

11	Mr MEET JAIN Son of Late Manohar Lall Jain Neel Kanth Building, Flat No: 6B 9A, 26B, Camac Street, P.O:- Park Street, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACxxxxxx8K, Aadhaar No: 25xxxxxxx7002, Status :Individual, Executed by: Self, Date of Execution: 27/01/2021 , Admitted by: Self, Date of Admission: 27/01/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 27/01/2021 , Admitted by: Self, Date of Admission: 27/01/2021 ,Place : Pvt. Residence
12	ARVIND KUMAR JAIN HUF Neel Kanth Building, Flat No: 6C 6D, 26B, Camac Street, P.O:- Park Street, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016 , PAN No.:: AAxxxxxx8L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
13	Mrs ROSY JAIN Wife of Mr Arvind Kumar Jain Neel Kanth Building, Flat No: 6C 6D, 26B, Camac Street, P.O:- Park Street, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACxxxxxx1L, Aadhaar No: 35xxxxxxx1200, Status :Individual, Executed by: Self, Date of Execution: 27/01/2021 , Admitted by: Self, Date of Admission: 27/01/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 27/01/2021 , Admitted by: Self, Date of Admission: 27/01/2021 ,Place : Pvt. Residence
14	BIJAY KUMAR JAIN HUF Ground Floor, 6A, Kiron Sankar Roy Road(Hastings Street), P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 , PAN No.:: AAxxxxxx1N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
15	SUMAN PROPERTY PRIVATE LIMITED Ground Floor, 6A, Kiron Sankar Roy Road(Hastings Street), P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 , PAN No.:: AAxxxxxx1L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
16	STYLO VENTURES PRIVATE LIMITED Plot No.74, Ucayan Industrial Estate, 3, Pagladanga Road, P.O:- Tangra, P.S:- Tangra, District:-South 24-Parganas, West Bengal, India, PIN - 700015 , PAN No.:: AAxxxxxx5F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr SANDEEP JAIN (Presentant) Son of Mr Bijay Kumar Jain 6/1C, Palm Avenue, P.O:- Ballygunge, P.S:- Ballygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACxxxxxx8Q, Aadhaar No: 34xxxxxxx2930, Status :Individual, Executed by: Self, Date of Execution: 27/01/2021 , Admitted by: Self, Date of Admission: 27/01/2021 ,Place : Pvt. Residence

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr MEET JAIN Son of Late Manohar Lall Jain Neel Kanth Building, Flat No: 6B 9A, 26B, Camac Street, P.O:- Park Street, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx8K, Aadhaar No: 25xxxxxxx7002 Status : Representative, Representative of : MANOHAR LALL MEET JAIN HUF (as Karta), MEET JAIN HUF (as Karta)



2	Mr ARVIND KUMAR JAIN Son of Late Mannalal Jain Neel Kanth Building, Flat No: 6C 6D, 26B, Camac Street, P.O:- Park Street, P.S:- Shakespeare Sarani, Kolkata, District-Kolkata, West Bengal, India, PIN - 700016, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx8F, Aadhaar No: 82xxxxxxxx9677 Status : Representative, Representative of : ARVIND KUMAR JAIN HUF (as Karta)
3	Mr BIJAY KUMAR JAIN Son of Late Fateh Chand Jain 6/1C, Palm Avenue, P.O:- Ballygunge, P.S:- Bullygunge, District-South 24-Parganas, West Bengal, India, PIN - 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx9B, Aadhaar No: 77xxxxxxxx2769 Status : Representative, Representative of : BIJAY KUMAR JAIN HUF (as Karta)
4	Mr SANDEEP JAIN Son of Mr Bijay Kumar Jain 6/1C, Palm Avenue, P.O:- Ballygunge, P.S:- Bullygunge, District-South 24-Parganas, West Bengal, India, PIN - 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx8Q, Aadhaar No: 34xxxxxxxx2930 Status : Representative, Representative of : SUMAN PROPERTY PRIVATE LIMITED (as Director)
5	Mrs NISHA JAIN Wife of Mr Meet Jain Neel Kanth Building, Flat No: 6B, 26B, Camac Street, P.O:- Park Street, P.S:- Shakespeare Sarani, Kolkata, District-Kolkata, West Bengal, India, PIN - 700016, Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, , PAN No.:: ACxxxxxx0E, Aadhaar No: 96xxxxxxxx7901 Status : Representative, Representative of : STYLO VENTURES PRIVATE LIMITED (as Director)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr ALAMGIR REZA Son of Mr Jahangir Reza 28/1, Judges Court Road, P.O:- Alipore, P.S:- Alipore, District-South 24-Parganas, West Bengal, India, PIN - 700026			
Identifier Of Mrs MADHU SURANA, Mr SHRENIK SURANA, Mr SAROJ KUMAR SURANA, Mrs KOMAL SURANA, Mr NISHIT JAIN, Mrs NIKITA JAIN, Mrs BINA JAIN, Mrs NISHA JAIN, Mr MEET JAIN, Mrs ROSY JAIN, Mr SANDEEP JAIN, Mr MEET JAIN, Mr ARVIND KUMAR JAIN, Mr BIJAY KUMAR JAIN, Mr SANDEEP JAIN, Mrs NISHA JAIN			

Land Details as per Land Record

District: South 24-Parganas, P.S:- Kolkata Leather Camp, Gram Panchayat: BAMANGHATA, Mouza: Kochpukur, Ji No: 2, Pin Code : 700156

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 122, LR Khatian No:- 1026	Owner:শ্রী মৃগেশ কুমার, Gurdian:শ্রী মৃগেশ কুমার, Address:199/5, ১৯, বি, গোস্বামী, ২৯ ডিগ্রী, ১৯-৭, Classification:ভাঙ্গা, Area:0.11000000 Acre,	Mrs MADHU SURANA
L2	LR Plot No:- 123, LR Khatian No:- 1023	Owner:শ্রী শ্রেণিক কুমার, Gurdian:শ্রী শ্রেণিক কুমার, Address:199/5, ১৯, বি, গোস্বামী, ২৯ ডিগ্রী, ১৯-৭, Classification:ভাঙ্গা, Area:0.04000000 Acre,	Mr SHRENIK SURANA



On 27-01-2021

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

Presented for registration at 16:40 hrs on 27-01-2021, at the Private residence by Mr SANDEEP JAIN ,Claimant.

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

Execution is admitted on 27/01/2021 by 1. Mrs MADHU SURANA, Wife of Mr Saroj Kumar Surana, Vaishali Apartment, Flat No: 2C, 35/13, Road: Padda Pukur Road, , P.O: L R Sarani, Thana: Bullygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by Profession Business, 2. Mr SHRENIK SURANA, Son of Mr Saroj Kumar Surana, Vaishali Apartment, Flat No: 2C, 35/13, P.O: L R Sarani, Thana: Bullygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by Profession Business, 3. Mr SAROJ KUMAR SURANA, Son of Mr Hanut Mal Surana, Vaishali Apartment, 35/13, Road: Padda Pukur Road, , P.O: L R Sarani, Thana: Bullygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by Profession Business, 4. Mrs KOMAL SURANA, Wife of Mr Shrenik Surana, Vaishali Apartment, Flat No: 2C, 35/13, Road: Padda Pukur Road, , P.O: L R Sarani, Thana: Bullygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by Profession Business, 5. Mr NISHIT JAIN, Son of Mr Bharat Jain, 25, Road: Ballygunge Circular Road, , P.O: Ballygunge, Thana: Bullygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Jain, by Profession Business, 6. Mrs NIKITA JAIN, Daughter of Mr Bharat Jain, 25, Road: Ballygunge Circular Road, , P.O: Ballygunge, Thana: Bullygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession Business, 7. Mrs BINA JAIN, Wife of Late Manohar Lal Jain, Neel Kanth Building, Flat No: 6B, 26B, Road: Camac Street, , P.O: Park Street, Thana: Shakespeare Sarani, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700016, by caste Hindu, by Profession House wife, 8. Mrs NISHA JAIN, Wife of Mr Meet Jain, Neel Kanth Building, Flat No: 6B, 26B, Road: Camac Street, , P.O: Park Street, Thana: Shakespeare Sarani, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700016, by caste Hindu, by Profession House wife, 9. Mr MEET JAIN, Son of Late Manohar Lal Jain, Neel Kanth Building, Flat No: 6B 9A, 26B, Road: Camac Street, , P.O: Park Street, Thana: Shakespeare Sarani, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700016, by caste Hindu, by Profession Business, 10. Mrs ROSY JAIN, Wife of Mr Arvind Kumar Jain, Neel Kanth Building, Flat No: 6C 6D, 26B, Road: Camac Street, , P.O: Park Street, Thana: Shakespeare Sarani, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700016, by caste Hindu, by Profession Business, 11. Mr SANDEEP JAIN, Son of Mr Bijay Kumar Jain, 6/1C, Road: Palm Avenue, , P.O: Ballygunge, Thana: Bullygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession Business

Identified by Mr ALAMGIR REZA, , Son of Mr Jahangir Reza, 28/1, Road: Judges Court Road, , P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Muslim, by profession Advocate

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

Execution is admitted on 27-01-2021 by Mr MEET JAIN, Karta, MANOHAR LAL MEET JAIN HUF (HUF), Neel Kanth Building, Flat No: 6B, 26B, Camac Street, P.O:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016; Karta, MEET JAIN HUF (HUF), Neel Kanth Building, Flat No: 6B, 26B, Camac Street, P.O:- Park Street, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016

Identified by Mr ALAMGIR REZA, , Son of Mr Jahangir Reza, 28/1, Road: Judges Court Road, , P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Muslim, by profession Advocate

Execution is admitted on 27-01-2021 by Mr ARVIND KUMAR JAIN, Karta, ARVIND KUMAR JAIN HUF (HUF), Neel Kanth Building, Flat No: 6C 6D, 26B, Camac Street, P.O:- Park Street, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016

Identified by Mr ALAMGIR REZA, , Son of Mr Jahangir Reza, 28/1, Road: Judges Court Road, , P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Muslim, by profession Advocate

Execution is admitted on 27-01-2021 by Mr BIJAY KUMAR JAIN, Karta, BIJAY KUMAR JAIN HUF (HUF), Ground Floor, 6A, Kiron Sankar Roy Road(Hastings Street), P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001

Identified by Mr ALAMGIR REZA, , Son of Mr Jahangir Reza, 28/1, Road: Judges Court Road, , P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Muslim, by profession Advocate

Execution is admitted on 27-01-2021 by Mr SANDEEP JAIN, Director, SUMAN PROPERTY PRIVATE LIMITED (Private Limited Company), Ground Floor, 6A, Kiron Sankar Roy Road(Hastings Street), P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001

Identified by Mr ALAMGIR REZA, , Son of Mr Jahangir Reza, 28/1, Road: Judges Court Road, , P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Muslim, by profession Advocate



Execution is admitted on 27-01-2021 by Mrs NISHA JAIN, Director, STYLO VENTURES PRIVATE LIMITED (Private Limited Company), Plot No.74, Udayan Industrial Estate, 3, Pagladanga Road, P.O:- Tangra, P.S:- Tangra, District:- South 24-Parganas, West Bengal, India, PIN - 700015

Identified by Mr ALAMGIR REZA, , Son of Mr Jahangir Reza, 28/1, Road: Judges Court Road, , P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Muslim, by profession Advocate

S-a

Samar Kumar Pramanick
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I | SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 03-02-2021

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 : 48 (d) of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53/- (E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 53/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 29601, Amount: Rs.100/-, Date of Purchase: 24/12/2020, Vendor name: S Das

S-a

Samar Kumar Pramanick
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I | SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2021, Page from 67797 to 67866
being No 160201224 for the year 2021.



Digitally signed by SAMAR KUMAR
PRAMANICK
Date: 2021.02.24 16:51:48 +05:30
Reason: Digital Signing of Deed.

(Samar Kumar Pramanick) 2021/02/24 04:51:48 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I | SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)

ANNEXURE- A56

2 3722/21.

3722/21



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AE 389001

এই মূল্যের টিকিটের ব্যৱহাৰে এই সনাক্তকৰণ
 • এই টিকিটৰ ব্যৱহাৰে এই সনাক্তকৰণ কৰিবলৈ
 • এই টিকিটৰ ব্যৱহাৰে এই সনাক্তকৰণ কৰিবলৈ
 • এই সনাক্তকৰণৰ ব্যৱহাৰে এই সনাক্তকৰণ

8-58222/21

District Sub-Registrar-IV
 Registrar U/S 7 (2) of
 Registration 1908
 Alipore, South 24 Parganas

5 MAY 2021

06/5/21

CONVEYANCE

THIS INDENTURE OF CONVEYANCE made this the 5th day
 of May 2021 [TWO THOUSAND TWENTY ONE]

B-E-T-W-E-E-N



00484008

27 MAR 2021

ALAMGIR REZA
ALIPORE SUB-REGISTRAR COURT
ALIPORE - 700 027

Munir Uyel

Name
Address
Vendor

I. CHAKRABORTY
6B, Dr. Rajendra Prasad Sarani
Kolkata - 700 001



VCCW 2891

C

PS VINAYAK COMPLEX LLP

Munir Uyel
Designated Partner

VCCW 2891



District Sub-Registrar-IV
Alipore, South 24-Pgs.

GALTONIA BUILDERS PVT. LTD.

Abhinav Mahajan
Director.

5 MAY 2021

identified by me,
Mr. G. Chakraborty, S/O. Sudhin K. Chakraborty,
Occupation - Service
Residing at 39 Ruby Park South,
S-Kasba, P.O. - Haldi, Kol-700078.

PS VINAYAK COMPLEX LLP, having PAN **AARFP0290N**, having LLPIN AAD-6375, a limited liability partnership incorporated under Limited Liability Partnership Act, 2008, having its registered office situated at 122/1R, Satyendranath Majumdar Sarani, Post Office Kalighat, Police Station Tollygunge, Kolkata- 700026, represented by its Designated Partner, **UMESH KYAL**, having PAN **AGCPK9667R**, having Aadhaar 322167806519, having mobile number 9903542000, by nationality Indian, by caste Hindu, son of Late Govind Ram Kyal, by occupation Business, residing at 30C, South End Park, Post Office Sarat Bose Road, Police Station Rabindra Sarobar (Formerly Lake), Kolkata- 700029(hereinafter referred to as the **Vendor**, includes successors-in-interest)

And

GALTONIA BUILDERS PRIVATE LIMITED, having PAN **AAECT7350B**, having CIN U45400WB2013PTC191990, a Company incorporated under the Companies Act, 1956, having its registered office at Bishnupur, Village - Daulatpur, South 24 Parganas, Post Office and Police Station Bishnupur, Kolkata- 700 104, represented by its Director, **SIDDHARTHA MUKHERJEE**, having PAN **AIFPM4138C**, having Aadhaar No. 903941196665, having Mobile No. 9830380744, by nationality Indian, by caste Hindu, by occupation Business, son of Late Ashutosh Mukhopadhyay, residing at 119, Bhupen Roy Road, Post Office and Police Station Behala, Kolkata- 700034 (hereinafter referred to as the **Purchaser**, includes successors-in-interest)

Vendor and Purchaser are hereinafter individually referred to as such or as **Party** and collectively as **Parties**.

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

Subject Matter of Conveyance

Said Property: (1) Land measuring 9.078 (nine point zero seven eight) decimal, more or less, out of 162 (one hundred and sixty two) decimal, being a portion of R.S./L.R. Dag No. 122, recorded in L.R. Khatian Nos. 1193, 1194 and 1195, Mouza Kochpukur, J.L. No. 2, Police Station Kolkata Leather Complex (formerly Bhangar), within the limits of Bamanghata Gram Panchayet (**BGP**), Sub-Registration District Bhangore, District South 24 Parganas (**First Property**) **And** (2) land measuring 3.2749 (three point two seven four nine) decimal, more or less, out of 52 (fifty two) decimal, being a portion of R.S./L.R. Dag No. 123, recorded in L.R. Khatian Nos. 1193, 1194 and 1195, Mouza Kochpukur, J.L. No. 2, Police Station Kolkata Leather Complex (formerly Bhangar), within the limits of BGP, Sub-Registration District Bhangore, District South 24 Parganas (**Second Property**). The First Property and the Second Property are more fully and collectively described in the **Second Schedule** below (collectively **Said Property**) **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof.



Background, Representations, Warranties and Covenants

The Vendor represents and warrants to and covenants with the Purchaser regarding title as follows:

1. By virtue of (1) Deed of Conveyance dated 27th August, 2004, registered in the Office of the District Sub-Registrar-III, South 24 Parganas, recorded in Book No. I, Volume No. 11, at Pages 5803 to 5847, being Deed No. 05626 for the year 2004, (2) Deed of Conveyance dated 12th October, 2004, registered in the Office of the District Sub-Registrar-III, South 24 Parganas at Alipore, recorded in Book No. I, Volume No. 11, at Pages 5848 to 5881, being Deed No. 05659 for the year 2004 and (3) Deed of Conveyance dated 19th October, 2004, registered in the Office of the District Sub-Registrar-III, South 24 Parganas, recorded in Book No. I, Volume No. 15, at Pages 9244 to 9262, being Deed No. 07073 for the year 2005, Green Vally Towers Private Limited became the sole and absolute owner in respect of (1) land measuring 162 (one hundred and sixty two) decimal, being the entirety of R.S./L.R. Dag No. 122, Mouza Kochpukur, J.L. No. 2, Police Station Kolkata Leather Complex (formerly Bhangar), within the limits of BGP, Sub-Registration District Bhangore, District South 24 Parganas (**Mother Property In Dag No. 122**) and (2) land measuring 52 (fifty two) decimal [physically measuring about 51.4 (fifty one point four) decimal, more or less], being the entirety of R.S./L.R. Dag No. 123, Mouza Kochpukur, J.L. No. 2, Police Station Kolkata Leather Complex (formerly Bhangar), within the limits of BGP, Sub-Registration District Bhangore, District South 24 Parganas (**Mother Property In Dag No. 123**), free from all encumbrances. The Mother Property In Dag No. 122 and Mother Property In Dag No. 123 (collectively **Mother Property**).
2. By a Deed of Conveyance dated 12th June, 2007, registered in the Office of the Additional Registrar of Assurances-I, Kolkata, recorded in Book No. I, Volume No. 1, at Pages 1 to 45, being Deed No. 08088 for the year 2007, said Green Vally Towers Private Limited sold, conveyed and transferred *inter alia* the Mother Property in favour of (1) Aditya Mundhra, (2) Indra Gandhi, (3) Resha Mundhra (Dujari), (4) Nisha Sadani, (5) Sudarshan Mimani, (6) Saurabh Tapdiya, (7) Kusum Devi Mundhra, (8) Madhu Surana, (9) Shrenik Surana, (10) Eela Jain, (11) Nishit Jain, (12) Akhil Orchards Private Limited, (13) Bansilal Credit Private Limited, (14) Bacchraj Farms Private Limited, (15) Merwara Hotels Private Limited, (16) MSB Mercantiels Private Limited, (17) Sajjan Devi Dugar, (18) Shruti Dugar, (19) Gopal Prasad Bhojnagarwala and (20) Ravinder Bhatia, free from all encumbrances.
3. By an Indenture of Conveyance dated 13th April, 2009, registered in the Office of the Additional Registrar of Assurances-I, Kolkata, recorded in Book No. I, CD Volume No. 9, at Pages 4016 to 4068, being Deed No. 04174 for the year 2009, said (1) Aditya Mundhra, (2) Indra Gandhi, (3) Resha Mundhra (Dujari), (4) Nisha Sadani, (5) Sudarshan Mimani, (6) Saurabh Tapdiya, (7) Kusum Devi Mundhra, (8) Eela Jain, (9) Sajjan Devi Dugar, (10) Shruti Dugar, (11) Gopal



Prasad Bhojnarwala and (12) Ravinder Bhatia sold, conveyed and transferred land measuring 97.2 (ninety seven point two) decimal, more or less, being their undivided 3/5th share out of the Mother Property In Dag No. 122 and land measuring 31.2 (thirty one point two) decimal [physically measuring 30.84 (thirty point eight four) decimal], more or less, being their undivided 3/5th share out of the Mother Property In Dag No. 123 in favour of (1) Manohar Lall Meet Jain HUF, (2) Meet Jain HUF, (3) Bina Jain, (4) Nisha Jain, (5) Rajendra Kumar Gangwal, (6) Nisha Devi Gangwal, (7) Rohit Gangwal, (8) Arvind Kumar Jain HUF, (9) Rosy Jain, (10) Bijay Kumar Jain HUF and (11) Suman Property Private Limited, being confirmed by the other co-owners of the Mother Property, being (1) Madhu Surana, (2) Shrenik Surana, (3) Nishit Jain, (4) Akhil Orchards Private Limited, (5) Bansilal Credit Private Limited, (6) Bacchraj Farms Private Limited, (7) Merwara Hotels Private Limited and (8) MSB Mercantiles Private Limited. Therefore, the ownership of the Mother Property stands as given hereunder:

Owners	Dag No. 122 (in dec.)	Dag No. 123 (in dec.)	Total (in dec.)
Madhu Surana	8.1	2.6	10.7
Shrenik Surana	8.1	2.6	10.7
Nishit Jain	8.1	2.6	10.7
Akhil Orchards Private Limited	8.1	2.6	10.7
Bansilal Credit Private Limited	8.1	2.6	10.7
Bacchraj Farms Private Limited	8.1	2.6	10.7
Merwara Hotels Private Limited	8.1	2.6	10.7
MSB Mercantiles Private Limited	8.1	2.6	10.7
Manohar Lall Meet Jain HUF	8.8364	2.8364	11.6728
Meet Jain HUF	8.8364	2.8364	11.6728
Bina Jain	8.8364	2.8364	11.6728
Nisha Jain	8.8364	2.8364	11.6728
Rajendra Kumar Gangwal	8.8364	2.8364	11.6728
Nisha Devi Gangwal	8.8364	2.8364	11.6728
Rohit Gangwal	8.8364	2.8364	11.6728
Arvind Kumar Jain HUF	8.8363	2.8363	11.6726
Rosy Jain	8.8363	2.8363	11.6726
Bijay Kumar Jain HUF	8.8363	2.8363	11.6726
Suman Property Private Limited	8.8363	2.8363	11.6726
Total:	162	52	214 (Physically 213.4 dec.)

4. By a Deed of Partition dated 7th October, 2013, registered in the Office of the District Sub-Registrar-III, South 24 Parganas, recorded in Book No. I, CD Volume No. 18, at Pages 2252 to 2293, being Deed No. 08961 for the year 2013, said (1) Madhu Surana, (2) Shrenik



Surana, (3) Nishit Jain, (4) Akhil Orchards Private Limited, (5) Bansilal Credit Private Limited, (6) Bacchraj Farms Private Limited, (7) Merwara Hotels Private Limited, (8) MSB Mercantiles Private Limited, (9) Manohar Lall Meet Jain HUF, (10) Meet Jain HUF, (11) Bina Jain, (12) Nisha Jain, (13) Rajendra Kumar Gangwal, (14) Nisha Devi Gangwal, (15) Rohit Gangwal, (16) Arvind Kumar Jain HUF, (17) Rosy Jain, (18) Bijay Kumar Jain HUF and (19) Suman Property Private Limited caused partition of the Mother Property by metes and bounds and by virtue of the said Partition said (1) Rajendra Kumar Gangwal, (2) Nisha Devi Gangwal and (3) Rohit Gangwal became the joint and absolute owners of land measuring 29.7522 (twenty nine point seven five two two) decimal, more or less, out of the Mother Property In Dag No. 122 (**Larger Property In Dag No. 122**) and land measuring 10.1157 (ten point one one five seven) decimal, more or less, out of the Mother Property In Dag No. 123 (**Larger Property In Dag No. 123**). The Larger Property In Dag No. 122 and Larger Property In Dag No. 123 (collectively **Larger Property**) being collectively demarcated as Lot-D in the site plan annexed thereto and morefully described in the **First Schedule** below.

5. By an Indenture of Conveyance dated 27th January, 2021, registered in the Office of the District Sub-Registrar-II, South 24 Parganas at Alipore, recorded in Book No. I, Volume No.1602-2021, Pages from 66165 to 66203, being Deed No. 160201211 for the year 2021, said (1) Rajendra Kumar Gangwal, (2) Nisha Devi Gangwal, and (3) Rohit Gangwal sold, conveyed and transferred the Larger Property unto and in favour of (1) PS Vinayak Complex LLP, (2) PS Vinayak Smartcity LLP, (3) Raintree Enclave LLP and (4) Hallmark Tradecom Private Limited as per the chart given hereunder:

Vendors	R.S./L.R. Dag No.	Area Purchased (in dec.)	Total Area (in dec.)
PS Vinayak Complex LLP	122	9.078	12.3529
	123	3.2749	
PS Vinayak Smartcity LLP	122	9.078	12.3529
	123	3.2749	
Raintree Enclave LLP	122	9.078	12.3529
	123	3.2749	
Hallmark Tradecom Private Limited	122	2.5182	2.8092
	123	0.291	
Total:			39.8679

6. In the above mentioned events and circumstances said PS Vinayak Complex LLP (the Vendor herein) became the sole and absolute owner in respect of the Said Property, out of the Larger Property, being (1) land measuring 9.078 (nine point zero seven eight) decimal, more or less, out of 162 (one hundred and sixty two) decimal, being a portion of R.S./L.R. Dag No. 122, recorded in L.R. Khatian Nos. 1193, 1194 and 1195, Mouza Kochpukur, J.L. No. 2, Police Station Kolkata Leather Complex (formerly Bhangar), within the limits of BGP, Sub-Registration District Bhangore, District South 24



Parganas and (2) land 3.2749 (three point two seven four nine) decimal, more or less, out of 52 (fifty two) decimal, being a portion of R.S./L.R. Dag No. 123, recorded in L.R. Khatian Nos. 1193, 1194 and 1195, Mouza Kochpukur, J.L. No. 2, Police Station Kolkata Leather Complex (formerly Bhangar), within the limits of BGP, Sub-Registration District Bhangore, District South 24 Parganas, free from all encumbrances.

7. By a Development Agreement dated 27th January, 2021, registered in the Office of the District Sub-Registrar-II, South 24 Parganas at Alipore, recorded in Book No. I, Volume No. 1602-2021, Pages from 68203 to 68325, being No. 160201225 for the year 2021 (**Development Agreement**), said PS Vinayak Complex LLP (the Vendor herein) along with the other the then co-owners of the Mother Property have jointly granted development right in favour of Zenith Conclave LLP (**Said Developer**) in respect of the Mother Property vis-à-vis the Said Property under the terms and conditions mentioned therein and simultaneously the Vendor along with the other the then co-owners of the Mother Property granted a Development Power of Attorney of even date registered in the Office of the District Sub-Registrar-II, South 24 Parganas at Alipore, recorded in Book No. I, Volume No. 1602-2021, Pages from 67714 to 67796, being No. 160201226 for the year 2021 (**Development Power Of Attorney**).
8. By an Agreement for Sale dated 11th February, 2021, registered in the Office of the District Sub-Registrar-IV, South 24 Parganas at Alipore, recorded in Book No. I, Volume No. 1604-2021, at Pages 72821 to 72852, being No. 160401762 for the year 2021 (**Said Agreement**), said PS Vinayak Complex LLP (the Vendor herein) has agreed to sale, convey and transfer the Said Property unto and in favour of Galtonia Builders Private Limited (the Purchaser herein), free from all encumbrances **subject to** subsistence of the said Development Agreement and Development Power of Attorney.
9. It is pertinent to mention here that the name of the Said Developer has been wrongfully mentioned as Kyal Developers Private Limited instead and in place of Zenith Conclave LLP in Line No. 6 of Clause 5.1.6 at Page No. 6 of the Said Agreement. The Parties hereby declare that the name of '*Zenith Conclave LLP*' shall be inserted and shall always be deemed to have been inserted instead and place of '*Kyal Developers Private Limited*' and the name of '*Kyal Developers Private Limited*' shall be deleted and shall always be deemed to have been deleted and the modification made by and inserted by these presents shall have corresponding effect to modify all the necessary documents for all intents and purposes.
10. In furtherance of the above, the Vendor is completing the sale of the Said Property in favour of the Purchaser, by these presents, on the terms and conditions contained herein, free from all encumbrances **subject to** subsistence of the said Development Agreement and Development Power of Attorney.



Representations, Warranties and Covenants Regarding Encumbrances:
The Vendor represents and warrants to and covenants with the Purchaser regarding encumbrances as follows:

1. **No Acquisition/Requisition:** The Vendor has not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declares that the Said Property is not affected by any scheme of any Local Authority or Government or Statutory Body.
2. **No Excess Land:** The Vendor does not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955 and the West Bengal Estates Acquisition Act, 1953.
3. **No Encumbrance by Act of Vendor:** The Vendor has not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.
4. **Right, Power and Authority to Sell:** The Vendor has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchaser.
5. **No Dues:** No tax in respect of the Said Property is due to the local authority and/or any other authority or authorities and no Certificate Case is pending for realization of any dues from the Vendor.
6. **No Right of Pre-emption:** No person or persons whatsoever have/had/has any right of pre-emption over and in respect of the Said Property or any part thereof.
7. **No Mortgage:** No mortgage or charge has been created by the Vendor by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.
8. **Free From All Encumbrances:** The Said Property is free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lis pendens, uses, debutters, wakfs, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, bargadars and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title and the title of the Vendor to the Said Property is free, clear and marketable **subject to** subsistence of the said Development Agreement and Development Power of Attorney.
9. **No Personal and/or Corporate Guarantee:** The Said Property is not affected by or subject to any personal and/or corporate guarantee for securing any financial accommodation.



10. **No Bar by Court Order or Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Vendor from selling, transferring and/or alienating the Said Property or any part thereof.
11. **No Other Encumbrances:** Be it specifically stated that the Vendor is the absolute owner of the Said Property free from all encumbrances and have the right to transfer the Said Property and the Scheduled mentioned property is not situated within the Notified area, cantonment area, lease hold property and thika tenancy property and no embargo/restriction have been imposed by any competent authority/government authority/any Hon'ble Court and there exist no litigation over the property.

Basic Understanding

The basic understanding between the Vendor and the Purchaser is that the Vendor shall sell the Said Property to the Purchaser, free from all encumbrances of any and every nature whatsoever and with good, bankable and marketable title and together with khas, vacant, peaceful and physical possession and the Purchaser shall purchase the same based on the representations, warrantics and covenants mentioned above.

Transfer Hereby Made:

The Vendor hereby sells, conveys and transfers to the Purchaser in respect of the entirety of the Vendor's right, title and interest of whatsoever or howsoever nature in the Said Property, more fully described in the **Second Schedule** below, being (1) the First Property, i.e. land measuring 9.078 (nine point zero seven eight) decimal, more or less, out of 162 (one hundred and sixty two) decimal, being a portion of R.S./L.R. Dag No. 122, recorded in L.R. Khatian Nos. 1193, 1194 and 1195, Mouza Kochpukur, J.L. No. 2, Police Station Kolkata Leather Complex (formerly Bhangar), within the limits of BGP, Sub-Registration District Bhangore, District South 24 Parganas **And** (2) the Second Property, i.e. land 3.2749 (three point two seven four nine) decimal, more or less, out of 52 (fifty two) decimal, being a portion of R.S./L.R. Dag No. 123, recorded in L.R. Khatian Nos. 1193, 1194 and 1195, Mouza Kochpukur, J.L. No. 2, Police Station Kolkata Leather Complex (formerly Bhangar), within the limits of BGP, Sub-Registration District Bhangore, District South 24 Parganas **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

Consideration:

The aforesaid transfer is being made in consideration of a sum of Rs.1,60,94,593/- (Rupees one crore sixty lakh ninety four thousand five hundred and ninety three only) paid by the Purchaser to the Vendor, receipt of which the Vendor hereby and by the Receipt And Memo of Consideration hereunder written, admit and acknowledge.



Terms of Transfer

1. **Salient Terms:** The transfer being effected by this Conveyance is:
 - 1.1 **Sale:** a sale within the meaning of the Transfer of Property Act, 1882.
 - 1.2 **Absolute:** absolute, irreversible and perpetual.
 - 1.3 **Free from Encumbrances:** free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lis pendens, uses, debutter, wakf, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, bargadars and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title **subject to** subsistence of the said Development Agreement and Development Power of Attorney.
 - 1.4 **Together with All Other Appurtenances:** together with all other rights the Vendor has in the Said Property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property.
 - 1.5 **Together with Subsisting Development Agreement:** together with all rights and liabilities the Vendor has in the Said Property under the said Development Agreement and Development Power Of Attorney.
2. **Subject to:** The transfer being effected by this Conveyance is subject to:
 - 2.1 **Indemnification by Vendor:** express indemnification by the Vendor about the correctness of the Vendor's title, Vendor's authority to sell and non existence of any encumbrances on the Said Property, which if found defective or untrue at any time, the Vendor shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendor hereby covenants that the Vendor or any person claiming under the Vendor in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Purchaser and/or the Purchaser's successors-in-interest and assigns, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the Purchaser and/or the Purchaser's successors-in-interest and assigns by reason of any claim made by any third parties with respect to the title of the Said Property. If any difficulty arises in respect of mutation of the Said Property in the name of the Purchaser then the Vendor shall at all times hereinafter, at the costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to mutate the name of the Purchaser in respect of the Said Property.



classification of the balance portion of the Dag (from which the Said Property has been carved out) being and remaining the same as earlier and (b) appoints the Purchaser as the constituted attorney of the Vendor and empowers and authorizes the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendor undertakes to cooperate with the Purchaser in all respect to cause mutation of the Said Property in the name of the Purchaser and conversion of the nature of use and classification thereof and in this regard shall sign all documents and papers as required by the Purchaser.

7. **Title Documents:** Simultaneously herewith, the Vendor has handed over all title papers and documents in respect of the Said Property to the Purchaser.
8. **Further Acts:** The Vendor hereby covenant that the Vendor or any person claiming under them, shall and will from time to time and at all times hereafter, upon every request and at the cost of the Purchaser and/or its successors-in-interest and assigns, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Property. Notwithstanding the aforesaid covenant, the Vendor further covenants with the Purchaser that the Purchaser shall be entitled to rectify and/or modify any material defect of this Deed of Conveyance through a declaration without affecting the right of the Vendor in any manner. The Vendor hereby further covenants to be party to the declaration (if required) without raising any objection and without any further consideration as and when required by the Purchaser.
9. **Interpretation:**
 - 9.1 The headings in this Conveyance are inserted for convenience only and shall be ignored in construing the provisions of this Conveyance.
 - 9.2 Words and phrases have been defined in this Conveyance by printing them in bold and putting them within brackets. Where a word or phrase is defined, other parts of speech or grammatical forms of that word or phrase shall have corresponding meaning.

**FIRST SCHEDULE
(Larger Property)**

Land classified as Danga measuring 29.7522 (twenty nine point seven five two two) decimal, more or less, out of 162 (one hundred and sixty two) decimal, being a portion of R.S./L.R. Dag No. 122, recorded in L.R. Khatian Nos. 1193, 1194 and 1195, Mouza Kochpukur, J.L. No. 2, Police Station Kolkata Leather Complex (formerly Bhargar), within the limits of Bamanghata Gram Panchayet, Sub-Registration District Bhangore, District South 24 Parganas



Land classified as Danga measuring 10.1157 (ten point one one five seven) decimal, more or less, out of 52 (fifty two) decimal, being a portion of R.S./L.R. Dag No. 123, recorded in L.R. Khatian Nos. 1193, 1194 and 1195, Mouza Kochpukur, J.L. No. 2, Police Station Kolkata Leather Complex (formerly Bhangar), within the limits of Bamanghata Gram Panchayet, Sub-Registration District Bhangore, District South 24 Parganas

The Larger Property is marked as Lot-D being delineated on **Plan** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

- On the North** : By L.R. Dag No. 106
On the East : Partly by L.R. Dag No. 106 and partly by L.R. Dag No. 132
On the South : By Lot E in L.R. Dag No. 122 and 123
On the West : Partly by Lot A in L.R. Dag Nos. 122 and partly by L.R. Dag No. 107

SECOND SCHEDULE
(Said Property)
[Subject Matter of Conveyance]

Vacant Land classified as Danga measuring 9.078 (nine point zero seven eight) decimal, more or less, out of 162 (one hundred and sixty two) decimal, being a portion of R.S./L.R. Dag No. 122, recorded in L.R. Khatian Nos. 1193, 1194 and 1195, Mouza Kochpukur, J.L. No. 2, Police Station Kolkata Leather Complex (formerly Bhangar), within the limits of Bamanghata Gram Panchayet, Sub-Registration District Bhangore, District South 24 Parganas.

Vacant Land classified as Danga 3.2749 (three point two seven four nine) decimal, more or less, out of 52 (fifty two) decimal, being a portion of R.S./L.R. Dag No. 123, recorded in L.R. Khatian Nos. 1193, 1194 and 1195, Mouza Kochpukur, J.L. No. 2, Police Station Kolkata Leather Complex (formerly Bhangar), within the limits of Bamanghata Gram Panchayet, Sub-Registration District Bhangore, District South 24 Parganas.

The Said Property being undivided land forming out of the Larger Property described in the **First Schedule** hereinabove.

Together also with alltitle, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof.

The details of the Said Property are tabulated below:

Mouza	R.S./L.R. Dag No.	L.R. Khatian No.	Total Area of Land (in dec.)	Total Area Sold (in dec.)
Kochpukur	122	1193, 1194 & 1195	162	9.078
Kochpukur	123	1193, 1194 & 1195	52	3.2749
Total:				12.3529



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

Scaled, signed and delivered by the
VENDOR in presence of:

1. *Manoj Ghosh*
/122/1R, S. N. M. Sarani,
Kolkata - 700026.
2. *Dipankar Sanyal*
/122/1R, S. N. M. Sarani
KoL - 700026

PS VINAYAK COMPLEX LLP

Vinayak
Designated Partner

VENDOR

Scaled, signed and delivered by the
PURCHASER in presence of:

1. *Ghosh*
2. *Dipankar Sanyal*

GALTONIA BUILDERS PVT. LTD.

Subhendu Mukherjee
Director.

PURCHASER

Drafted by,

Alamgir Reza

(Alamgir Reza, Advocate)
Enrollment No. WB/1366/03
Alipore Judges Court,
Kolkata 700 027
Advocate



Receipt and Memo of Consideration


Received from the withinnamed Purchaser the withinmentioned sum of **Rs.1,60,94,593/- (Rupees one crore sixty lakh ninety four thousand five hundred and ninety three only)**towards full and final payment of the consideration for sale of the Said Property described in the **Second Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
Chq. No.861004	11.02.21	United Bank of India, Behala, Kolkata 700 034	1,29,02,500.00
		TDS	97,500.00
Chq. No.369351	05.05.21	Punjab National Bank, Behala, Kolkata 700034	30,63,647.00
		TDS	30,946.00
		TOTAL	1,60,94,593.00

Witness:

1. 
2. 

PS VINAYAK COMPLEX LLP


Designated Partner

VENDOR



PLAN OF LOT-D AT MOUZA-KOCHPUKUR,DAG NO.122,123,J.L. NO.02,PS- KOLKATA LEATHER COMPLEX FORMERLY BHANGAR, DIST- SOUTH 24 PARGANAS

	DAG NO.	AREA IN DECIMALS	SOLD AREA IN DECIMALS
LOT-D	122	29.7522	9.078
	123	10.1157	3.2749



PS VINAYAK COMPLEX LLP

Vinayak
Designated Partner

SIG. OF VENDOR























GALTONIA BUILDERS PVT. LTD.

Shobhantha Mukherjee
Director.

SIG. OF PURCHASER



SPECIMEN FORM FOR TEN FINGER PRINTS

 <p><i>Suman K. Baf</i></p>	<p><i>Suman Baf</i></p>					
		<p>Little Ring Middle Fore Thumb</p>				
		<p>(Left Hand)</p>				
						
		<p>Thumb Fore Middle Ring Little</p>				
<p>(Right Hand)</p>						
 <p><i>Abhinav Nalgi</i></p>	<p><i>Abhinav Nalgi</i></p>					
		<p>Little Ring Middle Fore Thumb</p>				
		<p>(Left Hand)</p>				
						
		<p>Thumb Fore Middle Ring Little</p>				
<p>(Right Hand)</p>						
<p align="center">PHOTO</p>						
		<p>Little Ring Middle Fore Thumb</p>				
		<p>(Left Hand)</p>				
		<p>Thumb Fore Middle Ring Little</p>				
<p>(Right Hand)</p>						





PS VINAYAK COMPLEX LLP

Designated Partner

[Handwritten signature]



5)

INDIAN INCOME TAX RETURN ACKNOWLEDGEMENT				Assessment Year 2017-18		
[Where the data of the Return of Income in Form ITR-1 (SAHAJ), ITR-2, ITR-3, ITR-4, ITR-5, ITR-6, ITR-7 transmitted electronically with digital signature]						
PERSONAL INFORMATION AND THE DATE OF ELECTRONIC TRANSMISSION	Name GALTONIA BUILDERS PRIVATE LIMITED			PAN AAECT7350B		
	Flat/Door/Block No 0		Name Of Premises/Building/Village BISHNUPUR		Form No. which has been electronically transmitted ITR-6	
	Road/Street/Post Office DAULATPUR		Area/Locality DAULATPUR		Status Pvt Company	
	Town/City/District KOLKATA		State WEST BENGAL	Pin/Zip Code 700104	Aadhaar Number/Enrollment ID	
	Designation of AO(Ward/Circle) ITO WD 11 (2)			Original or Revised ORIGINAL		
	E-filing Acknowledgement Number 221729791250917			Date(DD/MM/YYYY) 25-09-2017		
	COMPUTATION OF INCOME AND TAX THEREON	1 Gross total income		1	0	
		2 Deductions under Chapter-VI-A		2	0	
		3 Total Income		3	0	
		3a Current Year loss, if any		3a	19932	
4 Net tax payable		4	0			
5 Interest payable		5	0			
6 Total tax and interest payable		6	0			
7 Taxes Paid		a Advance Tax	7a	0		
		b TDS	7b	0		
		c TCS	7c	0		
	d Self Assessment tax	7d	0			
	e Total Taxes Paid (7a+7b+7c+7d)		7e	0		
8 Tax Payable (6-7e)		8	0			
9 Refund (7e-6)		9	0			
10 Exempt Income	Agriculture		10			
	Others					
This return has been digitally signed by <u>ANJALI BANERJEE</u> in the capacity of <u>DIRECTOR</u>						
having PAN <u>ANI19B4628D</u> from IP Address <u>115.187.51.22</u> on <u>25-09-2017</u> at <u>KOLKATA</u>						
Doc SI No & issuer <u>2319870785503805913CN-SafeScript v16-CA for RCAL Class 2 2014 CRU@Sub-CA@Sify Technologies Limited.CN</u>						

DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU

GALTONIA BUILDERS PVT. LTD.

Anjali Banerjee
Director.



आयकर विभाग
INCOME TAX DEPARTMENT

SUDHARTHA MUKHERJEE

ASHUTOSH MUKHERJEE

3300/1583

Permanent Account Number
AIFPM1580

Sudhartha Mukherjee

Signature



भारत सरकार
GOVT OF INDIA



Sudhartha Mukherjee





सर्वोच्च न्यायालय
GOVERNMENT OF INDIA



विश्व म्हाजी
Shivraj Mahajan
जनमदिनांक/ DOB: 30/06/1983
पुंलिंग / MALE



नास्तिक्वमिशिष्ट रहस्य प्रधिकरण
ANALYTICAL DATA PROCESSING CENTRE OF INDIA

ठिकाणः
115, सुप्रीम कोर्ट रोड,
बेंगलूर, केरलराज्य,
भारत - 700034

Address:
115, SUPREME COURT ROAD, BANGALUR
S.O. INDIA
Bangalore - 700034

9039 4119 6665

9039 4119 6665

आधार-साधारण मानुष्य अधिकार

Aadhaar-Aam Admi ka Adhikar

Shivraj Mahajan





भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार
Unique Identification Authority of India
Government of India

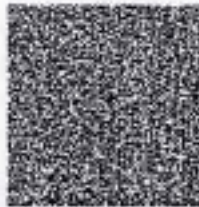
Enrolment No.: 1193/63025/03073

Generated Date: 22/05/2011

To
Sourav Ghosh
S/O Sudhir Kumar Ghosh
39 Ruby Park South
P.S. - Kesba
Haltu S.O
Kolkata West Bengal - 700078
9836361573

Generated Date: 21/05/2011

Signature Not Verified
Sourav Ghosh
S/O Sudhir Kumar Ghosh
39 Ruby Park South
P.S. - Kesba
Haltu S.O
Kolkata West Bengal - 700078
9836361573



QR Code with Fingerprint

आपका आधार क्रमांक / Your Aadhaar No. :

8323 5028 2999

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Sourav Ghosh
Date of Birth/DOB: 22/05/1988
Male/ MALE

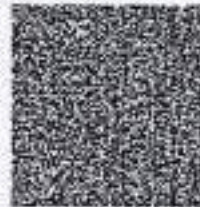
8323 5028 2999



मेरा आधार, मेरी पहचान

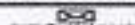
भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Address:
S/O Sudhir Kumar Ghosh, 39 Ruby Park
South, P.S. - Kesba, Haltu S.O, Kolkata,
West Bengal - 700078



QR Code with Fingerprint

8323 5028 2999



Sourav Ghosh
(Identifier)





Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip

Query No./Year	8000886228/2021	Office where deed will be registered
Query Date	03/05/2021 3:23:38 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	ALAMGIR REZA ALIPORE, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9875359655, Status : Advocate	
Transaction	Additional Transaction	
[0105] Sale, Sale after registered sale agreement without possession	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]	
Set Forth value	Market Value	
Rs. 1,60,94,593/-	Rs. 1,60,94,593/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 30/- (Article-23)	Rs. 1,60,992/- (Article:A(1), E, M)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks	Sale after Registered Sale agreement of [Deed No/Year]:- 160401762/2021	

Land Details :

District: South 24-Parganas, P.S:- Kolkata Leather Camp, Gram Panchayat: BAMANGHATA, Mouza: Kochpukur, Pin Code : 700156

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-122	LR-1193	Bastu	Danga	9.078 Dec	1,18,18,455/-	1,18,18,455/-	Property is on Road, Project Name : ✓
L2	LR-123	LR-1193	Bastu	Danga	3.2749 Dec	42,76,138/-	42,76,138/-	Property is on Road, Project Name : ✓
TOTAL :					12.3529Dec	160,94,593 /-	160,94,593 /-	
Grand Total :					12.3529Dec	160,94,593 /-	160,94,593 /-	

AS-1 of 3



Seller Details :

SI No	Name & address	Status	Execution Admission Details :
1	PS VINAYAK COMPLEX LLP 122/1R, Satyendra Nath Majumder Sarani, P.O:- Kallghat, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026 PAN No.:: AAxxxxxx0N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Buyer Details :

SI No	Name & address	Status	Execution Admission Details :
1	GALTONIA BUILDERS PRIVATE LIMITED P.O:- Bishnupur, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104 PAN No.:: AAxxxxxx0B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

SI No	Name & Address	Representative of
1	Mr UMESH KYAL Son of Late Govind Ram Kya/30C, South End Park, P.O:- Sarat Bose Road, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700029 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AGxxxxxx7R, Aadhaar No: 32xxxxxx6519	PS VINAYAK COMPLEX LLP (as Designated Partner)
2	Mr Siddhartha Mukherjee Son of Late Ashutosh Mukhopadhyay/119, Bhupen Roy Road, P.O:- Behala, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AJxxxxxx8C, Aadhaar No: 90xxxxxx6665	GALTONIA BUILDERS PRIVATE LIMITED (as Director)

Identifier Details :

Name & address
Mr SOURAV GHOSH Son of Mr SUDHIR KR GHOSH 39 RUBY PARK SOUTH, P.O:- HALTU, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700078, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Identifier Of Mr UMESH KYAL, Mr Siddhartha Mukherjee



Land Details as per Land Record

District: South 24-Parganas, P.S:- Kolkata Leather Camp, Gram Panchayat: BAMANGHATA, Mouza: Kochpukur, Pin Code : 700156

Sch No	Plot & Khatian Number	Details Of Land	Owner name In English as selected by Applicant
L1	LR Plot No:- 122, LR Khatian No:- 1193	Owner: ১২২ নং কুলা কামাল, Gurdian:(১) কামাল, Address: ৪নং, পোতা রাস পট্টা কোলা-৭০০০১৬, Classification: কলা, Area: 0.10000000 Acre.	Owner Name not selected by applicant.
L2	LR Plot No:- 123, LR Khatian No:- 1193	Owner: ১২৩ নং কুলা কামাল, Gurdian:(১) কামাল, Address: ৪নং, পোতা রাস পট্টা কোলা-৭০০০১৬, Classification: কলা, Area: 0.03000000 Acre.	Owner Name not selected by applicant.

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 02-06-2021) for e-Payment. Assessed market value & Query is valid for 30 days (i.e. upto 02-06-2021)
3. Standard User charge of Rs. 240/- (Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situated in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
10. It appears that seller/transferor is not recorded owner/tenant. Please get his/her name mutated at concerned Block Land & Land Reforms Office at immediately, if possible, prior to registration, for your own benefit. You may submit application for mutation now online using the following website: banglarbhumi.gov.in.





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

GRN Details

GRN: 192021220008792711 Payment Mode: Online Payment
GRN Date: 04/05/2021 17:09:01 Bank/Gateway: Indian Overseas Bank
BRN : 202105040863803 BRN Date: 04/05/2021 17:05:50
Payment Status: Successful Payment Ref. No: 8000886228/9/2021
[Query No*/Query Year]

Depositor Details

Depositor's Name: GALTONIA BUILDERS PVT LTD
Address: BISHNUPUR SOUTH 24 PARGANAS WEST BENGAL 700104
Mobile: 9830065307
Depositor Status: Buyer/Claimants
Query No: 8000886228
Applicant's Name: Mr ALAMGIR REZA
Address: D.S.R. - IV SOUTH 24-PARGANAS
Office Name: D.S.R. - IV SOUTH 24-PARGANAS
Identification No: 8000886228/9/2021
Remarks: Sale, Sale after registered sale agreement without possession Payment No 9

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	8000886228/9/2021	Property Registration- Registration Fees	0030-03-104-001-16	160992
Total				160992

IN WORDS: ONE LAKH SIXTY THOUSAND NINE HUNDRED NINETY TWO ONLY.



Government of West Bengal

Directorate of Registration & Stamp Revenue

FORM-1564

Miscellaneous Receipt



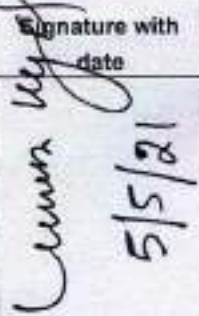





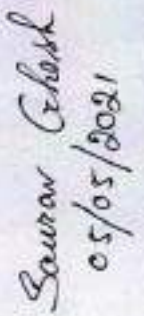
Visit Commission Case No / Year	1604001145/2021	Date of Application	04/05/2021
Query No / Year	16048000886228/2021		
Transaction	[0105] Sale, Sale after registered sale agreement without possession		
Applicant Name of QueryNo	Mr ALAMGIR REZA		
Stampduty Payable	Rs.30/-		
Registration Fees Payable	Rs.1,60,992/-		
Applicant Name of the Visit Commission	Mr A Reza		
Applicant Address	a p court		
Place of Commission	122/1 r snmajumder sarani kol26		
Expected Date and Time of Commission	04/05/2021 5:00 PM		
Fee Details	J1: 250/-, J2: 250/-, PTA-J(2): 0/-, Total Fees Paid: 500/-		
Remarks			



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS, District Name :South 24-Parganas
Signature / LTI Sheet of Query No/Year 16048000886228/2021

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr UMESH KYAL 30C, South End Park, P.O:- Sarat Bose Road, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700029	Representative of Seller [PS VINAYAK COMPLE X LLP]			 5/5/21
2	Mr Siddhartha Mukherjee 119, Bhupen Roy Road, P.O:- Behala, P.S:- Behala, District:- South 24-Parganas, West Bengal, India, PIN - 700034	Representative of Buyer [GALTONI A BUILDER S PRIVATE LIMITED]			 05/05/2021
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr SOURAV GHOSH Son of Mr SUDHIR KR GHOSH 39 RUBY PARK SOUTH, P.O:- HALTU, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700078	Mr UMESH KYAL, Mr Siddhartha Mukherjee			 05/05/2021

(Pradipta Kishore Guha)

DISTRICT SUB-
REGISTRAR
OFFICE OF THE D.S.R. -
IV SOUTH 24-PARGANAS
South 24-Parganas, West
Bengal



Major Information of the Deed

Deed No :	I-1604-03722/2021	Date of Registration	06/05/2021
Query No / Year	1604-8000886228/2021	Office where deed is registered	
Query Date	03/05/2021 3:23:38 PM	1604-8000886228/2021	
Applicant Name, Address & Other Details	ALAMGIR REZA ALIPORE,Thana : Allipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9875359555, Status :Advocate		
Transaction	Additional Transaction		
[0105] Sale, Sale after registered sale agreement without possession	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 1,60,94,593/-	Rs. 1,60,94,593/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:23)	Rs. 1,60,992/- (Article:A(1), E, M)		
Remarks	Sale after Registered Sale agreement of [Deed No/Year]:- 160401762/2021		

Land Details :

District: South 24-Parganas, P.S:- Kolkata Leather Camp, Gram Panchayat: BAMANGHATA, Mouza: Kochpukur, Pin Code : 700156

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-122	LR-1193	Bastu	Danga	9.078 Dec	1,18,18,455/-	1,18,18,455/-	Property is on Road , Project Name :
L2	LR-123	LR-1193	Bastu	Danga	3.2749 Dec	42,76,138/-	42,76,138/-	Property is on Road , Project Name :
		TOTAL :			12.3529Dec	160,94,593 /-	160,94,593 /-	
		Grand Total :			12.3529Dec	160,94,593 /-	160,94,593 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	PS VINAYAK COMPLEX LLP 122/1R, Satyendra Nath Majumder Sarani, P.O:- Kalighat, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026 , PAN No.:: AAxxxxxx0N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	GALTONIA BUILDERS PRIVATE LIMITED P.O:- Bishnupur, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104 , PAN No.:: AAxxxxxx0B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr UMESH KYAL (Presentant) Son of Late Govind Ram Kyal 30C, South End Park, P.O:- Sarat Bose Road, P.S:- Lake, District:-South 24 -Parganas, West Bengal, India, PIN - 700029, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxxx7R, Aadhaar No: 32xxxxxxxx6519 Status : Representative, Representative of : PS VINAYAK COMPLEX LLP (as Designated Partner)
2	Mr Siddhartha Mukherjee Son of Late Ashutosh Mukhopadhyay 119, Bhupen Roy Road, P.O:- Behala, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Alxxxxxx8C, Aadhaar No: 90xxxxxxxx6665 Status : Representative, Representative of : GALTONIA BUILDERS PRIVATE LIMITED (as Director)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SOURAV GHOSH Son of Mr SUDHIR KR GHOSH 39 RUBY PARK SOUTH, P.O:- HALTU, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700078			
Identifier Of Mr UMESH KYAL, Mr Siddhartha Mukherjee			

Land Details as per Land Record

District: South 24-Parganas, P.S:- Kolkata Leather Camp, Gram Panchayat: BAMANGHATA, Mouza: Kochpukur, Pin Code : 700156

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 122, LR Khatian No:- 1193	Owner:রাজেন্দ্র কুমার বসু, Gurdian:(স্ব) রজনাল, Address:৪নং, লেবার রড পলি কোল-700016 , Classification:ভাল, Area:0.10000000 Acre,	Owner Name not selected by applicant
L2	LR Plot No:- 123, LR Khatian No:- 1193	Owner:রাজেন্দ্র কুমার বসু, Gurdian:(স্ব) রজনাল, Address:৪নং, লেবার রড পলি কোল-700016 , Classification:ভাল, Area:0.03000000 Acre,	Owner Name not selected by applicant

Endorsement For Deed Number : I - 160403722 / 2021

On 03-05-2021

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 1,60,94,593/-

K. Guha

Pradipta Kishore Guha
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 05-05-2021

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

Presented for registration at 14:06 hrs on 05-05-2021, at the Private residence by Mr UMESH KYAL ..

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

Execution is admitted on 05-05-2021 by Mr UMESH KYAL, Designated Partner, PS VINAYAK COMPLEX LLP, 122/1R, Satyendra Nath Majumder Sarani, P.O:- Kalighat, P.S:- Tollygunge, District-South 24-Parganas, West Bengal, India, PIN - 700026

Indetified by Mr SOURAV GHOSH, , Son of Mr SUDHIR KR GHOSH, 39 RUBY PARK SOUTH, P.O: HALTU, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by profession Others

Execution is admitted on 05-05-2021 by Mr Siddhartha Mukherjee, Director, GALTONIA BUILDERS PRIVATE LIMITED, P.O:- Bishnupur, P.S:- Bishnupur, District-South 24-Parganas, West Bengal, India, PIN - 700104

Indetified by Mr SOURAV GHOSH, , Son of Mr SUDHIR KR GHOSH, 39 RUBY PARK SOUTH, P.O: HALTU, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by profession Others

K. Guha

Pradipta Kishore Guha
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 06-05-2021

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 1,60,992/- (A(1) = Rs 1,60,946/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 1,60,992/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/05/2021 5:09PM with Govt. Ref. No: 192021220008792711 on 04-05-2021, Amount Rs: 1,60,992/-, Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 202105040863803 on 04-05-2021, Head of Account 0030-03-104-001-16



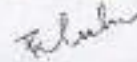
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 30/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 0/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 0484008, Amount: Rs.100/-, Date of Purchase: 27/03/2021, Vendor name: I Chakraborty

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/05/2021 5:09PM with Govt. Ref. No: 192021220008792711 on 04-05-2021, Amount Rs: 0/-, Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 202105040863803 on 04-05-2021, Head of Account



Pradipta Kishore Guha
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2021, Page from 146019 to 146051

being No 160403722 for the year 2021.



Digitally signed by PRADIPTA KISHORE
GUHA
Date: 2021.05.06 14:50:19 +05:30
Reason: Digital Signing of Deed.

Pradipta

(Pradipta Kishore Guha) 2021/05/06 02:50:19 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)

- 3.1 **PS VINAYAK COMPLEX LLP**, having **PAN AARFP0290N**, having **LLPIN AAD-6375**, a limited liability partnership incorporated under Limited Liability Partnership Act, 2008, having its registered office situated at 122/1R, Satyendranath Majumdar Sarani, Post Office Kalighat, Police Station Tollygunge, Kolkata 700 026, represented by its Designated Partner **UMESH KYAL**, having **PAN AGCPK9667R**, having **Aadhaar 322167806519**, having mobile number 9831151592, by nationality Indian, by caste Hindu, son of Late Govind Ram Kyal, by occupation Business, residing at 30C South End Park, Post Office Sarat Bose Road, Police Station Rabindra Sarobar (Formerly Lake), Kolkata 700 029

(Vendor, includes successors-in-interest)

And

- 3.2 **GALTONIA BUILDERS PRIVATE LIMITED**, having **PAN AAECT7350B**, having **CIN U45400WB2013PTC191990**, a Company incorporated under the Companies Act, 1956, having its registered office at Bishnupur, Village - Daulatpur, South 24 Parganas, Post Office and Police Station Bishnupur, Kolkata- 700 104, represented by its Director, **Siddhartha Mukherjee**, having **PAN AIFPM4138C**, having **Aadhaar 903941196665**, having Mobile Number 9830380744, by nationality Indian, by caste Hindu, by occupation Business, son of Late Ashutosh Mukhopadhyay, residing at 119, Bhupen Roy Road, Post Office and Police Station Behala, Kolkata- 700 034

(Purchaser, includes successors-in-interest)

Vendor and Purchaser are hereinafter individually referred to as such or as **Party** and collectively as **Parties**.

NOW THIS INDENTURE WITNESSES AS FOLLOWS:

4. **Subject Matter of Agreement**

- 4.1 **Said Property:** (1) land measuring 9.078 (nine point zero seven eight) decimal, more or less, out of 162 (one hundred and sixty two) decimal, being a portion of R.S./L.R. Dag No. 122, recorded in L.R. Khatian Nos. 1193, 1194 and 1195, Mouza Kochpukur, J.L. No. 2, Police Station Kolkata Leather Complex (formerly Bhangar), within the limits of Bamanghata Gram Panchayet, Sub-Registration District Bhangore, PIN- 700156, District South 24 Parganas (**First Property**) and (2) land measuring 3.2749 (three point two seven four nine) decimal, more or less, out of 52 (fifty two) decimal, being a portion of R.S./L.R. Dag No. 123, recorded in L.R. Khatian Nos. 1193, 1194 and 1195, Mouza Kochpukur, J.L. No. 2, Police Station Kolkata Leather Complex (formerly Bhangar), within the limits of Bamanghata Gram Panchayet, Sub-Registration District Bhangore, District South 24 Parganas, PIN- 700156 (**Second Property**), the First Property and the Second Property more



fully and collectively described in the **Second Schedule** below (collectively **Said Property**).

5. Background, Representations, Warranties and Covenants

5.1 **Representations and Warranties Regarding Title:** The Vendor has represented and warranted to the Purchaser that:

5.1.1 By virtue of (1) Deed of Conveyance dated 27th August, 2004, registered in the Office of the District Sub-Registrar-III, South 24 Parganas, recorded in Book No. I, Volume No. 11, at Pages 5803 to 5847, being Deed No. 05626 for the year 2004, (2) Deed of Conveyance dated 12th October, 2004, registered in the Office of the District Sub-Registrar-III, South 24 Parganas at Alipore, recorded in Book No. I, Volume No. 11, at Pages 5848 to 5881, being Deed No. 05659 for the year 2004 and (3) Deed of Conveyance dated 19th October, 2004, registered in the Office of the District Sub-Registrar-III, South 24 Parganas, recorded in Book No. I, Volume No. 15, at Pages 9244 to 9262, being Deed No. 07073 for the year 2005, one Green Vally Towers Private Limited became the sole and absolute owner in respect of (1) land measuring 162 (one hundred and sixty two) decimal, being the entirety of R.S./L.R. Dag No. 122, Mouza Kochpukur, J.L. No. 2, Police Station Kolkata Leather Complex (formerly Bhangar), within the limits of BGP, Sub-Registration District Bhangore, District South 24 Parganas (**Mother Property In Dag No. 122**) and (2) land measuring 52 (fifty two) decimal [physically measuring about 51.4 (fifty one point four) decimal, more or less], being the entirety of R.S./L.R. Dag No. 123, Mouza Kochpukur, J.L. No. 2, Police Station Kolkata Leather Complex (formerly Bhangar), within the limits of BGP, Sub-Registration District Bhangore, District South 24 Parganas (**Mother Property In Dag No. 123**), free from all encumbrances. The Mother Property In Dag No. 122 and Mother Property In Dag No. 123 (collectively **Mother Property**).

5.1.2 By a Deed of Conveyance dated 12th June, 2007, registered in the Office of the Additional Registrar of Assurances-I, Kolkata, recorded in Book No. I, Volume No. 1, at Pages 1 to 45, being Deed No. 08088 for the year 2007, said Green Vally Towers Private Limited sold, conveyed and transferred *inter alia* the Mother Property in favour of (1) Aditya Mundhra, (2) Indra Gandhi, (3) Resha Mundhra (Dujari), (4) Nisha Sadani, (5) Sudarshan Mimani, (6) Saurabh Tapdiya, (7) Kusum Devi Mundhra, (8) Madhu Surana, (9) Shrenik Surana, (10) Eela Jain, (11) Nishit Jain, (12) Akhil Orchards Private Limited, (13) Bansilal Credit Private Limited, (14) Bacchraj Farms Private Limited, (15) Merwara Hotels Private Limited, (16) MSE Mercantiles Private Limited, (17) Sajjan Devi Dugar, (18) Shruti Dugar, (19) Gopal Prasad Bhojnagarwala and (20) Ravinder Bhatia, free from all encumbrances.



5.1.3 By an Indenture of Conveyance dated 13th April, 2009, registered in the Office of the Additional Registrar of Assurances-I, Kolkata, recorded in Book No. 1, CD Volume No. 9, at Pages 4016 to 4068, being Deed No. 04174 for the year 2009, said (1) Aditya Mundhra, (2) Indra Gandhi, (3) Resha Mundhra (Dujari), (4) Nisha Sadani, (5) Sudarshan Mimani, (6) Saurabh Tapdiya, (7) Kusum Devi Mundhra, (8) Ecla Jain, (9) Sajjan Devi Dugar, (10) Shruti Dugar, (11) Gopal Prasad Bhojnagarwala and (12) Ravinder Bhatia sold, conveyed and transferred land measuring 97.2 (ninety seven point two) decimal, more or less, being their undivided 3/5th share out of the Mother Property In Dag No. 122 and land measuring 31.2 (thirty one point two) decimal [physically measuring 30.84 (thirty point eight four) decimal], more or less, being their undivided 3/5th share out of the Mother Property In Dag No. 123 in favour of (1) Manohar Lall Meet Jain HUF, (2) Meet Jain HUF, (3) Bina Jain, (4) Nisha Jain, (5) Rajendra Kumar Gangwal, (6) Nisha Devi Gangwal, (7) Rohit Gangwal, (8) Arvind Kumar Jain HUF, (9) Rosy Jain, (10) Bijay Kumar Jain HUF and (11) Suman Property Private Limited, being confirmed by the other co-owners of the Mother Property, being (1) Madhu Surana, (2) Shrenik Surana, (3) Nishit Jain, (4) Akhil Orchards Private Limited, (5) Bansilal Credit Private Limited, (6) Bacchraj Farms Private Limited, (7) Merwara Hotels Private Limited and (8) MSB Mercantiles Private Limited. Therefore, the ownership of the Mother Property stands as given hereunder:

Owners	Dag No. 122 (indec.)	Dag No. 123 (indec.)	Total (indec.)
Madhu Surana	8.1	2.6	10.7
Shrenik Surana	8.1	2.6	10.7
Nishit Jain	8.1	2.6	10.7
Akhil Orchards Private Limited	8.1	2.6	10.7
Bansilal Credit Private Limited	8.1	2.6	10.7
Bacchraj Farms Private Limited	8.1	2.6	10.7
Merwara Hotels Private Limited	8.1	2.6	10.7
MSB Mercantiles Private Limited	8.1	2.6	10.7
Manohar Lall Meet Jain HUF	8.8364	2.8364	11.6728
Meet Jain HUF	8.8364	2.8364	11.6728
Bina Jain	8.8364	2.8364	11.6728
Nisha Jain	8.8364	2.8364	11.6728
Rajendra Kumar Gangwal	8.8364	2.8364	11.6728
Nisha Devi Gangwal	8.8364	2.8364	11.6728
Rohit Gangwal	8.8364	2.8364	11.6728
Arvind Kumar Jain HUF	8.8363	2.8363	11.6726



Rosy Jain	8.8363	2.8363	11.6726
Bijay Kumar Jain HUF	8.8363	2.8363	11.6726
Suman Property Private Limited	8.8363	2.8363	11.6726
Total:	162	52	214 (Physically 213.4 dec.)

5.1.4 By a Deed of Partition dated 7th October, 2013, registered in the Office of the District Sub-Registrar-III, South 24 Parganas, recorded in Book No. 1, CD Volume No. 18, at Pages 2252 to 2293, being Deed No. 08961 for the year 2013, said (1) Madhu Surana, (2) Shrenik Surana, (3) Nishit Jain, (4) Akhil Orchards Private Limited, (5) Bansilal Credit Private Limited, (6) Bacchraj Farms Private Limited, (7) Merwara Hotels Private Limited, (8) MSB Mercantiles Private Limited, (9) Manohar Lall Meet Jain HUF, (10) Meet Jain HUF, (11) Bina Jain, (12) Nisha Jain, (13) Rajendra Kumar Gangwal, (14) Nisha Devi Gangwal, (15) Rohit Gangwal, (16) Arvind Kumar Jain HUF, (17) Rosy Jain, (18) Bijay Kumar Jain HUF and (19) Suman Property Private Limited caused partition of the Mother Property by metes and bounds and by virtue of the said Partition said (1) Rajendra Kumar Gangwal, (2) Nisha Devi Gangwal and (3) Rohit Gangwal became the joint and absolute owners of (1) vacant land measuring 29.7522 (twenty nine point seven five two two) decimal, out of the Mother Property in Dag No. 122 (**Larger Property In Dag No. 122**) and (2) vacant land measuring 10.1157 (ten point one one five seven) decimal, more or less, out of the Mother Property in Dag No. 123 (**Larger Property In Dag No. 123**), the Larger Property In Dag No. 122 and Larger Property In Dag No. 123 (collectively **Larger Property**) being demarcated as Lot-D in the site plan annexed thereto and morefully described in the **First Schedule** below.

5.1.5 By an Indenture of Conveyance dated 27th January, 2021, registered in the Office of the District Sub Registrar-II, South 24 Parganas, recorded in Book No. I, being Deed No.160201211 for the year 2021, said (1) Rajendra Kumar Gangwal, (2) Nisha Devi Gangwal, and (3) Rohit Gangwal sold, conveyed and transferred the Larger Property unto and in favour of (1) PS Vinayak Complex LLP (the Vendor herein), (2) PS Vinayak Smartcity LLP, (3) Raintree Enclave LLP and (4) Hallmark Tradecom Private Limited as per the chart given hereunder:

Name	R.S./L.R. Dag No.	Area Purchased (in dec.)	Total Area (in dec.)
PS Vinayak Complex LLP	122	9.078	12.3529
	123	3.2749	
PS Vinayak Smartcity LLP	122	9.078	12.3529
	123	3.2749	
Raintree Enclave LLP	122	9.078	12.3529
	123	3.2749	



Hallmark Tradecom Private Limited	122	2.5182	2.8092
	123	0.291	
Total:			39.8679

- 5.1.6 By a Development Agreement dated 27th January, 2021, registered in the Office of the District Sub Registrar-II, South 24 Parganas, recorded in Book No. I, being No.160201225 for the year 2021 (**Development Agreement**), the said Vendor along with the other the then co-owners of the Mother Property have jointly granted development right in favour of Kyal Developers Private Limited (**Said Developer**) in respect of the Mother Property vis-a-vis the Said Property under the terms and conditions mentioned therein and simultaneously the Vendor along with the other the then co-owners of the Mother Property granted a Development Power of Attorney of even date registered in the Office of the District Sub Registrar-II, South 24 Parganas, recorded in Book No. I, being No.160201226 for the year 2021 (**Development Power Of Attorney**).
- 5.1.7 **Ownership of Vendor:** In the above mentioned events and circumstances the Vendor became the owner in respect of the (1) land measuring 9.078 (nine point zero seven eight) decimal, more or less, out of 162 (one hundred and sixty two) decimal, being a portion of R.S./L.R. Dag No. 122, recorded in L.R. Khatian Nos. 1193, 1194 and 1195, Mouza Kochpukur, J.L. No. 2, Police Station Kolkata Leather Complex (formerly Bhangar), within the limits of Bamanghata Gram Panchayet, Sub-Registration District Bhangore, PIN- 700156, District South 24 Parganas (**First Property**) and (2) land measuring 3.2749 (three point two seven four nine) decimal, more or less, out of 52 (fifty two) decimal, being a portion of R.S./L.R. Dag No. 123, recorded in L.R. Khatian Nos. 1193, 1194 and 1195, Mouza Kochpukur, J.L. No. 2, Police Station Kolkata Leather Complex (formerly Bhangar), within the limits of Bamanghata Gram Panchayet, Sub-Registration District Bhangore, District South 24 Parganas, PIN- 700156 (**Second Property**), the First Property and the Second Property more fully and collectively described in the **Second Schedule** below (collectively **Said Property**) out of the Larger Property, free from all encumbrances subject to the subsisting Development Agreement and Development Power Of Attorney and the Said Property is the subject matter of this Agreement.
- 5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendor has represented and warranted to the Purchaser that (1) the Vendor has not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declare that the Said Property is not affected by any scheme of any Authority, Government or Statutory Body (2) the Vendor does not hold any excess vacant land within the meaning of the Urban Land (Ceiling and Regulation) Act, 1976 or any excess land within the meaning of the West Bengal Land Reforms Act, 1955 (3) the Vendor has not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the



Said Property or any part thereof can or may be impeached, encumbered or affected in title (4) the Vendor has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchaser subject to the subsisting Development Agreement and Development Power Of Attorney (5) no revenue, cess, tax or imposition in respect of the Said Property is due to the Government or Panchayet or any other authority or authorities and no Certificate Case is pending for realization of any taxes from the Vendor (6) no person or persons whosoever have/had/has ever claimed any right of preemption over and in respect of the Said Property or any part thereof (7) no mortgage or charge has been created by the Vendor by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof (8) the Said Property is now free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lis pendens, uses, debuffers, trusts, prohibitions, Income Tax attachment, financial institution charges, statutory prohibitions, acquisitions, requisitions, vestings and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title **save and except** the Said Developer and the title of the Vendor to the Said Property are free, clear and marketable subject to the subsisting Development Agreement and Development Power Of Attorney (9) the Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation and (10) there is no order of Court or any other statutory authority prohibiting the Vendor from selling, transferring and/or alienating the Said Property or any part thereof.

6. Basic Understanding

6.1 **Agreement to Sell and Purchase:** The Vendor has agreed to sell the Said Property to the Purchaser and the Purchaser has agreed to purchase the Said Property from the Vendor together with the rights and liabilities of the Vendor under the said Development Agreement and the said Property shall be used for development purpose.

6.2 **Recording of Terms and Conditions:** The Parties are now executing this Agreement to record the terms and conditions agreed between them with regard to sale of the Said Property by the Vendor to the Purchaser.

7. Terms Agreed

7.1 **Sale:** The Vendor hereby agrees to sell the Said Property described in the **Second Schedule** below to the Purchaser, absolutely and forever but the Vendor shall not deliver the possession of the said Property by these presence.

7.2 **Consideration:** The consideration for such sale has been mutually agreed and settled at Rs.1,60,94,593/- (Rupees One Crore Sixty Lacs Ninety Four Thousand Five Hundred and Ninety Three only) (**Consideration**).



- 7.3 **Payment:** At or before the signing of this Agreement, the Purchaser has paid to the Vendor a sum of Rs. 1,30,00,000/- (Rupees One Crore Thirty lacs Only) (**Advance**), receipt of which the Vendor hereby as well as by the Receipt and Memo of Consideration hereunder written admit and acknowledge. The balance of the Consideration, i.e., a sum of Rs.30,94,593/- (Rupees Thirty Lacs Ninety Four Thousand Five Hundred and Ninety Three only) shall be paid at the time of execution and registration of the Deed of Conveyance.
- 7.4 **Completion:** The Purchaser shall be liable to make the payment of the balance consideration of Rs.30,94,593/- (Rupees Thirty Lacs Ninety Four Thousand Five Hundred and Ninety Three only) to the Vendor within a period of 6 (six) months from the date of these presents and vice-a-versa the Vendor shall be liable to do the registration of the final Deed of Conveyance infavour of the Purchaser immediately upon receiving the full consideration.
- 7.5 **Mutation:** The Vendor shall mutate its name in the records of the concerned Block Land and Land Reforms Officer at its own cost and expenses prior to execution of the final Deed of Conveyance in favour of the Purchaser.
- 7.6 **Conversion:** The Vendor shall cause conversion of the Said Property to Bastu/Housing Complex (as may be applicable) at their own cost and expenses prior to execution of the final Deed of Conveyance in favour of the Purchaser.
- 7.7 **Boundary Wall:** The Vendor shall erect boundary wall/s on the entirety of northern and eastern boundary of the Larger Property and portion of the western boundary of the Larger Property at its own cost and expenses prior to execution of the final Deed of Conveyance in favour of the Purchaser. Be it mentioned here that as the Vendor has agreed with the other co-owners of the Mother Property to develop the entirety of the Mother Property as a whole as per the said Development Agreement, therefore, the Larger Property and/or the Said Property shall not be segregated from the boundary of the Mother Property and the Said Property vis-à-vis the Larger Property shall always be deemed to be a part and parcel of the Mother Property during the subsistence of the said Development Agreement.
- 7.8 **Eviction of Un-authorized Occupants:** The Vendor shall be liable to evict un-authorized occupants (if any) within the Said Property at its own cost, expenses and responsibility prior to execution of the final Deed of Conveyance in favour of the Purchaser.
- 7.9 **Access to Said Property:** The Vendor shall be liable to make the access road to the Said Property from the main road at their own cost, expenses and responsibility.

