



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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# DEED OF SALE

**THIS INDENTURE** made this the *31<sup>st</sup>* day of *January* Two thousand Eleven *between* **MESSRS CHINAR POLYMERS PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956, having its registered office at 70 C, Tiljala Road, P.S.-Beniapukur, Kolkata-700046, represented by one of the Directors **Mr RAJIV SAPRU**, hereinafter called and referred to as the **VENDOR**

ATTESTED

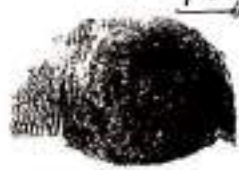
Kazi Khalekujjaman  
Notary, Govt. of W.B.  
Regn. No. 07/2016  
Kolkata



10 JUL 2017

5957  
 prima garments pvt ltd  
 V-70 A S.A. 50359 Street  
 Kolkata  
 700017

20000x10 = 200000/-  
 - Rajib Saha



NETI-462

For CHINAR POLYMERS PVT. LTD

Rajib Saha

DIRECTOR  
 PRIMA GARMENTS  
 PRIVATE LIMITED

NETI-463

DIRECTOR

Sohail Ahmed  
 S/o late Abdul Razzaque.  
 45, Dikrupur Street.  
 Kolkata - 700017  
 occupation Business.

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 Kolkata



31 JAN 2011

30 JUL 2017





পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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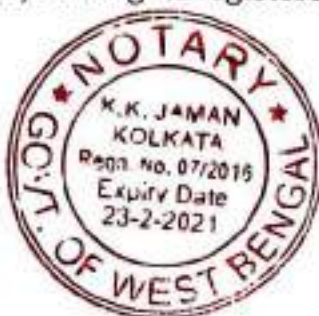
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(which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors in office, executors, representatives and assigns ) of the ONE PART.

A N D

PRIMARK GARMENTS PRIVATE LIMITED a Company incorporated under the Companies Act, 1956, having its registered office

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Regn. No. 07/2016  
Kolkata



10 JUL 2017



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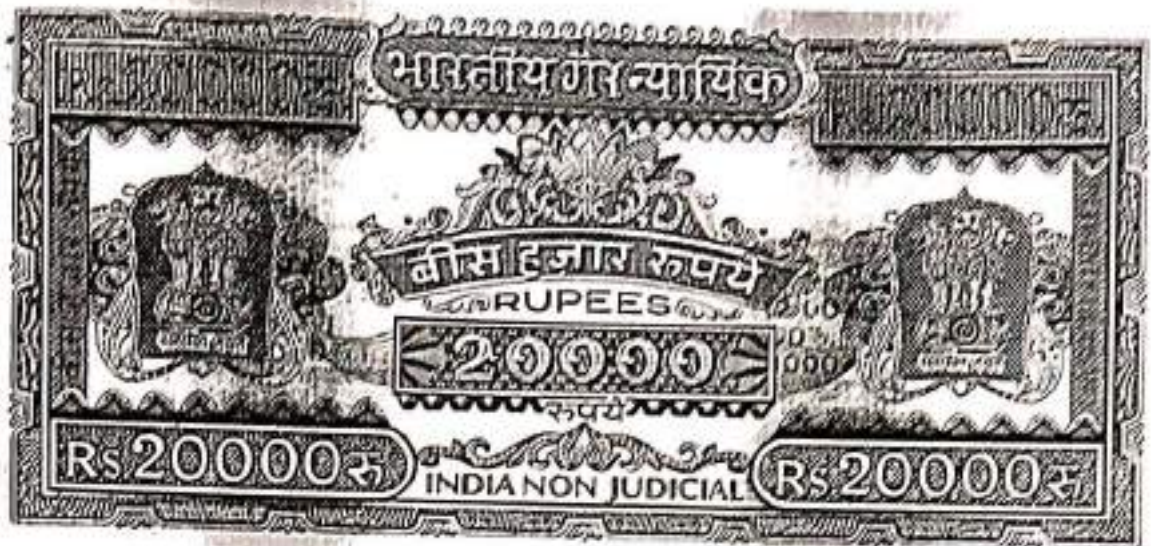
ATTESTED  
Kazi Khalek Uddin  
Notary, Govt. of W.L.  
RGN, No. 07/2010  
Kolkata



31 JAN 2011

10 JUL 2017





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at V-19 A, S. A. Farooque Road, P.S.-Nadial formerly called Metiabruz, Kolkata-700018, represented through its one of the Directors ALAUDDIN FAKIR son of late Jaynal Abedin Fakir, by faith-Muslim, by occupation- Businessman, residing at Padirhati, Santoshpur Road, P.S. Rabindranagar, Kolkata-700066, hereinafter called and referred to as the PURCHASER (which expression shall unless

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Kolkata



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5957  
 Private Partner IT LTD  
 V-90A S.A. Fg 1009  
 Local 8  
 Kazi Khalekujjan  
 Treasury  
 17-1-11

200000/0 = 200000/-

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Kazi Khalekujjan  
 Notary, Govt. of W.B.  
 Regn. No. 97/2016  
 Kolkata



One ...

31 JAN 2011

10 JUL 2017





পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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excluded by or repugnant to the context be deemed to mean and include its Successors in office, executors and assigns) of the OTHER PART.

WHEREAS One Ananta Kumar Dutta & others were well seized and possessed of all that piece and parcel of bastu land measuring more or less 10 Kottahs 08 Chittaks along with brick built structure

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Regn. No. 07/2010  
Kolkata



10 JUL 2017

5957  
 Primeval Garments Pvt Ltd  
 20 A S. A. Road  
 Kolkata - 700 014  
 17.1.11

20000x10=200000/-

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 Kazi Khalekujjaman  
 Notary, Govt. of W.B.  
 Regn. No. 07/2016  
 Kolkata



10 JUL 2017

31 JAN 2011





পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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standing thereon which included four premises nos namely a land area measuring more or less 2 (two) Kottahs 10 (ten) Chittaks along with brick built structure standing thereon situate and lying at Premises No. B-70 C/H/6 Tiljala Road, formerly known as 70 C, Tiljala Road, Kolkata-700046, and a land area measuring more or less 3 (three)

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Kolkata



10 JUL 2017

5957  
 Priyanka Sarmah PITAT  
 H/V-29A S-A FORT ROAD  
 KOL-18  
 District Collector  
 Treasury  
 dated 17/1/11

2000000/10 = 200000/-

ATTESTED  
 Kazi Khatun Ujan, 31  
 District, Govt. of W.B.  
 Regd. No. 07/2016  
 Kolkata



31 JAN 2011

10 JUL 2017





পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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Kottahs 7 (seven) Chittaks together with brick built structure standing thereon situate and lying at Premises No. 85/1B, Dr. Biresh Guha Street, formerly known as 85/1B, Dilkhusa Street, Kolkata-700046, and a land area measuring more or less 2 (two) Kottahs 4 (four) Chittaks together with brick built structure standing thereon situate and lying at

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Kazi Khalickujjaman  
Notary, Govt. of W.B.  
Regn. No. 07/2016  
Kolkata



10 JUL 2017

5957  
 K. K. JAMAN  
 KOLKATA  
 Regn. No. 07/2016  
 Expiry Date  
 23-2-2021  
 KOL-18  
 17/10/11

200000x10 = 2000000

ATTESTED  
 K.K. JAMAN  
 Notary, Govt. of W.B.  
 Regn. No. 07/2016  
 Kolkata



10 JUL 2017

31 JAN 2011





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Premises No. 85 C, Dr. Biresh Guha Street, formerly known as 85 C Dilkhusa Street, Kolkata-700046, and a land area measuring more or less 2 (two) Kottahs 3 (three) Chittaks together with brick built structure standing thereon situate and lying at Premises No. 85 D, Dr. Biresh Guha Street, formerly known as 85 D, Dilkhusa Street, Kolkata-700046,

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Notary, Govt. of W.P.  
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Kolkata



10 JUL 2017

5957  
 Primary Settlement  
 490.A.S.A. Farooque Rd  
 100-18  
 Debt Collector  
 Treasury  
 17-1-11

20000x10 = 200000

ATTESTED  
 Kazi Khalekujaman  
 Notary, Govt. of W.B.  
 Regn. No. 07/2016  
 Kolkata



31 JAN 2011

31 JUL 2017





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all four Premises situate within the jurisdiction of Police Station-Beniapukur, at present within Ward No-64 of Kolkata Municipal Corporation, Borough-I, within the jurisdiction of Additional District Sub-Registrar, Sealdah, Collectorate Holding No,XII, Sub-Division 'A', Division-IV, Dini Panchannagram in the District of South 24 Parganas.

ATTESTED  
by  
Kazi Khaleckujjan, son of  
Notary, Govt. of W.B.  
Regn. No. 07/2015  
Kolkata



10 JUL 2017

5257  
K. K. JAMAN  
KOLKATA  
REG. NO. 07/2016  
EXPIRY DATE 23-2-2021

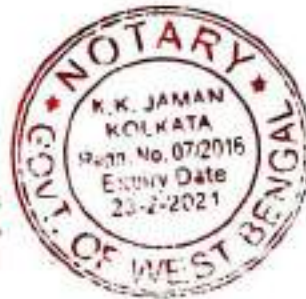
Kolkata Collectorate  
Treasurer

17.12.14

20000x10 = 200000/-

ATTESTED  
by

Kazi Khalekujjaman  
Notary, Govt. of W.B.  
Regn. No. 07/2016  
Kolkata



Dist. Registrar - II  
Kolkata South 24 Division

31 JAN 2011

30 JUL 2017





পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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AND WHEREAS while thus seized and possessed of the said property measuring a total of 10 Kottah 8 chittaks of land with structure and every part thereof said erstwhile owners Ananta Kumar Dutta & others sold and conveyed a land area measuring more or less more or less 2 (two) Kottahs 10 (ten) Chittaks along with brick built structure

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Regn. No. 67/2010  
Kolkata



10 JUL 2017

5957  
 Prime Minister's Office  
 New Delhi  
 18-11-18  
 17/11/18

200000/0 = 200000/-

**ATTESTED**  
 Kazi Khelekuja mer.  
 Notary, Gen. of W.B.  
 Regn. No. 67/2016  
 Kolkata



31 Jan 2011

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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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standing thereon situate and lying at Premises No. 70 C, Tiljala Road, Kolkata-700046, now known as B-70 C/H/6 Tiljala Road, Kolkata-700046, situate within the jurisdiction of Police Station-Beniapukur, at present within Ward No-64 of Kolkata Municipal Corporation, Borough-I, within the jurisdiction of Additional

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Notary, Govt. of W.B.  
Regn. No. 07/2016  
Kolkata



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5957  
 P. Minerva, Garment Designer  
 34-20A S.A. Fakoguel Rd.  
 Kol-18  
 Kolkata Collection  
 17.1.11

20000x10 = 200000R

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Kazi Khalekujjaman  
 Notary, Govt. of W.B.  
 Regn. No. 07/2016  
 Kolkata



30th and 31st Jan - II  
 Street South 21 Bargarh

31 JAN 2011

10 JUL 2017

District Sub-Registrar, Sealdah, Collectorate Holding No,XII, Sub-Division 'A', Division-IV, Dini Panchannagram in the District of South 24 Parganas in favour of Messrs Nirex Industries Private Limited, a Company incorporated under the Companies Act, 1956, having its registered office at as 70 C, Tiljala Road now known as B-70 C/H/6 Tiljala Road, Kolkata-700046, by way of a Deed of Sale registered on 11.04.1984, at the office of Sub-Registrar, Sealdah, South 24 Parganas, in Book No-I, Volume No-11, Pages 70 to 80, Being No-254 for the Year 1984, free from all encumbrances togetherwith delivery of possession.

**AND WHEREAS** while thus seized and possessed of the said property measuring a total of 10 Kottah 8 chittaks of land with structure and every part thereof said erstwhile owners Ananta Kumar Dutta & others sold and conveyed a land area measuring more or less more or less 3 (three) Kottahs 07 (seven) Chittaks along with brick built structure standing thereon situate and lying at Premises No. 85/1B, Dilkhusa Street, Kolkata-700046, now known as 85/1B, Dr. Biresh Guha Street, now known as 85/1B Dr. Biresh Guha Street, Kolkata-700046, situate within the jurisdiction of Police Station-Beniapukur, at present within Ward No-64 of Kolkata Municipal Corporation, within the jurisdiction of Additional District Sub-Registrar, Sealdah, Collectorate Holding No,XII, Sub-Division 'A', Division-IV, Dini Panchannagram in the District of South 24 Parganas in favour of Messrs Nirex Industries Private Limited, a Company incorporated under the Companies

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Kolkata

10 JUL 2017



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Kasi Khairul Hossain,  
Notary, Govt. of W.B.,  
Regn. No. 07, 1916  
Kolkata



10 JUL 2017

For & by the Registrar - 12  
Notary Public for West Bengal

31 JAN 2011



Act, 1956, having its registered office at as 70 C, Tiljala Road now B-70 C/H/6 Tiljala Road, Kolkata-700046, by way of a Deed of Sale registered on 10.04.1984, at the office of Sub-Registrar, Sealdah, South 24 Parganas, in Book No-I, Volume No-7, Pages 232 to 241, Being No-258 for the Year 1984, free from all encumbrances together with delivery of possession.

**AND WHEREAS** while thus seized and possessed of the said property measuring a total of 10 Kottah 8 chittaks of land with structure and every part thereof said erstwhile owners Ananta Kumar Dutta & others sold and conveyed a land area measuring more or less more or less 2 (two) Kottahs 4 (four) Chittaks along with brick built structure standing thereon situate and lying at Premises No. 85/1B, Dilkhusa Street, now known as 85/1B, Dr. Biresw Guha Street, Kolkata-700046, situate within the jurisdiction of Police Station-Beniapukur, at present within Ward No-64 of Kolkata Municipal Corporation, within the jurisdiction of Additional District Sub-Registrar, Sealdah, Collectorate Holding No, XII, Sub-Division 'A', Division-IV, Dini Panchannagram in the District of South 24 Parganas in favour of Messrs Nirex Industries Private Limited, a Company incorporated under the Companies Act, 1956, having its registered office at 70 C, Tiljala Road, P.S.-Beniapukur, Kolkata-700046, by way of Deed of Sale registered on 11.04.1984. at the office of Sub-Registrar, Sealdah, South 24 Parganas, in Book No-I, Volume No-7, Pages 245 to 258, Being No-252 for the

30 JUL 2017

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Kolkata



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Notary, Govt. of W.B.  
Regn. No. 07/2016  
Kolkata



170 JUL 2017

31 JAN 2011

Year 1984, free from all encumbrances together with delivery of possession.

**AND WHEREAS** while thus seized and possessed of the said property measuring a total of 10 Kottah 8 chittaks of land with structure and every part thereof said earstwhile owners Ananta Kumar Dutta & others sold and conveyed a land area measuring more or less more or less 2 (two) Kottahs 3 (three) Chittaks along with brick built structure standing thereon situate and lying at Premises No. 85 D, Dilkhusa Street, now known as 85 D, Dr. Biresh Guha Street, Kolkata-700046, situate within the jurisdiction of Police Station-Beniapukur, at present within Ward No-64 of Kolkata Municipal Corporation, within the jurisdiction of Additional District Sub-Registrar, Sealdah, Collectorate Holding No.XII, Sub-Division 'A', Division-IV, Dini Panchannagram in the District of South 24 Parganas in favour of Messrs Nirex Industries Private Limited, a Company incorporated under the Companies Act, 1956, having its registered office at 70 C, Tiljala Road, P.S.-Beniapukur, Kolkata-700046, by way of a Deed of Sale registered on 11.04.1984, at the office of Sub-Registrar, Sealdah, South 24 Parganas, in Book No-I, Volume No-10, Pages 216 to 226, Being No-253 for the Year 1984, free from all encumbrances together with delivery of possession.

**AND WHEREAS** thus said earstwhile owners Ananta Kumar Dutta & others sold and conveyed all their 10 Kottah 8 chittaks of land with structure standing thereon under four Premises Nos namely 70 C,

10 JUL 2017

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Notary, Govt. of W.B.  
Regn. No. 07/2016  
Kolkata



30 JUL 2011

*[Signature]*  
Sub-Registrar - II  
Office - 24 Bardhaman

31 JAN 2011

Tiljala Road now B-70 C/H/6 Tiljala Road, 85/1B, Dilkhusa Street, 85 C, Dilkhusa Street and 85 D, Dilkhusa Street, (Dilkhusa Street now known as Dr. Biresh Guha Street) in favour of said company Messrs Nirex Industries Private Limited in four registered Deed of Sale free from all encumbrances togetherwith delivery of possession and by these transfer they lost all their rights, interests and possession in regard to the said property measuring 10 Kottah 8 chittaks of land togetherwith structure standing thereon.

**AND WHEREAS** after said purchases of land measuring 10 (ten) Kottah 8 (eight) chittaks togetherwith structure standing thereon by the aforementioned four registered Deed of Sale, said company Messrs Nirex Industries Private Limited became the absolute owner and got its name mutated in the record of Calcutta Municipal Corporation now called Kolkata Municipal Corporation after paying regular taxes and rents therefrom and exercising all rights of Ownership and had been in absolute possession in respect of the said property since its purchase.

**AND WHEREAS** while thus seized and possessed of the said purchased property and every part thereof measuring more or less 10 (ten) Kottah 8 (eight) chittaks of bastu land togetherwith structures standing thereon under four Premises Nos namely B-70 C/H/6 Tiljala Road, 85/1B Dr. Biresh Guha Street, Kolkata-700046, formerly known as 85/1B Dilkhusa Street, Kolkata-700046, and 85 C Dr. Biresh Guha Street, Kolkata-700046, formerly known as 85/1C Dilkhusa Street,

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Notary, Govt. of W.B.  
Regn. No. 07/2016  
Kolkata



10 JUL 2017

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Kolkata-700046, and 85 D Dr. Biresh Guha Street, Kolkata-700046, formerly known as 85 D Dilkhusha Street, Kolkata-700046, all four Premises situate within the jurisdiction of Police Station-Beniapukur, at present within Ward No-64 of Kolkata Municipal Corporation, within the jurisdiction of Additional District Sub-Registrar, Sealdah, Collectorate Holding No. XII, Sub-Division 'A', Division-IV, Dini Panchannagram in the District of South 24 Parganas, said company Messrs Nirex Industries Private Limited adopted a resolution on 22.03.1995, with the Board of Directors' meeting to sell, transfer, convey, assure, and assign those property in favour of Messrs Chinara Polymers Private Limited, a Company incorporated under the Companies Act, 1956, that is the Vendor, herein, at a valuable consideration of Rs 4,24,000/-Rupees Four Lakhs Twenty Four Thousands Only free from all encumbrances togetherwith the delivery of possession of the said property.

AND WHEREAS while thus seized and possessed of the said purchased property and every part thereof measuring more or less 10 (ten) Kottah 8 (eight) chittaks of bastu land togetherwith structures standing thereon, obtained by way of purchase, under four premises nos namely B-70 C/H/6 Tiljala Road, 85/1B Dr. Biresh Guha Street, Kolkata-700046, formerly known as 85/1B Dilkhusha Street, Kolkata-700046, and 85 C Dr. Biresh Guha Street, Kolkata-700046, formerly known as 85 C Dilkhusha Street, Kolkata-700046, and 85 D Dr. Biresh

10 JUL 2017

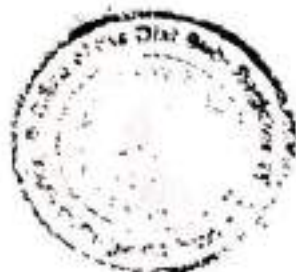
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Regn. No. 07/2016 -  
Kolkata



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Regn. No. 07/2016  
Kolkata



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10 JUL 2017

Guha Street, Kolkata-700046, formerly known as 85 D Dilkhusa Street, Kolkata-700046, all four Premises situate within the jurisdiction of Police Station-Beniapukur, at present within Ward No-64 of Kolkata Municipal Corporation, Borough-I, within the jurisdiction of Additional District Sub-Registrar, Sealdah, Collectorate Holding No. XII, Sub-Division 'A', Division-IV, Dini Panchannagram in the District of South 24 Parganas, Messrs Nirex Industries Private Limited sold, transferred and conveyed the above mentioned property by way of a Deed of Sale executed, presented and registered on 6 th day of November, 1995 presented by P.N. Wattal at the office of the Registrar of Delhi and subsequently it was authenticated by the Collector, District Registration Cell, South 24 Parganas, West Bengal, in Book No-I, Volume No-1362, Pages 144 to 160, Being No-3025 for the Year 1995 in favour of Messrs Chinara Polymers Private Limited, the Vendor, herein, free from all encumbrances togetherwith delivery of possession.

**AND WHEREAS** thus Messrs Chinara Polymers Private Limited, the Vendor, herein, have obtained by purchase all that piece and parcel of bastu land measuring more or less 2 (two) Kottahs 10 (ten) Chittaks along with brick built structure standing thereon situate and lying at Premises No. B- 70 C/H/6 Tiljala Road, Kolkata-700046, formerly known as 70 C, Tiljala Road, by way of a Deed of Sale Being No-254 for the Year 1984, and a land area measuring more or less 3 (three) Kottahs 7 (seven) Chittaks together with brick built structure standing thereon

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Regn. No. 07/2016  
Kolkata



10 JUL 2017



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Kazi Khalekujjaman  
Notary, Govt. of W.B.  
Regn. No. 07/2016  
Kolkata



*[Signature]*  
[Illegible text]

13 JAN 2011

13 JUL 2017

situate and lying at Premises No. 85/1B, Dr. Biresh Guha Street, Kolkata-700046 formerly known as 85/1B, Dilkhusa Street by way of a Deed of Sale Being No-258 for the Year 1984, and a land area measuring more or less 2 (two) Kottahs 4 (four) Chittaks together with brick built structure standing thereon situate and lying at Premises No. 85 C, Dr. Biresh Guha Street Kolkata-700046, formerly known as 85 C, Dilkhusa Street by way of a Deed of Sale Being No-252 for the Year 1984, and a land area measuring more or less 2 (two) Kottahs 3 (three) Chittaks together with brick built structure standing thereon situate and lying at Premises No. 85 D, Dr. Biresh Guha Street, Kolkata-700046 formerly known as 85 D, Dilkhusa Street by way of a Deed of Sale Being No-253 for the Year 1984, totalling an area of 10 (ten) Kottahs 8 (eight) Chittaks under four Premises mentioned above which is situated within the jurisdiction of Police Station-Beniapukur, at present within Ward No-64 of Kolkata Municipal Corporation, Borough-I, within the jurisdiction of Additional District Sub-Registrar, Sealdah, Collectorate Holding No,XII, Sub-Division 'A', Division-IV, Dini Panchannagram in the District of South 24 Parganas and became sole and absolute owner and has been in absolute possession of the same, free from all encumbrances mutating its name with the Kolkata Municipal Corporation after paying taxes and rents in favour of the Government of West Bengal and at the office of Kolkata Municipal Corporation.

**AND WHEREAS** Messrs Chinara Polymers Private Limited, the

**ATTESTED**

Kazi Khalekujjaman  
Notary, Govt. of W.B.  
Regn. No. 07/2016  
Kolkata



10 JUL 2017

ATTESTED

*by*  
Rafi Khalek Pasha  
Notary, Com. of P. & J.  
Sec. No. 1112000  
Kuala Lumpur



10 JUL 2011

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Vendor, herein, being the actual owner has been seizing and possessing their aforesaid purchased property, more fully described in the schedules hereunder, without any claim, demand, attachment, encumbrances whatsoever from any corner and the Vendor is well and sufficiently entitled to transfer the property mentioned in the schedule hereunder by way of sale, mortgage, will or any process.

**AND WHEREAS** the Board of Directors of Messrs Chinar Polymers Private Limited, the Vendor, herein, resolved on 11 th November, 2010, to sell, convey, assure, assign its above mentioned property at a valuable consideration.

**AND WHEREAS** as per resolution of the Board of Directors, the Vendor, herein, offered to sell its said property all that piece and parcel of bastu land measuring more or less 2 (two) Kottahs 10 (ten) Chittaks along with brick built structure standing thereon situate and lying at Premises No. B- 70 C/H/6 Tiljala Road, Kolkata-700046, formerly known as 70 C, Tiljala Road, by way of a Deed of Sale Being No-254 for the Year 1984, and a land area measuring more or less 3 (three) Kottahs 7 (seven) Chittaks together with brick built structure standing thereon situate and lying at Premises No. 85/1B, Dr. Biresh Guha Street, Kolkata-700046 formerly known as 85/1B, Dilkhusa Street by way of a Deed of Sale Being No-258 for the Year 1984, and a land area measuring more or less 2 (two) Kottahs 4 (four) Chittaks together with brick built structure standing thereon situate and lying at Premises

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Regn. No. 07/2010  
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31 JAN 2011

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No. 85 C, Dr. Biresh Guha Street Kolkata-700046, formerly known as 85 C, Dilkhusa Street by way of a Deed of Sale Being No-252 for the Year 1984, and a land area measuring more or less 2 (two) Kottahs 3 (three) Chittaks together with brick built structure standing thereon situate and lying at Premises No. 85 D, Dr. Biresh Guha Street, Kolkata-700046 formerly known as 85 D, Dilkhusa Street by way of a Deed of Sale Being No-253 for the Year 1984, thus totalling an area of 10 (ten) Kottahs 8 (eight) Chittaks together with structures thereon under four Premises which is situated within the jurisdiction of Police Station-Beniapukur, at present within Ward No-64 of Kolkata Municipal Corporation, Borough-I, within the jurisdiction of Additional District Sub-Registrar, Sealdah, Collectorate Holding No- XII, Sub-Division 'A', Division-IV, Dini Panchannagram in the District of South 24 Parganas described in the Schedule hereunder including all his right, title interest, possession, all easement right for the price of Rs 1,50,00,000/- (Rupees One Crore Fifty Lakhs) only. Considering the said price as the present market price and on coming to know the same, the Purchaser, herein, agreed to purchase the aforesaid land measuring 10 (ten) Kottahs 8 (eight) Chittaks be the same a little more or less with structures thereon more fully described in the schedule hereunder written at a consolidated price of Rs 1,50,00,000/- (Rupees One Crore Fifty Lakhs) only free from all encumbrances and has agreed not to raise any query as to the title and condition thereof and to take possession thereof

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Kolkata



17 JUL 2017



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Notary, Govt. of W.B.  
Regn. No. 07/2016  
Kolkata



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on as is where is basis.

NOW THIS INDENTURE WITNESSETH THAT in pursuance of the said agreement and in consideration of the said sum of Rs 1,50,00,000/- (Rupees One Crore Fifty Lakhs) only truly paid by the Purchaser, herein, to the Vendor, herein, simultaneously with the execution of this deed (the receipt whereof the Vendor, herein, doth hereby admit and acknowledge as hereinafter mentioned in the Memo of Consideration) the said Vendor, as the owner of the said land measuring in aggregate 10 (ten) Kottahs 8 (eight) Chittaks be the same a little more or less together with structures thereon more fully described in the Second Schedule below, doth hereby indefeasibly grant, convey, sale, transfer, assign and assure unto and to the use of the said Purchaser namely PRIMARK GARMENTS PRIVATE LIMITED free from all encumbrances, together with all liberties, privileges with all using rights of ingress and egress including all easement right, title, interest, possession of the Vendor, herein, and all ways, sewers, drains, ditches, water, water courses into or upon the said properties and every part thereof TO HAVE AND TO HOLD the said property, hereby, sold, transferred unto the Purchaser THAT NOTWITHSTANDING any acts, deeds, hereto before done, executed or knowingly suffered to the contrary, the Vendor is now lawfully seized and possessed of the said property and the said property to the best of the Vendor's knowledge is not notified to be acquired under

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Regn. No. 07/2016  
Kolkata



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31 JAN 2011



the land acquisition ACT, or not requisitioned by the govt. nor by any public body whatsoever and there is no suit or dispute or case pending in any court in respect of the said property and there is no co-sharer in respect of the said property and the Vendor has full and absolute power to sell, transfer the said property in manner aforesaid that the Purchaser shall at all times hereafter peaceably and quietly hold, possess and enjoy the said property with absolute right to sell, transfer, gift, mortgage, lease, convey whatsoever as its absolute owner and possessor without any lawful eviction from the Vendor, herein, or any person. That the Vendor, herein, covenants with the Purchaser to save the said property harmless and shall at all time hereafter indemnify and keep indemnified the Purchaser from or against all action, claims and demands, whatsoever, if any, up to the date of these presents. And the Vendor, herein, covenants with the Purchaser that simultaneously with the execution of these presents, the peaceful possession of the said property has been made over by the Vendor, herein, to the Purchaser, herein, the possession whereof the Purchaser doth hereby admit and acknowledge.

FURTHER STATED BY THE VENDOR that the Purchaser shall be entitled to enjoy all rights of ingress and egress and all using rights including all easement rights over and through road and/or the passages adjacent to the said property shown in the map or plan annexed herewith and the Purchaser has got every liberty to

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10 JUL 2017

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Regn. No. 67/2016  
Kolkata



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arrange for electric connection, water pipe connection, gas connection, drainage system over and/ or under the said road and/or the passages adjacent to it.

THAT if any of the statements or covenants made hereinbefore is found to be defective in title is detected hereafter or any error or omission is found to have taken place in this Deed in future, the Vendor, herein, shall at the request and cost of the Purchaser do and execute or cause to be done and executed any supplementary Deed or Deeds of Rectification/Declaration in favour of the Purchaser. That the Purchaser shall at all times hereafter peaceably and quietly hold possess and enjoy the said property with absolute right to sell, transfer, gift, mortgage, lease, convey whatsoever as its absolute owner and possessor without any lawful eviction from the Vendor or any person.

THAT the Purchaser shall have all rights to mutate its name as owner and occupier in respect of the said property in the records of Kolkata Municipal Corporation and in the records of B.L. & L.R.O., Government of West Bengal.

THE SCHEDULE ABOVE REFERRED TO 'A'

ALL THAT piece and parcel of bastu land measuring more or less 2 (two) Kottahs 10 (ten) Chittaks togetherwith 450 sft brick built tiles shed residential structures standing thereon situate and lying at

✓ Premises No. B- 70 C/H/6 Tiljala Road, Kolkata-700046,

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Regd. No. 07/2010  
Kolkata



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Notary, Govt. of W.B.  
Regn. No. 07/2016  
Kolkata



10 JUL 2017

Dist. Sub-Registrar - D  
Kolkata South - Bangalore

31 JAN 2011

formerly known as 70 C, Tiljala Road, Kolkata-700046, situate within the jurisdiction of Police Station-Beniapukur, at present within Ward No-64 of Kolkata Municipal Corporation, within the jurisdiction of Additional District Sub-Registrar, Sealdah, Collectorate Holding No,XII, Sub-Division 'A', Division-IV, Dini Panchannagram in the District of South 24 Parganas shown in the annexed plan and delineated in Red border and all rights of ingress and egress and all using rights including all easement rights over and through road and/or the passages adjacent.

which is *butted and bounded* as follows:-

On the North :- Passage

On the South :- Passage.

On the East :- Land of Premises Nos-85/1B, 85C, 85D Dr. Biresh Guha Street.

On the West :- 10' wide passage.

THE SCHEDULE ABOVE REFERRED TO 'B'

ALL THAT piece and parcel of bastu land measuring more or less 3 (three) Kottahs 7 (seven) Chittaks together with 500 sft brick built tiles shed residential structures standing thereon situate and lying at Premises No. 85/1B, Dr. Biresh Guha Street, Kolkata-700046, formerly known as 85/1B, Dilkhusa Street, Kolkata-700046,

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Regn. No. 07/2016  
Kolkata



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Dist. Sub-Registrar - II  
South 2, Paschim Medinipur

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10 JUL 2017



situate within the jurisdiction of Police Station-Beniapukur, at present within Ward No-64 of Kolkata Municipal Corporation, within the jurisdiction of Additional District Sub-Registrar, Sealdah, Collectorate Holding No,XII, Sub-Division 'A', Division-IV, Dini Panchannagram in the District of South 24 Parganas shown in the annexed plan and delineated in Red border and all rights of ingress and egress and all using rights including all easement rights over and through road and/or the passages adjacent.

which is *butted and bounded* as follows:-

- On the North :- Property under Premises No- 85 C, Dr. Biresh Guha Street.
- On the South :- Dilkhusa Road.
- On the East :- 4' wide Passage.
- On the West :- Property under Premises No-B- 70C/H/6, Tiljala Road..

THE SCHEDULE ABOVE REFERRED TO 'C'

ALL THAT piece and parcel of bastu land measuring more or less 2 (two) Kottahs 4 (four) Chittaks together with 425 sft brick built tiles shed residential structures standing thereon situate and lying at

Premises No. 85 C, Dr. Biresh Guha Street, Kolkata-700046,

formerly known as 85 C, Dilkhusa Street, Kolkata-700046, situate

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Regn. No. 07/2016  
Kolkata



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within the jurisdiction of Police Station-Beniapukur, at present within Ward No-64 of Kolkata Municipal Corporation, within the jurisdiction of Additional District Sub-Registrar, Sealdah, Collectorate Holding No,XII, Sub-Division 'A', Division-IV, Dini Panchannagram in the District of South 24 Parganas shown in the annexed plan and delineated in Red border and all rights of ingress and egress and all using rights including all easement rights over and through road and/or the passages adjacent.

which is *butted and bounded* as follows:-

- On the North :- Property under Premises No- 85/D, Dr. Biresh Guha Street.
- On the South :- Property under Premises No- 85/1/B, Dr. Biresh Guha Street.
- On the East :- 4' wide Passage.
- On the West :- Property under Premises No-B- 70C/H/6, Tiljala Road.

THE SCHEDULE ABOVE REFERRED TO 'D'

ALL THAT piece and parcel of bastu land measuring more or less 2 (two) Kottahs 3 (three) Chittaks together with 425 sft brick built tiles shed residential structures standing thereon situate and lying at

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Regn. No. 07/2016  
Kolkata



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Premises No. 85 D, Dr. Biresh Guha Street, Kolkata-700046, formerly known as 85 D, Dilkhusa Street, Kolkata-700046, situate within the jurisdiction of Police Station-Beniapukur, at present within Ward No-64 of Kolkata Municipal Corporation, within the jurisdiction of Additional District Sub-Registrar, Sealdah, Collectorate Holding No,XII, Sub-Division 'A', Division-IV, Dini Panchannagram in the District of South 24 Parganas shown in the annexed plan and delineated in Red border and all rights of ingress and egress and all using rights including all easement rights over and through road and/or the passages adjacent.

which is *butted and bounded* as follows:-

- On the North :- 4' wide passage.
- On the South :- Property under Premises No- 85C, Dr. Biresh Guha Street.
- On the East :- 4' wide Passage.
- On the West :- Property under Premises No-B- 70C/H/6, Tiljala Road.

THE SECOND SCHEDULE ABOVE REFERRED TO

TOTAL AREA mentioned in the Schedule 'A', 'B', 'C' and 'D' herein-above measuring more or less 10 (ten) Kottahs 8 (eight) Chittaks together with 1800 sft brick built tiled shed residential structure

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Notary, Govt. of W.B.  
Regn. No. 07/2016  
Kolkata



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standing thereon situate and lying at four Premises Nos namely **B-70 C/H/6 Tiljala Road, 85/1B Dr. Biresh Guha Street, Kolkata-700046**, formerly known as 85/1B Dilkhusa Street, Kolkata-700046, and **85 C Dr. Biresh Guha Street, Kolkata-700046**, formerly known as 85 C Dilkhusa Street, Kolkata-700046, and **85 D Dr. Biresh Guha Street, Kolkata-700046**, formerly known as 85 D Dilkhusa Street, Kolkata-700046, and situate within the jurisdiction of **Police Station-Beniapukur**, at present within **Ward No-64 of Kolkata Municipal Corporation, Borough-I**, within the jurisdiction of Additional District Sub-Registrar, Sealdah, District Sub-Registrar-III, Alipore, South 24 Parganas, Collectorate Holding No, XII, Sub-Division 'A', Division-IV, Dini Panchannagram in the District of South 24 Parganas shown in the annexed plan and delineated in Red border and all rights of ingress and egress and all using rights including all easement rights over and through road and/or the passages adjacent. which is *butted and bounded* as follows:-

On the North :- 4' wide passage.  
 On the South :- Dr. Biresh Guha Street.  
 On the East :- 4' wide passage.  
 On the West :- 10' wide passage.

**The Property is valued as 1,50, 00, 000/- Rupees One Crore Fifty Lakhs only.**

**ATTESTED**

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 Regn. No. 07/2016  
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10 JUL 2017

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Regn. No. 07/2010  
Kolkata



10 JUL 2017

31 JAN 2011

IN WITNESSS WHEREOF the Vendor, herein, represented  
by its Director set and subscribed his hands and seal the day, month  
and year first above written.

For CHINAR POLYMERS PVT. LTD

*Rajiv Sapru*  
Director

Signature of the Vendor

Director (MR RAJIV SAPRU)

M/S CHINAR POLYMERS

PRIVATE LIMITED

SIGNED, SEALED

& DELIVERED

In the presence of:-

- 1) *Sohail Ahmed -*  
*45, Diksha Street,*  
*Kolkata, 70017.*

PRIMARK GARMENTS  
PRIVATE LIMITED

*Alauddin Fakir*  
DIRECTOR

Signature of the Purchaser

Director (ALAUDDIN FAKIR)

PRIMARK GARMENTS

PRIVATE LIMITED.

*PAN AAFCP4805Q*

*10 JUL 2017*

ATTESTED

*by*

*Kazi Khaleel Uddin*  
*Notary, Govt. of P.O.*  
*Regn. No. 57/2610*  
*Kolkata*





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31 JAN 2011

10 JUL 2017

PLAN SHOWING 2k-10 ch of Premises No- B-70C/ H/6, Tiljala Road, 3k-7ch of Premises  
 No-85/ 1B Dr Biresh Guha Street, 2k-4ch of Premises No-85C, Dr Biresh Guha Street, 2k-3ch of Premises  
 No-85D Dr Biresh Guha Street P S - BENIAPUKUR, DISTRICT- SOUTH 24 PARGANAS, WITHIN  
 THE JURISDICTION OF WARD NO-64, KOLKATA MUNICIPAL CORPORATION  
 SCALE : 1 INCH = 50 FEET

TOTAL AREA : 10 K- 08 CH more or less with structures

SHOWN IN RED

VENDOR : Messrs Chinara Polymers Private Limited

PURCHASER : Primark Garments Private Limited



PRIMARK GARMENTS  
PRIVATE LIMITED

*Ahmadul Fakis*

DIRECTOR

For CHINARA POLYMERS PVT. LTD

*Rajendra*

Director

ATTESTED

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Notary, Court of V. P.  
Regn. No. 07/2010  
Kolkata



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Regn. No. 07/2016  
Kolkata













19 JUL 2017



	Thumb	First	Middle	Ring	Small
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Right Hand					

Name.....  
 Signature..... For CHINAR POLYMERS PVT. LTD.  
*Rajiv Sanyal*  
 Director

	Thumb	First	Middle	Ring	Small
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Right Hand					

Name..... PRIMARK GARMENTS.....  
 PRIVATE LIMITED  
 Signature.....  
*Alauddin Faki*  
 DIRECTOR

	Thumb	First	Middle	Ring	Small
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Right Hand					

Name.....  
 Signature.....  
**ATTESTED**  
*Kazi Khatehujama*  
 Notary, Govt. of W.B.  
 Regn. No. 07/2010  
 Kolkata



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Kazi Khalekujjan, 21  
Notary, Govt. of W.B.  
Regn. No. 67/2016  
Kolkata



Dist. Sur. to Notary - 11  
Kolkata

31 JAN 2011

10 JUL 2017

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### MEMO OF CONSIDERATION

Received a sum of Rs 1,50,00,000/- (Rupees One Crore Fifty Lakhs) only in Cheque being no-401206, dated 31-01-2011, from Account No-CBCA-491 of Corporation Bank, Burtolla Branch, through RTGS Code SCBL 0036001 from the above named Purchaser to the Vendor's Account No-33705042334 of Standard Chartered Bank, Shakespear Sarani Branch being the full consideration money per memo below :-

### MEMO

Rs 1,50,00,000/- (Rupees One Crore Fifty Lakhs) only in Cheques.

### WITNESSES

1) *Sohail Ahmed*  
45, Dinkusha Street  
Kolkata-700027

2) *Hd. Kutubuddin Molla*  
Alipore Police Court  
Kolkata-27.

For CHINAR POLYMERS PVT. LTD

*Rajiv Sapru*  
Director

Signature of the Vendor

Director (MR RAJIV SAPRU)

M/S CHINAR POLYMERS

PRIVATE LIMITED

PAN- AABCC0415F

Drafted by me

*Hd. Kutubuddin Molla*

Kutubuddin Molla  
Advocate

Alipore Police Court

Kolkata-700027.

Computered by me  
*Yasmin Begum*  
Padirhati, Kol-66.

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*Kazi Khalekujjaman*  
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Regn. No. 07/2016  
Kolkata




31 JAN 2011

30 JUL 2017

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 2  
Page from 4360 to 4403  
being No 00755 for the year 2011.


  
District Sub-Registrar - III  
South 24 Parganas.



- 1 FEB 2011

(Utpal Kumar Chakravarty) 01-February-2011  
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS  
Office of the D.S.R.-III SOUTH 24-PARGANAS  
West Bengal

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Kazi Khalekujjan  
Notary, Govt. of W.B.  
Regn. No. 67/2016  
Kolkata



10 JUL 2017.







**Government Of West Bengal  
Office Of the D.S.R.-III SOUTH 24-PARGANAS  
District:-South 24-Parganas**

**Endorsement For Deed Number : I - 00755 of 2011  
(Serial No. 00814 of 2011)**

**On**

**Payment of Fees:**

**On 31/01/2011**

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

Presented for registration at 16.20 hrs on 31/01/2011, at the Private residence by Mr. Rajiv Sapru  
Executant.

**Admission of Execution(Under Section 58,W.B.Registration Rules,1962)**

Execution is admitted on 31/01/2011 by

1. Mr. Rajiv Sapru  
Director, Messrs Chinari Polymers Pvt. Ltd., 70 C, Tiljala Road, Kolkata, Thana:-Beniapukur,  
District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700046 .  
By Profession : Business
  2. Alauddin Fakir  
Director, Primark Garments Pvt. Ltd., V - 19 A, S.A.Faroo Quea Road, Kolkata, Thana:-Metiaburutz,  
District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700066 .  
By Profession : Business
- Identified By Sohail Ahmed, son of Late Abdul Razzaque, 45, Dil Khusa Street, Kolkata,  
District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700017 , By Caste: Muslim, By  
Profession: Business.

( Utpal Kumar Chakravarty )  
DISTRICT SUB-REGISTRAR-III OF SOUTH  
24-PARGANAS

**On 01/02/2011**

**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 : 23.4 of Indian Stamp Act 1899.

**Payment of Fees:**

Amount By Cash

Rs. 193426/-, on 01/02/2011

( Under Article : A(1) = 193380/- , E = 14/- , H = 28/- , M(b) = 4/- on 01/02/2011 )

**Certificate of Market Value(WB PUVI rules of 2001)**

Magister - II  
South 24 Parganas

**ATTESTED**

Kazi Khalek Ujan



( Utpal Kumar Chakravarty )

DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS

01/02/2011 15:10:01  
Regd. No. 07/2010  
Kolkata

Endorsement Page 1 of 2

FEB 2011

10 JUL 2017



Office of the District Registrar - II  
South 24 Parganas

10 JUL 2017

ATTESTED

Kazi Khalekujjaman  
Notary, Govt. of W.B.  
Regn. No. 07/2016  
Kolkata





**Government Of West Bengal**  
**Office Of the D.S.R.-III SOUTH 24-PARGANAS**  
**District:-South 24-Parganas**

**Endorsement For Deed Number : I - 00766 of 2011**  
**(Serial No. 00814 of 2011)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-17580225/-

Certified that the required stamp duty of this document is Rs.- 1230030 /- and the Stamp duty paid is: Impresive Rs.- 200000/-

**Deficit stamp duty**

Deficit stamp duty Rs. 1031000/- is paid, by the Bankers cheque number 031440, Bankers Cheque Date 31/01/2011, Bank Name State Bank of India, PANCHUR, received on 01/02/2011

( Utpal Kumar Chakravarty )  
DISTRICT SUB-REGISTRAR-III OF SOUTH  
24-PARGANAS

**ATTESTED**

*Kj*  
Kazi Khalekujjaman  
Notary, Govt. of W.B.,  
Regn. No. 07/2010  
Kolkata



*[Signature]*  
Joint and Register - II  
South 24 Parganas

**61 FEB 2011**

( Utpal Kumar Chakravarty )  
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS

01/02/2011 15:15:00

EndorsementPage 2 of 2

**10 JUL 2011**





Notary Seal Registered - 10  
Reg. No. 07/2010

11 FEB 2011

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Kazi Khalekujjaman  
Notary, Govt. of W.B.  
Regn. No. 07/2010  
Kolkata



11 FEB 2011