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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL



AL 007258

2/1776702/23
15-33
62/095/-
3.66
Additional Registrar of
Assurances-IV, Kolkata

Certified that the Document is admitted of
Registration. The Signature Sheet and the
endorsement sheets attached to this document
are the part of this Document.

Additional Registrar of
Assurances-IV, Kolkata

DEED OF CONVEYANCE

- 3 AUG 2023

THIS INDENTURE made this 3rd day of August, 2023 BETWEEN
THE EASTERN INDIA GARMENT MANUFACTURERS AND
EXPORTERS FEDERATION, (having PAN - AACAT2624E), a
society registered under the West Bengal Societies Registration
Act, 1961 having Registration No. S/76720 of 1994 - 1995,



102788

VICTOR MOSES & CO.
Solicitors & Advocates
6, Old Post Office Street
Kolkata-700 001

NAME.....
ADD.....
Re.....

22 OCT 2021
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Roy Road, Kolkata

22 OCT 2021
22 OCT 2021



to certify that the document is admitted to
Registration. The Signatures and the
endorsement attached to this document
are the part of the document.

Additional Registrar of
Assurances-IV, Kolkata

3 AUG 2023



Additional Registrar of
Assurances-IV, Kolkata

Bimal Saha
210 - Late Jyesthiv Sardar
16/2, W.P. Road Kol-26

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

- 3 AUG 2023



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



192023240153844998

GRN Details

GRN: 192023240153844998 Payment Mode: SBI Epay
GRN Date: 02/08/2023 20:34:09 Bank/Gateway: SBIEpay Payment Gateway
BRN : 0086797486937 BRN Date: 02/08/2023 20:34:44
Gateway Ref ID: CHN3047375 Method: State Bank of India NB
GRIPS Payment ID: 020820232015384498 Payment Init. Date: 02/08/2023 20:34:09
Payment Status: Successful Payment Ref. No: 2001776702/5/2023
[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr Akshay Kumar Pasari
Address: 35, Ballygunge Park, Kolkata - 700019
Mobile: 9830662503
Period From (dd/mm/yyyy): 02/08/2023
Period To (dd/mm/yyyy): 02/08/2023
Payment Ref ID: 2001776702/5/2023
Dept Ref ID/DRN: 2001776702/5/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001776702/5/2023	Property Registration- Stamp duty	0030-02-103-003-02	248456
2	2001776702/5/2023	Property Registration- Registration Fees	0030-03-104-001-16	62123
3	2001776702/5/2023	Mutation/Conversion -Receipt	0029-00-800-028-27	449

Total 311028

IN WORDS: THREE LAKH ELEVEN THOUSAND TWENTY EIGHT ONLY.



GOVERNMENT OF INDIA

Ministry of Education

Department of Higher Education

University Grants Commission

Higher Education Commission

University Grants Commission

University Grants Commission

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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, Post Office-Ballygunge, Police Station-Karaya, Kolkata-700019, duly authorized by the resolution of its Governing Body dated the 15th day of 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

ANANT NIKETAN PRIVATE LIMITED, (having **CIN-U70101WB2006PTC110293** and **PAN - AAFCA9798K**), a Company incorporated under the Companies Act, 2013 having its registered office at 35, Ballygunge Park, Post Office-Ballygunge, Police Station-Karaya, Kolkata-700019, represented by its Director **Mr. Akshay Kumar Pasari**, son of Ashok Kumar Pasari, (having **PAN-AKYPP3750A**, **Aadhaar No.9944 3122 5556** & **Mobile No.98306 62503**), by faith-Hindu, by occupation-Business, by Nationality-Indian, residing at Premises No.35, Ballygunge Park, Post Office-Ballygunge, Police Station-Karaya, Kolkata-700019 vide Board Resolution dated the 28th day of July, 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



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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, ParthaSardar 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. 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



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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 Cottahs 7 Chittacks 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.

6. 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.238 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.

7. 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 24Parganas 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**).



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8. 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.

9. By a 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 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 therein jointly referred to as the Vendors of the First Part and the said The Eastern India Garment Manufacturers and Exporters Federation therein referred to as the Purchaser of the Second Part and registered with the office of the District Sub Registrar-II North 24 Parganas 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.

10. 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



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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.

11. By a Deed of Exchange dated the 25th day of February, 2022 made between the said Eastern India Garment Manufacturers & Exporters Federation (wrongly mentioned as Eastern India Garment Manufacturer and Exporter Federation) therein referred to as the party to the First Part and the said Manoharlal Mahabir Prasad therein referred to as the party to 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 47001 to 47029, Being No.150400852 for the year 2022, in consideration of the Party of the First Part conveying All that the piece and parcel of land containing an area of 8.52 Decimals be the same a little more or less situate lying Mouza-Mahisbathan, comprised R.S. & L.R. Dag No.503(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 8.52 Satak be the same a little more or less being the remaining of the said Manoharlals' land, situate lying Mouza-Mahisbathan, comprised R.S. & L.R. Dag No.472(P).

12. The said Partha Sardar, Manobendra Sardar and Lipika Sardar subsequently attained their respective ages of majority.

13. 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 wellbeing, 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



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forever and transferred unto and in favour of the respective Purchasers as heretofore recited.

14. Thus the Vendor became seised and possessed All That the piece and parcel of land aggregating an area of **34.08** 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-700101, in the manner following:-

Parties	R.S. & L.R. Dag No.	L.R. Khatian Nos.	Area (Co-Ch-Sq.ft.)	Area (Dec.)
EIGMEF	472 (P)	263/3	5Co-02Ch-28Sq.ft.	8.52
EIGMEF	472 (P)	1161	15Co-07Ch-39Sq.ft.	25.56
		TOTAL:	20Co-10Ch-22Sq.ft.	34.08

15. The predecessor-in-title of the Vendor herein applied for and obtained conversion in respect of their respective land, as follows:-

Previous Owners	Present Owners	R.S. & L.R. Dag No.	Conversion Orders/ Certificates	Converted Classifications	Area Converted (Dec.)
Manohar Lal Mahabir Prasad	EIGMEF	472 (P)	Memo No. CON/03/B L&LRO/RA J/22 dt. 07.01.2022.	Bahutal Abasan	8.52
Sachi Sardar & Ors	EIGMEF	472 (P)	As per Order of DLLRO North 24Parganas dt. 11.04.2022 in Case no. 109 of 2022	Bastu	25.56

16. Thus the Vendor is seized and possessed of or well and sufficiently entitled to All That piece and parcel of land measuring 20 Cottahs 10 Chittacks 22 Sq.ft. equivalent to 34.08 Decimals, be the



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same a little more or less, situate lying at in Mouza – Mahishbathan comprised in part of R.S. & L.R. Dag No. 472 in the following manner:-

R.S. & L.R. Dag No.	L.R. Khatian Nos.	Area (Co-Ch-Sq.ft.)	Area (Dec.)
472 (P)	263/3	5Co-02Ch-28Sq.ft.	8.52
472 (P)	1161	15Co-07Ch-39Sq.ft.	25.56
	TOTAL:	20Co-10Ch-22Sq.ft.	34.08

-hereinafter collectively referred to as **the said EIGMEF's Land**.

17. The Vendor has presently agreed to sell free from all encumbrances, charges, liens, lispends, acquisitions, requisitions, attachments, trusts of whatsoever nature and the Purchaser has agreed to purchase All That the piece and parcel of land, containing an area of 2 cottahs 3 chittcks 30 sq.ft., equivalent to 3.66 Decimals, be the same a little more or less, out of the said EIGMEF's land, 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-700101, comprised in:-

R.S. & L.R. Dag No.	L.R. Khatian Nos.	Area (Co-Ch-Sq.ft.)	Area (Dec.)	Classification
472 (P)	263/3	00 Co - 13 Ch - 43 Sq.ft.	1.42	Bahutal Abasan
472(P)	1161	1 Co - 5 Ch - 32 Sq.Ft.	2.24	Bastu
	TOTAL:	2Co-03Ch-30Sq.ft.	3.66	

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.62,10,900/- (Rupees Sixty Two Lakh Ten Thousand Nine Hundred only).

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

- i) the said land is free from all encumbrances mortgages, charges liens, lispends; 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 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 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 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 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 and there are no unfulfilled or unsatisfied judgments, injunctions or attachments, garnishee proceedings, court orders, debts, notices etc., against said land;



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- 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 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 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 in respect of the said land;
- xi) no public demand or recovery proceedings is pending against the Vendor;
- xii) the Vendor 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 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 found defective even after the date of execution and registration of these presents.



19. Relying on the said representations, assurances and warranties of the Vendor 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 2 cottahs 3 chittcks 30 sq.ft., equivalent to 3.66 Decimals, be the same a little more or less, more fully and particularly described in the **Schedule** hereunder written and for the consideration of Rs.62,10,900/- (Rupees Sixty Two Lakh Ten Thousand Nine Hundred only)

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs.62,10,900/- (Rupees Sixty Two Lakh Ten Thousand Nine Hundred 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 land, containing an area of 2 cottahs 3 chittcks 30 sq.ft., equivalent to 3.66 Decimals, be the same a little more or less, out of the said EIGMEF's land, 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-700101, comprised in:-

R.S. & L.R. Dag No.	L.R. Khatian Nos.	Area (Co-Ch-Sq.ft.)	Area (Dec.)	Classification
472 (P)	263/3	00 Co - 13 Ch - 43 Sq.ft.	1.42	Bahutal Abasan
472(P)	1161	1 Co - 5 Ch - 32 Sq.Ft.	2.24	Bastu
	TOTAL:	2Co-03Ch-30Sq.ft.	3.66	

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, light, privileges easements, advantages and



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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, patahs, 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



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ADDITIONAL REGISTRAR
OF ASSURANCES - IV, KOLKATA
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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 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, containing an area of 2 cottahs 3 chittcks 30 sq.ft., equivalent to 3.66 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-700101, comprised in:-

R.S. & L.R. Dag No.	L.R. Khatian Nos.	Area (Co-Ch-Sq.ft.)	Area (Dec.)	Classification
472 (P)	263/3	00 Co - 13 Ch - 43 Sq.ft.	1.42	Bahutal Abasan
472(P)	1161	1 Co - 5 Ch - 32 Sq.Ft.	2.24	Bastu
	TOTAL:	2Co-03Ch- 30Sq.ft.	3.66	

TOGETHERWITH all kinds of easements and quasi-easements thereto and the entire Dag No.472 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.



ADDITIONAL REGISTRAR
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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:

1. *J. Lakshy*
THUNRA PABU
35, BALUAGUNEE PARK
KOLKATA-19

2. *Ilisha Senapati*
A/o. Ajit Senapati
6A, K.S. Roy Road
Kolkata - 700001

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

1. *J. Lakshy*

2. *Ilisha Senapati*
A/o. Ajit Senapati
6A, K.S. Roy Road
Kolkata - 700001

Eastern India Garments Manufacturers
& Exporters Federation

[Signature]
Authorised Signatory

ANANT NIKETAN PVT. LTD.

✓ *[Signature]*
Director

Drafted by:

Abhishek Datta
Advocate
High Court, Calcutta
Enrolment No. ~~435~~ WB/1135/2010.



ADDITIONAL REGISTRAR
OF ASSURANCE-IV, KOLKATA
- 3 AUG 2023

RECEIVED of and from the within-named Purchaser the within-mentioned sum of Rs.62,10,900/- (Rupees Sixty Two Lakh Ten Thousand Nine Hundred only) being the full consideration money as per Memo below:-

MEMO OF CONSIDERATION

By RTGS	Date	Bank & Branch	Amount paid
SBINR			Rs. 61,47,900/-
52023080364456891	03/08/23	SBI BANK	
		TDS	Rs. 62,109/-
		Total:	Rs.62,10,900/-

(RUPEES SIXTY TWO LAKH TEN THOUSAND NINE HUNDRED ONLY).

Eastern India Garments Manufacturers
& Exporters Federation

WITNESSES:

Authorised Signatory

1. H. K. B. B. B.

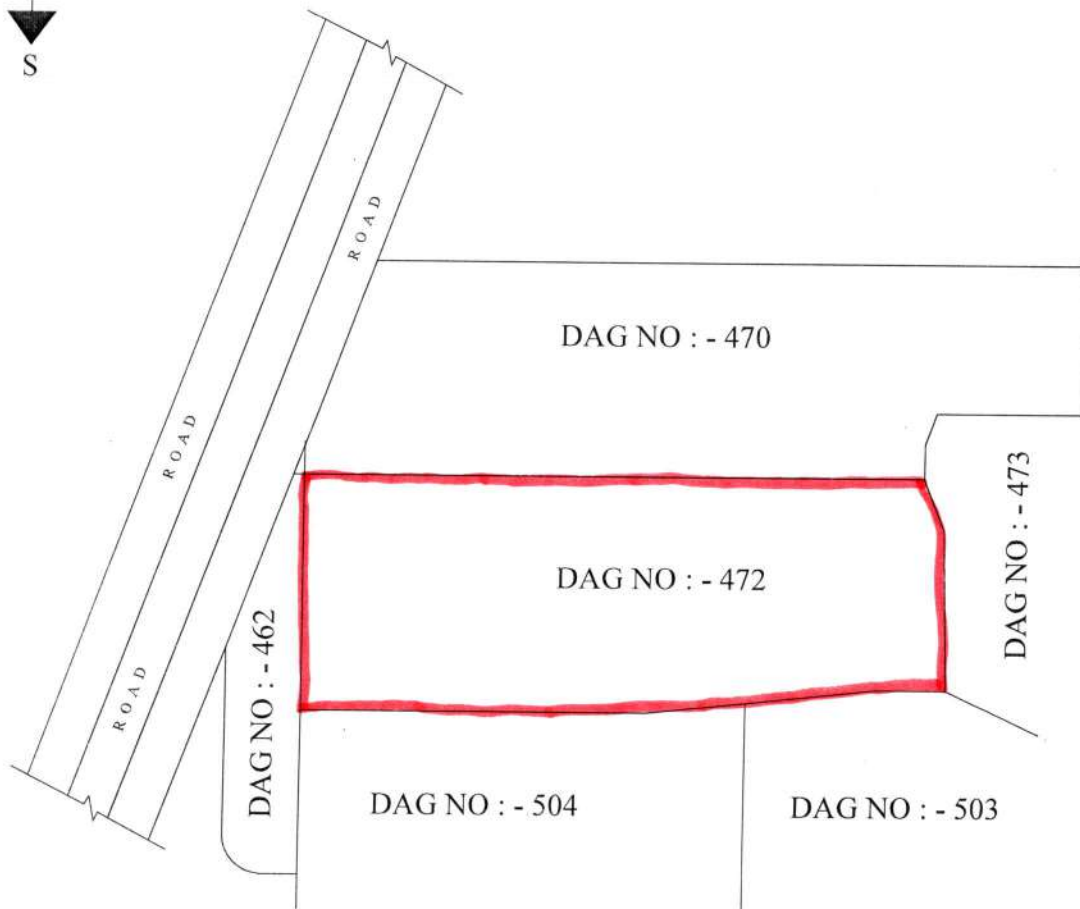
2. Ilisha Senapati
A/o. Ajit Senapati
6A, K.S. Roy Road,
Kolkata - 700001.



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ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
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SALE DEED PLAN OF BASTU LAND
MEASURING 3.66 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 NOS.263/1
& 1161, 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



FOR VENDOR :

Eastern India Garments Manufacturers
& Exporters Federation

Authorised Signatory

FOR PURCHASER :

ANANT NIKETAN PVT. LTD.



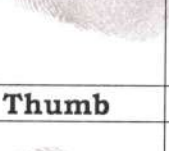
Director



✓

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
- 3 AUG 2023

SPECIMEN FORM FOR TEN FINGER PRINTS

	<i>Signature</i>					
Little		Ring	Middle	Fore	Thumb	
(Left Hand)						
						
Thumb		Fore	Middle	Ring	Little	
(Right Hand)						
	<i>Signature</i>					
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)						



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
- 3 AUG 2023

Major Information of the Deed

Deed No :	I-1904-10971/2023	Date of Registration	03/08/2023
Query No / Year	1904-2001776702/2023	Office where deed is registered	
Query Date	13/07/2023 4:07:02 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. 62,10,900/-		Rs. 62,10,900/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 2,48,556/- (Article:23)		Rs. 62,207/- (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-263/3	Bastu	Bastu	13 Chatak 43 Sq Ft	25,00,000/-	25,00,000/-	Property is on Road
L2	LR-472 (RS :-)	LR-1161	Bastu	Bastu	1 Katha 5 Chatak 32 Sq Ft	37,10,900/-	37,10,900/-	Property is on Road
		TOTAL :			3.6781Dec	62,10,900 /-	62,10,900 /-	
	Grand Total :				3.6781Dec	62,10,900 /-	62,10,900 /-	

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

Report of the Board

The Board of Directors of the [Company Name] has the honor to acknowledge the receipt of the [Report Title] submitted by the [Committee Name] on [Date]. The Board has carefully reviewed the report and finds it to be a thorough and accurate statement of the [Subject Matter]. The Board is pleased to note the [Positive Findings] and the [Recommendations] made by the committee. The Board will take appropriate action on the [Recommendations] and will keep the [Stakeholders] informed of the progress.

The Board also wishes to express its appreciation to the [Committee Members] for their diligent and thorough work. The Board is confident that the [Committee] has provided valuable insights and recommendations that will benefit the [Company]. The Board will continue to monitor the implementation of the [Recommendations] and will report back to the [Stakeholders] on the results.

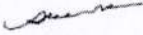
The Board of Directors of the [Company Name] has the honor to acknowledge the receipt of the [Report Title] submitted by the [Committee Name] on [Date]. The Board has carefully reviewed the report and finds it to be a thorough and accurate statement of the [Subject Matter]. The Board is pleased to note the [Positive Findings] and the [Recommendations] made by the committee. The Board will take appropriate action on the [Recommendations] and will keep the [Stakeholders] informed of the progress.

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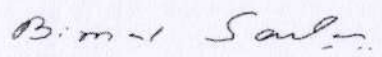
Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	ANANT NIKETAN 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.:: AAXxxxxx8K,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 (Presentant) Son of Mr BHANWAR LAL DUGAR Date of Execution - 03/08/2023, , Admitted by: Self, Date of Admission: 03/08/2023, Place of Admission of Execution: Office			
	Aug 3 2023 5:15PM	LTI 03/08/2023	03/08/2023	
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: 63xxxxxxxxx9070 Status : Representative, Representative of : THE EASTERN INDIA GARMENT MANUFACTURERS AND EXPORTERS FEDERATION (as VICE PRESIDENT)				
2	Name	Photo	Finger Print	Signature
	Mr AKSHAY KUMAR PASARI Son of Mr ASHOK KUMAR PASARI Date of Execution - 03/08/2023, , Admitted by: Self, Date of Admission: 03/08/2023, Place of Admission of Execution: Office			
	Aug 3 2023 5:17PM	LTI 03/08/2023	03/08/2023	
35,BALLYGUNGE PARK ROAD, City:- Not Specified, P.O:- BALLYGUNGE, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700029, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKxxxxxx0A, Aadhaar No: 99xxxxxxxxx5556 Status : Representative, Representative of : ANANT NIKETAN PRIVATE LIMITED (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Bimal Sardar Son of Late Judhisthir Sardar City:- Not Specified, P.O:- Kalighat, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026			
	03/08/2023	03/08/2023	03/08/2023



Page Address: [illegible]

AGENT: [illegible]
[illegible]
[illegible]

Reference No: [illegible]

Date of Issue: [illegible]

TO: [illegible]

FROM: [illegible]

SUBJECT: [illegible]

RE: [illegible]

DATE: [illegible]

TIME: [illegible]

PLACE: [illegible]

BY: [illegible]

FOR: [illegible]

THROUGH: [illegible]

BY AIR: [illegible]

BY SEA: [illegible]

BY RAIL: [illegible]

BY ROAD: [illegible]

BY OTHER: [illegible]

BY [illegible]

BY [illegible]

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BY [illegible]

BY [illegible]

BY [illegible]

BY [illegible]

BY [illegible]

BY [illegible]

BY [illegible]

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	THE EASTERN INDIA GARMENT MANUFACTURERS AND EXPORTERS FEDERATION	ANANT NIKETAN PRIVATE LIMITED-1.43917 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	THE EASTERN INDIA GARMENT MANUFACTURERS AND EXPORTERS FEDERATION	ANANT NIKETAN PRIVATE LIMITED-2.23896 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:- 263/3	Owner:মেসার্স মনোহরলাল মহাবীর প্রসাদ, Address:19, আম্রতলা ষ্ট্রীট, কলি-1, Classification:শালি, Area:0.09000000 Acre,	THE EASTERN INDIA GARMENT MANUFACTURERS AND EXPORTERS FEDERATION
L2	LR Plot No:- 472, LR Khatian No:- 1161	Owner:ইস্টার্ন ইন্ডিয়া গারমেন্ট্‌স, Gurdian:ম্যানু: হু, Address:এক্সপোর্টার্স ফেডারেশন, Classification:বাস্তু, Area:0.26000000 Acre,	THE EASTERN INDIA GARMENT MANUFACTURERS AND EXPORTERS FEDERATION

5

On 03-08-2023

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.

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

Presented for registration at 15:33 hrs on 03-08-2023, at the Office of the A.R.A. - IV KOLKATA by Mr RAJ KUMAR DUGAR ,.

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 62,10,900/-

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

Execution is admitted on 03-08-2023 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 Bimal Sardar, , , Son of Late Judhisthir Sardar, P.O: Kalighat, Thana: Tollygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by profession Service

Execution is admitted on 03-08-2023 by Mr AKSHAY KUMAR PASARI, PARTNER, ANANT NIKETAN 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 Bimal Sardar, , , Son of Late Judhisthir Sardar, P.O: Kalighat, Thana: Tollygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 62,207.00/- (A(1) = Rs 62,109.00/- ,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/-, by online = Rs 62,123/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 02/08/2023 8:34PM with Govt. Ref. No: 192023240153844998 on 02-08-2023, Amount Rs: 62,123/-, Bank: SBI EPay (SBlePay), Ref. No. 0086797486937 on 02-08-2023, Head of Account 0030-03-104-001-16

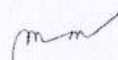
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,48,456/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 2,48,456/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 102798, Amount: Rs.100.00/-, Date of Purchase: 22/10/2021, Vendor name: S Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 02/08/2023 8:34PM with Govt. Ref. No: 192023240153844998 on 02-08-2023, Amount Rs: 2,48,456/-, Bank: SBI EPay (SBlePay), Ref. No. 0086797486937 on 02-08-2023, 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



For and on behalf of the Registrar
of Companies, Kolkata
Signature of the Registrar
Kolkata

For and on behalf of the Registrar of Companies, Kolkata

Signature of the Registrar of Companies, Kolkata

Office of the Registrar of Companies, Kolkata

Kolkata

This document is signed by the Registrar of Companies, Kolkata

1
P-57
Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2023, Page from 535016 to 535043
being No 190410971 for the year 2023.



mm
Digitally signed by MOHUL
MUKHOPADHYAY
Date: 2023.08.16 12:15:45 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 2023/08/16 12:15:45 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)