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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 Documents

Additional Registrar of
Assurances-IV, Kolkata

18 MAY 2023

DEED OF CONVEYANCE

THIS INDENTURE made this 18th day of May, 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,

12 DEC 2022

62458

NO.....DATE.....

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

CODE NO. (1067)
LICENSED NO.
20 & 20A / 1973

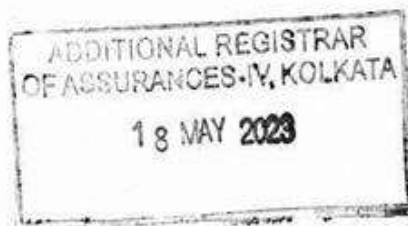
ANUSHREE BANERJEE
L. S. VENDOR (O.S.)
HIGH COURT, KOLKATA-700 001

12 DEC 2022



Handwritten signature

Bimal Sanyal =





Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



170520232005763429

GRIPS Payment Detail

GRIPS Payment ID:	170520232005763429	Payment Init. Date:	17/05/2023 14:55:27
Total Amount:	490034	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	5687779240412	BRN Date:	17/05/2023 14:55:44
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

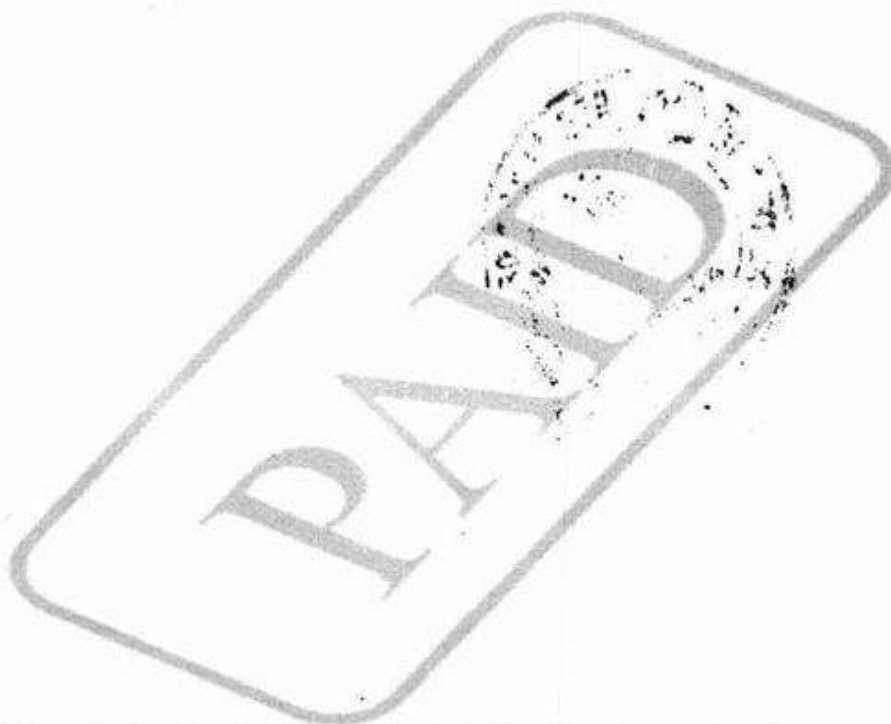
Depositor's Name: Ms REGALIA VENTURES LLP
Mobile: 9830317345

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240057634308	Directorate of Registration & Stamp Revenue	490034
Total			490034

IN WORDS: FOUR LAKH NINETY THOUSAND THIRTY FOUR ONLY.

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





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



192023240057634308

GRN Details

GRN: 192023240057634308 Payment Mode: SBI Epay
GRN Date: 17/05/2023 14:55:27 Bank/Gateway: SBIPay Payment Gateway
BRN : 5687779240412 BRN Date: 17/05/2023 14:55:44
Gateway Ref ID: 0665917333 Method: ICICI Bank - Corporate NB
GRIPS Payment ID: 170520232005763429 Payment Init. Date: 17/05/2023 14:55:27
Payment Status: Successful Payment Ref. No: 2001253925/2/2023
[Query No/*Query Year]

Depositor Details

Depositor's Name: Ms REGALIA VENTURES LLP
Address: 18/2, DEODHAR STREET KOLKATA 700019
Mobile: 9830317345
Period From (dd/mm/yyyy): 17/05/2023
Period To (dd/mm/yyyy): 17/05/2023
Payment Ref ID: 2001253925/2/2023
Dept Ref ID/DRN: 2001253925/2/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001253925/2/2023	Property Registration- Stamp duty	0030-02-103-003-02	392020
2	2001253925/2/2023	Property Registration- Registration Fees	0030-03-104-001-16	98014
Total				490034

IN WORDS: FOUR LAKH NINETY THOUSAND THIRTY FOUR ONLY.



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

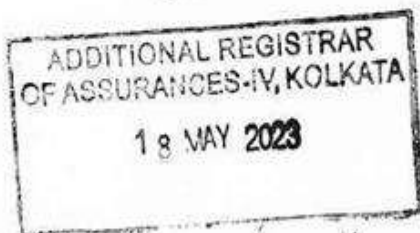
REGALIA VENTURES LLP, (having **LLPIN - AAZ-3237** and **PAN-ABEFR1293D**), a Limited Liability Partnership having its registered office at 19/2, Deodar Street, Post Office-Ballygunge, Police Station-Ballygunge, Kolkata-700 019, represented by its Authorized Signatory **Mr. Akshay Kumar Pasari**, son 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-700 019, vide Board Resolution dated the 15th day of May, 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 Swarnamani Sardar was lawfully seised and possessed of and/or otherwise well and sufficiently entitled to amongst others All That the piece and parcel of land containing an area of 72 Decimals be the same a little more or less, out of total Dag area of 111 Decimals, situate lying at Mouza Mahisbathan, Touzi No.145, J.L No.18, Revenue Survey No.203, Police Station- Bidhannagar East, in the then District of 24Parganas, comprised in:-

R.S. Dag No.	L.R. Dag No.	Area
470(P)	470(P)	72 Decimals
	Total:	72 Decimals

- (hereinafter referred to as **the said land of Swarnamani**).



2. One Bishnupada Sardar was also lawfully seised and possessed of and/or otherwise well and sufficiently entitled to amongst others All That the piece and parcel of land containing an area of 36 Decimals be the same a little more or less, out of total Dag area of 111 Decimals, situate lying at Mouza Mahisbathan, Touzi No.145, J.L No. 18, Revenue Survey No.203, Police Station- Bidhannagar East, in the then District of 24Parganas, comprised in:-

R.S. Dag No.	L.R. Dag No.	Area
470 (P)	470(P)	36 Decimals
	Total:	36 Decimals

(hereinafter referred to as **the said land of Bishnupada**).

3. The said Swarnamani Sardar, a female Hindu governed by the Dayabhaga School of Hindu Law, died intestate leaving behind her four daughters, namely, Giribala Kayal, Hansi Halder alias Astobala Halder, Man Kumari Tarafdar alias Menoka Tarafdar and Charubala Biswas and only son, namely the said Bishnupada Sardar, as her only heiresses and heir who jointly inherited All That the said land of Swarnamani containing an area of 72 Decimals, be the same a little more or less, each having equal undivided part or portion therein.

4. The said Bishnupada Sardar, a male Hindu governed by the Dayabhaga School of Hindu Law, died intestate and Bachelor leaving behind him, his four sisters, namely, the said Giribala Kayal, Hansi Halder alias Astobala Halder, Man Kumari Tarafdar alias Menoka Tarafdar and Charubala Biswas, as his only heiresses who jointly inherited All That the said land of Bishnupada containing an area of 36 Decimals, be the same a little more or less, and All That the undivided $1/5^{\text{th}}$ part or portion of the said land of Swarnamani, each having equal undivided part or portion therein.

5. Thus the said Giribala Kayal, Hansi Halder alias Astobala Halder, Man Kumari Tarafdar alias Menoka Tarafdar and Charubala Biswas jointly became seised and possessed of All That the said land of Swarnamani and All That the said land of Bishnupada, containing a total area of 108 Decimals be the same a little more or less, out of total Dag area of 111 Decimals, situate lying at Mouza Mahisbathan, Touzi No.145, J.L No. 18, Revenue Survey No.203, Police Station-Electronic Complex (formerly Bidhannagar East), in the District of North 24Parganas, comprised in:-



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ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
12 MAY 2023

R.S. Dag No.	L.R. Dag No.	L.R. Khatian No.	Area
470(P)	470(P)	361 Kri	72 Decimals
470(P)	470(P)	228 Kri	36 Decimals
		TOTAL:	108 Decimals

-each of them having undivided 27 decimals of land, hereinafter referred to as **the said entire land**.

6. By a Bengali Kobala (Deed Of Conveyance) dated 10th January 1989, made between the said Charubala Biswas, Menoka Tarafdar, Giribala Kayal and Astobala Halder therein jointly referred to as the Vendors of the one Part and one Ambik Chandra Mondal therein referred to as the Purchaser of the Other Part and registered with the office of Additional District Sub-Registrar, Bidhannagar (Salt Lake) and recorded in Book No.I, Volume No.3 Pages 497 to 504 Being No.138 for the year 1989, the Vendors therein at or for the consideration therein mentioned granted conveyed assigned and assured unto and in favour of the Purchaser therein All That the piece and parcel of land containing an area of 16.50 Decimal, be the same a little more or less, out of the said entire land, more fully mentioned and described in the Schedule thereunder written (hereinafter referred to as **the said Ambik's land**).

7. By a General Power of Attorney dated the 23rd of February, 1996 executed by the said Giribala Kayal, Hansi Halder alias Astobala Halder, Man Kumari Tarafdar alias Menoka Tarafdar and Charubala Biswas therein jointly referred to as the Principals and registered with the office of the Additional District Registrar, North 24Parganas at Barasat and recorded in Book No.IV, Volume No.1, Being No.187 for the year 1996, the Principals therein jointly nominated constituted and one Eastern India Garment Manufacturers and Exporters Federation as their true and lawful Attorney, conferring certain powers in respect of All That the piece and parcel of land containing an area of 72 Decimals be the same a little more or less, out of the said entire land, more fully mentioned and described in the Schedule thereunder written.

8. By another Deed of Conveyance dated the 14th day of October, 1996 made between the said Giribala Kayal, Hansi Halder, Man Kumari Tarafdar and Charubala Biswas therein jointly referred to as the Vendors of the One Part (represented by the Attorney Eastern India Garment Manufacturers & Exporters Federation, vide General Power of Attorney dated the 23rd of February, 1996, registered with the office of the Additional District Registrar, North 24Parganas at



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Barasat and recorded in Book No.IV, Volume No.1, Being No.187 for the year 1996) and one Indu Textile Corporation 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. 140 pages 93 to 105 Being No.7574 for the year 1996, the Vendors therein at or for the consideration therein mentioned granted 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 00 Chittacks and 27 Sq.ft., equivalent to 16.56 Decimals, be the same a little more or less, out of the said entire land, more fully mentioned and described in the Schedule thereunder written (hereinafter referred to as **the said Indu's land**).

9. 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.

10. By another Deed of Conveyance dated the 31st day of March, 1999 made between the said Giribala Kayal, Hansi Sardar, Man Kumari Tarafdar and Charubala Biswas therein jointly referred to as the Vendors of the One Part and one Om Prakash Gupta and Pradip Kumar Ganeriwal therein jointly referred to as the Purchasers of the Other Part and registered with the office of the District Sub-Registrar-II North 24 Parganas at Barasat and recorded in Book No.I Volume No.25 pages 389 to 398 Being No.1237 for the year 1999, the Vendors therein at or for the consideration therein mentioned granted 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 4 Cottahs 10 Chittacks and 00 Sq.ft., equivalent to 7.64 Decimals, be the same a little more or less, out of the said entire land, more fully mentioned and described in the Schedule thereunder written (hereinafter referred to as **the said Oms' land**).

11. By a Gazette Notification published in the Kolkata Gazette on the 16th day of November, 2001, in respect of L.A. Case No.70-LA-4/30 of 1999-2000/N.T.P. dated the 12th day of November, 2001, the

State of West Bengal acquired, amongst others, All That the piece and parcel of land containing an area of 15 Decimals, out of 111 Sataks, from the North-West Corner of the R.S. Dag No.470 situate lying at Mouza- Mahisbathan, J.L. No.18, Touzi No.145, J.L. No.18, Revenue Survey No.203, Police Station- Rajarhat, District- North 24-Parganas, for the purpose of Rajarhat Township Project.

12. By a Deed of Conveyance dated the 10th day of May, 2006 made between the said Indu Textile Corporation therein referred to as the Vendor of the One Part and one Baby Mehta 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.1 pages 1 to 13 Being No.6596 for the year 2006, the Vendor therein at or for the consideration therein mentioned granted conveyed assigned and assured unto and in favour of the Purchaser therein All that the piece and parcel of land containing an area of 02 Cottahs 05 Chittacks and 30 Sq.ft., equivalent to 3.89 Decimals rounded off to 4 Decimals (therein wrongly mentioned as 4.13 Decimals), be the same a little more or less, out of the said Indu's land, more fully mentioned and described in the Schedule thereunder written (hereinafter referred to as **the said Baby's land**).

13. By another Deed of Conveyance dated the 10th day of May, 2006 made between the said Indu Textile Corporation therein referred to as the Vendor of the One Part and one North East Supply Agency therein referred to as the Purchaser of the Other Part and registered with the office of the District Sub-Registrar-II North24Parganas at Barasat and recorded in Book No.I Volume No.1 pages 1 to 12 Being No.6600 for the year 2006, the Vendor therein at or for the consideration therein mentioned granted conveyed assigned and assured unto and in favour of the Purchaser therein All that the piece and parcel of land containing an area of 02 Cottahs 05 Chittacks 30 Sq.ft., equivalent to 3.89 Decimals rounded off to 4 Decimals (therein wrongly mentioned as 4.13 decimal) be the same a little more or less, out of the said Indu's land, more fully mentioned and described in the Schedule thereunder written (hereinafter referred to as **the said North's land**).

14. By another Deed of Conveyance dated the 26th day of April, 2007 made between the said Om Prakash Gupta and Pradip Kumar Ganeriwal therein jointly referred to as the Vendors of the One Part and one Lalit Mohan Tamkoria therein referred to as the Purchaser of the Other Part and registered with the office of the District Sub-Registrar-II North24Parganas at Barasat and recorded in Book No.I CD Volume No.5 pages 8124 to 8136 Being No.3750 for the year 2007, the Vendors therein at or for the consideration therein mentioned granted conveyed assigned and assured unto and in favour of the

Purchasers therein amongst others, All that the said Oms' land containing an area of 4 Cottahs 10 Chittacks and 00 Sq.ft. equivalent to 7.64 Decimals, be the same a little more or less, more fully mentioned and described in the Schedule thereunder written (hereinafter referred to as **the said Lalit's land**).

15. 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.

16. The said Baby Mehta, North East Supply Agency and Lalit Mohan Tamkoria mutated their names in the records of the concerned B.L. & L.R.O., regarding their respective land as follows:-

Names	R.S. & L.R. Dag No.	L.R. Khatian Nos.	Area Mutated (In Decimals)
Lalit Tamkoria	470 (P)	1126	7.64
Baby Mehta	-do-	1170	4.00
North East Supply Agency	-do-	1171	4.00

17. Subsequently, the said Baby Mehta, North East Supply Agency and Lalit Mohan Tamkoria as also applied for and obtained conversion/change of user of the land in regarding their respective land as follows:-

Names	R.S. & L.R. Dag No.	L.R. Khatian Nos.	Conversion Orders/ Certificates	Converted Classification of the land	Area Converted (In Decimals)
Lalit Tamkoria	470 (P)	1126	Memo No. CON/27/BL&LRO /RAJ/22 dt. 07.01.2022	Bahutal Abasan	7.64
Baby Mehta	-do-	1170	Memo No. CON/28/BL&LRO	Bahutal Abasan	4.00

			/RAJ/22 dt. 07.01.2022.		
North East Supply Agency	-do-	1171	Memo No. CON/26/BL&LRO /RAJ/22 dt. 07.01.2022.	Bahutal Abasan	4.00

18. By a Deed of Exchange dated the 25th day of February 2022, made between the said Eastern India Manufacturer & Exporter Federation (EIGMEF) therein referred to as the party of the First Part and the said Baby Mehta therein referred to as the party 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 48418 to 48451 Being No.150400877 for the year 2022 in consideration of the First Part conveying All that the piece and parcel of land containing an area of 3.89 Decimals be the same a little more or less situate lying Mouza Mahisbathan, comprised R.S. & L.R. Dag No.503 unto the Second Part, the Second Part conveyed assigned and assured unto and in favour of the First Part All That the piece and parcel of land containing an area of 3.89 Decimals rounded off to 4 Decimals (wrongly therein mentioned as 4.13 Decimals) be the same a little more or less situate lying Mouza Mahisbathan, comprised R.S. & L.R. Dag No.470.

19. By another Deed of Exchange dated the 3rd day of March, 2022 made between the said Eastern India Manufacturer & Exporter Federation (EIGMEF) therein referred to as the party to the First Part and one Lalit Tamkoria 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 49954 to 49983 Being No.150400910 for the year 2022, in consideration of the First Part conveying All that the piece and parcel of land containing an area of 7.64 Decimals be the same a little more or less situate lying Mouza Mahisbathan, comprised R.S. & L.R. Dag No.502 unto the Second Part, the Second Part conveyed assigned and assured unto and in favour of the First Part All That the piece and parcel of land containing an area of 07.64 Satak be the same a little more or less situate lying Mouza Mahisbathan, comprised R.S. & L.R. Dag No.470.

20. By another Deed of Exchange dated the 3rd day of March 2022 made between the said Eastern India Manufacturer & Exporter Federation (EIGMEF) therein referred to as the party to the First Part and the said North East Supply Agency 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 57108 to 57139 Being No.150401050 for the year 2022, in consideration of the First Part conveying All that the piece and parcel of land containing an area of 3.89 Decimals be the same a little more or less situate lying Mouza Mahisbathan, comprised R.S. & L.R. Dag No.502 unto the Second Part, the Second Part conveyed assigned and assured unto and in favour of the First Part All That the piece and parcel of land containing an area of 3.89 Decimals rounded off to 4 Decimals (wrongly therein mentioned as 4.13 Decimals) be the same a little more or less situate lying Mouza Mahisbathan, comprised R.S. & L.R. Dag No.470.

21. Thus the Vendor herein is seized and possessed of or well and sufficiently entitled to All That piece and parcel of land measuring 9 Cottahs 5 Chittacks 15 Sq.ft. equivalent to 15.42 Decimals more or less in Mouza – Mahishbathan comprised in R.S. & L.R. Dag No. 470 in the following manner :

R.S. & L.R. Dag No.	L.R. Khatian Nos.	Area (In Cottah-Chittack-Sq.ft.)	Area (In Decimal)
470 (P)	1126	4Co-10Ch-00Sq.ft.	7.64
470 (P)	1170	2Co-05Ch-30Sq.ft.	3.89
470 (P)	1171	2Co-05Ch-30Sq.ft.	3.89
	Total	9Co-05Ch-15Sq.ft.	15.42

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

22. 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 land, containing an area of 3 Cottahs 8 Chittacks, equivalent to 5.77 Decimals 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.203, Police Station-Electronic Complex (formerly Bidhannagar East), under Ward No.1, within the ambit of Bidhannagar Municipal Corporation, in the District of North 24 Parganas, Kolkata-700101, comprised in:-

L.R. Dag No.	L.R. Khatian Nos.	Area (In Cottah-Chittack-Sq.ft.)	Area (In Dec.)	Classification
470(P)	1170, 1171 & 1126	3 Cottahs 8 Chittacks	5.77	Bahutal Abasan

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.98,00,000/- (Rupees Ninety Eight Lakh only).

23. 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;

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, 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 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 3 Cottahs 8 Chittacks, equivalent to 5.77 Decimals more or less, situate lying at Mouza-Mahisbathan, Touzi No.145, J.L No.18, Revenue Survey No.203, Police Station-Electronic Complex (formerly Bidhannagar East), under Ward No.1, within the ambit of Bidhannagar Municipal Corporation, in the District of North 24 Parganas, Kolkata-700101, comprised in:-

L.R. Dag No.	L.R. Khatian Nos.	Area (In Cottah- Chittack-Sq.ft.)	Area (In Dec.)	Classification
470(P)	1170, 1171 & 1126	3 Cottahs 8 Chittacks	5.77	Bahutal Abasan

TOGETHERWITH all kinds of easements and quasi-easements thereto and 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 Road and others land;

ON THE SOUTH : By Dag No.472;

ON THE EAST : By Part of Dag Nos.497, 474 and 473; and

ON THE WEST : By Road and Dag No.471.

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. *Suyit Kumar Ray.*
b. alcl Pan aglio &
Kolkata - 700001.
2. *Samarth Sharma.*
13, Kedar Bose lane
Kolkata - 25.

Eastern India Garments Manufacturers
& Exporters Federation

(Signature)
Vice President
(*RAJ KUMAR DUGAL*)

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

1. *Suyit Kumar Ray*
2. *Samarth Sharma.*

REGALIA VENTURES LLP

(Signature)
Authorised Signatory
(*ANSHU KUMAR PASARI*)

Drafted by:

(Signature)
(Sayantika Mitra)
Advocate, High Court, Calcutta
Enrollment No.F/1415/1111/18

RECEIVED of and from the within-named Purchaser the within-mentioned sum of Rs.98,00,000/- (Rupees **Ninety Eight Lakh** only) being the full consideration money as per Memo below:-

MEMO OF CONSIDERATION

By RTGS	Date	Bank & Branch	Amount paid
ICICR5202203010046789	01.03.2022	ICICI Bank, Ballygunge Branch	Rs.10,00,000.00
ICICR42023051700531086	17.05.2022	ICICI Bank, Ballygunge Branch	Rs.87,02,000.00
		TDS	Rs.98,000.00
		Total:	Rs.98,00,000.00

(Rupees Ninety Eight Lakh only).

WITNESSES:

1. *Suresh Kumar Ray*

2. *Samarth Sharma.*

Eastern India Garments Manufacturers & Exporters Federation

[Signature]
Vice President

- 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 defective even after the date of execution and registration of these presents.

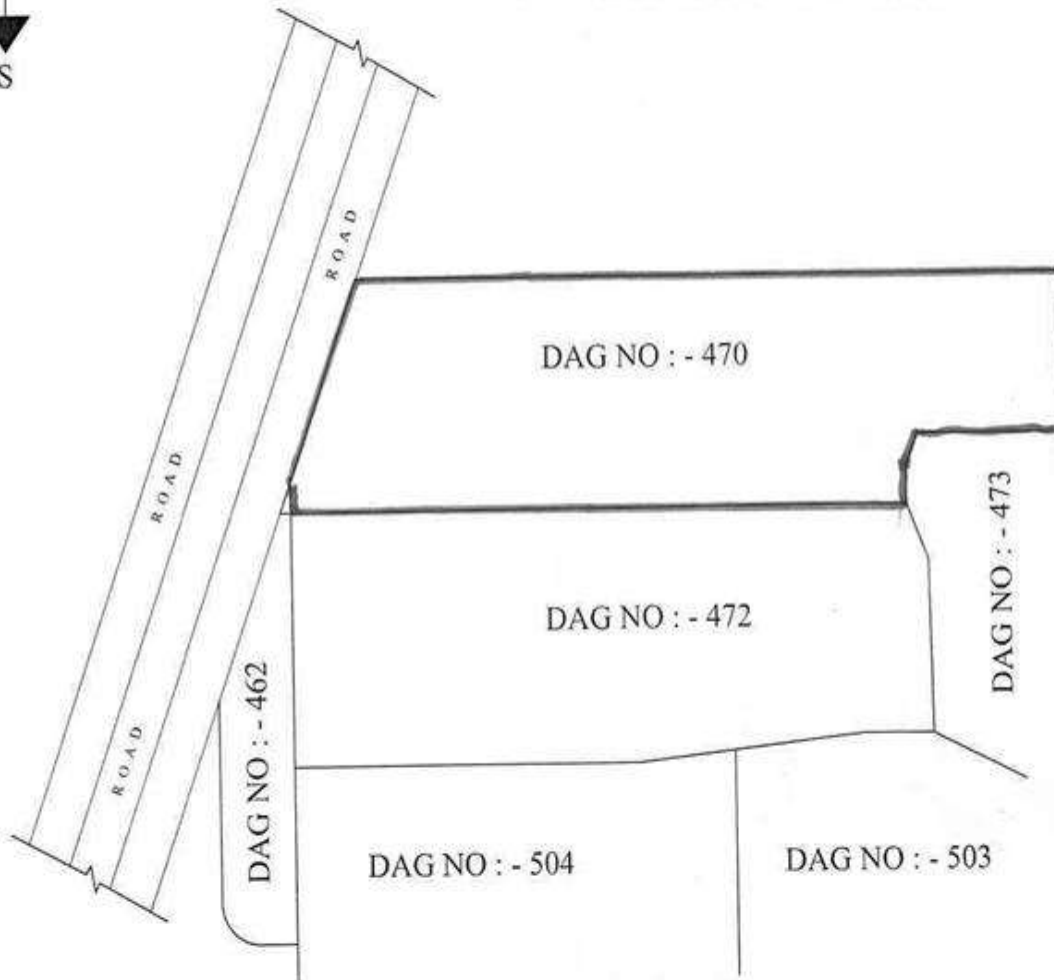
24. Relying on the said representations, assurances and warranties of the Vendor herein and believing the same to be true and acting in good faith thereof the Purchaser agreed to purchase and acquire the All That the said land containing an area of 3 Cottahs 8 Chittacks, equivalent to 5.77 Decimals more or less, more fully and particularly described in the **Schedule** hereunder written and for the consideration of Rs.98,00,000/- (Rupees Ninety Eight Lakh only).

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs.98,00,000/- (Rupees Ninety Eight Lakh 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, containing an area of 3 Cottahs 8 Chittacks, equivalent to 5.77 Decimals more or less, situate lying at Mouza-Mahisbathan, Touzi No.145, J.L No.18, Revenue Survey No.203, Police Station-Electronic Complex (formerly Bidhannagar East), under Ward No.1, within the ambit of Bidhannagar Municipal Corporation, in the District of North 24 Parganas, Kolkata-700101, comprised in:-

L.R. Dag No.	L.R. Khatian Nos.	Area (In Cottah-Chittack-Sq.ft.)	Area (In Dec.)	Classification
470(P)	1170, 1171, & 1126	3 Cottahs 8 Chittacks	5.77	Bahutal Abasan

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**

SALE DEED PLAN OF BAHUTAL ABASAN
LAND MEASURING 5.77 DECIMALS
(MORE OR LESS), SITUATE LYING AT
MOUZA MAHISBATHAN, TOUZI NO.145,
J.L. NO.18, REVENUE SURVEY NO.215, L.R.
DAG NO.470(P) L.R. KHATIAN NO.1126,
1170, 1171, 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



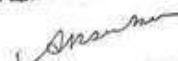
FOR VENDOR :

Eastern India Garments Manufacturers
& Exporters Federation


Vice President

FOR PURCHASER :

REGALIA VENTURES LLP


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)				

Major Information of the Deed

Deed No :	I-1904-06986/2023	Date of Registration	18/05/2023
Query No / Year	1904-2001253925/2023	Office where deed is registered	
Query Date	17/05/2023 2:41:16 AM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	ABHISHEK DUTTA HIGH COURT, CALCUTTA,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9830317345, Status :Advocate		
Transaction		Additional Transaction	
[0101] Sale, Sale Document		[4308] Other than Immovable Property, Agreement [No of Agreement : 2]	
Set Forth value		Market Value	
Rs. 98,00,000/-		Rs. 98,00,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 3,92,120/- (Article:23)		Rs. 98,098/- (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:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Mohisbathan, Mouza: Mahishabathan, , Ward No: 1 JI No: 18, Touzi No: 145 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-470 (RS :-)	LR-1126	Bastu	Bastu	2 Katha	56,00,000/-	56,00,000/-	Property is on Road
L2	LR-470 (RS :-)	LR-1170	Bastu	Bastu	1 Katha	28,00,000/-	28,00,000/-	Property is on Road
L3	LR-470 (RS :-)	LR-1171	Bastu	Bastu	8 Chatak	14,00,000/-	14,00,000/-	Property is on Road
		TOTAL :			5.775Dec	98,00,000 /-	98,00,000 /-	
	Grand Total :				5.775Dec	98,00,000 /-	98,00,000 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	The Eastern India Garment Manufacturers And Exporters Federation City:- Not Specified, P.O:- Park Circus, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 , PAN No.: Axxxxxx4E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Regalia Ventures LLP Deodar Street, City:- Not Specified, P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 , PAN No.:: ABxxxxxx3D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Raj Kumar Dugar Son of Mr Bhanwar Lal Dugar Date of Execution - 18/05/2023, , Admitted by: Self, Date of Admission: 18/05/2023, Place of Admission of Execution: Office	Photo  May 18 2023 1:48PM	Finger Print  LTI 18/05/2023	Signature  18/05/2023
	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: 36xxxxxxxx9070 Status : Representative, Representative of : The Eastern India Garment Manufacturers And Exporters Federation (as Vice President)			
2	Name Mr Akshay Kumar Pasari (Presentant) Son of Mr Ashok Kumar Pasari Date of Execution - 18/05/2023, , Admitted by: Self, Date of Admission: 18/05/2023, Place of Admission of Execution: Office	Photo  May 18 2023 1:49PM	Finger Print  LTI 18/05/2023	Signature  18/05/2023
	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.:: AKxxxxxx0A, Aadhaar No: 99xxxxxxxx5556 Status : Representative, Representative of : Regalia Ventures LLP (as Authorized Signatory)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Bimal Sardar Son of Mr Judhistir Sardar City:- Not Specified, P.O:- Kalighat, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026	 18/05/2023	 18/05/2023	 18/05/2023
Identifier Of Mr Raj Kumar Dugar, Mr Akshay Kumar Pasari			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	The Eastern India Garment Manufacturers And Exporters Federation	Regalia Ventures LLP-3.3 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	The Eastern India Garment Manufacturers And Exporters Federation	Regalia Ventures LLP-1.65 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	The Eastern India Garment Manufacturers And Exporters Federation	Regalia Ventures LLP-0.825 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Mohisbathan, Mouza: Mahishabathan, , Ward No: 1 JI No: 18, Touzi No: 145 Pin Code : 700101

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 470, LR Khatian No:- 1126	Owner:ললিত টামকোরিয়া, Gurdian:ভীমরাজ , Address:নিজ , Classification:শালি, Area:0.08000000 Acre,	Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 470, LR Khatian No:- 1170	Owner:বেবী মেহতা, Gurdian:রাজকুমার , Address:ডোভার রোড কলি , Classification:শালি, Area:0.04000000 Acre,	Seller is not the recorded Owner as per Applicant.
L3	LR Plot No:- 470, LR Khatian No:- 1171	Owner:নর্থ ইস্ট সাপ্লাই, Gurdian:এজেন্সী , Address:বলিগঞ্জ কলি , Classification:শালি, Area:0.04000000 Acre,	Seller is not the recorded Owner as per Applicant.

On 18-05-2023

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 13:02 hrs on 18-05-2023, at the Office of the A.R.A. - IV KOLKATA by Mr Akshay Kumar Pasari ,.

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 98,00,000/-

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

Execution is admitted on 18-05-2023 by Mr Raj Kumar Dugar, Vice President, The Eastern India Garment Manufacturers And Exporters Federation (Society), 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 Mr Judhistir Sardar, P.O: Kalighat, Thana: Tollygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by profession Service

Execution is admitted on 18-05-2023 by Mr Akshay Kumar Pasari, Authorized Signatory, Regalia Ventures LLP (LLP), Deodar Street, City:- Not Specified, P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019

Indetified by Mr Bimal Sardar, , , Son of Mr Judhistir 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 98,098.00/- (A(1) = Rs 98,000.00/- ,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 98,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/05/2023 2:55PM with Govt. Ref. No: 192023240057634308 on 17-05-2023, Amount Rs: 98,014/-, Bank: SBI EPay (SBlePay), Ref. No. 5687779240412 on 17-05-2023, Head of Account 0030-03-104-001-16

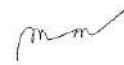
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 3,92,020/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 3,92,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 62458, Amount: Rs.100.00/-, Date of Purchase: 12/12/2022, Vendor name: A BANERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/05/2023 2:55PM with Govt. Ref. No: 192023240057634308 on 17-05-2023, Amount Rs: 3,92,020/-, Bank: SBI EPay (SBlePay), Ref. No. 5687779240412 on 17-05-2023, 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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

**Volume number 1904-2023, Page from 342586 to 342614
being No 190406986 for the year 2023.**



Digitally signed by MOHUL
MUKHOPADHYAY
Date: 2023.05.23 13:53:12 +05:30
Reason: Digital Signing of Deed.

**(Mohul Mukhopadhyay) 2023/05/23 01:53:12 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.**

(This document is digitally signed.)