

10051/2022

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8 5-15 P.M. पश्चिम बंगाल WEST BENGAL

2/2324265/22



Additional Registrar of Assurances
Kolkata
5-15 P.M.
03/08/22

Certified that the Document is admitted to
Registration in the Signature and the
endorsement are the part of the document
Additional Registrar
of Assurances II Kolkata

04 AUG 2022

DEED OF CONVEYANCE

THIS INDENTURE made this 3rd day of August, 2022
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, 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

Visit Case No. 1472 of 3/8
J(1)... 250
J(2)... 100
Total
Realised on 4/8/22

26760

21 JUL 2022

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

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

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

21 JUL 2022

Skam



Skam



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Sensal. Karmu Day



Government of West Bengal

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

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

Signature / LTI Sheet of Query No/Year 19022002324265/2022

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Raj Kumar Dugar Ballygunge Circular Road, 57G, 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 Garment Manufactu rers And Exporters Federation]		3791 	 03.08.2022
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Mr Akshay Kumar Pasari 35, Ballygunge Park, City:- Not Specified, P.O:- Ballygunge, P.S:- Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700019	Represent ative of Buyer [Regalia Ventures LLP]		3790 	 03.08.22

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Sujit Kumar Roy Son of Late M M Roy 6, Old Post Office Street, City:- Kolkata, P.O:- GPO, P.S:- Hare Street, District:- Kolkata, West Bengal, India, PIN:- 700001	Mr Raj Kumar Dugar, Mr Akshay Kumar Pasari		3792 	<i>Sujit Kumar Roy</i> 02/08/2022

(Satyajit Biswas)
 ADDITIONAL REGISTRAR
 OF ASSURANCE
 OFFICE OF THE A.R.A. -
 II KOLKATA
 Kolkata, West Bengal

Name and Address	Telephone	Date	Signature with Title
[Faint, illegible text]	[Faint, illegible text]	[Faint, illegible text]	[Faint, illegible text]

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

GRN Details

GRN:	192022230089576531	Payment Mode:	Online Payment
GRN Date:	03/08/2022 11:33:43	Bank/Gateway:	ICICI Bank
BRN :	85221638	BRN Date:	03/08/2022 11:35:33
Payment Status:	Successful	Payment Ref. No:	2002324265/5/2022

[Query No * Query Year]

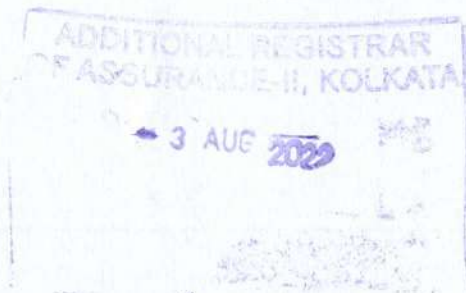
Depositor Details

Depositor's Name:	REGALIA VENTURES LLP
Address:	18/2 DEODHAR STREET KOLKATA 700019
Mobile:	9830317345
Depositor Status:	Buyer/Claimants
Query No:	2002324265
Applicant's Name:	Mr ABHISHEK DUTTA
Identification No:	2002324265/5/2022
Remarks:	Sale, Sale Document Payment No 5

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002324265/5/2022	Property Registration- Stamp duty	0030-02-103-003-02	371860
2	2002324265/5/2022	Property Registration- Registration Fees	0030-03-104-001-16	92974
Total				464834

IN WORDS: FOUR LAKH SIXTY FOUR THOUSAND EIGHT HUNDRED THIRTY FOUR ONLY.



Mr. Raj Kumar Dugar, son of Bhanwar Lal Dugar, (having **PAN-ADLPD5183B**, **Aadhaar No.3672 9360 9070** & **Mobile No.9831084480**), by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 57-G, Ballygunge Circular Road, P.O. Ballygunge, P.S. Karaya, Kolkata - 700019, duly authorized by the resolution of its Governing Body dated 22/06/2022 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 18/2, Deodar Street, Post Office - Ballygunge, Police Station- Ballygunge, Kolkata - 700019, 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 - 700019, vide Board Resolution dated the 29th day of July, 2022, hereinafter referred to as the **PURCHASER** (which expression shall unless excluded by or repugnant to the context shall deemed to be mean and include its present partners or such other person or persons who may be taken in or admitted for the benefit of the said partnership business, their respective heirs executors administrators legal representatives 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,

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ADDITIONAL REGISTRAR
OF ASSURANCES-II, KOLIKATA
3 AUG 2022

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
	Total:	72

- (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
	Total:	36

(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 Haldar 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 Haldar alias Astobala Halder, Man Kumari Tarafdar alias Menoka Tarafdar and Charubala Biswas, as his only heiresses who jointly



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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 Haldar 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 :-

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

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

6. By a General Power of Attorney dated the 23rd of February, 1996 executed by the said Giribala Kayal, Hansi Haldar, Mankumari 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 appointed the Vendor herein, 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.

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[Signature]



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7. By a Deed of Conveyance dated the 14th day of October, 1996 made between the said Giribala Kayal, Hansi Haldar, Man Kumari Tarafdar and Charubala Biswas therein jointly referred to as the Vendors of the One Part (represented by the said Attorney Eastern India Garment Manufacturers And 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 Barasat and recorded in Book No.IV, Volume No.1, Being No.187 for the year 1996) and one Anil Industries and Arora Industries therein jointly referred to as the 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.141 pages 70 to 84 Being No.7624 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 Purchasers therein All that the piece and parcel of land containing an area of 10 Cottahs 2 Chittacks and 36 Sq.ft., equivalent to 16.79 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 Anils' land**).
8. By another Deed of Conveyance dated the 8th day of August, 2006 made between the said Anil Industries and Arora Industries therein jointly referred to as the Vendors of the One Part and one Matrix Tie Up Private Limited therein referred to as the Purchaser of the Other 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 8414 to 8424 Being No.3759 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 Purchase therein All that the said Anil's land containing an area of 10 Cottahs 02 Chittacks and 36 Sq.ft. equivalent to 16.79 Decimals be the same a little more or less, more fully mentioned and described in the Schedule therein written, freely absolutely and forever (hereinafter referred to as **the said Matrix's land**).
9. 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



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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.

10. Accordingly land measuring 0.02268 Acres was acquisitioned from the part of the said Anils' land and the compensation award for such acquisition was duly received by the then owners thereof on the 11th day of April, 2005.

11. The said Matrix Tie Up Private Limited thereafter caused mutation of its name in the records of the B.L. & L.R.O. Rajarhat, and a new L.R. Khatian No.1173 has been opened in its name in respect of the said Matrix's land.

12. By a Development Agreement dated the 7th day of September 2018 made between the said Matrix Tie Up Private Limited therein referred to as the Owner of the First Part and one EIGMEF Apparel Park Limited therein referred to as the Developer of the Second Part and registered with the office of the Additional Registrar of Assurances-IV, Kolkata and recorded in Book No.I, Volume No.1904-2018, pages 398316 to 398396 Being No.190410150 for the year 2018, the Owner therein appointed the Developer therein to construct the textile hub on All That the Matrix's land containing an area of 16.79 Decimals, be the same a little more or less, on the terms and conditions therein covenanted.

13. 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.





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14. By a Deed of Exchange dated the 8th day of March 2022 made between the said Eastern India Manufacturers And Exporters Federation (EIGMEF) therein referred to as the party to the First Part and the said Matrix Tie Up Private Limited therein referred to as the party to the Second Part and registered with the office of Additional District Sub-Registrar Bidhannagar and recorded in Book No.I Volume No.1504-2022 pages 57021 to 57052 Being No.150401045 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 13.48 Decimals be the same a little more or less situate lying Mouza Mahisbathan, comprised R.S. & L.R. Dag No.533(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 13.48 Satak be the same a little more or less situate lying Mouza Mahisbathan, comprised R.S. & L.R. Dag No.470(P).

15. The said Matrix Tie Up Private Limited vide an application dated 23rd February, 2022 applied for conversion and the same was pending till execution of the above mentioned Deed of Exchange and thereafter the Sub-Divisional Land & Land Reforms Officer, North 24parganas at Barasat, vide its Order dated the 7th day of April, 2022 granted change of use of the land as follows :-

L.R. Dag No.	L.R. Khatia n Nos.	Area (Dec.)	Conversion Case No.	Classification
470(P)	1173	13.58	CN/2019/1507/1917	Housing Complex

16. By a Development Agreement dated the 23rd day of March 2022 between the said Matrix Tie Up Private Limited therein referred to as the Owner of the First Part and the said EIGMEF Apparel Park Limited therein 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 73103 to 73188 Being No.150401357 for the year 2022 the Owner therein appointed the Developer therein to construct and erect structures for

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a textile hub in respect of All That the remaining land in R.S./L.R. Dag No. 470, on the terms and conditions therein covenanted.

17. By a Deed of Cancellation of date made between the said Matrix Tie Up Private Limited therein referred to as the First Party of the First Part, the said EIGMEF Apparel Private Limited therein referred to as the Second Party of the Second Part and the said the Eastern India Manufacturers And Exporters Federation (EIGMEF) of the Third Part, and registered with the Additional Registrar of Assurances-IV, Kolkata and recorded as Being No.12285 for the year 2022, the parties thereto amicably decided in between themselves and cancelled terminated and/or rescinded the afore-recited Development Agreement dated the 7th day of September 2018 registered with the office of the Additional Registrar of Assurances-IV, Kolkata and recorded in Book No.I Volume No.1904-2018, pages 398316 to 398396 Being No.190410150 for the year 2018, on the terms and conditions therein covenanted.

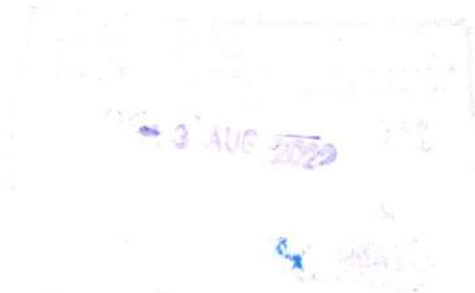
18. Thus the Vendor herein became seised and possessed of All That the piece and parcel of land, classified as "Housing Complex", containing an area of 13.48 Decimals, be the same a little more or less, situate lying at Mouza Mahisbathan, Touzi No.145, J.L No. 18, Revenue Survey No.203, Police Station-Electronic Complex (formerly Bidhannagar East), under Ward No.1, within the ambit of Bidhannagar Municipal Corporation, in the District of North 24Parganas, Kolkata-700101, comprised in:-

R.S. & L.R. Dag No.	L.R. Khatian No.	Classification after Conversion	Conversion Order No.	Area (Dec.)
470(P)	1173	Housing Complex	CN/2022/1507/790	13.48
			TOTAL:	13.48

19. 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, classified as



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"Housing Complex", containing an area of 3.33 Cottahs equivalent to 5.49 Decimals, be the same a little 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 24Parganas, Kolkata-700101, comprised in:-

R.S. & L.R. Dag No.	L.R. Khatian No.	Classification after Conversion	Conversion Order No.	Area (Dec.)
470(P)	1173	Housing Complex	CN/2022/1507/790	5.49
			TOTAL:	5.49

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.92,96,000/- (Rupees Ninety Two Lakhs Ninety Six Thousand only).

20. 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;



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3 AUG 2022

- 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
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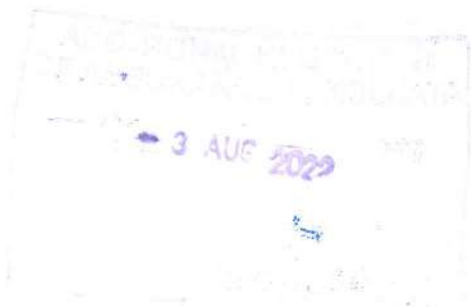


not attached and/or liable to be attached under any decree or order of any Court of Law or dues of the Income Tax, Revenue or any other Public Demand;

- 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



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Vendor herein found clouded or defective even after the date of execution and registration of these presents.

21. 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 5.49 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.92,96,000/- (Rupees Ninety Two Lakhs Ninety Six Thousand only).

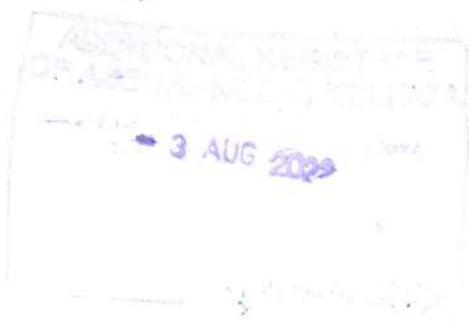
NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs.92,96,000/- (Rupees Ninety Two Lakhs Ninety Six Thousand only) of the lawful money of the Union of India well and truly paid by or on behalf the Purchaser to the Vendor at or before the execution 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, classified as "Housing Complex", containing an area of 3.33 Cottahs equivalent to 5.49 Decimals, be the same a little 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 24Parganas, Kolkata-700101, comprised in:-

R.S. & L.R. Dag No.	L.R. Khatian No.	Classification after Conversion	Conversion Order No.	Area (Dec.)
470(P)	1173	Housing Complex	CN/2022/1507/790	5.49
			TOTAL:	5.49






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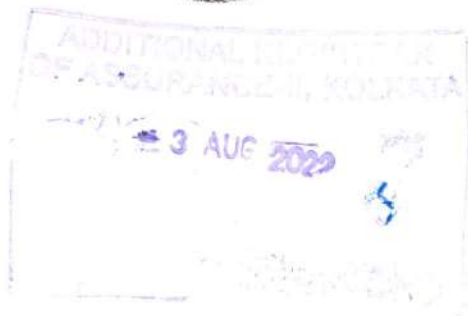


TOGETHERWITH right of common passage over above under and through common passages for the purposes of ingress to and egress from the land with or without any kinds of vehicle and all kinds of easements and quasi-easements thereto including but not limited to laying and/or bringing any cables, wires, conduits, etc., for the purposes of electric connection, phone connection, cable TV connection, internet connection and any other facilities or connection and/or any pipe or pipes for water connection, gas connection, sewerage and drainage connection and/or any other utilities, more fully and particularly described in the **Schedule** hereunder written and shown in the map or plan annexed hereto and bordered in colour **RED** thereon (hereinafter collectively 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






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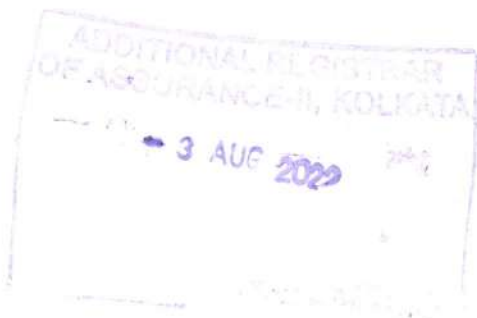


condition, use, trust or other thing whatsoever to alter, defeat, encumber or make void the same **AND THAT NOTWITHSTANDING** any such act, deed or thing whatsoever as aforesaid the Vendor has now in itself good rights, full powers and absolute authorities to grant, transfer and convey the said land 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.





8



THE SCHEDULE ABOVE REFERRED TO:

(Description of the said land sold)

ALL THAT the piece and parcel of land, classified as "Housing Complex", containing an area of 3.33 Cottahs equivalent to 5.49 Decimals, be the same a little 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 24Parganas, Kolkata-700101, comprised in:-

R.S. & L.R. Dag No.	L.R. Khatian No.	Classification after Conversion	Conversion Order No.	Area (Dec.)
470(P)	1173	Housing Complex	CN/2022/1507/790	5.49
			TOTAL:	5.49

TOGETHERWITH right of common passage over above under and through common passages for the purposes of ingress to and egress from the land with or without any kinds of vehicle and all kinds of easements and quasi-easements thereto including but not limited to laying and/or bringing any cables, wires, conduits, etc., for the purposes of electric connection, phone connection, cable TV connection, internet connection and any other facilities or connection and/or any pipe or pipes for water connection, gas connection, sewerage and drainage connection and/or any other utilities, 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 65 Meter wide Road and others land;
- On the South:** By Dag No. 472;
- On the East:** By Part of Dag No. 497, 474 and 473; and
- On the West:** By 65 Meter wide Road and Dag No.471.



1



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. *Asmita Das*
53, Sayes Asic Ac Area
Kol-10

Eastern India Garments Manufacturers
& Exporters Federation

[Signature]
Authorised Signatory

2. *Kushal Tekrinal*
5/B, Penn Road, Alipore
Kol-27

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

1. *Asmita Das*

REGALIA VENTURES LLP

[Signature]
Authorised Signatory

2. *Kushal Tekrinal*

Drafted and prepared by me.

[Signature]

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

অনুলিপি - মাননীয় -



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ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
— 3 AUG 2022

RECEIVED of and from the within-named Purchaser the within-mentioned sum of Rs.92,96,000/- (Rupees Ninety Two Lakhs Ninety Six Thousand only) being the full consideration money as per Memo below:-

MEMO OF CONSIDERATION

By RTGS	Date	Bank & Branch	Amount paid
ICICR4202208030054 009	3/08/22		Rs.92,96,000.00
		Total:	Rs.92,96,000.00

(Rupees Ninety Two Lakhs Ninety Six Thousand only).

WITNESSES:

1. *As, L. W.*

2. *Kushal Tekmal*

Eastern India Garments Manufacturers
& Exporters Federation
[Signature]
Authorised Signatory

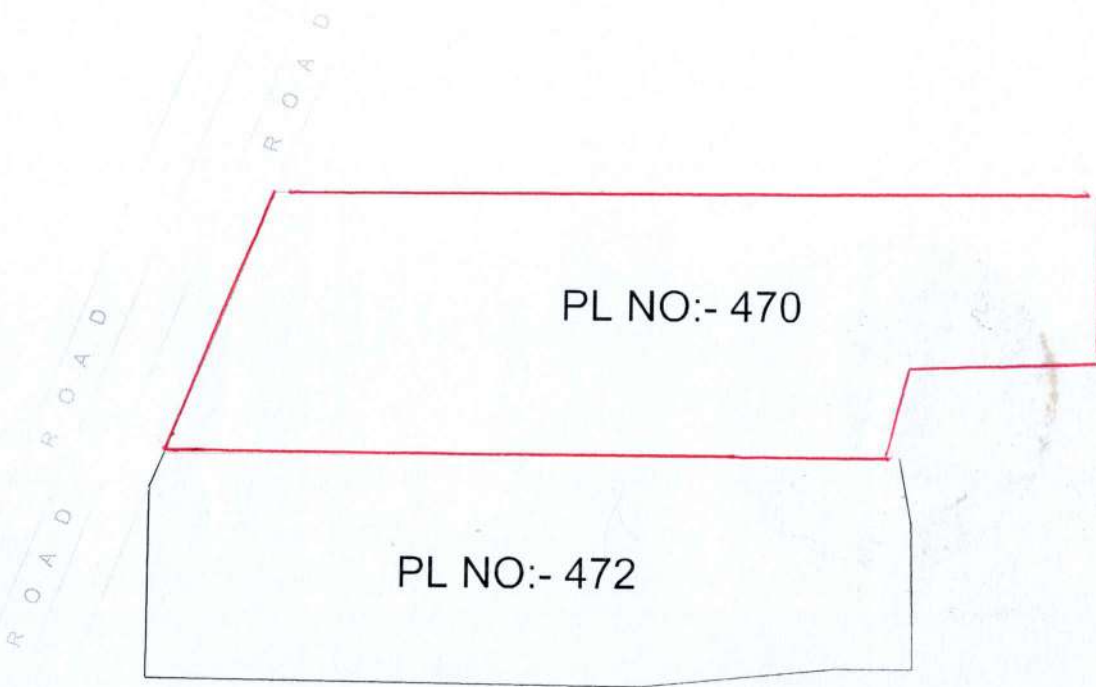


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Sale Deed Plan For 5.49 Decimal at
Dist: N 24- PGS, Block - Rajarhat
Mouza :- MAHISHBATHAN
R.S PLOT Nos. :470(P)



Eastern India Garments Manufacturers
& Exporters Federation

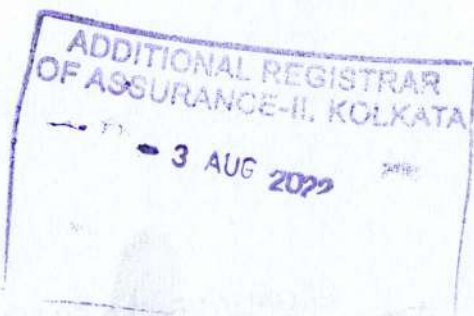
Authorised Signatory

REGALIA VENTURES LLP

Spent
Authorised Signatory



8



Eastern India Garments Manufacturers
& Exporters Federation

Authorized Signatory

FINGER PRINTS



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

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

Signature

Raj Kumar Dugar

Name

RAJ KUMAR DUGAR



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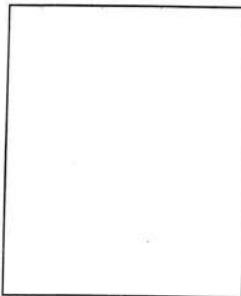
	Thumb	Finger	Fore	Finger	Middle	Finger	Ring	Finger	Little	Finger
R										
H										
S										

Signature

Akshay P. S. D. R.

Name

AKSHAY P. S. D. R.



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

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

Signature

Name



Major Information of the Deed

Deed No :	I-1902-09095/2022	Date of Registration	04/08/2022
Query No / Year	1902-2002324265/2022	Office where deed is registered	
Query Date	30/07/2022 4:43:01 PM	A.R.A. - II 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. 92,96,000/-		Rs. 92,96,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 3,71,960/- (Article:23)		Rs. 93,058/- (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: 1 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-470 (RS :-)	LR-1173	Bastu	Bastu	3.33 Katha	92,96,000/-	92,96,000/-	Width of Approach Road: 215 Ft., Adjacent to Metal Road,
Grand Total :					5.4945Dec	92,96,000 /-	92,96,000 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	The Eastern India Garment Manufacturers And Exporters Federation Shivam Chambers, Flat No: 4E/1, 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 :

SI No	Name,Address,Photo,Finger print and Signature
1	Regalia Ventures LLP 18/2, 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	Mr Raj Kumar Dugar Son of Mr Bhanwar Lal Dugar Ballygunge Circular Road, 57G, 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	Mr Akshay Kumar Pasari (Presentant) Son of Mr Ashok Kumar Pasari 35, Ballygunge Park, 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 Sujit Kumar Roy Son of Late M M Roy 6, Old Post Office Street, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:- Kolkata, West Bengal, India, PIN:- 700001			
Identifier Of Mr Raj Kumar Dugar, Mr Akshay Kumar Pasari			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	The Eastern India Garment Manufacturers And Exporters Federation	Regalia Ventures LLP-5.4945 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: 1 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:- 470, LR Khatian No:- 1173	Owner:ম্যাডিক্স টাইআপ, Gurdian:প্রা: লি:, Address:কলিকাতা - 13 , Classification:শালি, Area:0.17000000 Acre,	Seller is not the recorded Owner as per Applicant.

On 03-08-2022

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

Presented for registration at 17:15 hrs on 03-08-2022, at the Private residence 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 92,96,000/-

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

Execution is admitted on 03-08-2022 by Mr Raj Kumar Dugar, Vice President, The Eastern India Garment Manufacturers And Exporters Federation (Society), Shivam Chambers, Flat No: 4E/1, 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 Sujit Kumar Roy, , Son of Late M M Roy, 6, Road: Old Post Office Street, , P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service

Execution is admitted on 03-08-2022 by Mr Akshay Kumar Pasari, Authorized Signatory, Regalia Ventures LLP (LLP), 18/2, Deodar Street, City:- Not Specified, P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019

Indetified by Mr Sujit Kumar Roy, , Son of Late M M Roy, 6, Road: Old Post Office Street, , P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service

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Satyajit Biswas

ADDITIONAL REGISTRAR OF ASSURANCE

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

Kolkata, West Bengal

On 04-08-2022

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 93,058/- (A(1) = Rs 92,960/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 84/-, by online = Rs 92,974/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/08/2022 11:35AM with Govt. Ref. No: 192022230089576531 on 03-08-2022, Amount Rs: 92,974/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 85221638 on 03-08-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 3,71,860/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 3,71,860/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 26760, Amount: Rs.100/-, Date of Purchase: 21/07/2022, Vendor name: A BANERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 03/08/2022 11:35AM with Govt. Ref. No: 192022230089576531 on 03-08-2022, Amount Rs: 3,71,860/-,

Bank: ICICI Bank (ICIC0000006), Ref. No. 85221638 on 03-08-2022, Head of Account 0030-02-103-003-02

hmg

Satyajit Biswas

ADDITIONAL REGISTRAR OF ASSURANCE

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

Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2022, Page from 330286 to 330316
being No 190209095 for the year 2022.



Digitally signed by SATYAJIT BISWAS
Date: 2022.08.10 13:15:17 +05:30
Reason: Digital Signing of Deed.

(Satyajit Biswas) 2022/08/10 01:15:17 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.

(This document is digitally signed.)