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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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L 961277

Certified that the document is submitted
to registration. The Signature Sheet and
endorsement Sheets Attached to the
document are the part of the document.

Additional District Sub-Registrar
Dum Dum, 24-Pop. (Plastic)

10 NOV 2025

DEED OF CONVEYANCE

THIS INDENTURE OF CONVEYANCE is made on this
10th day of November in the year Two Thousand Twenty-
Five (2025) of the Christian Era.

367
স্মারক নং ৭১১১/২৫
তারিখ ০০০০/০০/০০
স্থান Abhinandan Ghosh Adm
কর্তা Seal dah Civil Court,
Kol - 14

সাহসেন প্রান্ত স্ট্যান্ড ভেতার
নেহাটি এ.ভি.এস.আর অফিস
জেলা উত্তর ২৪ পরগনা



বি
ভেতার নাম শ্রী সুজাতা পাল
প্রকারীর নাম কলকাতা
টি ভি নম্বর 26 SEP 2025
স্ট্যাম বন্ধিদের তারিখ
এই টি ভি নম্বরে কোট কত
ইকা বন্ধি ইকাহ

120000



Adl. District Sub-Registrar
Cossipore, Dum Dum

10 NOV 2025

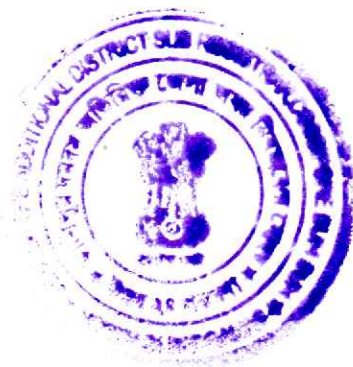
BETWEEN

SARVMANGALA TEXTILES PRIVATE LIMITED, PAN AADCS8913N, a company incorporated under the provisions of the Companies Act, 1956 having its registered office at 29A, Vivekananda Road, P.O. Burrabazar, P.S. Girish Park, Kolkata – 700 007, being represented by its authorized person "as Director" of the company vide Board of Resolution dated 10/10/2025 **SRI ABHILASH MEHROTRA**, PAN AEIPM6278E, Aadhaar No. 7725 2852 9075, (Mobile No. 9748211102), son of Sri. Ganesh Prasad Mehrotra, by Occupation - Business, by Nationality - Indian, "Hariyana Bhawan", 29A, Vivekananda Road, P.O. Burrabazar, P.S. Girish Park, Kolkata – 700 007, hereinafter referred to as the "**VENDOR/OWNER**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors, administrators, executors, legal representatives and assigns) of the **ONE PART**.

AND

ADITYA GUPTA, PAN DVWPG2770P, Aadhaar No. 5885 3261 2514, son of Lakhi Prasad Gupta, by Occupation – Business, by Faith – Hindu, by Nationality – Indian, residing at 29/H/26, Cossipore Road, P.O. & P.S. Cossipore, Kolkata – 700 002, hereinafter called and referred to as the "**PURCHASER**" [which expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, executors, administrators, legal representatives and assigns] of the **OTHER PART**.

WHEREAS by an Indenture dated **25/01/1963** registered at the office of the **Sub-Registrar Cossipore, Dum Dum** in Book No. I, Volume No. 2,




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Pages 248 to 257, Being No. **546** for the year **1963**, **M/S. Kapoor Hosiery Factory (Private) Limited**, became absolutely seized 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 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**, Calcutta (formerly Kolkata) comprised in Division I, Sub-Division 14, Holding No. 130 and 135, Mouza - East 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 herein after 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 absolute lawful owner of the said property 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 said **M/s. Kapoor Hosiery Factory (Private) Limited** was thus seized 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 Chittaks 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




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

AND WHEREAS said **SARVMANGALA TEXTILES PRIVATE LIMITED** being represented by its authorized person "as Director" of the company **SRI ABHILASH MEHROTRA**, was purchased a plot of land containing by admeasurement an area of **4 Cottahs 10 Chittaks 39 Sq.ft.** be the same a little more or less equivalent to **3369 Sq.ft.** together with the corrugated sheds, tin structures, thereon being portion or part of Premises No. **8, South Sinthee Road**, since renumbered as premises no. **8J, South Sinthee Road**, P.S. Sinthee (now) & Cossipore (previously), **Kolkata**, in the Dist. of North 24-Parganas, from **M/s. Kapoor Hosiery Factory (Private) Limited**, represented by **DINESH CHANDRA TANDON** (the Vendor therein) and **SARVMANGALA TEXTILES PRIVATE LIMITED** being represented by its authorized person "as Director" of the company **SRI ABHILASH MEHROTRA** (the Purchaser therein, by way of a Registered Deed of Conveyance, registered at A.R.A. - II, Kolkata and recorded in Book No. I, Volume No. 1902-2015, pages from 130077 to 130097, being No. 9635, for the year 2015, which was executed on 07/05/2002 and date of completion 28/09/2015, against the valuable consideration.

AND WHEREAS after purchase, Vendor executed a Registered Development Agreement with Kritika Construction (Developer therein) duly registered at A.D.S.R. Cossipore Dum Dum, on 04/08/2016 and recorded in Book No. 01, Volume No. 1506-2016, Pages from 235383 to 235428, being Deed No. 6251 for the year 2016, which was already been cancelled by and between the parties by the Registered Cancellation of Development Agreement duly registered at A.D.S.R. Cossipore Dum Dum,



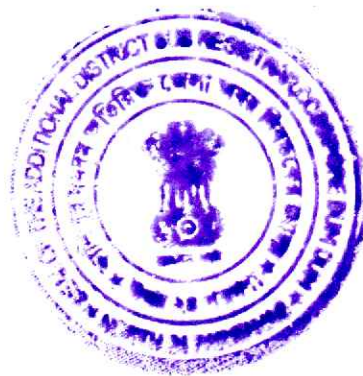

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on 31/08/2023 and recorded in Book No. 1, Volume No. 1506-2023, page from 275740 to 275755, being Deed No. 9571 for the year 2023, As well as one Registered Development Power of Attorney was executed in the name of the Developer duly registered at A.D.S.R. Cossipore Dum Dum, on 04/08/2016 and recorded in Book No. 1, Volume No. 1506-2016, Pages from 236182 to 236210, being Deed No. 6275 for the year 2016, which was also been cancelled by and between the parties duly registered at A.D.S.R. Cossipore Dum Dum, on 31/08/2023 and recorded in Book No. IV, Volume No. 1506-2023, page from 4803 to 4813, being Deed No. 300 for the year 2023.

AND WHEREAS thereafter vendor herein is thus seized and possessed of or otherwise well and sufficiently entitled of the said property applied before the Deputy Director/Deputy Chief Inspector of Factories (Statistic Cell) Kolkata on 07/09/2023 to know the Existence of factory name/record if any in the schedule property being premises no. 8, South Sinthee Road, Kolkata – 700 002 (thereafter 8J, South Sinthee Road, Kolkata – 700 050, presently 8J, Ganapati Sur Sarani, Ward No. 2, P.O. & P.S. Sinthee, Kolkata – 700 050) and in this respect one letter vide letter number 201/EO dated 11/09/2023 issued by Assistant Director/Inspector of Factories, Govt. of West Bengal, intimated that “the factory named as KAPOOR HOSIERY FACTORY PVT LTD situated at 8, South Sinthee Road, Kolkata – 700 002, had been crossed off from the list of registered factories, maintained in on-line mode by this Directorate”. And also, Deputy Director/Deputy Chief Inspector of Factories (Statistic Cell) Kolkata have declared that as per their office record there is no registered factory at the premises having the above-mentioned address, through vide Letter number 178/Gen/EO dated 16/07/2025, against the letter dated 21/05/2025, which was Send by the Vendor.

AND WHEREAS after purchase, the vendor herein is thus seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT**




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demarcated portion of piece and parcel of land containing by ad-measurement 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 (old) Sinthee (new), Kolkata in the District of North 24-Parganas, Ward No. 2, Under K.M.C., together with the right of ingress and egress over the 20 feet wide South Sinthee Road now as Ganapati Sur Sarani on the Western side of the said premises free from all encumbrances, charges, lien, lispensens, trusts, attachments, claims and demands whatsoever or howsoever;

AND WHEREAS the vendor herein is thus seized and possessed of or otherwise well and sufficiently entitled to the said property applied before the Kolkata Municipal Corporation for mutated their name and got the separation mutation from the old Assessee No. vide new **Assessee No. 110022530446** and premises no. 8J/4, Ganapati Sur Sarani (previously South Sinthee Road), P.S. Sinthee, under ward no. 002, Kolkata - 700 050.

AND WHEREAS due to urgent need of money, the Vendor herein agreed and decided to sell, transfer and conveyed his/her/their/it's right, title and interest and purchaser wants to purchase the said plot of land with structure in respect of **ALL THAT** demarcated portion of piece and parcel of land containing by ad-measurement 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 old dilapidated tin shed structure measuring 500 sq.ft. more or less standing thereon lying and situated at premises No. 8, South Sinthee Road, Since renumbered as Premises No. 8J, South Sinthee Road, P.S. Cossipore (old) Sinthee (new), then Ganapati Sur Sarani, Kolkata, presently known as 8J/4, Ganapati Sur Sarani, P.O. & P.S. Sinthee, Kolkata - 700 050, Ward No. 2, Under Kolkata Municipal



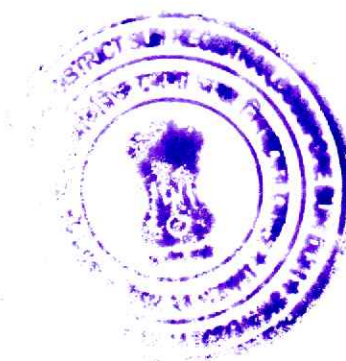

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Corporation together with the right of ingress and egress over the **20 feet wide South Sinthee Road now as Ganapati Sur Sarani** on the Western side of the said premises and Purchaser herein knowing the desire of the Vendor herein agreed to purchase the said land **TOGETHER WITH** all structures, fixtures, fittings, walls, ways, ditches, paths, passages, sewers, drains, water course and also together with all easement rights, benefits, interests and amenities attached to the said property, more fully described in the Schedule hereunder written at and for a total consideration of **Rs. 1,30,00,000/- (Rupees One Crore Thirty Lacs) only.**

AND WHEREAS the owner i.e. Vendor herein intend to Sell and transfer unto and in favour of the Purchaser all that demarcated portion of piece and parcel of land containing by admeasurements in area of 4 Cottahs, 10 Chittaks 39 Sq. ft. more or less along with old dilapidated tin shed structure 500 Sq.ft. more or less, which is free from all encumbrances on the agreed terms and conditions set out herein and the owner has identified the Purchaser herein for the proposed Sell of the aforesaid properties more fully shown and described in the Schedule here under written.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said consideration of the said sum of **Rs. 1,30,00,000/- (Rupees One Crore Thirty Lacs)** only paid by the Purchaser to the Vendor on or before the execution of these presents the receipt whereof the Vendor doth hereby as well as by the receipt hereunder written admit and acknowledge and from the payment of the same and every part thereof do hereby acquit, release and forever discharge the said premises and every part thereof to the Purchaser and also the said land with all easements quasi easements. The Vendor doth hereby grant, transfer, convey, assign and assure unto the Purchaser its administrators and assigns the said **ALL THAT** demarcated portion of piece and parcel of land containing by ad-measurement an area of 4 Cottahs, 10 Chittacks and 39 Sq. ft. be the same a little more or less equivalent to 3369 sq. ft.




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Coazipora, Dum Dum

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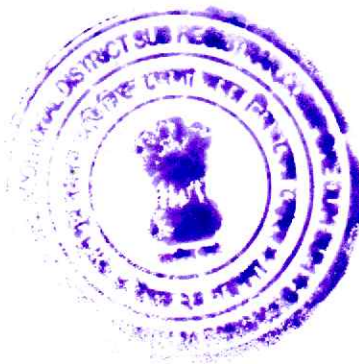
together with old dilapidated tin shed structure measuring 500 sq.ft. more or less standing thereon lying and situated at premises No. **8, South Sinthee Road, Since renumbered as Premises No. 8J, South Sinthee Road, P.S. Cossipore (old) Sinthee (new), then Ganapati Sur Sarani, Kolkata, presently known as 8J/4, Ganapati Sur Sarani, P.O. & P.S. Sinthee, Kolkata - 700 050, Ward No. 2,** Under Kolkata Municipal Corporation together with the right of ingress and egress over the **20 feet wide South Sinthee Road now as Ganapati Sur Sarani** on the Western side of the said premises **TOGETHER WITH** all structures, fixtures, fittings, walls, ways, ditches, paths, passages, sewers, drains, water course and also together with all easement rights, benefits, interests and amenities attached to the said property morefully and particularly described in the Schedule hereunder written and delineated in the Map or Plan annexed hereto and bordered "RED" therein **OR HOWSOEVER OTHERWISE** the said land hereditament hereby transferred or conveyed or any part thereof now or at any time hereto before were or was situated butted, bounded, called, known, numbered, described or distinguished together with all erection, fixtures, sewers, drains, ways, passages, water, water courses, over and under the common passage liberties, easements, privileges, right, advantages, appendages and appurtenances whatsoever to the said land belonging or appertaining to or with the same or any part thereof held used occupied or enjoyed or reputed to belonging or be appurtenant thereto **AND ALL THE ESTATE RIGHT TITLE INTEREST AND DEMAND** whatsoever to the said Vendor into and upon the said land hereditaments and/or any or every part thereof and all deeds, pattahs, writings and evidence of title which anywise exclusively relate to the said land hereditament or any part of parcel thereof and which now are or hereafter shall or may be in the custody power or possession of the said Vendor or any person or persons from whom he can or may procure the same without any action or suit at law or in equity **TO HAVE AND TO HOLD** the said land hereditament hereby granted, transferred and




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conveyed or expressed or intended so to be **UNTO AND TO THE USE** of the said Purchaser its heirs, executors, legal representatives and assigns and also his/her/their individuals heirs, executors, absolutely and forever and free from all encumbrances **AND** Vendor doth hereby for themselves their heirs, executors, administrators and representatives covenant with the Purchaser its heirs, executors, administrators, representatives and assigns **THAT NOT WITHSTANDING** any act deed matter or things whatsoever by said Vendor done or executed or knowingly suffered to the contrary the said Vendor now is lawfully rightfully and absolutely seized and possessed or otherwise well and sufficiently entitled to the said land hereditament and hereby granted or expressed so to be and every part thereof for a perfect and indefeasible estate or inheritance without any manner or condition use trust claim, demand or lien and both in themselves good right full power and absolute authority to grant, transfer and convey the said land hereditament and hereby granted, transferred and conveyed or expressed or intended so to be unto the use of the said Purchaser in manner aforesaid **AND** that the said Purchaser shall and may at all times, hereafter peaceably and quietly possess and enjoy the said land hereditament and receive the rents, issues and profits without any lawful eviction, interruption claim or demand whatsoever from or by said Vendor any person or persons lawfully or equitably claiming from under or in trust for their **AND** that free from all encumbrances whatsoever or suffered by said Vendor or any person lawfully or equitably claiming from under or in trust for the **AND FURTHER** that said Vendor and all persons having lawfully or equitably claiming any estate or interest whatsoever in the said hereditament and premises or any part thereof from under or in trust for the said Vendor shall and will from time to time and at all times hereafter at the request and costs of the said Purchaser and execute or cause to be done or executed all such acts, deed and things whatsoever for further and more perfectly assuring the said land hereditament and every part thereof unto and to the use of the said Purchaser has every right to




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Dum Dum

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sell, mortgage, gift, lease out or rented or otherwise transferred his land to any persons.

THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER as follows:

- i) That the interest which the Vendor do hereby profess to transfer subsists and that notwithstanding any act, deed, matter or thing by the Vendor at any time done or executed or knowingly suffered to the contrary, the Vendor has good right full power absolute authority and indefeasible title to sell, transfer, convey, assign, confirm and assure unto the Purchaser the said land with structure and all other rights hereby sold, transferred, conveyed, assigned and assured and/or intended so to be in the manner aforesaid. And also, vendor and purchaser also bound all the terms and conditions as mentioned in the Agreement for sale in respect of the said property.
- ii) That the Vendor has not at any time done or executed any deeds, documents or writings whereby the Said land or any part thereof and all other rights, title hereby sold, transferred, conveyed, assigned and assured and/or intended so to be, can or may be impeached, encumbered or affected in title save and except in the manner specified herein and the purposes analogous thereto.
- iii) That the said land/property and all other rights hereby sold, transferred, conveyed, assigned and assured and/or intended so to be are free from all charges, mortgages, liens, attachments, leases, acquisition, requisitions restrictions covenants uses debutter trust made or suffered by the Vendor or any person or persons lawfully,

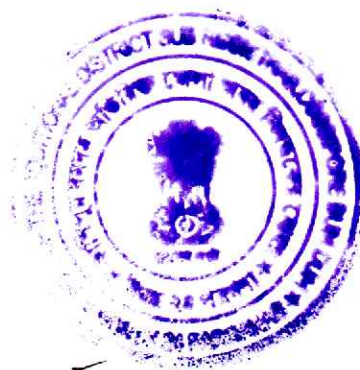


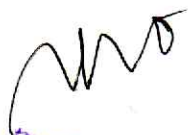

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rightfully or equitably claiming any estate or interest therein from under or in trust for the Vendor.

- iv) That the said land/property and all other rights hereby sold, transferred, conveyed, assigned and assured and/or intended so to be are freely and clearly and absolutely acquitted, exonerated, released and forever discharged from and by the Vendor.
- v) That it shall be lawful for the **Purchaser** from time to time and at all times hereafter to peaceably and quietly hold, possess, use and enjoy the Said land/property and all other rights hereby sold and conveyed and to receive the rents, issues and profits thereof and every part thereof without any hindrance, eviction, interruption, disturbance, claim or demand whatsoever from, of or by the Vendor or any person claiming through, under or in trust for them.
- vi) That the Vendor and all persons having or lawfully or equitably claiming any right title interest property claims or demand whatsoever in or upon the said land/property or any part thereof from, through under or in trust for the Vendor shall and will from time to time and at all times hereafter at the request and cost of the Purchaser make do acknowledge execute and perfected all such acts deeds matters things and assurances whatsoever for further better and more perfectly and effectually assuring and transferring the said land/property and every part thereof unto and to the use of the Purchaser, as the Purchaser shall or may reasonably require.
- vii) That the Vendor shall unless prevented by fire or some other inevitable accident from time to time and at all times hereafter and unto every reasonable request and at the costs of the Purchaser




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produce or cause to be produced to the Purchaser or his attorney or agents or at any trial commission examination or otherwise the title deeds relating to the said land/property for inspection or otherwise as occasion shall require and also shall at the like request and costs of the Purchaser deliver to the Purchaser such attested or other copies or extracts there from as the Purchaser may require and will in the meantime unless as aforesaid keep the same safe, unobliterated and un-cancelled.

VIII. That the vendor hereby confirms to have delivered peaceful and vacant possession of the said premises to the purchaser on or before the execution of these presents.

SCHEDULE ABOVE REFERRED TO

(said Property)

ALL THAT demarcated portion of piece and parcel of land containing by measurement an area of **4 (four) Cottahs 10 (ten) Chittacks 39 (thirty-nine) Sq. ft.** be the same a little more or less equivalent to **3369 sq. ft.** together with old dilapidated **tin shed** structure measuring **500 sq.ft.** more or less standing thereon (having **cemented** floor), being portion or part of premises No. **8, South Sinthee Road**, Since renumbered as Premises No. **8J, South Sinthee Road**, P.S. Cossipore (old) Sinthee (new), then **Ganapati Sur Sarani**, Kolkata, presently known as **8J/4, Ganapati Sur Sarani**, P.O. & P.S. Sinthee, Kolkata – 700 050, Ward No. 2, Under Kolkata Municipal Corporation, Assessee No. **110022530446**, together with the right of ingress and egress over the 20 feet wide South Sinthee Road now as Ganapati Sur Sarani on the Western side of the said premises and butted and bounded as follows :-

ON THE NORTH : By Premises No. 8J/3, Ganapati Sur Sarani.
ON THE SOUTH : By Part of land 8J, Ganapati Sur Sarani.
ON THE EAST : By Premises No. 8J/2A, South Sinthee Road.
ON THE WEST : By 20' Feet wide Ganapati Sur Sarani.




Jr. District Sub-Registrar
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IN WITNESS WHEREOF the parties have hereunto set and subscribed their respective hands and seals the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

By the PARTIES at Kolkata in

The presence of :

1. Pradip Kumar Yadav
s/o Hanuman Prasad Yadav
Add - 28/A G.C. Road Kd. 2

For Sarvmangala Textiles Pvt. Ltd.

Abhilash Mehrotra
Director

SIGNATURE OF THE VENDOR

2. Neeruddesh Samant
B. Gobinda Sarkar Lane
Kolkata - 700 012.

DRAFTED BY:-

(as per instruction by the parties)

Abhinandan Ghosh
Advocate

Sealdah Civil Court
Kd - 14.

En No. F/1504/969/2020.

Aditya Gupta

SIGNATURE OF THE PURCHASER.




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RECEIVED of and from the within named PURCHASER a sum of **Rs. 1,30,00,000/- (Rupees One Crore Thirty Lacs)** only being full and final consideration money paid by the PURCHASER to the VENDOR as per Memo given below:

MEMO OF CONSIDERATION

Paid by Cheque No. 000009, dt. 18/10/2025	Rs. 15,00,000/-
Issued by Kotak Mahindra bank	
Paid by Pay Order No. 819008, dt. 06/12/2025	Rs. 40,00,000/-
Issued by Kotak Mahindra bank	
Paid by Pay Order No. 819009, dt. 06/12/2025	Rs. 35,00,000/-
Issued by Kotak Mahindra bank	
Paid by Pay Order No. 819010, dt. 06/12/2025	Rs. 40,00,000/-
Issued by Kotak Mahindra bank	

=====

TOTAL : Rs. 1,30,00,000/-

(Rupees One Crore Thirty Lacs) Only.

IN THE PRESENCE OF :

1. *Pradip Kumar Yadav*

2. *Narendresh Samant*

For Sarvmangala Textiles Pvt. Ltd.

Abhilash Mehta
Director

SIGNATURE OF THE VENDOR




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Cossimbore, Dum Dum

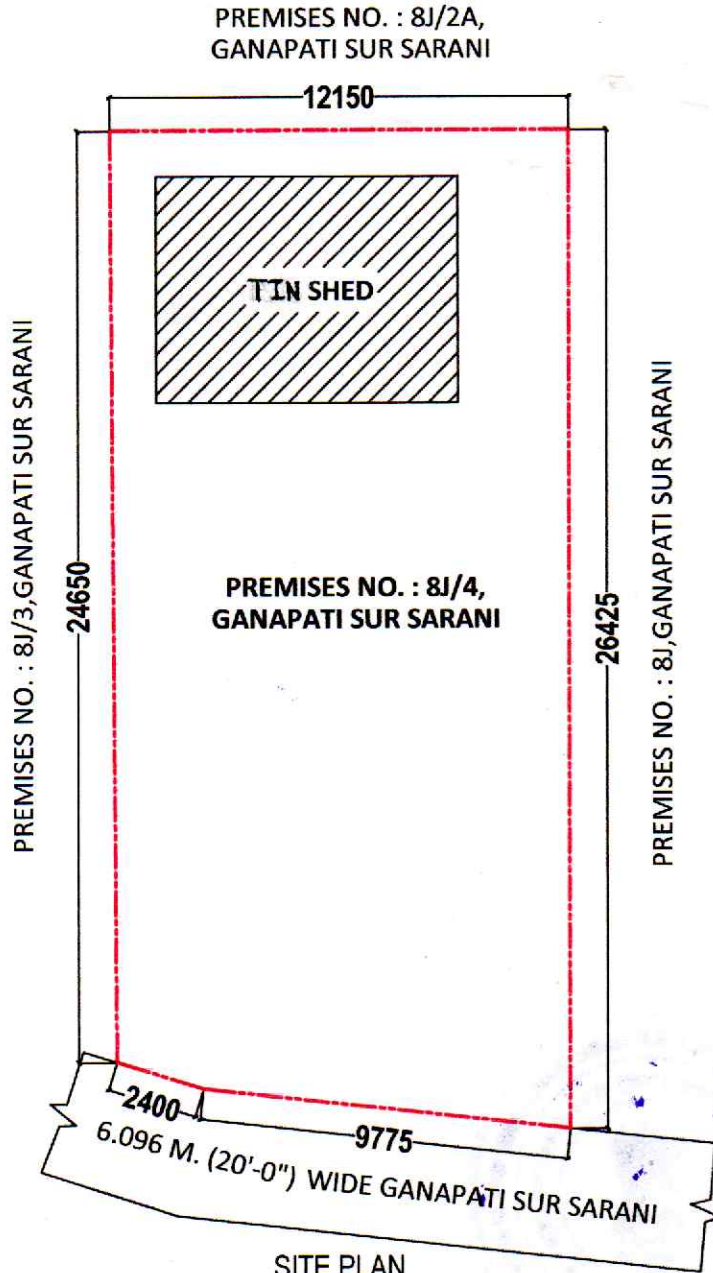
10 NOV 2025

SITE PLAN AT THE PREMISES NO.: **8J/4, GANAPATI SUR SARANI**. KOLKATA - 700050. WARD NO.: 002. BR. NO.: I. P.S.: SINTHEE. UNDER THE KOLKATA MUNICIPAL CORPORATION.

ASSESSEE NO:-110022530446

LAND AREA = 04 K.- 10 CH.- 39 SQ.FT. = 312.988 SQ.M. (M/L.)
AREA OF EXISTING TIN SHED = 500 SQ.FT. (M/L)

SHOWN BY [RED] COL.



SITE PLAN
SCALE : 1 : 200

For Sarvmangala Textiles Pvt. Ltd.

Abhilash Mehra
Director

SIGN. OF VENDOR

Aditya Gupta

SIGN. OF PURCHASER(S)

Drawn By-

Suwendu Das

SUVENDU DAS

B. Tech (Civil), M.I.G.S., I.C.W.A. (I)
L.B.S. of The Kolkata Municipal Corporation
Lic No. 1131 (I)



Dist. District Sub-Registrar
Cossigore, Dum Dum

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PAGE NO.
SPECIMEN FROM FOR TEN FINGERPRINTS

SL. No.	Signature of the Executants/Presentants					
	 Abhilash Melwota	Little	Ring	Middle	Fore	Thumb
			Left	Hand		
						
		Thumb	Fore	Middle	Ring	Little
			Right	Hand		
						
	 Aditya Gupta	Little	Ring	Middle	Fore	Thumb
			Left	Hand		
						
		Thumb	Fore	Middle	Ring	Little
			Right	Hand		
						
		Little	Ring	Middle	Fore	Thumb
			Left	Hand		
		Thumb	Fore	Middle	Ring	Little
			Right	Hand		

Signature of the
Person

No.



Right Thumb



Right Index



Right Middle



Right Ring



Right Little



Left Thumb



Left Index



Left Middle



Left Ring



Left Little



Right Thumb



Right Index



Right Middle



Right Ring



Right Little



Left Thumb



Left Index



Left Middle



Left Ring



Left Little

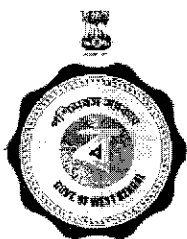


Sub-Registrar
Coimbatore, Dum Dum

10 NOV 2025

Signature

Signature



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



192025260325318041

GRN Details

GRN: 192025260325318041 Payment Mode: Online Payment
GRN Date: 04/11/2025 15:47:47 Bank/Gateway: State Bank of India
BRN : IK0DLMAAT9 BRN Date: 04/11/2025 15:48:53
GRIPS Payment ID: 041120252032531803 Payment Init. Date: 04/11/2025 15:47:47
Payment Status: Successful Payment Ref. No: 2002945835/2/2025
[Query No*/Query Year]

Depositor Details

Depositor's Name: ADITYA GUPTA
Address: 29/H/26, Cossipore Road Pin 700002
Mobile: 9163534282
Depositor Status: Buyer/Claimants
Query No: 2002945835
Applicant's Name: Mr ABHINANDAN GHOSH
Identification No: 2002945835/2/2025
Remarks: Sale, Sale Document
Period From (dd/mm/yyyy): 04/11/2025
Period To (dd/mm/yyyy): 04/11/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002945835/2/2025	Property Registration- Stamp duty	0030-02-103-003-02	1250178
2	2002945835/2/2025	Property Registration- Registration Fees	0030-03-104-001-16	179708

Total 1429886

IN WORDS: FOURTEEN LAKH TWENTY NINE THOUSAND EIGHT HUNDRED EIGHTY SIX ONLY.

TEL. : 39-5264
39-7284

SARVMANGALA TEXTILES PRIVATE LIMITED

Registered Office :
29A, VIVEKANANDA ROAD,
CALCUTTA- 700 007

Dated: 7.9.2023

Ref. No.

Dated : 7.9.2023

To,
The Assistant Director/Inspector of Factories
146/1, B.B. Ganguly Street
Kolkata- 700 012

Ref: Existence of factory named as KAPOOR HOSIERY FACTORY PVT LTD
at 8, SOUTH SINTHEE ROAD, Kolkata- 700 002

Dear Sir,

I, Shri Abhilash Mehrotra, the director of Sarvmangala Textiles Pvt. Ltd. would like to know that any factory named as KAPOOR HOSIERY FACTORY PVT LTD at 8, SOUTH SINTHEE ROAD, Kolkata- 700002 (Thereafter 8J, SOUTH SINTHEE ROAD, Kolkata- 700050, Presently 8J, Ganapati Sur Sarani, Ward no. 2, P.S. - Sinthee, P.O. - Sinthee, Kolkata - 700050) exists or had been registered in your office.

So, I therefore request you kindly further corresponding will process at the below address:

Shri Abhilash Mehrotra
Sarvmangala Textiles Pvt. Ltd
8J, SOUTH SINTHEE ROAD,
Kolkata- 700 050

Please, do needful and your kind co-operation will be highly appreciated.

Thanking You.

Yours Faithfully

Sarvmangala Textiles Pvt. Ltd.

Abhilash Mehrotra
(Abhilash Mehrotra) Director
Sarvmangala Textiles Pvt. Ltd

RECEIVED
CONTENTS NOT VERIFIED
RECEIVING CLERK

07 SEP 2023

Directorate of Factories
Govt. of West Bengal
Extn. Office

RECEIVED
CONTENTS NOT VERIFIED
RECEIVING CLERK

07 SEP 2023

Directorate of Factories
Govt. of West Bengal
Extn. Office

WORKS : 8J, SOUTH SINTHEE ROAD, CALCUTTA-700 050



SPEED POST
CODE NO.-6000016430
KOLKATA GPO

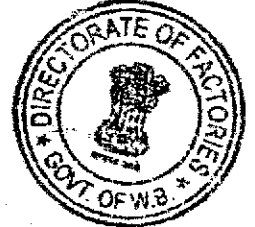
GOVERNMENT OF WEST BENGAL
DIRECTORATE OF FACTORIES

146/1, B.B. Ganguly Street (Near Koley Market), Kolkata-700012

No. 201/EO

Dated, Kolkata, the 11/09/2023

To,
✓ Shri Abhilash Mehrotra
Sarvmangala Textiles Pvt. Ltd.
8J, SOUTH SINTHEE ROAD,
Kolkata- 700 050



Sub: Existence of factory named as KAPOOR HOSIERY FACTORY PVT LTD at 8, SOUTH SINTHEE ROAD, Kolkata- 700 002

Ref: your letter no. Nil dated 07.09.2023 received at this office on 07.09.2023 regarding the above subject

Sir,

With reference to the above this is to inform you that the factory named as KAPOOR HOSIERY FACTORY PVT LTD situated at 8, SOUTH SINTHEE ROAD, Kolkata- 700002 had been crossed off from the list of registered factories, maintained in on-line mode by this Directorate.

Srisun 11/09/23

Assistant Director /Inspector of Factories,
Govt. of West Bengal
Asstt. Director/Inspector of Factories
Govt. of West Bengal
Dated, Kolkata, the 11/09/2023

No. 201/1/EO

Copy forwarded to the:-

- L.*
1) The Assessor-Collection (North), The Kolkata Municipal Corporation(North)
Department, Hog Building, 2nd Floor, 1 Hogg Street, Kolkata -700087

Sd/-

Assistant Director /Inspector of Factories,
Govt. of West Bengal

Asstt. Director/Inspector of Factories
Govt. of West Bengal

Memo No: AC(N)/DIV-II/124/2025-2026. Dt: 29-04-2025



THE KOLKATA MUNICIPAL CORPORATION
ASSESSMENT COLLECTION DEPARTMENT

In Replying Please quote the number and DEPARTMENT date of this letter

Date: 29/04/2025

To,

SARVMANGALA TEXTILES PRIVATE LIMITED

BJ, GANAPATI SUR SARANI P.S.- SINTHEE, P.O.- SINTHEE, KOLKATA
PIN 700050

SUB Your application for MUTATION in respect of 29A, VIVEKANANDA ROAD, KOLKATA-700007

Assessee Number: 110022506894

Case Number: P/002/14-01-2025/9565

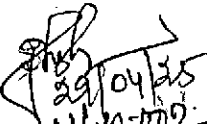
Sir/Madam,

With reference to the aforesaid subject this is to inform you that you are required to submit the documents as mentioned below to enable us to proceed the case. You are requested to resubmit before the undersigned, the documents are asked for within seven days from the date of receipt of this Memo. Your early response will be highly appreciated. You are requested to come between 1 P.M. to 2.30 P.M. on any of the working Monday, Wednesday, Friday.

Yours Faithfully

DEPUTY ASSESSOR-COLLECTOR
(IN-CHARGE OF MUTATION COUNTER)

PLEASE SUBMIT DOCUMENTS:


29/04/25
A.C. (N) Dept. Div-II
K.M.C. Ward No. 082

You are hereby requested to submitted the NOC from " GOVT. OF WEST BENGAL,
DIRECTORATE OF FACTORIES" Of premises no BJ, Ganapati Sur Sarani

SARVMANGALA TEXTILES PRIVATE LIMITED

Registered Office :
29A, VIVEKANANDA ROAD,
CALCUTTA - 700 007

Ref. No.

Dated

Date : 21.05.2025

To,
The Deputy Director/Deputy Chief Inspector of Factories (Statistics Cell)
146/1, B.B. Ganguly Street
Kolkata- 700 012

Ref: Property situated at 8J, Ganapati Sur Sarani, Ward no.2, P.S-Sinthee, P.O-Sinthee, Kolkata- 700050.

Dear Sir,

I, Shri Abhilash Mehrotra, the director of Sarvmangala Textiles Pvt. Ltd. would like to inform you that we have purchased one portion of land measuring 4 Kottahs 10 Chittacks 39 Sq.ft.(North portion separately butted and bounded) out of their total land from Kapoor Hosiery Pvt. Ltd situated at part of 8J, Ganapati Sur Sarani, Ward no.2, P.S-Sinthee, P.O-Sinthee, Kolkata- 700050 and accordingly we have submitted the same for mutation before Kolkata Municipal Corporation but the department vide their letter dated. 29.04.2025 is willing to know whether any factory name exists or had been registered in your office in my portion of land measuring 4 Kottahs 10 Chittacks 39 Sq.ft , or not.

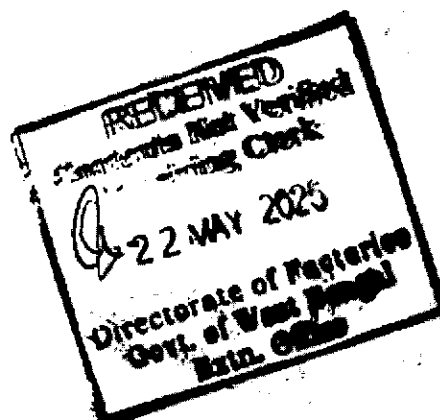
Therefore we request you to kindly let us know the same at the earliest. Your kind co-operation will be highly appreciated.

Thanking You.

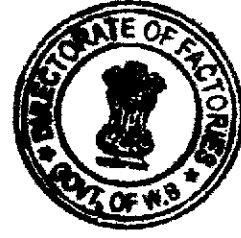
Yours Faithfully
Sarvmangala Textiles Pvt. Ltd.

(Abhilash Mehrotra)
Director
Sarvmangala Textiles Pvt. Ltd

Abhilash Mehrotra
Director



Government of West Bengal
Directorate of Factories, Extn. Office – I
146/1, B. B. Ganguly Street, Kolkata – 700 012



No.: 178/Gen/EO

Date: 16.07.25

To

Sri Abhilash Mehrotra, Director.
Sarvmangala Textiles Pvt. Limited,
29A, Vivekananda Street.
Kolkata – 700 007

Sub: Existence of any factory at the address 8J, Ganapati Sur Sarani, Kolkata –
700 050

Ref: Your letter no. Nil dated 21.05.2025 received at this office on 22.05.2025

Sir,

Reference above this is to inform you that as per this office record there is no registered factory at the premises having the abovementioned address. However it may please be noted that if there is / was any change of address of the said premises due to change of name of road, change of premises number or otherwise then the aforesaid statement may not remain valid and factories may be found registered at the said premises and in that case this office may be contacted to find out the existence of any factory at the abovementioned premises.

16/7/2025

Dy. Director of Factories, W.B. (Statistics Cell)

Dy. Director / Dy. Chief Inspector of Factories
Directorate of Factories
Government of West Bengal

SARVMANGALA TEXTILES PRIVATE LIMITED

Registered Office : 29A, Vivekananda Road, Kolkata - 700 007

Tel. : 033 7960 6248

Date

Ref. No.

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF THE COMPANY M/S SARVMANGALA TEXTILES PVT. LTD. HELD AT ITS REGISTERED OFFICE AT 29A, VIVEKANANDA ROAD, KOLKATA - 700007, ON 10TH DAY OF OCTOBER 2025, AT 11 A.M.

"RESOLVED THAT the consent of the Board of the Company be and are hereby given to Sri Abhilash Mehrotra, Director of the Company, to do hereby singly authorized to negotiate, appear, sign, executed, deliver and complete all documentations along with execution of Conveyance Deed on behalf of the company in connection with the sale of land situated at 8J, Ganapati Sur Sarani, P.S. Sinthee, within Ward No. 2, presently known as 8J/4, Ganapati Sur Sarani, Kolkata - 700050, measuring land area about 4 Cottah 10 Chittacks 39 Square Feet more or less in the name of the Company.

RESOLVED FURTHER THAT Mr. Abhilash Mehrotra, Aadhar No. 7725 2852 9075, son of Late Ganesh Prasad Mehrotra, residing at 29A, Vivekananda Road, Kolkata - 700007, is hereby authorized by the Board of Directors to do and execute inter-alia all acts deed things of the above noted property, which will be necessary and to enter into and/or agree to such covenants and conditions as may be required.

FURTHER RESOLVED THAT the said Mr. Abhilash Mehrotra, is fully authorized to do, execute perform all or any of the act for smooth Sale Proceeds and receiving money from the purchaser simultaneously as the authorized shall think proper.

For Sarvmangala Textiles Pvt. Ltd.
For Sarvmangala Textiles Pvt. Ltd.

Sri Abhilash Mehrotra
DIRECTOR

Director

For Sarvmangala Textiles Pvt. Ltd.

Signature of Sri Abhilash Mehrotra
For Sarvmangala Textiles Pvt. Ltd.
ATTESTED
Director

For Sarvmangala Textiles Pvt. Ltd.
For Sarvmangala Textiles Pvt. Ltd.

Smt Sonali Mehrotra
DIRECTOR

Director



KOLKATA MUNICIPAL CORPORATION
ASSESSMENT COLLECTION DEPARTMENT
MUTATION CERTIFICATE

Reference Mutation Case No. P/002/14-01-2025/9565 dated 29/04/2025 in respect of

Premises No :8J/4,GANAPATI SUR SARANI

Assessee No :110022530446

To,
Sri/Smt

SARVMANGALA TEXTILES PRIVATE LIMITED

Mailing Address of the Applicant(s):

8J,, GANAPATI SUR SARANI, P.S.- SINTHEE, P.O.- SINTHEE, KOLKATA , 700050

With reference to the aforesaid subject it is informed that the prayer for mutation / apportionment / separation / amalgamation has been granted by this department on 29/04/2025 and henceforth the person(s) whose name(s) is/are recorded as owner(s) /person(s) liable to pay tax in respect of the subject premises/assessee is/are as follows :

SARVMANGALA TEXTILES PRIVATE LIMITED

Issue Date: 03/11/2025



Yours faithfully,

03/11/25
Dy. Assessor-Collector

Assessment Collection Department

Note: This refers to the mutation case number as mentioned above. Please check the official website of Kolkata Municipal Corporation to know the updated/ current status of mutation, if any, against aforementioned case number.

Dy. Assessor Collector
(North)

Kolkata Municipal Corporation

Major Information of the Deed

Deed No :	I-1506-11911/2025	Date of Registration	10/11/2025
Query No / Year	1506-2002945835/2025	Office where deed is registered	
Query Date	01/11/2025 6:45:26 PM	A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas	
Applicant Name, Address & Other Details	ABHINANDAN GHOSH 167/4/1, South Sinthee Road, Thana : Sinthi, District : North 24-Parganas, WEST BENGAL, PIN - 700050, Mobile No. : 8582900136, Status : Advocate		
Transaction		Additional Transaction	
[0101] Sale, Sale Document		[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value		Market Value	
Rs. 1,30,00,000/-		Rs. 1,79,30,831/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 12,55,178/- (Article:23)		Rs. 1,79,708/- (Article:A(1), E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Sinthi, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Ganapati Sur Sarani, , Premises No: 8J/4, , Ward No: 002 Pin Code : 700050

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	4 Katha 10 Chatak 39 Sq Ft	1,29,50,000/-	1,77,80,831/-	Width of Approach Road: 20 Ft.,
Grand Total :				7.7206Dec	129,50,000 /-	177,80,831 /-	

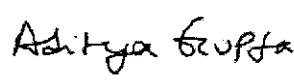
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	500 Sq Ft.	50,000/-	1,50,000/-	Structure Type: Structure, Status of Completion : Completed
Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		500 sq ft	50,000 /-	1,50,000 /-	

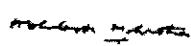
Seller Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	SARVMANGALA TEXTILES PRIVATE LIMITED 29A, Vivekananda Road, City:- , P.O:- Burrabazar, P.S:- Girish Park, District:- Kolkata, West Bengal, India, PIN:- 700007 Date of Incorporation: XX-XX-1XX0 , PAN No.:: AAxxxxxx3N, Aadhaar No Not Provided by UIDAI, Status : Organization, Executed by: Representative, Executed by: Representative

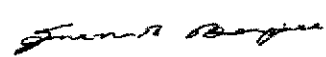
Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Aditya Gupta (Presentant) Son of Lakhi Prasad Gupta Executed by: Self, Date of Execution: 10/11/2025 , Admitted by: Self, Date of Admission: 10/11/2025 ,Place : Office	Photo  10/11/2025	Finger Print  Captured LTI 10/11/2025	Signature  10/11/2025
Son of Lakhi Prasad Gupta 29/H/26, Cossipore Road, City:- , P.O:- Cossipore, P.S:-Cossipur, District:-North 24-Parganas, West Bengal, India, PIN:- 700002 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-2XX4 , PAN No.: dvxxxxxx0P,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 10/11/2025 , Admitted by: Self, Date of Admission: 10/11/2025 ,Place : Office				

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Shri Abhilash Mehrotra Son of Shri Ganesh Prasad Mehrotra Date of Execution - 10/11/2025, , Admitted by: Self, Date of Admission: 10/11/2025, Place of Admission of Execution: Office	Photo  Nov 10 2025 3:28PM	Finger Print  Captured LTI 10/11/2025	Signature  10/11/2025
29A, Vivekananda Road, Hariyana Bhawan, City:- , P.O:- Burrabazar, P.S:-Girish Park, District:-Kolkata, West Bengal, India, PIN:- 700007, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX9 , PAN No.: aexxxxxx8e,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SARVMANGALA TEXTILES PRIVATE LIMITED (as Director)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Somenath Banerjee Son of Late Sukumar Banerjee 13/1, D. N. Chatterjee Road, City:- Baranagar, P.O:- Alambazar, P.S:- Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700035	 10/11/2025	 Captured 10/11/2025	 10/11/2025
Identifier Of Shri Abhilash Mehrotra, Aditya Gupta			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	SARVMANGALA TEXTILES PRIVATE LIMITED	Aditya Gupta-7.72062 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	SARVMANGALA TEXTILES PRIVATE LIMITED	Aditya Gupta-500.00000000 Sq Ft

Endorsement For Deed Number : I - 150611911 / 2025

On 10-11-2025

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

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

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

Presented for registration at 15:27 hrs on 10-11-2025, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Aditya Gupta, Claimant.

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 1,79,30,831/-

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

Execution is admitted on 10/11/2025 by Aditya Gupta, Son of Lakhi Prasad Gupta, 29/H/26, Cossipore Road, P.O: Cossipore, Thana: Cossipur, , North 24-Parganas, WEST BENGAL, India, PIN - 700002, by caste Hindu, by Profession Business

Indetified by Mr Somenath Banerjee, , , Son of Late Sukumar Banerjee, 13/1, D. N. Chatterjee Road, P.O: Alambazar, Thana: Baranagar, , City/Town: BARANAGAR, North 24-Parganas, WEST BENGAL, India, PIN - 700035, by caste Hindu, by profession Others

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

Execution is admitted on 10-11-2025 by Shri Abhilash Mehrotra, Director, SARVMANGALA TEXTILES PRIVATE LIMITED (Private Limited Company), 29A, Vivekananda Road, City:- , P.O:- Burrabazar, P.S:-Girish Park, District:- Kolkata, West Bengal, India, PIN:- 700007

Indetified by Mr Somenath Banerjee, , , Son of Late Sukumar Banerjee, 13/1, D. N. Chatterjee Road, P.O: Alambazar, Thana: Baranagar, , City/Town: BARANAGAR, North 24-Parganas, WEST BENGAL, India, PIN - 700035, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,79,708.00/- (A(1) = Rs 1,79,308.00/- ,E = Rs 400.00/-) and Registration Fees paid by , by Cash Rs 0.00/-, by online = Rs 1,79,708/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 04/11/2025 3:48PM with Govt. Ref. No: 192025260325318041 on 04-11-2025, Amount Rs: 1,79,708/-,
Bank: State Bank of India (SBIN0000001), Ref. No. IK0DLMAAT9 on 04-11-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 12,55,178/- and Stamp Duty paid by , by Stamp Rs 5,000.00/-, by online = Rs 12,50,178/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 367, Amount: Rs.5,000.00/-, Date of Purchase: 04/11/2025, Vendor name: S Pal
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 04/11/2025 3:48PM with Govt. Ref. No: 192025260325318041 on 04-11-2025, Amount Rs: 12,50,178/-,
Bank: State Bank of India (SBIN0000001), Ref. No. IK0DLMAAT9 on 04-11-2025, Head of Account 0030-02-103-003-02

Kaustava Dey

Kaustava Dey
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

**Volume number 1506-2025, Page from 339773 to 339802
being No 150611911 for the year 2025.**



Kaustava Dey

Digitally signed by KAUSTAVA DEY
Date: 2025.11.11 11:45:55 +05:30
Reason: Digital Signing of Deed.

(Kaustava Dey) 11/11/2025

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM

West Bengal.