Khatian No.978, (4) Bastu (Housing Complex) land measuring **21 decimals, more or less** comprised in **R. S. / L. R. Dag No. 4,** appertaining to **L. R. Khatian No.978, (5) Bastu (Housing Complex)** land measuring **20 decimals, more or less** comprised in **R. S. / L. R. Dag No. 5,** appertaining to **L. R. Khatian No.978, (6) Bastu (Housing Complex)** land measuring **49 decimals, more or less** comprised in **R. S. / L. R. Dag No. 10,** appertaining to **L. R. Khatian No.978, (7) Bastu (Housing Complex)** land measuring **22 decimals, more or less** comprised in **R. S. / L. R. Dag No. 11,** appertaining to **L. R. Khatian No.978, (8) Bastu (Housing Complex)** land measuring **17 decimals, more or less** comprised in **R. S. / L. R. Dag No. 12,** appertaining to **L. R. Khatian No.978** & **1559, (9) Bastu (Housing Complex)** land measuring **58 decimals, more or less** comprised in **R. S. / L. R. Dag No. 13,** appertaining to **L. R. Khatian No.978, (10) Bastu (Housing Complex)** land measuring **15 decimals, more or less** comprised in **R. S. / L. R. Dag No. 14,** appertaining to **L. R. Khatian No.978, (11) Bastu (Housing Complex)** land measuring **31 decimals, more or less** comprised in **R. S. / L. R. Dag No. 15,** appertaining to **L. R. Khatian No.978, (12) Bastu (Housing Complex)** land measuring **11 decimals, more or less** comprised in **R. S. / L. R. Dag No. 16,** appertaining to **L. R. Khatian No.978,(13) Bastu (Housing Complex)** land measuring **16 decimals, more or less** comprised in **R. S. / L. R. Dag No. 17,** appertaining to **L. R. Khatian No.978, (14) Bastu (Housing Complex)** land measuring **10 decimals, more or less** comprised in **R. S. / L. R. Dag No. 18,** appertaining to **L. R. Khatian No.978, (15) Bastu (Housing Complex)** land measuring **6 decimals, more or less** comprised in **R. S. / L. R. Dag No. 19,** appertaining to **L. R. Khatian No.978, (16) Bastu (Housing Complex)** land measuring **10 decimals, more or less** comprised in **R. S. / L. R. Dag No. 20,** appertaining to **L. R. Khatian No.978, (17) Bastu (Housing Complex)** land measuring **7 decimals, more or less** comprised in **R. S. / L. R. Dag No. 21,** appertaining to **L. R. Khatian No.978, (18) Bastu (Housing Complex)** land measuring **35 decimals, more or less** comprised in **R. S. / L. R. Dag No. 22,** appertaining to **L. R. Khatian No.978, (19) Bastu (Housing Complex)** land measuring **10 decimals, more or less** comprised in **R. S. / L. R. Dag No. 23,** appertaining to **L. R. Khatian No.978, (20) Bastu (Housing**

SEAL OF THE ADDL. REGISTRAR OF ASSURANCES

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

25 NOV 2021

Complex) land measuring **20 decimals, more or less** comprised in **R. S. / L. R. Dag No. 24,** appertaining to **L. R. Khatian No.978, (21) Bastu (Housing Complex)** land measuring **42 decimals, more or less** comprised in **R. S. / L. R. Dag No. 25,** appertaining to **L. R. Khatian No.978, (22) Bastu (Housing Complex)** land measuring **8 decimals, more or less** comprised in **R. S. / L. R. Dag No. 26,** appertaining to **L. R. Khatian No.978, (23) Bastu (Housing Complex)** land measuring **27 decimals, more or less** comprised in **R. S. / L. R. Dag No. 27,** appertaining to **L. R. Khatian No.978, (24) Bastu (Housing Complex)** land measuring **71 decimals, more or less** comprised in **R. S. / L. R. Dag No. 28,** appertaining to **L. R. Khatian No.978, (25) Bastu (Housing Complex)** land measuring **102 decimals, more or less** comprised in **R. S. / L. R. Dag No. 42,** appertaining to **L. R. Khatian No.978, (26) Bastu (Housing Complex)** land measuring **65.19 decimals, more or less** comprised in **R. S. / L. R. Dag No. 43,** appertaining to **L. R. Khatian No.978, (27) Bastu (Housing Complex)** land measuring **9 decimals, more or less** comprised in **R. S. / L. R. Dag No. 44,** appertaining to **L. R. Khatian No.978, (28) Bastu (Housing Complex)** land measuring **12 decimals, more or less** comprised in **R. S. / L. R. Dag No. 74,** appertaining to **L. R. Khatian No.978, (29) Bastu (Housing Complex)** land measuring **20 decimals, more or less** comprised in **R. S. / L. R. Dag No. 79,** appertaining to **L. R. Khatian No.978, (30) Bastu (Housing Complex)** land measuring **110 decimals, more or less** comprised in **R. S. / L. R. Dag No. 80,** appertaining to **L. R. Khatian No.978,,** within the local limits of Rajarhat-Bishnupur I Gram Panchayat, under the jurisdiction of Additional District Sub-Registration Office at Rajarhat [New Town], in the District South 24-Parganas, more fully and particularly described in the Part – I of the Schedule hereunder written, and ALL THAT the piece and parcel of **(1) Bastu (Housing Complex)** land measuring **28 decimals, more or less** comprised in **R. S. / L. R. Dag No. 485,** appertaining to **L. R. Khatian No.4979, (2) Bastu (Housing Complex)** land measuring **16 decimals, more or less** comprised in **R. S. / L. R. Dag No. 486,** appertaining to **L. R. Khatian No.4979, (3) Bastu (Housing Complex)** land measuring **5 decimals, more or less** comprised in **R. S. / L. R. Dag No. 488,** appertaining to **L. R. Khatian No.4979,** at **Mouza - Bhatenda,** J. L. No.28, Police Station - Rajarhat, within the local limits of

SEAL OF THE ADDL REGISTRAR OF ASSURANCES
KOLKATA

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

25 NOV 2021

Rajarhat-Bishnupur I Gram Panchayat, under the jurisdiction of Additional District Sub-Registration Office at Rajarhat [New Town], in the District South 24-Parganas, more fully and particularly described in the Part – II of the Schedule hereunder written, herein after collectively referred to as **"said Land"**.

I. No agreement or arrangement, joint venture, development agreement, agreement for sale or any other writing for sale or assignment or development of the said Property or any part or share thereof that may have been entered into by the Vendor with any other person prior to the execution of this Indenture,is valid and subsisting as on the date hereof

J. The Vendor has represented, declared, covenanted, assured and warranted that it is the sole and absolute owner of the said Property and otherwise well and sufficiently entitled to the said Property.

K. The said Land is nonagricultural and the said Property is not mortgaged and/or no third party rights in any manner whatsoever have been created in respect of the same

L. The Land Owner has complied with the applicable laws related to its ownership of the said Property till the execution of conveyance in favour of the Purchaser .

M. The purchaser shall hereafterwards and at all times peacefully and quietly hold, own, possess and enjoy the schedule property without any let or hindrance, interruption or disturbance whatsoever from or by the Vendor or any person or persons claiming under or in trust for him and continue to remain in khas possession of the entirety of the said Land;

N. All municipal/panchayat rates taxes, cesses and other outgoings payable in respect of the Said Land upto the date of execution of this deed of conveyance have been paid or shall be paid by the Vendor. All the future municipal/panchayat rates taxes, cesses and other outgoings payable in respect of the Said Land and relatable

SEAL OF THE ADDL. REGISTRAR OF ASSURANCES
KOLKATA

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

25 NOV. 2021

to the period after the date of execution of this Deed shall be paid by the Purchasers;

O. The Vendor has not received any notice of Acquisition and/or Requisition in respect of the said Land or any part thereof..

P. No part of the said Land belong to any public or any private trust.

Q. That the Vendor has not done and/or caused to be done any act, deed, matter or thing whereby or by reason whereof, the right, title, interest and benefit of the Vendor in respect of the said Property and/or any part thereof is prejudiced or adversely affected or extinguished in any manner whatsoever and there is no encroachment or right of way on the Property. No part or portion of the said Property is occupied for religious or charitable purposes. There is no mosque, temple, church or any other place of worship established and/or any idol installed in any part of the said Property.

R. There is no injunction or any other prohibitory order or any attachment order or appointment or Court Receiver by any Court, Tribunal, Collector, Revenue Authority, Municipal Corporation for any taxation or other dues whereby the Vendor is restricted from dealing with the said Property are in the manner herein contemplated;

S. There are neither suit/nor any proceedings nor any lis-pendens or other notice or any attachment either before or after judgment pending in respect of the said Property or any part thereof and/or with any Tenants/Occupants whereby Vendor in the said Property, is in any way affected or jeopardized.

T. There are no statutory claims, demands, attachments or prohibitory orders made or issued by the Taxation Authorities or any other State or Central Government Department or other local bodies or authorities in any manner affecting the said Property or any part thereof.

U. There are no income tax, sales tax or other taxation proceedings whether for recovery or otherwise initiated by any taxation

SEAL OF THE ADDL. REGISTRAR OF ASSURANCES
KOLKATA

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

25 NOV 2021

authorities and/or pending before any authority whereby the rights of Vendor in respect of the said Property is affected;

V. The Vendor hereby declares that neither it nor any persons claiming under it shall not have any manner of right, title, claim, ownership whatsoever over the schedule property from this day onwards and the Purchaser can have, hold enjoy, possess the same as absolute owner thereof for ever.

W. The vendor has also agreed to execute, cause to be done any other documents if necessary in future as and when called by the Purchasers at the sole costs and expenses of the Purchasers

X. Land Owner agrees, undertakes and covenants to indemnify and hereby indemnifies and agrees to keep indemnified and harmless PURCHASERS from and against any and all actions, suits, claims, proceedings, costs, damages, judgments, losses, charges which the purchaser may incur, sustain, legally compelled to pay in the event the title of the vendor to the said property is adjudged to be defective

Y. The Vendors hereby further assure, warrant and represent to the Purchaser that in the unlikely event of the said land being acquired by any government authority the compensation and/or benefit awarded by the authority shall accrue to the Purchaser without the Vendors claiming any right therein and simultaneously with the execution of this Conveyance the Vendors shall be deemed to have sold all their right, title and interest in respect to the Said Land in its entirety unto and in favour of the Purchaser and the Vendors or any of them shall not claim any sort of right, title and interest in respect to the Said Land

Z. In addition to what has been represented by the Vendor, prior to the execution hereof, the Purchasers have completed legal, technical and title due diligence in respect of the said Land and have satisfied themselves as to the title of the Vendor to the said Land. The Purchasers have also physically

SEAL OF THE ADDL. REGISTRAR OF ASSURANCES
सत्यमेव जयते
KOLKATA

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

25 NOV 2021

inspected and carried out physical measurement of the said Land and satisfied itself regarding all aspects in respect thereof.

Relying on the aforesaid representations, and covenants on the part of the Vendors and believing the same to be true as also relying on the outcome of the legal and technical diligence of the said Property undertaken by the Purchaser, the Purchasers have agreed to purchase and acquire the entirety of the said Land, free from all encumbrances, charges, liens, lispendens, attachments, trusts, whatsoever or howsoever

AA. Pursuant thereto, the Vendor herein has agreed to sell and the Purchasers have agreed to purchase and acquire the entirety of the said Land equal and undivided, free from all encumbrances charges, liens, lispendens, attachments, trusts whatsoever or howsoeverfor the consideration of ***Rs. 39,79,00,000/- (Rupees Thirty Nine Crore Seventy Nine lakhs only)*** and in the manner hereinafter stated.

NOW THIS INDENTURE WITNESSETH that in pursuance of these presents and in consideration of the sum of ***Rs. 39,79,00,000/- (Rupees Thirty Nine Crore Seventy Nine lakhs only)*** of the lawful money of the Union of India which is well and fully paid by the Purchasers to the Vendor in full (the receipt whereof the Vendor do hereby as also by the receipt hereunder written admit acknowledge and of and from the same and every part thereof forever acquit release and discharge the Purchasers and the said Land) and simultaneously with the execution hereof the Vendor

SEAL OF THE ADDL. REGISTRAR OF ASSURANCES
सत्यमेव जयते
KOLKATA

ADDITIONAL REGISTRAR
OF ASSURANCES-IV KOLKATA

25 NOV 2021

has delivered the peaceful, vacant, unencumbered khas possession in favour of the Purchasers herein **AND FURTHER** the Vendor do hereby agree to grant transfer convey assign and assure unto and in favour of the Purchasers the entirety of its land equal and undivided in **ALL THAT** the piece and parcel of **(1) Bastu (Housing Complex)** land measuring entire **15 decimals, more or less** comprised in **R. S. / L. R. Dag No. 1,** appertaining to **L. R. Khatian No.978, (2) Bastu (Housing Complex)** land measuring **19 decimals, more or less** comprised in **R. S. / L. R. Dag No.2,** appertaining to **L. R. Khatian No.978, (3) Bastu (Housing Complex)** land measuring **8 decimals, more or less** comprised in **R. S. / L. R. Dag No. 3,** appertaining to **L. R. Khatian No.978, (4) Bastu (Housing Complex)** land measuring **21 decimals, more or less** comprised in **R. S. / L. R. Dag No. 4,** appertaining to **L. R. Khatian No.978, (5) Bastu (Housing Complex)** land measuring **20 decimals, more or less** comprised in **R. S. / L. R. Dag No. 5,** appertaining to **L. R. Khatian No.978, (6) Bastu (Housing Complex)** land measuring **49 decimals, more or less** comprised in **R. S. / L. R. Dag No. 10,** appertaining to **L. R. Khatian No.978, (7) Bastu (Housing Complex)** land measuring **22 decimals, more or less** comprised in **R. S. / L. R. Dag No. 11,** appertaining to **L. R. Khatian No.978, (8) Bastu (Housing Complex)** land measuring **17 decimals, more or less** comprised in **R. S. / L. R. Dag No. 12,** appertaining to **L. R. Khatian No.978 & 1559, (9) Bastu (Housing Complex)** land measuring **58 decimals, more or less** comprised in **R. S. / L. R. Dag No. 13,** appertaining to **L. R. Khatian No.978, (10) Bastu (Housing Complex)** land measuring **15 decimals, more or less** comprised in **R. S. / L. R. Dag No. 14,** appertaining to **L. R. Khatian No.978, (11) Bastu (Housing Complex)** land measuring **31 decimals, more or less** comprised in **R. S. / L. R. Dag No. 15,**

OF THE ADDL. REGISTRAR OF ASSURANCES

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

25 NOV 2021

appertaining to **L. R. Khatian No.978, (12) Bastu (Housing Complex)** land measuring **11 decimals, more or less** comprised in **R. S. / L. R. Dag No. 16,** appertaining to **L. R. Khatian No.978,(13) Bastu (Housing Complex)** land measuring **16 decimals, more or less** comprised in **R. S. / L. R. Dag No. 17,** appertaining to **L. R. Khatian No.978, (14) Bastu (Housing Complex)** land measuring **10 decimals, more or less** comprised in **R. S. / L. R. Dag No. 18,** appertaining to **L. R. Khatian No.978, (15) Bastu (Housing Complex)** land measuring **6 decimals, more or less** comprised in **R. S. / L. R. Dag No. 19,** appertaining to **L. R. Khatian No.978, (16) Bastu (Housing Complex)** land measuring **10 decimals, more or less** comprised in **R. S. / L. R. Dag No. 20,** appertaining to **L. R. Khatian No.978, (17) Bastu (Housing Complex)** land measuring **7 decimals, more or less** comprised in **R. S. / L. R. Dag No. 21,** appertaining to **L. R. Khatian No.978, (18) Bastu (Housing Complex)** land measuring **35 decimals, more or less** comprised in **R. S. / L. R. Dag No. 22,** appertaining to **L. R. Khatian No.978, (19) Bastu (Housing Complex)** land measuring **10 decimals, more or less** comprised in **R. S. / L. R. Dag No. 23,** appertaining to **L. R. Khatian No.978, (20) Bastu (Housing Complex)** land measuring **20 decimals, more or less** comprised in **R. S. / L. R. Dag No. 24,** appertaining to **L. R. Khatian No.978, (21) Bastu (Housing Complex)** land measuring **42 decimals, more or less** comprised in **R. S. / L. R. Dag No. 25,** appertaining to **L. R. Khatian No.978, (22) Bastu (Housing Complex)** land measuring **8 decimals, more or less** comprised in **R. S. / L. R. Dag No. 26,** appertaining to **L. R. Khatian No.978, (23) Bastu (Housing Complex)** land measuring **27 decimals, more or less** comprised in **R. S. / L. R. Dag No. 27,** appertaining to **L. R. Khatian No.978, (24) Bastu (Housing Complex)** land

OF THE ADDL. REGISTRAR OF ASS

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

25 NOV 2021

measuring **71 decimals, more or less** comprised in **R. S. / L. R. Dag No. 28,** appertaining to **L. R. Khatian No.978, (25) Bastu (Housing Complex)** land measuring **102 decimals, more or less** comprised in **R. S. / L. R. Dag No. 42,** appertaining to **L. R. Khatian No.978, (26) Bastu (Housing Complex)** land measuring **65.19 decimals, more or less** comprised in **R. S. / L. R. Dag No. 43,** appertaining to **L. R. Khatian No.978, (27) Bastu (Housing Complex)** land measuring **9 decimals, more or less** comprised in **R. S. / L. R. Dag No. 44,** appertaining to **L. R. Khatian No.978, (28) Bastu (Housing Complex)** land measuring **12 decimals, more or less** comprised in **R. S. / L. R. Dag No. 74,** appertaining to **L. R. Khatian No.978, (29) Bastu (Housing Complex)** land measuring **20 decimals, more or less** comprised in **R. S. / L. R. Dag No. 79,** appertaining to **L. R. Khatian No.978, (30) Bastu (Housing Complex)** land measuring **110 decimals, more or less** comprised in **R. S. / L. R. Dag No. 80,** appertaining to **L. R. Khatian No.978,** in all aggregating to **866.19** decimals, more or less lying situate at **Mouza - Kalaberia,** J. L. No.30, Police Station - Rajarhat, within the local limits of Rajarhat-Bishnupur I Gram Panchayat, under the jurisdiction of Additional District Sub-Registration Office at Rajarhat [New Town], in the District South 24-Parganas, more fully and morefully described in Part – I of the Schedule hereunder written, and ALL THAT the piece and parcel of **(1) Bastu (Housing Complex)** land measuring **28 decimals, more or less** comprised in **R. S. / L. R. Dag No. 485,** appertaining to **L. R. Khatian No.4979, (2) Bastu (Housing Complex)** land measuring **16 decimals, more or less** comprised in **R. S. / L. R. Dag No. 486,** appertaining to **L. R. Khatian No.4979, (3) Bastu (Housing Complex)** land measuring **5 decimals, more or less** comprised in **R. S. / L. R. Dag No. 488,** appertaining to **L. R. Khatian No.4979,** in all aggregating to **49 decimals**, more or less

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

25 NOV 2021

lying situate at **Mouza - Bhatenda,** J. L. No.28, Police Station - Rajarhat, within the local limits of Rajarhat-Bishnupur I Gram Panchayat, under the jurisdiction of Additional District Sub-Registration Office at Rajarhat [New Town], in the District South 24-Parganas, more fully and particularly described in Part II of Schedule hereunder written (hereinafter collectively referred to as the said Land), and the same is shown and delineated in the map or plan annexed hereto and bordered in colour Red thereon **TOGETHER WITH** all boundary walls areas sewers drains ditches ancient and other rights, paths, passages and all manner of rights, privileges easements, advantages and appurtenances whatsoever attached to the said Land or any part thereof belonging to or anywise appertaining or usually held, occupied or enjoyed as part parcel or member thereof or appurtenant thereto and all the estate, right, title, interest, property, claim and demand whatsoever both at law or in equity of the Vendor into and upon the same or any part thereof Together With all deeds, pattahs, muniments of title whatsoever relating to the said Land or any part thereof which now are or at any time hereafter shall or may be in the possession, power or control of the Vendors **TO HAVE AND TO HOLD** the said Land hereby sold, conveyed, transferred, assigned and assured or otherwise expressed or intended so to be and every part thereof unto and to the use of the Purchasers absolutely and forever and the Vendors do hereby covenant with the Purchasers **THAT NOTWITHSTANDING** any act, deed or thing by the Vendors or their predecessors – in – title done or executed or knowingly suffered to the contrary the Vendors are now lawfully, rightfully, and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said Land hereby agreed to be granted, transferred and conveyed or expressed or intended so to be and every part thereof without any manner or

SEAL OF THE ADDL. REGISTRAR OF ASSURANCES
KOLKATA

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

25 NOV 2021