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9635/2015



MV. 41,43,3001.
215. 122/16/15

STAMP AFFIXED BY

STAMP SUPERINTENDENT
VALCUTTA COLLECTOR

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

Additional Registrar
of Assurances-II, Kolkata

187 9/9/15

18778

THIS DEED OF CONVEYANCE made this the 7th day of May Two Thousand and Two BETWEEN KAPOOR HOSIERY FACTORY (PRIVATE) LIMITED, a company incorporated under the provisions of the Companies Act, 1956 having its registered office at No.8J, South Sinthee Road, Kolkata - 700050, hereinafter referred to as the "VENDOR"

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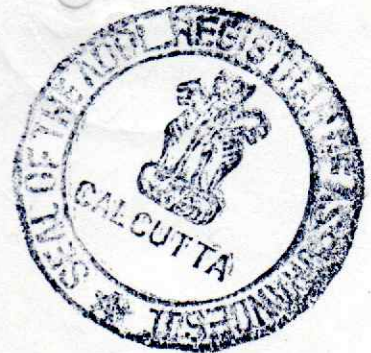
FOR REGISTRATION IN
The Calcutta Registration Office
on the day of

L. H. S. / or

Addl. Registrar of Assurances
Kolkata.

L. —————

Dinesh Chandra Fanda



Dinesh Chandra Fanda
Director

L. —————

Gajendrasad Ghosh
Advocate

L. H. S. / or

Addl. Registrar of Assurances
Kolkata.

(which expression shall unless excluded by or there be something repugnant to the subject or context be deemed to mean and include its successors, and/or successor-in-office) of the **ONE PART-AND SARVMANGALA TEXTILES PVT. LTD.**, a company incorporated under the provisions of the Companies Act, 1956 having its registered office at 29A, Vivekananda Road, Kolkata - 700007, hereinafter referred to as the **"PURCHASER"** (which expression shall unless excluded by or there be something repugnant to the subject or context be deemed to mean and include its successors, and/or successor-in-office) of the **OTHER PART :**

WHEREAS by an Indenture dated 25th January, 1963 registered at the office of the Sub-Registrar Cossipore, Dum Dum in Book No.I, Volume No.2, Pages 248 to 257, Being No.546 for the year 1963 M/s. Kapoor Hosiery Factory (Private) Limited became absolutely seised and possessed of or otherwise well and sufficiently entitled to in fee simple possession of ALL THAT piece and parcel of land containing by admeasurement an area of 4 Bighas, 4 Cottahs, 15 Chittacks and 24 Sq.ft. be the same a little more or less together with old buildings, messuages, tenements hereditaments and structures built up thereon situate lying at and being a portion of Municipal Premises No.8, South Sinthee Road, Kolkata (formerly Calcutta) comprised in Division I, Sub-division 14, Holding No.130 and 135, Mouza East




Addl. Registrar of Assurances-III
Calcutta

Uttarpara, P.S. Cossipore, Sub-Registration office Cossipore, Dum Dum in the District of 24-Parganas AND ALSO ALL THAT piece and parcel of land containing by admeasurement an area of 2 Cottahs, 11 Chittacks and 35 Sq.ft. be the same a little more or less situate lying at and being a portion of Municipal Premises No.5, South Sinthee Road, Kolkata) (formerly Calcutta) comprised in Division I, Sub-division 14, Holding No.136 of the Collectorate of 24-Parganas in Dihi Panchannagram, Mouza Sinthee, Purba - Uttar in the District of 24-Parganas hereinafter collectively referred to as the "ENTIRE PREMISES" at or for the consideration mentioned therein;

AND WHEREAS the said Kapoor Hosiery Factory (Private) Limited being the Vendor herein sold and transferred divided and demarcated portions of the Entire Premises from time to time in favour of Various Purchasers ;

AND WHEREAS in view of the aforesaid the Vendor is thus seised and possessed of or otherwise well and sufficiently entitled to ALL THAT demarcated portion of piece and parcel of land containing by admeasurement an area of 4 Cottahs, 10 Chittacks and 39 Sq.ft. be the same a little more or less equivalent to 3369 Sq.ft. together with the corrugated sheds, tin structures, messuages, tenements and hereditaments situate thereon being portion or part of premises No.8, South Sinthee

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Addl. Registrar of Assurances
Kolkata

Road, Since renumbered as Premises No.8J, South Sinthee Road,, P.S. Cossipore, Kolkata in the District of North 24-Parganas hereinafter referred to as the "said premises" free from all encumbrances charges lien lispendens trusts attachments claims and demands whatsoever or howsoever ;

AND WHEREAS on being approached by the Purchaser the Vendor has agreed to sell and transfer unto and in favour of the Purchaser ALL THAT demarcated portion of piece and parcel of land containing by admeasurement an area of 4 Cottahs, 10 Chittacks and 39 Sq.ft. be the same a little more or less equivalent to 3369 Sq.ft. together with the corrugated sheds, tin structures, messuages, tenements and hereditaments situate thereon being portion or part of premises No.8, South Sinthee Road, Since renumbered as Premises No.8J, South Sinthee Road,, P.S. Cossipore, Kolkata in the District of North 24-Parganas hereinafter referred to as the "said premises" together with the right of ingress and egress over the 20 feet wide common passage on the Western side of the said premises, morefully and particularly described in the Schedule hereunder written at and for a consideration of Rs.2,33,958/- (Rupees Two Lakhs Thirty Three Thousand Nine Hundred Fifty Eight) only but otherwise free from all encumbrances charges lien lispendens trusts attachments claims and demands whatsoever and howsoever ;



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Addl. Registrar of Assurances-II

Kolkata

AND WHEREAS in view of what is stated hereinabove the Vendor has agreed to sell and the Purchaser has agreed to Purchase ALL THAT demarcated portion of piece and parcel of land containing by admeasurement an area of 4 Cottahs, 10 Chittacks and 39 Sq.ft. be the same a little more or less equivalent to 3369 Sq.ft. together with the corrugated sheds, tin structures, messuages, tenements and hereditaments situate thereon being portion or part of premises No.8, South Sinthee Road, Since renumbered as Premises No.8J, South Sinthee Road,, P.S. Cossipore, Kolkata in the District of North 24-Parganas hereinafter referred to as the "said premises" together with the right of ingress and egress over the 20 feet wide common passage on the Western side of the said premises, morefully and particularly described in the Schedule hereunder written at and for a consideration of Rs.2,33,958/- (Rupees Two Lakhs Thirty Three Thousand Nine Hundred Fifty Eight) only but otherwise free from all encumbrances charges lien lispens trusts attachments claims and demands whatsoever and howsoever as stated hereunder ;

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs.2,33,958/- (Rupees Two Lakhs Thirty Three Thousand Nine Hundred Fifty Eight) only paid by the Purchaser to the Vendor before the execution of these presents (the receipt whereof the Vendor doth hereby

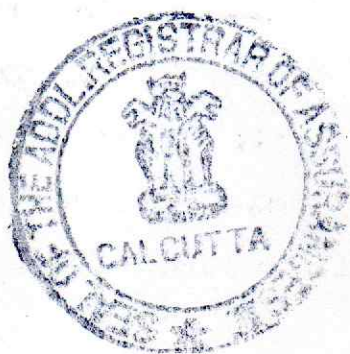
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Addl. Registrar of Assurances
Calcutta

admit and acknowledge and of and from the same and every part thereof doth hereby acquit release and discharge the said premises and every part thereof as also the Purchaser) the Vendor doth hereby sell grant convey transfer by way of sale assign and assure unto and in favour of the Purchaser ALL THAT demarcated portion of piece and parcel of land containing by admeasurement an area of 4 Cottahs, 10 Chittacks and 39 Sq.ft. be the same a little more or less equivalent to 3369 Sq.ft. together with the corrugated sheds, tin structures, messuages, tenements and hereditaments situate thereon being portion or part of premises No.8, South Sinthee Road, Since renumbered as Premises No.8J, South Sinthee Road, P.S. Cossipore, Kolkata in the District of North 24-Parganas together with the right of ingress and egress over the 20 feet wide common passage on the Western side of the said premises, morefully and particularly described in the Schedule hereunder written and delineated in the Map and Plan hereto annexed and bordered thereon in "RED" colour hereinafter called the said premises TOGETHER WITH all the things permanently attached thereto and fixtures, fences, lights, water courses, sewers, rights thereon and all liberties, privileges, easements, advantages and appurtenances whatsoever thereunto belonging or held used or enjoyed or reputed as part or member thereof or appurtenant thereto AND ALL estate right title interest use possession benefit claim and demand whatsoever of the

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Addl. Registrar of Assurances-III

Vendor into upon or in respect of the said premises messuages tenements, hereditaments and every part thereof and All deeds pattahs writings muniments evidences of title relating thereto or any part thereof which now are or may hereafter in the possession or custody of the Vendor or any person or persons from whom the Vendor may procure the same without any action either at law or in equity TO HAVE AND TO HOLD the same and the inheritance thereof in fee simple in possession free from all encumbrances whatsoever unto and to the use of the Purchaser absolutely and forever.

THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER
as follows :-

- a) THAT NOTWITHSTANDING any act deed or thing done hereto before executed or knowingly suffered to the contrary the Vendor is now lawfully seised and possessed of the said premises free from any encumbrances attachments or defect in title whatsoever and the Vendor has good right full power and absolute authority to sell grant convey transfer assign and assure the said premises unto and to use of the Purchaser in the manner aforesaid
- b) THAT the Purchaser shall and may at all times hereafter peaceably and quietly hold possess and enjoy the said premises in khas possession and receive the rents issues and profits thereof

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Addl. Registrar of Assurances-
Kolkata

without any lawful eviction interruption claim or demand whatsoever from or by the Vendor or any persons, or persons having or lawfully claiming from under or in trust for the Vendor or its predecessors-in-title.

c) THAT the Purchaser shall hold the said premises free and clear and freely and clearly and absolutely exonerated and for ever released and discharged otherwise by the Vendor and well and sufficiently saved and defended kept harmless and indemnified of from and against all former and other estates title charge and encumbrances whatsoever and made executed occasioned and suffered by the Vendor or its predecessors-in-title or any person or persons having or lawfully claiming as aforesaid ;

d) THAT the Vendor and all persons having or lawfully claiming any estate ~~or~~ interest in the said premises or any part thereof from under or in trust for the Vendor or from or under any of its predecessors-in-title shall and will at all times hereafter at the request and cost of the Purchaser to execute or cause to be done and executed all such acts deeds and things whatsoever for further and more perfectly assuring the said premises or every part thereof unto and to the use of the

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Addl. Registrar of Assurances
Kolkata.

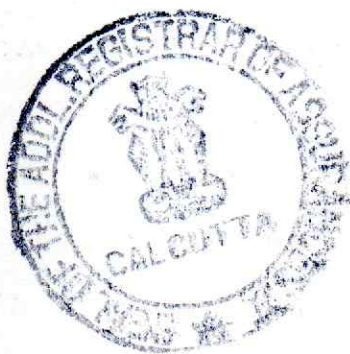
Purchaser as may be reasonably required ;

e) THAT the Vendor has good right full power and absolute authority to sell and transfer said premises in the manner aforesaid and if for any reasons due to defect in title of the Vendor if the Purchaser is dispossessed or deprived of full enjoyment of the said premises or any part thereof then in that event the Vendor hereby agrees to indemnify and keep the Purchaser fully indemnified against all losses, damages, costs, charges, claims and demands occassioned or arising out of the said premises hereby sold to the Purchaser ;

f) THAT the Vendor doth hereby covenant with the Purchaser that it shall at its own cost defend any claim, suit or other proceedings that may be instituted in respect of the said premises hereby conveyed and keep the Purchaser saved harmless against any loss or damage that may be incurred by the Purchaser in defending any suit, action or proceeding by any person or persons at any time ;

g) THAT the Vendor doth hereby further covenant and assure the Purchaser that no part of the said premises being conveyed under these presents is vested with the Government or any Semi-Government Authority in any way ;

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Addl. Registrar of Assurances
Kolkata.

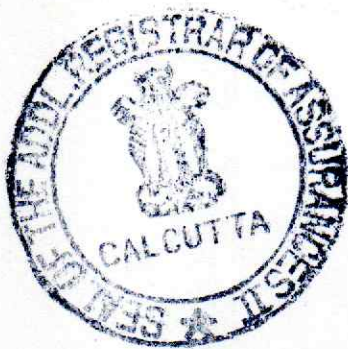
h) THAT Vendor doth hereby declare that there are no encumbrances, lien, trust, attachment, claim, charges, agreement of sale whatsoever now subsisting on the said premises and that the said premises is not the subject matter of any litigation or proceeding and is not charged in favour of any court, public revenue or other authorities ;

i) THAT the Vendor doth hereby undertake to pay all outstanding municipal rates and taxes Government revenue and all other impositions whatsoever due and payable by the Vendor or any of its predecessors-in-title in respect of the said premises up to the date of execution of these presents.

j) THAT the Vendor shall and will at all times hereafter at the request and cost of the Purchaser produce to the Purchaser or as the Purchaser shall direct the deeds and writings for evidencing the title in respect of the said premises and also furnish to the Purchaser copies of or extracts from the said Deeds and writings and shall and will in the meanwhile keep the same safe unobliterated, damage by fire or other accident excepted ;

k) THAT the Vendor hereby confirms to have

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Addl. Registrar of Assurances-II
Kolkata.

delivered peaceful and vacant possession of the said premises to the Purchaser before the execution of these presents ;

THE SCHEDULE ABOVE REFERRED TO :

ALL THAT demarcated portion of piece and parcel of land containing by admeasurement an area of 4 Cottahs, 10 Chittacks and 39 Sq.ft. be the same a little more or less equivalent to 3369 Sq.ft. together with the corrugated sheds, tin structures, messuages, tenements and hereditaments situate thereon being portion or part of premises No.8, South Sinthee Road, Since renumbered as Premises No.8J, South Sinthee Road, P.S. Cossipore, Kolkata in the District of North 24-Parganas Ward No.2, Under Calcutta Municipal Corporation together with the right of ingress and egress over the 20 feet wide common passage on the Western side of the said premises and butted and bounded as follows :-

NORTH : Part of land of M/s. Kapoor Hosiery Factory
(P) Ltd.;

SOUTH : Part of land of M/s. Kapoor Hosiery Factory
(P) Ltd.,

EAST : Land of Yarn Processing Co. Pvt. Ltd.

WEST : 20 Feet wide common passage ;




Addl. Registrar of Assurances-III
Kolkata.

IN THE WITNESS WHEREOF the Vendor has put its seal
hereto affixed on the day, month and year first above
written.

SIGNED SEALED AND DELIVERED

by the **VENDOR** through its Director
at Kolkata in the Presence of :

KAPURDI HOSIERY FACTORY (P) LTD.

Dinesh Chandra Jena
Director

Pom 6 M
7 A S R
2/11

Govind Prasad Sharma
Advocate
7A, K S. Ray Road
Kolkata - 700 001.



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Addl Registrar of Assurances
Kolkata.

RECEIVED by the Vendor of and
 from within named the Purchaser
 the within mentioned sum of
 Rs.2,33,958/- (Rupees Two Lakhs
 Thirty Three Thousand Nine Hundred
 Fifty Eight) only being the full
 consideration money as per memo below :- Rs.2,33,958.00

MEMO OF CONSIDERATION

<u>Cheque No.</u>	<u>Date</u>	<u>Bank</u>	<u>Amount</u>
007426	25/03/1991	Indian Bank (Vivekananda Road Branch)	Rs.2,01,000.00
377819	07/05/2002	- & -	Rs. 32,958.00
			----- Rs.2,33,958.00 =====

(Rupees Two Lakhs Thirty Three Thousand Nine Hundred
 Fifty Eight) only

KAPOOR HOSIERY FACTORY (P) LTD.

Dinesh Chandra Jand
Director

WITNESS :

Prabhu
7th K.S. Road
2nd
 Drafted by
Govind Prasad Sharma
Advocate
7A, K.S. Roy Road,
Kolkata-700001.

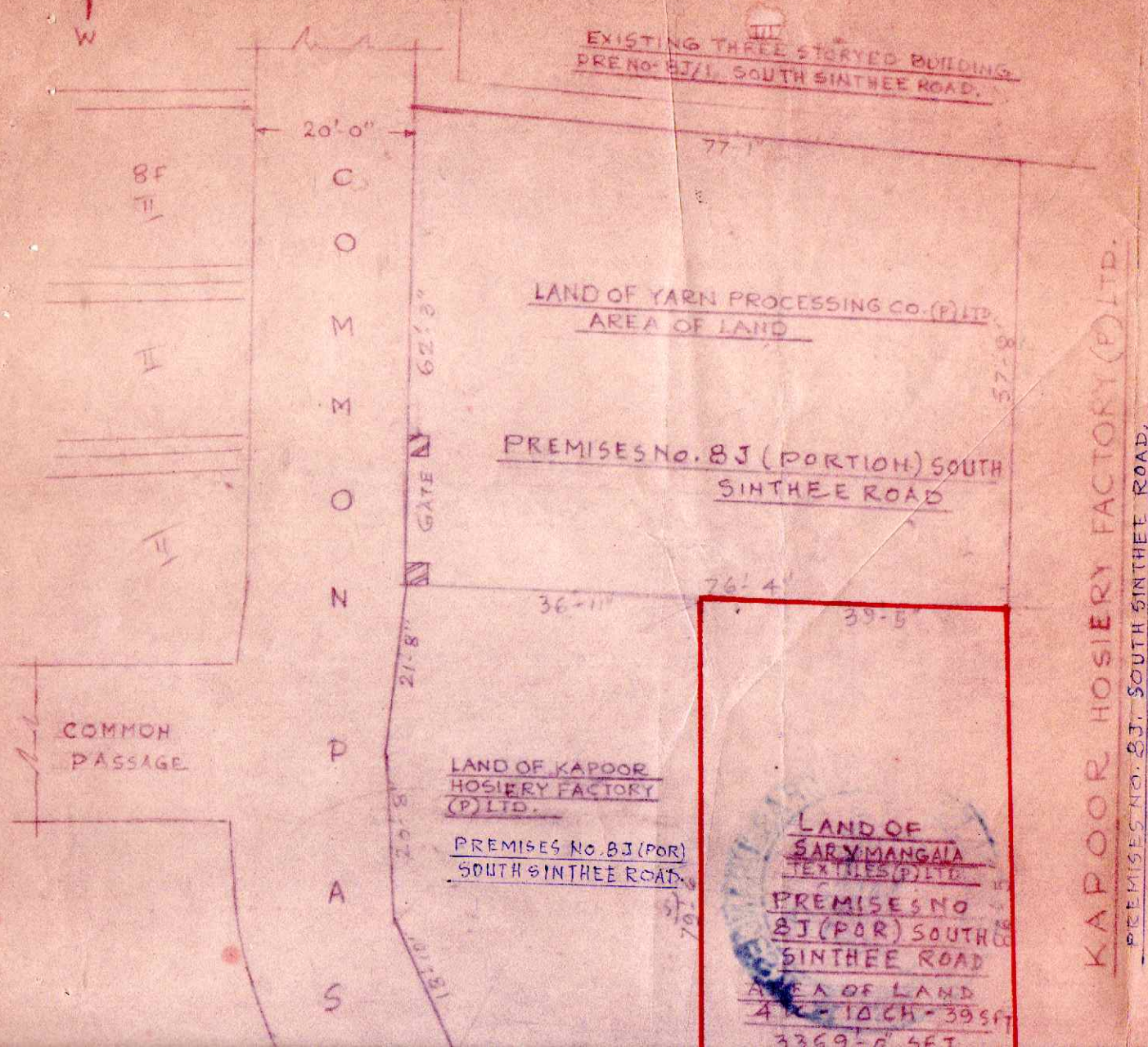


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Addl. Registrar of Assurances

Kolkata

SITE PLAN OF PREMISES No. 8J (POR) SOUTH SINTHEE ROAD, KOLKATA-700050. P.S. COSSIPORE WARD No-2.
UNDER THE CALCUTTA MUNICIPAL CORPORATION SCALE: 20' 0" = 1" INCH

NOTE: PREMISES No. 8J (POR) SOUTH SINTHEE ROAD SHOWN THUS AREA: 4K 10 CH - 39 SFT
 3369'-05FT (MORE OR LESS)



LAND OF YARN PROCESSING CO. (P) LTD.
AREA OF LAND

PREMISES NO. 8J (PORTION) SOUTH
SINTHEE ROAD

LAND OF KAPOOR
HOSIERY FACTORY
(P) LTD.

PREMISES NO. 8J (POR)
SOUTH SINTHEE ROAD

LAND OF
SARYMANGALA
TEXTILES (P) LTD.
PREMISES NO
8J (POR) SOUTH
SINTHEE ROAD
AREA OF LAND
4 ACH - 39 SFT
3369-0-5 FT
(MORE OR LESS)

KAPOOR HOSIERY FACTORY (P) LTD.
PREMISES NO. 8J, SOUTH SINTHEE ROAD.

COMMON
PASSAGE

KAPOOR HOSIERY FACTORY (P) LTD
Dinesh Chandra Tond
Director

DRAWN BY:
A. CHAKRABORTY
LICENSED BUILDING
SURVEYOR OF C.M.C.,
14/1A K.N. TUDOR ROAD
KOLKATA-20.



K. H. D. S.
Addl. Registrar of Assurances
Calcutta

Seller, Buyer and Property Details

A. Seller & Buyer Details

Presentant Details	
SL No.	Name and Address of Presentant
1	Mr Dinesh Chandra Tandon, Director Director, Kapoor Hosiery Factory (private) Ltd 8 J , South Sinthee Road, P.O:- Sinthee, P.S:- Sinthi, District:-North 24-Parganas, West Bengal, India, PIN - 700050

Seller Details			
SL No.	Name, Address, Photo, Finger print and Signature		
1	Kapoor Hosiery Factory (private) Ltd 8 J , South Sinthee Road, P.O:- Sinthee, P.S:- Sinthi, District:-North 24-Parganas, West Bengal, India, PIN - 700050 Status : Organization Represented by representative as given below:-		
1(1)	Mr Dinesh Chandra Tandon, Director Director, Kapoor Hosiery Factory (private) Ltd 8 J , South Sinthee Road, P.O:- Sinthee, P.S:- Sinthi, District:-North 24-Parganas, West Bengal, India, PIN - 700050 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative Date of Execution : 07/05/2002 Date of Admission : 07/05/2002 Place of Admission of Execution : Office	Photo	Finger Print
		Signature	

Buyer Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	Sarvmangala Textiles Pvt Ltd 29 A , Vivekananda Road, P.O:- Burrobazar, P.S:- Burrobazar, District:-Kolkata, West Bengal, India, PIN - 700007 Status : Organization

B. Identifier Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Mr G P Sharma Son of Mr Not Known 7 A , K S Roy Road, P.O:- G P O, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001 Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India,	Mr Dinesh Chandra Tandon	

C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: North 24-Parganas, P.S:- Sinthi, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: South Sinthee Road,		4 Katha 10 Chatak 39 Sq Ft	1,33,958/-	37,43,300/-	Proposed Use: Bastu, Property is on Road

Structure Details					
Sch No.	Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
F0	Gr. Floor	1600 Sq Ft.	0/-		Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete
S1	On Land L1	1600 Sq Ft.	1,00,000/-	4,00,000/-	Structure Type: Structure

D. Applicant Details

Details of the applicant who has submitted the requisition form

Details of the applicant who has submitted the requisition form	
Applicant's Name	Dinesh Chandra Tandon
Address	Premises No:8 J, South Sint,Thana : Sinthi, District : North 24-Parganas, WEST BENGAL, PIN - 700050
Applicant's Status	Seller/Executant

Office of the A.R.A. - II KOLKATA, District: Kolkata
Endorsement For Deed Number : I - 190209635 / 2015

Query No/Year	19021000221116/2015	Serial no/Year	1902003307 / 2002
Deed No/Year	I - 190209635 / 2015		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Mr Dinesh Chandra Tandon	Presented At	Office
Date of Execution	07-05-2002	Date of Presentation	07-05-2002

Remarks

On 07/05/2002

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

Presented for registration at 13:39 hrs on : 07/05/2002, at the Office of the A.R.A. - II KOLKATA by Mr Dinesh Chandra Tandon ,.

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

Execution is admitted on 07/05/2002 by

Mr Dinesh Chandra Tandon Director, Kapoor Hosiery Factory (private) Ltd
Indetified by Mr G P Sharma, Son of Mr Not Known, 7 A , K S Roy Road, P.O: G P O, Thana: Hare Street, ,
Kolkata, WEST BENGAL, India, PIN - 700001, By caste Hindu, By Profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 45,671/- (A(1) = Rs 45,573/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 2,654/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 3,31,484/- and Stamp Duty paid by Stamp Rs 18,770/-

Description of Stamp

1. Rs 18,770/- is paid on Adhesive type of Stamp, Serial no 0, Purchased on 03/05/2002,Treasury/Vendor named Kolkata Collectorate.



(Dulal Saha)

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

On 09/09/2015

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 45,671/- (A(1) = Rs 45,573/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by Draft Rs 43,020/-

Description of Draft

1. Rs 43,020/- is paid, by the Draft(8554) No: 305943000405, Date: 25/08/2015, Bank: STATE BANK OF INDIA (SBI), VIVEKANANDA ROAD.

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 3,31,484/- and Stamp Duty paid by Draft Rs 3,12,750/-

Description of Draft

1. Rs 3,12,750/- is paid, by the Draft(8554) No: 305944000405, Date: 25/08/2015, Bank: STATE BANK OF INDIA (SBI), VIVEKANANDA ROAD.



(Ashoke Kumar Biswas)

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

On 25/04/2011

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 41,43,300/-



(Dulal Saha)

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

**Volume number 1902-2015, Page from 130077 to 130097
being No 190209635 for the year 2015.**



Digitally signed by ASHOKE KUMAR
BISWAS
Date: 2015.09.28 12:20:00 +05:30
Reason: Digital Signing of Deed.

Biswas

**(Ashoke Kumar Biswas) 28-09-2015 12:19:59
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.**

(This document is digitally signed.)

Volume No. _____
Page No. _____
Being No. _____
for the year _____

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DATED THIS 7th DAY OF May 2002

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B E T W E E N

KAPOOR HOSIERY FACTORY PVT. LTD.

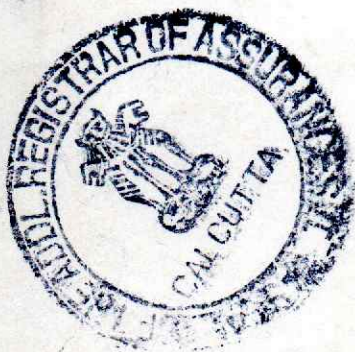
.... VENDOR

- AND -

SARVMANGALA TEXTILES PVT. LTD.

.... PURCHASER

Addl. Registrar of Assurances-III
Kolkata.



DEED OF CONVEYANCE

L. S. / or
Addl. Registrar of Assurances-III
Kolkata.

SA