क्र- 2018 T-1966/2021

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

पश्चिमवङ्গ पश्चिम बंगाल WEST BENGAL C.No. 300347212/21. AE 282555

Vigil Commission Case No. 259/21

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Addl. District Sub-Registrar Sonarpur, South 24 Parganas

29 MAR 2021

THIS DEED OF CONVEYANCE

Made this the 24th day of February

2021

BETWEEN

057499

ID No.....Date.....
Name.....
Add.....
.....19 FEB 2021

19 FEB 2021

ADITYA KANODIA
ADVOCATE
ALIPORE JUDGES COURT
KOLKATA-700 027

SOUMITRA CHANDA
Licensed Stamp Vendor
5/2, K. S. Roy Road, Kol-1

ALLWORTH BUILDERS LLP
Authorised Signatory/Partner

LAKSHIT DEVELOPERS LLP
Authorised Signatory/Partner

Universe Infraweb Pvt Ltd.
Director/Authorised Signatory

Director/Authorised Signatory

FORWARD MERCANTILE PRIVATE LIMITED
Director

UNIVERSE INFRAWEB PRIVATE LIMITED
Director

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Sonarpur
South 24 Parganas

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HOMEBURY DEVELOPERS LLP, a Limited Liability Partnership Firm incorporated under the Limited Liability Partnership Act, 2008 (PAN AALFH5333Q) having its registered office at 111, Park Street, P.O. & P. S. Park Street, Kolkata - 700 016 represented by Mr. Rajesh Jhunjhunwala authorised by a Resolution dated 18.02.2021 by religion Hindu, by occupation Business, Citizen of India, (PAN ACPPJ2595Q/ Aadhar 7938 6805 7430) son of Sri Kedar Nath Jhunjhunwala residing at 5/7, Burtomitolla Main Road, Kolkata-700038 P.S. Behala P. O. Sahapur Kolkata- 700038 hereinafter referred to as the **VENDOR** (which expression shall unless repugnant to the subject or context mean and include its successors in office, successors in interest, agents and assigns) OF THE ONE PART;

AND

1. **AANIYA INFRATECH PRIVATE LIMITED**, a company incorporated under the provisions of the Companies Act, 1956 having its registered office at 131, Park Street, P.O. & P.S Park Street, Kolkata - 700017(PAN No. AALCA5139E), represented by its Authorized Signatory Mr. Tarkeshwar Upadhyay (Aadhar No 8616 0987 4533 / PAN. ABSPU0875A) son of Late Awadh Bihari Upadhyay by religion Hindu, by occupation Business, Citizen of India, by nationality Indian residing at 4, Taltala Lane, P.S Taltala P.O Taltala, Kolkata-700014.
2. **AKSHARVANI NIRMAN PRIVATE LIMITED**, a company incorporated under the provisions of the Companies Act, 1956 having its registered office at 131, Park Street, P.O. & P.S Park Street, Kolkata - 700017(PAN No. AALCA5750D), represented by its Authorised Signatory Mr. Tarkeshwar Upadhyay (Aadhar No 8616 0987 4533 / PAN. ABSPU0875A) son of Late Awadh Bihari Upadhyay by

UNIBIRE DEVELOPING PRIVATE LIMITED

Director

MALLVIEW [illegible] LIMITED

Director

Appana Properties Private Limited

Authorised Signatory/Director

Dallyview Properties Private Limited

Director

GARGYA INFRATECH PRIVATE LIMITED

Director

MOHON CONSTRUCTIONS PVT. LTD.

Director

Diamond Nirman Private Limited

Director

DOYSA INFRATECH PRIVATE LIMITED

Director

AEROARYAMI NIRMAN (P) LTD.

Director

AUTUMNVIEW CONSTRUCTIONS PRIVATE LIMITED

Director

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South 24 Parganas

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religion Hindu, by occupation Business, Citizen of India, by nationality Indian residing at 4, Taltala Lane, P.S Taltala P.O Taltala, Kolkata-700014.

3. **ANIRON CONSTRUCTIONS PRIVATE LIMITED**, a company incorporated under the provisions of the Companies Act, 1956 having its registered office at 131, Park Street, P.O. & P.S Park Street, Kolkata - 7000017(PAN No. AALCA5628G), represented by its Authorized Signatory Mr. Tarkeshwar Upadhyay (Aadhar No 8616 0987 4533 / PAN. ABSPU0875A) son of Late Awadh Bihari Upadhyay by religion Hindu, by occupation Business, Citizen of India, by nationality Indian residing at 4, Taltala Lane, P.S Taltala P.O Taltala, Kolkata-700014.

4. **ANSUYA PROPERTIES PRIVATE LIMITED**, a company incorporated under the provisions of the Companies Act, 1956 having its registered office at 131, Park Street, P.O. & P.S Park Street, Kolkata - 7000017(PAN No. AALCA5116F), represented by its Authorized Signatory Mr. Tarkeshwar Upadhyay (Aadhar No 8616 0987 4533 / PAN. ABSPU0875A) son of Late Awadh Bihari Upadhyay by religion Hindu, by occupation Business, Citizen of India, by nationality Indian residing at 4, Taltala Lane, P.S Taltala P.O Taltala, Kolkata-700014.

5. **BLUESNOW INFRATECH PRIVATE LIMITED**, a company incorporated under the provisions of the Companies Act, 1956 having its registered office at 131, Park Street, P.O. & P.S Park Street, Kolkata - 7000017 (PAN No. AAFCB4686F), represented by its Authorized Signatory Mr. Tarkeshwar Upadhyay (Aadhar No 8616 0987 4533 / PAN. ABSPU0875A) son of Late Awadh Bihari Upadhyay by religion Hindu, by occupation Business, Citizen of India, by nationality Indian residing at 4, Taltala Lane, P.S Taltala P.O Taltala, Kolkata-700014.

6. **DAILYVIEW PROJECTS PRIVATE LIMITED**, a company incorporated under the provisions of the Companies Act, 1956 having its registered office at 131, Park Street, P.O. & P.S Park Street, Kolkata - 7000017(PAN No. AAECD6160J), represented by its Authorized Signatory Mr. Tarkeshwar Upadhyay (Aadhar No 8616 0987 4533 / PAN. ABSPU0875A) son of Late Awadh Bihari Upadhyay by religion Hindu, by occupation Business, Citizen of India, by nationality Indian residing at 4, Taltala Lane, P.S Taltala P.O Taltala, Kolkata-700014.

VARTAMAN BUILDERS LLP

Authorised Signatory/Partner

KUVAR DEVELOPERS LLP

Authorised Signatory/Partner

AUTUMNGROW PROPERTIES (P) LTD.

Director

KALLOLVIHAR INFRATECH PRIVATE LIMITED

Director

Dhirubhimal Projects Pvt. Ltd.

Director/Authorised Signatory

SINKLAIR REALTIES PRIVATE LIMITED

Director

HOMEBURY DEVELOPERS LLP

Authorised Signatory/Partner

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7. **DAILYVIEW PROPERTIES PRIVATE LIMITED**, a company incorporated under the provisions of the Companies Act, 1956 having its registered office at 131, Park Street, P.O. & P.S Park Street, Kolkata - 7000017, (PAN No. AAECD6158M), represented by its Authorized Signatory Mr. Tarkeshwar Upadhyay (Aadhar No 8616 0987 4533 / PAN. ABSPU0875A) son of Late Awadh Bihari Upadhyay by religion Hindu, by occupation Business, Citizen of India, by nationality Indian residing at 4, Taltala Lane, P.S Taltala P.O Taltala, Kolkata-700014.

8. **DHANASETH NIRMAN PRIVATE LIMITED**, a company incorporated under the provisions of the Companies Act, 1956 having its registered office at 131, Park Street, P.O. & P.S Park Street, Kolkata - 700 071, (PAN No. AAECD6159L), represented by its Authorized Signatory Mr. Tarkeshwar Upadhyay (Aadhar No 8616 0987 4533 / PAN. ABSPU0875A) son of Late Awadh Bihari Upadhyay by religion Hindu, by occupation Business, Citizen of India, by nationality Indian residing at 4, Taltala Lane, P.S Taltala P.O Taltala, Kolkata-700014.

9. **DHANKAMAL PROJECTS PRIVATE LIMITED**, a company incorporated under the provisions of the Companies Act, 1956 having its registered office at 131, Park Street, P.O. & P.S Park Street, Kolkata - 7000017, (PAN No. AAECD6232C), represented by its Authorized Signatory Mr. Tarkeshwar Upadhyay (Aadhar No 8616 0987 4533 / PAN. ABSPU0875A) son of Late Awadh Bihari Upadhyay by religion Hindu, by occupation Business, Citizen of India, by nationality Indian residing at 4, Taltala Lane, P.S Taltala P.O Taltala, Kolkata-700014.

10. **FORWARD INFRABUILD PRIVATE LIMITED**, a company incorporated under the provisions of the Companies Act, 1956 having its registered office at 131, Park Street, P.O. & P.S Park Street, Kolkata - 7000017, (PAN No. AACCF1716F), represented by its Authorized Signatory Mr. Tarkeshwar Upadhyay (Aadhar No 8616 0987 4533 / PAN. ABSPU0875A) son of Late Awadh Bihari Upadhyay by religion Hindu, by occupation Business, Citizen of India, by nationality Indian residing at 4, Taltala Lane, P.S Taltala P.O Taltala, Kolkata-700014.

11. **FUTUREGROW CONSTRUCTIONS PRIVATE LIMITED**, a company incorporated under the provisions of the Companies Act, 1956 having its registered office

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at 131, Park Street, P.O. & P.S Park Street, Kolkata - 700017, (PAN No. AACCF1715G), represented by its Authorized Signatory Mr. Tarkeshwar Upadhyay (Aadhar No 8616 0987 4533 / PAN. ABSPU0875A) son of Late Awadh Bihari Upadhyay by religion Hindu, by occupation Business, Citizen of India, by nationality Indian residing at 4, Taltala Lane, P.S Taltala P.O Taltala, Kolkata-700014.

12. **FUTUREGROW PROPERTIES PRIVATE LIMITED**, a company incorporated under the provisions of the Companies Act, 1956 having its registered office at 131, Park Street, P.O. & P.S Park Street, Kolkata - 700017, (PAN No. AACCF1798D), represented by its Authorized Signatory Mr. Tarkeshwar Upadhyay (Aadhar No 8616 0987 4533 / PAN. ABSPU0875A) son of Late Awadh Bihari Upadhyay by religion Hindu, by occupation Business, Citizen of India, by nationality Indian residing at 4, Taltala Lane, P.S Taltala P.O Taltala, Kolkata-700014.

13. **GOPIKA INFRATECH PRIVATE LIMITED**, a company incorporated under the provisions of the Companies Act, 1956 having its registered office at 131, Park Street, P.O. & P.S Park Street, Kolkata - 700017, (PAN No. AAFCG1523Q), represented by its Authorized Signatory Mr. Tarkeshwar Upadhyay (Aadhar No 8616 0987 4533 / PAN. ABSPU0875A) son of Late Awadh Bihari Upadhyay by religion Hindu, by occupation Business, Citizen of India, by nationality Indian residing at 4, Taltala Lane, P.S Taltala P.O Taltala, Kolkata-700014.

14. **KAILASHDHAM INFRATECH PRIVATE LIMITED**, a company incorporated under the provisions of the Companies Act, 1956 having its registered office at 131, Park Street, P.O. & P.S Park Street, Kolkata - 700017, (PAN No. AAFCK1295B), represented by its Authorized Signatory Mr. Tarkeshwar Upadhyay (Aadhar No 8616 0987 4533 / PAN. ABSPU0875A) son of Late Awadh Bihari Upadhyay by religion Hindu, by occupation Business, Citizen of India, by nationality Indian residing at 4, Taltala Lane, P.S Taltala P.O Taltala, Kolkata-700014.

15. **KAILASHDHAM REALTORS PRIVATE LIMITED**, a company incorporated under the provisions of the Companies Act, 1956 having its registered office at 131,

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Park Street, P.O. & P.S Park Street, Kolkata - 7000017, (PAN No. AAFCK1371G), represented by its Authorized Signatory Mr. Tarkeshwar Upadhyay (Aadhar No 8616 0987 4533 / PAN. ABSPU0875A) son of Late Awadh Bihari Upadhyay by religion Hindu, by occupation Business, Citizen of India, by nationality Indian residing at 4, Taltala Lane, P.S Taltala P.O Taltala, Kolkata-700014.

16. **LINKLIFE REALTIES PRIVATE LIMITED**, a company incorporated under the provisions of the Companies Act, 1956 having its registered office at 131, Park Street, P.O. & P.S Park Street, Kolkata - 7000017, (PAN No. AACCL4628C), represented by its Authorized Signatory Mr. Tarkeshwar Upadhyay (Aadhar No 8616 0987 4533 / PAN. ABSPU0875A) son of Late Awadh Bihari Upadhyay by religion Hindu, by occupation Business, Citizen of India, by nationality Indian residing at 4, Taltala Lane, P.S Taltala P.O Taltala, Kolkata-700014.

17. **LIVEWIRE INFRABUILD PRIVATE LIMITED**, a company incorporated under the provisions of the Companies Act, 1956 having its registered office at 131, Park Street, P.O. & P.S Park Street, Kolkata - 7000017, (PAN No. AACCL4627P), represented by its Authorized Signatory Mr. Tarkeshwar Upadhyay (Aadhar No 8616 0987 4533 / PAN. ABSPU0875A) son of Late Awadh Bihari Upadhyay by religion Hindu, by occupation Business, Citizen of India, by nationality Indian residing at 4, Taltala Lane, P.S Taltala P.O Taltala, Kolkata-700014.

18. **ALLWORTH BUILDERS LLP** a limited liability partnership incorporated under the provisions of the Limited Liability Partnership Act, 2008, having its registered office at 111, Park Street, P.O. & P.S Park Street, Kolkata - 700016, (PAN No. ABWFA3843N), represented by its Authorized Signatory Mr. Tarkeshwar Upadhyay (Aadhar No 8616 0987 4533 / PAN. ABSPU0875A) son of Late Awadh Bihari Upadhyay by religion Hindu, by occupation Business, Citizen of India, by nationality Indian residing at 4, Taltala Lane, P.S Taltala P.O Taltala, Kolkata-700014.

19. **VARTAMAN BUILDERS LLP** a limited liability partnership incorporated under the provisions of the Limited Liability Partnership Act, 2008, having its registered office at 111, Park Street, P.O. & P.S Park Street, Kolkata -

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700016, (PAN No. AAQFV6984A), represented by its Authorized Signatory Mr. Tarkeshwar Upadhyay (Aadhar No 8616 0987 4533 / PAN. ABSPU0875A) son of Late Awadh Bihari Upadhyay by religion Hindu, by occupation Business, Citizen of India, by nationality Indian residing at 4, Taltala Lane, P.S Taltala P.O Taltala, Kolkata-700014 .

20. **KUVAR DEVELOPERS LLP** a limited liability partnership incorporated under the provisions of the Limited Liability Partnership Act, 2008, having its registered office at 111, Park Street, P.O. & P.S Park Street, Kolkata - 700016, (PAN No. AATFK6723F), represented by its Authorized Signatory Mr. Tarkeshwar Upadhyay (Aadhar No 8616 0987 4533 / PAN. ABSPU0875A) son of Late Awadh Bihari Upadhyay by religion Hindu, by occupation Business, Citizen of India, by nationality Indian residing at 4, Taltala Lane, P.S Taltala P.O Taltala, Kolkata-700014 .

21. **LAKSHIT DEVELOPERS LLP** a limited liability partnership incorporated under the provisions of the Limited Liability Partnership Act, 2008, having its registered office at 111, Park Street, P.O. & P.S Park Street, Kolkata - 700016, (PAN No. AAHFL7391D), represented by its Authorized Signatory Mr. Tarkeshwar Upadhyay (Aadhar No 8616 0987 4533 / PAN. ABSPU0875A) son of Late Awadh Bihari Upadhyay by religion Hindu, by occupation Business, Citizen of India, by nationality Indian residing at 4, Taltala Lane, P.S Taltala P.O Taltala, Kolkata-700014 .

hereinafter jointly referred to as the **PURCHASER** (which expression shall unless repugnant to the subject or context mean and include their respective successors in office, successors in interest, agents and assigns) OF THE OTHER PART;

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WHEREAS:

A. By a Bengali Kobala dated 13.08.1993 and registered in the office of the ADSR Sonarpur in Book No. I Volume No. 87 at Pages 308 to 317 Being No. 6228 of 1993, one Subhas Chandra Singh, Arun Kumar Singh, Tarun Kumar Singh, Smt. Prabha Devi, Smt. Rukmani Devi, Janardan Singh, Parmatma Singh, Baikunth Singh, Purendra Narayan Singh, Smt. Snehlata Devi, Smt. Kanta Devi and Rambabu Singh sold conveyed and transferred into one Sanjoy Dasgupta, Subrata Dasgupta and Subir Kumar Roy, ALL THAT the piece and parcel of land measuring about 38 Decimals comprised in R S Dag No. 1497 Mouza Elachi Pargana Magura, P S Sonarpur (now within PS Narendrapur) under Rajpur-Sonarpur Municipality in District 24 Parganas (South), for the consideration and on the terms and conditions morefully mentioned therein.

B. By a Deed of Conveyance dated 30.09.2013 and registered in the office of the ADSR Sonarpur, in Book No. I CD Volume No. 25 at Pages 7892 to 9721 being No. 11271 of 2013, the said Sanjoy Dasgupta, Subrata Dasgupta and Subir Kumar Roy sold conveyed and transferred an area of 22.65 Satak equivalent to 13 Cottahs,11 Chittacks 11 Square Feet be the same a little more or less out of the aforesaid 38 Satak unto and in favour of Pacific Project Private Limited and 30 others;

C. The said Sanjoy Dasgupta, Subrata Dasgupta and Subir Kumar Roy continued to remain the owners of the remaining area of 15.35 Satak comprised in R S Dag No. 1497 corresponding to L R Dag No. 1512 Mouza

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Elaehi Pargana Magura, P S Sonarpur (now within PS Narendrapur) under Rajpur-Sonarpur Municipality in District 24 Parganas (South)caused their names to be recorded in the land records vide L R Khatian Nos. 3212, 3213 and 3214 and also caused their names to the mutated and recorded in the names of the Rajpur-Sonarpur Municipality in respect of the said area which has been numbered as Holding No. 130 Dr. B C Roy Road, Kolkata - 700 151 (hereinafter referred to as the said Premises which is morefully mentioned in the Schedule)

D. By a Deed of Conveyance dated 23.06.2020 and registered in the office of the ADSR Sonarpur in Book No. I Volume No. 1608-2020 at Pages 56649 to 56684 Being No. 160801822 of 2020, the said Sanjoy Dasgupta, Subrata Dasgupta and Subir Kumar Roy sold conveyed and transferred unto the Vendor herein the said Premises

E. The Vendor is thus the absolute owner of the said Premises and has caused its name to be recorded and mutated in the records of the Sonarpur Rajpur Municipality. The name of the Vendor has also been recorded in the land revenue records in respect of the said Land vide L R Khatian No. 3432. The Vendor had also applied for conversion and by a Memo No. 60(C)/201/859 dated 23.02.21 the said land has been recorded as Commercial Bastu.

F. The Vendor has offered to sell unto and in favour of the Purchasers the Said Premises and has held out represented and assured to the Purchasers that:

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South 24 Parganas
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a. That the Vendor is the absolute owners of the said Premises;

b. That the said Premises is free from all encumbrances, liens, lis pendences, charges, mortgages, trusts, acquisitions or requisitions whatsoever and howsoever.

c. There are no tenants or occupiers in respect of the said Premises;

d. That no suit or any other legal proceeding is pending in respect of the said Premises or any part thereof.

e. That no notice of any proceedings under the Urban Land Ceiling Act, 1976 or the West Bengal Estates Acquisition Act or under the West Bengal Land Reforms Act or any other act or any other acquisition or requisition or vesting or in any manner affecting the right title or interest of the Vendor in the said Premises has been received by the Vendor.

G. The Purchasers, relying upon the aforesaid representations of the Vendor and believing the same to be true and correct, has agreed to purchase the said Premises at the mutually agreed consideration.

H. The Purchasers have at or before execution of these presents made payment of the entire consideration and has called upon the Vendor to execute this deed of conveyance in its favour.

NOW THIS INDENTURE WITNESSETH-

I. In the premises aforesaid and in pursuance of the Agreement arrived at between the parties and in consideration of the sum of Rs. 87,15,000/- (Rupees Eighty Seven Lakh Fifteen Thousand only) by the Purchasers to the Vendor paid at or before the execution of these presents (the receipt

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whereof the Vendor doth hereby as also by the receipt and memo of consideration hereunder written admit and acknowledge and of and from the payment of the same and every part thereof the Vendors do and each one of them doth hereby acquit release and forever discharge the Purchasers and each one of them and the Said Premises hereby conveyed and transferred unto and to the Purchaser) the Vendor doth hereby grant sell, transfer, convey, assign and assure and confirm unto and to the Purchasers the Said Premises being **ALL THAT** the piece and parcel of Land measuring about 15.35 Satak comprised in R S Dag No. 1497 corresponding to L R Dag No. 1512 Mouza Elachi Pargana Magura, P S Sonarpur (now within PS Narendrapur) under Rajpur-Sonarpur Municipality in District 24 Parganas (South) caused their names to be recorded in the land records vide L R Khatian No. 3432,which has been numbered as Holding No. 130 Dr. B C Roy Road, Kolkata - 700 151 in manner morefully mentioned and described in the Schedule written hereunder **TOGETHER WITH** all appurtenances thereto or **HOWSOEVER OTHERWISE** the said property now are or is or at any time hereto before were or was situate, butted, bounded, called, known, numbered described and distinguished **TOGETHER WITH** the reversions and remainders and the rents, issues, profits thereof **AND** all the Estate, Right, Title, Interest, Property, Claim and Demand whatsoever and howsoever of the Vendors into or upon the said property **TOGETHER WITH** absolutely unobstructed and full right of egress and ingress, all areas, fences, passages, sewers, drains, water, water courses, trees, bushes, boundary walls, benefits, advantages, vacant area, open spaces whatsoever and all manner of former or other rights, liberties, easements, privileges, appendages and appurtenances whatsoever belonging to the said Property hereby sold and transferred or in anywise appertaining thereto or any part thereof, usually held, used, occupied accepted, enjoyed, reputed or known as part or parcel or member thereof or appurtenant thereto **TO HAVE AND TO HOLD**the said Premises hereby granted, sold, conveyed, transferred, assigned and

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North 24 Parganas

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assured or expressed or intended so to be and each and every part thereof unto and to the use of the Purchasers absolutely and forever free from all encumbrances whatsoever and howsoever; each Purchaser acquiring 1/21st share or interest in the said Premises **AND SUBJECT TO AND/OR TOGETHER WITH** the covenants by the Vendor hereafter contained.

II. **AND THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER** that The Vendor is now lawfully and rightly seized of and/or otherwise well and sufficiently entitled to the said Premises and all benefits and rights hereby by conveyed, sold, transferred, assigned and assured unto and to the Purchasers in the manner aforesaid.

III. **AND** the Vendor now has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said Premises and all rights and benefits hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, in the manner aforesaid, according to the true intent and meaning of these presents.

IV. **AND THAT**the said Premises and all other rights and benefits hereby granted, sold conveyed, transferred, assigned and assured or expressed or intended so to be and each of them are now free from all charges, liens, debts, attachments, mortgages, restrictions, covenants uses, debutters, trusts, acquisitions, requisitions alignments, claims, demands, liabilities and encumbrances whatsoever and howsoever made or suffered by the Vendors or any of them or any person or persons having or lawfully claiming any estate or interest in and over the said Premises from, under or in trust for the Vendor.

V. **AND THAT** The Purchasers shall hold and have the said Premises freely and clearly and absolutely acquitted exonerated released and forever

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Dharampur
Tehsil Dharampur

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discharged from or by the Vendor and every person or persons having or lawfully, rightfully and equitably claiming as aforesaid and effectually saved, defended, kept harmless and indemnified of, from and against all manner of former and other estate, charges, liens, debts, attachments, mortgages, restrictions, covenants uses, debutters, trusts, acquisitions, requisitions alignments, claims, demands, liabilities and encumbrances whatsoever and howsoever suffered or created by the Vendor or any of its predecessors in title or any persons lawfully or equitably claiming aforesaid.

VI. **AND THAT** The Vendor shall from time to time and at all times hereinafter upon every reasonable request and at the cost of the Purchaser make, do acknowledge, execute and perfect all such further and/or other lawful and reasonable acts, deeds, matters and things whatsoever for further better or more perfectly assuring and vesting the said Premises unto the Purchaser in the manner aforesaid.

VII. **AND** the Vendor shall be liable to pay all rates and taxes, cess, revenue, levies imposition and other charges payable statutory or non-statutory in respect of the said Premises pertaining to the period upto the date hereof and shall save and keep the Purchasers harmless, indemnified of, from and against all such claims whatsoever and howsoever;

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The SCHEDULE above referred to

(SAID PREMISES)

ALL THAT the piece and parcel of Land measuring 15.35 Satak comprised in R.S Dag No. 1497 corresponding to L.R Dag No. 1512 L.R Khatian Nos. 3432 Mouza Elachi Pargana Magura, P.O. Jagaddal , P.S Narendrapur (previously under Sonarpur) under Rajpur-Sonarpur Municipality in District 24 Parganas (South) being Holding No. 130 Dr. B.C Roy Road, Rajpur-Sonarpur Municipality, Kolkata - 700 151 together with a small two storeyed building constructed on a portion thereof having a plinth area of 500 square feet on each floor, presently butted and bounded in the following manner:

ON THE NORTH:	Partly by R.S Dag No. 1495 and partly by R.S Dag No. 1494
ON THE WEST:	By remaining portion of R.S Dag No. 1497,
ON THE SOUTH:	By Dr B.C Roy Road
ON THE EAST:	Partly by R.S Dag No. 1499 and partly by R.S Dag No. 1498

Or howsoever otherwise the same is was or may be known numbered, and delineated on the map or plan attached hereto and marked Red Colour;

By a Memo No. 60(C)/201/859 dated 23.02.21 the said land has been recorded as Bastu.

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Schirdaur
Distt. Sri Ganganagar
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IN WITNESS WHEREOF the parties have executed these presents on the day, month and year above written.

SIGNED SEALED & DELIVERED by the Vendor at Kolkata in the presence of:

1. [illegible]
(JAY PARWASH AGARWAL)
S/o [illegible]
[illegible]
[illegible]

2. [illegible]
[illegible]
[illegible]
[illegible]

HOMEBUYER TRADERS LLP

[illegible]

Authorised Signatory

SIGNED SEALED & DELIVERED by the Purchasers at Kolkata in the presence of:

1. [illegible]
(JAY PARWASH AGARWAL)
S/o [illegible]
[illegible]
[illegible]

2. [illegible]
[illegible]
[illegible]
[illegible]

SAHIYA INFRATECH PRIVATE LIMITED

1. [illegible]
Director

AMBARVANI NIRMAN (P) LTD.

2. [illegible]
Director

MAYON CONSTRUCTIONS PVT. LTD.

3. [illegible]
Director

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Aspen Properties Pvt Ltd

4. Authorised Signatory/Director

Glasgow Infratech Pvt Ltd

5. Director/Authorised Signatory

BAKEVIEW PROJECTS PRIVATE LIMITED

6. Director

OnDyvine Properties Private Limited

7. Director

Manasa Xtream Private Limited

8. Director

Greenland Projects Pvt Ltd

9. Director/Authorised Signatory

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10. FORWARD DEVELOPERS PRIVATE LIMITED

Director

11. [illegible] CONSTRUCTIONS PRIVATE LIMITED

Director

12. FUTURETOWN PROPERTIES (P) LTD.

Director

13. [illegible] INFRATECH PRIVATE LIMITED

Director

14. [illegible] INFRATECH PRIVATE LIMITED

Director

15. [illegible] Pvt Ltd.

Director/Authorised Signatory

Addl. Dist.-Sub Registrar
Sonarpur
South 24 Parganas

24 FEB 2021

16. LINKLIFE REALTORS PRIVATE LIMITED

Director

17. [illegible] PRIVATE LIMITED

Director

18. ALLNORTH BUILDERS LLP

[illegible] Partner

19. [illegible] BUILDERS LLP

[illegible] Partner

20. [illegible] DEVELOPERS LLP

[illegible] Partner

21. LAKSHIT DEVELOPERS LLP

[illegible] Partner

Addl. Dist. Sub Registrar
Sonarpur
Town & Parganas
24 FEB 2021

RECEIPT CUM MEMO OF CONSIDERATION

RECEIVED of and from the within named Purchasers the within mentioned sum of Rs. 87,15,000/- (Rupees Eighty Seven Lakh Fifteen Thousand only) being the entire amount of consideration payable in terms of this deed of conveyance as per details below:

SL NO	NAME OF THE BUYER	Drawn on Bank	Mode	Date	Cheque Amount	TDS
1	AAHVA INFRATECH PVT. LTD.	HDFC BANK LTD	RTGS	22-Feb-21	411,887	3,113
2	AASHARVAN HIRMAN PVT. LTD.	HDFC BANK LTD	RTGS	22-Feb-21	411,887	3,113
3	ANIRON CONSTRUCTIONS PVT. LTD.	HDFC BANK LTD	RTGS	22-Feb-21	411,887	3,113
4	ANSUYA PROPERTIES PVT. LTD.	HDFC BANK LTD	RTGS	22-Feb-21	411,887	3,113
5	BLUESHOW INFRATECH PVT. LTD.	HDFC BANK LTD	RTGS	22-Feb-21	411,887	3,113
6	DAILYVIEW PROJECTS PVT. LTD.	HDFC BANK LTD	RTGS	22-Feb-21	411,887	3,113
7	DAILYVIEW PROPERTIES PVT. LTD.	HDFC BANK LTD	RTGS	22-Feb-21	411,887	3,113
8	DHANASETH HIRMAN PVT. LTD.	HDFC BANK LTD	RTGS	22-Feb-21	411,887	3,113
9	DHANKAMAL PROJECTS PVT. LTD.	HDFC BANK LTD	RTGS	22-Feb-21	411,887	3,113
10	FORWARD INFRABUILD PVT. LTD.	HDFC BANK LTD	RTGS	22-Feb-21	411,887	3,113
11	FUTUREGROW CONSTRUCTIONS PRIVATE LTD	HDFC BANK LTD	RTGS	22-Feb-21	411,887	3,113
12	FUTUREGROW PROPERTIES PVT. LTD.	HDFC BANK LTD	RTGS	22-Feb-21	411,887	3,113
13	GOPIKA INFRATECH	HDFC	RTGS	22-Feb-	411,887	

Addl. Dist. Sub Registrar
Sonarpur
South 24 Parganas
24 FEB 2021

	PVT. LTD.	BANK LTD		21		3,113
14	KAILASHDHAM INFRATECH PVT. LTD.	HDFC BANK LTD	RTGS	22-Feb-21	411,887	3,113
15	KAILASHDHAM REALTORS PRIVATE LTD	HDFC BANK LTD	RTGS	22-Feb-21	411,887	3,113
16	LIGHLIFE REALTIES PVT. LTD.	HDFC BANK LTD	RTGS	22-Feb-21	411,887	3,113
17	LIVEWIRE INFRABUILD PVT. LTD.	HDFC BANK LTD	RTGS	22-Feb-21	411,887	3,113
18	ALLWORTH BUILDERS LLP	PNB	RTGS	22-Feb-21	411,887	3,113
19	VARTAMAN BUILDERS LLP	PNB	RTGS	22-Feb-21	411,887	3,113
20	KUVAR DEVELOPERS LLP	PNB	RTGS	22-Feb-21	411,887	3,113
21	LAKSHIT DEVELOPERS LLP	PNB	RTGS	22-Feb-21	411,887	3,113
		TOTAL			8,649,627	65,373

HOMEBURY DEVELOPERS LLP

(VENDOR)

Witnesses:

1.

2.

Drafted by me

(Aditya Kanodia)
Advocate, High Court, Kolkata
Enrollment No. WB/1486/2006

Addl. Dist.-Sub Registrar
Sonarpur
South 24 Parganas

24 FEB 2021

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
LEFT HAND					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
RIGHT HAND					

SIGNATURE

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
LEFT HAND					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
RIGHT HAND					

SIGNATURE

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
LEFT HAND					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
RIGHT HAND					

SIGNATURE

Addl. Dist.-Sub Registrar
Sonarpur
South 24 Parganas

21 DEC 2021

ALLWORTH BUILDERS LLP
ARTMAN BUILDERS LLP
ARDENTVANE MERAN CO LTD
MUVAR DEVELOPERS LLP
LAKSHIT DEVELOPERS LLP
Director

Addl. Dist. Sub Registrar
Sonarpur
South 24 Parganas

24 FEB 2021

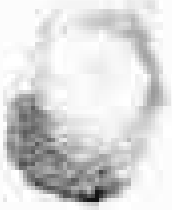
Government of West Bengal

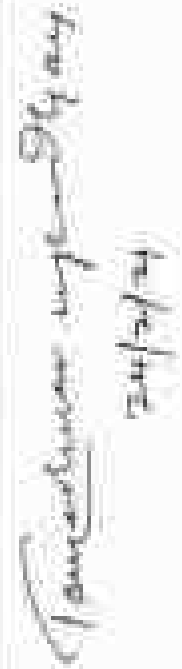
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. SONARPUR, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 1608305034781/2021

I, Signature of the Person(s) admitting the Execution at Private Residence.

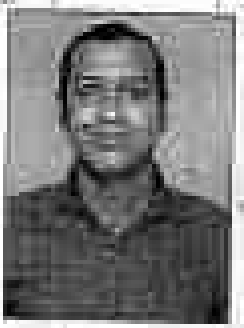
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
					

Sl. No.	Name of the Executant	Category	Photo	Finger Print	Signature with Date
1	Mr Tarkeshwar Upadhyay 4, Tattala Lane, Entally, P.O:- Entally, P.S:- Entally, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700014	Representative of Buyer [Aanya Infratech Private Limited] [Aishwarya Nirman Private Limited] [Anran Construction Private Limited] [Arsuja Properties Private Limited] [Bhasna Nirman Private Limited] [Dailyview Projects Private Limited] [Dailyview Properties Private Limited] [Dhanase Nirman Private Limited] [Dhanka mal Projects Private Limited] [Forward Infrabuild Private			

Sl. No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
		Limited] [Future gr ow Constructions Private Limited] [Future gr ow Properties Private Limited] [Sopha Infotech Private Limited] [Rajadhani Infotech Private Limited] [Kailashdham Realtors Private Limited] [Linkite Realtors Private Limited] [Lotwins Infrabuild Private Limited] [Alwarsh Builders LLP] [Vamana Builders LLP] [Kuvar Developers LLP] [Lakshi Developer			

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
		a	P1		

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Mr Rajesh Jhunjhunwala 171, Park Street, P.O- Park Street, P.S:- Park Street, Kolkata, District- Kolkata, West Bengal, India, PIN - 700016	Representative of Seller (Hornbill Developers LLP)			

Sl No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Jaiprakash Agarwal Son of Mr Hari Prasad Agarwal 51/5, Rabindra Sarani, P.O- Liluah, P.S:- Liluah, District- Howrah, West Bengal, India, PIN- 711204	Mr Tarasekhar Upadhyay, Mr Rajesh Jhunjhunwala			

Gautam Kumar Shunal
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BONGAPUR
South 24 Parganas, West Bengal

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

GRN Details

GRN:	192020210247175843	Payment Mode:	Online Payment
GRN Date:	08/03/2021 19:43:40	Bank/Gateway:	State Bank of India
BRN :	IK09AGZNZ4	BRN Date:	08/03/2021 19:03:41
Payment Status:	Successful	Payment Ref. No:	300034781 2/11/2021 [Query No*Query Year]

Depositor Details

Depositor's Name:	TARKESHWAR UPADHYAY
Address:	NO. 304, SANPUI PARA, DHANANJA
Mobile:	9830020301
EMail:	tarkeshwar1983@gmail.com
Contact No:	9830020301
Depositor Status:	Others
Query No:	300034781 2
On Behalf Of:	Mr Pradip Kumar Roy
Address:	A.D.S.R. SONARPUR
Office Name:	A.D.S.R. SONARPUR
Identification No:	300034781 2/11/2021
Remarks:	Sale, Sale Document Payment No 11

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (INR)
1	300034781 2/11/2021	Property Registration-Stamp duty	0030-02-101-003-02	43875
2	300034781 2/11/2021	Property Registration-Registration Fees	0030-03-104-001-16	7312
			Total	51187

IN WORDS: FIFTY ONE THOUSAND ONE HUNDRED EIGHTY SEVEN ONLY.

24/02/21

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

GRN Details

GRN:	19202021033340401	Payment Mode:	Online Payment
GRN Date:	23/02/2021 20:28:26	Bank/Gateway:	State Bank of India
BRN :	IK0A28CIE7	BRN Date:	23/02/2021 20:02:23
Payment Status:	Successful	Payment Ref. No:	3000347812/6/2021
			[Query No*Query Year]

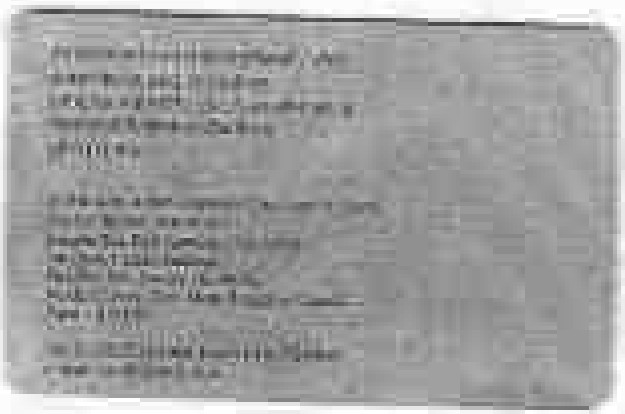
Depositor Details

Depositor's Name:	TARKESHWAR UPADHYAY
Address:	NO. 304, SANPUI PARA, DHANANJA
Mobile:	9830020301
EMail:	tarkeshwar1980@gmail.com
Contact No:	9830020301
Depositor Status:	Others
Query No:	3000347812
On Behalf Of:	Mr Pratip Kumar Roy
Identification No:	3000347812/6/2021
Remarks:	Sale, Sale Document/Payment No 6

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	3000347812/6/2021	Property Registration- Stamp duty	0030-02-103-003-02	642587
2	3000347812/6/2021	Property Registration- Registration Fees	0030-03-104-001-16	8693
3	3000347812/6/2021	Mutation/Conversion/Receipts	0075-00-101-028-37	1500
			Total	650780

IN WORDS: SIX LAKH FIFTY THOUSAND ONE HUNDRED SEVENTY SIX ONLY.




Your Aadhaar No.
8616 0987 4533
8616 0987 4533


INCOME TAX DEPARTMENT
GOVT. OF INDIA
ACPPJ3950

ভারত সরকার

Government of India

আপনার আধার নম্বর / Your Aadhaar No.:

7938 6805 7430

আমার আধার, আমার পরিচয়

7938 6805 7430

আমার আধার, আমার পরিচয়

भारत सरकार

Unique Identification Authority of India

Enrolment No.: 1103/03/04/00655

To

Jagannath Agarwal

S/O Late Pawan Agarwal

61/3 Rabindra Sarani

Liluah, Howrah Howrah

Liluah, Howrah

West Bengal 711204

आपका आधार क्रमांक / Your Aadhaar No. :

6872 6420 6043

आधार – आम आदमी का अधिकार

भारत सरकार

GOVERNMENT OF INDIA

Jagannath Agarwal

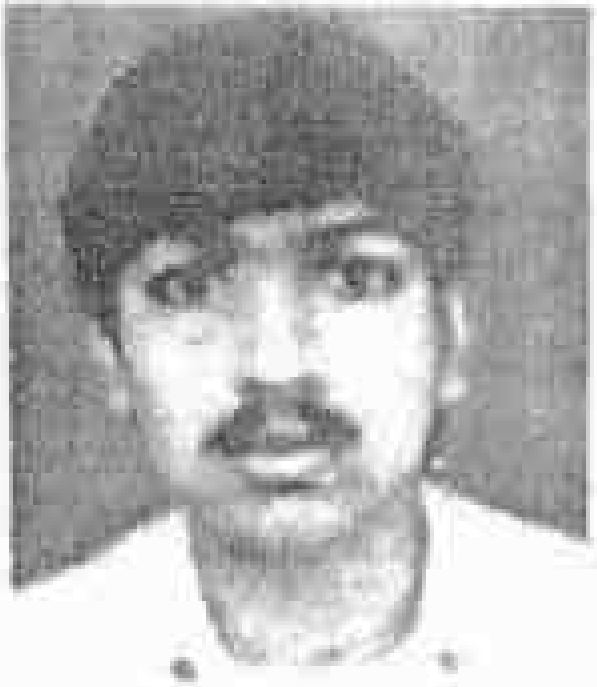
Year of Birth : 1973

Male

6872 6420 6043

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

ACLPA7187K



नाम /NAME

JAY PRAKASH AGARWAL

पिता का नाम /FATHER'S NAME

HARI PRASAD AGARWAL

जन्म तिथि /DATE OF BIRTH

05-03-1973

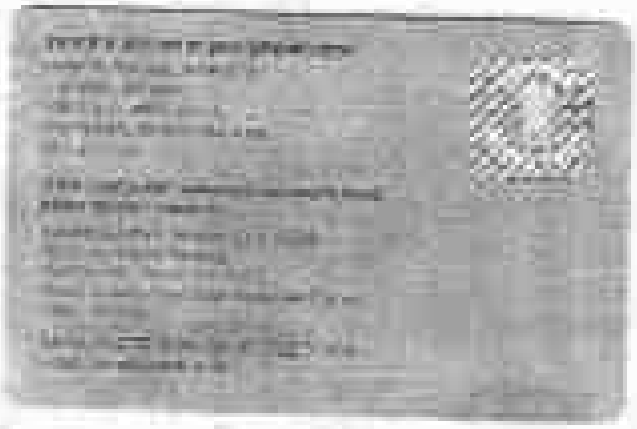
हस्ताक्षर /SIGNATURE

आयकर आयुक्त, प.बं.-II

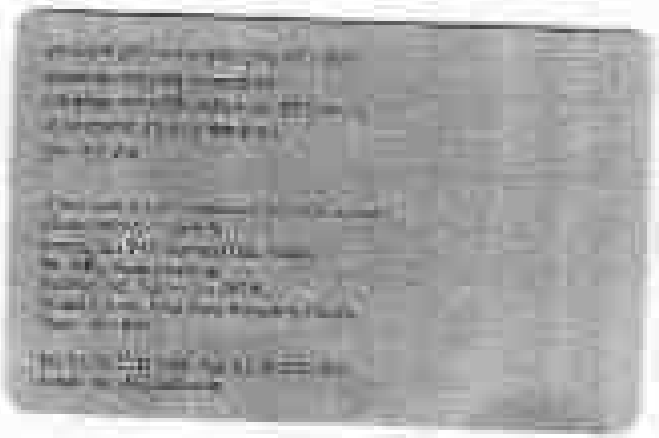
COMMISSIONER OF INCOME-TAX, W.B.-II

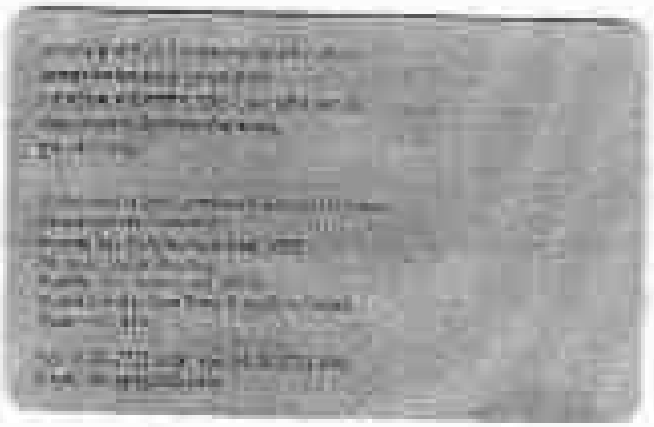
इस कार्ड के खो / मिल जाने पर कृप्या जारी करने
वाले प्राधिकारी को सूचित / वापस कर दें
सहायक आयकर आयुक्त,
पी-7,
चौरंगी स्क्वायर,
कलकत्ता - 700 069.

In case this card is lost/found,kindly inform/return to
the issuing authority :
Assistant Commissioner of Income-tax,
P-7,
Chowringhee Square,
Calcutta- 700 069.

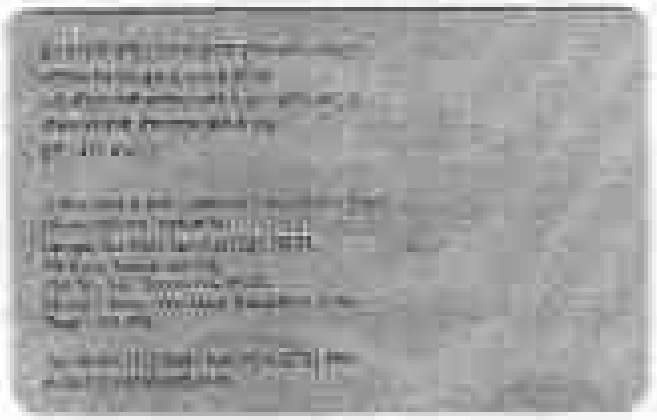



आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
AARYA IN HATECH PRIVATE LIMITED

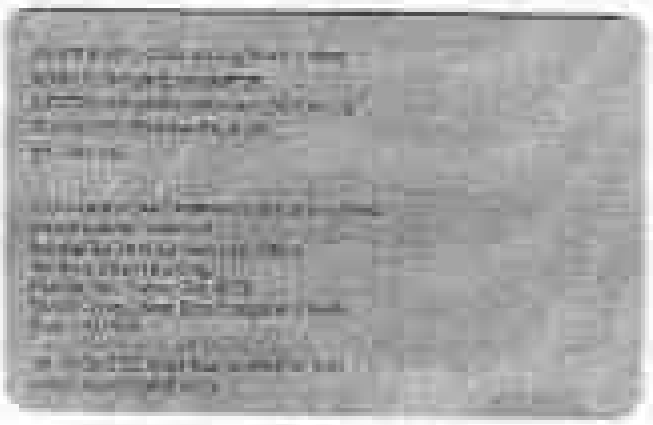


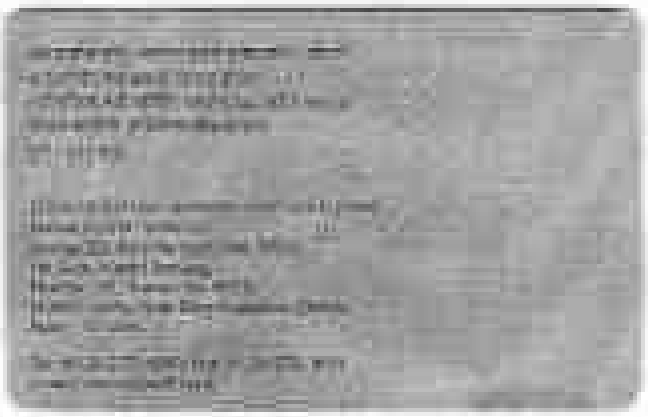



INCOME TAX DEPARTMENT
GOVT. OF INDIA

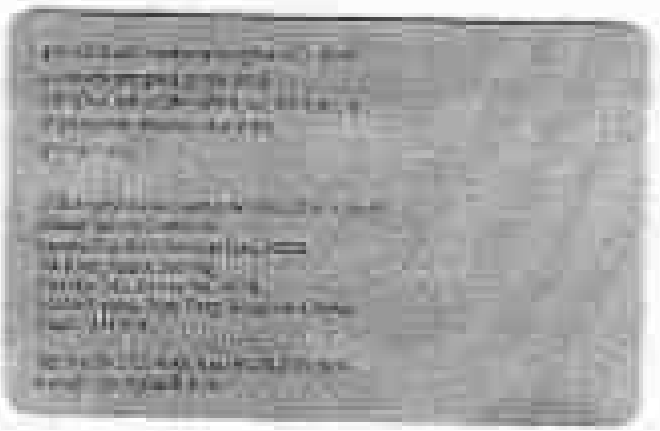



GOVT OF INDIA

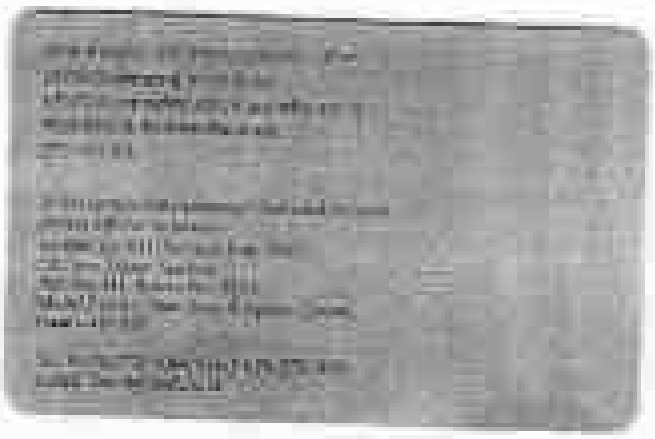


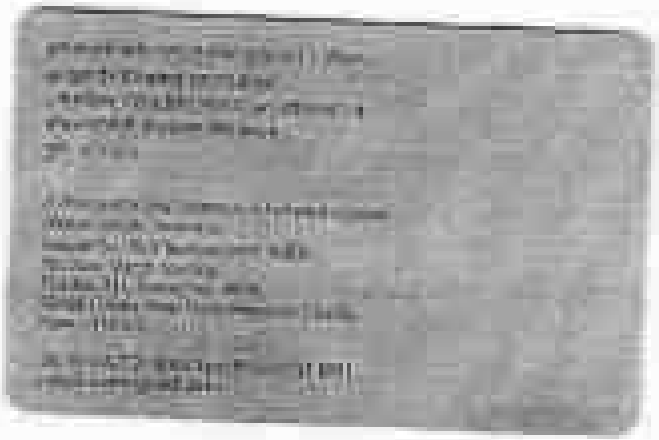



GOVT. OF INDIA




INCOME TAX DEPARTMENT
GOVT OF INDIA
DALTHAW PROSECTOR PRIVATE LIMITED
AARCD6533M



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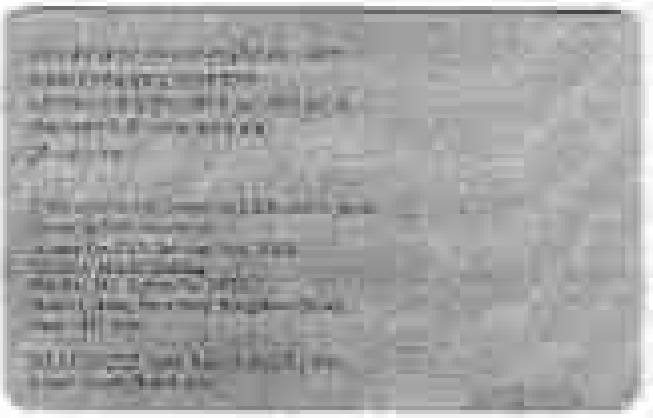


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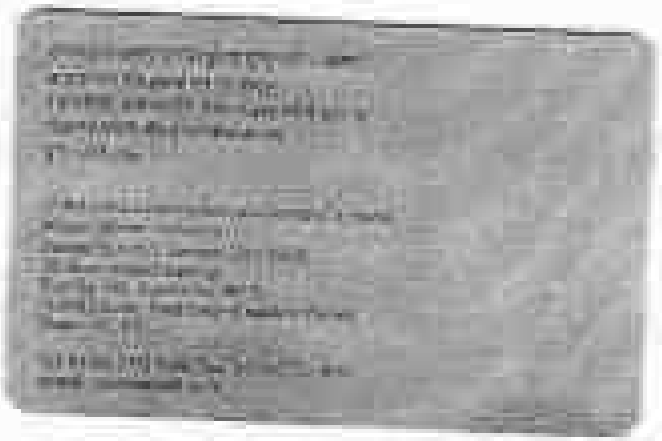
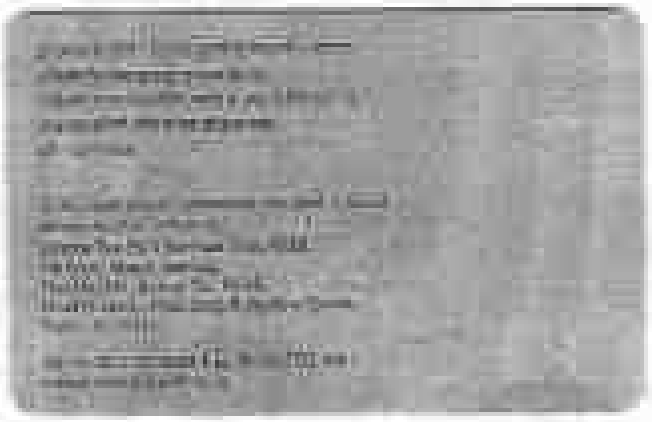
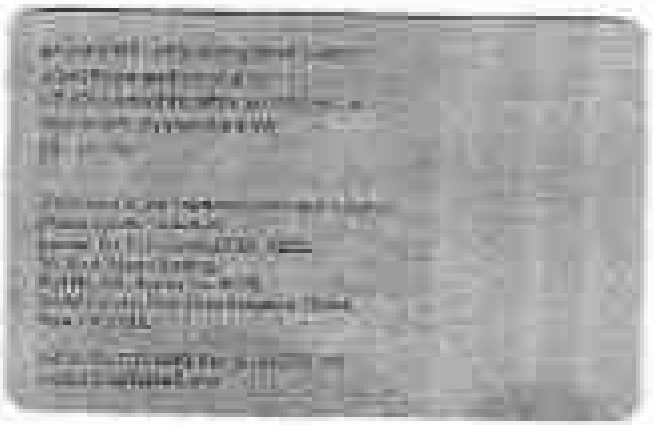
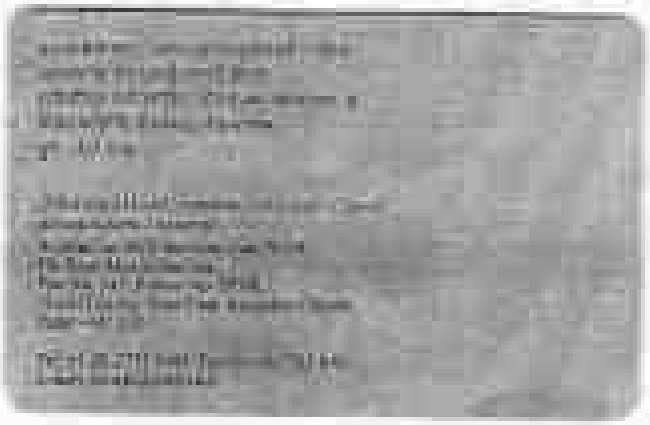
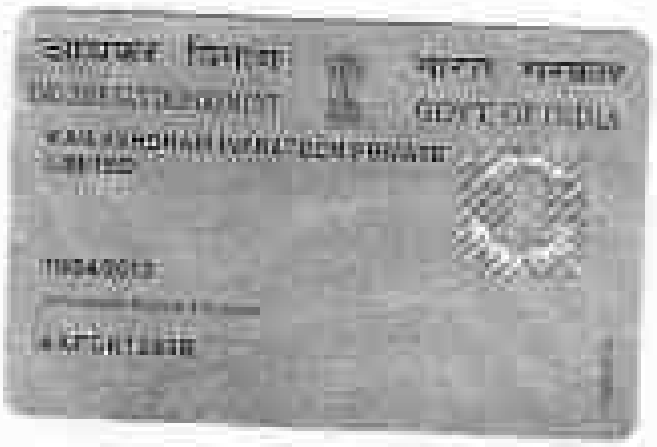


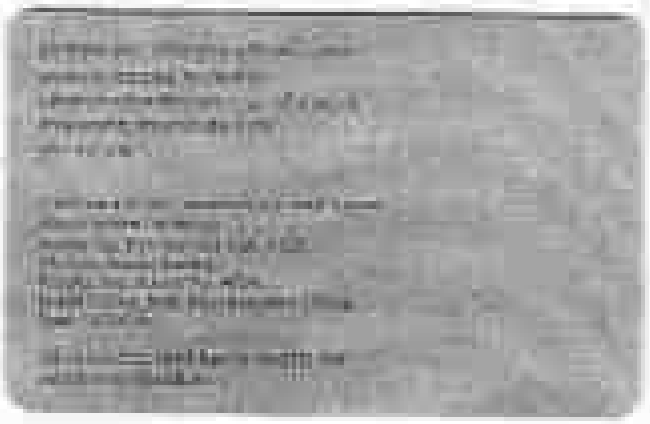



GOVT OF INDIA









आयकर विभाग
INCOME TAX DEPARTMENT

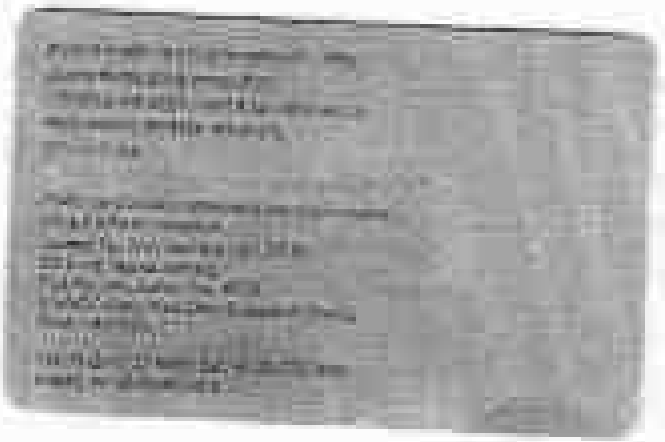
भारत सरकार
GOVT. OF INDIA

KAILASHCHAN REALTORS PRIVATE LIMITED

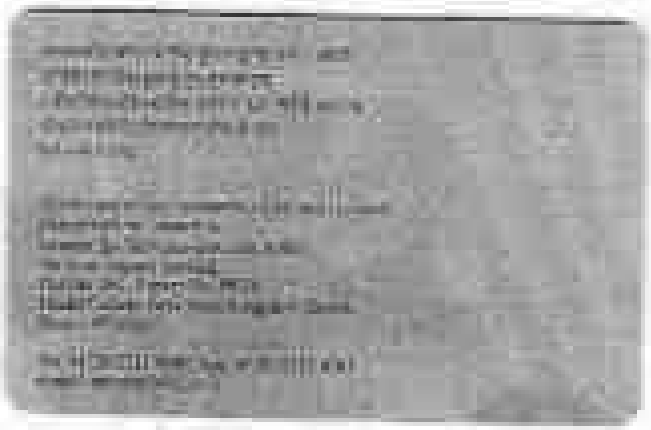
[illegible]

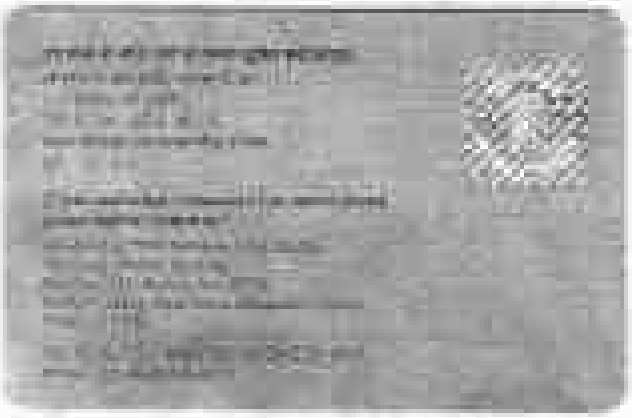
AAFCK5271G

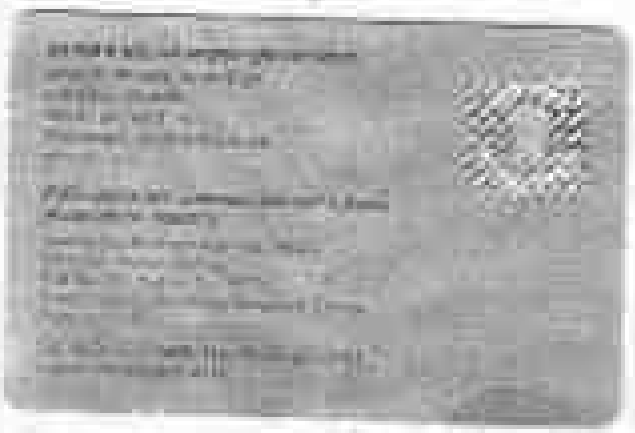

आयुष्मान भारत
भारत सरकार
GOVT OF INDIA

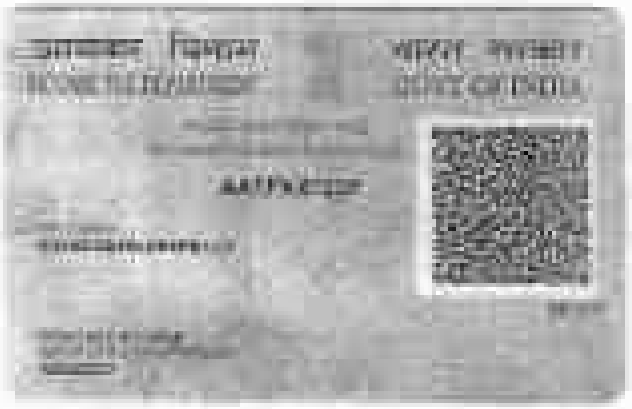


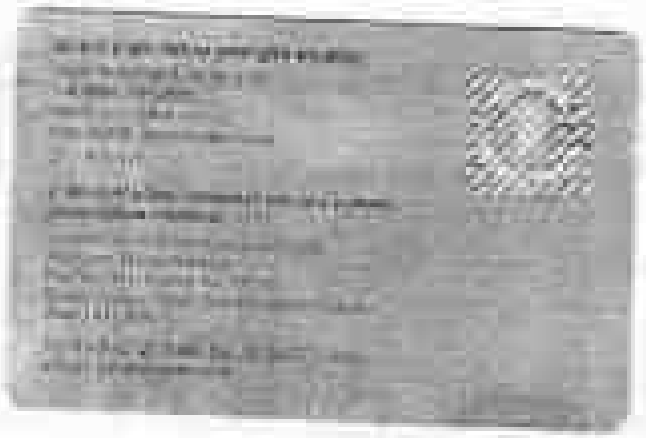

GOVT. OF INDIA

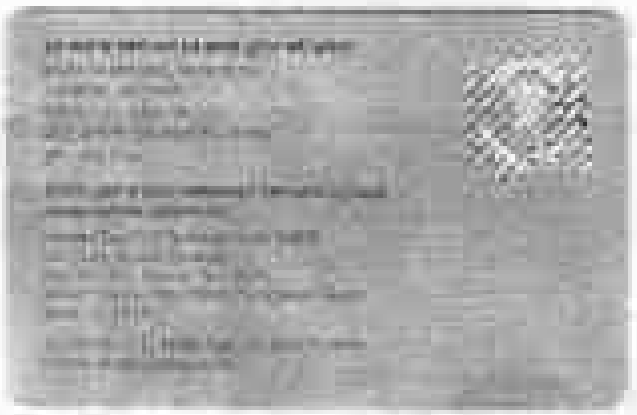












Major Information of the Deed

Deed No :	I-1608-01966/2021	Date of Registration	09/03/2021
Query No / Year	1608-3000347813/2021	Office where deed is registered	
Query Date	15/02/2021 3:34:54 PM	1608-2000 (Sonarpur)	
Applicant Name, Address & Other Details	Prabir Kumar Roy Sonarpur, Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9831584438, Status :Advocate		
Transaction		Additional Transaction	
[0101] Sale, Sale Document		[4306] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value		Market Value	
Rs. 87,15,000/-		Rs. 88,68,135/-	
Stamp duty Paid(SD)		Registration Fee Paid	
Rs. 5,71,250/- (Article 23)		Rs. 95,705/- (Article A(1), E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assessment slip (Urban area).		

Land Details :

District: South 24-Parganas, P.S.:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Dr. B. C. Roy road, Mouza: Sada, J.L.No: 75, Pin Code : 700151

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-1512 (RS :-)	LR-3402	Bastu	B Bastu	15.35 Dec	84,15,000/-	88,37,885/-	Width of Approach Road: 20 Ft., Adjoining to Metal Road,
	Grand Total :				15.35Dec	84,15,000 /-	88,37,885 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1000 Sq Ft	3,00,000/-	7,31,250/-	Structure Type: Structure
	Gr. Floor, Area of floor : 500 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Pucca, Extent of Completion: Complete Floor No: 1, Area of floor : 500 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Pucca, Extent of Completion: Complete				
	Total :	1000 sq ft	3,00,000 /-	7,31,250 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**Homebury Developers LLP** 131, Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016 PAN No.:: AAxxxxx30,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**Aanya Infratech Private Limited** 131, Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017 PAN No.:: AAxxxxxxBE,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
2	**Aksharavani Nirman Private Limited** 131, Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017 PAN No.:: AAxxxxxxCD,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
3	**Anirban Constructions Private Limited** 131, Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017 PAN No.:: AAxxxxxxBE,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
4	**Ansuya Properties Private Limited** 131, Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017 PAN No.:: AAxxxxxxIF,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
5	**Bluesnow Infratech Private Limited** 131, Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017 PAN No.:: AAxxxxxxEF,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
6	**Dailyview Projects Private Limited** 131, Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017 PAN No.:: AAxxxxxxDB,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
7	**Dailyview Properties Private Limited** 131, Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017 PAN No.:: AAxxxxxxBM,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
8	**Dhanasath Nirman Private Limited** 131, Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017 PAN No.:: AAxxxxxxBL,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
9	**Dhankamal Projects Private Limited** 131, Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017 PAN No.:: AAxxxxxxDD,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
10	**Forward Infrabuild Private Limited** 131, Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017 PAN No.:: AAxxxxxxIF,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
11	**Futuregrow Constructions Private Limited** 131, Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017 PAN No.:: AAxxxxxxGG,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
12	**Futuregrow Properties Private Limited** 131, Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017 PAN No.:: AAxxxxxxIB,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
13	**Gopika Infratech Private Limited** 131, Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017 PAN No.:: AAxxxxxxKG,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
14	**Kailashpuram Infratech Private Limited** 131, Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017 PAN No.:: AAxxxxxxSB,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

15	**Kailashdham Realtors Private Limited** 131, Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017 PAN No.:: AAxxxxx1G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
16	**Linklife Realities Private Limited** 131, Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017 PAN No.:: AAxxxxx1C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
17	**Livewire Infrabuild Private Limited** 131, Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017 PAN No.:: AAxxxxx7F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
18	**Allworth Builders LLp** 111, Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016 PAN No.:: ABxxxxx3N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
19	**Vartaman Builders LLP** 111, Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016 PAN No.:: AAxxxxx44A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
20	**Kuvar Developers LLP** 111, Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016 PAN No.:: AAxxxxx3P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
21	**Lakshit Developers LLP** 111, Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016 PAN No.:: AAxxxxx1Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**Mr Tankeshwar Upadhyay (Presentant)** Son of Late Avesh Behari Upadhyay 4, Tallala Lane, Entally, P.O:- Entally, P.S:- Entally, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700014, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: ABxxxxxx5A,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Aaniya Infratech Private Limited (as Representative), Akshervani Nirman Private Limited (as Representative), Acron Constructions Private Limited (as Representative), Anusya Properties Private Limited (as Representative), Blueshow Infratech Private Limited (as Representative), Dailyview Projects Private Limited (as Representative), Dailyview Properties Private Limited (as Representative), Dhanasath Nirman Private Limited (as Representative), Dhankamal Projects Private Limited (as Representative), Forward Infrabuild Private Limited (as Representative), Futuregrow Constructions Private Limited (as Representative), Futuregrow Properties Private Limited (as Representative), Gopika Infratech Private Limited (as Representative), Kailashdham Infratech Private Limited (as Representative), Kailashdham Realtors Private Limited (as Representative), Linklife Realities Private Limited (as Representative), Livewire Infrabuild Private Limited (as Representative), Allworth Builders LLp (as Representative), Vartaman Builders LLP (as Representative), Kuvar Developers LLP (as Representative), Lakshit Developers LLP (as Representative)
2	**Mr Rajesh Jhunjhunwala** Son of Mr Kedarnath Jhunjhunwala 111, Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxx5Q,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Homebury Developers LLP (as Representative)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Jayprakash Agarwal Son of Mr. Hari Prasad Agarwal 51/5, Rabindra Sarani, P.O:- Uluberia, P.S:- Uluberia, District:-Howrah, West Bengal, India, PIN - 711314			

Presentor Of Mr Tarkeshwar Upadhyay , Mr Rajesh Jhunjhunwala

Transfer of property for L1

Sl.No.	From	To. with area (Name-Area)
1	Homebuy Developers LLP	Aastya Infratech Private Limited-0.730952 Dec,Akshaivani Nirman Private Limited-0.730952 Dec,Anisun Constructions Private Limited-0.730952 Dec,Anauya Properties Private Limited-0.730952 Dec,Bluemoon Infratech Private Limited-0.730952 Dec,Dailyview Projects Private Limited-0.730952 Dec,Dailyview Properties Private Limited-0.730952 Dec,Dhaneesh Nirman Private Limited-0.730952 Dec,Dhanlakshmi Projects Private Limited-0.730952 Dec,Forward Infrabuild Private Limited-0.730952 Dec,Futuregrow Constructions Private Limited-0.730952 Dec,Futuregrow Properties Private Limited-0.730952 Dec,Gagika Infratech Private Limited-0.730952 Dec,Kailashchum Infratech Private Limited-0.730952 Dec,Kailashdham Realtors Private Limited-0.730952 Dec,Linkfit Realtors Private Limited-0.730952 Dec,Liveeks Infrabuild Private Limited-0.730952 Dec,Alworth Builders LLP-0.730952 Dec,Vartaman Builders LLP-0.730952 Dec,Kuvar Developers LLP-0.730952 Dec,Lakshit Developers LLP-0.730952 Dec

Transfer of property for S1

Sl.No.	From	To. with area (Name-Area)
1	Homebuy Developers LLP	Aastya Infratech Private Limited-47.61904762 Sq Ft,Akshaivani Nirman Private Limited-47.61904762 Sq Ft,Anisun Constructions Private Limited-47.61904762 Sq Ft,Anauya Properties Private Limited-47.61904762 Sq Ft,Bluemoon Infratech Private Limited-47.61904762 Sq Ft,Dailyview Projects Private Limited-47.61904762 Sq Ft,Dailyview Properties Private Limited-47.61904762 Sq Ft,Dhaneesh Nirman Private Limited-47.61904762 Sq Ft,Dhanlakshmi Projects Private Limited-47.61904762 Sq Ft,Forward Infrabuild Private Limited-47.61904762 Sq Ft,Futuregrow Constructions Private Limited-47.61904762 Sq Ft,Futuregrow Properties Private Limited-47.61904762 Sq Ft,Gagika Infratech Private Limited-47.61904762 Sq Ft,Kailashchum Infratech Private Limited-47.61904762 Sq Ft,Kailashdham Realtors Private Limited-47.61904762 Sq Ft,Linkfit Realtors Private Limited-47.61904762 Sq Ft,Liveeks Infrabuild Private Limited-47.61904762 Sq Ft,Alworth Builders LLP-47.61904762 Sq Ft,Vartaman Builders LLP-47.61904762 Sq Ft,Kuvar Developers LLP-47.61904762 Sq Ft,Lakshit Developers LLP-47.61904762 Sq Ft

Land Details as per Land Record

District: South 24-Parganas, P.S.- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Dr. B. C. Roy mart, Mouza: Elachi , JL No: 70, Pin Code : 700151

Sch. No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1312, LR Khatian No:- 3432	Owner:বেঙ্গল ল্যান্ড, ,Gurdian:নিরঞ্জন সিংহ, Address:No Classification:Vacant, Area:0.15000000 Acre,	Homebuy Developers LLP

Endorsement For Deed Number : I - 160501366 / 2021

On 15-03-2021

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 35,00,100/-

Barun Kumar Bhunia
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SONARPUR
South 24-Parganas, West Bengal

On 24-03-2021

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

Presented for registration at 20:30 hrs on 24-03-2021, at the Private residence by Mr Tarkeshwar Upadhyay ,-

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

Execution is admitted on 24-03-2021 by Mr Tarkeshwar Upadhyay, - Representative, Aanya Infratech Private Limited (Private Limited Company), 131, Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017; Representative, Akshanshi Nirman Private Limited (Private Limited Company), 131, Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017; Representative, Aeron Constructions Private Limited (Private Limited Company), 131, Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017; Representative, Ansuya Properties Private Limited (Private Limited Company), 131, Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017; Representative, Bhumnav Infratech Private Limited (Private Limited Company), 131, Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017; Representative, Dailyview Projects Private Limited (Private Limited Company), 131, Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017; Representative, Dailyview Properties Private Limited (Private Limited Company), 131, Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017; Representative, Dhanseth Nirman Private Limited (Private Limited Company), 131, Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017; Representative, Dhanlaxmi Projects Private Limited (Private Limited Company), 131, Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017; Representative, Forward [illegible] Private Limited (Private Limited Company), 131, Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017; Representative, Futuregrow Constructions Private Limited (Private Limited Company), 131, Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017; Representative, Futuregrow Properties Private Limited (Private Limited Company), 131, Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017; Representative, Godke Infratech Private Limited (Private Limited Company), 131, Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017; Representative, Kailashdham Infratech Private Limited (Private Limited Company), 131, Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017; Representative, Kalpadhum Realtors Private Limited (Private Limited Company), 131, Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017; Representative, Lovely Realtors Private Limited (Private Limited Company), 131, Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017; Representative, Livewire Infrabuild Private Limited (Private Limited Company), 131, Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017; Representative, Allworth Builders LLP (Private Limited Company), 111, Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016; Representative, Varaman Builders LLP (Private Limited Company), 111, Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016; Representative, Kuvar Developers LLP (Private Limited Company), 111, Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016; Representative, Lakshit Developers LLP (Private Limited Company), 111, Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016

Executed by Mr Jaiprakash Agarwal, , , Son of Mr Hari Prasad Agarwal, 5 th, Rabindra Sarani, P.O: Liluah, Thana: Liluah, , Howrah, WEST BENGAL, India, PIN - 711204, by caste Hindu, by profession Private Service

Execution is admitted on 08-03-2021 by Mr Rajesh Jhunjhunwala, , Representative, Homebuyy Developers LLP (Private Limited Company), 111, Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District-Kolkata, West Bengal, India, PIN - 700016

Identified by Mr Jayprakash Agarwal, , , Son of Mr Hari Prasad Agarwal, 51/B, Rabindra Sarani, P.O: Liluah, Thana: Liluah, , HOWRAH, WEST BENGAL, India, PIN - 711204, by caste Hindu, by profession Private Service

Ratan Kumar Bhunia
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SONARPUR
South 24-Parganas, West Bengal

On 08-03-2021

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 96,700/- (A(1) = Rs 95,691/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/- , by online = Rs 96,700/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 23/02/2021 8:30PM with Govt. Ref. No: 192020210033340491 on 23-02-2021, Amount Rs: 88,390/-, Bank: State Bank of India (SBIN0000001), Ref. No. 1KBAZRCIE7 on 25-02-2021, Head of Account 0030-03-104-001-16
Online on 08/03/2021 7:45PM with Govt. Ref. No: 192020210341758431 on 08-03-2021, Amount Rs: 7,312/-, Bank: State Bank of India (SBIN0000001), Ref. No. 1K06AC2K28 on 08-03-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,74,168/- and Stamp Duty paid by Stamp Rs 100/- , by online = Rs 5,74,168/-

Description of Stamp

1. Stamp, Type: Impressed, Serial no 057409, Amount: Rs.100/- , Date of Purchase: 19/01/2021, Vendor name: Soumitra Chanda

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 23/02/2021 8:30PM with Govt. Ref. No: 192020210033340491 on 23-02-2021, Amount Rs: 5,38,283/-, Bank: State Bank of India (SBIN0000001), Ref. No. 1KBAZRCIE7 on 25-02-2021, Head of Account 0030-02-103-003-02

Online on 08/03/2021 7:45PM with Govt. Ref. No: 192020210341758431 on 08-03-2021, Amount Rs: 43,875/-, Bank: State Bank of India (SBIN0000001), Ref. No. 1K06AC2K28 on 08-03-2021, Head of Account 0030-02-103-003-02

Ratan Kumar Bhunia
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SONARPUR
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1608-2021, Page from 61216 to 61284

being No 160801966 for the year 2021.

Digitally signed by BARUN KUMAR BHUNIA
Date: 2021.04.12 12:32:36 +05:30
Reason: Digital Signing of Deed

(Barun Kumar Bhunia) 2021/04/12 12:32:36 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SONARPUR
West Bengal.

(This document is digitally signed.)