

2198/2023

2-02566/2023



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL



P 799829

6:22 PM
10/02/23

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Additional Registrar of
Assurances-IV, Kolkata

N= 6703030/-
02 with 06 am
14 Jan

Certified that the Document is admitted of
Registration. The Stamp and the
endorsement share attached to this document
are the part of this Document.

Additional Registrar of
Assurances-IV, Kolkata

16 FEB 2023

DEED OF CONVEYANCE

THIS INDENTURE made this 10th day of February, 2023 **BETWEEN**
THE EASTERN INDIA GARMENT MANUFACTURERS AND
EXPORTERS FEDERATION, (having PAN-AACAT2624E), a society
registered under the West Bengal Societies Registration Act, 1961

Visa Case No. 459 of 10/2/23
J (1)- 250
J (2)- 100
Total 350
Finalised on 3

ARA-IV
Kolkata

96638

No.
Sold To
of
Rs 1037
VICTOR MOSES & CO.
Solicitors & Advocates
Office Street
Kolkata-700 001
P. CHATTERJEE
16, India Exchange Place, Kol-1
Licensed Stamp Vender

6 SEP 2013

Bimal Saha



1037

TISTA PROPERTIES PVT. LTD.

Bimal Saha

Director/Authorised Signatory



1036

For Eastern India Garments Manufacturers
& Exporters Federation

Ranjan
Vice-President



1038

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
10 FEB 2023

Ranish Bora
Late Jay Deb Bora
67/E Maharaja Tagore
Road Kal-700031



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.R.A. - IV KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19042000347402/2023

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr RAJ KUMAR DUGAR 57-G,BALLYGUNGE CIRCULAR ROAD, City:- Not Specified, P.O:- BALLYGUNGE, P.S:- Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700019	Represent ative of Seller [THE EASTERN INDIA GARMEN T MANUFA CTURER S AND EXPORTE RS FEDERAT ION]		 1036	 10.02.2023
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Mr BIMAL SARDAR 16/2, MANAHAR PUKUR ROAD, City:- Not Specified, P.O:- KALIGHAT, P.S:- Tollygunge, District:- South 24-Parganas, West Bengal, India, PIN:- 700026	Represent ative of Buyer [ISTA PROPER TIES PRIVATE LIMITED]		 1037	 10/02/2023

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print 1038	Signature with date
1	Mr RAKESH BERA Son of Late JOYDEV BERA 67/E, MAHARAJA TAGORE ROAD, City:- Not Specified, P.O:- DHAKURIA, P.S:-Lake, District:- South 24 Parganas, West Bengal, India, PIN:- 700031	Mr RAJ KUMAR DUGAR, Mr BIMAL SARDAR			<i>Rakesh Bera</i> 10/2/23

(Mohul Mukhopadhyay)
 ADDITIONAL REGISTRAR
 OF ASSURANCE
 OFFICE OF THE A.R.A. -
 IV KOLKATA
 Kolkata, West Bengal



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



090220232028936626

GRIPS Payment Detail

GRIPS Payment ID:	090220232028936626	Payment Init. Date:	09/02/2023 18:52:04
Total Amount:	335185	No of GRN:	1
Bank/Gateway:	State Bank of India	Payment Mode:	Online Payment
BRN:	IK0CCGIDX3	BRN Date:	09/02/2023 18:52:40
Payment Status:	Successful	Payment Init. From:	GRIPS Portal

Depositor Details

Depositor's Name: TISTA PROPERTIES PRIVATE LIMITED
Mobile: 9830077823

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192022230289366271	Directorate of Registration & Stamp Revenue	335185
Total			335185

IN WORDS: THREE LAKH THIRTY FIVE THOUSAND ONE HUNDRED EIGHTY FIVE ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.

PAID



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



192022230289366271

GRN Details

GRN: 192022230289366271 Payment Mode: Online Payment
GRN Date: 09/02/2023 18:52:04 Bank/Gateway: State Bank of India
BRN : IK0CCGIDX3 BRN Date: 09/02/2023 18:52:40
GRIPS Payment ID: 090220232028936626 Payment Init. Date: 09/02/2023 18:52:04
Payment Status: Successful Payment Ref. No: 2000347402/3/2023
[Query No*/Query Year]

Depositor Details

Depositor's Name: TISTA PROPERTIES PRIVATE LIMITED
Address: 35 BALLYGUNGE PARK KOLKATA, West Bengal, 700019
Mobile: 9830077823
Depositor Status: Buyer/Claimants
Query No: 2000347402
Applicant's Name: Org VICTOR MOSES AND CO
Identification No: 2000347402/3/2023
Remarks: Sale, Sale Document
Period From (dd/mm/yyyy): 09/02/2023
Period To (dd/mm/yyyy): 09/02/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000347402/3/2023	Property Registration- Stamp duty	0030-02-103-003-02	268141
2	2000347402/3/2023	Property Registration- Registration Fees	0030-03-104-001-16	67044
Total				335185

IN WORDS: THREE LAKH THIRTY FIVE THOUSAND ONE HUNDRED EIGHTY FIVE ONLY.

having Registration No.S/76720 of 1994-1995, having its principal place of business at Flat No.4E/1, Shivam Chambers, 53, Syed Amir Ali Avenue, 4th Floor, Post Office-Park Circus, Police Station-Karaya, Kolkata-700 019, represented by its Vice President **Mr. Raj Kumar Dugar**, son of Bhanwar Lal Dugar, (having **PAN-ADLPD5183B**, **Aadhaar No.3672 9360 9070 & Mobile No.98310 84480**), by faith-Hindu, by occupation - Business, by Nationality - Indian, residing at 57-G, Ballygunge Circular Road, P.O. Ballygunge, P.S. Karaya, Kolkata - 700 019, duly authorized by the resolution of its Governing Body dated 15th June, 2021 hereinafter referred to as the **VENDOR** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor or successors-in-interest and assigns) of the **ONE PART**.

A N D

TISTA PROPERTIES PRIVATE LIMITED, (having **CIN-U70101WB2006PTC110438** and **PAN-AACCT5445P**), a Company incorporated under the provisions of Companies Act, 1956 having its registered office at 35, Ballygunge Park, Post Office - Ballygunge, Police Station - Karaya, Kolkata - 700 019, represented by its Authorized Signatory **Mr. Bimal Sardar**, son of Late Judhisthir Sardar, (having **PAN BHJPS8365K**, **AADHAAR No.8784 7562 2183 & Mobile No.86977 48751**), by faith-Hindu, by occupation- Service, by Nationality-Indian, residing at 16/2, Manohar Pukur Road, Post Office - Kalighat, Police Station - Tollygunge, Kolkata - 700 026, vide Board Resolution dated the 8th day of February, 2023, hereinafter referred to as the **PURCHASER** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor or successors-in-interest and assigns) of the **OTHER PART**.

W H E R E A S:

1. One Satish Sardar, Bijoy Sardar, Ajay Sardar and Giribala Mondal were jointly seised and possessed of or otherwise well and sufficiently entitled to, amongst others, All That the piece and parcel of land containing an area of 113 Decimals be the same a little more or less, situate lying at Mouza Mahisbathan, J.L. No.18, Touzi No.145, Revenue Survey No.215, Police Station-Electronic Complex (formerly Bidhannagar East), in the District of North 24Parganas, comprised in:-

R.S. Dag No.	C.S. Khatian No.	R.S. Khatian No.	Area
472	98	103	113 Dec
		Total:	113 Dec





hereinafter referred to as **the said mother land**.

2. By a Bengali Bontonnama (Deed of Partition) dated the 17th day of May, 1985 made between the said Satish Sardar therein referred to as the party to the First Part, the said Bijoy Sardar therein referred to as the party to the Second Part, the said Ajay Sardar therein referred to as the party to the Third Part and the said Giribala Mondal therein referred to as the party to the Fourth Part and registered with the office Sub-Registrar, Bidhannagar (Salt Lake City) in Book No.I, Volume No.68, Pages 293 to 308, Being No.3570 for the year 1985, the parties thereto got, amongst others, the said mother land partitioned, amicably as also by metes and bounds, and the said Satish Sardar to the exclusion of others was absolutely allocated All That the piece and parcel of land containing an area of 56 Decimals equivalent to 01 Bigha 13 Cottahs 14 Chittacks 03.6 Sq.ft., be the same a little more or less, more fully mentioned and described in the "Kha" Schedule thereunder written (hereinafter referred to as **the said Satish's land**); the said Bijoy Sardar to the exclusion of others was absolutely allocated All That the piece and parcel of land containing an area of 57 Decimals equivalent to 01 Bigha 14 Cottahs 07 Chittacks 34.2 Sq.ft., be the same a little more or less, more fully mentioned and described in the "Ga" Schedule thereunder written (hereinafter referred to as **the said Bijay's land**).

3. The said Bijay Sardar, a male Hindu, governed by the Dayabhaga School of Hindu law, died intestate leaving behind him, his 6 (Six) sons, namely, Manoranjan Sardar, Chittaranjan Sardar, Dharma Das Sardar, Jayanta Sardar, Nirapada Sardar and Dipankar Sardar, who jointly inherited All That the said Bijay's land containing an area of 57 Decimals equivalent to 01 Bigha 14 Cottahs 07 Chittacks 34.2 Sq.ft, be the same a little more or less, each having undivided equal part or portion thereof.

4. The said Satish Sardar, a male Hindu, governed by the Dayabhaga School of Hindu law, died intestate leaving behind him, his wife, namely, Sachi Sardar, 2 (Two) minor sons, namely, Partha Sardar and Manabendra Sardar and only minor daughter, namely, Lipika Sardar, who jointly inherited All That the said Satish's land containing an area of 56 Decimals equivalent to 01 Bigha 13 Cottahs 14 Chittacks 03.6 Sq.ft., be the same a little more or less, each having undivided equal part or portion thereof.

5. The Government of India launched Scheme for Integrated Textile Parks (SITP) in 2005 to provide the textile industry with state of the art world-class infrastructure facilities for setting up their textile units



approved in the 10th Five Year Plan (July 2005) by merging the erstwhile Apparel Parks for Exports Scheme (APES) and Textile Centre Infrastructure Development Scheme (TCIDS) and Integrated Textile Park (ITP) under the scheme was launched further at each ITP there would be a separate Special Purpose Vehicle (SPV) formed with the representatives of local Industry, Financial Institutions, State and Central Government and accordingly a SPV under the name and style of EIGMEF Apparel Park Limited has been formed for the State of West Bengal.

6. By a Power of Attorney dated the 20th day of February 1996 executed by the said Manoranjan Sardar, Chittaranjan Sardar, Dharma Das Sardar, Jayanta Sardar, Nirapada Sardar and Dipankar Sardar therein jointly referred to as the Principals and registered with the Office of the District Registrar North 24 Parganas at Barasat and recorded in Book No.IV, Volume No.2, Pages from 372 to 379 Being No.171 for the year 1996, the Principals therein jointly nominated constituted and appointed one The Eastern India Garment Manufacturers & Exporters Federation as their true and lawful Attorney in respect of All That the Bijay's land containing an area of 34 Cottahas 7 Chitacks and 35 square feet equivalent to 57 Decimal be the same a little more or less, more fully mentioned and described in the Schedule thereunder written.

7. By another Power of Attorney dated the 8th day of March, 1996 executed by the said Sachi Sardar for self and on behalf of her two minor sons namely the said Partha Sardar and Manabendra Sardar and only minor daughter, namely the said Lipika Sardar -as their natural guardian mother, therein jointly referred to as the Principals, and registered with the Office of the District Registrar North 24 Parganas at Barasat and recorded in Book No.IV, Volume No.3, Pages from 366 to 371 Being No.3238 for the year 1996, the Principals therein jointly nominated constituted and appointed one The Eastern India Garment Manufacturers & Exporters Federation as their true and lawful Attorney in respect of All That the said Satish's land containing an area of 56 Decimal be the same a little more or less, more fully mentioned and described in the Schedule thereunder written.

8. By a Deed of Conveyance dated the 17th day of July 1996 made between the said Manoranjan Sardar, Chittaranjan Sardar, Dharma Das Sardar, Jayanta Sardar, Nirapada Sardar, Dipankar Sardar (being represented by their duly nominated constituted and lawful attorney The Eastern India Garment Manufacturers and Exporters Federation, vide Power of Attorney dated the 22nd day of February, 1996 and registered with the office of the District Registrar North 24 Parganas at



Barasat and recorded in recorded in Book No.IV, Volume No.2, Pages from 372 to 379 Being No.171 for the year 1996) and others therein jointly referred to as the Vendors of the One Part and one Renu Patwari therein referred to as the Purchaser of the Other Part and registered with the office of the District Registrar North 24Parganas at Barasat and recorded in Book No.I, Volume No.86, Pages from 323 to 337, Being No.4793 for the year 1996 the Vendors therein at or for the consideration therein mentioned granted, transferred, conveyed, assigned and assured unto and in favour of the Purchaser therein, amongst others, All That the piece and parcel of land containing an area of 14 Chittacks equivalent to 1.4462 Decimals be the same a little more or less out of the said Bijay's land more fully mentioned and described in the Schedule thereunder written (hereinafter referred to as **the said Renu's land**).

9. By another Deed of Conveyance dated the 17th day of July, 1996 made between the said Manoranjan Sardar, Chittaranjan Sardar, Dharma Das Sardar, Jayanta Sardar, Nirapada Sardar and Dipankar Sardar (being represented by their duly nominated constituted and lawful attorney The Eastern India Garment Manufacturers and Exporters Federation, vide Power of Attorney dated the 22nd day of February, 1996 and registered with the office of the District Registrar North 24Parganas at Barasat and recorded in recorded in Book No.IV, Volume No.2, Pages from 372 to 379 Being No.171 for the year 1996) therein jointly referred to as the Vendors of the One Part and one Noble Creations therein referred to as the Purchaser of the Other Part and registered with the office of the District Registrar North 24Parganas at Barasat and recorded in Book No.I, Volume No.86, Pages from 354 to 367, Being No.4795 for the year 1996, the Vendors therein at or for the consideration therein mentioned granted, transferred, conveyed, assigned and assured unto and in favour of the Purchaser therein All That the piece and parcel of land containing an area of 5 Cottahs equivalent to 8.25 Decimal be the same a little more or less out of the said Bijay's land more fully mentioned and described in the Schedule thereunder written (hereinafter referred to as **the said Noble's land**).

10. By another Deed of Conveyance dated the 17th day of July 1996 made between the said Manoranjan Sardar, Chittaranjan Sardar, Dharma Das Sardar, Jayanta Sardar, Nirapada Sardar and Dipankar Sardar (being represented by their duly nominated constituted and lawful attorney The Eastern India Garment Manufacturers and Exporters Federation, vide Power of Attorney dated the 22nd day of February, 1996 and registered with the office of the District Registrar North 24Parganas at Barasat and recorded in recorded in Book No.IV, Volume No.2, Pages from 372 to 379 Being No.171 for the year 1996)



and others therein jointly referred to as the Vendors of the One Part and one National Clothing Supply (India) Private Limited therein referred to as the Purchaser of the Other Part and registered with the office of the District Registrar North 24 Parganas at Barasat and recorded in Book No.I, Volume No.86, Pages from 368 to 381, Being No.4796 for the year 1996, the Vendors therein at or for the consideration therein mentioned granted, transferred, conveyed, assigned and assured unto and in favour of the Purchaser therein, amongst others, All That the piece and parcel of land containing an area of 4 Cottahs 10 Chittacks equivalent to 7.64 Decimal out of the said Bijay's land more fully mentioned and described in the Schedule thereunder written (hereinafter referred to as **the said National's land**).

11. By another Deed of Conveyance dated the 7th day of August, 1996 made between the said Sachi Sardar, Partha Sardar, Manabendra Sardar and Lipika Sardar (being represented by their duly nominated constituted and lawful attorney The Eastern India Garment Manufacturers and Exporters Federation, vide a Power of Attorney dated the 8th day of March, 1996, registered with the office of the District Registrar North 24 Parganas at Barasat and recorded in Book No.IV, Volume No.3, Pages from 366 to 371 Being No.238 for the year 1996) and others therein jointly referred to as the Vendors of the One Part and one Chandra Prakash Bajaj and Sushil Kumar Agarwala therein jointly referred to as Purchasers of the Other Part and registered with the office of the District Registrar North 24 Parganas at Barasat and recorded in Book No.I, Volume No.98, pages from 323 to 339 Being No.5466 for the year 1996, the Vendors therein at or for the consideration therein mentioned granted, transferred, conveyed, assigned and assured unto and in favour of the Purchasers therein, amongst others, All That the piece and parcel of land containing an area of 1 Cottah 8 Chittacks equivalent to 2.47 Decimals out of the said Satish's land more fully mentioned and described in the Schedule thereunder written (hereinafter referred to as **the said Chandras' land**).

12. By another Deed of Conveyance dated the 7th day of August, 1996 made between the said Sachi Sardar, Partha Sardar, Manabendra Sardar and Lipika Sardar (being represented by their duly nominated constituted and lawful attorney The Eastern India Garment Manufacturers and Exporters Federation, vide a Power of Attorney dated the 8th day of March, 1996, registered with the office of the District Registrar North 24 Parganas at Barasat and recorded in Book No.IV, Volume No.3, Pages from 366 to 371 Being No.238 for the year 1996) therein jointly referred to as the Vendors of the One Part and one Manoharlal Mahabir Prasad and Kala Niketan Properties



Private Limited therein jointly referred to as Purchasers of the Other Part and registered with the office of the District Registrar North 24 Parganas at Barasat and recorded in Book No.I, Volume No.98, pages from 340 to 352 Being No.5467 for the year 1996, the Vendors therein at or for the consideration therein mentioned granted, transferred, conveyed, assigned and assured unto and in favour of the Purchasers therein All That the piece and parcel of land containing an area of 10 Cottahs 5 Chittacks equivalent to 17.04 Decimals out of the said Satish's land more fully mentioned and described in the Schedule thereunder written (hereinafter referred to as **the said Manoharlals' land**).

13. By another Deed of Conveyance dated the 6th day of August, 1996 made between the said Manoranjan Sardar, Chittaranjan Sardar, Dharma Das Sardar, Jayanta Sardar, Nirapada Sardar and Dipankar Sardar (being represented by their duly nominated constituted and lawful attorney The Eastern India Garment Manufacturers and Exporters Federation, vide Power of Attorney dated the 22nd day of February, 1996 and registered with the office of the District Registrar North 24 Parganas at Barasat and recorded in Book No.IV, Volume No.2, Pages from 372 to 379 Being No.171 for the year 1996) therein jointly referred to as the Vendors of the One Part and one AAR KAY Industries and AAR BEE Machineries Private Limited therein jointly referred to as Purchasers of the Other Part and registered with the office of the District Registrar North 24 Parganas at Barasat and recorded in Book No.I, Volume No.98, pages from 367 to 379 Being No.5469 for the year 1996, the Vendors therein at or for the consideration therein mentioned granted, transferred, conveyed, assigned and assured unto and in favour of the Purchasers therein All That the piece and parcel of land containing an area of 10 Cottahs 2 Chittacks 36 Sq.ft. equivalent to 16.8138 Decimals out of the said Bijay's land more fully mentioned and described in the Schedule thereunder written (hereinafter referred to as **the said AARs' land**).

14. By another Deed of Conveyance dated the 14th day of August 1996 made between the said Sachi Sardar, Partha Sardar, Manabendra Sardar and Lipika Sardar (being represented by their duly nominated constituted and lawful attorney The Eastern India Garment Manufacturers and Exporters Federation, vide a Power of Attorney dated the 8th day of March, 1996, registered with the office of the District Registrar North 24 Parganas at Barasat and recorded in Book No.IV, Volume No.3, Pages from 366 to 371 Being No.238 for the year 1996) therein jointly referred to as the Vendors of the One Part and one Prakash Brothers Proprietor Prakash Kumar Parekh and (2) Sundar Devi Parekh therein referred to as the Purchaser of the Other



Part and registered with the District Sub Registrar-I North 24Parganas at Barasat and recorded in Book No.I, Volume No.107, Pages from 1 to 8 Being No.5893 for the year 1996 the Vendors therein at or for the consideration therein mentioned granted, transferred, conveyed, assigned and assured unto and in favour of the Purchaser therein All That the piece and parcel of land containing an area of 10 Cottahs 6 Chittacks and 20 Sq.ft. equivalent to 17.19 Decimal out of the said Satish's land more fully mentioned and described in the Schedule thereunder written (hereinafter referred to as **the said Prakash's land**).

15. By another Deed of Conveyance dated the 14th day of August 1996, between the said Sachi Sardar, Partha Sardar, Manabendra Sardar and Lipika Sardar (being represented by their duly nominated constituted and lawful attorney The Eastern India Garment Manufacturers and Exporters Federation, vide a Power of Attorney dated the 8th day of March, 1996, registered with the office of the District Registrar North 24Parganas at Barasat and recorded in Book No.IV, Volume No.3, Pages from 366 to 371 Being No.238 for the year 1996) therein jointly referred to as the Vendors of the One Part and one Sar Exports therein referred to as the Purchaser of the Other Part and registered with the District Sub Registrar-I North 24Parganas at Barasat and recorded in Book No.I, Volume No.107, Pages from 49 to 56 Being No.5899 for the year 1996, the Vendors therein at or for the consideration therein mentioned granted, transferred, conveyed, assigned and assured unto and in favour of the Purchaser therein All That the piece and parcel of land containing an area of 10 Cottahs 2 Chittacks equivalent to 16.70 Decimals be the same a little more or less out of the said Satish's land more fully mentioned and described in the Schedule thereunder written (hereinafter referred to as **the said Sar's land**).

16. By another Deed of Conveyance dated the 1st day of September, 2006 made between Sachi Sardar, Partha Sardar, Manabendra Sardar and Lipika Sardar (being represented by their duly nominated constituted and lawful attorney The Eastern India Garment Manufacturers and Exporters Federation, vide a Power of Attorney dated the 8th day of March, 1996, registered with the office of the District Registrar North 24 Parganas at Barasat and recorded in Book No.IV, Volume No.3, Pages from 366 to 371 Being No.238 for the year 1996), Manoranjan Sardar, Chittaranjan Sardar, Dharma Das Sardar, Jayanta Sardar, Nirapada Sardar and Dipankar Sardar (being represented by their duly nominated constituted and lawful attorney The Eastern India Garment Manufacturers and Exporters Federation, vide Power of Attorney dated the 22nd day of February, 1996 and registered with the office of the District Registrar North 24Parganas at



Barasat and recorded in recorded in Book No.IV, Volume No.2, Pages from 372 to 379 Being No.171 for the year 1996) and others therein jointly referred to as the Vendors of the One Part therein jointly referred to as the Vendors of the First Part and the Vendor herein therein referred to as the Purchaser of the Second Part and registered with the office of the District Sub Registrar-II North 24Parganas at Barasat and recorded in Book No.I, CD Volume No.5, pages from 9118 to 9130 Being No.03761 for the year 2007, the Vendors therein at or for the consideration therein mentioned granted, transferred, conveyed, assigned and assured unto and in favour of the Purchaser therein All That the piece and parcel of land containing an area of 25.56 Decimal out of the said Bijay's and Satish's land more fully mentioned and described in the Schedule thereunder written (hereinafter referred to as **the said EIGMEF's land**).

17. The said Sar Exports thereafter caused mutation of its name in the records of the B.L. & L.R.O. Rajarhat, and a new L.R. Khatian No.370/1 has been opened in its name in respect of the said Sar's land.

18. By a Deed of Exchange dated the 9th day of December, 2021 made between the said Eastern India Garments Manufacturers and Exporter Federation therein referred to as the party to the First Part and the said Sar Exports India (1994) Private Limited therein referred to as the party to the Second Part and registered with the office of the Additional District Sub-Registrar Bidhannagar (Salt Lake City) and recorded in Book No.I, Volume No.1504-2021, Pages from 186005 to 186034, Being No.150404050 for the year 2021 in consideration of the Party of the First Part conveying All that the piece and parcel of land containing an area of 7.90 Decimals be the same a little more or less situate lying Mouza Mahisbathan, comprised R.S. & L.R. Dag No.500(P) unto the Party of the Second Part, the Party of the Second Part conveyed assigned and assured unto and in favour of the Party of the First Part All That the piece and parcel of land containing an area of 7.90 Decimals be the same a little more or less out of the said Sar's land, situate lying Mouza Mahisbathan, comprised R.S. & L.R. Dag No.472(P).

19. Subsequently, the said EIGMEF Apparel Park Limited after reassessment of the entire project and cost escalation due to delay in implementation of the project, reduced the size of the proposed industrial park and accordingly on 03.01.2022 submitted a revised Scheme to the Ministry of Textile, Union of India as also submitted a revised plan with the Bidhannagar Municipal Corporation and the same has been approved by the Chairman of Secretary, Ministry of Textile, Union of India at the meeting of the Project Approval



Committee (PAC) for the Integrated Textile Park (SITP) held on the 11th day of January, 2022.

20. The said the said Sar Exports India (1994) Private Limited applied and obtained conversion from the Land & Land Reforms Officer, Rajarhat, vide its Order dated the 6th day of January, 2022 granting change of use of the land as follows :-

L.R. Dag No.	L.R. Khatian No.	Area (Dec.)	Conversion Case No.	Classification
472(P)	370/1	8.25	CN/2021/1507/1970	Housing Complex

21. By a Development Agreement dated the 3rd day of March, 2022 made between the said Sar Exports India (1994) Private Limited referred to as the Owner of the First Part and the said EIGMEF Apparel Park Limited herein referred to as the Developer of the Second Part and registered with the office of the Additional District Sub-Registrar Bidhannagar and recorded in Book No.I, Volume No.1504-2022, Pages from 51687 to 51781 Being No.150400908 for the year 2022, the Owner therein appointed the Developer therein to construct the textile hub on All That the piece and parcel of land containing an area of 8.80 Decimals, be the same a little more or less, out of the said Sar's land, on the terms and conditions therein covenanted.

22. By a Deed of Declaration dated the 5th day of January, 2023 made by the said Partha Sardar, Manobendra Sardar and Lipika Sardar therein jointly referred to as the Declarants and registered with the office of the Additional Registrar of Assurances-IV at Kolkata and recorded in Book No.I Volume No.1904-2023 Pages 22468 to 22483 Being No.190400475 for the year 2023, the declarants thereto made a declaration as to amongst others confirmed and acknowledged the execution and registration of a Power of Attorney dated the 18th day of March, 1996 and all the above-recited deeds of conveyance executed by the said Sachi Sardar for herself and also on their behalf through the afore-mentioned Attorney as also the sale proceeds thereof were utilized for the paramount well being, upbringing and betterment of the declarants and further confirmed that all their right title interest over the said Satish's land, as sold by the said Sachi Sardar for herself and also on behalf of the declarants through the afore-mentioned Attorney by the above-recited deeds of conveyance, stood extinguished forever and transferred unto and in favour of the respective Purchasers as heretofore recited.



23. Thus the Vendor herein became seised and possessed of All That the piece and parcel of land, classified as "Housing Complex", containing an area of 7.9 Decimals, be the same a little more or less, situate lying at Mouza Mahisbathan, Touzi No.145, J.L. No.18, Revenue Survey No.215, Police Station-Electronic Complex (formerly Bidhannagar East), under Ward No.1, within the ambit of Bidhannagar Municipal Corporation, in the District of North 24Parganas, Kolkata-700 101, comprised in:-

L.R. Dag No.	L.R. Khatian No.	Area (Dec.)	Conversion Case No.	Classification
472(P)	370/1	7.9	CN/2021/1507/1970	Housing Complex

24. The Vendor herein has presently agreed to sell free from all encumbrances, charges, liens, lispendens, acquisitions, requisitions, attachments, trusts of whatsoever nature and the Purchaser has agreed to purchase All That the piece and parcel of vacant land, classified as "Housing Complex", containing an area of 2 Cottahs 6 Chittacks 14 Sq.Ft. (more or less) equivalent to 3.95 Decimals, be the same a little more or less, situate lying at Mouza Mahisbathan, Touzi No.145, J.L. No.18, Revenue Survey No.215, Police Station- Electronic Complex (formerly Bidhannagar East), under Ward No.1, within the ambit of Bidhannagar Municipal Corporation, in the District of North 24Parganas, Kolkata-700 101, comprised in:-

R.S. & L.R. Dag No.	L.R. Khatian No.	Classification after Conversion	Conversion Order No.	Area (Dec.)
472(P)	370/1	Housing Complex	CN/2021/1507/1970	3.95
			TOTAL:	3.95

more and particularly described in the **Schedule** hereunder written hereinafter referred to as **the said land**, at and for the consideration of a sum of Rs.67,03,030/- (Rupees Sixty Seven Lacs Three Thousand and Thirty only).

25. At and before execution of this Indenture, the Vendor herein has represented, assured and warranted the Purchaser as follows:-

- i) the said land is free from all encumbrances mortgages, charges liens, lispendens, debutters, wakf, trusts, benami



transactions, attachments, patta, bargadar, leases, tenancies, occupancy rights, uses, acquisition, requisition, vesting, alignment, claims, demands and liabilities whatsoever or howsoever;

- ii) the Vendor herein has the clear marketable title to the said land and no person has ever claimed any right title interest or possession whatsoever in the said land or any part thereof nor sent any notice in respect thereof and that no person other than the Vendor has any right, title and/or interest, of any nature whatsoever in the said land or any part thereof;
- iii) the Vendor herein has not dealt with any part or portion of the land in any manner nor created any third party right or title or interest therein, and has not entered into any agreement, contract etc., be it whatsoever, in respect thereof, and the said land is free from any charges and all outgoings including land revenues thereof has been paid in full by the Vendor;
- iv) the Vendor herein has been and continues to be in vacant, peaceful and physical possession of the said land and there are no outstanding actions, claims or demands between the Vendor and any third party;
- v) the said land is a single block of contiguous plots of land and no part or portion of the said land is a ditch or water body of any nature ;
- vi) neither the Vendor herein nor any of its predecessors in title had/have at any time held any land in excess of the prescribed ceiling limit under the West Bengal Land Reforms Act 1955 and/or the Urban Land (Ceiling & Regulations) Act 1976, and/or any other statute, central, state or local;
- vii) no part or portion of the said land is the subject of any vesting order or acquisition by any government and/or authority, statutory or otherwise;
- viii) there are no legal or other proceedings pending in respect of any part or portion of the said land and/or against the Vendor herein and there are no unfulfilled or unsatisfied judgments, injunctions or attachments, garnishee proceedings, court orders, debts, notices etc., against said land;



- ix) the said land or any part thereof is not affected by any requisition or acquisition or alignment of any authority or authorities under any law and/or otherwise and no notice or intimation about any such proceedings has been received or come to the notice of the Vendor herein and the said land is not attached and/or liable to be attached under any decree or order of any Court of Law or dues of the Income Tax, Revenue or any other Public Demand;
- x) no suit and/or any other proceedings and/or litigations of material effect are pending against the Vendor herein or in respect of the said land or any part thereof and that the said land is not involved in any civil, criminal or arbitration proceedings and no such proceedings and no claims of any nature (whether relating to, directly or indirectly) are pending or threatened by or against the Vendor herein in respect of the said land;
- xi) no public demand or recovery proceedings is pending against the Vendor herein;
- xii) the Vendor herein has full rights, powers and authorities to sell and/or transfer the said land;
- xiii) all rates, taxes, land revenue, impositions and other statutory obligations in respect of the said land have been paid and discharged by the Vendor herein till the date of execution of these presents and the Vendor doth hereby indemnify the Purchaser herein, to pay and/or reimburse any such amount on account of rates, taxes, land revenue, impositions and other statutory obligations in respect of the said land if found due or payable by the Vendor till the date of execution of these presents;
- xiv) the said land is outside of the scope and purview of any Special Economic Zone or Scheme of any Integrated Textile Parks (SITP) or any other schemes or zones of the Government or any other organisation; and
- xv) the Vendor doth hereby indemnify the Purchaser herein, to pay and/or reimburse any such amount on account of the consideration price hereby mentioned or the other necessary fees and charges paid by the Purchaser herein for or in connection of the sale of the said land, if the title of the Vendor herein found clouded or defective even after the date of execution and registration of these presents.



26. Relying on the said representations, assurances and warranties of the Vendor herein and believing the same to be true and acting in good faith thereof the Purchaser agreed to purchase and acquire the All That the said land containing an area of 3.95 Decimals, be the same a little more or less at more fully and particularly described in the **Schedule** hereunder written and for the consideration of Rs.67,03,030/- (Rupees Sixty Seven Lacs Three Thousand and Thirty only).

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs.67,03,030/- (Rupees Sixty Seven Lacs Three Thousand and Thirty only) of the lawful money of the Union of India well and truly paid by or on behalf the Purchaser to the Vendor at or before the execution of these presents (the receipt whereof the Vendor doth hereby admit and acknowledge) the Vendor doth hereby grant, transfer, convey, assign and assure unto and in favour of the Purchaser **All That** the piece and parcel of vacant land, classified as "Housing Complex", containing an area of 2 Cottahs 6 Chittacks 14 Sq.Ft. (more or less) equivalent to 3.95 Decimals, be the same a little more or less, situate lying at Mouza Mahisbathan, Touzi No.145, J.L. No.18, Revenue Survey No.215, Police Station-Electronic Complex (formerly Bidhannagar East), under Ward No.1, within the ambit of Bidhannagar Municipal Corporation, in the District of North 24Parganas, Kolkata-700 101, comprised in:-

R.S. & L.R. Dag No.	L.R. Khatian No.	Classification after Conversion	Conversion Order No.	Area (Dec.)
472(P)	370/1	Housing Complex	CN/2021/1507/1970	3.95
			TOTAL:	3.95

TOGETHERWITH all kinds of easements and quasi-easements thereto including more fully and particularly described in the **Schedule** hereunder written (hereinafter referred to as **the said land**) **OR HOWSOEVER OTHERWISE** the said land or any part thereof now are or heretofore was situated, butted, bounded, called, known, numbered, described and distinguished **Together With** all sewers drains ditches ancient and other rights, paths, passages and all manner of rights, lights, privileges easements, advantages and appurtenances whatsoever to the said land or any part thereof belonging to or anywise appertaining or usually held, occupied or



enjoyed or reputed known as part parcel or member thereof or appurtenant thereto and all the estate, right, title, interest, claim and demand whatsoever both at law or in equity of the Vendor into and upon the same or any part thereof together with all deeds, pattahs, muniments of title whatsoever relating to the said land or any part thereof which now are or at any time hereafter shall or may be in the possession, power or control of the Vendor or any other person or persons from whom it may procure the same without any action or suit **TO HAVE AND TO HOLD** the said land hereby granted and conveyed or expressed or intended so to be and every part thereof unto and to the use of the Purchaser absolutely and forever and the Vendor doth hereby covenant with the Purchaser **THAT NOTWITHSTANDING** any act, deed or thing by the Vendor or its predecessors-in-interest done or executed or knowingly suffered to the contrary the Vendor is now lawfully, rightfully and absolutely seised and possessed of or otherwise well and sufficiently entitled to the said land hereby granted, transferred and conveyed or expressed or intended so to be and every part thereof without any manner or condition, use, trust or other thing whatsoever to alter, defeat, encumber or make void the same **AND THAT NOTWITHSTANDING** any such act, deed or thing whatsoever as aforesaid the Vendor has now in itself good rights, full powers and absolute authorities to grant, transfer and convey the said land hereby granted, transferred and conveyed or expressed or intended so to be unto and to the use of the Purchaser in manner aforesaid **AND** the Purchaser shall and may at all times hereafter peaceably and quietly hold possess and enjoy the said land and receive the rents, issues and profits thereof without any lawful eviction, interruption, claim or demand from or by the Vendor or any person or persons lawfully or equitably claiming from under or in trust for it **AND** that free and clear and freely and clearly absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the Vendor well and sufficiently indemnified of from and against all manners of claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the Vendor or any person or persons lawfully or equitably claiming as aforesaid **AND** further that the Vendor and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said land or any part thereof from under or in trust for the Vendor shall and will from time to time and at all times hereafter at the request and costs of the Purchaser do and execute or cause to be done and executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the said land and every part thereof unto and to the use of the Purchaser in manner aforesaid as shall or may be reasonably required **AND FURTHER** the Vendor or its successor or successors-in-interest and assigns do hereby indemnify the Purchaser herein or its successors or successors-in-interest and assigns, to pay



and/or reimburse any such amount on account of the consideration price hereby mentioned or the other necessary fees and charges paid by the Purchaser herein for or in connection of the sale of the said land, if the title of the Vendor herein is found clouded or defective even after the date of execution and registration of these presents.

THE SCHEDULE ABOVE REFERRED TO:

(Description of the said land sold)

ALL THAT the piece and parcel of vacant land, classified as "Housing Complex", containing an area of 2 Cottahs 6 Chittacks 14 Sq.Ft. (more or less) equivalent to 3.95 Decimals, be the same a little more or less, situate lying at Mouza Mahisbathan, Touzi No.145, J.L. No.18, Revenue Survey No.215, Police Station-Electronic Complex (formerly Bidhannagar East), under Ward No.1, within the ambit of Bidhannagar Municipal Corporation, in the District of North 24Parganas, Kolkata-700 101, comprised in:-

R.S. & L.R. Dag No.	L.R. Khatian No.	Classification after Conversion	Conversion Order No.	Area (Dec.)
472(P)	370/1	Housing Complex	CN/2021/1507/1970	3.95
			TOTAL:	3.95

TOGETHERWITH all kinds of easements and quasi-easements thereto and the said Dag is shown in the map or plan annexed hereto and bordered in colour **RED** thereon and the same is butted and bounded by:-

On the North: By land of Dag No.470;

On the South: By partly land of Dag Nos.503 & 504;

On the East: By partly land of Dag Nos.473 & 503; and

On the West: By land of Dag No.462.



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

SIGNED SEALED AND DELIVERED by the **VENDOR** at Kolkata in the presence of:

For Eastern India Garments Manufacturers
& Exporters Federation

[Signature]
Vice-President

1. *Abhishek Datta*
35, Ballygunge Park
KOL - 700019
2. *Ramesh Bora*
67/E Maharaja Tagore
Road KOL - 700031

SIGNED SEALED AND DELIVERED by the **PURCHASER** at Kolkata in the presence of:

1. *Abhishek Datta*

TISTA PROPERTIES PVT. LTD.
Bimal Saha
Director/Authorised Signatory

2. *Ramesh Bora*

Drafted by:

[Signature]

Suprabhat Bandyopadhyay
Advocate, High Court, Calcutta
Enrollment No. WB/520/1997

RECEIVED of and from the within-named Purchaser the within-mentioned sum of Rs.67,03,030/- (Rupees Sixty Seven Lacs Three Thousand and Thirty only) being the full consideration money as per Memo below:-

MEMO OF CONSIDERATION

By RTGS	Date	Bank & Branch	Amount paid
Ref. No.: FDRLR52023021000196270	10.02.2023	Federal Bank, Ballygunge Branch, Kolkata.	Rs.66,35,999.00
		TDS @1%	Rs. 67,031.00
		Total:	Rs.67,03,030.00

(Rupees Sixty Seven Lacs Three Thousand and Thirty only).

WITNESSES:

1. *Ahish Chatterjee*

2. *Ramkrishna Bm.*

For Eastern India Garments Manufacturers
& Exporters Federation

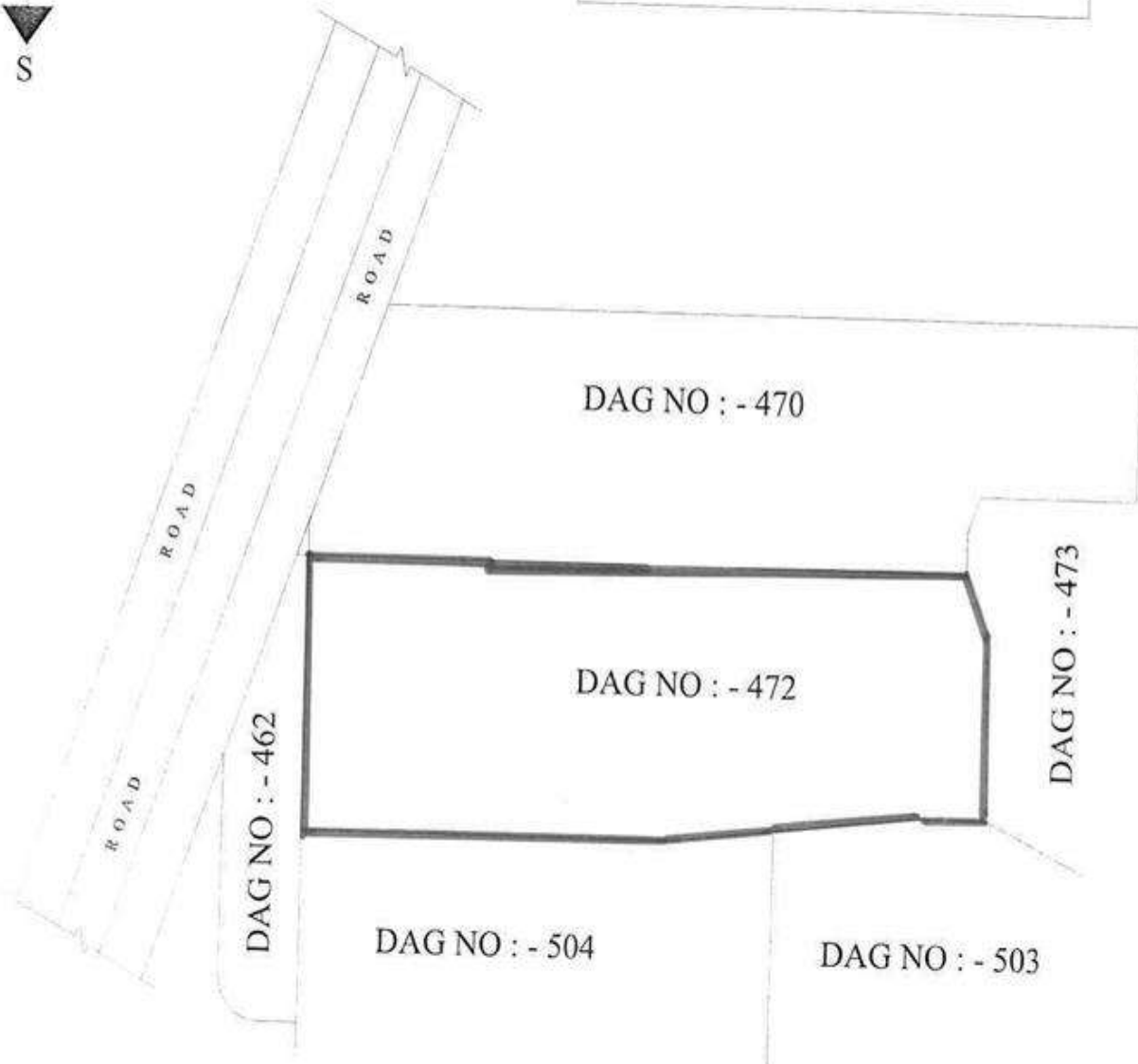
[Signature]
Vice-President

SALE DEED PLAN OF BASTU LAND
MEASURING 3.950 DECIMALS (MORE
OR LESS), SITUATE LYING AT MOUZA
MAHISBATHAN, TOUZI NO.145, J.L.
NO.18, REVENUE SURVEY NO.215, L.R.
DAG NO.472(P) L.R. KHATIAN NO.370/1,
POLICE STATION-ELECTRONIC
COMPLEX (FORMERLY BIDHANNAGAR
EAST), UNDER WARD NO.1, WITHIN THE
AMBIT OF BIDHANNAGAR MUNICIPAL
CORPORATION, IN THE DISTRICT OF
NORTH 24PARGANAS, KOLKATA-700 101

N



S



FOR VENDOR :

For Eastern India Garments Manufacturers
& Exporters Federation

[Signature]
Vice President

FOR PURCHASER :

TISTA PROPERTIES PVT. LTD.

Bimal Saha
Director/Authorised Signatory

SPECIMEN FORM FOR TEN FINGER PRINTS

							
		Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
							
		Thumb	Fore	Middle	Ring	Little	
(Right Hand)							
							
		Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
							
		Thumb	Fore	Middle	Ring	Little	
(Right Hand)							
PHOTO							
		Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
		Thumb	Fore	Middle	Ring	Little	
(Right Hand)							

EXTRACTS OF MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF EASTERN INDIA GARMENT MANUFACTURERS & EXPORTERS FEDERATION HELD ON JUNE 15, 2021 AT 11 A.M. AT ITS REGISTERED OFFICE SITUATED AT 4E/1 SHIVAM CHAMBERS, 53 SYED AMIR ALI AVENUE, KOLKATA - 700 019, WEST BENGAL

Authorization for sale of land admeasuring an area of 60 Cottahs at Mouza - Mahishbathan, 24 Parganas North, West Bengal

The President informed the Board that the Society along with EIGMEF Apparel Park Limited ("EAPL") is setting up a Hi Tech Integrated Textile Park under Central Government SITP Scheme at Mouza - Mahishbathan, 24 Paraganas (North), West Bengal ("Project") and presently due to price escalation and other factors resulting in due to delay in execution of the Project and which are beyond reasonable control of the company, company needs to raise some funds to make the Project viable and executable. President further informed that after resizing of the Project and considering the present land holding of the Society that has been demarcated for the Project, Society is having some surplus land that can be easily monetized. Accordingly Society is in touch with various companies who has shown interested to purchase surplus lands from the company. In order to conclude transaction company in consultation with the Project advisor has identified about 60 (Sixty) Cottahs land that can be sold by the EAPL along with Society to raise funds and which will in no way affect the proposed plan of the EAPL and/ or Society to set up the Project at Mouza - Mahishbathan. The matter was discussed and it was then:

"RESOLVED THAT the Governing Body is hereby authorized to negotiate with the prospective buyers and sale about 60 Cottahs of land comprised in Mouza, R.S. Dag Nos. and areas in respective Dag Nos., as shown in the table below :

Sl. No	Mouza	R.S. Dag No.	Area (In Decimal)
1	Mahishbathan	470	32.89
2	Mahishbathan	472	66.21
	Total		99.10

RESOLVED FURTHER THAT Governing Body is hereby also authorized to do exchange such area of land in other R.S. Dag Nos. which are owned by the Society with the land owners of the abovesaid R.S. Dag Nos. in order to enable company to conclude sale of the abovesaid lands in the abovesaid R.S. Dag Nos.

"RESOLVED FURTHER THAT Mr. Alok More, President and Mr. Raj Kumar Dugar, Vice President of the Society are hereby individually authorized to execute all such documents, agreements, sale deeds, declarations, affidavits and such other documents, that may be required to give effect to the abovesaid exchange as well as sale of the abovesaid lands to prospective buyers.



EIGMEF

EASTERN
INDIA
GARMENT
MANUFACTURERS
& EXPORTERS
FEDERATION

EIGMEF

4E/1, SHIVAM

CHAMBERS

4th Floor

53, Syed Amir

Ali Avenue

Kolkata - 700 019

Ph : 033 3200 9032

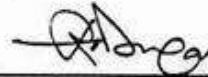
M. : 99039 59292

99039 59104

RESOLVED FURTHER THAT Mr. Alok More, President and Mr. Raj Kumar Dugar, Vice President of the Society are hereby also jointly and severally, authorized to appear before such registry office having jurisdiction over the abovesaid property to execute and register sale deed with regard to the exchange deeds and Sale Deeds with regard to the abovesaid lands.

Place : Kolkata
Date : June 15, 2021

Alok More



President Vice President
Eastern India Garment Manufacturers' &
Exporters Federation
CERTIFIED TO BE TRUE COPY



EIGMEF

EASTERN
INDIA
GARMENT
MANUFACTURERS
& EXPORTERS
FEDERATION

EIGMEF

4E/1, SHIVAM

CHAMBERS

4th Floor

53, Syed Amir

Ali Avenue

Kolkata - 700 019

Ph - 033 3700 9032

M. : 99039 59292

: 99039 59104

TISTA PROPERTIES PRIVATE LIMITED

CIN : U70101WB2006PTC110438

Reg. Address : 35, Ballygunge Park, P.S. Karaya, Kolkata-700019.

EXTRACT OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF TISTA PROPERTIES PRIVATE LIMITED HELD ON 8TH DAY OF FEBRUARY 2023 AT 11:30 AM AT ITS REGISTERED OFFICE AT 35, BALLYGUNGE PARK, KOLKATA - 700019.

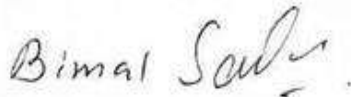
"RESOLVED THAT Mr. Bimal Sardar son of Late Judhisthir Sardar residing at 16/2, Monohar Pukur Road, Post Office - Kalighat, Police Station - Tollygunge, Kolkata - 700026 and working for gain at 35, Ballygunge Park, P.O. Ballygunge, P.S. Karaya, Kolkata - 700019 be and is hereby authorized to sign, execute, present for registration and appear before concern registration office/offices for execution and registration of any Deed of Conveyance(s) for the purpose of purchasing land parcels situated in Mouza - Mahishbathan in R.S./L.R. dag No. 472 under Police Station - Electronic Complex from the lawful owner(s), on behalf of Tista Properties Pvt. Ltd."

"RESOLVED FURTHER THAT Mr. Bimal Sardar is further authorized to sign, execute and register any declarations, deed of rectifications and any other deeds and documents in respect of the above mentioned purchase".

"RESOLVED FURTHER THAT Mr. Bimal Sardar is further authorized to nominate, appoint and engage Advocates, Solicitors or other Professionals and Retainers and to do all such acts, things and deeds as may be necessary or proper to carry out the purposes mentioned hereinbefore."

"RESOLVED FURTHER THAT Mr. Bimal Sardar may produce/submit the original or a copy of this resolution before any competent authority/individual as and when required."

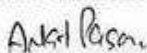
The specimen Signature of **Mr. Bimal Sardar** is hereby appended as below:



BIMAL SARDAR
(Authorized Signatory)

For and on behalf of Board of Directors:

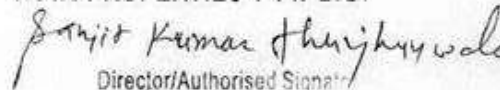
TISTA PROPERTIES PVT. LTD.



Director/Authorised Signatory

ANKIT PASARI
(Director)

TISTA PROPERTIES PVT. LTD.



Director/Authorised Signatory

SANJIT KUMAR JHUNJHUNWALA
(Director)

Major Information of the Deed

Deed No :	I-1904-02566/2023	Date of Registration	16/02/2023
Query No / Year	1904-2000347402/2023	Office where deed is registered	
Query Date	08/02/2023 5:40:36 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	VICTOR MOSES AND CO 6, OLD POST OFFICE STREET,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9830602627, Status :Solicitor firm		
Transaction		Additional Transaction	
[0101] Sale, Sale Document		[4308] Other than Immovable Property, Agreement [No of Agreement : 2]	
Set Forth value		Market Value	
Rs. 67,03,030/-		Rs. 67,03,030/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 2,68,241/- (Article:23)		Rs. 67,128/- (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, , Ward No: 000 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-370/1	Bastu	Bastu	2 Katha 6 Chatak 14 Sq Ft	67,03,030/-	67,03,030/-	Width of Approach Road: 140 Ft.,
Grand Total :					3.9508Dec	67,03,030 /-	67,03,030 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	THE EASTERN INDIA GARMENT MANUFACTURERS AND EXPORTERS FEDERATION FALAT NO.4E/1,SHIVAM CHAMBERS,53,SYED AMIR ALI AVENUE, City:- Not Specified, P.O:- PARK CIRCUS, 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	TISTA PROPERTIES PRIVATE LIMITED 35,BALLYGUNGE PARK, City:- Not Specified, P.O:- BALLYGUNGE, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 , PAN No.:: AAxxxxxx5P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr RAJ KUMAR DUGAR Son of Mr BHANWAR LAL DUGAR 57-G,BALLYGUNGE CIRCULAR ROAD, City:- Not Specified, P.O:- BALLYGUNGE, 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: 63xxxxxxxx9070 Status : Representative, Representative of : THE EASTERN INDIA GARMENT MANUFACTURERS AND EXPORTERS FEDERATION (as VICE PRESIDENT)
2	Mr BIMAL SARDAR (Presentant) Son of Late JUDHISTHIR SARDAR 16/2,MANAHAR PUKUR ROAD, City:- Not Specified, P.O:- KALIGHAT, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BHxxxxxx5K, Aadhaar No: 87xxxxxxxx2183 Status : Representative, Representative of : TISTA PROPERTIES PRIVATE LIMITED (as DIRECTOR)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr RAKESH BERA Son of Late JOYDEV BERA 67/E, MAHARAJA TAGORE ROAD, City:- Not Specified, P.O:- DHAKURIA, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700031			
Identifier Of Mr RAJ KUMAR DUGAR, Mr BIMAL SARDAR			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	THE EASTERN INDIA GARMENT MANUFACTURERS AND EXPORTERS FEDERATION	TISTA PROPERTIES PRIVATE LIMITED-3.95083 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- East Bidhannagar, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION,
Road: Mahisbathan, Mouza: Mahisbathan, , Ward No: 000 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:- 370/1	Owner:মেসার্স সার এক্সপোর্টস, Address:5 নং রিপন স্ট্রীট, কলি-16 , Classification:শালি, Area:0.17000000 Acre,	THE EASTERN INDIA GARMENT MANUFACTURERS AND EXPORTERS FEDERATION

On 10-02-2023

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

Presented for registration at 18:22 hrs on 10-02-2023, at the Private residence by Mr BIMAL SARDAR ,.

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 67,03,030/-

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

Execution is admitted on 10-02-2023 by Mr RAJ KUMAR DUGAR, VICE PRESIDENT, THE EASTERN INDIA GARMENT MANUFACTURERS AND EXPORTERS FEDERATION, FALAT NO.4E/1,SHIVAM CHAMBERS,53,SYED AMIR ALI AVENUE, City:- Not Specified, P.O:- PARK CIRCUS, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700019

Indetified by Mr RAKESH BERA, , , Son of Late JOYDEV BERA, 67/E, MAHARAJA TAGORE ROAD, P.O: DHAKURIA, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700031, by caste Hindu, by profession Service

Execution is admitted on 10-02-2023 by Mr BIMAL SARDAR, DIRECTOR, TISTA PROPERTIES PRIVATE LIMITED, 35,BALLYGUNGE PARK, City:- Not Specified, P.O:- BALLYGUNGE, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700019

Indetified by Mr RAKESH BERA, , , Son of Late JOYDEV BERA, 67/E, MAHARAJA TAGORE ROAD, P.O: DHAKURIA, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700031, by caste Hindu, by profession Service



Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

On 13-02-2023

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 67,128.00/- (A(1) = Rs 67,030.00/- ,E = Rs 14.00/- ,I = Rs 55.00/- ,M(a) = Rs 25.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by by online = Rs 67,044/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/02/2023 6:52PM with Govt. Ref. No: 192022230289366271 on 09-02-2023, Amount Rs: 67,044/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0CCGIDX3 on 09-02-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,68,141/- and Stamp Duty paid by by online = Rs 2,68,141/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/02/2023 6:52PM with Govt. Ref. No: 192022230289366271 on 09-02-2023, Amount Rs: 2,68,141/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0CCGIDX3 on 09-02-2023, Head of Account 0030-02-103-003-02



Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

On 16-02-2023

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 67,128.00/- (A(1) = Rs 67,030.00/- ,E = Rs 14.00/- ,I = Rs 55.00/- ,M(a) = Rs 25.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 84.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,68,141/- and Stamp Duty paid by Stamp Rs 100.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 96638, Amount: Rs.100.00/-, Date of Purchase: 06/09/2013, Vendor name: P Chatterjee



Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

**Volume number 1904-2023, Page from 148492 to 148526
being No 190402566 for the year 2023.**



Digitally signed by MOHUL
MUKHOPADHYAY
Date: 2023.02.17 12:52:28 +05:30
Reason: Digital Signing of Deed.

**(Mohul Mukhopadhyay) 2023/02/17 12:52:28 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.**

(This document is digitally signed.)