

10/10/2022

THE REGISTRAR  
OF ASSURANCE  
KOLKATA



ADDITIONAL REGISTRAR  
OF ASSURANCE, KOLKATA  
22 OCT 2022

1551, being Deed No. 10051 for the year 2012, (17) Deed of Conveyance dated 19<sup>th</sup> October, 2012, registered in the Office of the Additional Registrar of Assurance I, Kolkata, in Book No. I, CD Volume No. 21, Pages 1446 to 1474, being Deed No. 10047 for the year 2012, (18) Deed of Conveyance dated 19<sup>th</sup> October, 2012, registered in the Office of the Additional Registrar of Assurance I, Kolkata, in Book No. I, CD Volume No. 21, Pages 1712 to 1739, being Deed No. 10059 for the year 2012, (19) Deed of Conveyance dated 19<sup>th</sup> October, 2012, registered in the Office of the Additional Registrar of Assurance I, Kolkata, in Book No. I, CD Volume No. 21, Pages 1552 to 1580, being Deed No. 10052 for the year 2012 and (20) Deed of Conveyance dated 19<sup>th</sup> October, 2012, registered in the Office of the Additional Registrar of Assurance I, Kolkata, in Book No. I, CD Volume No. 21, Pages 1971 to 1999, being Deed No. 10069 for the year 2012.

- 5.1.2 **Mutation by Vendor Nos. 3.1 to 3.39:** The Vendor Nos. 3.1 to 3.39 got their names mutated in respect of the First Part Of Said Property in the records of the Block Land and Land Reforms Office at Behala, South 24 Parganas.
- 5.1.3 **Ownership of First Part Of Said Property:** In the abovementioned circumstances, the Vendor Nos. 3.1 to 3.39 became the joint and absolute owners of the First Part Of Said Property.
- 5.1.4 **Purchase of Second Part Of Said Property:** By virtue of 23 (twenty three) separate registered Deeds of Conveyances, details whereof are mentioned below (collectively **Said Conveyance Deeds Of Second Part Of Said Property**), the Vendors Nos. 3.40 to 3.43 jointly purchased land measuring approximately **359.007** (three hundred and fifty nine point zero zero seven) *cottah* [equivalent to **593.4** (five hundred and ninety three point four) decimal], comprised in various Dag Nos. at *Mouza* Hanspukuria, South 24 Parganas, being a portion of the Said Property and morefully described in **Part II** of the **1<sup>st</sup> Schedule** below (**Second Part Of Said Property**). The details of the Said Conveyance Deeds Of Second Part Of Said Property, by virtue of which the Vendors No. 3.40 to 3.43 jointly purchased the Second Part Of Said Property, described in **Part II** of the **1<sup>st</sup> Schedule** below, are as follows:

(1) Deed of Conveyance dated 11<sup>th</sup> January, 2012, registered in the Office of the Additional Registrar of Assurance I, Kolkata, in Book No. I, CD Volume No. 1, Pages 7298 to 7316, being Deed No. 00349 for the year 2012, (2) Deed of Conveyance dated 11<sup>th</sup> January, 2012, registered in the Office of the Additional Registrar of Assurance I, Kolkata, in Book No. I, CD Volume No. 1, Pages 7280 to 7297, being Deed No. 00348 for the year 2012, (3) Deed of Conveyance dated 11<sup>th</sup> January, 2012, registered in the Office of the Additional Registrar of Assurance I, Kolkata, in Book No. I, CD Volume No. 1, Pages 7242 to 7259, being Deed No. 00346 for the year 2012, (4) Deed of Conveyance dated 11<sup>th</sup> January, 2012, registered in the Office of the Additional Registrar of Assurance I, Kolkata, in Book No. I, CD Volume No. 1, Pages 7224 to 7241, being Deed No. 00345 for the year 2012, (5) Deed of Conveyance dated 11<sup>th</sup> January, 2012, registered in the Office of the Additional Registrar of Assurance I, Kolkata, in Book No. I, CD Volume No. 1, Pages 7413 to 7430, being Deed No. 00354 for the year 2012, (6) Deed of Conveyance dated 11<sup>th</sup> January, 2012, registered in the Office of the Additional Registrar of Assurance I, Kolkata, in Book No. I, CD Volume No. 1, Pages 7375 to 7392, being Deed No. 00352 for the year 2012, (7) Deed of Conveyance dated 29<sup>th</sup> February, 2012, registered in the Office of the Additional Registrar of Assurance I, Kolkata, in Book No. I, CD Volume No. 4, Pages 8583 to 8600, being Deed No. 01778 for the year 2012, (8) Deed of Conveyance dated 11<sup>th</sup> January, 2012, registered in the Office of the Additional Registrar of Assurance I, Kolkata, in Book No. I, CD Volume No. 1, Pages 6945 to 6964, being Deed No. 00330 for the year 2012, (9) Deed of Conveyance dated

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THE ASSURANCE ACT, 1939

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11<sup>th</sup> January, 2012, registered in the Office of the Additional Registrar of Assurance I, Kolkata, in Book No. I, CD Volume No. 1, Pages 7471 to 7490, being Deed No. 00357 for the year 2012, (10) Deed of Conveyance dated 11<sup>th</sup> January, 2012, registered in the Office of the Additional Registrar of Assurance I, Kolkata, in Book No. I, CD Volume No. 1, Pages 7393 to 7412, being Deed No. 00353 for the year 2012, (11) Deed of Conveyance dated 11<sup>th</sup> January, 2012, registered in the Office of the Additional Registrar of Assurance I, Kolkata, in Book No. I, CD Volume No. 1, Pages 7260 to 7279, being Deed No. 00347 for the year 2012, (12) Deed of Conveyance dated 11<sup>th</sup> January, 2012, registered in the Office of the Additional Registrar of Assurance I, Kolkata, in Book No. I, CD Volume No. 1, Pages 7052 to 7071, being Deed No. 00336 for the year 2012, (13) Deed of Conveyance dated 11<sup>th</sup> January, 2012, registered in the Office of the Additional Registrar of Assurance I, Kolkata, in Book No. I, CD Volume No. 1, Pages 7016 to 7033, being Deed No. 00334 for the year 2012, (14) Deed of Conveyance dated 11<sup>th</sup> January, 2012, registered in the Office of the Additional Registrar of Assurance I, Kolkata, in Book No. I, CD Volume No. 1, Pages 7431 to 7450, being Deed No. 00355 for the year 2012, (15) Deed of Conveyance dated 11<sup>th</sup> January, 2012, registered in the Office of the Additional Registrar of Assurance I, Kolkata, in Book No. I, CD Volume No. 1, Pages 7034 to 7051, being Deed No. 00335 for the year 2012, (16) Deed of Conveyance dated 11<sup>th</sup> January, 2012, registered in the Office of the Additional Registrar of Assurance I, Kolkata, in Book No. I, CD Volume No. 1, Pages 6965 to 6982, being Deed No. 00331 for the year 2012, (17) Deed of Conveyance dated 11<sup>th</sup> January, 2012, registered in the Office of the Additional Registrar of Assurance I, Kolkata, in Book No. I, CD Volume No. 1, Pages 7451 to 7470, being Deed No. 00356 for the year 2012, (18) Deed of Conveyance dated 11<sup>th</sup> January, 2012, registered in the Office of the Additional Registrar of Assurance I, Kolkata, in Book No. I, CD Volume No. 1, Pages 7104 to 7121, being Deed No. 00339 for the year 2012, (19) Deed of Conveyance dated 11<sup>th</sup> January, 2012, registered in the Office of the Additional Registrar of Assurance I, Kolkata, in Book No. I, CD Volume No. 1, Pages 6983 to 7001, being Deed No. 00332 for the year 2012, (20) Deed of Conveyance dated 11<sup>th</sup> January, 2012, registered in the Office of the Additional Registrar of Assurance I, Kolkata, in Book No. I, CD Volume No. 1, Pages 7002 to 7015, being Deed No. 00333 for the year 2012, (21) Deed of Conveyance dated 11<sup>th</sup> January, 2012, registered in the Office of the Additional Registrar of Assurance I, Kolkata, in Book No. I, CD Volume No. 1, Pages 7090 to 7103, being Deed No. 00338 for the year 2012, (22) Deed of Conveyance dated 11<sup>th</sup> January, 2012, registered in the Office of the Additional Registrar of Assurance I, Kolkata, in Book No. I, CD Volume No. 1, Pages 7357 to 7374, being Deed No. 00351 for the year 2012 and (23) Deed of Conveyance dated 11<sup>th</sup> January, 2012, registered in the Office of the Additional Registrar of Assurance I, Kolkata, in Book No. I, CD Volume No. 1, Pages 7072 to 7089, being Deed No. 00337 for the year 2012.

- 5.1.5 **Mutation by Vendor Nos. 3.40 to 3.43:** The Vendors Nos. 3.40 to 3.43 got their names mutated in respect of the Second Part Of Said Property in the records of the Block Land and Land Reforms Office at Behala, South 24 Parganas.
- 5.1.6 **Ownership of Second Part Of Said Property:** In the abovementioned circumstances, the Vendor Nos. 3.40 to 3.43 became the joint and absolute owners of the Second Part Of Said Property.
- 5.1.7 **Purchase of Third Part Of Said Property:** By virtue of (1) the Deed of Conveyance dated 5<sup>th</sup> May, 2012, registered in the Office of the Additional Registrar of Assurance I, Kolkata, in Book No. I, CD Volume No. 9, Pages 7432 to 7445, being Deed No. 04095 for the year 2012 and (2) the Deed of Declaration dated 5<sup>th</sup> May, 2012, registered in the Office of the Additional Registrar of Assurance I, Kolkata, in Book No. I, CD Volume



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No. 9, Pages 7418 to 7431, being Deed No. 04094 for the year 2012 (collectively **Said Deeds Of Third Part Of Said Property**), the Vendors Nos. 3.44 to 3.46 jointly purchased land measuring approximately **21.78** (twenty one point seven eight) *cottah* [equivalent to **36** (thirty six) decimal], comprised in R.S. *Dag* No. 486 corresponding L.R. *Dag* No. 678, at *Mouza* Hanspukuria, South 24 Parganas, being a portion of the Said Property and morefully described in **Part III** of the **1<sup>st</sup> Schedule** below (**Third Part Of Said Property**).

- 5.1.8 **Mutation by Vendor Nos. 3.44 to 3.46:** The Vendors Nos. 3.44 to 3.46 got their names mutated in respect of the Third Part Of Said Property in the records of the Block Land and Land Reforms Office at Behala, South 24 Parganas.
- 5.1.9 **Ownership of Third Part Of Said Property:** In the abovementioned circumstances, the Vendor Nos. 3.44 to 3.46 became the joint and absolute owners of the Third Part Of Said Property.
- 5.1.10 **Assessment and Mutation of Said Property in KMC:** The Vendors caused the entire pieces and parcels of land comprised in the Said Property, described in the 2<sup>nd</sup> Schedule below, to be assessed as one single premises numbered as Municipal Premises No. 94, Diamond Harbour Road, Kolkata 700104 within the limits of KMC and mutated their names as owners thereof in the records of the KMC.
- 5.1.11 **Absolute Ownership of Vendors:** In the circumstances aforesaid, the Vendors became the joint and absolute owners of the Said Property, being the subject matter of this Conveyance.
- 5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendors represent and warrant to and covenant with the Purchasers regarding encumbrances as follows:
- 5.2.1 **No Acquisition/Requisition:** The Vendors have not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declare that the Said Property is not affected by any scheme of the Municipal Authority or Government or any Statutory Body.
- 5.2.2 **No Excess Land:** The Vendors do not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955 and the West Bengal Estates Acquisition Act, 1953.
- 5.2.3 **No Encumbrance by Act of Vendors:** The Vendors have not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.
- 5.2.4 **Vendors have Authority:** There is no embargo on the Vendors from dealing with the Said Property and/or transferring and/or alienating the same in any manner whatsoever and the Vendors have good right, full power, absolute authority and indefeasible title to enter into this Conveyance.
- 5.2.5 **No Right of Pre-emption:** No person or persons whatsoever have/had/has any right of pre-emption over and in respect of the Said Property or any part thereof.

2022/10/02

THE GOVERNMENT OF WEST BENGAL

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ADDITIONAL REGISTRAR  
OF LAND REVENUE OFFICES I, KOLKATA  
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- 5.2.6 **No Express or Implied Mortgage:** Neither the title deeds nor any other documents in respect of the Said Property or any part thereof have been deposited in favour of any party or person with the intention of creating an equitable mortgage or as security for performance of any act or payment of any money or otherwise. Further, the Said Property is not affected by or subject to any personal or collateral guarantee for securing any financial accommodation.
- 5.2.7 **No Previous Agreement:** Save and except for the Said Sale Agreement dated 29<sup>th</sup> January, 2022, the Vendors have not dealt with the Said Property in any manner nor created any right, title or interest therein in favour of any third party in any manner whatsoever or howsoever and has not entered into or been party to any agreement of any nature whatsoever including but not limited to agreement for sale, transfer, lease, development etc. in respect of the Said Property.
- 5.2.8 **No Bar by Court Order or Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Vendors from selling, transferring and/or alienating the Said Property or any part thereof.
- 5.2.9 **No Boundary Dispute:** There is no manner of boundary dispute in respect of the Said Property.
- 5.2.10 **Status of Possession:** The Said Property is in the *khas*, vacant, peaceful, physical and absolute possession of the Vendors and no third party or parties have or had or has ever claimed or acquired any manner of right, title or interest over or in respect of any part or portion of the Said Property, by way of adverse possession or otherwise.
- 5.2.11 **Free From All Encumbrances:** The Said Property is free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debutter*, *wakf*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendors or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendors or the Vendors' predecessors-in-title and the title of the Vendors to the Said Property is free, clear and marketable.
- 5.3 **Sale Agreement between Parties:** By an Agreement for Sale dated 29<sup>th</sup> January, 2022, registered in the Office of the Additional Registrar of Assurance I, Kolkata, in Book No. I, Volume No. 1901-2022, at Pages 63769 to 64104, being Deed No. 190100907 for the year 2022 (**Said Sale Agreement**), the Vendors agreed to sell and the Purchasers agreed to purchase the Said Property on the terms and conditions mentioned in the Said Sale Agreement.
- 5.4 **Said Building Plan:** The Vendors have obtained a sanction plan from the KMC bearing Building Permit No. 2022160242 dated 25<sup>th</sup> August, 2022 (**Said Building Plan**) for the construction of first phase of a residential and/or residential cum commercial complex (**Said Complex**) on the Said Property and the Said Building Plan is valid and subsisting. It is clarified that the expression Said Building Plan wherever used in this Conveyance shall, wherever the context so requires, include all alterations/modifications made thereto.





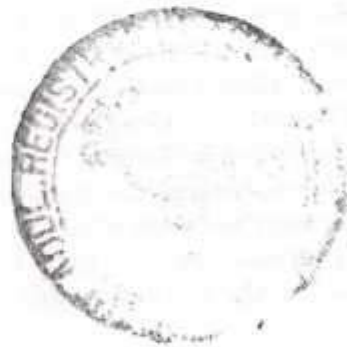
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ADDITIONAL REGISTRAR  
COMPANIES-I, KOLKATA  
2 OCT 2022

## 6. Basic Understanding:

- 6.1 **Agreement to Sell and Purchase:** Pursuant to the Said Sale Agreement dated 29<sup>th</sup> January, 2022 executed between the Parties and based on the representations, warranties and covenants mentioned in Clause 5 and its sub-clauses above (collectively **Representations**), the Purchasers have agreed to purchase, in joint and equal share, the Said Property from the Vendors, free from all encumbrances.

## 7. Transfer

- 7.1 **Hereby Made:** The Vendors, in pursuance of the Said Sale Agreement dated 29<sup>th</sup> January, 2022, hereby sell, convey and transfer to the Purchasers, in joint and equal share, the entirety of their right, title and interest of whatsoever or howsoever nature in the Said Property described in the **2<sup>nd</sup> Schedule** below, being land measuring approximately **665.055** (six hundred sixty five point zero five five) *cottah* [equivalent to **1099.2644** (one thousand ninety nine point two six four four) decimal, more or less, and further equivalent to **44485.6975** (forty four thousand four hundred eighty five point six nine seven five) square meter, more or less] **together with** all structures standing thereon collectively measuring **5000** (five thousand) square feet, more or less, situate, lying at and being Municipal Premises No. 94, Diamond Harbour Road, Kolkata 700104, Police Station Thakurpukur (formerly Behala), within Ward No. 144 of the KMC and comprised in R.S. *Dag* Nos. 455, 461, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 493, 494, 471/459, 496/771 & 496/772, corresponding to L.R. *Dag* Nos. 646, 651, 653, 654, 655, 657, 658, 659, 660, 661, 662, 663, 665, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 684, 685, 656, 689 & 691, respectively, recorded in L.R. Khatian Nos. 3044, 3045, 3046, 3047, 3041, 3040, 3042, 3072, 3073, 3074, 3076, 3077, 3078, 3079, 3080, 3081, 3082, 3083, 3084, 3085, 3086, 3087, 3088, 3089, 3090, 3091, 3092, 3093, 3094, 3095, 3096, 3097, 3098, 3099, 3100, 3101, 3103, 3104, 3105, 3106, 3107, 3108, 3109, 3110, 3111 and 3112, *Mouza* Hanspukuria, J.L. No. 20, Sub-Registration District Behala, District South 24 Parganas, West Bengal, delineated on the **Plan** attached hereto and bordered in colour **Red** thereon **and together with** the benefit of the Said Building Plan (defined in Clause 5.4 above) and the benefit of all other sanctions, permissions and clearances obtained for and in connection with the development of the Said Property **and also together with** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Said Property and appurtenances and inheritances for access and user thereof.
- 7.2 **Consideration:** The aforesaid transfer is being made in consideration of a sum of Rs. 69,00,00,000/- (Rupees sixty nine crore) (**Total Consideration**).
- 7.3 **Advance:** At or before the execution of this Conveyance, the Purchasers have paid to the Vendors a sum of Rs. 57,00,00,000/- (Rupees fifty seven crore) as advance and/or part payment of the Total Consideration (**Advance**), receipt of which the Vendors hereby as well as by the Receipt hereunder written, admit and acknowledge.
- 7.4 **Payment of Balance Consideration Amount:** The balance payment of the Total Consideration, being a sum of Rs. 12,00,00,000/- (Rupees twelve crore) (**Balance Consideration Amount**), shall be paid by the Purchasers to the Vendors on 31<sup>st</sup> December, 2022 or upon obtaining sanction of the building plan in respect of the second phase of the Said Complex from the KMC, whichever is earlier. In case the Purchasers fail, neglect or default in payment of the Balance Consideration Amount within the period mentioned in this Clause 7.4, then and in such event, the Purchasers shall pay to the



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Vendors interest @ 9% (nine percent) per annum or part thereof for the entire period of delay, which shall be computed from the date the Balance Consideration Amount became payable till the date of actual payment.

- 7.5 **Consideration Details:** In regard to the payment of the Balance Consideration Amount it has been agreed that (1) the Purchasers shall make payment of the entirety of the Balance Consideration Amount directly in the respective bank accounts of the Vendors, the respective bank account numbers of the Vendors being specified in **Annexure "A"** annexed to this Conveyance and (2) The Rajat Group Purchasers, the Eden Group Purchasers and the Evergreen Group Purchasers shall, in equal proportion, pay to the Vendors the Balance Consideration Amount in accordance with the Payment Break-Up Schedule annexed to this Conveyance and marked as **Annexure "B" (Payment Break-Up Schedule)**. Only for convenience in making payment of the Total Consideration to the Vendors in terms of the Payment Break-Up Schedule, the Rajat Group Purchasers have selected Argent Buildwell Private Limited (being the Purchaser No. 3.47 herein) to make their group's share of payments to the Vendors on behalf of all Rajat Group Purchasers. Similarly, the Eden Group Purchasers have selected Arul Estates Private Limited (being the Purchaser No. 3.78 herein) to make their group's share of payments to the Vendors on behalf of all Eden Group Purchasers and the Evergreen Group Purchasers have selected one of their group company(ies) to make their group's share of payments to the Vendors on behalf of all Evergreen Group Purchasers. It is however clarified that notwithstanding the modality of payments as mentioned hereinabove, all Rajat Group Purchasers, Eden Group Purchasers and Evergreen Group Purchasers have acquired and/or have joint and equal share in the Said Property.

## 8. Terms of Transfer

8.1 **Salient Terms:** The transfer being effected by this Conveyance is:

8.1.1 **Sale:** a sale within the meaning of the Transfer of Property Act, 1882.

8.1.2 **Absolute:** absolute, irreversible and perpetual.

8.1.3 **Free from Encumbrances:** the Said Property is free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lispendens*, uses, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions and liabilities whatsoever or howsoever made or suffered by the Vendors or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendors or the Vendors' predecessors-in-title and the title of the Vendors to the Said Property is free, clear and marketable.

8.1.4 **Together with All Other Appurtenances:** together with all other rights the Vendors have in the Said Property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property and further together with all rights and benefits of the Vendors in the Said Building Plan.

8.2 **Subject to:** The transfer being effected by this Conveyance is subject to:

8.2.1 **Indemnification by Vendors:** express indemnification by the Vendors about their authority to sell the Said Property and this Conveyance is being accepted by the

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- Purchasers on such express indemnification, which if found defective at any time, the Vendors shall, at all times hereafter, at their costs, expenses, risk and responsibility, forthwith take all necessary steps to remove and/or rectify them. To this effect, the Vendors hereby covenant that the Vendors or any person claiming under the Vendors in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Purchasers and/or the Purchasers' successors-in-interest and assigns, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the Purchasers and/or the Purchasers' successors-in-interest and assigns by reason of the aforesaid.
- 8.2.2 **Transfer of Property Act:** all obligations and duties of vendor and vendee as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.
- 8.3 **Delivery of Possession:** The Vendors have handed over physical possession of the Said Property to the Purchasers.
- 8.4 **Holding Possession:** The Vendors hereby covenant that the Purchasers shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchasers, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendors.
- 8.5 **Outgoings:** All statutory and municipal revenue, cess, taxes, surcharge, outgoings and levies of or on the Said Property, relating to the period till the date of the Said Sale Agreement dated 29<sup>th</sup> January, 2022, whether demanded or not, shall be borne, paid and discharged by the Vendors and thereafter the same shall be borne and paid by the Purchasers.
- 8.6 **No Objection to Mutation:** The Vendors declare that the Purchasers are fully entitled to mutate their name in all public and statutory records and the Vendors hereby expressly (1) consent to the same and (2) appoint the Purchasers as the constituted attorney of the Vendors and empower and authorize the Purchasers to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendors undertake to cooperate with the Purchasers in all respect to cause mutation of the Said Property in the name of the Purchasers and in this regard shall sign all documents and papers as required by the Purchasers.
- 8.7 **Release of Mortgage:** The Parties hereby record and confirm that the charge/mortgage of the Said Property created in favour of Purchasers as mentioned in Clause 13.1 and 13.2 above of the Said Sale Agreement has been absolutely released in favour of the Purchasers.
- 8.8 **Further Acts:** The Vendors hereby covenant that the Vendors or any person claiming under them, shall and will from time to time and at all times hereafter, upon every request and at the cost of the Purchasers and/or its successors-in-interest and assigns, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Property.

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**(1<sup>st</sup> Schedule)****First Part Of Said Property  
(Part I)**

Land measuring **469.8642** (four hundred sixty nine point eight six four two) decimal, more or less, [equivalent to **284.2678** (two hundred and eighty four point two six seven eight) *cottah*, more or less], comprised in R.S. *Dag* Nos. 455, 463, 464, 469, 470, 471, 472, 481, 482, 485, 487, 488, 489, 493, 494, 471/459, 496/771 & 496/772, corresponding L.R. *Dag* Nos. 646, 653, 654, 660, 661, 662, 663, 673, 674, 677, 679, 680, 681, 684, 685, 656, 689 & 691, at *Mouza* Hanspukuria, JL No. 20, Sub-Registration District Behala, District South 24 Parganas.

**Second Part Of Said Property  
(Part II)**

Land measuring **593.4** (five hundred and ninety three point four) decimal, more or less, [equivalent to **359.007** (three hundred and fifty nine point zero zero seven) *cottah*, more or less], comprised in R.S. *Dag* Nos. 461, 463, 464, 465, 466, 467, 468, 469, 470, 473, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484 & 471/459 corresponding L.R. *Dag* Nos. 651, 653, 654, 655, 657, 658, 659, 660, 661, 665, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676 & 656, at *Mouza* Hanspukuria, JL No. 20, Sub-Registration District Behala, District South 24 Parganas.

**Third Part Of Said Property  
(Part III)**

Land measuring **36** (thirty six) decimal, more or less, [equivalent to **21.78** (twenty one point seven eight) *cottah*, more or less], comprised in R.S. *Dag* No. 486 corresponding L.R. *Dag* No. 678 at *Mouza* Hanspukuria, JL No. 20, District Behala, District South 24 Parganas.

**2<sup>nd</sup> Schedule  
(Said Property)****[Subject matter of Conveyance]**

Land measuring approximately **665.055** (six hundred sixty five point zero five five) *cottah* [equivalent to **1099.2644** (one thousand ninety nine point two six four four) decimal, more or less, and further equivalent to **44485.6975** (forty four thousand four hundred eighty five point six nine seven five) square meter, more or less] **together with** all structures (residential, with hatched roof and cemented floor) standing thereon collectively measuring **5000** (five thousand) square feet, more or less, situate, lying at and being Municipal Premises No. 94, Diamond Harbour Road, Kolkata 700104, Police Station Thakurpukur (formerly Behala), within Ward No. 144 of the Kolkata Municipal Corporation (KMC) and comprised in R.S. *Dag* Nos. 455, 461, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 493, 494, 471/459, 496/771 & 496/772, corresponding to L.R. *Dag* Nos. 646, 651, 653, 654, 655, 657, 658, 659, 660, 661, 662, 663, 665, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 684, 685, 656, 689 & 691, respectively, recorded in L.R. Khatian Nos. 3044, 3045, 3046, 3047, 3041, 3040, 3042, 3072, 3073, 3074, 3076, 3077, 3078, 3079, 3080, 3081, 3082, 3083, 3084, 3085, 3086, 3087, 3088, 3089, 3090, 3091, 3092, 3093, 3094, 3095, 3096, 3097, 3098, 3099, 3100, 3101, 3103, 3104, 3105, 3106, 3107, 3108, 3109, 3110, 3111 and 3112, *Mouza* Hanspukuria, J.L. No. 20, Sub-Registration District Behala, District South 24 Parganas, West Bengal, delineated in colour **Red** boundary line on the **Plan** annexed hereto and butted and bounded as follows:



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- On the North** : R.S. Dag Nos. 455, 460, 462, 461  
**On the East** : R.S. Dag Nos. 455(p), 779, 473(P), 475(P), 481(P), 487(P)  
**On the South** : Mouza- Sarmesthachak & R. S. Dag Nos. 1,2,13,14,163,165, 23  
**On the West** : R.S. Dag Nos. 402, 403, 404, 405, 406, 407, 409

**And together with** the benefit of the Said Building Plan (defined in Clause 5.4 above) and the benefit of all other sanctions, permissions and clearances obtained for and in connection with the development of the Said Property **and also together with** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Said Property and appurtenances and inheritances for access and user thereof.

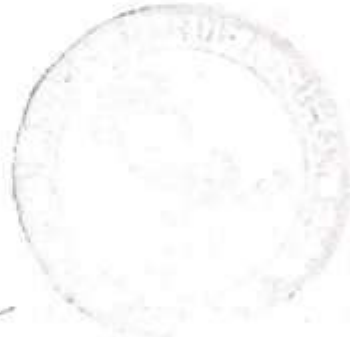
In regard to the Said Property it is clarified that (1) The Said Property is not located on Diamond Harbour Road and is not within Ward Nos. 119-121, 123-126, 128 and 130-132 and (2) the Said Property includes a Water Body (*Doba*) measuring approximately 19.3875 (nineteen point three eight seven five) *Cottah* and land measuring approximately 645.6675 (six hundred forty five point six six seven five) *Cottah*.

It may be noted that the land classification and nature of the land recorded as '*Doba*' measuring approximately 19.3875 (nineteen point three eight seven five) *Cottah* will not be changed without the permission from the concerned authority and the said *Doba* land will be used as water body only.

The details of the Said Property are tabulated below:

Mouza	R.S./L.R. Dag Nos.	L.R. Khatian Nos.	Total Area in Dag (in decimal)	Area Sold in Dag (in Decimal)	Recorded Owners
Hanspukuria	455, 646	3072, 3073, 3074, 3076, 3077, 3078, 3079, 3080, 3081, 3082, 3083, 3084, 3085, 3086, 3087, 3088, 3089, 3090, 3091, 3092, 3093, 3094, 3095,	226	56.5	Vendor Nos. 3.1 to 3.39

11/10/22  
11/10/22



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2 OCT 2022

		3096, 3097, 3098, 3099, 3100, 3101, 3103, 3104, 3105, 3106, 3107, 3108, 3109, 3110, 3111, 3112			
Hanspukuria	461,651	3044, 3045, 3046, 3047	24	5	Vendor Nos. 3.40 to 3.43
Hanspukuria	463,653	3044, 3045, 3046, 3047, 3072, 3073, 3074, 3076, 3077, 3078, 3079, 3080, 3081, 3082, 3083, 3084, 3085, 3086, 3087, 3088, 3089, 3090, 3091, 3092, 3093, 3094, 3095, 3096, 3097, 3098, 3099, 3100, 3101,	16	16	Vendor Nos. 3.1 to 3.39 & Vendor Nos. 3.40 to 3.43



KEPALA DINAS  
DINAS KESEHATAN KOLAM  
2 OCT 2022

		3103, 3104, 3105, 3106, 3107, 3108, 3109, 3110, 3111, 3112			
Hanspukuria	464, 654	3044, 3045, 3046, 3047, 3072, 3073, 3074, 3076, 3077, 3078, 3079, 3080, 3081, 3082, 3083, 3084, 3085, 3086, 3087, 3088, 3089, 3090, 3091, 3092, 3093, 3094, 3095, 3096, 3097, 3098, 3099, 3100, 3101, 3103, 3104, 3105, 3106, 3107, 3108, 3109, 3110, 3111, 3112	28	28	Vendor Nos. 3.1 to 3.39 & Vendor Nos. 3.40 to 3.43

10/10/2022



*[Handwritten Signature]*  
REGISTRAR  
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Hanspukuria	465, 655	3044, 3045, 3046, 3047	28	28	Vendor Nos. 3.40 to 3.43
Hanspukuria	466,657	3044, 3045, 3046, 3047	33	33	Vendor Nos. 3.40 to 3.43
Hanspukuria	467,658	3044, 3045, 3046, 3047	32	32	Vendor Nos. 3.40 to 3.43
Hanspukuria	468,659	3044, 3045, 3046, 3047	36	36	Vendor Nos. 3.40 to 3.43
Hanspukuria	469,660	3044, 3045, 3046, 3047, 3072, 3073, 3074, 3076, 3077, 3078, 3079, 3080, 3081, 3082, 3083, 3084, 3085, 3086, 3087, 3088, 3089, 3090, 3091, 3092, 3093, 3094, 3095, 3096, 3097, 3098, 3099, 3100, 3101, 3103, 3104, 3105, 3106,	64	64	Vendor Nos. 3.1 to 3.39 & Vendor Nos. 3.40 to 3.43





*[Handwritten Signature]*  
REGISTRAR  
OF THE COURT OF SESSIONS, KOLKATA  
22 OCT 2022

		3107, 3108, 3109, 3110, 3111, 3112			
Hanspukuria	470, 661	3044, 3045, 3046, 3047, 3072, 3073, 3074, 3076, 3077, 3078, 3079, 3080, 3081, 3082, 3083, 3084, 3085, 3086, 3087, 3088, 3089, 3090, 3091, 3092, 3093, 3094, 3095, 3096, 3097, 3098, 3099, 3100, 3101, 3103, 3104, 3105, 3106, 3107, 3108, 3109, 3110, 3111, 3112	78	53.877	Vendor Nos. 3.1 to 3.39 & Vendor Nos. 3.40 to 3.43
Hanspukuria	471, 662	3072, 3073, 3074, 3076,	166	166.25	Vendor Nos. 3.1 to 3.39

NO.

DATE

BY

FOR

REMARKS

INITIALS

SIGNATURE

DESIGNATION

OFFICE

ADDRESS

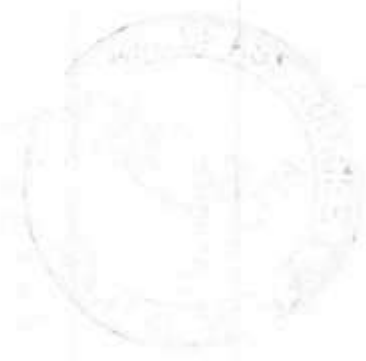
TELEPHONE

FAX

E-MAIL

MOBILE

OTHER

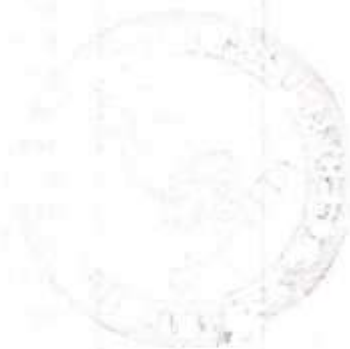


*[Handwritten Signature]*

ADDITIONAL REGISTRAR  
OF COMPANIES-I, KOLKATA  
22 OCT 2022

		3077, 3078, 3079, 3080, 3081, 3082, 3083, 3084, 3085, 3086, 3087, 3088, 3089, 3090, 3091, 3092, 3093, 3094, 3095, 3096, 3097, 3098, 3099, 3100, 3101, 3103, 3104, 3105, 3106, 3107, 3108, 3109, 3110, 3111, 3112			
Hanspukuria	472,663	3072, 3073, 3074, 3076, 3077, 3078, 3079, 3080, 3081, 3082, 3083, 3084, 3085, 3086, 3087, 3088, 3089, 3090,	20	16.085	Vendor Nos. 3.1 to 3.39

10/10/2022



*[Handwritten Signature]*  
ADDITIONAL REGISTRAR  
OF ASSESSMENT, KOLKATA  
2 OCT 2022

		3091, 3092, 3093, 3094, 3095, 3096, 3097, 3098, 3099, 3100, 3101, 3103, 3104, 3105, 3106, 3107, 3108, 3109, 3110, 3111, 3112			
Hanspukuria	473,665	3044, 3045, 3046, 3047	92	12	Vendor Nos. 3.40 to 3.43
Hanspukuria	475, 667	3044, 3045, 3046, 3047	114	5.5	Vendor Nos. 3.40 to 3.43
Hanspukuria	476, 668	3044, 3045, 3046, 3047	38	38	Vendor Nos. 3.40 to 3.43
Hanspukuria	477, 669	3044, 3045, 3046, 3047	24	24	Vendor Nos. 3.40 to 3.43
Hanspukuria	478, 670	3044, 3045, 3046, 3047	33	33	Vendor Nos. 3.40 to 3.43
Hanspukuria	479, 671	3044, 3045, 3046, 3047	9	9	Vendor Nos. 3.40 to 3.43
Hanspukuria	480, 672	3044, 3045, 3046, 3047	67	67.65	Vendor Nos. 3.40 to 3.43
Hanspukuria	481, 673	3072, 3073, 3074, 3076,	79	33.495	Vendor Nos. 3.1 to 3.39 & Vendor Nos. 3.40 to 3.43



ADDITIONAL REGISTRAR  
OF : ... KOLKATA  
22 OCT 2022

		3077, 3078, 3079, 3080, 3081, 3082, 3083, 3084, 3085, 3086, 3087, 3088, 3089, 3090, 3091, 3092, 3093, 3094, 3095, 3096, 3097, 3098, 3099, 3100, 3101, 3103, 3104, 3105, 3106, 3107, 3108, 3109, 3110, 3111, 3112, 3044, 3045, 3046, 3047			
Hanspukuria	482,674	3044, 3045, 3046, 3047, 3072, 3073, 3074, 3076, 3077, 3078, 3079, 3080, 3081, 3082,	73	26.712	Vendor Nos. 3.1 to 3.39 & Vendor Nos. 3.40 to 3.43



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ADDITIONAL REGISTRAR,  
OF ASSISTANT REGISTRAR,  
22 OCT 2022