signatory, GOLDBRICK VENTURESLLP, 18/2, Deodar Street, City:- Not Specified, P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019

indetified by Mr Avijit Mondal, , Son of Mr Mrinmoy Mondal, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,44,418/- (A(1) = Rs 1,44,320/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 84/-, by online = Rs 1,44,334/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/02/2022 3:18PM with Govt. Ref. No: 192021220179574701 on 08-02-2022, Amount Rs: 1,44,334/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 74976273 on 08-02-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,21,620/- and Stamp Duty paid by Stamp Rs 100/- by online = Rs 7,21,620/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 31094, Amount: Rs.100/-, Date of Purchase: 21/01/2022, Vendor name: S Das Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/02/2022 3:18PM with Govt. Ref. No: 192021220179574701 on 08-02-2022, Amount Rs: 7,21,620/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 74976273 on 08-02-2022, Head of Account 0030-02-103-003-02

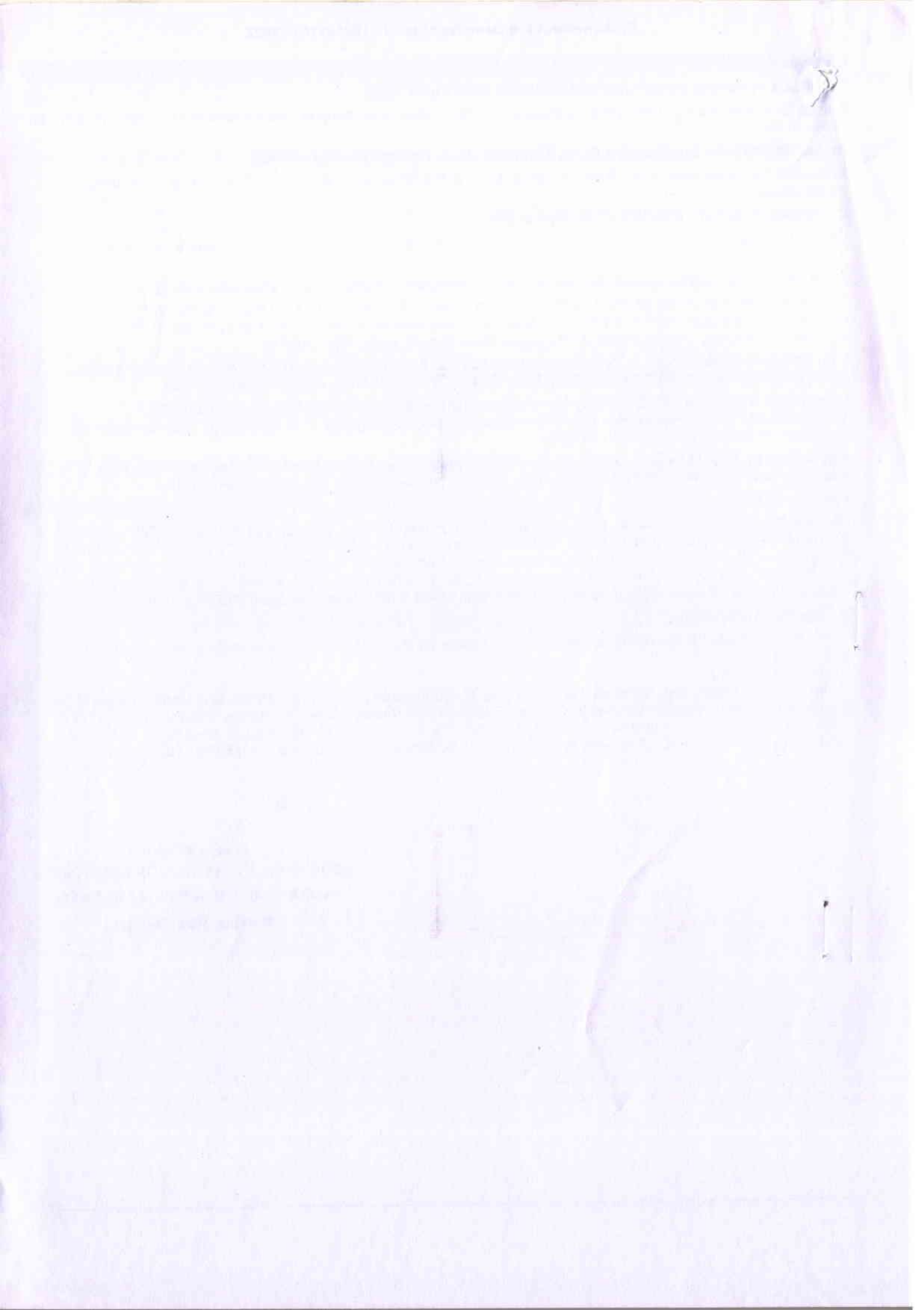


Debasis Patra

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - I KOLKATA

Kolkata, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1901-2022, Page from 112547 to 112584
being No 190101161 for the year 2022.



Digitally signed by pradipta kishore guha
Date: 2022.03.04 15:18:02 +05:30
Reason: Digital Signing of Deed.

Pradipta

(Pradipta Kishore Guha) 2022/03/04 03:18:02 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
West Bengal.

(This document is digitally signed.)