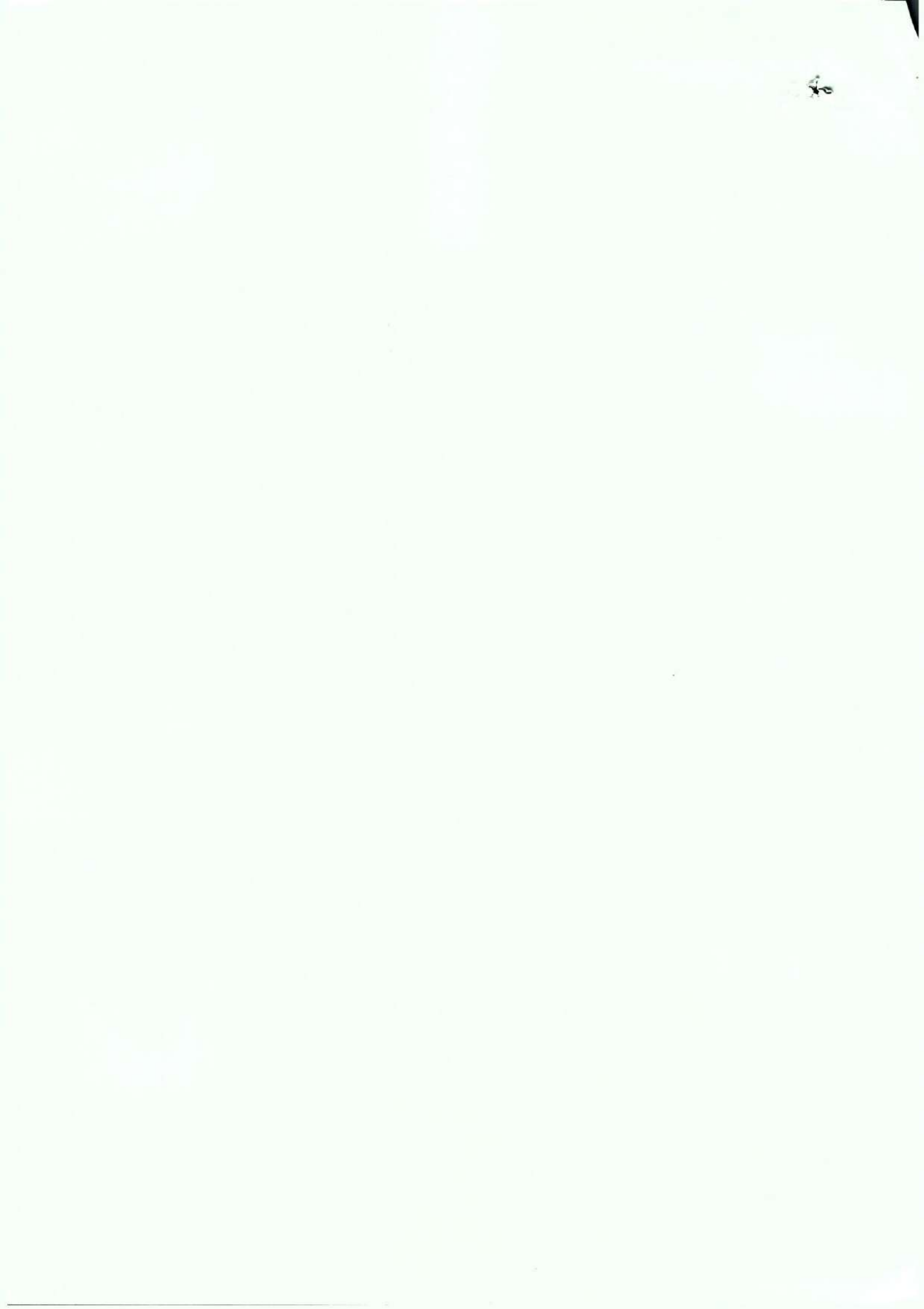


EXCH-8



16774/2022

16571/2022



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL



AM 788619

Handwritten signature and date: 1/10/22
Handwritten number: 14275217/- 13:26

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

Handwritten signature
Additional Registrar of Assurances-IV, Kolkata

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

102379

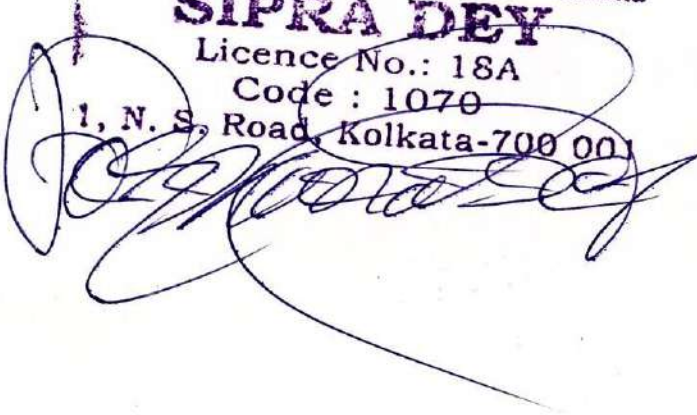
NO..... PANKAJ SHROFF & CO.
ADVOCATE
Address..... Diamond Heritage, N611, 6th Fl
16, Strand Road,
Kolkata-700 001
Rs.....
Date..... 20 SEP 2022

SIPRA DEY

Licence No.: 18A

Code : 1070

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



ADDITIONAL REGISTRAR
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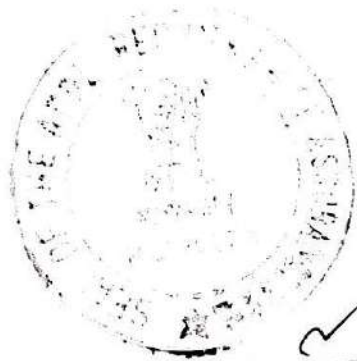
Signatory Mr. Dipankar Chandra Dey son of Sri Dulal Chandra Dey working for gain at Siddha Park, 99A, Park Street, 6th Floor, Police Station and Post Office - Park Street, Kolkata - 700016, District - Kolkata (having **PAN BOWPD8866E** and **AADHAAR 3010 6278 0912**) (hereinafter referred to as "the **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:**

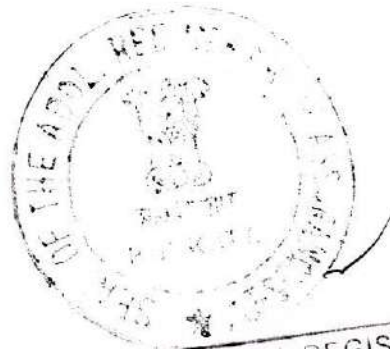
WHEREAS:

- 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 26.3918 decimal more or less comprised of/in L.R. Plot(s)/Dag(s) in Mouza Ganragari, 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;



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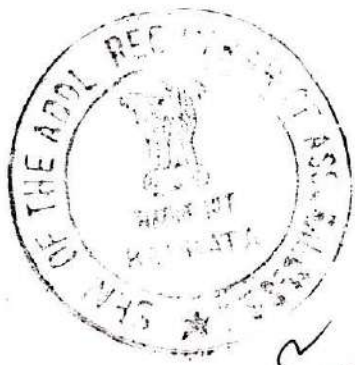
- B. The Second Party hereto is the absolute owner and in 'khas' vacant peaceful possession of, amongst other adjoining and/or nearby properties, **ALL THAT** piece and parcel of land containing in aggregate an area of 26.3390 decimal more or less comprised of/in L.R. Plot(s)/Dag(s) in Mouza Kalikapur, 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 26.3918 decimal more or less comprised of/in L.R. Plot(s)/Dag(s) in Mouza Ganragari, 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 and all manner of former and other rights liberties benefits privileges easements appendages and appurtenances



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OF ASSURANCES-IV, KOLKATA
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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 26.3390 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 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



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



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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 uncancelled.

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



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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.

THE FIRST SCHEDULE ABOVE REFERRED TO :

PART-I

(FIRST PARTY PROPERTY)

ALL THOSE pieces and parcels of land containing an area of 26.3918 Decimals (equivalent to 0.263918 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,



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Revenue Survey No. 141 within Police Station Rajarhat, in the District of North 24 Parganas under jurisdiction of Patharghata Gram Panchayet:

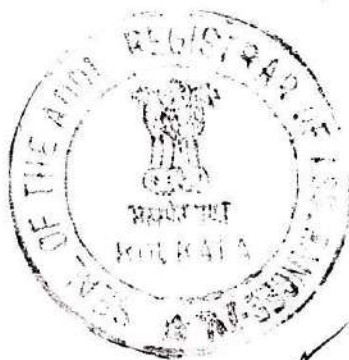
Sl. No.	R.S. & L.R. Dag Nos.	L.R. Khatian Nos.	Nature of Land	Total Land Area (in Decimals)	Land Area being hereby conveyed (in Decimals)
1.	185	1174, 1084, 272/1	Danga	05	00.4000 00.1668
2.	188	1174, 1084, 545, 272/1	Sali	05	01.2500 00.8300 00.5000
3.	125	540	Sali	02	00.3400
4.	126	540	Sali	58	07.2500
5.	128	540	Sali	12	02.0000
6.	130	540	Sali	10	01.6666
7.	131	540	Sali	10	00.8334
8.	132	1174, 557	Sali	25	03.1250
9.	133	1174, 425	Sali	<u>22</u>	<u>08.0300</u>
			Total:	<u>149</u>	<u>26.3918</u>

The entirety of the aforesaid Dags which constitute the First Party Property are respectively delineated in the Plan Nos. 1, 2, 3, 4, 5, 6, 7, 8 and 9 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)

Sl 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
1.	15.11.2006	-do-	Deed No. 10187/ Volume No. 1/ Pages 1 to 26/ 2006	R.S. & L.R. Dag No. 185 (0.4000 Decimals)



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2.	22.01.2008	-do-	Deed No. 8353/ Volume No. 17/ Pages 10327 to 10355/ 2009	R.S. & L.R. Dag No. 185 (0.1668 Decimals)
3.	15.11.2006	-do-	Deed No. 10187/ Volume No. 1/ Pages 1 to 26/ 2006	R.S. & L.R. Dag No. 188 (1.2500 Decimals)
4.	20.12.2006	-do-	Deed No. 3366/ Volume No. 5/ Pages 530 to 556/ 2008	R.S. & L.R. Dag No. 188 (0.8300 Decimals)
5.	22.01.2008	-do-	Deed No. 8353/ Volume No. 17/ Pages 10327 to 10355/ 2009	R.S. & L.R. Dag No. 188 (0.5000 Decimals)
6.	13.04.2015	-do-	Deed No. 190200142/ Volume No. 1902- 2016/ Pages 4005 to 4035/ 2016	R.S. & L.R. Dag No. 125 (00.3400 Decimals)
7.	13.04.2015	-do-	Deed No. 190200048/ Volume No. 1902- 2016/ Pages 1933 to 1962/ 2016	R.S. & L.R. Dag No. 126 (07.2500 Decimals)
8.	13.04.2015	-do-	Deed No. 190200142/ Volume No. 1902- 2016/ Pages 4005 to 4035/ 2016	R.S. & L.R. Dag No. 128 (02.0000 Decimals)
9.	13.04.2015	-do-	Deed No. 190200048/ Volume No. 1902- 2016/ Pages 1933 to 1962/ 2016	R.S. & L.R. Dag No. 130 (01.6666 Decimals)
10.	13.04.2015	-do-	Deed No. 190200048/ Volume No. 1902- 2016/ Pages 1933 to 1962/ 2016	R.S. & L.R. Dag No. 131 (00.8334 Decimals)
11.	14.01.2012	-do-	Deed No. 430/ Volume No. 2/ Pages 3248 to 3267/ 2012	R.S. & L.R. Dag No. 132 (03.1250 Decimals)
12.	12.04.2007	-do-	Deed No. 156/ Volume No. 1/ Pages 3016 to 3033/ 2008	R.S. & L.R. Dag No. 133 (08.0300 Decimals)



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

ALL THAT piece and parcel of land containing an area of 26.3390 Decimals (equivalent to 0.263390 acre) more or less situate lying at and comprising of Dag(s) as mentioned in the table hereinbelow, recorded in L.R. Khatian No.1053, all 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.	Purchased from L.R. Khatian Nos.	Nature of Land	Total Land Area (in Decimals)	Land Area being hereby conveyed (in Decimals)
1.	1177	339	Sali	<u>72</u>	<u>26.3390</u>
			Total:	<u>72</u>	<u>26.3390</u>

Relevant portion of the aforesaid Dag is delineated in the Plan No. 10 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.	10.08.2005	District Sub Registrar-II, Barasat, North 24-Parganas	Deed No. 4244/ Volume No. 1/ Pages 1 to 12/ 2005	R.S. & L.R. Dag No. 1177 (26.3390 Decimals)



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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.

OF ANCH GRIHA NIKAMAN 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/Authorised Signatory

Witnesses to the above executant(s):

1. *Soumitra Sarkar*
16 Strand Road, Kal-1
2. *Abhijit Sarkar*
Co - Pankaj Shroff and co.
16, Strand Road, Kal-1

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

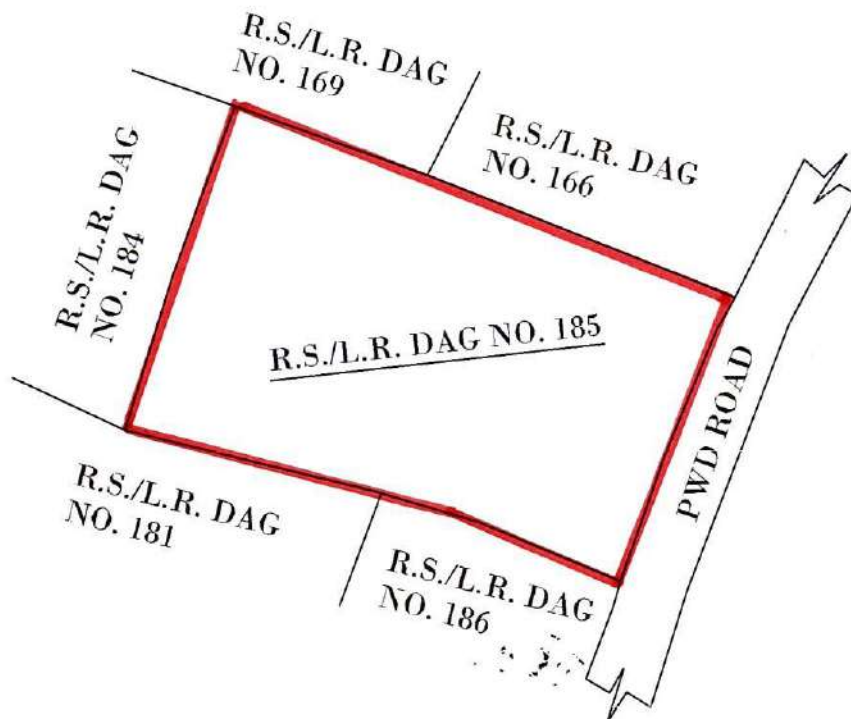


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SITE PLAN OF R.S./L.R. DAG NO.- 185, L.R. KHATIAN NO. - 1174, 1084, 272/1,
MOJZA - GANRAGARI, J.L. NO.- 37, P.S.- RAJARHAT, UNDER PATHARGHATA
GRAM PANCHAYAT, DIST.- NORTH 24 PARGANAS.

TOTAL AREA OF DAG NO. 185 is 05 DECIMAL



LEGEND:- 0.5668 DECIMAL UNDIVIDED SHARE IN-DANGA LAND OUT OF
05 DECIMAL OF R.S./L.R. DAG NO.- 185.

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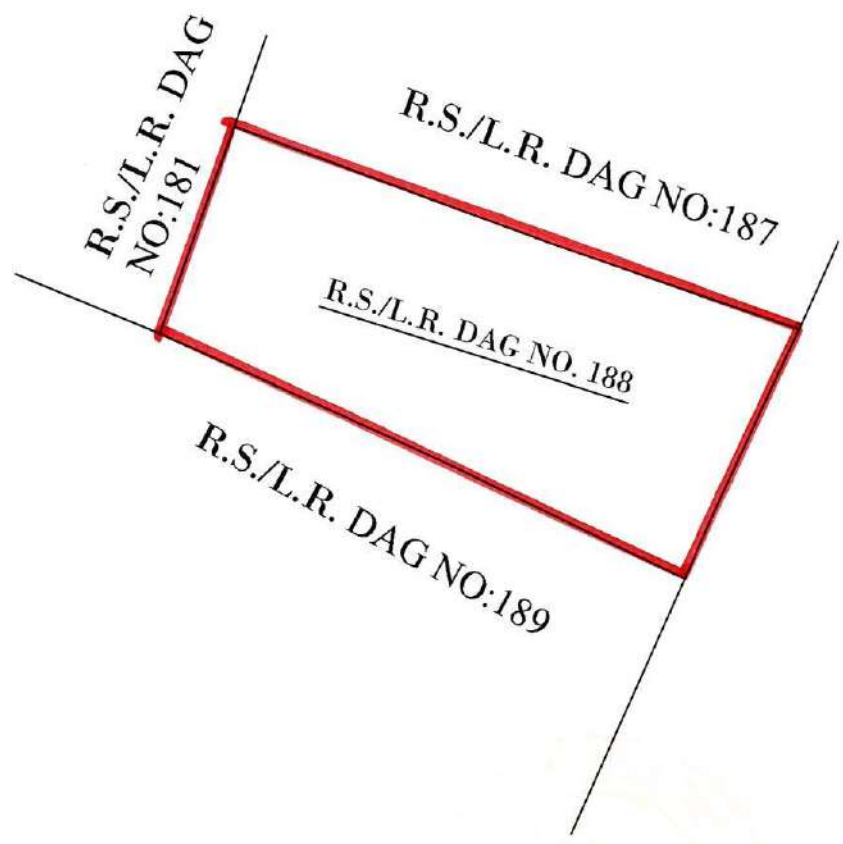




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SITE PLAN OF R.S./L.R. DAG NO.- 188, L.R. KHATIAN NO. - 1174, 1084, 545, 272/1, MOUZA - GANRAGARI, J.L. NO.- 37, P.S.- RAJARHAT, UNDER PATHARGHATA GRAM PANCHAYAT, DIST.- NORTH 24 PARGANAS.

TOTAL AREA OF DAG NO. 188 is 05 DECIMAL



LEGEND:- 2.5800 DECIMAL UNDIVIDED SHARE IN SHALI LAND OUT OF 05 DECIMAL OF R.S./L.R. DAG NO.- 188.

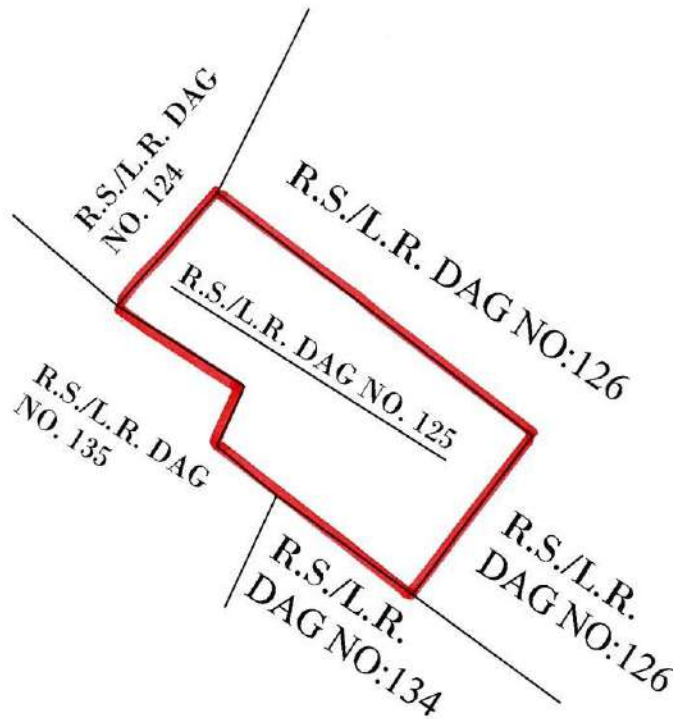
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SITE PLAN OF R.S./L.R. DAG NO.- 125, L.R. KHATIAN NO. - 540, MOUZA - GANRAGARI, J.L. NO.- 37, P.S.- RAJARHAT, UNDER PATHARGHATA GRAM PANCHAYAT, DIST.- NORTH 24 PARGANAS.

TOTAL AREA OF DAG NO. 125 is 02 DECIMAL



LEGEND:- 0.3400 DECIMAL UNDIVIDED SHARE IN SHALI LAND OUT OF 02 DECIMAL OF R.S./L.R. DAG NO.- 125.

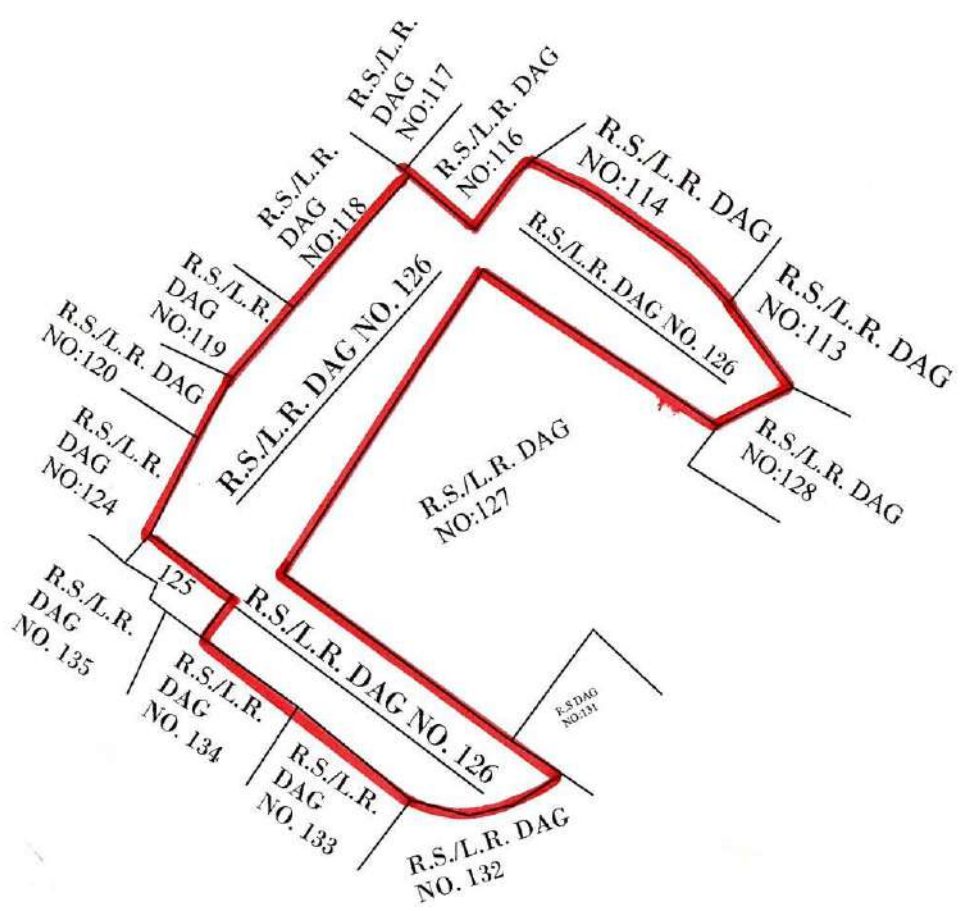
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SITE PLAN OF R.S./L.R. DAG NO.- 126, L.R. KHATIAN NO. - 540, MOUZA - GANRAGARI, J.L. NO.- 37, P.S.- RAJARHAT, UNDER PATHARGHATA GRAM PANCHAYAT, DIST.- NORTH 24 PARGANAS.

TOTAL AREA OF DAG NO. 126 is 58 DECIMAL



LEGEND:- 7.2500 DECIMAL UNDIVIDED SHARE IN SHALI LAND OUT OF 58 DECIMAL OF R.S./L.R. DAG NO.- 126.

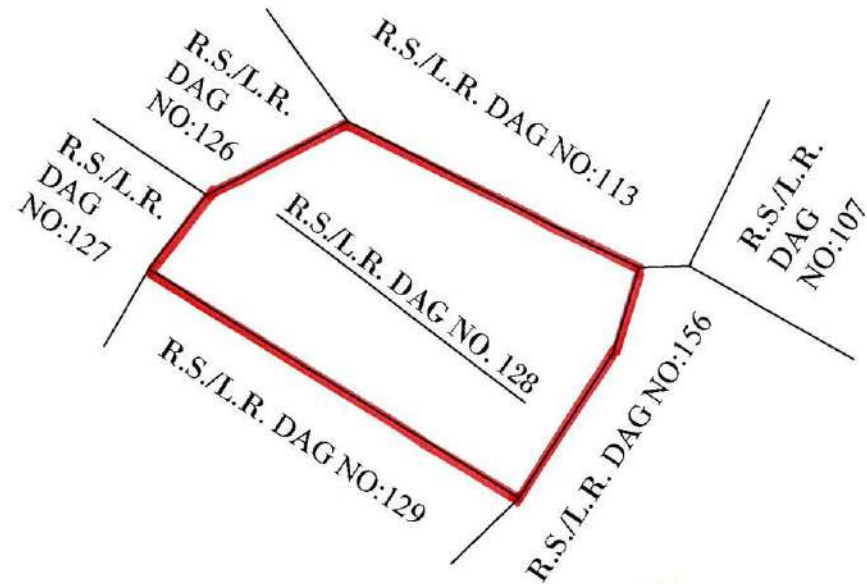
SHOWN THUS:- 



ADDITIONAL SECRETARY
KOLKATA
1952

SITE PLAN OF R.S./L.R. DAG NO.- 128, L.R. KHATIAN NO. - 540, MOUZA - GANRAGARI, J.L. NO.- 37, P.S.- RAJARHAT, UNDER PATHARGHATA GRAM PANCHAYAT, DIST.- NORTH 24 PARGANAS.

TOTAL AREA OF DAG NO. 128 is 12 DECIMAL



LEGEND:- 2.0000 DECIMAL UNDIVIDED SHARE IN SHALI LAND OUT OF 12 DECIMAL OF R.S./L.R. DAG NO.- 128.

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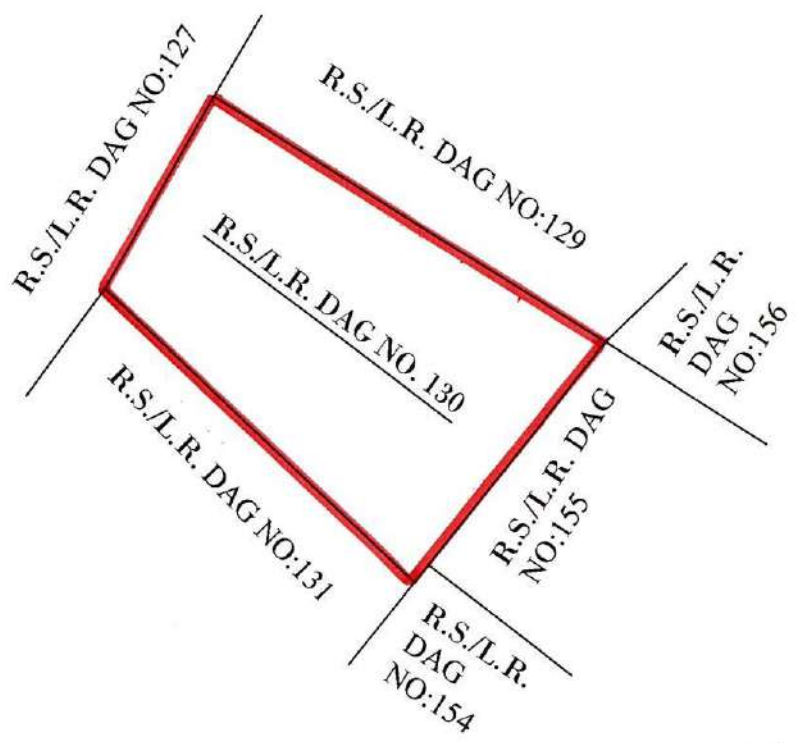


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SITE PLAN OF R.S./L.R. DAG NO.- 130, L.R. KHATIAN NO. - 540, MOUZA - GANRAGARI, J.L. NO.- 37, P.S.- RAJARHAT, UNDER PATHARGHATA GRAM PANCHAYAT, DIST.- NORTH 24 PARGANAS.

TOTAL AREA OF DAG NO. 130 is 10 DECIMAL



LEGEND:- 1.6666 DECIMAL UNDIVIDED SHARE IN SHALI LAND OUT OF 10 DECIMAL OF R.S./L.R. DAG NO.- 130.

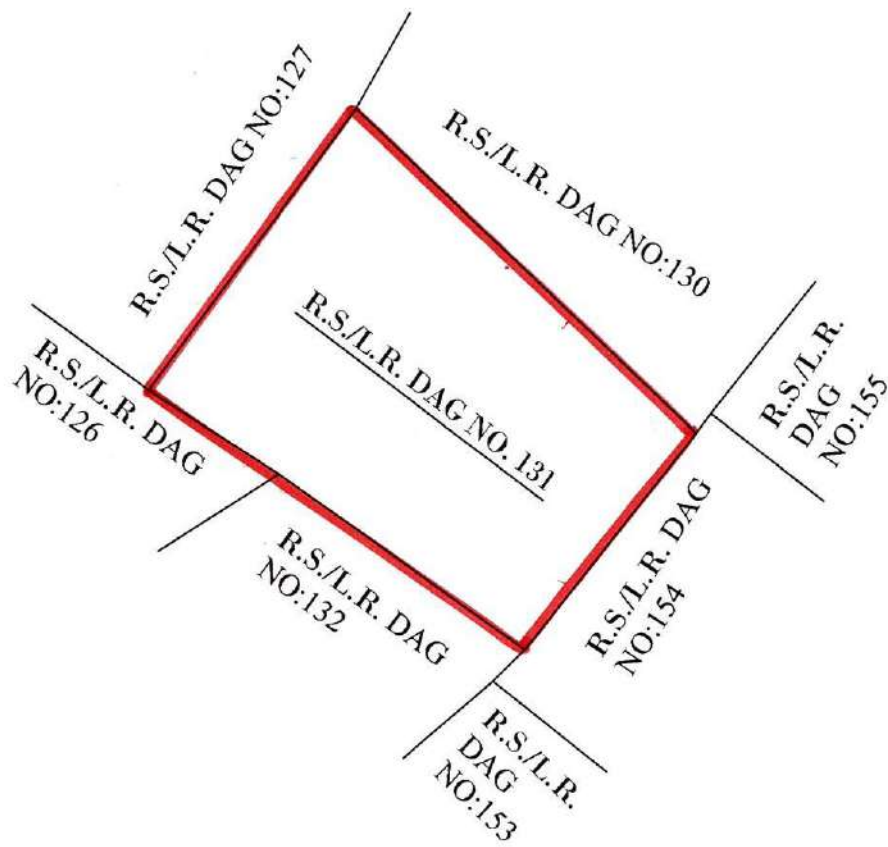
SHOWN THUS:- 



✓
ADDITIONAL RELISTING
OF ASSURANCE POLICIES
1982

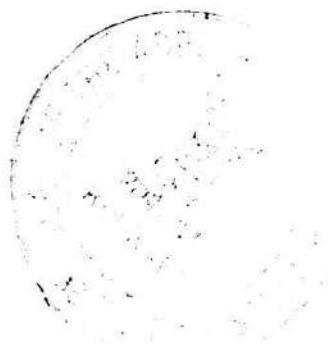
SITE PLAN OF R.S./L.R. DAG NO.- 131, L.R. KHATIAN NO. - 540, MOUZA - GANRAGARI, J.L. NO.- 37, P.S.- RAJARHAT, UNDER PATHARGHATA GRAM PANCHAYAT, DIST.- NORTH 24 PARGANAS.

TOTAL AREA OF DAG NO. 131 is 10 DECIMAL



LEGEND:- 0.8334 DECIMAL UNDIVIDED SHARE IN SHALI LAND OUT OF 10 DECIMAL OF R.S./L.R. DAG NO.- 131.

SHOWN THUS:-

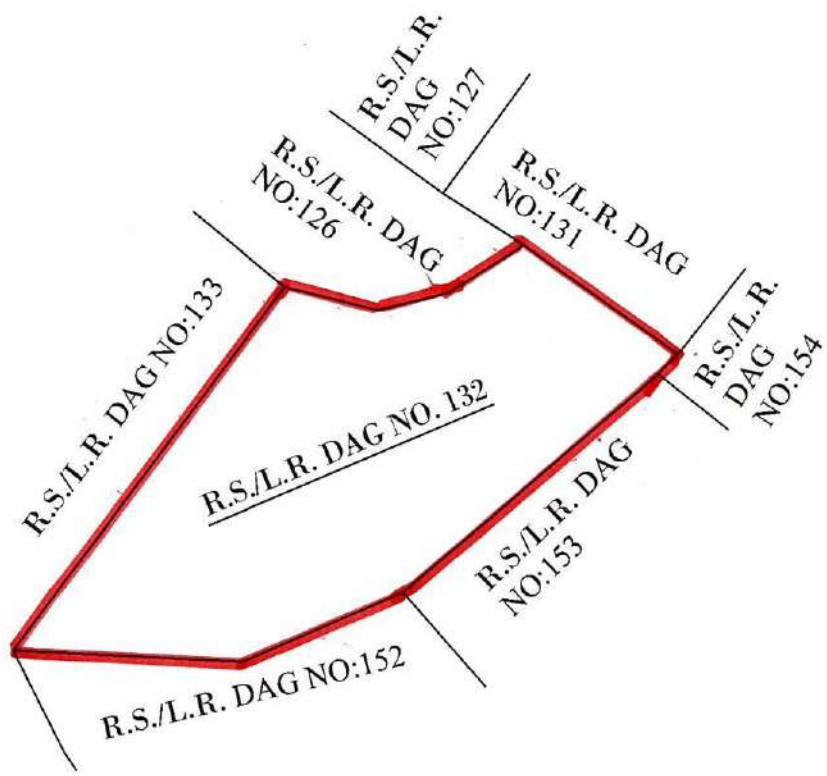


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ADDITIONAL RESOURCES
OF ASSUMPTION COLLEGE
11 OCT 2022

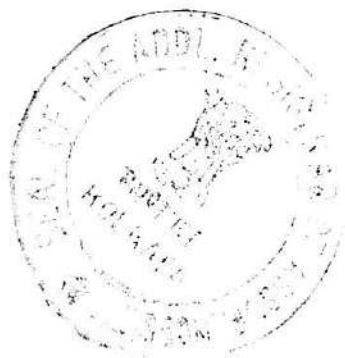
SITE PLAN OF R.S./L.R. DAG NO.- 132, L.R. KHATIAN NO. - 557 & 1174,
 MOUZA - GANRAGARI, J.L. NO.- 37, P.S.- RAJARHAT, UNDER PATHARGHATA
 GRAM PANCHAYAT, DIST.- NORTH 24 PARGANAS.

TOTAL AREA OF DAG NO. 132 is 25 DECIMAL



LEGEND:- 3.1250 DECIMAL UNDIVIDED SHARE IN SHALI LAND OUT OF
 25 DECIMAL OF R.S./L.R. DAG NO.- 132.

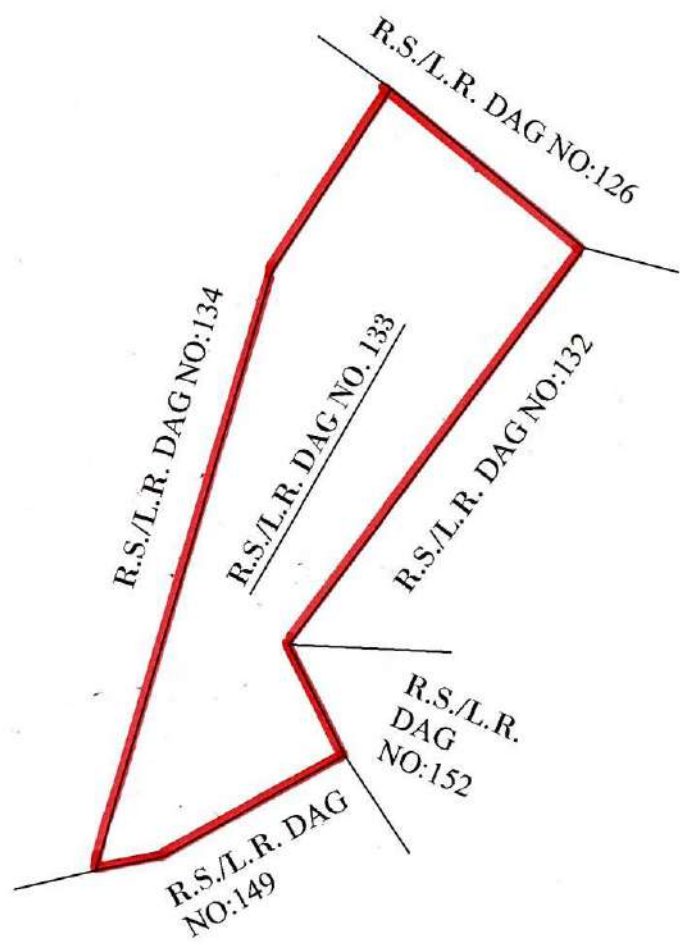
SHOWN THUS:- 



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ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
- 1 OCT 2022

SITE PLAN OF R.S./L.R. DAG NO.- 133, L.R. KHATIAN NO. - 425 & 1174, MOUZA - GANRAGARI, J.L. NO.- 37, P.S.- RAJARHAT, UNDER PATHARGHATA GRAM PANCHAYAT, DIST.- NORTH 24 PARGANAS.

TOTAL AREA OF DAG NO. 133 is 22 DECIMAL



LEGEND:- 8.0300 DECIMAL UNDIVIDED SHARE IN SHALI LAND OUT OF 22 DECIMAL OF R.S./L.R. DAG NO.- 133.

SHOWN THUS:- 



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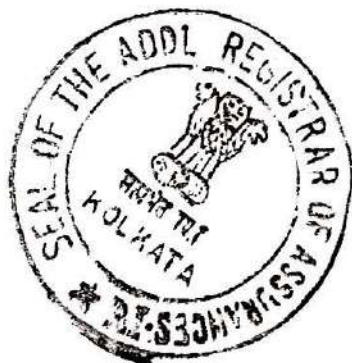
ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
- 1 OCT 2022

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:- 26.3390 DECIMAL LAND OUT OF 65.9908 DECIMAL DEMARCATED SALI LAND OUT OF TOTAL AREA 72 DECIMAL IN R.S./L.R. DAG NO.- 1177, L.R. KHATIAN NOS. 1053 & 339 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 Dey</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>Anurag Kishore</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 2023



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

GRN Details

GRN: 192022230131991901 Payment Mode: Online Payment
GRN Date: 29/09/2022 21:02:30 Bank/Gateway: HDFC Bank
BRN : 1911095031 BRN Date: 29/09/2022 21:03:54
Payment Status: Successful Payment Ref. No: 2002907842/3/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: PANKAJ SHROFF AND COMPANY
Address: 16 Strand Road, N611 Kolkata 700001
Mobile: 9830027662
EMAIL: ankishroff83@gmail.com
Contact No: 9830027662
Depositor Status: Advocate
Query No: 2002907842
Applicant's Name: Mr PANKAJ SHROFF AND CO
Identification No: 2002907842/3/2022
Remarks: Exchange, Exchange Payment No 3

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002907842/3/2022	Property Registration- Stamp duty	0030-02-103-003-02	276118
2	2002907842/3/2022	Property Registration- Registration Fees	0030-03-104-001-16	92047
			Total	368165

IN WORDS: THREE LAKH SIXTY EIGHT THOUSAND ONE HUNDRED SIXTY FIVE ONLY.





Major Information of the Deed

Deed No :	I-1904-16571/2022	Date of Registration	01/10/2022
Query No / Year	1904-2002907842/2022	Office where deed is registered	
Query Date	26/09/2022 7:15:11 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. 10/-	Rs. 1,42,75,213/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 2,76,218/- (Article:31)	Rs. 92,131/- (Article:A(1), E)		
Remarks	M.V. of the property of Greatest Value Rs 92,03,268/-		

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-185 (RS :-)	LR-1174	Bastu	Danga	0.5668 Dec	1/-	1,08,927/-	
L2	LR-188 (RS :-)	LR-1174	Bastu	Shali	2.58 Dec	1/-	4,95,821/-	
L3	LR-125 (RS :-)	LR-540	Bastu	Shali	0.34 Dec	1/-	65,341/-	
L4	LR-126 (RS :-)	LR-540	Bastu	Shali	7.25 Dec	1/-	13,93,296/-	
L5	LR-128 (RS :-)	LR-540	Bastu	Shali	2 Dec	1/-	3,84,358/-	
L6	LR-130 (RS :-)	LR-540	Bastu	Shali	1.6666 Dec	1/-	3,20,285/-	
L7	LR-131 (RS :-)	LR-540	Bastu	Shali	0.8334 Dec	1/-	1,60,162/-	
L8	LR-132 (RS :-)	LR-1174	Bastu	Shali	3.125 Dec	1/-	6,00,559/-	
L9	LR-133 (RS :-)	LR-1174	Bastu	Shali	8.03 Dec	1/-	15,43,196/-	
		TOTAL :			26.3918Dec	9 /-	50,71,945 /-	

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



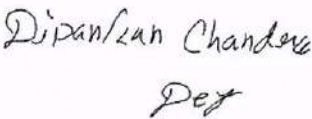



Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L10	LR-1177 (RS :-)	LR-1053	Bastu	Shali	26.339 Dec	1/-	92,03,268/-	
		Grand Total :			52.7308Dec	10 /-	142,75,213 /-	



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	 <small>Oct 1 2022 2:15PM</small>	 <small>LTI 01/10/2022</small>	 <small>01/10/2022</small>
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: 30xxxxxxx0912 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	 <small>Oct 1 2022 2:14PM</small>	 <small>LTI 01/10/2022</small>	 <small>01/10/2022</small>
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: 40xxxxxxx0869 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	0.5668 Dec	0.5668 Dec	1,08,927/-
L2	Arch Griha Nirman Private Limited	1	2.58 Dec	2.58 Dec	4,95,821/-
L3	Arch Griha Nirman Private Limited	1	0.34 Dec	0.34 Dec	65,341/-
L4	Arch Griha Nirman Private Limited	1	7.25 Dec	7.25 Dec	13,93,296/-
L5	Arch Griha Nirman Private Limited	1	2 Dec	2 Dec	3,84,358/-
L6	Arch Griha Nirman Private Limited	1	1.6666 Dec	1.6666 Dec	3,20,285/-
L7	Arch Griha Nirman Private Limited	1	0.8334 Dec	0.8334 Dec	1,60,162/-
L8	Arch Griha Nirman Private Limited	1	3.125 Dec	3.125 Dec	6,00,559/-
L9	Arch Griha Nirman Private Limited	1	8.03 Dec	8.03 Dec	15,43,196/-
L10	BOUGAINVILLA HOUSING & INFRASTRUCTURE PRIVATE LIMITED	2	26.339 Dec	26.339 Dec	92,03,268/-

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:- 185, LR Khatian No:- 1174	Owner:আর্চ গৃহ নির্মাণ, Gurdian:প্রা: লি:, Address:99 এ পার্ক স্ট্রীট, কলি - 16 , Classification:ডাঙ্গা,	Arch Griha Nirman Private Limited
L2	LR Plot No:- 188, LR Khatian No:- 1174	Owner:আর্চ গৃহ নির্মাণ, Gurdian:প্রা: লি:, Address:99 এ পার্ক স্ট্রীট, কলি - 16 , Classification:শালি,	Arch Griha Nirman Private Limited



L3	LR Plot No:- 125, LR Khatian No:- 540		Seller is not the recorded Owner as per Applicant.
L4	LR Plot No:- 126, LR Khatian No:- 540		Seller is not the recorded Owner as per Applicant.
L5	LR Plot No:- 128, LR Khatian No:- 540		Seller is not the recorded Owner as per Applicant.
L6	LR Plot No:- 130, LR Khatian No:- 540		Seller is not the recorded Owner as per Applicant.
L7	LR Plot No:- 131, LR Khatian No:- 540		Seller is not the recorded Owner as per Applicant.
L8	LR Plot No:- 132, LR Khatian No:- 1174	Owner:আর্চ গৃহ নির্মাণ, Gurdian:প্রা: লি:, Address:99 এ পার্ক স্ট্রীট, কলি - 16 , Classification:শালি, Area:0.03000000 Acre,	Arch Griha Nirman Private Limited
L9	LR Plot No:- 133, LR Khatian No:- 1174	Owner:আর্চ গৃহ নির্মাণ, Gurdian:প্রা: লি:, Address:99 এ পার্ক স্ট্রীট, কলি - 16 , Classification:শালি, Area:0.08000000 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
L10	LR Plot No:- 1177, LR Khatian No:- 1053	Owner:বোগেনভিলা হাউসিং ইনফ্রাঃ, Gurdian:প্রা: লি:, Address:৯ রাউডন স্ট্রীট সেকেন্ড ফ্লোর কলকাতা ১৭, Classification:শালি, Area:0.72000000 Acre,	BOUGAINVILLA HOUSING & INFRASTRUCTURE PRIVATE LIMITED





On 28-09-2022

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 1,42,75,213/- . MV of the property of Greatest Value Rs 92,03,268/-

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 13:26 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

Identified 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, BOUGAINVILLE 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

Identified 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 92,131.00/- (A(1) = Rs 92,033.00/- ,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 92,047/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/09/2022 9:03PM with Govt. Ref. No: 192022230131991901 on 29-09-2022, Amount Rs: 92,047/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1911095031 on 29-09-2022, Head of Account 0030-03-104-001-16

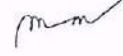
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,76,118/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 2,76,118/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 102379, 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 29/09/2022 9:03PM with Govt. Ref. No: 192022230131991901 on 29-09-2022, Amount Rs: 2,76,118/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1911095031 on 29-09-2022, 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





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2022, Page from 1053201 to 1053237
being No 190416571 for the year 2022.



mm

Digitally signed by MOHUL
MUKHOPADHYAY
Date: 2022.10.29 14:34:31 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 2022/10/29 02:34:31 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)

DATED THIS 15th DAY OF October 2022

BETWEEN

ARCH GRIHA NIRMAN PRIVATE
LIMITED

... FIRST PARTY

AND

BOUGAINVILLA HOUSING &
INFRASTRUCTURE PRIVATE LIMITED

... SECOND PARTY

DEED OF EXCHANGE

(NO. 8)

PANKAJ SHROFF & COMPANY

Advocates

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

KOLKATA-700 001



