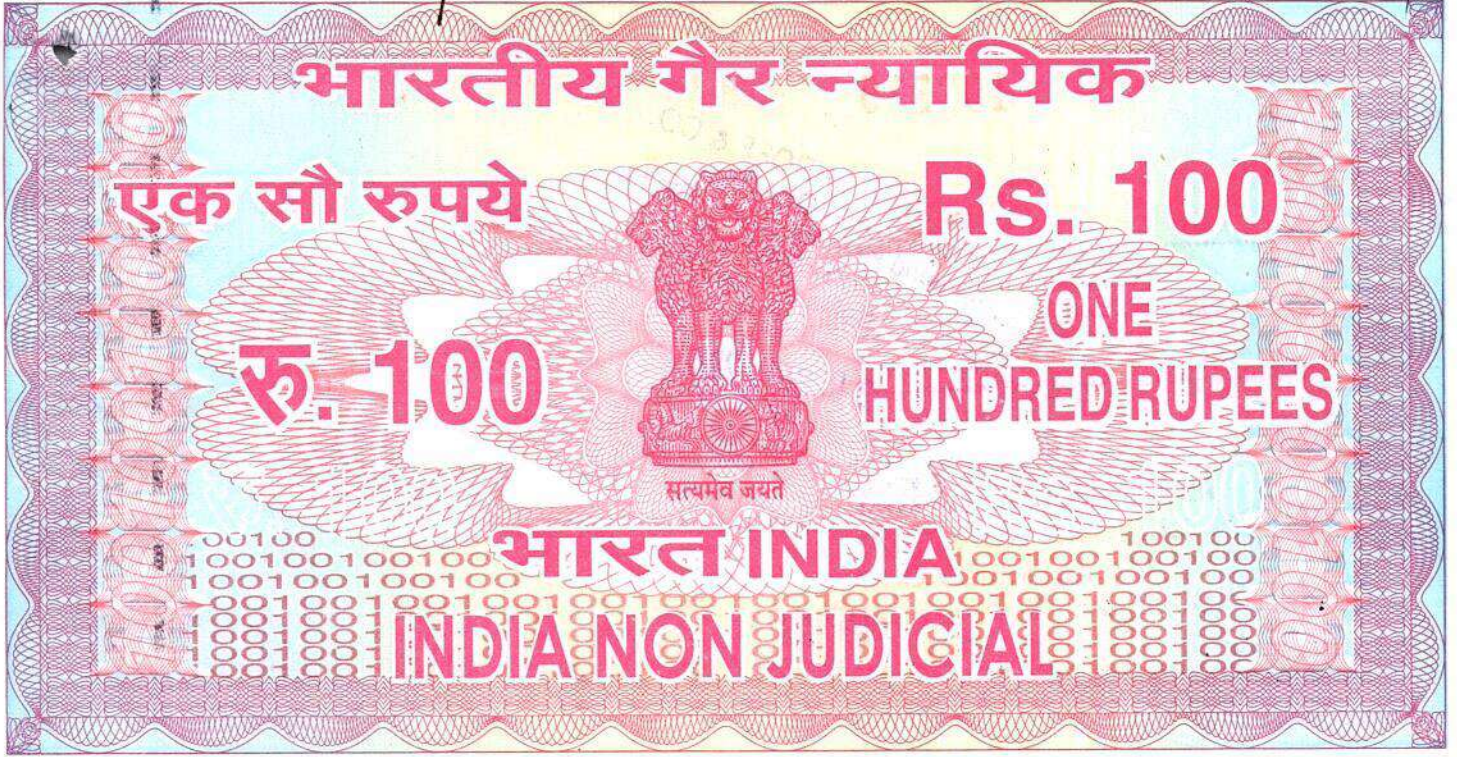


EXCH-21

16765/2022

I- 16565/2022



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AM 788659

Additional Registrar of Assurances-IV, Kolkata

Handwritten notes: 1/110, 2/221058, 1/110, K=14186226/-

Stamp: A.R.A. IV

Verified that the Document is admitted of Registration. The Signature Sheet and the Endorsement sheets attached to this document are the part of this Document.

Additional Registrar of Assurances-IV, Kolkata

1 OCT 2022

THIS DEED OF EXCHANGE made this 1st day of October Two Thousand and Twenty-Two

BY AND BETWEEN

ARCH GRIHA NIRMAN PRIVATE LIMITED (having PAN AAFCA2450E and CIN U70101WB2005PTC103609), a Company governed by The Companies Act, 2013, having its registered office at 99A, Park Street, Police Station and Post Office - Park Street, Kolkata - 700016, District - Kolkata represented by its Authorized

102339

PANKAJ SHROFF & CO.
ADVOCATE

No.
Address..... Sold Heritage, N611, 6th Flk
Diamond 16, Strand Road,
Kolkata-700 001

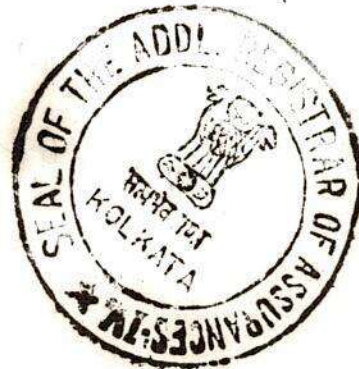
Rs.....
Date..... 20 SEP 2022

SIPRA DEY

Licence No.: 18A

Code : 1070

1, N. S. Road, Kolkata-700 001



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
- 1 OCT 2022

Signatory Mr. Dipankar Chandra Dey son of Sri Dulal Chandra Dey working for gain at Siddha Park, 99A, Park Street, 6th Floor, Police Station and Post Office - Park Street, Kolkata - 700016, District - Kolkata (having **PAN BOWPD8866E** and **AADHAAR 3010 6278 0912**) (hereinafter referred to as "the **FIRST PARTY**", which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor or successors-in-interest and/or assigns) of the **ONE PART**

AND

BOUGAINVILLA HOUSING & INFRASTRUCTURE PRIVATE LIMITED (having **PAN AACCB6363N** and **CIN U70101WB2005PTC103610**), a Company governed by The Companies Act, 2013, having its registered office at 23B, Netaji Subhas Road, 4th floor, Room No. 406, Police Station Hare Street, Post Office GPO, Kolkata-700001, District-Kolkata represented by its Authorized Signatory Mr. Saurav Suchanti son of Late Sunil Chand Suchanti resident of 5/1/1B, Dr. Radha Kumar Mukherjee Sarani, Flat No. 3, 3rd Floor, Police Station - Gariahat, Post Office - Ballygunj, Kolkata - 700019, District South 24 Parganas (having **PAN AVFPS1502H** and **AADHAAR 402927208693**) (hereinafter referred to as "the **SECOND PARTY**", which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor or successors-in-interest and/or assigns) of the **OTHER PART**:

WHEREAS:

- A. The First Party hereto is the absolute owner and in 'khas' vacant peaceful possession of, amongst other adjoining and/or nearby properties, **ALL THOSE** the pieces and parcels of land containing in aggregate an area of 23.3510 decimal more or less comprised of/in L.R. Plot(s)/Dag(s) in Mouza Ganragari and Mouza Kalikapur, Police Station Rajarhat, Kolkata - 700135, District North 24 Parganas (morefully and particularly mentioned and described in **Part-I** of the **First Schedule** hereunder written and hereinafter referred to as "the **First Party Property**") free from all encumbrances, having purchased the same by several deeds of Conveyance, registration particulars whereof alongwith the details of the pieces and parcels of land purchased respectively thereunder are mentioned in **Part-II** of the **First Schedule** hereunder written;



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
- 1 OCT 2022

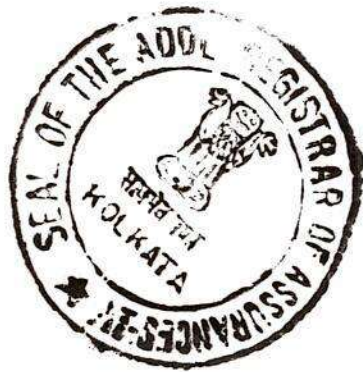
- B. The Second Party hereto is the absolute owner and in 'khas' vacant peaceful possession of, amongst other adjoining and/or nearby properties, **ALL THAT** piece and parcel of land containing in aggregate an area of 22.6658 decimal more or less comprised of/in L.R. Plot(s)/Dag(s) in Mouza Kalikapur, Police Station Rajarhat, Kolkata - 700135, District North 24 Parganas (morefully and particularly mentioned and described in **Part-I** of the **Second Schedule** hereunder written and hereinafter referred to as "the **Second Party Property**") free from all encumbrances, having purchased the same by several deeds of Conveyance, registration particulars whereof alongwith the details of the pieces and parcels of land purchased respectively thereunder are mentioned in **Part-II** of the **Second Schedule** hereunder written.
- C. For the beneficial use and enjoyment and commercial exploitation of their respective pieces and parcels of land lying adjacent and/or nearby to the abovementioned properties of the Parties hereto, it has been agreed between the Parties hereto that the First Party shall convey to the Second Party **ALL THOSE** the First Party Property **In exchange** for the conveyance by the Second Party to the First Party of **ALL THAT** the Second Party Property.
- D. For the purpose of stamp duty to be paid on these presents, each the First Party Property and the Second Party Property are valued and found the same to be of equal value and this Deed of Exchange has been stamped accordingly on the basis of market value of one such property ascertained by the registering authority.
- I. NOW THIS DEED WITNESSETH** that in pursuance of the said agreement and in consideration of the conveyance by the Second Party in favour of the First Party hereinafter contained, the First Party hereby grants conveys transfers assigns and assures unto and to the Second Party **ALL THOSE** pieces and parcels of land containing in aggregate an area of 23.3510 decimal more or less comprised of/in L.R. Plot(s)/Dag(s) in Mouza Ganragari and Mouza Kalikapur, Police Station Rajarhat, Kolkata - 700135, District North 24 Parganas (morefully and particularly mentioned and described in the **Part-I** of the **First Schedule** hereunder written and hereinafter referred to as "the **First Party Property**") **Together With** all areas, ways, paths, passages, fences, hedges, ditches, trees, water, water courses



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
- 1 OCT 2022

and all manner of former and other rights liberties benefits privileges easements appendages and appurtenances whatsoever belonging or in any way appertaining thereto or reputed or known to be part or parcel or member thereof which now is or are or heretofore were or was held used occupied or enjoyed therewith **And** reversion or reversions remainder or remainders and rents issues and profits of the First Party Property **And** all and entire estate right title interest use trust property claim and demand whatsoever both at law or in equity of the First Party into out of or upon the First Party Property and every part thereof hereby granted and conveyed or expressed or intended so to be **Together With** all deeds and writings lying in the custody of the First Party relating to or connected with the First Party Property mentioned in **Part-II** of the **First Schedule** hereunder written **To Have And To Hold** the same and every part thereof unto and to the use of the Second Party absolutely and forever for a perfect and indefeasible estate of inheritance in fee simple in possession without any manner of condition use trust or any other thing whatsoever to alter defeat encumber or make void the same and free from all encumbrances and liabilities **In Exchange** for the Second Party Property morefully described in **Part-I** of the **Second Schedule** hereunder written and hereinafter granted and conveyed in exchange by the Second Party to the First Party.

2. NOW THIS DEED FURTHER WITNESSETH that in pursuance of the said agreement and in consideration of the conveyance by the First Party in favour of the Second Party hereinabove contained, the Second Party hereby grants conveys transfers assigns and assures unto and to the First Party **ALL THAT** piece and parcel of land containing in aggregate an area of 22.6658 decimal more or less comprised of/in L.R. Plot(s)/Dag(s) in Mouza Kalikapur, Police Station Rajarhat, District North 24 Parganas, Kolkata - 700135 (morefully and particularly mentioned and described in **Part-I** of the **Second Schedule** hereunder written and hereinafter referred to as "the **Second Party Property**") **Together With** all areas, ways, paths, passages, fences, hedges, ditches, trees, water, water courses and all manner of former and other rights liberties benefits privileges easements appendages and appurtenances whatsoever belonging or in any way appertaining thereto or reputed or known to be part or parcel or member thereof which now is or are or heretofore were or was held used occupied or enjoyed therewith **And** reversion or reversions remainder or remainders and rents issues and profits of the Second Party Property **And** all and entire estate right title interest use trust property claim and demand whatsoever both at law or in equity of the Second Party into out of or upon the Second Party Property and every part thereof hereby



✓

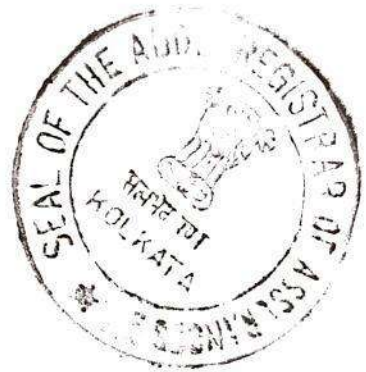
ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

- 1 OCT 2022

granted and conveyed or expressed or intended so to be **Together With** all deeds and writings lying in the custody of the Second Party relating to or connected with the Second Party Property mentioned in **Part-II** of the **Second Schedule** hereunder written **To Have And To Hold** the same and every part thereof unto and to the use of the First Party absolutely and forever for a perfect and indefeasible estate of inheritance in fee simple in possession without any manner of condition use trust or any other thing whatsoever to alter defeat encumber or make void the same and free from all encumbrances and liabilities whatsoever or howsoever **In Exchange** for the First Party Property morefully described in **Part-I** of the **First Schedule** hereunder written and hereinbefore granted and conveyed in exchange by the First Party to the Second Party.

3. EACH OF THE FIRST PARTY AND THE SECOND PARTY AS TO THEIR RESPECTIVE PROPERTIES HEREBY GRANTED AND CONVEYED IN FAVOUR OF THE OTHER COVENANTS WITH THE OTHER OF THEM as follows:

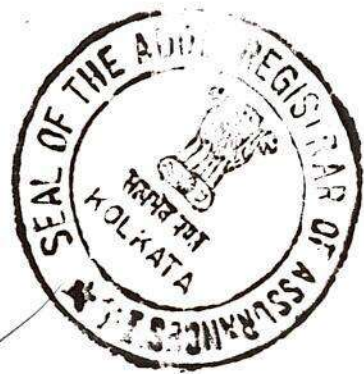
- 3.1 **THAT** notwithstanding any act deed or thing done by the First Party or the Second Party, each of them has good right full power and absolute authority to grant convey transfer assign and assure unto and to the other the properties hereby respectively granted and conveyed in the manner aforesaid.
- 3.2. **AND THAT** each of the Parties hereto shall and may at all times hereafter peaceably and quietly hold use posses and enjoy the properties respectively acquired by them hereby and receive the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the other of them or any person or persons having or lawfully claiming from through under or in trust for the other of them any estate right title or interest in the properties hereby respectively granted and conveyed by the Parties hereto to the other of them and free and clear and freely and clearly and absolutely acquitted exonerated and discharged from or by each of them and every person or persons having or lawfully rightfully or equitably claiming as aforesaid.
- 3.3. **AND THAT** each of the Parties hereto and all persons having or lawfully claiming as aforesaid shall at all times hereafter at the request and cost of the Party requiring the same do and execute or cause to be done and executed all acts deeds matters and things for further and more perfectly



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
- 1 OCT 2022

assuring the other Party's property hereby respectively granted and conveyed as may be reasonably required by the other Party.

- 3.4 **AND FURTHER THAT** each of the Parties hereto shall be fully entitled to mutate its name and to convert the nature of use and classification in all public and statutory records in respect of their respective properties hereby exchanged and for that each of the Parties hereto hereby expressly consent to the same to the other and appoint the other of them as its constituted attorney and empowers and authorizes the other of them to sign execute and deliver all papers and documents and take all steps in this regard. Notwithstanding such grant of powers and authorities, each of the parties hereto undertakes to cooperate with the other of them in all respects to cause mutation of their respective properties hereby exchanged in the name of the other of them and to cause conversion of the nature of use and classification thereof and in this regard shall sign execute and deliver all documents and papers as may be required by the other party.
- 3.5 **AND THAT** each of the parties shall pay and discharge all khajanas (land revenue), rates, taxes and other levies impositions and outgoings in respect of their respective properties hereby exchanged till the date of execution hereof and shall indemnify and keep the other party fully saved harmless and indemnified in respect of its obligation to pay the same in respect of their respective properties hereby exchanged.
4. **AND THE FIRST PARTY HEREBY FURTHER COVENANTS WITH THE SECOND PARTY** that despite the First Party having been delivered by the Second Party the deeds and writings evidencing the title of the Second Party to the Second Party Property mentioned in **Part-II** of the **Second Schedule** hereunder written as aforesaid, the First Party shall and will, unless prevented by fire or other inevitable accident, at all times hereafter and at the request and cost of the Second Party produce to it or as it shall direct such deeds and writings for evidencing its title to the Second Party Property hereby granted and conveyed by the Second Party to the First Party and also furnish to the Second Party copies of or extracts from the said deeds and writings and in the meanwhile, unless prevented as aforesaid, keep the same safe, unobliterated and uncanceled.



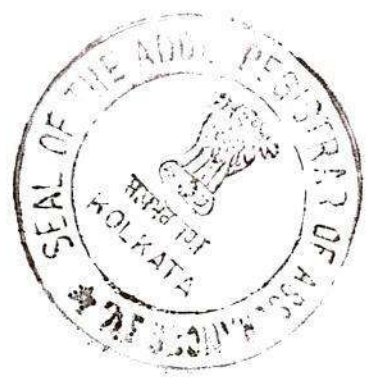
ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
- 1 OCT 2022

5. THE SECOND PARTY HEREBY FURTHER COVENANT WITH THE FIRST PARTY that despite the Second Party having been delivered by the First Party the deeds and writings evidencing the title of the First Party to the First Party Property mentioned in **Part-II** of the **First Schedule** hereunder written as aforesaid, the Second Party shall and will, unless prevented by fire or other inevitable accident, at all times hereafter and at the request and cost of the First Party produce to it or as it shall direct such deeds and writings for evidencing its title to the First Party Property hereby granted and conveyed by the First Party to the Second Party and also furnish to the First Party copies of or extracts from the said deeds and writings and in the meanwhile, unless prevented as aforesaid, shall keep the same safe, unobliterated and uncancelled.

6. AND IT IS HEREBY MUTUALLY AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO that this Deed of Exchange is being executed and registered in duplicate and the Second Party shall keep the original registered deed and the First Party shall keep the duplicate registered deed and for all intents and purposes each deed shall be treated as original including for the purpose of mortgaging or creating charge on or dealing with their respective properties hereby exchanged on the basis of the original or duplicate registered Deed of Exchange kept by the Parties respectively as aforesaid.

7. AND THE SECOND PARTY HEREBY DECLARES AND FURTHER COVENANTS WITH THE FIRST PARTY that in view of the Original of this Deed of Exchange remaining in the custody of the Second Party, despite the First Party having kept the duplicate registered copy of this Deed of Exchange as hereinbefore mentioned, the Second Party shall, unless prevented by fire or other inevitable accident, from time to time and at all times hereafter at the request and cost of the First Party produce or cause to be produced the same before the First Party or as the First Party may direct for evidencing the title of the First Party to the Second Party Property hereby granted and conveyed by the Second Party to the First Party and also allow to take copies or extracts therefrom and shall in the meantime, unless prevented as aforesaid, keep the same safe un-obliterated and un-cancelled.

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ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
- 1 OCT 2022

THE FIRST SCHEDULE ABOVE REFERRED TO :**PART-I****(FIRST PARTY PROPERTY)**

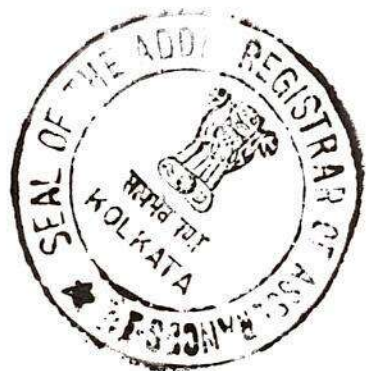
A. ALL THOSE pieces and parcels of land containing an area of 12.9578 Decimals (equivalent to 0.129578 acre) more or less situate lying at and comprising of Dag(s) as mentioned in the table hereinbelow, recorded in L.R. Khatian(s) as mentioned in the table below, all in Mouza Ganragari, J.L. No. 37, Revenue Survey No. 141 within Police Station Rajarhat, in the District of North 24 Parganas under jurisdiction of Patharghata Gram Panchayet:

| Sl. No. | R.S. & L.R. Dag Nos. | L.R. Khatian Nos. | Nature of Land | Total Land Area (in Decimals) | Land Area being hereby conveyed (in Decimals) |
|---------|----------------------|--------------------|----------------|-------------------------------|---|
| 1. | 184 | 1174, 548, 1187 | Bagan | 30 | 02.4998 03.3330 |
| 2. | 179 | 1174, 137 | Sali | <u>19</u> | 04.7500 <u>02.3750</u> |
| | | | Total: | <u>49</u> | <u>12.9578</u> |

B. ALL THOSE pieces and parcels of land containing an area of 10.3932 Decimals (equivalent to 0.103932 acre) more or less situate lying at and comprising of Dag(s) as mentioned in the table hereinbelow, recorded in L.R. Khatian(s) as mentioned in the table hereinbelow, in Mouza Kalikapur, J.L. No. 40, Revenue Survey No. 143 within Police Station Rajarhat, in the District of North 24 Parganas under jurisdiction of Patharghata Gram Panchayet:

| Sl. No. | R.S. & L.R. Dag Nos. | L.R. Khatian Nos. | Nature of Land | Total Land Area (in Decimals) | Land Area being hereby conveyed (in Decimals) |
|---------|----------------------|-------------------|----------------|-------------------------------|---|
| 1. | 1131 | 1295, 235 | Sali | 43 | 04.8807 |
| 2. | 1212 | 1295, 470 472 | Sali | <u>21</u> | 05.2500 <u>00.2625</u> |
| | | | Total: | <u>64</u> | <u>10.3932</u> |

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ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
- 1 OCT 2022

The entirety of the aforesaid Dags which constitute the First Party Property are respectively delineated in the Plan Nos. 1, 2, 3 and 4 annexed hereto each duly bordered thereon in 'Red'.

PART-II

(List of Title Deeds delivered by the First Party to the Second Party with the details of land conveyed each thereby)

| SI No | Date of Purchase Deed | Registration Office | Book I, Deed No./Volume No./ Pages /Year | R.S. & L.R. Dag No. and Area conveyed by such Conveyance in Mouza Ganragari and Mouza Kalikapur |
|-------|-----------------------|---|---|---|
| 1. | 24.05.2013 | Additional Registrar of Assurances-II, Kolkata | Deed No. 8307/ Volume No. 26/ Pages 849 to 866/ 2013 | R.S. & L.R. Dag No. 184 (02.4998 Decimals) |
| 2. | 19.04.2014 | -do- | Deed No. 5296/ Volume No. 25/ Pages 695 to 711/ 2014 | R.S. & L.R. Dag No. 184 (03.3330 Decimals) |
| 3. | 26.12.2006 | District Sub Registrar-II, Barasat, North 24-Parganas | Deed No. 3367/ Volume No. 5/ Pages 557 to 574/ 2008 | R.S. & L.R. Dag No. 179 (04.7500 Decimals) |
| 4. | 12.02.2016 | Additional Registrar of Assurances-II, Kolkata | Deed No. 190401490/ Volume No. 1904-2016/ Pages 58434 to 58466/ 2016 | R.S. & L.R. Dag No. 179 (02.3750 Decimals) |
| 5. | 14.01.2012 | -do- | Deed No. 429/ Volume No. 2/ Pages 3194 to 3209/ 2012 | R.S. & L.R. Dag No. 1131 (04.8807 Decimals) |
| 6. | 08.08.2006 | -do- | Deed No. 9682/ Volume No. 1/ Pages 1 to 13/ 2006 | R.S. & L.R. Dag No. 1212 (05.2500 Decimals) |
| 7. | 11.03.2012 | -do- | Deed No. 14867/ Volume No. 59/ Pages 2596 to 2612/ 2012 | R.S. & L.R. Dag No. 1212 (00.2625 Decimals) |

THE SECOND SCHEDULE ABOVE REFERRED TO:

PART-I

(SECOND PARTY PROPERTY)

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ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
1 OCT 2022 *[Signature]*

ALL THAT piece and parcel of land containing an area of 22.6658 Decimals (equivalent to 0.226658 acre) more or less situate lying at and comprising of Dag(s) as mentioned in the table hereinbelow, recorded in L.R. Khatian(s) as mentioned in the table hereinbelow, in Mouza Kalikapur, J.L. No. 40, Revenue Survey No. 143 within Police Station Rajarhat, in the District of North 24 Parganas under jurisdiction of Patharghata Gram Panchayet:

| Sl. No. | R.S. & L.R. Dag Nos. | L.R. Khatian Nos. | Nature of Land | Total Land Area (in Decimals) | Land Area being hereby conveyed (in Decimals) |
|---------|----------------------|-------------------|----------------|-------------------------------|---|
| 1. | 1176 | 1053, 223 | Sali | <u>70</u> | <u>22.6658</u> |
| | | | Total: | <u>70</u> | <u>22.6658</u> |

Portion of the aforesaid Dag which ^{includes} ~~constitutes~~ the Second Party Property is delineated in the Plan No. 5 annexed hereto duly bordered thereon in 'Blue'.

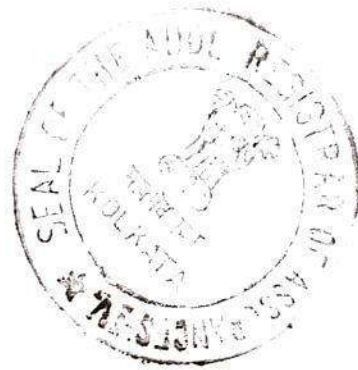
PART-II

(List of Title Deeds delivered by the Second Party to the First Party with the details of land conveyed each thereby)

| Sl No | Date of Purchase Deed | Registration Office | Book I, Deed No./Volume No./ Pages /Year | L.R. Dag No. and Area conveyed by such Conveyance in Mouza Kalikapur |
|-------|-----------------------|--|--|--|
| 1. | 25.02.2006 | District Sub Registrar-II, Barasat, North 24- Parganas | Deed No. 2157/ Volume No. 1/ Pages 1 to 24/ 2006 | R.S. & L.R. Dag No. 1176 (22.6658 Decimals) |

D. Roy

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ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
- 1 OCT 2022

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

SIGNED SEALED AND DELIVERED on behalf of the abovenamed **FIRST PARTY** by its Authorized Signatory **Mr. Dipankar Chandra Dey** pursuant to the Board Resolution dated 09.09.2022 at Kolkata.

FOR ARCH BUDA NIRMAN PVT. LTD.
Dipankar Chandra Dey
Authorized Signatory

SIGNED SEALED AND DELIVERED on behalf of the abovenamed **SECOND PARTY** by its Authorized Signatory **Mr. Saurav Suchanti** pursuant to the Board Resolution dated 03.09.2022 at Kolkata.

BOUGAINVILLE HOUSING AND INFRASTRUCTURE PVT. LTD.
Saurav Suchanti
Director/Authorized Signatory

Witnesses to the above executant(s):

1. *Soumitra Sarkar*
16 Strand Road, Kolkata
2. *Abhinav Mukherjee*
C/o Pankaj Shroff & Co.,
16, Strand Road, Kolkata

Drafted by me and approved by all the parties:

Ankit Shroff

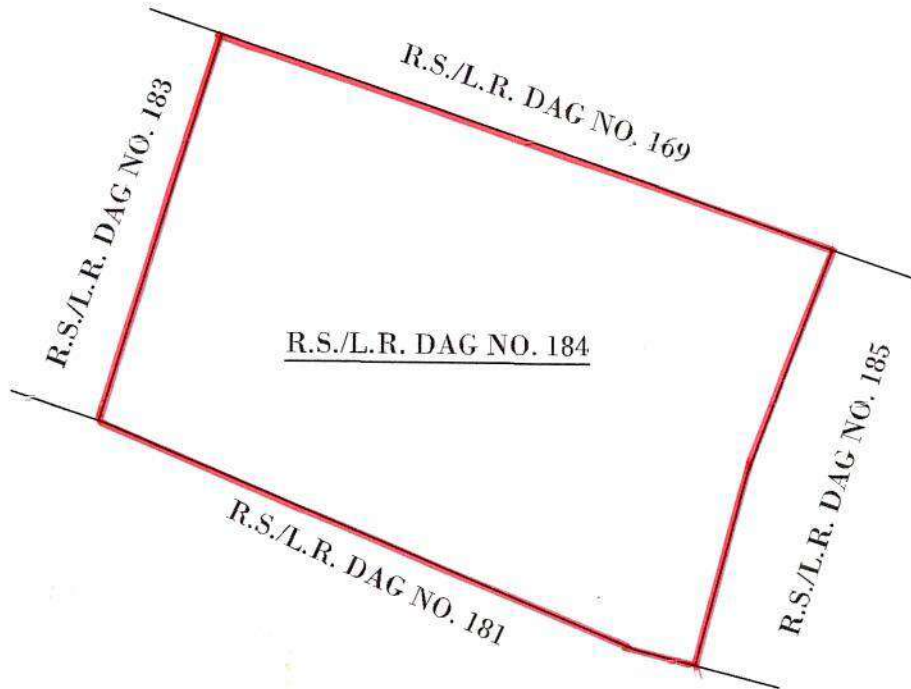
.....
Ankit Shroff, Advocate
C/o Pankaj Shroff & Co.,
Diamond Heritage, N611, 6th floor,
16 Strand Road, Kolkata - 700001
Enrolment No. F/66/2008
Calcutta High Court



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
- 1 OCT 2022

SITE PLAN OF R.S./L.R. DAG NO.- 184, L.R. KHATIAN NO. - 1174, 548 & 1187,
MOUZA - GANRAGARI, J.L. NO.- 37, P.S.- RAJARHAT, UNDER PATHARGHATA
GRAM PANCHAYAT, DIST.- NORTH 24 PARGANAS.

TOTAL AREA OF DAG NO. 184 is 30 DECIMAL



LEGEND:- 5.8328 DECIMAL UNDIVIDED SHARE IN BAGAN LAND OUT OF
30 DECIMAL OF R.S./L.R. DAG NO.- 184.

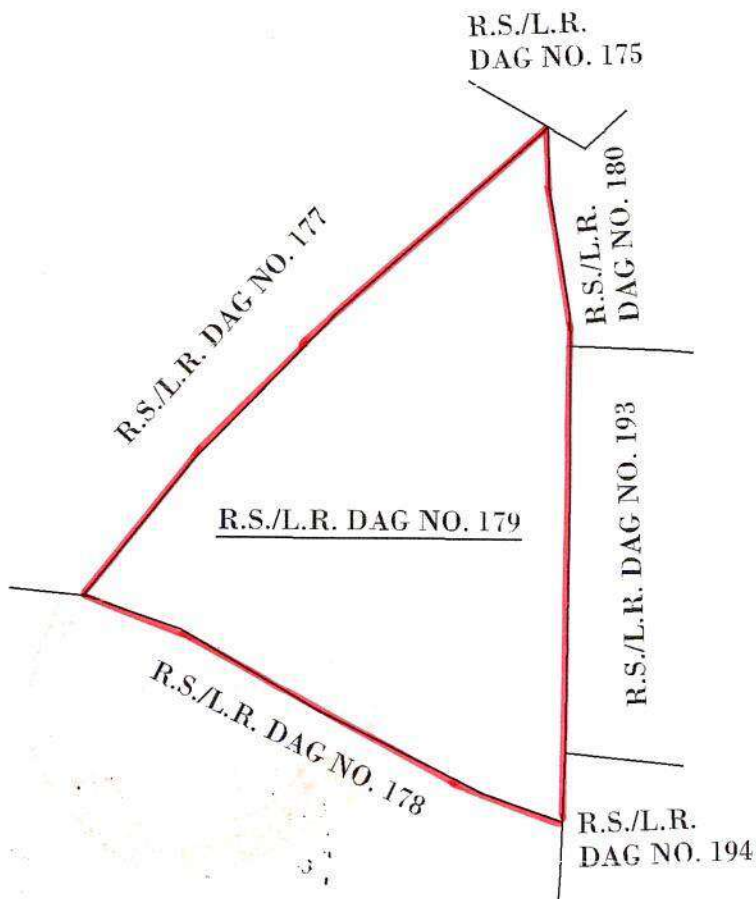
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ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
- 1 OCT 2022

SITE PLAN OF R.S./L.R. DAG NO.- 179, L.R. KHATIAN NO. - 1174 & 137, MOUZA - GANRAGARI, J.L. NO.- 37, P.S.- RAJARHAT, UNDER PATHARGHATA GRAM PANCHAYAT, DIST.- NORTH 24 PARGANAS.

TOTAL AREA OF DAG NO. 179 is 19 DECIMAL



LEGEND:- 7.1250 DECIMAL UNDIVIDED SHARE IN SALI LAND OUT OF 19 DECIMAL OF R.S./L.R. DAG NO.- 179.

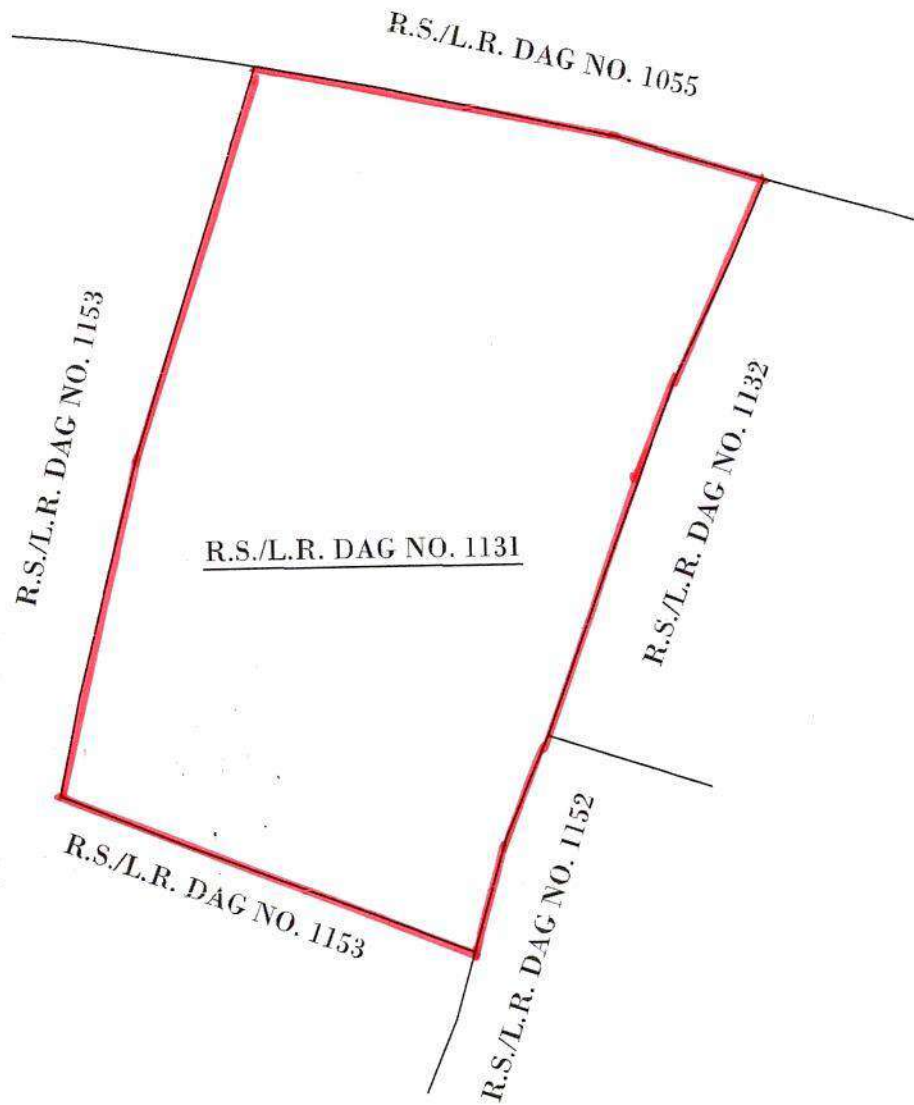
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ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
- 1 OCT 2022

SITE PLAN OF R.S./L.R. DAG NO.- 1131, L.R. KHATIAN NO. - 1295 & 235, MOUZA - KALIKAPUR, J.L. NO.- 40, P.S.- RAJARHAT, UNDER PATHARGHATA GRAM PANCHAYAT, DIST.- NORTH 24 PARGANAS.

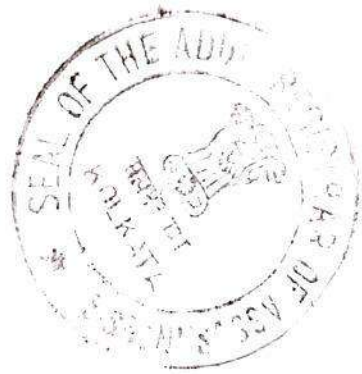
TOTAL AREA OF DAG NO. 1131 is 43 DECIMAL



LEGEND:- 4.8807 DECIMAL UNDIVIDED SHARE IN SALI LAND OUT OF 43 DECIMAL OF R.S./L.R. DAG NO.- 1131

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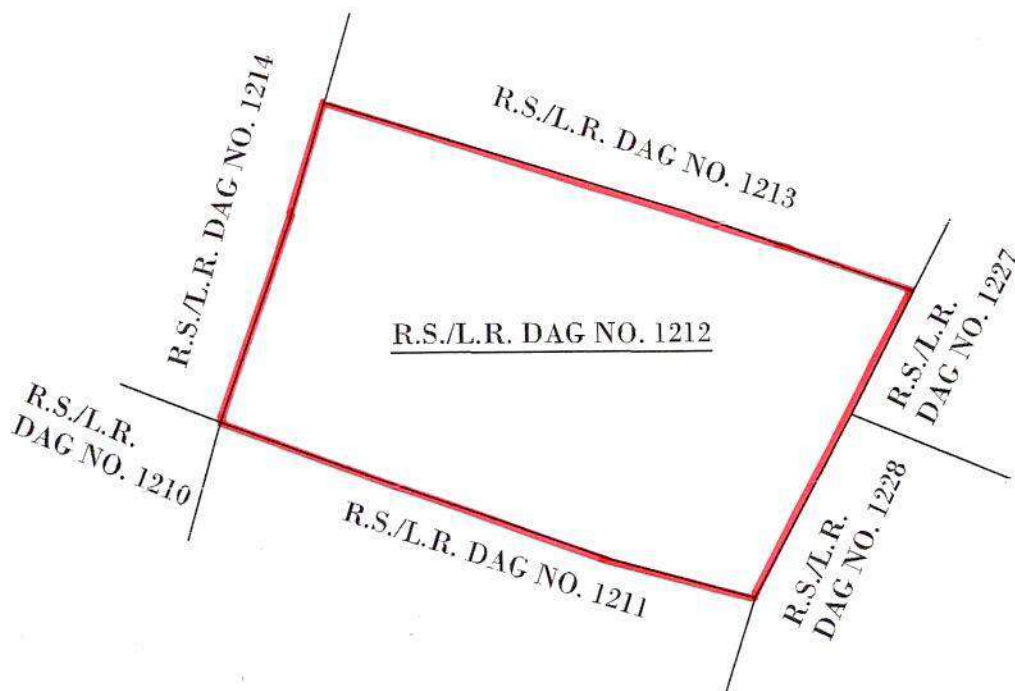




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ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
- 1 OCT 2022

SITE PLAN OF R.S./L.R. DAG NO.- 1212, L.R. KHATIAN NO. - 1295, 470 & 472,
MOUZA - KALIKAPUR, J.L. NO.- 40, P.S.- RAJARHAT, UNDER PATHARGHATA
GRAM PANCHAYAT, DIST.- NORTH 24 PARGANAS.

TOTAL AREA OF DAG NO. 1212 is 21 DECIMAL



LEGEND:- 5.5125 DECIMAL UNDIVIDED SHARE IN SALI LAND OUT OF
21 DECIMAL OF R.S./L.R. DAG NO.- 1212.

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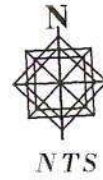




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ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
- 1 OCT 2022

PLAN SHOWING THE PORTION OF THE LAND UNDER MOUZA - KALIKAPUR, J.L NO. 40 AND MOUZA : GANRAGARI, J.L NO. 37, UNDER PATHARGHATA GRAM PANCHAYAT, POLICE STATION RAJARHAT, DIST: NORTH 24 PARGANAS, PIN 700135

























LEGEND:- 22.6658 DECIMAL LAND OUT OF 57.6658 DECIMAL DEMARCATED SALI LAND OUT OF TOTAL AREA 41 DECIMAL IN R.S./L.R. DAG NO.- 1176, L.R. KHATIAN NOS. 1053 & 223, AT MOUZA - KALIKAPUR, J.L. NO. 40.

SHOWN THUS:- 



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
- 1 OCT 2022

| <i>Finger prints of the above executant</i> | | | | | |
|--|---|---|--|---|---|
|  <i>Dipankar Chandra Jey</i> |  |  |  |  |  |
| | Little | Ring | Middle (Left Hand) | Fore Hand) | Thumb |
| |  |  |  |  |  |
| Thumb | Fore | Middle (Right Hand) | Ring Hand) | Little | |

| <i>Finger prints of the above executant</i> | | | | | |
|--|---|---|--|---|---|
|  <i>Fauzan Fuchati</i> |  |  |  |  |  |
| | Little | Ring | Middle (Left Hand) | Fore Hand) | Thumb |
| |  |  |  |  |  |
| Thumb | Fore | Middle (Right Hand) | Ring Hand) | Little | |



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
- 1 OCT 2022



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

GRN Details

GRN: 192022230132145251 Payment Mode: Online Payment
GRN Date: 30/09/2022 16:23:52 Bank/Gateway: HDFC Bank
BRN : 1911680067 BRN Date: 30/09/2022 16:25:08
Payment Status: Successful Payment Ref. No: 2002941057/3/2022
[Query No*/Query Year]

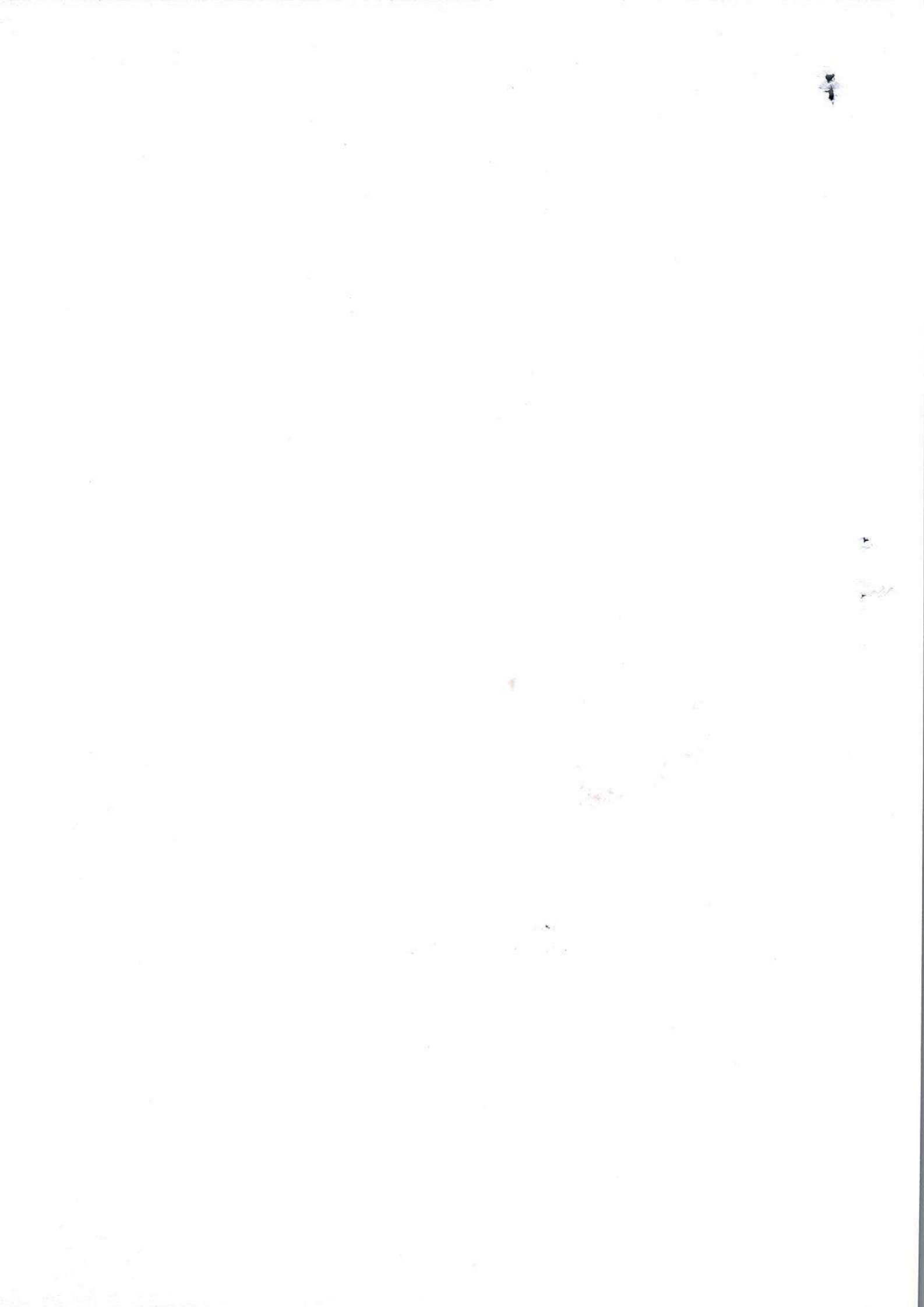
Depositor Details

Depositor's Name: PANKAJ SHROFF AND COMPANY
Address: 16 Strand Road, N611 Kolkata 700001
Mobile: 9830027662
EMail: ankitshroff83@gmail.com
Contact No: 9830027662
Depositor Status: Advocate
Query No: 2002941057
Applicant's Name: Mr PANKAJ SHROFF AND CO
Identification No: 2002941057/3/2022
Remarks: Exchange, Exchange Payment No 3

Payment Details

| Sl. No. | Payment ID | Head of A/C Description | Head of A/C | Amount (₹) |
|---------|-------------------|--|--------------------|---------------|
| 1 | 2002941057/3/2022 | Property Registration- Stamp duty | 0030-02-103-003-02 | 240062 |
| 2 | 2002941057/3/2022 | Property Registration- Registration Fees | 0030-03-104-001-16 | 80028 |
| | | | Total | 320090 |

IN WORDS: THREE LAKH TWENTY THOUSAND NINETY ONLY.



BOUGAINVILLA HOUSING AND INFRASTRUCTURE PVT. LTD.
23B, Netaji Subhas Road, 4th Floor,
Room No. 406, Kolkata-700001
CIN No. U70101WB2005PTC103610

Extracts of the minutes of the meeting of the Board of Directors of **BOUGAINVILLA HOUSING AND INFRASTRUCTURE PVT. LTD.** held at its registered office at **23B, Netaji Subhas Road, 4th Floor, Room No-406, Kolkata – 700 001** on **3rd day of September, 2022 at 2.00 P.M.**

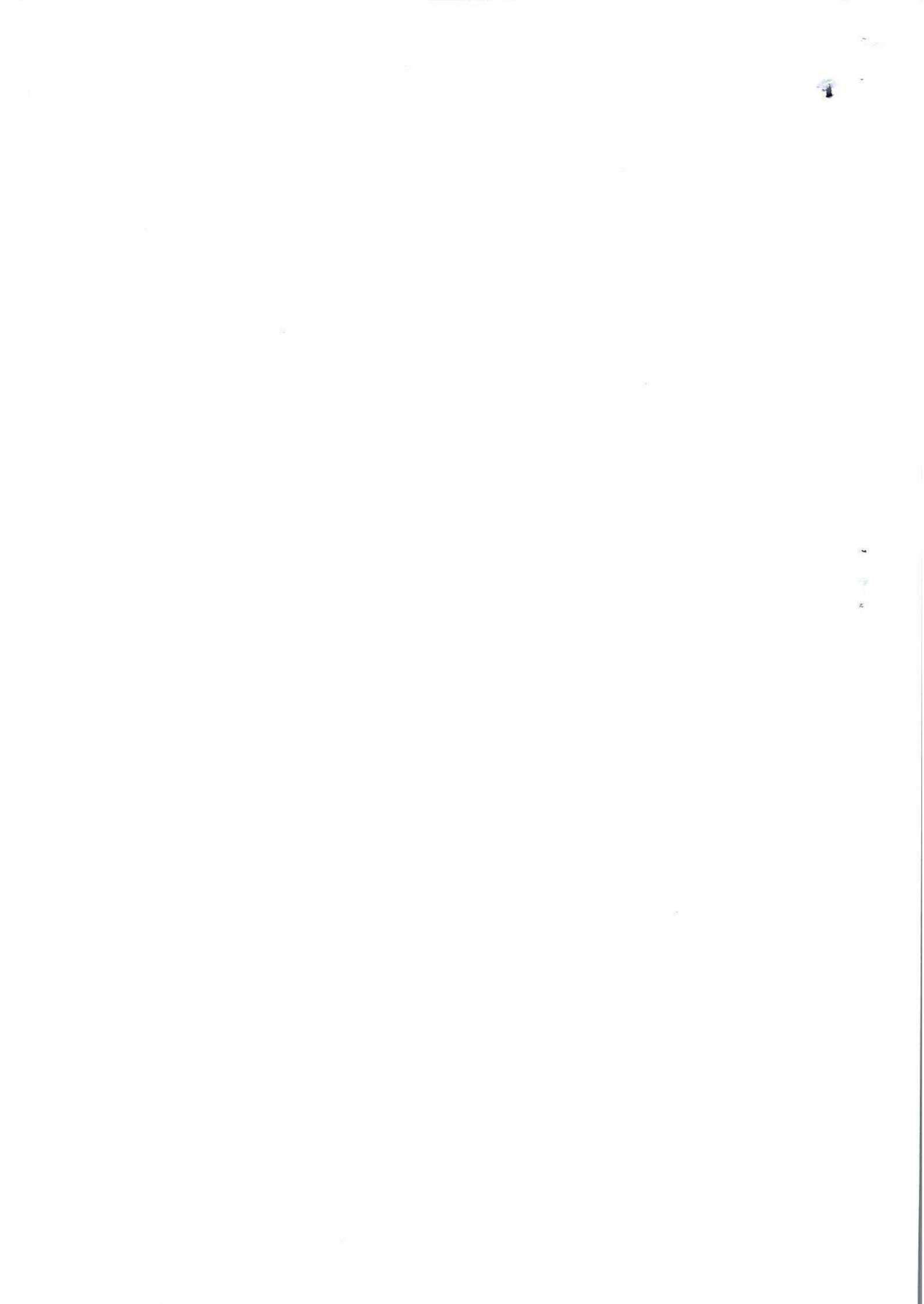
“RESOLVED that the company is willing to Purchase, Sale and Exchange Land of Garagari Mouza & Kalikapur Mouza in Rajarhat”

“FURTHER RESOLVED that **Mr. Saurav Suchanti** Director of the Company is authorized to complete all necessary formalities for purchase, Sale and Exchange of land on behalf of the Company.”

Date : 03-09-22

Sd / Chairman

BOUGAINVILLA HOUSING AND INFRASTRUCTURE PVT LTD
Mahendra Kumar Jain
Director/Authorised Signatory



ARCH GRIHA NIRMAN PRIVATE LIMITED

ADDRESS: 99A PARK STREET, 6TH FLOOR, SIDDHA PARK,
KOLKATA- 700016

CIN: U70101WB2005PTC103609

EMAIL ID: accounts@siddhagroup.com

EXTRACTS OF THE MINUTES OF THE MEETING OF F.Y- 2022-2023 OF THE BOARD OF DIRECTORS OF M/S ARCH GRIHA NIRMAN PRIVATE LIMITED HELD ON FRIDAY, THE 09TH DAY OF SEPTEMBER, 2022 AT ITS REGISTERED OFFICE SITUATED AT 99A, PARK STREET, 6TH FLOOR, SIDDHA PARK, KOLKATA – 700016 FROM 10.00 A.M. TILL 12.30 P.M.

AUTHORIZATION POWER DELEGATED TO MR DIPANKAR CHANDRA DEY FOR SIGNING AND TO DO ALL FUNCTIONAL ACTIVITIES FOR THE EXECUTION AND REGISTRATION OF DIFFERENT DOCUMENTS, "DEED OF EXCHANGE, "AGREEMENT TO SALE", "DEED OF CONVEYANCE", AND OTHER ACTIVITIES & COMPLIANCE OF ALL FORMALITIES

The Chairman apprised the board that the company owns land lying and situated in Mouza Kalikapur, J.L. No. 40 & Mouza Garagari, J.L. No. 37, P.S. Rajarhat, Dist. North 24 Parganas, under Patharghata Gram Panchayet, Pin-700135 and for commercial aspect few land need to be exchanged with Bougainvilla Housing & Infrastructure Private Limited, the adjacent land owner. The "Deed of Exchange" to be executed between - Arch Griha Nirman Private Limited & Bougainvilla Housing & Infrastructure Private Limited in respect of land lying and situated at several Dags of Mouza Kalikapur, J.L. No. 40 & Mouza Garagari, J.L. No. 37, P.S. Rajarhat, Dist. North 24 Parganas, under Patharghata Gram Panchayet, Pin-700135.

RESOLVED THAT Mr. DIPANKAR CHANDRA DEY, S/o. Shri Dulal Chandra Dey working for gain at Siddha Park, 99A Park Street, 6th Floor, Kolkata-700016 be and is hereby empowered and authorized to do the followings

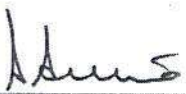
1. To do all functional activities, for execution & registration of, " DEED OF EXCHANGE, "AGREEMENT FOR SALE", "DEED OF CONVEYANCE", 'and any other required documents in connection with the sale , purchase & transfer of land of different Dags/Plots as mentioned above at Mouza Kalikapur, J.L. No. 40 & Mouza Garagari, J.L. No. 37, P.S. Rajarhat, Dist. North 24 Parganas, under Patharghata Gram Panchayet, Pin-700135 and other activities including compliance of all formalities on behalf OF ARCH GRIHA NIRMAN PRIVATE LIMITED.
2. To appear before the concerned registration office for execution of the aforesaid documents, and to obtain certified copy of the registered Deeds. Agreements and Documents, and to submit any application /petition as and when required, before the registration office or any other office.

3. To execute and deliver demand and receive, all sorts of documents including Deed of Exchange & aforesaid documents and other activities including compliance of all formalities ON BEHALF OF ARCH GRIHA NIRMAN PRIVATE LIMITED.
4. To submit such information, explanations, statements, declarations, returns, in the aforesaid connection and to make any corrections, additions, deletion in any document already submitted, or to be submitted in the above connection.
5. To take further such appropriate steps as may be considered incidental to or consequential with the implementation of these resolutions.

RESOLVED FURTHER THAT all acts, deeds and things done and documents executed aforesaid shall be deemed to be valid and enforceable only, if the same are consistent with this Resolution and that the Board shall not be responsible for any illegal and invalid acts and any other act beyond the scope of the aforesaid powers executed by the above executive(s) and shall not bind the firm against any third parties or before any authorities in any manner and that the Board shall not be answerable in that behalf.

"RESOLVED FURTHER THAT the certified true copy of the above resolution, containing the specimen signature of Mr. DIPANKAR CHANDRA DEY [duly attested by Mr. Siddharth Sethia (DIN - 00038970)], Director, if required, be submitted to any concerned authority and/or person and that the above resolution shall remain valid unless duly rescinded/modified by the partners to the said effect."

CERTIFIED TO BE TRUE
FOR ARCH GRIHA NIRMAN PVT LTD.


SS
SIDDHARTH SETHIA
DIRECTOR
(DIN - 00038970)


SIGNATURE OF MR. DIPANKAR CHANDRA DEY

SS
Signature of Mr. DIPANKAR CHANDRA DEY attested Mr. Siddharth Sethia (DIN - 00038970), Designated Partner



Major Information of the Deed

| | | | |
|---|---|--|------------|
| Deed No : | I-1904-16565/2022 | Date of Registration | 01/10/2022 |
| Query No / Year | 1904-2002941057/2022 | Office where deed is registered | |
| Query Date | 28/09/2022 6:27:08 PM | A.R.A. - IV KOLKATA, District: Kolkata | |
| Applicant Name, Address & Other Details | PANKAJ SHROFF AND CO 16 STRAND ROAD, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9051486917, Status :Solicitor firm | | |
| Transaction | Additional Transaction | | |
| [0601] Exchange, Exchange | [4308] Other than Immovable Property, Agreement [No of Agreement : 2] | | |
| Set Forth value | Market Value | | |
| Rs. 5/- | Rs. 1,41,86,226/- | | |
| Stampduty Paid(SD) | Registration Fee Paid | | |
| Rs. 2,40,162/- (Article:31) | Rs. 80,112/- (Article:A(1), E) | | |
| Remarks | M.V. of the property of Greatest Value Rs 80,01,390/- | | |

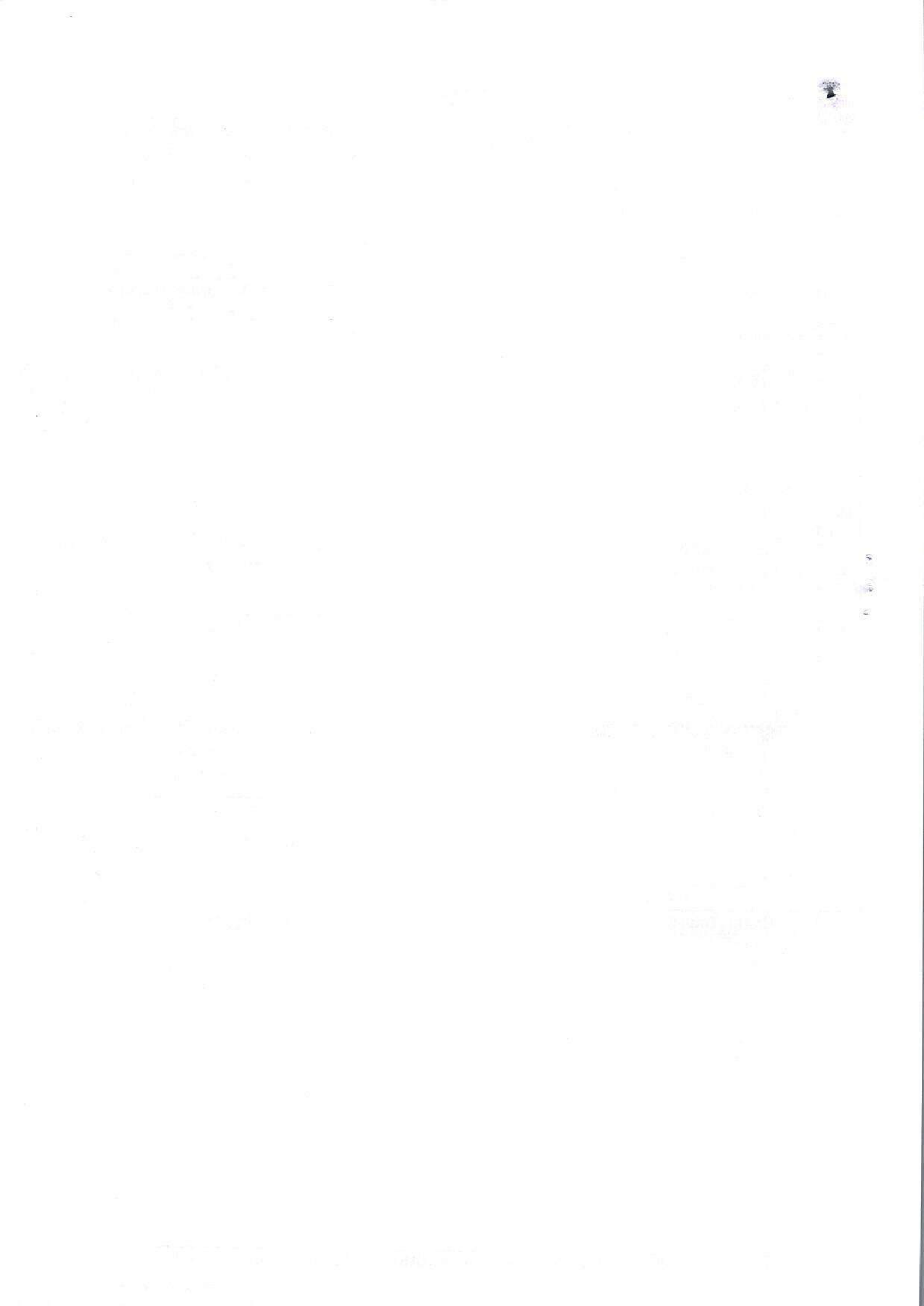
Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Garagari, JI No: 37, Pin Code : 700135

| 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-184 (RS :-) | LR-1174 | Bastu | Bagan | 5.8328 Dec | 1/- | 11,32,489/- | |
| L2 | LR-179 (RS :-) | LR-1174 | Bastu | Shali | 7.125 Dec | 1/- | 13,83,381/- | |
| | | TOTAL : | | | 12.9578Dec | 2 /- | 25,15,870 /- | |

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Kalikapur, JI No: 40, Pin Code : 700135







| Sch No | Plot Number | Khatian Number | Land Proposed | Use ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|--------|-----------------|----------------------|---------------|---------|-------------------|-------------------------|-----------------------|---------------|
| L3 | LR-1131 (RS :-) | LR-1295 | Bastu | Shali | 4.8807 Dec | 1/- | 17,22,965/- | |
| L4 | LR-1212 (RS :-) | LR-1295 | Bastu | Shali | 5.5125 Dec | 1/- | 19,46,001/- | |
| L5 | LR-1176 (RS :-) | LR-1053 | Bastu | Shali | 22.6658 Dec | 1/- | 80,01,390/- | |
| | | TOTAL : | | | 33.059Dec | 3 /- | 116,70,356 /- | |
| | | Grand Total : | | | 46.0168Dec | 5 /- | 141,86,226 /- | |

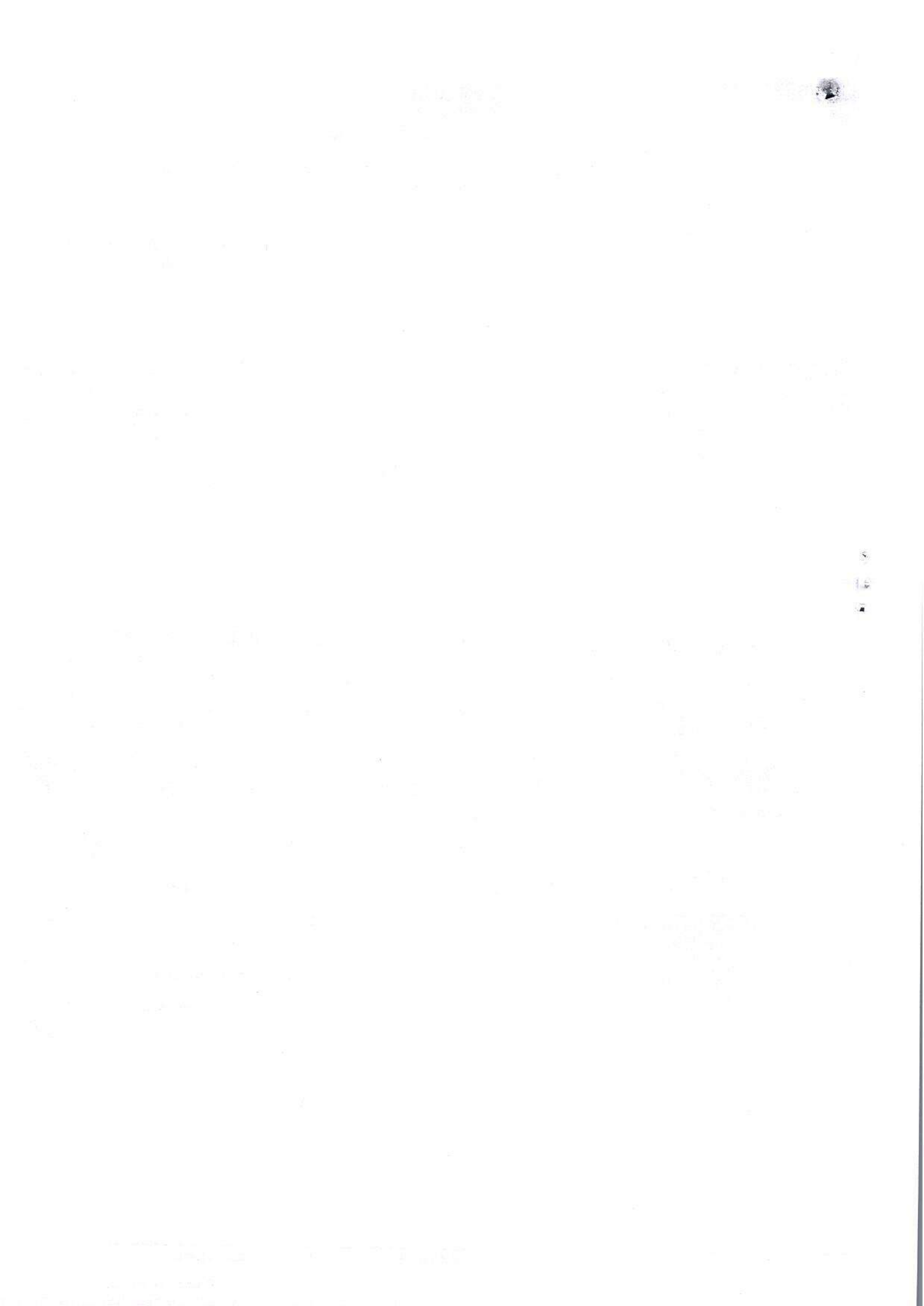


Parties to Exchange Details :


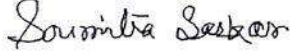
| SI No | Name,Address,Photo,Finger print and Signature |
|-------|--|
| 1 | Arch Griha Nirman Private Limited 99A, PARK STREET, City:- Kolkata, P.O:- PARK STREET, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016 , PAN No.:: AAxxxxxx0E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative |
| 2 | BOUGAINVILLA HOUSING & INFRASTRUCTURE PRIVATE LIMITED 23B NETAJI SUBHAS ROAD, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxxx3N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative |

Representative Details :

| SI No | Name,Address,Photo,Finger print and Signature | | | |
|-------|---|---|---|---|
| 1 | Name | Photo | Finger Print | Signature |
| | Mr DIPANKAR CHANDRA DEY (Presentant) Son of Mr DULAL CHANDRA DEY Date of Execution - 01/10/2022, , Admitted by: Self, Date of Admission: 01/10/2022, Place of Admission of Execution: Office |  |  |  |
| | | Oct 1 2022 2:08PM | LTI 01/10/2022 | 01/10/2022 |
| | SIDDHA PARK, 99A PARK STREET, 6TH FLOOR, City:- Kolkata, P.O:- PARK STREET, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700001, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: BOxxxxxx6E, Aadhaar No: 30xxxxxxxx0912 Status : Representative, Representative of : Arch Griha Nirman Private Limited (as AUTHORISED SIGNATORY) | | | |
| 2 | Name | Photo | Finger Print | Signature |
| | Mr Saurav Suchanti Son of Late Sunil Chand Suchanti Date of Execution - 01/10/2022, , Admitted by: Self, Date of Admission: 01/10/2022, Place of Admission of Execution: Office |  |  |  |
| | | Oct 1 2022 2:07PM | LTI 01/10/2022 | 01/10/2022 |
| | 5/1/1b Dr Radha Kumar Mukherjee Sarani, 3rd Floor, Flat No: 3, City:- Not Specified, P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: avxxxxxx2h, Aadhaar No: 40xxxxxxxx0869 Status : Representative, Representative of : BOUGAINVILLA HOUSING & INFRASTRUCTURE PRIVATE LIMITED (as AUTHORISED SIGNATORY) | | | |



Identifier Details :

| Name | Photo | Finger Print | Signature |
|---|---|---|---|
| Mr SOUMITRA SARKAR Son of Mr M C SARKAR 16 STRAND ROAD, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 |  |  |  |
| | 01/10/2022 | 01/10/2022 | 01/10/2022 |
| Identifier Of Mr DIPANKAR CHANDRA DEY, Mr Saurav Suchanti | | | |

Share of Property After Exchange

| Sch No. | Name of the Donor of Settlement | Party Number | Transferred Area | Transferred Area in(%) | Share in Market Value (In Rs.) |
|---------|---|--------------|------------------|------------------------|--------------------------------|
| L1 | Arch Griha Nirman Private Limited | 1 | 5.8328 Dec | 5.8328 Dec | 11,32,489/- |
| L2 | Arch Griha Nirman Private Limited | 1 | 7.125 Dec | 7.125 Dec | 13,83,381/- |
| L3 | Arch Griha Nirman Private Limited | 1 | 4.8807 Dec | 4.8807 Dec | 17,22,965/- |
| L4 | Arch Griha Nirman Private Limited | 1 | 5.5125 Dec | 5.5125 Dec | 19,46,001/- |
| L5 | BOUGAINVILLA HOUSING & INFRASTRUCTURE PRIVATE LIMITED | 2 | 22.6658 Dec | 22.6658 Dec | 80,01,390/- |

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Garagari, JI No: 37, Pin Code : 700135

| Sch No | Plot & Khatian Number | Details Of Land | Owner name in English as selected by Applicant |
|--------|--|---|--|
| L1 | LR Plot No:- 184, LR Khatian No:- 1174 | Owner:আর্চ গৃহ নির্মাণ, Gurdian:প্রা: লি:, Address:99 এ পার্ক স্ট্রীট, কলি - 16 , Classification:বাগান, Area:0.05000000 Acre, | Arch Griha Nirman Private Limited |
| L2 | LR Plot No:- 179, LR Khatian No:- 1174 | Owner:আর্চ গৃহ নির্মাণ, Gurdian:প্রা: লি:, Address:99 এ পার্ক স্ট্রীট, কলি - 16 , Classification:শালি, Area:0.01000000 Acre, | Arch Griha Nirman Private Limited |

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Kalikapur, JI No: 40, Pin Code : 700135

| Sch No | Plot & Khatian Number | Details Of Land | Owner name in English as selected by Applicant |
|--------|---|---|--|
| L3 | LR Plot No:- 1131, LR Khatian No:- 1295 | Owner:আর্চ গৃহনির্মাণ প্রা লি, Gurdian:অখোরাইসড সিগনেটরি, Address: পার্ক স্ট্রীট কলি , Classification:শালি, Area:0.05000000 Acre, | Arch Griha Nirman Private Limited |



100

| | | | |
|----|---|--|---|
| L4 | LR Plot No:- 1212, LR Khatian No:- 1295 | Owner:আর্চ গৃহনির্মাণ প্রা লি, Gurdian:অখোরাইসড সিগনেটরি, Address: পার্ক স্ট্রীট কলি , Classification:শালি, Area:0.10000000 Acre, | Arch Griha Nirman Private Limited |
| L5 | LR Plot No:- 1176, LR Khatian No:- 1053 | Owner:বোগেনভিলা হাউসিং ইনফ্রাঃ, Gurdian:প্রাঃ লিঃ, Address:৯ রাউডন স্ট্রীট সেকেন্ড ফ্লোর কলকাতা ১৭, Classification:শালি, Area:0.70000000 Acre, | BOUGAINVILLA HOUSING & INFRASTRUCTURE PRIVATE LIMITED |

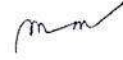


10 15 20

On 30-09-2022

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 1,41,86,226/-. MV of the property of Greatest Value Rs 80,01,390/-



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

On 01-10-2022

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 : 31 of Indian Stamp Act 1899.

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

Presented for registration at 13:10 hrs on 01-10-2022, at the Office of the A.R.A. - IV KOLKATA by Mr DIPANKAR CHANDRA DEY .

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

Execution is admitted on 01-10-2022 by Mr DIPANKAR CHANDRA DEY, AUTHORISED SIGNATORY, Arch Griha Nirman Private Limited (Private Limited Company), 99A, PARK STREET, City:- Kolkata, P.O:- PARK STREET, P.S:- Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016

Indetified by Mr SOUMITRA SARKAR, , Son of Mr M C SARKAR, 16 STRAND ROAD, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Law Clerk

Execution is admitted on 01-10-2022 by Mr Saurav Suchanti, AUTHORISED SIGNATORY, BOUGAINVILLA HOUSING & INFRASTRUCTURE PRIVATE LIMITED (Private Limited Company), 23B NETAJI SUBHAS ROAD, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001

Indetified by Mr SOUMITRA SARKAR, , Son of Mr M C SARKAR, 16 STRAND ROAD, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 80,112.00/- (A(1) = Rs 80,014.00/- ,E = Rs 14.00/- ,I = Rs 55.00/- ,M(a) = Rs 25.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 84.00/-, by online = Rs 80,028/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 30/09/2022 4:25PM with Govt. Ref. No: 192022230132145251 on 30-09-2022, Amount Rs: 80,028/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1911680067 on 30-09-2022, Head of Account 0030-03-104-001-16




Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,40,062/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 2,40,062/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 102339, Amount: Rs.100.00/-, Date of Purchase: 20/09/2022, Vendor name: S Dey
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 30/09/2022 4:25PM with Govt. Ref. No: 192022230132145251 on 30-09-2022, Amount Rs: 2,40,062/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1911680067 on 30-09-2022, 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



11



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2022, Page from 1025352 to 1025383
being No 190416565 for the year 2022.



Mm

Digitally signed by MOHUL
MUKHOPADHYAY
Date: 2022.10.20 13:22:53 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 2022/10/20 01:22:53 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)



DATED THIS 1st DAY OF October 2022

BETWEEN

ARCH GRIHA NIRMAN PRIVATE
LIMITED

.... FIRST PARTY

AND

BOUGAINVILLA HOUSING &
INFRASTRUCTURE PRIVATE LIMITED

... SECOND PARTY

DEED OF EXCHANGE

(NO.21)

PANKAJ SHROFF & COMPANY

Advocates

**DIAMOND HERITAGE, N611,
16 STRAND ROAD, 6TH FLOOR,**

KOLKATA-700 001



21

