

To,
The Manager,
Listing & Compliance Department,
Bombay Stock Exchange Limited
Floor 25, P. J. Towers,
Dalal Street,
Mumbai – 400 001.

Date: 24.12.2025

Dear Sir / Madam,

Subject: Disclosure pursuant to Regulation 30 of The Securities and Exchange Board of India (LODR) Regulations, 2015: Deed of Conveyance of Purchase of Land & Building.

Ref: Disclosure under Regulation 30 of SEBI (LODR Regulations) 2015: Agreement for Purchase of Land and building dated 13th October, 2025.

Pursuant to Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, we wish to inform that **JD Cables Limited (“the Company”)** has duly signed and registered the **Deed of Conveyance with Additional Registrar of Assurance-IV, Kolkata dated 23rd December, 2025 with Star Battery Limited for the Purchase of Land & Building measuring about 164.29 Cottah for Rs 10.45 Crores** free from all encumbrances, charges, liens, lispendences, attachments, claims and demands, located at Mouza- Dankunibill, J.L. No.83, District-Hooghly, P.S – Dankuni, Block- Chanditala-2. The Company has also paid the Stamp Duty, Registration charges, Mutation and other related charges for the said purchase.

This major acquisition enables the Company for expansion and business growth through its manufacturing infrastructure and huge Production Capacity. This expansion will meet the high demand for its range of cables & conductors and higher revenue for business growth. **This will also enable the Company to introduce new products line like AL-59 Conductors, MVCC Conductors, HTLS Conductors, HT Cables etc.**

The Company’s vision of current investments & expansions with long-term future aspects aims to scale its manufacturing on a broader level for capacity building and strengthen its product portfolio, and drive sustainable revenue growth through capacity enhancement and modernization. The management believes that this expansion will reinforce JD Cables’ market position and open new growth opportunities in the wires, cables and conductors’ segment across domestic as well as export markets.

Further, the said disclosure will be updated under Regulation 30 Corporate Announcements as per SEBI (LODR) Regulations 2015 in continuation with the earlier Disclosure made under Regulation 30 for Agreement of Sale for Purchase of Land & Buildings dated 13th October, 2025.

You are requested to take a note of the above information on record.

**Thanking you,
For JD Cables Limited**

Piyush Digitally signed
by Piyush
Garodia
Garodia Date: 2025.12.24
13:59:05 +05'30'

**(Piyush Garodia)
Managing Director
DIN: 07194809**

19360/2025

18760/2025

भारतीय गैर न्यायिक

पचास
रुपये

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भारत



सत्यमेव जयते

INDIA

FIFTY
RUPEES

Rs.50

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL



AR 148173

8/5/2025 ab/25

12/50

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

Additional Registrar of Assurances-IV, Kolkata

Additional Registrar of Assurances-IV, Kolkata

DEED OF CONVEYANCE

23 DEC 2025

THIS DEED OF CONVEYANCE made on this 23rd day of December Two Thousand Twenty Five (2025)

-BETWEEN-

022928

Sl. No.....Date.....

Name.....

Add.....

AMT.....50.....

SUTANU KARMAKAR
Advocate
High Court, Calcutta

SOUMITRA CHANDA
Licensed Stamp Vendor
8/2, K. S. Roy Road, Kol-1



STAR BATTERY LIMITED, [having **PAN: AAECs1046D**], (29.01.1986) a company within the meaning of Companies Act, 2013, having its registered office at Village- Chakundi, P.O. Dankuni Coal Complex (Township), & P.S. Dankuni, District-Hooghly, PIN 712310, duly represented by its authorised representative **Sri Ashish Kejriwal**, [having **PAN: AFNPK7962B** (31.05.1983) and having **Aadhaar No.5673 0748 0487**], son of Late Satya Narayan Kejriwal, by faith-Hindu, by Occupation-Business, residing at Block- 1. Flat No. 1C, Space Town Housing Complex, VIP Road, Raghunathpur, P.O. Kolkata Airport & P.S. Baguihati, Kolkata-700052, hereinafter collectively called as the **VENDOR** (which term or expression shall unless excluded by or there be something repugnant to be subject or context be deemed to include its successors and/or successors-in-interest and assigns); of the **ONE PART**;

-AND-

JD CABLES LIMITED a company incorporated under the provisions of the Companies Act, 2013 (having **PAN: AADCJ5165F**) (12.06.2015) having its registered office at Arch Square X2, 1401, 14th Floor, Block-EP, Sector-V, P.O. Bidhannagar & P.S. Bidhannagar, Kolkata-700091, duly represented by its Director namely **Mr. Piyush Garodia** son of Shiv Kumar Garodia, by faith- Hindu, by Nationality- Indian having **Aadhaar No.6830 4506 0226** and having **PAN: ANHPG0767E** (08.01.1990) residing at AC20, Salt Lake, near Tank-3, Sector-I, Bidhannagar(m), P.O. Bidhannagar & P.S. Bidhannagar, Kolkata-700064, West Bengal, hereinafter referred to as the **PURCHASER** (which term or expression shall unless excluded by or there be something repugnant to be subject or context be deemed to include its successors and/or successors-in-interest and assigns) of the **OTHER PART** ;



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WHEREAS by virtue of several Deeds of Conveyance the details whereof are stated in the **FIRST SCHEDULE** hereunder written, STAR BATTERY LIMITED, the Vendor herein became absolute owner of **ALL THAT** piece and parcel of land total measuring about **271.57 satak** more or less equivalent to **164.29 cottah** more or less lying and situate at Mouza- Dankunibill, J.L. No.83, District- Hooghly, P.S. Dankuni, Block- Chanditala-2, as morefully and particularly described in the **SECOND SCHEDULE** hereunder written Togetherwith factory shed and structure installed thereat.

AND WHEREAS the Vendor has approached the Purchaser for sale of **ALL THAT** piece and parcel of land total measuring about **271.57 satak** more or less equivalent to **164.29 cottah** more or less lying and situate at Mouza- Dankunibill, J.L. No.83, District- Hooghly, P.S. Dankuni, Block- Chanditala-2, as morefully and particularly described in the **SECOND SCHEDULE** hereunder written Togetherwith factory shed and structure standing thereon on "**As Is Whereas Is Whatever There Is Basis**", free from all encumbrances, charges, liens, lispendences attachments claims and demands whatsoever, hereinafter referred to as the **said property**, ;

AND WHEREAS the Purchaser has agreed to purchase and the Vendor has agreed to sell **ALL THAT** the **said property** at a total consideration of Rs.10,45,00,000/- (Rupees ten crore forty five lakh) only free from all encumbrances, charges, liens, lispendences, attachments, claims and demands whatsoever on the terms and conditions mentioned herein ;



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



192025260401522408

GRN Details

GRN:	192025260401522408	Payment Mode:	SBI Epay
GRN Date:	22/12/2025 23:20:30	Bank/Gateway:	SBIePay Payment Gateway
BRN :	8945746314927	BRN Date:	22/12/2025 23:21:02
Gateway Ref ID:	5237230689	Method:	Punjab National Bank - Retail and Corporate NB
GRIPS Payment ID:	221220252040152239	Payment Init. Date:	22/12/2025 23:20:30
Payment Status:	Successful	Payment Ref. No:	8003406596/5/2025
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	Mr Piyush Garodia
Address:	JD CABLES LTD Ward No 1, Chakundi, Star Battery Gate, Dankuni, Hooghly - 712310
Mobile:	9830020567
Email:	info@jdcables.in
Period From (dd/mm/yyyy):	22/12/2025
Period To (dd/mm/yyyy):	22/12/2025
Payment Ref ID:	8003406596/5/2025
Dept Ref ID/DRN:	8003406596/5/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	8003406596/5/2025	Property Registration- Stamp duty	0030-02-103-003-02	30
2	8003406596/5/2025	Property Registration- Registration Fees	0030-03-104-001-16	1063423
3	8003406596/5/2025	Mutation/Conversion -Receipt	0029-00-800-028-27	21726
4	8003406596/5/2025	Receipts on account of Standard User Charge-Other fees	0030-02-102-008-16	300
Total				1085479

IN WORDS: TEN LAKH EIGHTY FIVE THOUSAND FOUR HUNDRED SEVENTY NINE ONLY.

AND WHEREAS by an AGREEMENT FOR SALE dated 13th day of October 2025 and registered at the office of the A.R.A. IV Kolkata and recorded in Book No.I Volume No.1904-2025 pages: 640470- 640494 being No.190415091 for the year 2025 the said **STAR BATTERY LIMITED**, agreed to sell and **JD CABLES LIMITED** the purchaser therein agreed to purchase of **ALL THAT** piece and parcel of land total measuring about **271.57 satak** more or less equivalent to **164.29 cottah** more or less lying and situate at Mouza- Dankunibill, J.L. No.83, District- Hooghly, P.S. Dankuni, Block- Chanditala-2.

AND WHEREAS the Vendor is desirous of selling **ALL THAT** piece and parcel of land total measuring about **271.57 satak** more or less equivalent to **164.29 cottah** more or less lying and situate at Mouza- Dankunibill, J.L. No.83, District- Hooghly, P.S. Dankuni, Block- Chanditala-2, as morefully and particularly described in the **SECOND SCHEDULE** hereunder written Togetherwith factory shed and structure standing thereon on "**As Is Whereas Is Whatever There Is Basis**", free from all encumbrances, charges, liens, lispences attachments claims and demands whatsoever, hereinafter referred to as the **said property** free from all encumbrances, charges, liens, lispences, attachments, claims and demands whatsoever ;

AND WHEREAS the Purchaser has agreed to purchase and the Vendor has agreed to sell of **All That** the **said property** ,as morefully and particularly described in the **SCHEDULE** hereunder written, at a total consideration of Rs.10,45,00,000/- (Rupees ten crore forty five lakh) only free from all encumbrances, charges, liens, lispences, attachments, claims and demands whatsoever on the terms and conditions stated hereunder ;



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NOW THIS INDENTURE WITNESSETH as follows :-

That in pursuance of the said agreement and in consideration of the said sum of Rs.10,45,00,000/- (Rupees ten crore forty five lakh) only paid by the Purchaser to the Vendor on or before the execution of these presents (the receipt whereof the Vendor doth hereby admit and acknowledge and from the payment of the same and every part thereof do hereby acquit, release and discharge unto the Purchaser as also the **said property**) the Vendor doth hereby sell, grant, convey, transfer, assign and assure unto and in favour of the Purchaser **ALL THAT** piece and parcel of land total measuring about **271.57 satak** more or less equivalent to **164.29 cottah** more or less lying and situate at Mouza- Dankunibill, J.L. No.83, District- Hooghly, P.S. Dankuni, Block- Chanditala-2, as morefully and particularly described in the **SECOND SCHEDULE** hereunder written Togetherwith factory shed and structure standing thereon on "**As Is Whereas Is Whatever There Is Basis**", free from all encumbrances, charges, liens, lispendences attachments claims and demands whatsoever, hereinafter referred to as the **said property TOGETHERWITH** all sewers, areas, drains, ditches, paths, passages, water, water courses and all manner of ancient and other rights, liberties easements, privileges, advantages, appendages appurtenances and profits whatsoever standing and being in or upon or belonging thereto or any part thereof with which the same now are or is or at any time or times heretofore were or was held used occupied enjoyed accepted reputed deemed taken or known as part or member thereof or appertaining thereto and all the reversion and reversions, remainder or remainders and the rents, issue and profit thereof and every part thereof and all the estate right, title, interest, claim, use possession benefit claim and demand whatsoever both at law and equity or otherwise of the Vendor into upon or in respect of the **said property** and every part thereof **TOGETHERWITH** all deeds, pattahs, writings,



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muniments and other evidences of title whatsoever exclusively relating to the **said property** or any part thereof which now are or is or at any time or times hereafter shall or may in the possession, custody, power or control of the Vendor or its executors, administrators or legal representatives or in the custody of power or of any other person or persons from whom the Vendor can or may procure the same without any suit or action **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 or its executors, administrators or legal representatives and assigns absolutely and forever.

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

- a) That notwithstanding any act deed matter or thing whatsoever by the Vendor done, made or executed or knowingly suffered to the contrary the Vendor has good right, full power and absolute authority to grant, transfer, convey, sell, assure and assign the **said property** hereby sold, granted, transferred and conveyed or expressed or intended so to be unto and to the use of the Purchaser in the manner aforesaid.
- b) That the Purchaser and its executors, administrators or legal representatives and assigns shall and may at all times hereafter peaceably and quietly hold possess and enjoy the **said property** and receive and take the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendor or any person or persons lawfully equitably claiming from under or in trust for the Vendor or its Predecessor-in-Title.



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- c) That the **said property** is free and clear from all encumbrances and attachments whatsoever and freely clearly and absolutely exonerated and forever released and discharged otherwise by the Vendor and also well and sufficiently saved, defended kept, harmless and indemnified of from and against all former and other estate, title charge and encumbrances, mortgages, claims, demands, lispendences, attachment, trust and liabilities whatsoever made executed occasioned or suffered by the Vendor or any other person or persons lawfully claiming or claimed by from under or in trust for the Vendor.
- d) That the Vendor and all persons and persons lawfully or equitably claiming any estate right, title or interest whatsoever in the **said property** or any part thereof from under or in trust for the Vendor or from or under any of its Predecessor-in-Title shall and will from time to time and at all times hereafter at the request and cost of the Purchaser doth or execute or cause to be done and executed all such acts, deed and things whatsoever for further better and more perfectly assuring the **said property** and every part thereof unto and to the use of the Purchaser in manner aforesaid as shall or may be reasonably required.
- e) That no part of the **said property** being conveyed under these presents is vested with Government or Quasi-Government Authority in respect of any part of the **said property** in any way and the Vendor has good right, full power and absolute authority to sell the same in the manner aforesaid and for any reason whatsoever if the Purchaser are dispossessed or deprived of full enjoyment of the **said property** or any part thereof then in that event the Vendor doth hereby agree to indemnify and



keep the Purchaser fully indemnified against all losses, damages, costs, charges, claims and demands occasioned or arising out of the **said property** hereby sold to the Purchaser.

- f) That the Vendor shall and will at all times hereafter at the request of the Purchaser produce all or any of the documents of title relating to the **said property** as the Purchaser may direct all the title deed documents and writing for evidencing of title in respect of the **said property**, and also furnish to the Purchaser copies of or extracts from the said title deeds documents and writings and shall and will in the meanwhile keep the same safe un-obliterated and un-cancelled.
- g) That the Vendor doth hereby undertake to pay all outstanding rates and taxes, Government revenue and all other imposition whatsoever due and payable by the Vendor or any of their Predecessors-in-Title in respect of the **said property** as per Agreement for Sale dated 13.10.2025.
- h) The Vendor has handed over khas possession of the **said property** to the Purchaser and the Purchaser shall mutate its name in respect of the **said property**.

THE FIRST SCHEDULE ABOVE REFERRED TO :

(the details of Deeds of Conveyance)

Vendor	Purchaser	Deed No.	Date	Details of registration
Harun Rashid Molla	STAR BATTERY LIMITED	551	29.01.96	A.D.S.R. Janai Book 1, Volume No. 7, Pages 77 to 84
Niyamat Ali Mulla, Yakub Ali Mulla, Samser Ali Mulla, Safi Ali Mulla	-do-	1536	27.03.96	A.D.S.R. Janai Book 1, Volume No. 18, Pages 267 to 276

STAR BATTERY LIMITED

Alaynwa

Director



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OF ASSURANCES-IV, KOLKATA
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Chabi Chaudhury, Bahadur Khelo	-do-	493	27.12.96	A.D.S.R. Janai Book 1, Volume No. 6, Pages 177 to 184
Chabi Chaudhury, Bahadur Khelo	-do-	494	14.02.97	A.D.S.R. Janai Book 1, Volume No. 6, Pages 185 to 188
Sashi Khelo	-do-	3375	31.03.97	A.D.S.R. Janai Book 1, Volume No. 45, Pages 365 to 374
Mussamat Kulson Bibi	-do-	1532	27.03.96	A.D.S.R. Janai Book 1, Volume No. 18, Pages 237 to 244
Gopal Chand Ghosh, Bhupal Chand Ghosh, Rampada Ghosh, Lakhhan Chand Ghosh	-do-	791	16.02.96	A.D.S.R. Janai Book 1, Volume No. 10, Pages 49 to 58
Sailandra Nath Ghosh	-do-	799	16.02.96	A.D.S.R. Janai Book 1, Volume No. 10, Pages 111 to 120
Narayan Chand Ghosh	-do-	4965	05.12.95	A.D.S.R. Janai Book 1, Volume No. 57, Pages 39 to 48
Bhopal Chand Ghosh, Rampada Ghosh	-do-	792	16.02.96	A.D.S.R. Janai Book 1, Volume No. 10, Pages 59 to 66
Indu Bala Ghosh, Sadhan Ghosh, Shambhu Ghosh	-do-	4948	01.12.95	A.D.S.R. Janai Book 1, Volume No. 56, Pages 351 to 358
Ramchandra Sadhuka, Lakeshman Sadhuka, Jawharlal Sadhuka, Biswanath Sadhuka	-do-	5138	13.12.95	A.D.S.R. Janai Book 1, Volume No. 59, Pages 57 to 64
Aurnno Purna Ghosh, Probhat Chanda Ghosh, Prodip Kumar Ghosh, Prosad Kumar Ghosh, Pronab Kumar Ghosh	-do-	5139	13.12.95	A.D.S.R. Janai Book 1, Volume No. 59, Pages 65 to 72

STAR BATTERY LIMITED

Hajiwala

Director



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Angurbala Dasi	-do-	5140	13.12.95	A.D.S.R. Janai Book 1, Volume No. 59, Pages 73 to 80
Sk. Ahmad	-do-	5232	15.12.95	A.D.S.R. Janai Book 1, Volume No. 60, Pages 83 to 88
Manik Chandra Ghosh, Mukta Ram Ghosh	-do-	557	29.12.95	A.D.S.R. Janai Book 1, Volume No. 7, Pages 133 to 140

THE SECOND SCHEDULE ABOVE REFERRED TO:

(said property)

ALL THAT pieces and parcels of shali land measuring about **3.54 satak** more or less out of 7.00 satak comprised in R.S. & L.R. Dag No. 1038;

-And -

factory land measuring about **82.82 satak** more or less out of 157.00 satak comprised in R.S. & L.R. Dag No. 1039;

-And-

shali land measuring about **51.00 satak** more or less out of 51.00 satak comprised in R.S. & L.R. Dag No. 1073;

-And -

factory land measuring about **39.00 satak** more or less out of 39.00 satak comprised in R.S. & L.R. Dag No. 1077;

-And -

factory land measuring about **36.00 satak** more or less out of 36.00 satak comprised in R.S. & L.R. Dag No. 1078;

-And -

factory land measuring about **48.31 satak** more or less out of 50.00 satak comprised in R.S. & L.R. Dag No. 1079;

STAR BATTERY LIMITED

Deviwar

Director



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

23 DEC 2025

-And -

factory land measuring about **10.00 satak** more or less out of 20.00 satak comprised in R.S. & L.R. Dag No.1080;

-And -

factory land measuring about **00.90 satak** more or less out of 19.00 satak comprised in R.S. & L.R. Dag No.1081; **Totaling To 271.57 satak** more or less equivalent to 164.29 cottah more or less lying and situate at Mouza- Dankunibill, J.L. No.83, District- Hooghly, P.S. Dankuni, Block- Chanditala-2, **Togetherwith** factory shed and structure measuring about **36787 sq.ft.** more or less standing thereon, And butted and bounded as follows:- (Road Zone: (Ward No.1 -- Ward No.1)

ON THE NORTH

Part of R.S. & L.R. Dag No.1039.

ON THE SOUTH

Part of R.S. & L.R. Dag No.1039, 1073 & 1080.

ON THE EAST

Part of R.S. & L.R. Dag No. 1082 & 4 ft. wide common passage.

ON THE WEST

Part of R.S. & L.R. Dag No.1225 & 1075.

No Plant/Machinery sold.

STAR BATTERY LIMITED

Hejriwal

Director



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

23 DEC 2025

IN WITNESS WHEREOF the parties hereto have executed these presents the day month and year first above written.

SIGNED SEALED AND DELIVERED

By the **VENDOR** at Kolkata

STAR BATTERY LIMITED

Hejwal

Director

Vendor

SIGNED SEALED AND DELIVERED

By the **PURCHASER** at Kolkata

JD CABLES LTD.

Pigunt

Director

Purchaser

WITNESSES :

① *Tapen Chakraborty*
7C. K. S. Ray Rd
Kool - 1

② *Prakash Sahay*
S. Radan Sarker Garden Street
Kool - 700007
DRAFTED BY:
Sulaiman Keesmiller
Advocate
F - 345/2006
High Court Calcutta



REGIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
23 DEC 2025

RECEIVED by the VENDOR of and from within named PURCHASER a sum of Rs.10,45,00,000/- (Rupees ten crore forty five lakh) only towards full consideration money as per Memo below: **Rs.10,45,00,000/-**

MEMO OF CONSIDERATION

By RTGS/ NEFT/ Bank Transfer	Date	In favour of	Amount (Rs.)
RTGS	11.08.2025	Vendor	11,00,000.00
RTGS	11.10.2025	Vendor	5,34,00,000.00
RTGS	11.11.2025	Vendor	2,38,75,000.00
Cheque	08.12.2025	Vendor	2,61,25,000.00
		Total:	10,45,00,000.00

(Rupees ten crore forty five lakh) only

WITNESSES :

STAR BATTERY LIMITED

Hajiwala

Director

Vendor

① *Tarun Kulkarni*


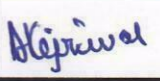











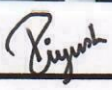












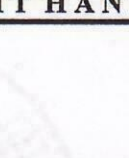









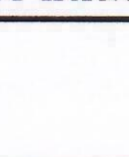







② *Prakash Sahay.*



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ADDITIONAL REGISTRAR
OF ASSURANCES IN KOLKATA
23 DEC 2025

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the executants and/or purchaser Presents					
1.	 					
		LITTLE	RING	MIDDLE	FORE	THUMB
		(LEFT HAND)				
						
		THUMB	FORE	MIDDLE	RING	LITTLE
		(RIGHT HAND)				
2.	 					
		LITTLE	RING	MIDDLE	FORE	THUMB
		(LEFT HAND)				
						
		THUMB	FORE	MIDDLE	RING	LITTLE
		(RIGHT HAND)				
3.						
		LITTLE	RING	MIDDLE	FORE	THUMB
		(LEFT HAND)				
						
		THUMB	FORE	MIDDLE	RING	LITTLE
		(RIGHT HAND)				
4.						
		LITTLE	RING	MIDDLE	FORE	THUMB
		(LEFT HAND)				
						
		THUMB	FORE	MIDDLE	RING	LITTLE
		(RIGHT HAND)				



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ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
23 DEC 2025

DATED THIS DAY OF 2025

-BETWEEN-

STAR BATTERY LIMITED

VENDOR

-A N D-

JD CABLES LIMITED

PURCHASER

DEED OF CONVEYANCE

Major Information of the Deed

Deed No :	I-1904-18760/2025	Date of Registration	23/12/2025
Query No / Year	1904-8003406596/2025	Office where deed is registered	
Query Date	18/12/2025 6:06:59 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	TAPAS KUMAR MAITY VILL- MAHAMMADPUR, Thana : Bhagwanpur, District : Purba Midnapore, WEST BENGAL, PIN - 721601, Mobile No. : 9831818356, Status : Solicitor firm		
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. 10,45,00,000/-	Rs. 10,62,93,857/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 80/- (Article:23)	Rs. 10,63,423/- (Article:A(1), E, M)		
Remarks	Sale after Registered Sale agreement of [Deed No/Year]:- 190415091/2025 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Hooghly, P.S:- Dunkuni, Municipality: Dankuni, Road: Unassessed Road (0 to 6) Feet, Road Zone : (Ward No 1 – Ward No 1) , Mouza: Dankunibill, Pin Code : 712310

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-1038 (RS :-)	LR-1063/1	Existing Industry/K arkhana	Shali	3.54 Dec	7,52,916/-	10,72,726/-	Width of Approach Road: 4 Ft., Adjacent to Metal Road,
L2	LR-1039	LR-1063/1	Existing Industry/K arkhana	Factory	82.82 Dec	2,45,49,835/-	2,50,96,945/-	Width of Approach Road: 4 Ft., Adjacent to Metal Road, , Project Name :
L3	LR-1073	LR-1063/1	Existing Industry/K arkhana	Shali	51 Dec	1,51,17,624/-	1,54,54,530/-	Width of Approach Road: 4 Ft., Adjacent to Metal Road, , Project Name :
L4	LR-1077	LR-1063/1	Existing Industry/K arkhana	Factory	39 Dec	1,15,60,536/-	1,18,18,170/-	Width of Approach Road: 4 Ft., Adjacent to Metal Road, , Project Name :
L5	LR-1078	LR-1063/1	Existing Industry/K arkhana	Factory	36 Dec	1,06,71,264/-	1,09,09,080/-	Width of Approach Road: 4 Ft., Adjacent to Metal Road, , Project Name :
L6	LR-1079 (RS :-)	LR-1063/1	Existing Industry/K arkhana	Factory	48.31 Dec	1,46,16,667/-	1,46,39,379/-	Width of Approach Road: 4 Ft., Adjacent to Metal Road,

L7	LR-1080	LR-1063/1	Existing Industry/Karkhana	Factory	10 Dec	29,64,240/-	30,30,300/-	Width of Approach Road: 4 Ft., Adjacent to Metal Road, , Project Name :
L8	LR-1081	LR-1063/1	Existing Industry/Karkhana	Factory	0.9 Dec	2,66,918/-	2,72,727/-	Width of Approach Road: 4 Ft., Adjacent to Metal Road, , Project Name :
		TOTAL :			271.57Dec	805,00,000 /-	822,93,857 /-	
		Grand Total :			271.57Dec	805,00,000 /-	822,93,857 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3, L4, L5, L6, L7, L8	36787 Sq Ft.	2,40,00,000/-	2,40,00,000/-	Structure Type: Structure, Status of Completion : Completed
Gr. Floor, Area of floor : 36787 Sq Ft., Semi Commercial Use, Cemented Floor, Age of Structure: 27 Years, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		36787 sq ft	240,00,000 /-	240,00,000 /-	



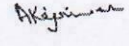


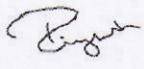
Seller Details :

SI No	Name, Address, Photo, Finger print and Signature
1	STAR BATTERY LIMITED Village- Chakundi, City:- Hooghly-chinsurah, P.O:- Dankuni Coal Complex Township, P.S:-Dunkuni, District:- Hooghly, West Bengal, India, PIN:- 712310 Date of Incorporation:XX-XX-1XX6 , PAN No.:: AAxxxxxx6D, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Buyer Details :

SI No	Name, Address, Photo, Finger print and Signature
1	JD CABLES LIMITED Arch Square X2, 1401, 14th Floor, Block-EP, Sector-V,, City:- Bidhannagar, P.O:- Bidhannagar, P.S:- Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700091 Date of Incorporation:XX-XX-2XX5 , PAN No.:: AAxxxxxx5F, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name ASHISH KEJRIWAL (Presentant) Son of Late SATYA NARAYAN KEJRIWAL Date of Execution - 23/12/2025, , Admitted by: Self, Date of Admission: 23/12/2025, Place of Admission of Execution: Office	 Dec 23 2025 1:47PM	 Captured LTI 23/12/2025	 23/12/2025
SPACE TOWN HOUSING COMPLEX, VIP ROAD, RAGHUNATHPUR, Block/Sector: 1, Flat No: 1C, City:- , P.O:- KOLKATA AIRPORT, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700052, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX3 , PAN No.: AFxxxxxx2B,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : STAR BATTERY LIMITED (as Authorised Representative)				
2	Name Mr Piyush Garodia Son of Shiv Kumar Garodia Date of Execution - 23/12/2025, , Admitted by: Self, Date of Admission: 23/12/2025, Place of Admission of Execution: Office	 Dec 23 2025 1:46PM	 Captured LTI 23/12/2025	 23/12/2025
AC20, Salt Lake, Near Tank-3, Sector-i, Bidhannagar(m), City:- Bidhannagar, P.O:- Bidhannagar, P.S:- Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX0 , PAN No.: anxxxxxx7e,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : JD CABLES LIMITED (as DIRECTOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr TAPAS KUMAR MAITY Son of Mr KANAI LAL MAITY VILL- MAHAMMADPUR, City:- , P.O:- BHAGWANPUR, P.S:-Bhagwanpur, District:-Purba Midnapore, West Bengal, India, PIN:- 721601	 23/12/2025	 Captured 23/12/2025	 23/12/2025
Identifier Of ASHISH KEJRIWAL, Mr Piyush Garodia			

Land Details as per Land Record

District: Hooghly, P.S:- Dunkuni, Municipality: Dankuni, Road: Unassessed Road (0 to 6) Feet, Road Zone : (Ward No 1 -- Ward No 1) , Mouza: Dankunibill, Pin Code : 712310

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1038, LR Khatian No:- 1063/1	Owner:ষ্টার বেটারি লিমিটেড ., Address:1\4সি,খগেন্দ্র চ্যাটার্জী রোড, কলিকাতা - 700002 , Classification:শালি, Area:0.09000000 Acre,	STAR BATTERY LIMITED
L2	LR Plot No:- 1039, LR Khatian No:- 1063/1	Owner:ষ্টার বেটারি লিমিটেড ., Address:1\4সি,খগেন্দ্র চ্যাটার্জী রোড, কলিকাতা - 700002 , Classification:শালি, Area:0.91000000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 1073, LR Khatian No:- 1063/1	Owner:ষ্টার বেটারি লিমিটেড ., Address:1\4সি,খগেন্দ্র চ্যাটার্জী রোড, কলিকাতা - 700002 , Classification:শালি, Area:0.34000000 Acre,	Owner Name not selected by applicant.
L4	LR Plot No:- 1077, LR Khatian No:- 1063/1	Owner:ষ্টার বেটারি লিমিটেড ., Address:1\4সি,খগেন্দ্র চ্যাটার্জী রোড, কলিকাতা - 700002 , Classification:শালি, Area:0.39000000 Acre,	Owner Name not selected by applicant.
L5	LR Plot No:- 1078, LR Khatian No:- 1063/1	Owner:ষ্টার বেটারি লিমিটেড ., Address:1\4সি,খগেন্দ্র চ্যাটার্জী রোড, কলিকাতা - 700002 , Classification:শালি, Area:0.36000000 Acre,	Owner Name not selected by applicant.
L6	LR Plot No:- 1079, LR Khatian No:- 1063/1	Owner:ষ্টার বেটারি লিমিটেড ., Address:1\4সি,খগেন্দ্র চ্যাটার্জী রোড, কলিকাতা - 700002 , Classification:শালি, Area:0.50000000 Acre,	STAR BATTERY LIMITED
L7	LR Plot No:- 1080, LR Khatian No:- 1063/1	Owner:ষ্টার বেটারি লিমিটেড ., Address:1\4সি,খগেন্দ্র চ্যাটার্জী রোড, কলিকাতা - 700002 , Classification:শালি, Area:0.10000000 Acre,	Owner Name not selected by applicant.
L8	LR Plot No:- 1081, LR Khatian No:- 1063/1	Owner:ষ্টার বেটারি লিমিটেড ., Address:1\4সি,খগেন্দ্র চ্যাটার্জী রোড, কলিকাতা - 700002 , Classification:শালি, Area:0.01000000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 190418760 / 2025

On 23-12-2025

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 12:50 hrs on 23-12-2025, at the Office of the A.R.A. - IV KOLKATA by ASHISH KEJRIWAL ,.

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 10,62,93,857/-

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

Execution is admitted on 23-12-2025 by ASHISH KEJRIWAL, Authorised Representative, STAR BATTERY LIMITED, Village- Chakundi, City:- Hooghly-chinsurah, P.O:- Dankuni Coal Complex Township, P.S:-Dankuni, District:-Hooghly, West Bengal, India, PIN:- 712310

Indetified by Mr TAPAS KUMAR MAITY, , Son of Mr KANAI LAL MAITY, VILL- MAHAMMADPUR, P.O: BHAGWANPUR, Thana: Bhagwanpur, , Purba Midnapore, WEST BENGAL, India, PIN - 721601, by caste Hindu, by profession Others

Execution is admitted on 23-12-2025 by Mr Piyush Garodia, DIRECTOR, JD CABLES LIMITED, Arch Square X2, 1401, 14th Floor, Block-EP, Sector-V,, City:- Bidhannagar, P.O:- Bidhannagar, P.S:-Bidhannagar, District:-North 24- Parganas, West Bengal, India, PIN:- 700091

Indetified by Mr TAPAS KUMAR MAITY, , Son of Mr KANAI LAL MAITY, VILL- MAHAMMADPUR, P.O: BHAGWANPUR, Thana: Bhagwanpur, , Purba Midnapore, WEST BENGAL, India, PIN - 721601, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 10,63,423.00/- (A(1) = Rs 10,62,939.00/- ,E = Rs 400.00/- ,I = Rs 55.00/- ,M(a) = Rs 25.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by , by Cash Rs 0.00/-, by online = Rs 10,63,423/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/12/2025 11:21PM with Govt. Ref. No: 192025260401522408 on 22-12-2025, Amount Rs: 10,63,423/-, Bank: SBI EPay (SBlePay), Ref. No. 8945746314927 on 22-12-2025, Head of Account 0030-03-104-001-16

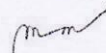
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 30/- and Stamp Duty paid by , by Stamp Rs 50.00/-, by online = Rs 30/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 022928, Amount: Rs.50.00/-, Date of Purchase: 22/10/2025, Vendor name: Soumitra Chanda

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/12/2025 11:21PM with Govt. Ref. No: 192025260401522408 on 22-12-2025, Amount Rs: 30/-, Bank: SBI EPay (SBlePay), Ref. No. 8945746314927 on 22-12-2025, Head of Account 0030-02-103-003-02



Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

**Volume number 1904-2025, Page from 782044 to 782067
being No 190418760 for the year 2025.**



[Handwritten signature]

Digitally signed by MOHUL MUKHOPADHYAY
Date: 2025.12.23 16:03:08 +05:30
Reason: Digital Signing of Deed.

**(Mohul Mukhopadhyay) 23/12/2025
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.**