

		3083, 3084, 3085, 3086, 3087, 3088, 3089, 3090, 3091, 3092, 3093, 3094, 3095, 3096, 3097, 3098, 3099, 3100, 3101, 3103, 3104, 3105, 3106, 3107, 3108, 3109, 3110, 3111, 3112			
Hanspukuria	483, 675	3044, 3045, 3046, 3047	44	44	Vendor Nos. 3.40 to 3.43
Hanspukuria	484, 676	3044, 3045, 3046, 3047	48	48	Vendor Nos. 3.40 to 3.43
Hanspukuria	485, 677	3072, 3073, 3074, 3076, 3077, 3078, 3079, 3080, 3081, 3082, 3083, 3084, 3085, 3086, 3087, 3088,	41	41	Vendor Nos. 3.1 to 3.39



ADDITIONAL REGISTRAR
OF ASSurances, KOLKATA
22 OCT 1922

		3089, 3090, 3091, 3092, 3093, 3094, 3095, 3096, 3097, 3098, 3099, 3100, 3101, 3103, 3104, 3105, 3106, 3107, 3108, 3109, 3110, 3111, 3112			
Hanspukuria	486, 678	3040, 3041, 3042	36	36	Vendor Nos. 3.44 to 3.46
Hanspukuria	487, 679	3072, 3073, 3074, 3076, 3077, 3078, 3079, 3080, 3081, 3082, 3083, 3084, 3085, 3086, 3087, 3088, 3089, 3090, 3091, 3092, 3093, 3094, 3095, 3096, 3097, 3098, 3099,	35	6.847	Vendor Nos. 3.1 to 3.39



ADDITIONAL REGISTRAR
OF ASSISTANCES, KOLKATA
2 OCT 2022

		3100, 3101, 3103, 3104, 3105, 3106, 3107, 3108, 3109, 3110, 3111, 3112			
Hanspukuria	488,680	3072, 3073, 3074, 3076, 3077, 3078, 3079, 3080, 3081, 3082, 3083, 3084, 3085, 3086, 3087, 3088, 3089, 3090, 3091, 3092, 3093, 3094, 3095, 3096, 3097, 3098, 3099, 3100, 3101, 3103, 3104, 3105, 3106, 3107, 3108, 3109, 3110, 3111, 3112	36	6.337	Vendor Nos. 3.1 to 3.39
Hanspukuria	489,681	3072, 3073,	47	10.406	Vendor Nos. 3.1 to 3.39



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ADDITIONAL REGISTRAR
OF ARMED FORCES-L KGLAATA
2 OCT 2022

		3074, 3076, 3077, 3078, 3079, 3080, 3081, 3082, 3083, 3084, 3085, 3086, 3087, 3088, 3089, 3090, 3091, 3092, 3093, 3094, 3095, 3096, 3097, 3098, 3099, 3100, 3101, 3103, 3104, 3105, 3106, 3107, 3108, 3109, 3110, 3111, 3112			
Hanspukuria	493, 684	3072, 3073, 3074, 3076, 3077, 3078, 3079, 3080, 3081, 3082, 3083, 3084, 3085, 3086, 3087, 3088,	50	10.375	Vendor Nos. 3.1 to 3.39



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ADDITIONAL REGISTRAR
OF COMPANIES, KOLKATA
2 OCT 2022

		3089, 3090, 3091, 3092, 3093, 3094, 3095, 3096, 3097, 3098, 3099, 3100, 3101, 3103, 3104, 3105, 3106, 3107, 3108, 3109, 3110, 3111, 3112			
Hanspukuria	494, 685	3072, 3073, 3074, 3076, 3077, 3078, 3079, 3080, 3081, 3082, 3083, 3084, 3085, 3086, 3087, 3088, 3089, 3090, 3091, 3092, 3093, 3094, 3095, 3096, 3097, 3098, 3099, 3100, 3101, 3103,	42	8.691	Vendor Nos. 3.1 to 3.39



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ADDITIONAL REGISTRAR
OF COMPANIES, KOLKATA
2 OCT 2022

		3104, 3105, 3106, 3107, 3108, 3109, 3110, 3111, 3112			
Hanspukuria	471/459, 656	3044, 3045, 3046, 3047, 3072, 3073, 3074, 3076, 3077, 3078, 3079, 3080, 3081, 3082, 3083, 3084, 3085, 3086, 3087, 3088, 3089, 3090, 3091, 3092, 3093, 3094, 3095, 3096, 3097, 3098, 3099, 3100, 3101, 3103, 3104, 3105, 3106, 3107, 3108, 3109, 3110, 3111, 3112	78	78	Vendor Nos. 3.1 to 3.39 & Vendor Nos. 3.40 to 3.43

ADDITIONAL REGISTRAR
OF ASSOCIATIONS, KOLKATA
2 OCT 2022



Hanspukuria	496/771, 689	3072, 3073, 3074, 3076, 3077, 3078, 3079, 3080, 3081, 3082, 3083, 3084, 3085, 3086, 3087, 3088, 3089, 3090, 3091, 3092, 3093, 3094, 3095, 3096, 3097, 3098, 3099, 3100, 3101, 3103, 3104, 3105, 3106, 3107, 3108, 3109, 3110, 3111, 3112	44	21.515	Vendor Nos. 3.1 to 3.39
Hanspukuria	496/772, 691	3072, 3073, 3074, 3076, 3077, 3078, 3079, 3080, 3081, 3082, 3083, 3084, 3085, 3086,	16	4.025	Vendor Nos. 3.1 to 3.39

10/10/22

11

10/10/22



ADDITIONAL REGISTRAR
OF WEST BENGAL, KOLKATA
22 OCT 2022



		3087, 3088, 3089, 3090, 3091, 3092, 3093, 3094, 3095, 3096, 3097, 3098, 3099, 3100, 3101, 3103, 3104, 3105, 3106, 3107, 3108, 3109, 3110, 3111, 3112			
Total Area of Land Sold:				1099.26	

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ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
22 OCT 2022



9. Execution & Delivery:

9.1 **In witness whereof** the Parties have executed and delivered this Conveyance on the date mentioned above.

Exult Apartments Private Limited	Exult Buildcon Private Limited
Exult Builders Private Limited	Exult Constructions Private Limited
Exult Enclave Private Limited	Exult Estates Private Limited
Exult Homes Private Limited	Exult Infrastructure Private Limited
Exult Nirman Private Limited	Exult Plaza Private Limited
Exult Property Developers Private Limited	Exult Real Estates Agents Private Limited
Exult Real Estates Consultants Private Limited	Exult Real Estates and Developers Private Limited
Exult Residency Private Limited	Exult Shelters Private Limited
Exult Towers Private Limited	Exult Transport Private Limited
Ideal Abasan Private Limited	Ideal Awas Private Limited
Ideal Carriers & Logistics Private Limited	Ideal Devcon Private Limited
Ideal Grace Infracon Private Limited	Ideal Infrabuild Private Limited
Ideal Infracon Private Limited	Ideal Infralogistics Private Limited
Ideal Jasmine Niwas Private Limited	Ideal Marrygold Highrise Private Limited
Ideal Nice Plaza Private Limited	Ideal Niwas Private Limited
Ideal Orchid Nirman Private Limited	Ideal Realcon Private Limited
Ideal Rose Developers Private Limited	Ideal Sayonara Towers Private Limited
Ideal Silverline Buildcon Private Limited	Odin Housing Projects Private Limited
Ideal Residency Management and Service Private Limited	Ideal Rice Projects Private Limited
Ideal Gardens Services Pvt Ltd	Exult Properties Private Limited
Exult Realcon Private Limited	Exult Devcon Private Limited
Exult Heights Private Limited	Anjani Properties Pvt Ltd
Ideal Apartments Pvt Ltd	Ideal Estates Pvt Ltd



Represented by its Authorized Signatory
Sri Anuj Tulsyan

[Vendors]

IN WITNESS WHEREOF, I have hereunto set my hand and seal at Calcutta this 22nd day of October 2022.



ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
22 OCT 2022

Argent Buildwell Private Limited
Argent Enclave Private Limited
Argent Nirman Private Limited
Argent Realcon Private Limited
Avantika Buildtech Private Limited
Avantika Promoters Private Limited
Avantika Realtors Private Limited
Argent Builders Private Limited
Argent Residency Private Limited
Midland Properties Private Ltd
Rajat Exim Private Limited
Rajat Towers Private Limited
Abhinandan Vincom Private Limited
Achievement Vinimay Private Limited
Ambition Goods Private Limited
Ativir Suppliers Private Limited
Argent Devcon Private Limited
Argent Infradevelopers Private Limited
Argent Promoters Private Limited
Avantika Builders Private Limited
Avantika Enclave Private Limited
Avantika Real Estates Private Limited
Argent Buildcon Private Limited
Argent Buildhome Private Limited
Avantika Residency Private Limited
Rajat Apartments Private Limited
Rajat Height Private Limited
Aalekh Vanijya Private Limited
Abhiruchi Dealers Private Limited
Aegis Vyapaar Private Limited
Arham Vinimay Private Limited



Represented by its Authorized Signatory
Sri Raj Gopal Pasari

[Purchasers]

Arul Estates Private Limited
Chittesh Developers Private Limited
Destiny Highrise Private Limited
Eknath Niketan Private Limited
Girja Real Estates Private Limited
Ilesh Highrise Private Limited
Jackson Highrise Private Limited
Kamik Realcon Private Limited
Lokajit Infraprojects Private Limited
Ortem Plaza Private Limited
Pepsons Projects Private Limited
Pratosh Homes Private Limited
Rajas Niketan Private Limited
Suvarna Plaza Private Limited
Utanka Developers Private Limited
Yukit Highrise Private Limited
Badrinath Nirman Private Limited
Dakshi Projects Private Limited
Dhamil Plaza Private Limited
Fastwell Promoters Private Limited
Himangi Estates Private Limited
Innocent Developers Private Limited
Jagyajyoti Housing Private Limited
Kundir Infrastructure Private Limited
Nairit Highrise Private Limited
Paranjay Estates Private Limited
Pratima Nirman Private Limited
Pravir Housing Private Limited
Rijul Real Estates Private Limited
Swarpan Projects Private Limited
Yatin Homes Private Limited



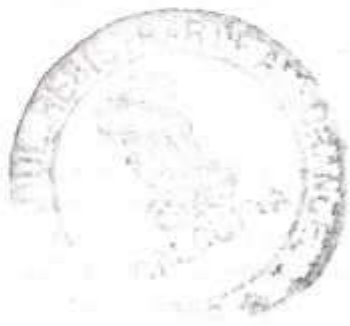
Represented by its Authorized Signatory
Sri Anirudh Modi

[Purchasers]

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ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
22 OCT 2022




9. Execution & Delivery:

9.1 **In witness whereof** the Parties have executed and delivered this Conveyance on the date mentioned above.

Exult Apartments Private Limited
Exult Builders Private Limited
Exult Enclave Private Limited
Exult Homes Private Limited
Exult Nirman Private Limited
Exult Property Developers Private Limited
Exult Real Estates Consultants Private Limited
Exult Residency Private Limited
Exult Towers Private Limited
Ideal Abasan Private Limited
Ideal Carriers & Logistics Private Limited
Ideal Grace Infracon Private Limited
Ideal Infracon Private Limited
Ideal Jasmine Niwas Private Limited
Ideal Nice Plaza Private Limited
Ideal Orchid Nirman Private Limited
Ideal Rose Developers Private Limited
Ideal Silverline Buildcon Private Limited
Ideal Residency Management and Service Private Limited
Ideal Gardens Services Pvt Ltd
Exult Realcon Private Limited
Exult Heights Private Limited
Ideal Apartments Pvt Ltd

Exult Buildcon Private Limited
Exult Constructions Private Limited
Exult Estates Private Limited
Exult Infrastructure Private Limited
Exult Plaza Private Limited
Exult Real Estates Agents Private Limited
Exult Real Estates and Developers Private Limited
Exult Shelters Private Limited
Exult Transport Private Limited
Ideal Awas Private Limited
Ideal Devcon Private Limited
Ideal Infrabuild Private Limited
Ideal Infralogistics Private Limited
Ideal Marraygold Highrise Private Limited
Ideal Niwas Private Limited
Ideal Realcon Private Limited
Ideal Sayonara Towers Private Limited
Odin Housing Projects Private Limited
Ideal Rice Projects Private Limited
Exult Properties Private Limited
Exult Devcon Private Limited
Anjani Properties Pvt Ltd
Ideal Estates Pvt Ltd



Represented by its Authorized Signatory
Sri Anuj Tulsyan

[Vendors]



ADDITIONAL REGISTRAR
OF ASSURANCE, KOLKATA
22 OCT 2022

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Evergreen Awas Private Limited
 Evergreen Rest Homes Private Limited
 Evergreen Infrapromoters Private Limited
 Evergreen Road House Private Limited
 Evergreen Infrawas Private Limited
 Evergreen Infraestates Private Limited
 Evergreen Sunrise Private Limited
 Evergreen Shelters Private Limited
 Evergreen Rooming House Private Limited
 Evergreen Boarding House Private Limited
 Evergreen Abodes Private Limited
 Evergreen Dwelling Private Limited
 Evergreen Sadan Private Limited
 Evergreen Infra Constructions Private Limited
 Evergreen Aavaaseey Private Limited
 Evergreen Maison Private Limited
 Evergreen Niketan Private Limited
 Evergreen Infraabasan Private Limited
 Evergreen Procon Private Limited
 Evergreen Marigold Private Limited
 Evergreen Kutir Private Limited
 Evergreen Mansion Private Limited
 Evergreen Nice Projects Private Limited
 Evergreen Infraniketan Private Limited
 Evergreen Sunflowers Private Limited
 Evergreen Accomodation Private Limited
 Evergreen Silverline Projects Private Limited
 Evergreen Pillars Private Limited
 Evergreen Infralogistics Private Limited
 Evergreen Puspanjali Private Limited
 Evergreen Paramount Projects Private Limited

Mukesh Kumar Agarwal

Represented by its Authorized Signatory
Sri Mukesh Kumar Agarwal

[Purchasers]

Drafted by:
 Debasmita Saha
 F/ 201/162 /2013
 Advocate at High Court, Calcutta

Witnesses:

Signature S.C
 Name Suabi Chomal
 Father's Name H.G. Chomal
 Address 7C K.S. Roy Road
Kol-1

Signature D.S.
 Name D. Saha
 Father's Name D. Saha
 Address 7C K.S. Roy Road
Kol-1

Policy No. 123456789
Sum Insured Rs. 10,00,000/-
Date of Birth 10/10/2022

[Handwritten Signature]

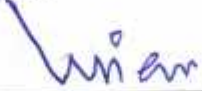
ADDITIONAL RECEIPT
OF ASSURANCE POLICY, KOLKATA
22 OCT 2022



Receipt

Received from the within named Purchasers the within mentioned sum of Rs. 57,00,00,000/- (Rupees fifty seven crore) towards advance/part payment under this Conveyance.

Exult Apartments Private Limited	Exult Buildcon Private Limited
Exult Builders Private Limited	Exult Constructions Private Limited
Exult Enclave Private Limited	Exult Estates Private Limited
Exult Homes Private Limited	Exult Infrastructure Private Limited
Exult Nirman Private Limited	Exult Plaza Private Limited
Exult Property Developers Private Limited	Exult Real Estates Agents Private Limited
Exult Real Estates Consultants Private Limited	Exult Real Estates and Developers Private Limited
Exult Residency Private Limited	Exult Shelters Private Limited
Exult Towers Private Limited	Exult Transport Private Limited
Ideal Abasan Private Limited	Ideal Awas Private Limited
Ideal Carriers & Logistics Private Limited	Ideal Devcon Private Limited
Ideal Grace Infracon Private Limited	Ideal Infrabuild Private Limited
Ideal Infracon Private Limited	Ideal Infralogistics Private Limited
Ideal Jasmine Niwas Private Limited	Ideal Marrygold Highrise Private Limited
Ideal Nice Plaza Private Limited	Ideal Niwas Private Limited
Ideal Orchid Nirman Private Limited	Ideal Realcon Private Limited
Ideal Rose Developers Private Limited	Ideal Sayonara Towers Private Limited
Ideal Silverline Buildcon Private Limited	Odin Housing Projects Private Limited
Ideal Residency Management and Service Private Limited	Ideal Rice Projects Private Limited
Ideal Gardens Services Pvt Ltd	Exult Properties Private Limited
Exult Realcon Private Limited	Exult Devcon Private Limited
Exult Heights Private Limited	Anjani Properties Pvt Ltd
Ideal Apartments Pvt Ltd	Ideal Estates Pvt Ltd


 Represented by its Authorized Signatory
 Sri Anuj Tulsyan

[Vendors]

Witnesses:

Signature S. C.

Name Swati Choral

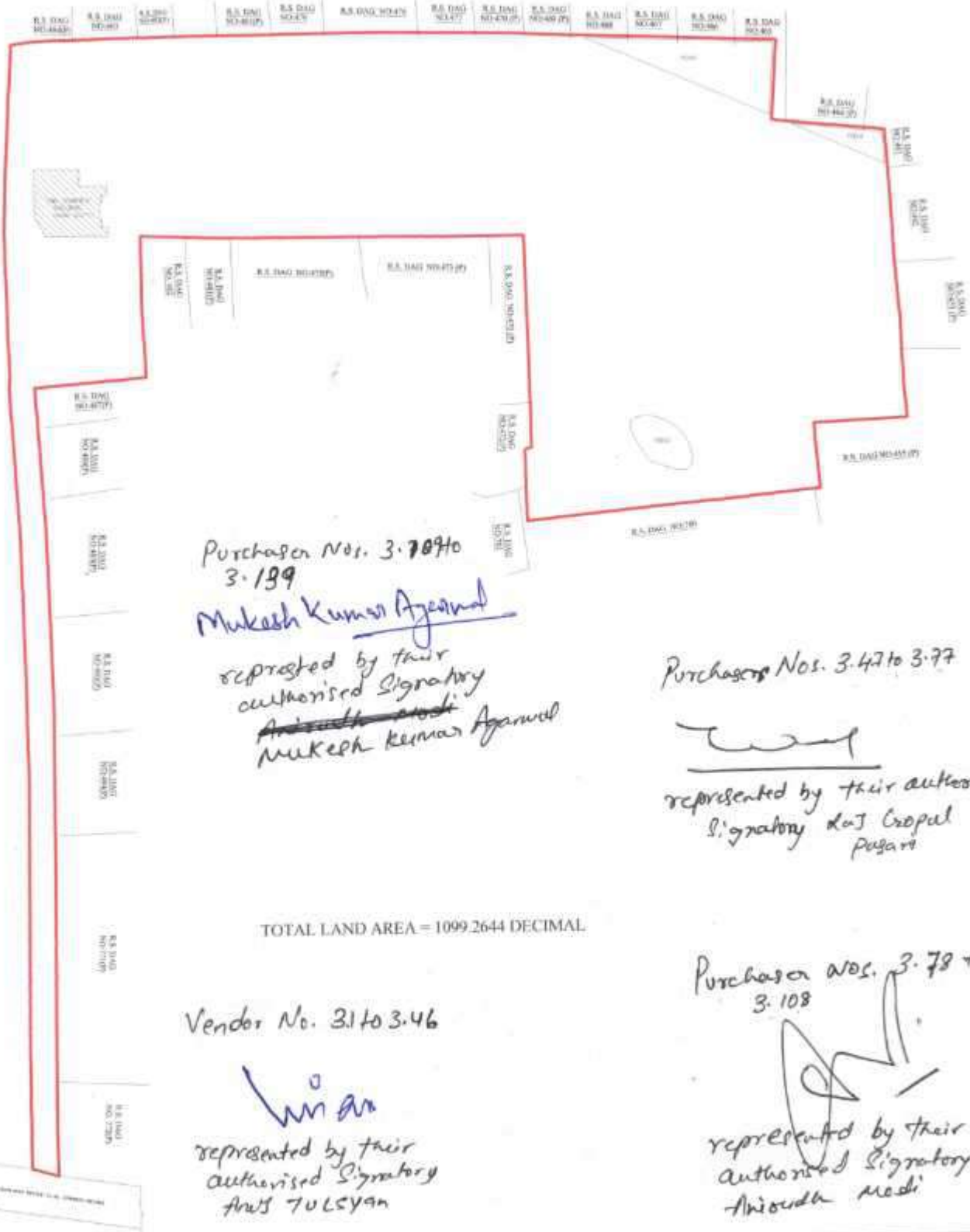
Signature D.S.

Name D. Saha

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ADDITIONAL REGISTRAR
OF ASSURANCES-4, KOLKATA
22 OCT 2022



Purchaser Nos. 3.70 to 3.199
Mukesh Kumar Agarwal
 represented by their
 authorised Signatory
~~Aniruddh Mehta~~
 Mukesh Kumar Agarwal

Purchaser Nos. 3.47 to 3.77
[Signature]
 represented by their authorised
 Signatory Dr J Cropal
 Pasari

TOTAL LAND AREA = 1099.2644 DECIMAL

Vendor No. 3.1 to 3.46
Vinay
 represented by their
 authorised Signatory
 Anil TULSYAN

Purchaser Nos. 3.78 to 3.108
[Signature]
 represented by their
 authorised Signatory
 Aniruddh Mehta

SITE PLAN AT PREMISES NO. 94
 DIAMOND HARBOR ROAD, WARD
 NO. - 144, BOROUGH - XVI, KOLKATA



ADDITIONAL REGIST 3
OF ASSURANCES-1, KOLKATA
22 OCT 2022

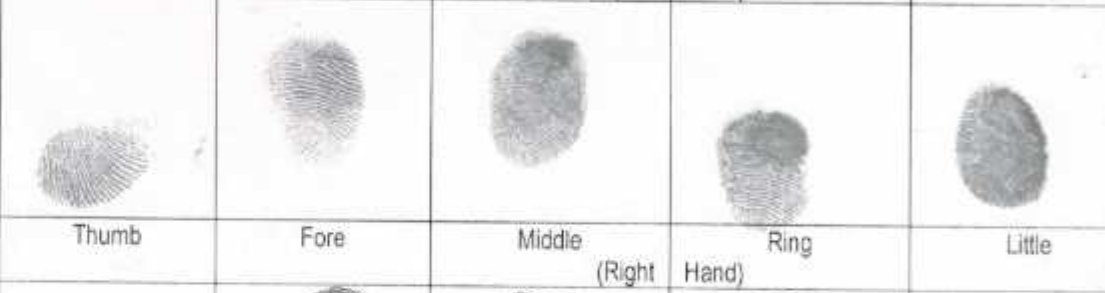


SPECIMEN FORM TEN FINGER PRINTS

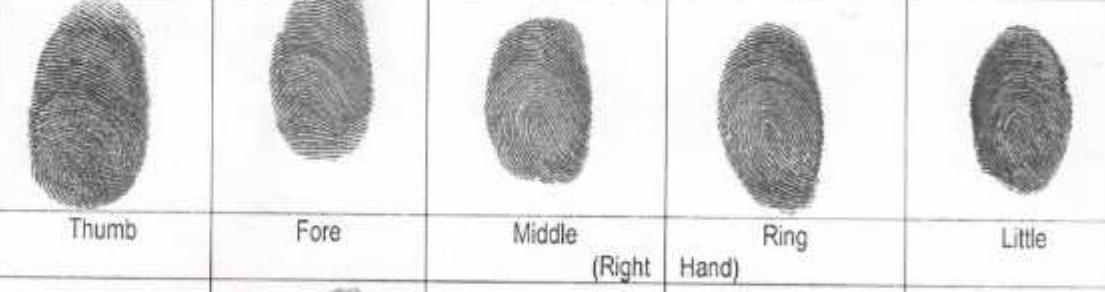
Sl. No.	Signature of the executants and/or purchaser Presentants
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Mian



Mian



Mian





ADDITIONAL REGISTRAR
OF ASSURANCES-1, KOLKATA
22 OCT 2022

SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Signature of the executants and/or purchaser Presentants
---------	--



Mukesh Kumar Aggarwal

	Little	Ring	Middle (Left Hand)	Fore	Thumb
	Thumb	Fore	Middle (Right Hand)	Ring	Little
	Little	Ring	Middle (Left Hand)	Fore	Thumb
	Thumb	Fore	Middle (Right Hand)	Ring	Little
	Little	Ring	Middle (Left Hand)	Fore	Thumb
	Thumb	Fore	Middle (Right Hand)	Ring	Little

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ADDITIONAL REGISTRAR
OF ASSISTANCES-I, KOLKATA
22 OCT 2022



'ANNEXURE' 'A'**Annexure A**

Sl No	CompanyName	Yes Bank Account No	Amount
1	Exult Apartments Private Limited	019081400006247	
2	Exult Builders Private Limited	019081400006543	
3	Exult Constructions Private Limited	019081400006523	
4	Exult Devcon Private Limited	019081400006470	
5	Exult Enclave Private Limited	019081400006207	
6	Exult Estates Private Limited	019081400006227	
7	Exult Heights Private Limited	019081400006237	
8	Exult Homes Private Limited	019081400006257	
9	Exult Infrastructure Private Limited	019081400006297	
10	Exult Nirman Private Limited	019081400006267	
11	Exult Properties Private Limited	019081400006503	
12	Exult Property Developers Private Limited	019081400006217	
13	Exult Real Estates and Developers Private Limited	019081400006380	
14	Exult Real Estates Agents Private Limited	019081400006310	
15	Exult Real Estates Consultants Private Limited	019081400006360	
16	Exult Realcon Private Limited	019081400006370	
17	Exult Residency Private Limited	019081400006287	
18	Exult Shelters Private Limited	019081400007013	
19	Exult Towers Private Limited	019081400006400	
20	Exult Transport Private Limited	019081400006277	
21	Ideal Abasan Private Limited	019081400006430	
22	Ideal Apartments Pvt Ltd	019081400006553	
23	Ideal Awas Private Limited	019081400006420	
24	Ideal Carriers & Logistics Private Limited	019063300005097	
25	Ideal Devcon Private Limited	019063300005047	
26	Ideal Gardens Services Pvt Ltd	019081400006626	
27	Ideal Grace Infracon Private Limited	019081400006410	
28	Ideal Infrabuild Private Limited	019063300005057	
29	Ideal Infracon Private Limited	019063300005270	
30	Ideal Infralogistics Private Limited	019063300005007	
31	Ideal Jasmine Niwas Private Limited	019081400006513	



ADDITIONAL REGISTRAR
OF ASSISTANCES-I, KOLKATA
22 OCT 2022