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# भारतीय गैर न्यायिक

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TEN  
RUPEES  
Rs.10

## INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL



70AB 372636

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

Additional Registrar of Assurances-IV, Kolkata

14 SEP 2022

### DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made this <sup>14<sup>th</sup></sup> day of ~~SEPTEMBER~~ Two Thousand and Twenty Two (2022);

### BETWEEN

**KALYAN VANIJYA PRIVATE LIMITED, (PAN: AABCK9088L)**, a Company within the meaning of the Companies Act, 2013, having its registered office at 5, Gorky Terrace, Second Floor, Post Office Circus Avenue,

*[Signature]*

Naveen Modi

*[Signature]*  
Naveen Modi

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656598616/

Additional Registrar of Assurances-IV, Kolkata

*[Handwritten notes and signatures on the right margin]*

14 JUN 2022  
REGISTRAR OF ASSURANCES  
KOLKATA

Kolkata - 700102  
AP 365, Hama Road, Kestopur

(AMIT KUMAR BANERJEE)

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*[Handwritten signature]*

16 JUN 2022  
18 JUN 2022

283, K.S. Road, Kolkata  
C. Court  
Licensed Stamp Vendor  
SURANJAN MUKHERJEE  
16 JUN 2022

DSP LAW ASSOCIATES  
Advocates House  
4D Nicco House  
1B & 2 Hare Street  
Kolkata-700031

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

GRN Details

GRN: 192022230118164701 Payment Mode: Online Payment  
GRN Date: 09/09/2022 11:36:21 Bank/Gateway: HDFC Bank  
BRN : 1892339442 BRN Date: 09/09/2022 11:36:50  
Payment Status: Successful Payment Ref. No: 2002680258/6/2022  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: PANSARI DEVELOPERS LTD  
Address: 14 N.S ROAD KOLKATA-700001  
Mobile: 8777879699  
Depositor Status: Buyer/Claimants  
Query No: 2002680258  
Applicant's Name: Mr Dilip Kumar Mahato  
Identification No: 2002680258/6/2022  
Remarks: Sale, Sale Document

Payment Details

| Sl. No. | Payment ID        | Head of A/C<br>Description               | Head of A/C        | Amount (₹)      |
|---------|-------------------|--|--------------------|-----------------|
| 1       | 2002680258/6/2022 | Property Registration- Stamp duty        | 0030-02-103-003-02 | 32829952        |
| 2       | 2002680258/6/2022 | Property Registration- Registration Fees | 0030-03-104-001-16 | 7501000         |
| 3       | 2002680258/6/2022 | Mutation/Conversion -Receipt             | 0029-00-800-028-27 | 311276          |
|         |                   |  | <b>Total</b>       | <b>40642228</b> |

IN WORDS: **FOUR CRORE SIX LAKH FORTY TWO THOUSAND TWO HUNDRED TWENTY EIGHT ONLY.**

14 SEP 2022  
ADDITIONAL REGISTRAR  
CHASSAMBERSHILL-257A



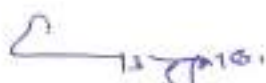
Police Station Shakespeare Sarani, Kolkata - 700 017, represented by its Director, **NAVEEN MODI (PAN : AQIPM7772P, AADHAAR NO. 383985913116)**, son of Shiv Ratan Modi, residing at 4A, Bright Street, Police Station Karaya, Post Office Ballygunge, Kolkata - 700019, duly authorised vide a Board Resolution dated 03.09.2022 2022, hereinafter referred to as "the **VENDOR**" (which term or expression shall, unless excluded by or repugnant to the subject or context, be deemed to mean and include its successors and/or successors-in-interest) of the **FIRST PART;**

**AND**

**IDEAL REAL ESTATES PRIVATE LIMITED, (PAN : AAACD9025H)**, a Company within the meaning of the Companies Act, 2013, having its registered office at 50, Jawaharlal Nehru Road, Post Office Shakespeare Sarani, Police Station Little Russel Street, Kolkata - 700071, represented by its Director, Nakul Himatsingka (**PAN : AAPP7846G, Aadhaar No. 777554059012**, son of Srawan Kumar Himatsingka, residing at 20 Mandeville Gardens, Police Station Gariahat, Post Office Ballygunge, Kolkata - 700019, duly authorised vide a Board Resolution dated 06.09.2022, hereinafter referred to as "the **CONFIRMING PARTY**" (which term or expression shall, unless excluded by or repugnant to the subject or context, be deemed to mean and include its successors and/or successors-in-interest) of the **SECOND PART;**

**AND**

- (1) **NEW TECH CONCLAVE PRIVATE LIMITED (CIN U70109WB2012PTC173739 and PAN AADCN8965H)** a Company within the meaning of the Companies Act, 2013, having its registered office at 14, N. S. Road, 4th floor Kolkata - 700001, Post Office - G.P.O and Police Station Hare Street, represented by its authorized representative Mr. Tuhin Banerjee (Aadhaar 320817684308 and PAN BENPB1010F) son of Shri Nabin Banerjee residing at 2/2 Circular Road, 4th Bye Lane , Post Office Shibpur, Police Station Chatterjeehat, Howrah Shibpur - 711102.
- (2) **DEVANSH TOWNSHIP PRIVATE LIMITED (CIN U70102WB2013PTC190352 and PAN AAECD6412C)**, a Company within the meaning of the Companies Act, 2013, having its registered office at 105A, Lake Town Block - B , Kolkata - 700089, Post Office- Lake Town and Police Station- Lake Town, represented







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by its authorized representative Mr. Tuhin Banerjee (Aadhaar 320817684308 and PAN BENPB1010F) son of Shri Nabin Banerjee residing at 2/2 Circular Road, 4th Bye Lane , Post Office Shibpur, Police Station Chatterjeehat, Howrah Shibpur - 711102.

- (3) **PURTI BEVERAGES PRIVATE LIMITED (CIN U74999WB2011PTC170882 and PAN AAGCP3714P)** a Company within the meaning of the Companies Act, 2013, having its registered office at 14, N. S. Road, 4th Floor Kolkata - 700001, Post Office - G.P.O and Police Station Hare Street, represented by its authorized representative Mr. Tuhin Banerjee (Aadhaar 320817684308 and PAN BENPB1010F) son of Shri Nabin Banerjee residing at 2/2 Circular Road, 4th Bye Lane , Post Office Shibpur, Police Station Chatterjeehat, Howrah Shibpur - 711102.
- (4) **PURTI REALTY PRIVATE LIMITED (CIN U70109WB2009PTC138353 and PAN AAFCP2171H)** a Company within the meaning of the Companies Act, 2013, having its registered office at 14, N. S. Road, 4th floor kolkata - 700001, Post Office - G.P.O and Police Station Hare Street, represented by its authorized representative Mr. Tuhin Banerjee (Aadhaar 320817684308 and PAN BENPB1010F) son of Shri Nabin Banerjee residing at 2/2 Circular Road, 4th Bye Lane , Post Office Shibpur, Police Station Chatterjeehat, Howrah Shibpur - 711102.
- (5) **NORFIOX VINCOM PRIVATE LIMITED (CIN U51900WB1994PTC066660 and PAN AAACN8942R)** a Company within the meaning of the Companies Act, 2013, having its registered office at 14, N. S. Road, 4th Floor Kolkata - 700001, Post Office - G.P.O and Police Station Hare Street, represented by its authorized representative Mr. Tuhin Banerjee (Aadhaar 320817684308 and PAN BENPB1010F) son of Shri Nabin Banerjee residing at 2/2 Circular Road, 4th Bye Lane , Post Office Shibpur, Police Station Chatterjeehat, Howrah Shibpur - 711102.
- (6) **ACETYLENE TREXIM PRIVATE LIMITED (CIN U67120WB1994PTC062549 and PAN AACCA4045J)** a Company within the meaning of the Companies Act, 2013, having its registered office at 14, N. S. Road, 4th Floor Kolkata - 700001, Post Office - G.P.O and Police Station Hare Street, represented by its authorized representative Mr. Tuhin Banerjee (Aadhaar 320817684308 and PAN BENPB1010F) son of Shri Nabin Banerjee

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ADDITIONAL REGISTRAR  
OF ASSURANCES, KOLKATA  
14 SEP 2022





residing at 2/2 Circular Road, 4th Bye Lane , Post Office Shibpur, Police Station Chatterjeehat, Howrah Shibpur - 711102.

- (7) **SREYASH GREEN LIMITED (CIN U51909WB2014PLC201086 and PAN AAUCS3954N)** a Company within the meaning of the Companies Act, 2013, having its registered office at 14, N. S. Road, 4th Floor Kolkata - 700001, Post Office - G.P.O and Police Station Hare Street, represented by its authorized representative Mr. Tuhin Banerjee (Aadhaar 320817684308 and PAN BENPB1010F) son of Shri Nabin Banerjee residing at 2/2 Circular Road, 4th Bye Lane , Post Office Shibpur, Police Station Chatterjeehat, Howrah Shibpur - 711102.
- (8) **SREYASH BREWSKI LIMITED (CIN U70102WB2013PLC192417 and PAN AADCJ0827G)** a Company within the meaning of the Companies Act, 2013, having its registered office at 14, N. S. Road, 4th Floor Kolkata - 700001, Post Office - G.P.O and Police Station Hare Street, represented by its authorized representative Mr. Tuhin Banerjee (Aadhaar 320817684308 and PAN BENPB1010F) son of Shri Nabin Banerjee residing at 2/2 Circular Road, 4th Bye Lane , Post Office Shibpur, Police Station Chatterjeehat, Howrah Shibpur - 711102.
- (9) **PANSARI DEVELOPERS LIMITED (CIN L72200WB1996PLC079438 and PAN AABCP6809N)** a Company within the meaning of the Companies Act, 2013, having its registered office at 14, N. S. Road, 4th Floor Kolkata - 700001, Post Office - G.P.O and Police Station Hare Street, represented by its authorized representative Mr. Tuhin Banerjee (Aadhaar 320817684308 and PAN BENPB1010F) son of Shri Nabin Banerjee residing at 2/2 Circular Road, 4th Bye Lane , Post Office Shibpur, Police Station Chatterjeehat, Howrah Shibpur - 711102.
- (10) **CAPETOWN TRADELINK PRIVATE LIMITED (CIN U51909WB2007PTC119786 and PAN AADCC2394R)** a Company within the meaning of the Companies Act, 2013, having its registered office at 14, N. S. Road, 4th Floor Kolkata - 700001, Post Office - G.P.O and Police Station Hare Street, represented by its authorized representative Mr. Tuhin Banerjee (Aadhaar 320817684308 and PAN BENPB1010F) son of Shri Nabin Banerjee residing at 2/2 Circular Road, 4th Bye Lane , Post Office Shibpur, Police Station Chatterjeehat, Howrah Shibpur - 711102.

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ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
14 SEP 2022



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- (11) **METRO CITY VANIJYA PRIVATE LIMITED (CIN U51109WB2006PTC109460 and PAN AAFCM0723L)** a Company within the meaning of the Companies Act, 2013, having its registered office at 14, N. S. Road, 4th floor Kolkata - 700001, Post Office - G.P.O and Police Station Hare Street, represented by its authorized representative Mr. Tuhin Banerjee (Aadhaar 320817684308 and PAN BENPB1010F) son of Shri Nabin Banerjee residing at 2/2 Circular Road, 4th Bye Lane , Post Office Shibpur, Police Station Chatterjeehat, Howrah Shibpur - 711102.
- (12) **NISSAN COMMODITIES PRIVATE LIMITED (CIN U31300WB1995PTC075875 and PAN AABCN1617Q)** a Company within the meaning of the Companies Act, 2013, having its registered office at 14, N. S. Road, 4th Floor Kolkata - 700001, Post Office - G.P.O and Police Station Hare Street, represented by its authorized representative Mr. Tuhin Banerjee (Aadhaar 320817684308 and PAN BENPB1010F) son of Shri Nabin Banerjee residing at 2/2 Circular Road, 4th Bye Lane , Post Office Shibpur, Police Station Chatterjeehat, Howrah Shibpur - 711102.
- (13) **PACEMAN SALES PROMOTION PRIVATE LIMITED (CIN U51909WB1995PTC068049 and PAN AABCP5021A)** a Company within the meaning of the Companies Act, 2013, having its registered office at 14, N. S. Road, 4th Floor Kolkata - 700001, Post Office - G.P.O and Police Station Hare Street, represented by its authorized representative Mr. Tuhin Banerjee (Aadhaar 320817684308 PAN BENPB1010F) son of Shri Nabin Banerjee residing at 2/2 Circular Road, 4th Bye Lane , Post Office Shibpur, Police Station Chatterjeehat, Howrah Shibpur - 711102.
- (14) **PANSARI VEGETABLE & OILS PRIVATE LIMITED (CIN U51143WB1996PTC079109 and PAN AABCP8337R)** a Company within the meaning of the Companies Act, 2013, having its registered office at 14, N. S. Road, 4th Floor Kolkata - 700001, Post Office - G.P.O and Police Station Hare Street, represented by its authorized representative Mr. Tuhin Banerjee (Aadhaar 320817684308 PAN BENPB1010F) son of Shri Nabin Banerjee residing at 2/2 Circular Road, 4th Bye Lane , Post Office Shibpur, Police Station Chatterjeehat, Howrah Shibpur - 711102.
- (15) **PRIYASHI CONSTRUCTION PRIVATE LIMITED (CIN U45400WB2008PTC121567 and PAN AAACP5332M)** a Company

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14 SEP 2022



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within the meaning of the Companies Act, 2013, having its registered office at 1, Lu Shun Sarani, Todi Mansion, Post Office C.R. Avenue, Police Station Bowbazar, 9<sup>th</sup> Floor, Kolkata Kolkata WB 700073 represented by its authorized representative Mr. Shankar Birjuka (Aadhaar 467107405218 and PAN ACWPB3683Q) son of Ramjiban Birjuka residing at Block-B, Flat-7D, 493/B/2 G. T. Road, South, Near Bengal Jute Mills, Shibpur, Shibpur, Post Office and Police Station Shibpur, Haora, West Bengal, 711102.

(16) **KRISHI REALTY PRIVATE LIMITED (CIN U45400WB2008PTC121588 and PAN AADCK2762K)** a Company within the meaning of the Companies Act, 2013, having its registered office at 1, Lu Shun Sarani, Todi Mansion, Post Office C.R. Avenue, Police Station Bowbazar, 9<sup>th</sup> Floor, Kolkata Kolkata WB 700073 represented by its authorized representative Mr. Shankar Birjuka (Aadhaar 467107405218 and PAN ACWPB3683Q) son of Ramjiban Birjuka residing at Block-B, Flat-7D, 493/B/2 G. T. Road, South, Near Bengal Jute Mills, Shibpur, Shibpur, Post Office and Police Station Shibpur, Haora, West Bengal, 711102.

(17) **NEW AGE ENCLAVE PRIVATE LIMITED (CIN U70109WB2009PTC133826 and PAN AACCN9729N)** a Company within the meaning of the Companies Act, 2013, having its registered office at 1, Lu Shun Sarani, Todi Mansion, Post Office C.R. Avenue, Police Station Bowbazar, 9<sup>th</sup> Floor, Kolkata Kolkata WB 700073 represented by its authorized representative Mr. Shankar Birjuka (Aadhaar 467107405218 and PAN ACWPB3683Q) son of Ramjiban Birjuka residing at Block-B, Flat-7D, 493/B/2 G. T. Road, South, Near Bengal Jute Mills, Shibpur, Shibpur, Post Office and Police Station Shibpur, Haora, West Bengal, 711102.

(18) **MIRAGE GOODS PRIVATE LIMITED (CIN U51109WB2005PTC104587 and PAN AAECM4383K)** a Company within the meaning of the Companies Act, 2013, having its registered office at 1, Lu Shun Sarani, Todi Mansion, Post Office C.R. Avenue, Police Station Bowbazar, 9<sup>th</sup> Floor, Kolkata Kolkata WB 700073 represented by its authorized representative Mr. Shankar Birjuka (Aadhaar 467107405218 and PAN ACWPB3683Q) son of Ramjiban Birjuka residing at Block-B, Flat-7D, 493/B/2 G. T. Road, South, Near Bengal Jute Mills, Shibpur, Shibpur, Post Office and Police Station Shibpur, Haora, West Bengal, 711102.

(19) **RANINAGAR PAPER AND BOARD PRIVATE LIMITED (CIN U74999WB1990PTC049374, and PAN AABCR4317B)** a Company within the meaning of the Companies Act, 2013, having its

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registered office at 1, Lu Shun Sarani, Todi Mansion, Post Office C.R. Avenue, Police Station Bowbazar, 9<sup>th</sup> Floor, Kolkata Kolkata WB 700073 represented by its authorized representative Mr. Shankar Birjuka (Aadhaar 467107405218 and PAN ACWPB3683Q) son of Ramjiban Birjuka residing at Block-B, Flat-7D, 493/B/2 G. T. Road, South, Near Bengal Jute Mills, Shibpur, Shibpur, Post Office and Police Station Shibpur, Haora, West Bengal, 711102.

- (20) **ADYA KUTIR PRIVATE LIMITED (CIN U45400WB2007PTC121148 and PAN AAHCA0922H)** a Company within the meaning of the Companies Act, 2013, having its registered office at 1, Lu Shun Sarani, Todi Mansion, Post Office C.R. Avenue, Police Station Bowbazar, 9<sup>th</sup> Floor, Kolkata, WB 700073 represented by its authorized representative Mr. Shankar Birjuka (Aadhaar 467107405218 and PAN ACWPB3683Q) son of Ramjiban Birjuka residing at Block-B, Flat-7D, 493/B/2 G. T. Road, South, Near Bengal Jute Mills, Shibpur, Shibpur, Post Office and Police Station Shibpur, Haora, West Bengal, 711102.
- (21) **RISHI MOTORS PRIVATE LIMITED (CIN U34201WB1981PTC033524 and PAN AABCR4648F)** a Company within the meaning of the Companies Act, 2013, having its registered office at 1, Lu Shun Sarani, Todi Mansion, Post Office C.R. Avenue, Police Station Bowbazar, 9<sup>th</sup> Floor, Kolkata Kolkata WB 700073 represented by its authorized representative Mr. Shankar Birjuka (Aadhaar 467107405218 and PAN ACWPB3683Q) son of Ramjiban Birjuka residing at Block-B, Flat-7D, 493/B/2 G. T. Road, South, Near Bengal Jute Mills, Shibpur, Shibpur, Post Office and Police Station Shibpur, Haora, West Bengal, 711102.
- (22) **NAVARANG GRIHA NIRMAN PRIVATE LIMITED (CIN U70109WB1993PTC058106 and PAN AABCN6025C)** a Company within the meaning of the Companies Act, 2013, having its registered office at City Centre, 19 Synagogue Street, 2nd Floor, Room: 251, Post Office Khengrapatty, Police Station Hare Street, Kolkata-700001 represented by its authorized representative Mr. Preyansh Chandak (Aadhaar 302155113204 and PAN BVNPC8564Q) son of Pawan Kumar Chandak residing at 3C, Loudon Street, Circus Avenue, Post Office Park Circus, Police Station Shakespeare Sarani, Kolkata, West Bengal-700017.

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17 SEP 2022  
REGISTRATION DEPARTMENT  
KUALA LUMPUR



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- (23) **PRACHI PROJECTS PRIVATE LIMITED (CIN U45201WB2006PTC108887 and PAN AADCP8907F)** a Company within the meaning of the Companies Act, 2013, having its registered office at City Centre, 19 Synagogue Street, 2nd Floor, Room: 251, Post Office Khengrapatty, Police Station Hare Street, Kolkata-700001 represented by its authorized representative Mr. Preyansh Chandak (Aadhaar 302155113204 and PAN BVNPC8564Q) son of Pawan Kumar Chandak residing at 3C, Loudon Street, Circus Avenue, Post Office Park Circus, Police Station Shakespeare Sarani, Kolkata, West Bengal-700017.
- (24) **BLUE LIGHT VILLA PRIVATE LIMITED (CIN U70102WB2015PTC207831 and PAN AAGCB4260Q)** a Company within the meaning of the Companies Act, 2013, having its registered office at City Centre, 19 Synagogue Street, 2nd Floor, Room: 251, Post Office Khengrapatty, Police Station Hare Street, Kolkata-700001 represented by its authorized representative Mr. Preyansh Chandak (Aadhaar 302155113204 and PAN BVNPC8564Q) son of Pawan Kumar Chandak residing at 3C, Loudon Street, Circus Avenue, Post Office Park Circus, Police Station Shakespeare Sarani, Kolkata, West Bengal-700017.
- (25) **LILY NIWAS PRIVATE LIMITED (CIN U45208WB2009PTC137660 and PAN AABCL7156N)** a Company within the meaning of the Companies Act, 2013, having its registered office at City Centre, 19 Synagogue Street, 2nd Floor, Room: 251, Post Office Khengrapatty, Police Station Hare Street, Kolkata-700001 represented by its authorized representative Mr. Preyansh Chandak (Aadhaar 302155113204 and PAN BVNPC8564Q) son of Pawan Kumar Chandak residing at 3C, Loudon Street, Circus Avenue, Post Office Park Circus, Police Station Shakespeare Sarani, Kolkata, West Bengal-700017.
- (26) **SHIVMANI PROMOTERS PRIVATE LIMITED (CIN U70102WB2015PTC208122 and PAN AAWCS3134J)** a Company within the meaning of the Companies Act, 2013, having its registered office at City Centre, 19 Synagogue Street, 2nd Floor, Room: 251, Post Office Khengrapatty, Police Station Hare Street, Kolkata-700001 represented by its authorized representative Mr. Preyansh Chandak (Aadhaar 302155113204 and PAN BVNPC8564Q) son of Pawan Kumar Chandak residing at 3C, Loudon Street, Circus Avenue, Post Office Park Circus, Police Station Shakespeare Sarani, Kolkata, West Bengal-700017.

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14 SEP 2022  
REGISTRAR GENERAL OF ASSURANCE MALAYSIA



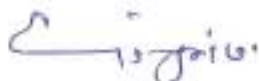
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- (27) **FEMINA STOCK MANAGEMENT COMPANY LIMITED (CIN U67120WB1995PLC069707 and PAN AAACF3689H)** a Company within the meaning of the Companies Act, 2013, having its registered office at City Centre, 19 Synagogue Street, 2nd Floor, Room: 251, Post Office Khengrapatty, Police Station Hare Street, Kolkata-700001 represented by its authorized representative Mr. Preyansh Chandak (Aadhaar 302155113204 and PAN BVNPC8564Q) son of Pawan Kumar Chandak residing at 3C, Loudon Street, Circus Avenue, Post Office Park Circus, Police Station Shakespeare Sarani, Kolkata, West Bengal-700017.
- (28) **WISE INVESTMENTS PRIVATE LIMITED (CIN U67120WB1992PTC055609 and PAN AAACW3141R)** a Company within the meaning of the Companies Act, 2013, having its registered office at City Centre, 19 Synagogue Street, 5<sup>th</sup> Floor, Room: 511, Post Office Khengrapatty, Police Station Hare Street, Kolkata-700001 represented by its authorized representative Mr. Preyansh Chandak (Aadhaar 302155113204 and PAN BVNPC8564Q) son of Pawan Kumar Chandak residing at 3C, Loudon Street, Circus Avenue, Post Office Park Circus, Police Station Shakespeare Sarani, Kolkata, West Bengal-700017.

collectively hereinafter referred to as "the **PURCHASERS**" (which term or expression shall, unless excluded by or repugnant to the subject or context, be deemed to mean and include each of their respective successors and/or successors-in-interest and/or assigns) of the **THIRD PART**.

**WHEREAS:**

- A. One East Anglia Plastics (India) Limited (hereinafter referred to as "**EAPL**") was for the last more than 50 years the owner of **ALL THAT** pieces and parcels of land, hereditaments and premises containing a land area of 180.55 Cottahs more or less situate lying at and being portions of R.S. Dag Nos. 221, 224, 225, 302, 303, 304 and 305, R.S. Khatian Nos. 772, 773, 774, 894 and 896 alongwith buildings and structures thereon all in Mouza- Patipukur, J. L. No. 24, Pargana - Panchannogram, Sub Registration Office- Cossipore - Dum Dum, District North 24 Parganas, under the jurisdiction of the South Dum Dum Municipality, Police Station - Lake Town (formerly Dum Dum), in the State of West Bengal (hereinafter collectively referred to as "the **said Property**").







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- B. The name of the said East Anglia Plastics (India) Limited was changed to EAP Industries Limited upon complying with the provisions of the Companies Act, 1956 and thereupon, the Registrar of Companies, West Bengal, duly issued a fresh Certificate of Incorporation in the name of E A P Industries Limited.
- C. The said EAP Industries Limited, had availed of loans and/or credit facilities from Punjab National Bank, State Bank of India, United Bank of India, Industrial Investment Bank of India and Industrial Development Bank of India (hereinafter jointly referred to as "the **Lenders**") and committed defaults in payment. During the pendency of proceedings for recovery of the loans and/or credit facilities taken by EAPL from Punjab National Bank, State Bank of India, United Bank of India, Industrial Investment Bank of India and Industrial Development Bank of India (hereinafter jointly referred to as "the **Lenders**"), the Vendor became interested in the said Property mortgaged by EAPL in favour of the Lenders. The Lenders jointly agreed to receive and accept an aggregate sum of Rs.4,68,00,000/- (Rupees Four Crores Sixty Eight Lakhs only) towards full and final satisfaction of their respective claims against the said EAPL and guarantors. With the said and other terms and conditions agreed between them, the Lenders, the said EAPL and the guarantors entered into a full and final settlement on 19th July, 2004 by executing a joint Compromise Petition along with Terms of Settlement. The Vendor also joined and executed such Terms of Settlement and became entitled to have transferred and conveyed in its favour, free from all encumbrances, the said Property, being in the exclusive physical possession of the Vendor, butted and bounded by a brick built boundary walls.
- D. On or about 26th July, 2006, one of the Lenders, namely Punjab National Bank, being a party/signatory to the said joint compromise petition, filed an application being C.O. 2780 of 2006, wherein the Vendor also filed an application being C. A. N. 6575 of 2006 and by a judgment and order dated 27th September, 2006, the Hon'ble High Court at Calcutta was pleased to dispose of the said application, being C.A.N. 6575 of 2006, with inter alia the following directions:-
- i) The said compromise entered into before the DRT be given effect to; and upon the settled amount being appropriated by the Lenders, one D. Basu Roy (who was appointed as Special Officer by order dated 27.08.2004 passed in O.A. 14 of 1994), to convey the said Property being recorded therein as Premises No. 145, Jessore Road, Kolkata, to the Vendor at the

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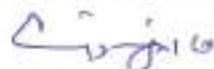
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ADDITIONAL REGISTRAR  
OF ASSURANCES - IN KOLKATA



consideration equivalent to the amount paid under the compromise by redeeming the mortgage; and to make over possession of the same to the Vendor; and the Presiding Officer and/or the Recovery Officer of the Learned DRT to prepare a sale certificate in respect thereof and to forward the same to the Additional District Sub-Registrar, Bidhannagar, for registration and recording thereof.

- ii) After the property in question is registered in favour of the Vendor, the concerned Municipality to mutate the name of the Vendor and the competent authority under the Urban (Ceiling & Registration) Act, 1976 and the concerned D.L.L.R.O., North 24-Parganas, and B.L.L.R.O., Barrackpore, Government of West Bengal, to dispose of the applications ought to be filed by the Vendor for obtaining no-objection certificate in respect thereof and for its conversion, if necessary, and to pass appropriate orders on the said applications.
- E. In a challenge against the aforesaid judgment and order dated 27th September, 2006 by the workers' union of EAPL before the Hon'ble Supreme Court of India, being S.L.P. (Civil) CC No. 8168 of 2006, the Hon'ble Supreme Court of India declined to grant permission to file the S.L.P., as recorded in its order dated 3rd November, 2006, thereby, upholding the aforesaid judgment and order dated 27th September, 2006 passed by the Hon'ble High Court at Calcutta.
- F. Pursuant to and in compliance with the said judgment and order dated 27th September, 2006 passed by the Hon'ble High Court at Calcutta:
- i) each of the Lenders respectively, duly redeeming the mortgage as also released their respective charge;
- ii) On 31st July, 2009, the Recovery Officer of the Learned DRT duly issued in favour of the Vendor herein a sale certificate in respect of the property with an erroneous land area of 13 bighas 1 Chittack 21 sq.ft. more or less.
- G. The Vendor duly paid to the Special Officer, the settled dues of the workers of EAPL together with the further amount payable towards provident fund as demanded by the provident fund commissioner all towards satisfaction of the claim of the workers of EAPL.
- H. On 5<sup>th</sup> April 2017 the Special Officer handed over to the Vendor physical possession of the said property subject to the attachment thereof by the sales tax authority under notices respectively dated







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29th December, 1996, and 1st December, 2004 issued under Section 7 of The Bengal Public Demands Recovery Act, 1913.

- I. Upon the Directorate of Commercial Taxes, Government of West Bengal, having received to its satisfaction, from the Vendor, all the sums payable against the dues of EAPL, the said Directorate of Commercial Taxes issued its No Dues Certificate dated 16<sup>th</sup> August, 2019 and dropped the certificate cases and handed over the physical possession of the said property in favour of the Vendor, as recorded in its letter bearing Memo No. 395/Law/CT dated 13<sup>th</sup> September, 2019 to the Vendor.
- J. The Vendor shall pay and clear in respect of the said Property all the arrears of the property rates and taxes and also dues of the West Bengal State Electricity Board, if any.
- K. Upon it being found that in the said compromise petition only 180.55 cottahs more or less together with structures thereon (more particularly described in the **FIRST SCHEDULE** hereunder written and hereinafter referred to as "the **said Property**") coupled with the exclusive physical possession thereof was agreed to have been sold to the Vendor and the sale certificate dated 31st July, 2009 having inadvertently stood issued for a much larger area, the Vendor filed an application in the said O.A. No. 14 of 1994 pending before the Learned DRT, registered as M.A. No. 25 of 2020, praying inter alia for issuance of a fresh sale certificate coupled with cancellation of the sale certificate dated 31st July, 2009, and for a direction upon the Special Officer to execute and register the necessary deed of conveyance in favour of the Vendor in respect of the said Property admeasuring 180.55 cottahs more or less together with all structures standing thereon.
- L. In pursuance of the order dated 11th February, 2021 passed in the MA. No. 25 of 2020, a survey was carried out and it was ascertained that the area of the said Property in the possession of the Vendor admeasured 180.55 cottahs and structures collectively admeasured 74,000 sq.ft. more or less and accordingly on an application made in the said M.A. No. 25 of 2020 and registered as I.A. No. 1089 of 2022, praying inter alia for issuance of a fresh Sale Certificate in respect of the said Property and execution and registration of the deed of conveyance in respect of the said Property by the Special Officer in favour of the Vendor, order dated 28<sup>th</sup> June, 2022 was passed to the said effect.

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ADDITIONAL REGISTRAR  
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- M. A fresh / modified Sale Certificate was thereafter issued by the Recovery Officer of the Ld. Debts Recovery Tribunal - 1, Kolkata, in favour of the Vendor on 12<sup>th</sup> July, 2022 in respect of the said Property.
- N. By a Deed of Conveyance dated 9<sup>th</sup> September, 2022, executed by Debabrata Basu Ray, Advocate acting as the learned Special Officer over the property of EAP Industries Limited and on behalf of the said company, therein referred to as the Vendor of the One Part and the Vendor herein therein referred to as the Purchaser of the Other Part and registered with the Additional Registrar of Assurances-IV, in Book No. I, Being No. 19813... for the year 2022 (hereinafter referred to as "the **said Indenture of Conveyance**"), the Vendor therein, at and for the consideration therein mentioned sold, conveyed and transferred, unto and to and in favour of the Purchaser therein, being the Vendor herein, **ALL THAT** the piece and parcel of land measuring an area of 9 (Nine) Bighas 8 (Eight) Chittacks 36 (Thirty Six) Sq. ft. more or less (approximately 2.984 Acres), being equivalent to 180.55 Cottahs more or less, together with all structures and dilapidated buildings standing thereon collectively measuring 74,000 Sq.Ft. more or less (being 50 to 55 years old and all constructed by EAPL), all situate, lying at and being a distinct, demarcated and identified portion of municipal Premises since long known by and as No. 145, Jessore Road, Kolkata -700089 and comprised in divided and demarcated portions of R.S. Dag Nos. 221, 224, 225, 302, 303, 304 and 305 recorded in R.S. Khatian Nos. 773, 894, 896, 772, 774 now being divided and demarcated portions of L.R. Dag Nos. 326, 327, 328, 329, 502, 503, 520, 521, 504, 505 and 506 recorded in L.R. Khatian No. 2102 in Mouza Patipukur, J. L. No. 24, Pargana Panchannogram, Sub Registration Office Cossipore-Dum Dum, bearing Holding Nos. 68 (Old Holding No. 214) and 70 (Old Holding No. 216) under the jurisdiction of the South Dum Dum Municipality, Police Station Dum Dum, since changed to Lake Town in the District of 24 Parganas North morefully and particularly mentioned and described in the **FIRST SCHEDULE** hereunder written and hereinafter referred to as "the **said Property**" **TOGETHER WITH** all the movable and immovable constructions, structures, fittings and/or fixtures thereat and other properties benefits and rights as morefully contained in the said Indenture of Conveyance free from all encumbrances, charges, liens, vesting, *lis pendens* etc. whatsoever or howsoever, absolutely and forever, in free, vacant, physical and peaceful possession thereof.
- O. The Vendor owns, possesses or holds no other property abutting the said property.

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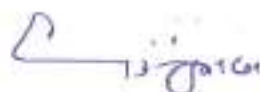
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- P. The Vendor has caused its name to be mutated in the records of the B.L.&L.R.O. in respect of the said Property under L.R. Khatian No. 2102 and has also caused its name to be mutated in the records of the South Dum Dum Municipality vide current municipal holding No. 70. However, the said Property has since long been identified and commonly known as premises No. 145 Jessore Road, Kolkata.
- Q. By agreement dated 16<sup>th</sup> August, 2010, as modified by an Agreement dated 2<sup>nd</sup> September, 2022, the Vendor agreed with the Confirming Party *inter alia* for sale of the said Property to the Confirming Party and/or its nominee or nominees at a total consideration of Rs.48,65,00,000/- (Rupees forty-eight crores sixty-five lakhs) only out of which the Confirming Party from time to time paid to the Vendor a total of Rs.9,00,00,000/- (Rupees nine crores only), as part payment thereof.
- R. The Confirming Party, with the consent and concurrence of the Vendor, thereafter contracted with the Purchasers for sale on absolute freehold ownership basis of the entirety of the said Property free from all Encumbrances and with khas open vacant and peaceful possession thereof as nominee of the Confirming Party, and relying on the representations, warranties, undertakings and continuing obligations of the Vendor and the Confirming Party as contained at several places in these presents and believing upon the same in good faith, the Purchasers have, agreed to purchase the said Property upon the Vendor having accepted the nomination made by the Confirming Party of the Purchasers.
- S. In connection with the said transaction and as per mutual negotiations between the parties hereto, the Purchasers agreed to reimburse to the Confirming Party the entire part payment of Rs.9,00,00,000/- (Rupees nine crores) paid by the Confirming Party to the Vendor and the Vendor agreed to give credit of the said sum in favour of the Purchasers and taking into account the said reimbursement, the total consideration agreed between the Confirming Party and the Purchasers in respect of the transaction was a sum of Rs.65,00,00,000/- (Rupees sixty-five crores only) out of which the balance consideration of Rs.39,65,00,000/- (Rupees thirty-nine crores sixty-five lakhs) only payable to the Vendor has been agreed to be paid by the Purchasers directly to the Vendor; Rs.9,00,00,000/- has been agreed to be paid by the Purchasers to the Confirming Party towards reimbursement amount of the same amount paid by the Confirming Party to the Vendor as mentioned above, and the balance Rs.16,35,00,000/- (Rupees sixteen crores



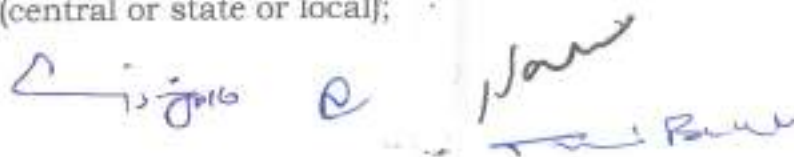


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thirty-five lakhs only) is agreed to be paid towards the nomination consideration of the Confirming Party in full and final settlement.

- T. The Vendor and the Confirming Party further represent, assure, warrant and undertake to the Purchasers, *inter alia*, as follows:
- (i) That the Vendor is the sole and absolute owner of and/or otherwise well and sufficiently entitled to the entirety of the said Property;
  - (ii) That the Vendor is in uninterrupted, exclusive, 'khas', free, vacant and peaceful physical possession of the said Property and every part thereof without any disturbance obstruction claim objection or demand whatsoever or howsoever from any persons or parties or entities whomsoever;
  - (iii) That the said Property is free from all Encumbrances (which expression "Encumbrances" used in these presents shall include mortgages, charges, security interest, bond, liens, lis pendens, legal proceedings, pledges, equitable interests, hypothecations, disputes, prohibitions, wakfs, attachments, trusts, uses, debutters, tenancies, bargadars, leases, tenancies, thika tenancies, occupancy rights, trespassers, encroachments, restrictions, restrictive covenants, vesting, acquisition, alignment, requisition, injunctions, third party claims, attachments, recovery proceedings, commitments, claims, demands, liabilities whatsoever or howsoever, prohibitions or limitations of any nature including restriction on use, transfer or exercise of any other attribute of ownership, right of set-off, any arrangement and/or any agreement, whether conditional or otherwise, to create any of the same/ aforesaid, and/or any other encumbrance of any manner and/or nature whatsoever or howsoever, (whether registered or not) and the Vendor has a good, clear, free and marketable title to the said Property;
  - (iv) That no part or portion of the said Property has ever been or is vested, or has been or is the subject matter of any vesting proceedings under the Urban Land (Ceiling & Regulation) Act, 1976, West Bengal Estates Acquisition Act, West Bengal Land Reforms Act or any other relevant laws. The Vendor or the predecessors-in-title or interest never held nor holds any excess land/ excess vacant land within the meaning of the Urban Land (Ceiling & Regulation) Act, 1976 or any other act or statute (central or state or local);


 The bottom of the page contains handwritten signatures and initials. On the left, there is a signature that appears to be 'S. J. S.' with a date '13/10/16' written below it. To the right of this is a circular stamp or mark. Further right is a large, stylized signature that looks like 'Naw'. At the bottom right, there is another signature that appears to be 'Ravi Kumar'.

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- (v) That the previous Sale Certificate dated 31<sup>st</sup> July, 2009 has stood cancelled and to no effect whatsoever. The only property to which the Vendor is entitled to is the said Property and the Vendor owns or possesses no other property abutting the said Property.
- (vi) The benefits of the orders passed in the said recovery and related proceedings filed by the said Lenders are available to the Vendor and are being hereby conveyed to the Purchasers fully and in all manner and the Purchasers shall be fully entitled thereto as also the benefits of all clearances, permissions, applications, sanctions, no objections, certificates, approvals etc., obtained by the Vendor and/or the said EAPL fully and in all manner.
- (vii) That, to the best of the knowledge of the Vendor and the Confirming Party, no part or portion of the said Property is affected by any notice or scheme of alignment or otherwise, including but not limited to any Government or public body or authority;
- (viii) That, to the best of the knowledge of the Vendor and the Confirming Party, no part or portion of the said Property is nor ever was the subject matter of any acquisition, requisition and/or alignment by any body and/or authority, statutory or governmental or otherwise, and further the Vendor has not received any notice or claim of acquisition, requisition and/or alignment in respect of any part or portion of the said Property, and there are no claims of/from any authority nor are there any proceedings pending nor have any proceedings in relation thereto been initiated by any person/authority and/or under any applicable laws, and there are no circumstances or facts or matters which are or may or could be likely to give rise to any such notices or claims or proceedings;
- (ix) That no part or portion of the said Property is affected by any attachment including attachment under any certificate case or any proceeding started at the instance of the Income Tax authorities or any other Acts/statutes or case or otherwise whatsoever or howsoever, and that there is no certificate case or proceeding pending against the Vendor and/or the said Property for realization of taxes or dues or otherwise including

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under the Bengal Public Demands Recovery Act, 1913, the Income Tax Act, 1961 or any other Acts/statutes (central, state or local) for the time being in force;

- (x) That there is no dispute, issue etc. with any tax authorities and/or any official bodies/departments, which may in any manner affect or impact the said Property, and that there exist no facts or circumstances or matters which are or may or could be likely to give rise to any such dispute, issue etc.;
- (xi) That there is no restraint order or direction or legal bar or impediment or restriction including but not limited to of/by any court and/or any statutory authority and/or any governmental authority and/or any body etc. and/or under any law for the time being in force, restricting and/or debarring and/or prohibiting the Vendor and/or the Confirming Party from selling, conveying and transferring the said Property or any part thereof including to the Purchasers, and/or that which may have any adverse effect on the right, title and interest of the Vendor in/to/over in respect of any part or portion of the said Property;
- (xii) That no action, suit, appeal or litigation in respect of the said Property or in any way concerning thereto or any part thereof and/or against the Vendor and/or the Confirming Party is pending, and that there is no matter or thing which could even give rise to any action, suit, appeal, litigation, claim etc. and that save and except the Vendor, no other person has or can claim or demand any manner or nature of right title interest, power, possession whatsoever, in over or in respect of the said Property or any part thereof;
- (xiii) That neither the Vendor nor the Confirming Party have dealt with nor permitted any person/party/entity to deal with, in any manner whatsoever or howsoever, any part or portion of the said Property save in the manner specifically recorded in these presents, and further the Vendor has not in any manner created any nature of third party right or title or interest or encumbrance therein/thereon;
- (xiv) That there is no embargo either on the Vendor from in any manner whatsoever or howsoever dealing with and/or transferring and/or alienating the said Property;

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- (xv) That no person or party or entity whatsoever had/has nor has ever claimed any right of pre-emption to, in, over and/or in respect of the said Property and/or any part or portion thereof, nor ever claimed or acquired any manner or nature of right to/in/over/in respect of any part or portion of the said Property by way of adverse possession or otherwise;
- (xvi) That no right or easement appurtenant to and/or benefitting the said Property is restricted in any manner, and such rights and easements are enjoyed freely without interruption and without any restrictions, and no person or party or entity or governmental authority has any right to terminate or curtail a right or easement appurtenant to or benefitting the said Property;
- (xvii) That there is no manner of boundary dispute in respect of the said Property, and the entirety of the said Property is butted and bounded by brick boundary walls;
- (xviii) That the said Property is directly abutting the public road Jessore Road with entire frontage alongside such road without any interference of any person or property.
- (xix) That there are no unfulfilled or unsatisfied judgments, injunctions, attachments, court orders, debts, notices etc.;
- (xx) That neither there is any defect in the right, title, interest and power of the Vendor, whatsoever or howsoever, in respect of the said Property or any part thereof which could expose the Purchasers to any risk, nor is there any material or latent defect in the said Property or any part thereof or in the Vendor's right, title, interest therein and power in respect thereof, nor do there exist any facts or circumstances or matters which may expose any of the Purchasers to any risk including after the completion of the transaction stipulated herein;
- (xxi) That there are no outstanding or pending actions, disputes, claims or demands of any description whatsoever or

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howsoever in relation to the said Property including but not limited to in respect of the title of/to the said Property and/or the use thereof, and there are no circumstances or facts or matters which are or may or could be likely to give rise to any actions, disputes, claims or demands of any description whatsoever or howsoever;

- (xxii) That no document, judgment or any other order or direction is in force as on date affecting the said Property or any part thereof, nor is the said Property or any part thereof vested in the Official Assignee or in the Receiver-in-Insolvency or any other Receiver or any officer of any court/tribunal/quasi-judicial tribunal or authority;
- (xxiii) That neither the Vendor nor the Confirming Party have ever done, executed or performed any act, deed or thing whereby or by reason whereof, the rights title interest or powers of the Vendor in to/over/in respect of the said Property could or may have been encumbered, impeached challenged or disputed in any way;
- (xxiv) That save as specifically recorded in this deed, there is no subsisting agreement, arrangement etc. by whatever name called by the Vendor or the Confirming Party with any third party for transfer or development of the said Property or any part thereof including but not limited to by way of sale, lease or otherwise ;
- (xxv) That no party/person/entity has challenged the right, title and interest of the Vendor to the said Property on any ground whatsoever, and there exist no circumstances or facts or matters which are or may or could be likely to give rise to any such challenge;
- (xxvi) That the Vendor is not the benamdar of/for any party/person/entity and the said Property is not affected by any benami or other transaction prohibited in law;
- (xxvii) That the said property is one conjoint block with no parts or portions in between belonging to or claimed to be owned by any third person other than the Vendor.

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- (xxviii) That compliance is being made and has at all times been made with all applicable laws, statutes, by-laws, permits, obligations and requirements with respect to the said Property, its ownership, occupation, possession and use;
- (xxix) That there are no legal, quasi-legal, administrative, arbitration, mediation, conciliation or other proceedings, either in respect of any part or portion of the said Property or against the Vendor or against the Confirming Party, nor have either the Vendor or the Confirming Party received any notice in respect of any of the aforesaid and/or any other notice which may prejudicially affect the transaction stated herein and/or which may in any manner affect or impact the said Property and/or the sale and transfer under these presents and/or otherwise;
- (xxx) That there is no difficulty or objection in the mutation of the name of the Purchasers upon purchase of the said Property or in the conversion of land, obtaining necessary clearances and sanctions etc.
- (xxxi) That each of the representations and warranties contained/recorded hereinabove and/or anywhere in this Indenture are true and correct.

**I. NOW THIS DEED OF CONVEYANCE WITNESSETH** that in the premises aforesaid and in pursuance of the aforesaid agreement and in consideration of the said sum of Rs.48,65,00,000/- (Rupees forty-eight crores sixty-five lakhs only) [out of which Rs.9,00,00,000/- has already been paid by the Confirming Party to the Vendor, as aforesaid, and the balance Rs.39,65,00,000/- being hereby paid by the Purchasers to the Vendor] of the lawful money of the Union of India well and truly paid by and/or on behalf of the Purchasers to the Vendor, as recited above, on or before the execution hereof (the receipt whereof the Vendor doth hereby and also by the receipt and memo of consideration No. 1 hereunder written admits and acknowledges to have received, and of and from the payment of the same and every part thereof doth hereby and hereunder absolutely and forever acquits, releases, discharges, absolves and exonerates each of the Purchasers and also the properties benefits and rights hereby sold, conveyed and transferred in favour of the Purchasers)

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and in further consideration of the mutually agreed sum of Rs.9,35,00,000/- (Rupees nine crores thirty-five lakhs only) of the lawful money of the Union of India well and truly paid by the Purchasers to the Confirming Party at or before the execution hereof (the receipt whereof the Confirming Party doth hereby and also by the receipt and memo of consideration No. 2 hereunder written admits and acknowledges to have received, and of and from the payment of the same and every part thereof doth hereby and hereunder absolutely and forever acquits, releases, discharges, absolves and exonerates each of the Purchasers and also all right and/or contractual benefit in respect of the properties benefits and rights hereby sold, conveyed and transferred in favour of the Purchasers) and in further consideration of the sum of Rs.16,00,00,000/- (Rupees sixteen crores) only, as aforesaid, having agreed to be paid by the Purchasers to the Confirming Party within 4 (four) months from the date of these presents, the Vendor doth hereby grant, sell, transfer, convey, assign and assure and the Confirming Party doth hereby concur, confirm and assure to, unto and in favour of the Purchasers **ALL THAT** the said Property, being **ALL THAT** the messuages tenements hereditaments rooms sheds structures houses and premises together with the piece and parcel of land or ground thereunto belonging whereon or on parts whereof the same are erected and built containing a land area of 9 (Nine) Bighas 8 (Eight) Chittacks 36 (Thirty Six) Sq. ft. (approximately 2.984 Acres) being equivalent to 180.55 Cottahs more or less situate, lying at and being municipal premises No. 145 Jessore Road, Kolkata, and now recorded in municipal holding No. 70 under South Dum Dum Municipality (formerly portions of 68 and 70, Jessore Road and prior thereto 12/1, Jessore Road, 145, 144, 143, 142, Calcutta Jessore Road), Kolkata-700089 and being distinct, demarcated and identified portions of R.S. Dag Nos. 221, 224, 225, 302, 303, 304 and 305, R.S. Khatian Nos. 772, 773, 774, 894 and 896 and now in divided and demarcated portions of L.R. Dag Nos.326, 327, 328, 329, 502, 503, 520, 521, 504, 505 and 506 recorded in L.R. Khatian No. 2102 in Mouza Patipukur, J. L. No. 24, Pargana Panchannogram, Sub Registration Office Cossipore-Dum Dum, District 24 Parganas, Police Station Lake Town (formerly Dum Dum) more fully and particularly mentioned and described in the **FIRST SCHEDULE** hereunder written and bordered **Red** on the Plan annexed hereto **TOGETHER WITH** free, vacant, peaceful and physical possession of the said Property **AND TOGETHER WITH** the custody and possession of the originals of all the title deeds, documents etc. in respect of the said Property including those mentioned in the **SECOND SCHEDULE** hereunder written **AND TOGETHER WITH** all and singular the tangible and intangible assets, edifices, equipments, movables, sheds, fixtures, gates, courts, courtyards, compound, boundaries, boundary walls on all sides, areas, sewers, drains, ways, underways, paths, passages, fences, hedges, ditches, shrubs, trees, water, water courses, lights, and all

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manner of former and other rights liberties benefits privileges easements quasi easements appendages and appurtenances whatsoever belonging or in any way appertaining thereto or reputed or known to be part or parcel or member thereof which now is or are or heretofore were or was held used occupied or enjoyed therewith **AND** reversion and reversions, remainder and remainders and all the rents, issues and profits thereof and of every part thereof **AND ALL** the estate, right, title, interest, use, possession, property, claim and demand whatsoever both at law and in equity of the Vendor in, to, over, upon the properties hereby granted, conveyed, transferred, assigned and assured or expressed or intended to be so and every part or parts thereof **AND TOGETHER WITH** the benefits of all orders and directions passed in favour of the Vendor and/or beneficial to the said Property in the several proceedings recited above or otherwise including the benefits of the directions given under the Judgment dated 27<sup>th</sup> September, 2006 upon different authorities and/or statutory bodies **AND TOGETHER WITH** the benefits of all mutations, conversions, clearances, certificates, no objections, sanctions, approvals already applied for and/or obtained by the Vendor in respect of the said Property **And** all deeds, pattahs, muniments, writings and evidences of title which in any manner relate to the said Property or any part thereof which now are or hereafter shall or may be in the custody, power or possession of the Vendor or any other person or persons from whom the Vendor can or may procure the same, without any action or suit at law or in equity **AND TOGETHER WITH** all and entire ownership, share, right, title and interest of the Vendor of and in the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be **TO HAVE AND HOLD** the said Property and each and every part thereof and all other properties, hereby sold, granted, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchasers and unto and to the use and benefit of the Purchasers, absolutely and forever, free from all Encumbrances including mortgages, charges, hypothecation, liens, security, security interest, lis pendens, legal proceedings, leases, tenancies, occupancy rights, bargadar, uses, debutters, trusts, acquisition, requisition, vesting, alignment, attachments, claims, demand and liabilities whatsoever or howsoever.

**II. AND THE VENDOR AND THE CONFIRMING PARTY DO HEREBY AGREE WITH THE PURCHASERS THAT** the Vendor and the Confirming Party shall at their own costs and expenses, bear and pay any dues or outstanding municipal and all other rates taxes, Khajana and other dues and outgoings in respect of the said Property accruing due for the period till the date of execution of these presents within 15 days of receiving demand in respect thereof from the Purchasers or any of them.

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**III.** As between the Vendor and the Purchaser and without affecting the covenants and representations of the Confirming Party hereunder in any manner, it is agreed as follows:

- a. The Vendor further declares and assures the Purchaser that based on its representation of a clear marketable title to the said Property, the Purchaser can submit the declaration supported by documents which may be required under the relevant law(s) and/or the rules made under such law(s) and/or the rules made thereunder. In this regard it is clarified that prior to the execution of this conveyance, the Purchaser, through its advocate, has studied, examined and investigated the chain of title of the Vendor, the nature and character of the said Property, and the possession of the said Property and has satisfied itself in all respects based on the documents provided by the Vendor.

**IV. AND THE VENDOR AND THE CONFIRMING PARTY DO HEREBY FURTHER COVENANT WITH THE PURCHASERS** as follows:-

- i) That notwithstanding any act, deed, matter or thing whatsoever done, omitted, executed or knowingly permitted or omitted or suffered to the contrary by/on behalf of the Vendor, the Vendor is the full and absolute owner of the entirety of the said Property, and has been and is now lawfully, rightfully, absolutely seized and possessed of or otherwise well and sufficiently entitled to the said Property and every part thereof and consequently of the said Property and all other rights, title and benefits appurtenant thereto and all other rights, title etc. hereby granted, sold, conveyed, transferred, assigned and intended so to be, unto and in favour of the Purchasers in the manner aforesaid and according to the true intent and meaning of these presents, without any manner or nature of encumbrances, charges, trusts, vesting etc. or any other thing whatsoever to alter, defeat, encumber or make void the same;
- ii) And that the right, title and interest which the Vendor professes to sell, transfer, convey and assign subsists, and notwithstanding any act, deed or thing whatsoever as aforesaid, the Vendor now has good right, full power, absolute authority and indefeasible title, to grant, convey, transfer, sell and assign (without any impediment, hindrance, objection etc.) all and singular the said Property and

← J. J. J.

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— Ramesh

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STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES





every part thereof and all other rights, title and benefits appurtenant thereto and all other rights, title etc. hereby conveyed, transferred or expressed and/or intended so to be, to unto and in favour of the Purchasers in the manner aforesaid and according to the true intent and meaning of these presents;

- iii) And that the properties benefits and rights hereby granted, sold, transferred and conveyed or expressed so to be unto and in favour of the Purchasers by the Vendor is now free from all claims demands Encumbrances including mortgages charges leases tenancies occupancy rights bargadars liens attachments restrictive covenants lispensens uses debutters trusts acquisition requisition vesting prohibitions claims demands and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully rightfully or equitably claiming any estate or interest therein through under or in trust for the Vendor.
- iv) And That the Purchasers shall or may at all times hereafter peaceably and quietly hold use possess and enjoy the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be and receive the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendor or the Confirming Party or any person or persons having or lawfully rightfully or equitably claiming as aforesaid and free and clear and freely and clearly and absolutely acquitted exonerated and discharged from or by the Vendor and the Confirming Party and all person or persons having or lawfully rightfully or equitably claiming as aforesaid and by and at the costs of the Vendor and the Confirming Party effectually saved defended kept harmless and indemnified of from and against all manner of former and other estate right title interest encumbrances including charges mortgages security interest leases tenancies occupancy rights restrictions restrictive covenants liens attachments bargadars lispensens uses debutters trusts acquisition requisition alignment claims demands and liabilities whatsoever or howsoever in any way affecting the properties benefits and rights hereby granted sold conveyed transferred assigned.
- v) And also that neither the Vendor nor the Confirming Party have, at any time, done or executed or performed any acts, deeds,

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14 SEP 2022  
ADDITIONAL REGISTRAR  
OF THE DISTRICT COURT  
MELBOURNE



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14 SEP 2022

documents or writings or knowingly suffered or been party or privy to any act, deed or thing whereby the said Property and/or any part or portion thereof and/or any of the other rights, title and benefits appurtenant thereto and/or any of the other rights, title etc. hereby granted, sold, transferred and conveyed or intended/expressed so to be is or can or may be impeached or encumbered or effected in title or otherwise and/or whereby the Vendor is prevented from transferring and/or conveying the said Property in favour of the Purchasers in the manner aforesaid;

- vi) And notwithstanding any act, deed, matter or thing at any time done or executed or performed or knowingly suffered to the contrary by any of the Vendor and/or its predecessors-in-interest/title, each of the title deeds pertaining to the said Property are respectively good, valid, subsisting and effectual deeds and documents, and none of the same have been cancelled, nor have any of the same become or been declared void or voidable.
- vii) And That the Purchasers as successor in title of the Vendor shall be entitled to obtain revised and correct mutation of its own name in the records of the B.L. & L.R.O., the South Dum Dum Municipality and other appropriate authorities in respect of the said Property and to obtain any further new or revised conversions, clearances, certificates, no objections, approvals etc., from the authorities under West Bengal Estates Acquisition Act, 1953, West Bengal Land Reforms Act, 1955, Urban Land (Ceiling & Regulation) Act, 1976 and any other laws as required in respect of the said Property pursuant to directions contained in orders passed by the Hon'ble High Court at Calcutta and the said DRT and also otherwise under laws for the time being in force. Further, inasmuch as the Vendor has submitted a plan for sanction before the South Dum Dum Municipality in respect of the said Property, the benefits of such application shall also belong to the Purchasers.
- viii) And that the Purchasers shall be freed, cleared and absolutely discharged saved harmless and kept indemnified against all claims and demands of the said Property, in any manner whatsoever and all encumbrances in respect thereof.

Signature

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 \_\_\_\_\_  
 Name

ADDITIONAL REGISTRAR  
OF ASSISTANTS IN HOKKAITA  
14 SEP 2022



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- ix) And That the Purchasers shall be entitled to all the accretions, additions, benefits, facilities, amenities, rights and title as have accrued to the Vendor and/or the Said Property and/or have been acquired by the Vendor including but limited to those with passage of time as also by virtue of the ownership of any part or portion of the Said Property
- x) And Also That the Purchasers shall have the right and thus shall be entitled to, as and when determined by the Purchasers at its sole and absolute discretion, to, at its own cost and expense, have the Said Property mutated in its name in the records of the South Dum Dum Municipality.

**IV. AND THE PARTIES FURTHER** agree that the Recitals and Schedules and Annexure of/to this Deed of Conveyance form an intrinsic and inseparable part of this Deed of Conveyance, and shall have the same force and effect as if expressly set out in the body of this Deed of Conveyance, and any reference to this Deed of Conveyance shall include and/or shall be deemed to mean and/or include a reference to all the Recitals and Schedules and the Annexure hereto.

**THE FIRST SCHEDULE ABOVE REFERRED TO :**

**[said Property]**

**ALL THAT** the messuages tenements hereditaments houses rooms structures and premises together with the piece and parcel of land thereunto belonging whereon or on parts whereof the same are erected and built containing an area of 9 (Nine) Bighas 8 (Eight) Chittacks 36 Sq.ft. (approx. 2.98441 Acres or 180.55 Cottahs) more or less all situate, lying at and being part of municipal premises No. 145 Jessore Road, Kolkata-700089, and now recorded in municipal holding No. 70 under South Dum Dum Municipality (formerly 68 and 70 and prior thereto 12/1, Jessore Road, 145, 144, 143, 142, Calcutta Jessore Road), and comprised in Mouza- Patipukur, J.L. No. 24, District North 24 Parganas, under the jurisdiction of the South Dum Dum Municipality, Post Office - Lake Town, Police Station - Lake Town ( formerly Dum Dum), Ward No. 30 in the State of West Bengal and bordered Red on the Plan annexed hereto and comprised in the following Dags:

← 12/1

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Wah  
→ 12/1

ADDITIONAL REGISTRAR  
OF ASSURANCE, KOLKATA  
14 SEP 2022



| R.S. DAG NO. | R.S. KH. NO. | L.R. DAG NO.             | L.R. KHATI AN | AREA MUTATED (IN ACRE)                                  | AREA (IN COTTAH)              |
|--------------|--------------|--------------------------|---------------|---|-------------------------------|
| 221          | 773          | 326<br>327               | 2102          | 0.2114<br><u>0.5235</u><br><b>0.7349</b>                | 12.79<br>31.67                |
| 224          | 894          | 328                      | 2102          | 0.3839  | 23.22                         |
| 225          | 896          | 329                      | 2102          | 0.1511  | 9.14                          |
| 302          | 894          | 502<br>503<br>520<br>521 | 2102          | .0327<br>.3584<br>.1000<br><u>.1520</u><br><b>.6431</b> | 1.98<br>21.68<br>6.05<br>9.19 |
| 303          | 896          | 504                      | 2102          | 0.0584  | 3.53                          |
| 304          | 773          | 505                      | 2102          | 0.57751   | 34.95                         |
| 305          | 772,<br>774  | 506                      | 2102          | 0.4355  | 26.35                         |
|              | <b>TOTAL</b> |                          |               |   | <b>180.55</b>                 |

The demarcated portion of R.S. Dag No. 221 is butted and bounded as follows

- On the North : Partly by public road, Jessore Road and partly by R.S. Dag No. 224;
- On the South: Partly by each of R.S. Dag Nos. 302 and 304;
- On the East: Partly by each of R.S. Dag Nos. 224, 302 and 304; and
- On the West : Partly by each of R.S. Dag Nos. 227, 228 and 229 and partly by remaining portion of R.S. Dag No. 221.

The demarcated portion of R.S. Dag No. 224 is butted and bounded as follows

- On the North : Partly by public road, Jessore Road and partly by R.S. Dag No. 225;
- On the South: Partly by each of R.S. Dag Nos. 221 and 302;
- On the East: Partly by each of R.S. Dag Nos. 225 and 302 and partly by remaining portion of R.S. Dag No. 224; and
- On the West : By R.S. Dag No. 221.

 The image shows several handwritten signatures and initials in blue ink. On the left, there is a signature that appears to be 'S. S. Saha'. In the center, there are initials 'D'. On the right, there is a signature that appears to be 'Wan' and another signature below it that appears to be 'R. R. R.'.

14 SEP 2022  
ADDITIONAL REGISTRAR  
OF ASSURANCE, RES-IV, KOLKATA





The demarcated portion of R.S. Dag No. 225 is butted and bounded as follows

On the North : By public road, Jessore Road;  
 On the South: By R.S. Dag No. 224;  
 On the East: By remaining portion of R.S. Dag No. 225; and  
 On the West : By R.S. Dag No. 224.

The demarcated portion of R.S. Dag No. 302 is butted and bounded as follows

On the North : By R.S. Dag No. 224;  
 On the South: Partly by R.S. Dag No. 303 and partly by remaining portion of R.S. Dag No. 302;  
 On the East: Partly by R.S. Dag No. 303 and partly by remaining portion of R.S. Dag No. 302; and  
 On the West : Partly by each of R.S. Dag Nos. 221, 224 and 304.

The demarcated portion of R.S. Dag No. 303 is butted and bounded as follows

On the North : By R.S. Dag No. 302;  
 On the South: By remaining portion of R.S. Dag No. 303;  
 On the East: By remaining portion of R.S. Dag No. 303; and  
 On the West : By R.S. Dag No. 302.

The demarcated portion of R.S. Dag No. 304 is butted and bounded as follows

On the North : Partly by each of R.S. Dag Nos. 221 and 305;  
 On the South: Partly by R.S. Dag No. 305 and partly by remaining portion of R.S. Dag No. 304;  
 On the East: Partly by each of R.S. Dag Nos. 302, and 305; and  
 On the West : Partly by each of R.S. Dag Nos. 221, 234 and 305.

The demarcated portion of R.S. Dag No. 305 is butted and bounded as follows

On the North : By R.S. Dag No. 304;  
 On the South: Partly by R.S. Dag No. 304 and partly by remaining portion of R.S. Dag No. 305;

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Wah  
R. R. R.

ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
14 SEP 2022



On the East: By R.S. Dag No. 304; and  
On the West : By R.S. Dag No. 304.

**OR HOWSOEVER OTHERWISE** the same now are or is or heretofore were or was situated butted bounded called known numbered described and distinguished. Be it mentioned that the structures on the said Property are containing a total area of 74000 Square feet which are dilapidated more than 55 years and out of the said structures 66000 square feet is pucca structures with cemented flooring and intended for residential use only and 8000 square feet is Tin Shed with cemented flooring and intended for semi-commercial use.

**THE SECOND SCHEDULE ABOVE REFERRED TO :**  
**LIST OF ORIGINAL DOCUMENTS OF TITLE DELIVERED TO THE PURCHASER**

1. Original Sale Certificate dated 12<sup>th</sup> July, 2022 issued by the Recovery Officer of the Debts Recovery Tribunal.
2. Original Sale Deed dated 9<sup>th</sup> September, 2022 between EAPL and the Vendor
3. Original possession delivery dated 5<sup>th</sup> April, 2017 and 13<sup>th</sup> September 2019 to the Vendor.
4. Original Records of Rights in L.R. Khatian No. 2102 alongwith the latest paid khajana receipt and municipal tax receipt.

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

**EXECUTED AND DELIVERED** by the **VENDOR** through its Director Mr. Naveen Modi pursuant to Resolution dated 21/9/22 at Kolkata who has also affixed the common seal at Kolkata in the presence of:-

*Kaishik Bagan* Adv.

*Pratik Bhatnagar* Adv.

*60/2, P.B. Road  
KOL-41*

For Kalyan Vanijya Private Ltd.  
*Naveen Modi*  
Director



**KALYAN VANIJYA PRIVATE LIMITED**

14 SEP 2022  
ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA



**EXECUTED AND DELIVERED** by the **CONFIRMING PARTY** through its Director Mr. Nakul Himatsingka pursuant to Board Resolution dated 06/09/22 at Kolkata in the presence of:

*Nakul Himatsingka*  
Adv

*Pratibha Bishnoi*  
Adv

For IDEAL REAL ESTATES PRIVATE LIMITED

*Nakul Himatsingka*

Director

(NAKUL HIMATSINGKA)

**IDEAL REAL ESTATES PRIVATE LIMITED**

**EXECUTED AND DELIVERED** by the **PURCHASERS** at Kolkata in the presence of:-

*Nakul Himatsingka*  
Adv

*Pratibha Bishnoi*  
Adv

New Tech Conclave Private Limited

*Nakul Himatsingka*

Authorised Signatory

**NEW TECH CONCLAVE PRIVATE LIMITED**

DEVANSH TOWNSHIP PRIVATE LIMITED

*Nakul Himatsingka*

AUTHORISED SIGNATORY

**DEVANSH TOWNSHIP PRIVATE LIMITED**

ADDITIONAL REGISTRAR  
OF ASSURANCE, KOLKATA  
14 SEP 2022



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PURTI BEVERAGES PVT. LTD.



Authorised Signatory

**PURTI BEVERAGES PRIVATE LIMITED**

Purti Realty Pvt. Ltd.



Authorised Signatory

**PURTI REALTY PRIVATE LIMITED**

NORFIOX VINCOM PVT. LTD.



Authorised Signatory

**NORFIOX VINCOM PRIVATE LIMITED**

ACETYLENE TREXIM PVT. LTD



Authorised Signatory

**ACETYLENE TREXIM PRIVATE LIMITED**

SREYASH GREEN LIMITED



Authorised Signatory

**SREYASH GREEN LIMITED**

SREYASH BREWSKI LIMITED



Authorised Signatory

**SREYASH BREWSKI LIMITED**

PANSARI DEVELOPERS LIMITED



Authorized Signatory

**PANSARI DEVELOPERS LIMITED**

CAPETOWN TRADELINK PVT. LTD.



Authorised Signatory

**CAPETOWN TRADELINK PRIVATE LIMITED**

14 SEP 2022  
ADDITIONAL REGISTRAR  
OF ASSURANCES-W, KOLKATA





METROCITY VANIJYA PVT. LTD.

*[Handwritten Signature]*

Authorised Signatory

**METRO CITY VANIJYA PRIVATE LIMITED**

Nissan Commodities (P) Ltd.

*[Handwritten Signature]*

Authorised Signatory

**NISSAN COMMODITIES PRIVATE LIMITED**

Paceman Sales Promotion Pvt. Ltd

*[Handwritten Signature]*

Authorised Signatory

**PACEMAN SALES PROMOTION PRIVATE LIMITED**

Pansari Vegetable & Oils Pvt. Ltd.

*[Handwritten Signature]*

(Authorised Signatory)

**PANSARI VEGETABLE & OILS PRIVATE LIMITED**

PRİYASHI CONSTRUCTION PRIVATE LIMITED

*[Handwritten Signature]*

Authorised Signatory

**PRİYASHI CONSTRUCTION PRIVATE LIMITED**

KRISHI REALTY PVT. LTD.

*[Handwritten Signature]*

Authorised Signatory

**KRISHI REALTY PRIVATE LIMITED**

FOR NEWAGE ENCLAVE PVT. LTD.

*[Handwritten Signature]*

Authorised Signatory

**NEW AGE ENCLAVE PRIVATE LIMITED**

MIRAGE GOODS PRIVATE LIMITED

*[Handwritten Signature]*

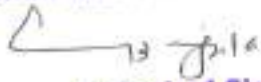
Authorised Signatory

**MIRAGE GOODS PRIVATE LIMITED**

ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
14 SEP 2022



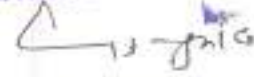
RANINAGAR PAPER AND BOARD PRIVATE LIMITED



Authorised Signatory

**RANINAGAR PAPER AND BOARD PRIVATE LIMITED**

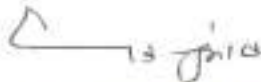
ADYA KUTIR PRIVATE LIMITED



Authorised Signatory

**ADYA KUTIR PRIVATE LIMITED**

RISHI MOTORS PRIVATE LIMITED



Authorised Signatory

**RISHI MOTORS PRIVATE LIMITED**

NAVARANG GRIHA NIRMAN PVT LTD



Authorised Signatory

**NAVARANG GRIHA NIRMAN PRIVATE LIMITED**

PRACHI PROJECTS PVT LTD



Authorised Signatory

**PRACHI PROJECTS PRIVATE LIMITED**

BLUE LIGHT VILLA PVT LTD



Authorised Signatory

**BLUE LIGHT VILLA PRIVATE LIMITED**

LILY NIWAS PVT LTD



Authorised Signatory

**LILY NIWAS PRIVATE LIMITED**

SHIVMANI PROMOTERS PVT LTD



Authorised Signatory

**SHIVMANI PROMOTERS PRIVATE LIMITED**

14 SEP 2022  
ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA

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FEMINA STOCK MANAGEMENT COMPANY LTD

*P. Chandak*  
Authorized Signatory

FEMINA STOCK MANAGEMENT  
COMAPANY LIMITED.

WISE INVESTMENTS PVT LTD

*P. Chandak*  
Authorized Signatory

WISE INVESTMENTS PRIVATE  
LIMITED

Drafted by me  
*P. Chandak*, Advocate  
For DSP Law Associates  
4D, Nicco House  
1B & 2, Hare Street  
Kolkata-700001  
F/14/18/16

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14 SEP 2022  
REGISTRATION DEPARTMENT  
KOLKATA



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**RECEIPT AND MEMO OF CONSIDERATION NO. 1:**

**RECEIVED** by the withinnamed Vendor of and from and/or on behalf the respective withinnamed Purchasers the within-mentioned sum of Rs.48,65,00,000/- (Rupees forty-eight crores sixty-five lakhs only) being the consideration in full payable to the Vendor under these presents (and out of the same, Rs.9,00,00,000/- from the Confirming Party (subsequently reimbursed by the Purchasers to the Confirming Party out of the instruments mentioned in Receipt and Memo No. 2 hereto) and the balance directly by the Purchasers to the Vendor) by the following instruments:-

| Sl No. | Date     | Drawn on            | By or out of RTGS/ Demand Draft/Cash /Cheque Number | Paid By                             | Amount(Rs.)   |
|--------|----------|---------------------|---|-------------------------------------|---------------|
| 1      | 16-08-10 | State Bank of India | 898930  | Ideal Real Estates Pvt Ltd          | 50,000,000.00 |
| 2      | 24-03-17 | Bank of India       | 054969  | Ideal Real Estates Pvt Ltd          | 40,000,000.00 |
| 3      | 08-09-22 | ICICI Bank          | 500708  | Rishi Motors Private Limited        | 7,008,834.00  |
| 4      | 08-09-22 | ICICI Bank          | 500707  | Rishi Motors Private Limited        | 7,008,835.00  |
| 5      | 09-09-22 | ICICI Bank          | 500715  | Krishi Realty Private Limited       | 7,008,835.00  |
| 6      | 09-09-22 | ICICI Bank          | 500714  | Krishi Realty Private Limited       | 7,008,835.00  |
| 7      | 08-09-22 | HDFC BANK           | 000067  | Blue Light Villa Private Limited    | 14,017,669.00 |
| 8      | 08-09-22 | HDFC BANK           | 000053  | Prachi Projects Pvt Ltd             | 14,017,669.00 |
| 9      | 08-09-22 | HDFC BANK           | 000401  | Femina Stock Management Company Ltd | 14,017,669.00 |
| 10     | 08-09-22 | HDFC BANK           | 000047  | Navarang Griha Nirman Pvt Ltd       | 14,017,669.00 |

ADDITIONAL REGISTRAR  
J. ASHRAF USMANI KODAKATA  
14 SEP 2022

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|    |          |              |        |  |               |
|----|----------|--------------|--------|--|---------------|
| 11 | 08-09-22 | ICICI BANK   | 000579 | Wise Investments Pvt Ltd                   | 14,017,669.00 |
| 12 | 08-09-22 | HDFC BANK    | 303071 | Paceman Sales Promotion Private Limited    | 14,017,669.00 |
| 13 | 09-09-22 | HDFC BANK    | 096806 | Nissan Commodities Private Limited         | 14,017,669.00 |
| 14 | 08-09-22 | HDFC BANK    | 303070 | Acetylene Trexim Private Limited           | 14,017,669.00 |
| 15 | 08-09-22 | HDFC BANK    | 303074 | Pansari Vegetable & Oils Private Limited   | 14,017,669.00 |
| 16 | 09-09-22 | AXIS BANK    | 114423 | Metro City Vanijya Private Limited         | 14,017,669.00 |
| 17 | 09-09-22 | AXIS BANK    | 114422 | Capetown Tradelink Private Limited         | 14,017,669.00 |
| 18 | 08-09-22 | HDFC BANK    | 303073 | Pansari Developers Limited                 | 14,017,669.00 |
| 19 | 08-09-22 | HDFC BANK    | 303068 | Sreyash Green Limited                      | 14,017,669.00 |
| 20 | 08-09-22 | HDFC BANK    | 303072 | Norflox Vincon Private Limited             | 14,017,669.00 |
| 21 | 08-09-22 | HDFC BANK    | 303069 | Sreyash Brewski Limited                    | 14,017,669.00 |
| 22 | 08-09-22 | FEDERAL BANK | 211412 | Mirage Goods Private Limited               | 14,017,669.00 |
| 23 | 08-09-22 | FEDERAL Bank | 211413 | Adya Kutir Private Limited                 | 14,017,669.00 |
| 24 | 09-09-22 | HDFC Bank    | 202292 | Rani Nagar Paper And Board Private Limited | 14,017,669.00 |
| 25 | 09-09-22 | HDFC Bank    | 202291 | New Age Enclave Private Limited            | 14,017,669.00 |
| 26 | 08-09-22 | HDFC BANK    | 000070 | Shivmani Promoters Private Limited         | 14,017,670.00 |

ADDITIONAL REGISTRAR  
OF ASSURANCE COMPANIES  
KOLKATA  
14 SEP 2022



2

|    |          |                           |        |   |                       |
|----|----------|---------------------------|--------|---|-----------------------|
| 27 | 08-09-22 | HDFC BANK                 | 000068 | Lily Niwas<br>Private Limited               | 14,017,670.00         |
| 28 | 09-09-22 | KOTAK<br>MAHINDRA<br>BANK | 123207 | Purvi Beverages<br>Private Limited          | 14,017,670.00         |
| 29 | 09-09-22 | KOTAK<br>MAHINDRA<br>BANK | 123208 | Purvi Realty<br>Private Limited             | 14,017,670.00         |
| 30 | 08-09-22 | UCO BANK                  | 000101 | New Tech<br>Conclave Private<br>Limited     | 14,017,670.00         |
| 31 | 09-09-22 | AXIS BANK                 | 114420 | Devansh<br>Township<br>Private Limited      | 14,017,670.00         |
| 32 | 09-09-22 | HDFC Bank                 | 202290 | Priyashi<br>Construction<br>Private Limited | 14,017,670.00         |
| 33 | TDS      | ----                      | ----   | ----  | 4,005,260.00          |
|    |          |                           |        | Total                                       | <b>48,65,00,000/-</b> |

(Rupees forty-eight crores sixty-five lakhs only)

For Kalyan Vanijya Private Ltd.  
Naveen Mohr  
Director

**VENDOR**

**WITNESSES:**

Kiran Kagan  
Adv.

Pooja Krishan  
Adv.

14 SEP 2022  
ADDITIONAL REGISTRAR  
OF ASSURANCE IN KOLKATA



2

**RECEIPT AND MEMO OF CONSIDERATION NO. 2:**

**RECEIVED** by the withinnamed Confirming Party of and from the respective withinnamed Purchasers the within-mentioned sum of Rs.9,35,00,000/- (Rupees nine crores thirty-five lakhs only), being a part of the consideration payable to the Confirming Party under these presents as and by way of reimbursement of Rs.9,00,00,000/- paid by the Confirming Party to the Vendor and towards nomination and/or assignment fees in lieu of causing sale and transfer of the said Property by the Vendor in favour of the Purchasers in terms of these presents in the following manner:-

| Sl No | Date     | Drawn on   | By or out of RTGS/Demand Draft/Cash/Cheque Number | Paid By                          | Amount(Rs.)   |
|-------|----------|------------|---|----------------------------------|---------------|
| 1     | 08-03-21 | HDFC BANK  | 2776  | Pansari Developers Ltd           | 10,100,000.00 |
| 2     | 24-01-22 | HDFC BANK  | RTGS<br>HDFCR52<br>02201249<br>2221834            | Pansari Developers Ltd           | 50,000,000.00 |
| 3     | 07-07-22 | HDFC BANK  | RTGS<br>HDFCR52<br>02207078<br>0585375            | Pansari Developers Ltd           | 5,000,000.00  |
| 4     | 08-09-22 | HDFC BANK  | 000049  | Navarang Griha Nirman Pvt Ltd    | 123,737.00    |
| 5     | 08-09-22 | ICICI BANK | 000581  | Wise Investments Pvt Ltd         | 123,737.00    |
| 6     | 08-09-22 | HDFC BANK  | 000069  | Blue Light Villa Private Limited | 123,737.00    |
| 7     | 08-09-22 | HDFC BANK  | 000070  | Lily Niwas Private Limited       | 123,737.00    |

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ADDITIONAL REGISTRAR  
OF ASSURANCE, KOLKATA  
14 SEP 2022



|    |          |                     |        |  |            |
|----|----------|---------------------|--------|--|------------|
| 8  | 08-09-22 | HDFC BANK           | 000055 | Prachi Projects Pvt Ltd                  | 123,737.00 |
| 9  | 08-09-22 | HDFC BANK           | 000072 | Shivmani Promoters Private Limited       | 123,737.00 |
| 10 | 08-09-22 | HDFC BANK           | 000399 | Femina Stock Management Company Ltd      | 123,737.00 |
| 11 | 08-09-22 | HDFC BANK           | 000311 | Paceman Sales Promotion Private Limited  | 123,737.00 |
| 12 | 08-09-22 | HDFC BANK           | 000051 | Nissan Commodities Private Limited       | 123,737.00 |
| 13 | 08-09-22 | HDFC BANK           | 00084  | Acetylene Trexim Private Limited         | 123,737.00 |
| 14 | 08-09-22 | KOTAK MAHINDRA BANK | 000016 | Purti Beverages Private Limited          | 123,737.00 |
| 15 | 08-09-22 | HDFC BANK           | 000815 | Pansari Vegetable & Oils Private Limited | 123,737.00 |
| 16 | 08-09-22 | AXIS BANK           | 254218 | Metro City Vanijya Private Limited       | 123,737.00 |
| 17 | 08-09-22 | AXIS BANK           | 616772 | Capetown Tradelink Private Limited       | 123,737.00 |
| 18 | 08-09-22 | HDFC BANK           | 004581 | Pansari Developers Limited               | 123,737.00 |
| 19 | 08-09-22 | KOTAK MAHINDRA BANK | 000128 | Purti Realty Private Limited             | 123,737.00 |
| 20 | 08-09-22 | UCO BANK            | 000103 | New Tech Conclave Private Limited        | 123,737.00 |
| 21 | 08-09-22 | HDFC BANK           | 000041 | Sreyash Green Limited                    | 123,737.00 |
| 22 | 08-09-22 | HDFC                | 000178 | Norflox Vincom                           |            |

*Nav*

ADDITIONAL REGISTRAR  
OF ASSURANCE - S-IV, KOLKATA  
14 SEP 2022



2



|    |          |              |        |  |            |
|----|----------|--------------|--------|--|------------|
|    |          | BANK         |        | Private Limited                            | 123,737.00 |
| 23 | 08-09-22 | HDFC BANK    | 000027 | Sreyash Brewski Limited                    | 123,737.00 |
| 24 | 08-09-22 | AXIS BANK    | 032885 | Devansh Township Private Limited           | 123,737.00 |
| 25 | 08-09-22 | ICICI Bank   | 000707 | Krishi Realty Private Limited              | 123,737.00 |
| 26 | 08-09-22 | HDFC Bank    | 004973 | Priyashi Construction Private LIMITED      | 123,737.00 |
| 27 | 08-09-22 | HDFC Bank    | 007325 | New Age Enclave Private Limited            | 123,737.00 |
| 28 | 08-09-22 | Federal bank | 222528 | Mirage Goods Private Limited               | 123,737.00 |
| 29 | 08-09-22 | HDFC Bank    | 002360 | Rani Nagar Paper And Board Private Limited | 123,737.00 |
| 30 | 08-09-22 | Indian Bank  | 237763 | Rishi Motors Private Limited               | 123,737.00 |
| 31 | 08-09-22 | Federal Bank | 185041 | Adya Kutir Private Limited                 | 123,737.00 |
| 32 | 08-09-22 | HDFC BANK    | 000071 | Shivmani Promoters Private Limited         | 799,093.00 |
| 33 | 08-09-22 | HDFC BANK    | 000069 | Lily Niwas Private Limited                 | 799,093.00 |
| 34 | 08-09-22 | AXIS BANK    | 032884 | Devansh Township Private Limited           | 799,093.00 |
| 35 | 08-09-22 | UCO BANK     | 000102 | New Tech Conclave Private Limited          | 799,093.00 |
| 36 | 08-09-22 | KOTAK BANK   | 000015 | Purti Beverages Private Limited            | 799,093.00 |
| 37 | 08-09-22 | KOTAK BANK   | 000127 | Purti Realty Private Limited               | 799,093.00 |
| 38 | 08-09-22 | ICICI        | 000708 | Krishi Realty                              |            |

RECEIVED  
15 SEP 2002  
REGISTRATION DEPARTMENT  
MUMBAI



2

|    |          |            |        |  |            |
|----|----------|------------|--------|--|------------|
|    |          | Bank       |        | Private Limited                          | 799,093.00 |
| 39 | 08-09-22 | HDFC Bank  | 004975 | Priyashi Construction Private Limited    | 799,093.00 |
| 40 | 08-09-22 | HDFC BANK  | 000068 | Blue Light Villa Private Limited         | 799,094.00 |
| 41 | 08-09-22 | HDFC BANK  | 000054 | Prachi Projects Pvt Ltd                  | 799,094.00 |
| 42 | 08-09-22 | HDFC BANK  | 000402 | Femina Stock Management Company Ltd      | 799,094.00 |
| 43 | 08-09-22 | HDFC BANK  | 000048 | Navarang Griha Nirman Pvt Ltd            | 799,094.00 |
| 44 | 08-09-22 | ICICI BANK | 000580 | Wise Investments Pvt Ltd                 | 799,094.00 |
| 45 | 08-09-22 | HDFC BANK  | 000312 | Paceman Sales Promotion Private Limited  | 799,094.00 |
| 46 | 08-09-22 | HDFC BANK  | 000814 | Pansari Vegetable & Oils Private Limited | 799,094.00 |
| 47 | 08-09-22 | HDFC BANK  | 000085 | Acetylene Trexim Private Limited         | 799,094.00 |
| 48 | 08-09-22 | HDFC BANK  | 000052 | Nissan Commdities Private Limited        | 799,094.00 |
| 49 | 08-09-22 | AXIS BANK  | 254219 | Metrocity Vanijya Private Limited        | 799,094.00 |
| 50 | 08-09-22 | AXIS BANK  | 616771 | Capetown Tradelink Private Limited       | 799,094.00 |
| 51 | 08-09-22 | HDFC BANK  | 004580 | Pansari Developers Limited               | 799,094.00 |
| 52 | 08-09-22 | HDFC BANK  | 000042 | Sreyash Green Limited                    | 799,094.00 |
| 53 | 08-09-22 | HDFC       | 000028 | Sreyash                                  |            |

*Man*

17 FEB 1952  
REGISTRATION DEPARTMENT  
KOLKATA



|    |          |              |        |  |                       |
|----|----------|--------------|--------|--|-----------------------|
|    |          | BANK         |        | Brewski Limited                            | 799,094.00            |
| 54 | 08-09-22 | HDFC BANK    | 000177 | Norflox Vincon Private Limited             | 799,094.00            |
| 55 | 08-09-22 | HDFC Bank    | 007327 | New Age Enclave Private Limited            | 799,094.00            |
| 56 | 08-09-22 | Federal Bank | 222530 | Mirage Goods Private Limited               | 799,094.00            |
| 57 | 08-09-22 | Indian Bank  | 237765 | Rishi Motors Private Limited               | 799,094.00            |
| 58 | 08-09-22 | HDFC Bank    | 002362 | Rani Nagar Paper And Board Private Limited | 799,094.00            |
| 59 | 08-09-22 | Federal Bank | 185039 | Adya Kutir Private Limited                 | 799,094.00            |
| 60 | TDS      | ---          | ---    | ---  | 2,560,740.00          |
|    |          |              |        | Total                                      | <b>9,35,00,000.00</b> |

**(Rupees nine crores thirty-five lakhs only)**

For IDEAL REAL ESTATES PRIVATE LIMITED

*Nal Kait...*  
Director

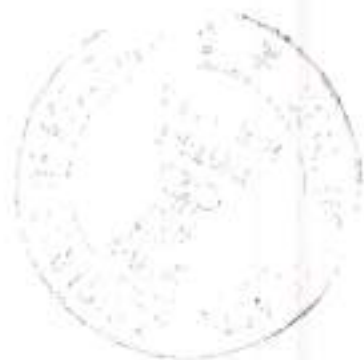
**CONFIRMING PARTY**

**WITNESSES:**

*Kank Bagon*  
Adv.

*Rishi Kishan*  
Adv.

11 SEP 2022  
AGENCIJA ZA VEŠTAČENJE I  
KONTROLU KVALITETA



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For Kalyan Vanijya Private Ltd.

*Narayan Mohan*  
Director

**NORFLOX VINCOM PVT. LTD** **SREYASH GREEN LIMITED**

*Ravi Ranjan*  
Authorized Signatory

*Ravi Ranjan*  
Authorized Signatory

For IDEAL REAL ESTATES PRIVATE LIMITED

*Narayan Mohan*  
Director

**SYNERGY TREXIM PVT. LTD**

**SREYASH BREWSKI LIMITED**

*Ravi Ranjan*  
Authorized Signatory

*Ravi Ranjan*  
Authorized Signatory



**JESSORE ROAD**

TO SHYAMBAZAR

TO NADER BAZAR

**PRACHI PROJECTS PVT LTD**

*Ravi Ranjan*  
Authorized Signatory  
**BLUE LIGHT VILLA PVT LTD**

*Ravi Ranjan*  
Authorized Signatory  
**LILY NIWAS PVT LTD**

*Ravi Ranjan*  
Authorized Signatory  
**SHIVMANI PROMOTERS PVT LTD**

*Ravi Ranjan*  
Authorized Signatory  
**FEMINA STOCK MANAGEMENT COMPANY LTD**

*Ravi Ranjan*  
Authorized Signatory  
**WISE INVESTMENTS PVT LTD**

*Ravi Ranjan*  
Authorized Signatory  
**New Tech Conclave Private Limited**

*Ravi Ranjan*  
Authorized Signatory  
**DEVANSH TOWNSHIP PRIVATE LIMITED**

*Ravi Ranjan*  
Authorized Signatory  
**PURTI BEVERAGES PVT. LTD.**

*Ravi Ranjan*  
Authorized Signatory  
**Purti Realty Pvt. Ltd.**

Authorized Signatory

**TOTAL LAND AREA**  
IN SQUARE FEETBACK AND IN SQUARE FEET  
(MORE OR LESS)

BORDERED BY  COLOUR.

DEED PLAN OF PREMISES NO-146,  
JESSORE ROAD, AND NOW RECORDED  
IN MUNICIPAL HOLDING NO 70  
MOUZA - PATRIKUR, J.L. NO 24, R.S  
DAG NO.- 221, 224, 225, 302, 303, 304 &  
305, DISTRICT NORTH 24 PARGANAS,  
UNDER THE JURISDICTION OF SOUTH  
DUM DUM MUNICIPALITY, WARD NO 30,  
P.S. LAKE TOWN, KOLKATA: 700 088.

\*\* NOT TO SCALE

*Ravi Ranjan*  
Authorized Signatory  
**PANSARI DEVELOPERS LIMITED**

Authorized Signatory

**Missan Commodities (P) Ltd**

Authorized Signatory

**Paceman Sales Promotion Pvt. Ltd**

*Ravi Ranjan*  
Authorized Signatory

**Pansari Vegetable & Oils Pvt. Ltd.**

Authorized Signatory

**PRINASHI CONSTRUCTION PRIVATE LIMITED**

*Ravi Ranjan*  
Authorized Signatory

Authorized Signatory  
**KRISHI REALTY PVT. LTD.**

Authorized Signatory  
**FOR NEW AGE ENCLAVE PVT. LTD.**

Authorized Signatory  
**MIRAGE GOODS PRIVATE LIMITED**

Authorized Signatory  
**HANBHAGAR PAPER AND BOARD PRIVATE LIMITED**

Authorized Signatory

**METROCITY VANIJYA PVT. LTD.**

*Ravi Ranjan*  
Authorized Signatory

**ADYA KUTIR PRIVATE LIMITED**

Authorized Signatory  
**RISHI MOTORS PRIVATE LIMITED**

Authorized Signatory  
**NAVARANG GRHA NIRMAN PVT LTD**

*Ravi Ranjan*  
Authorized Signatory

**CAPTOWN TRADELINK PVT. LTD.**












Authorized Signatory












ADDITIONAL REGISTRAR  
OF ASSURANCE, BANGALORE  
14 SEP 2022












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| <i>Finger prints of the executant</i>   |   |   |  |   |   |
|---|---|---|--|---|---|
| <br>Navneet Modi<br>Navneet Modi |  |  |  |  |  |
|   | Little  | Ring  | Middle<br>(Left Hand)  | Fore<br>(Left Hand)   | Thumb   |
|   |  |  |  |  |  |
|   | Thumb   | Fore  | Middle<br>(Right Hand)   | Ring<br>(Right Hand)  | Little  |

| <i>Finger prints of the executant</i>  |   |   |  |   |   |
|--|---|---|--|---|---|
| <br>Navn Khatp<br>Navn Khatp |   |   |   |   |   |
|  | Little  | Ring  | Middle<br>(Left Hand)  | Fore<br>(Left Hand)   | Thumb   |
|  |  |  |  |  |  |
|  | Thumb   | Fore  | Middle<br>(Right Hand)   | Ring<br>(Right Hand)  | Little  |












| <i>Finger prints of the executant</i>   |   |   |  |   |   |
|---|---|---|--|---|---|
| <br>Navn Khatp<br>Navn Khatp |  |  |  |  |  |
|   | Little  | Ring  | Middle<br>(Left Hand)  | Fore<br>(Left Hand)   | Thumb   |
|   |  |  |  |  |  |
|   | Thumb   | Fore  | Middle<br>(Right Hand)   | Ring<br>(Right Hand)  | Little  |

ADDITIONAL REGISTRAR  
OF ASSURANCES, KOLKATA  
14 SEP 2022












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*Finger prints of the executant*

|   |   |   |  |   |   |
|---|---|---|--|---|---|
|  |  |  |  |  |  |
|   | Little  | Ring  | Middle<br>(Left Hand)  | Fore<br>Hand)   | Thumb   |
|   |  |  |  |  |  |
|   | Thumb   | Fore  | Middle<br>(Right Hand)   | Ring<br>Hand)   | Little  |

*Finger prints of the executant*


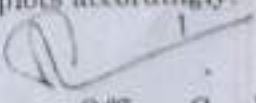
|   |   |   |   |   |   |
|---|---|---|---|---|---|
|  |  |  |  |  |  |
|   | Little  | Ring  | Middle<br>(Left Hand)   | Fore<br>Hand)   | Thumb   |
|   |  |  |   |  |  |
|   | Thumb   | Fore  | Middle<br>(Right Hand)  | Ring<br>Hand)   | Little  |

ADDITIONAL REGISTRAR  
OF ASSURANCES-KOLKATA  
14 SEP 2022

~



Order Sheet, dated from \_\_\_\_\_ to \_\_\_\_\_ of 2022  
 District:- North 24 parganas No. L-1311(11)/82/2022 of 2022  
 Nature of the case:-- Section 51A(4) of WBLR Act, 1955

| Sl. No. and Date of Order | Order and Signature of Officer  | Note of action taken on order |
|---------------------------|---|-------------------------------|
| 09/03/2022                | <p>Whereas it appears one Shri Naveen Modi, Director of Kalyan Vanya Pvt Ltd filed an application to correct the classification of plot number of 329,504 &amp; 506 of LR khatian number 2102 of mouza Patipukur, JL 24, BKP II</p> <p>&amp;</p> <p>Whereas he submitted a deed of 18/08/1972 where it is cleared the suit plots are not water body at that time</p> <p>&amp;</p> <p>Whereas in CO number 2780 of 2006, Hon'ble High Court was pleased to direct the DLLRO to dispose the Conversion case</p> <p>I the undersigned officer, being ordered by DLLRO, North 24 Pgs initiate this case u/s 51A(4) of WBLR Act, 1955</p> <p>D/A is ordered to issue notice fixing the date of hearing on 11/03/2022.</p> <p style="text-align: center;"></p> <p style="text-align: center;">Special Revenue Officer Grade II<br/>Office of the DLLRO, North 24 Parganas</p>  |                               |
| 11/03/2022                | <p>Applicant files hazira. Applicant submitted a deed of convenience, registered on 18/08/1972 between Dr. Paul Loman (India) Ltd. And East Angelia Plastic(India) Ltd. It is cleared from the deed that at that time the suit plots was not water bodies at all. This deed is verified with the copy of the same deed, sent by the DR of South 24 Parganas vide his official mail. This copy is being taken a part of this case.</p> <p>Thoroughly perused the order passed by the Hon'ble High Court in CO number 2780 of 2006. The Hon'ble High Court also pleased to direct the DLLRO, to dispose the conversion case.</p> <p>Hence on the basis of the above grounds I think there is ample grounds to correct the classification from pukur to danga. Hence I allow the prayer. Revenue Officer is directed to correct the classification of the suit plots accordingly.</p> <p style="text-align: center;"></p> <p style="text-align: center;">Special Revenue Officer Grade II<br/>Office of the DLLRO, North 24 Parganas</p> |                               |



Certified to be a true Copy



## Major Information of the Deed

|   |   |   |            |
|---|---|---|------------|
| Deed No :                               | I-1904-14818/2022   | Date of Registration  | 14/09/2022 |
| Query No / Year                         | 1904-2002680258/2022  | Office where deed is registered   |            |
| Query Date                              | 06/09/2022 4:50:20 PM   | A.R.A. - IV KOLKATA, District: Kolkata  |            |
| Applicant Name, Address & Other Details | Dilip Kumar Mahato<br>4D, Nicco House, 1B And 2 Hare Street, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8777879699, Status : Solicitor firm |   |            |
| Transaction                             |   | Additional Transaction  |            |
| [0101] Sale, Sale Document              |   | [4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 9,35,00,000/-] |            |
| Set Forth value                         |   | Market Value  |            |
| Rs. 65,00,00,000/-                      |   | Rs. 65,65,98,616/-  |            |
| Stampduty Paid(SD)                      |   | Registration Fee Paid   |            |
| Rs. 3,28,29,962/- (Article:23)          |   | Rs. 75,01,084/- (Article:A(1), E.)  |            |
| Remarks                                 | Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)  |   |            |

### Land Details :

District: North 24-Parganas, P.S:- Lake Town, Municipality: SOUTH DUM DUM, Road: Jessore Road, Mouza: Patipukur, Premises No: 145, , Ward No: 030 JI No: 24, Pin Code : 700089

| 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-326 (RS :-) | LR-2102        | Bastu         | Bastu    | 0.2114 Acre  | 4,61,23,000/-           | 4,61,23,635/-         | Property is on Road Adjacent to Metal Road, |
| L2     | LR-327 (RS :-) | LR-2102        | Bastu         | Bastu    | 0.5235 Acre  | 11,42,18,000/-          | 11,42,18,181/-        | Property is on Road Adjacent to Metal Road, |
| L3     | LR-328 (RS :-) | LR-2102        | Bastu         | Bastu    | 0.3839 Acre  | 8,37,59,000/-           | 8,37,59,999/-         | Property is on Road Adjacent to Metal Road, |
| L4     | LR-329 (RS :-) | LR-2102        | Bastu         | Bastu    | 0.1511 Acre  | 3,29,67,000/-           | 3,29,67,272/-         | Property is on Road Adjacent to Metal Road, |
| L5     | LR-502 (RS :-) | LR-2102        | Bastu         | Bastu    | 0.0327 Acre  | 57,07,000/-             | 57,07,635/-           | Width of Approach Road: 2 Ft.,              |
| L6     | LR-503 (RS :-) | LR-2102        | Bastu         | Bastu    | 0.3584 Acre  | 6,25,57,000/-           | 6,25,57,080/-         | Width of Approach Road: 2 Ft.,              |
| L7     | LR-520 (RS :-) | LR-2102        | Bastu         | Bastu    | 0.1 Acre     | 1,74,54,000/-           | 1,74,54,542/-         | Width of Approach Road: 2 Ft.,              |
| L8     | LR-521 (RS :-) | LR-2102        | Bastu         | Bastu    | 0.152 Acre   | 2,65,30,000/-           | 2,65,30,904/-         | Width of Approach Road: 2 Ft.,              |
| L9     | LR-504 (RS :-) | LR-2102        | Bastu         | Bastu    | 0.0584 Acre  | 1,01,93,000/-           | 1,01,93,453/-         | Width of Approach Road: 2 Ft.,              |
| L10    | LR-505 (RS :-) | LR-2102        | Bastu         | Karkhana | 0.57751 Acre | 15,12,02,000/-          | 15,12,02,633/-        | Width of Approach Road: 2 Ft.,              |





|     |                |                      |       |       |                   |                       |                       |                                |
|-----|----------------|----------------------|-------|-------|-------------------|-----------------------|-----------------------|--------------------------------|
| L11 | LR-506 (RS :-) | LR-2102              | Bastu | Bastu | 0.4355 Acre       | 7,60,14,000/-         | 7,60,14,532/-         | Width of Approach Road: 2 Ft., |
|     |                | <b>TOTAL :</b>       |       |       | <b>298.441Dec</b> | <b>6267,24,000 /-</b> | <b>6267,29,866 /-</b> |                                |
|     |                | <b>Grand Total :</b> |       |       | <b>298.441Dec</b> | <b>6267,24,000 /-</b> | <b>6267,29,866 /-</b> |                                |

**Structure Details :**

| Sch No  | Structure Details                                    | Area of Structure  | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details             |
|---|--|--------------------|-------------------------|-----------------------|---------------------------|
| S1  | On Land L1, L2, L3, L4, L5, L6, L7, L8, L9, L10, L11 | 74000 Sq Ft.       | 2,32,76,000/-           | 2,98,68,750/-         | Structure Type: Structure |
| <p>Gr. Floor, Area of floor : 66000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 55 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 8000 Sq Ft., Semi Commercial Use, Cemented Floor, Age of Structure: 55 Years, Roof Type: Tin Shed, Extent of Completion: Complete</p> |  |                    |                         |                       |                           |
|   | <b>Total :</b>                                       | <b>74000 sq ft</b> | <b>232,76,000 /-</b>    | <b>298,68,750 /-</b>  |                           |

**Seller Details :**

| Sl No | Name,Address,Photo,Finger print and Signature  |
|-------|--|
| 1     | <b>KALYAN VANIJYA PRIVATE LIMITED</b><br>5, Gorky Terrace, Second Floor, City:- Kolkata, P.O:- Circus Avenue, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017 , PAN No.:: AAxxxxxx8L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative                         |
| 2     | <b>IDEAL REAL ESTATES PRIVATE LIMITED</b><br>50, Jawaharlal Nehru Road, City:- Kolkata, P.O:- Shakespeare Sarani, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071 , PAN No.:: AAxxxxxx5H,Aadhaar No Not Provided by UIDAI, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative |

**Buyer Details :**

| Sl No | Name,Address,Photo,Finger print and Signature   |
|-------|---|
| 1     | <b>NEWTECH CONCLAVE PRIVATE LIMITED</b><br>14, N. S. Road, 4th Floor, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxxx5H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative         |
| 2     | <b>DEVANSH TOWNSHIP PRIVATE LIMITED</b><br>105A, Lake Town, Block - B, City:- , P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089 , PAN No.:: AAxxxxxx2C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative |





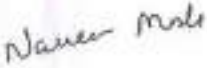


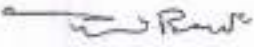


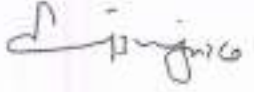
|    |  |
|----|--|
| 3  | <b>PURTI BEVERAGES PRIVATE LIMITED</b><br>14, N. S. Road, 4th Floor, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:-700001, PAN No.:: aaxxxxxx4P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative                             |
| 4  | <b>PURTI REALTY PRIVATE LIMITED</b><br>14, N. S. Road, 4th Floor, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:-700001, PAN No.:: AAxxxxxx1H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative                                |
| 5  | <b>NORFIOX VINCOM PVT LTD</b><br>14, N. S. Road, 4th Floor, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:-700001, PAN No.:: aaxxxxxx2r,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative                                      |
| 6  | <b>ACETYLENE TREXIM PVT LTD</b><br>14, N. S. Road, 4th Floor, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:-700001, PAN No.:: aaxxxxxx5j,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative                                    |
| 7  | <b>SREYASH GREEN LIMITED</b><br>14, N. S. Road, 4th Floor, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:-700001, PAN No.:: aaxxxxxx4n,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative                                       |
| 8  | <b>PANSARI DEVELOPERS LIMITED</b><br>14, N. S. Road, 4th Floor, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:-700001, PAN No.:: aaxxxxxx9n,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative                                  |
| 9  | <b>CAPETOWN TRADELINK PRIVATE LIMITED</b><br>14, N. S. Road, 4th Floor, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:-700001, PAN No.:: aaxxxxxx4r,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative                          |
| 10 | <b>METRO CITY VANIJYA PRIVATE LIMITED</b><br>14, N. S. Road, 4th Floor, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:-700001, PAN No.:: aaxxxxxx3l,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative                          |
| 11 | <b>NISSAN COMMODITIES PRIVATE LIMITED</b><br>14, N. S. Road, 4th Floor, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:-700001, PAN No.:: AAxxxxxx7Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative                          |
| 12 | <b>PACEMAN SALES PROMOTION PRIVATE LIMITED</b><br>14, N. S. Road, 4th Floor, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:-700001, PAN No.:: aaxxxxxx1a,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative                     |
| 13 | <b>PANSARI VEGETABLE &amp; OILS PRIVATE LIMITED</b><br>14, N. S. Road, 4th Floor, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:-700001, PAN No.:: aaxxxxxx7r,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative                |
| 14 | <b>SREYASH BREWSKI LIMITED</b><br>14, N. S. Road, 4th Floor, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:-700001, PAN No.:: AAxxxxxx7G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative                                     |
| 15 | <b>PRIYASHI CONSTRUCTION PRIVATE LIMITED</b><br>1, Lu Shun Sarani, Todi Mansion, 9th Floor, City:- Kolkata, P.O:- C R Avenue, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700073, PAN No.:: AAxxxxxx2M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative |
| 16 | <b>KRISHI REALTY PRIVATE LIMITED</b><br>1, Lu Shun Sarani, Todi Mansion, 9th Floor, City:- Kolkata, P.O:- C R Avenue, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700073, PAN No.:: AAxxxxxx2K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative         |



|    |   |
|----|---|
| 17 | <b>NEW AGE ENCLAVE PRIVATE LIMITED</b><br>1, Lu Shun Sarani, Todi Mansion, 9th Floor, City:- Kolkata, P.O:- C R AVENUE, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700073 , PAN No.:: AAxxxxxx9N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative           |
| 18 | <b>MIRAGE GOODS PRIVATE LIMITED</b><br>1, Lu Shun Sarani, Todi Mansion, 9th Floor, City:- Kolkata, P.O:- C R Avenue, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700073 , PAN No.:: AAxxxxxx3K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative              |
| 19 | <b>RANINAGAR PAPER AND BOARD PRIVATE LIMITED</b><br>1, Lu Shun Sarani, Todi Mansion, 9th Floor, City:- Kolkata, P.O:- C R Avenue, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700073 , PAN No.:: AAxxxxxx7B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative |
| 20 | <b>ADYA KUTIR PRIVATE LIMITED</b><br>1, Lu Shun Sarani, Todi Mansion, 9th Floor, City:- Kolkata, P.O:- C R Avenue, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700073 , PAN No.:: AAxxxxxx2H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative                |
| 21 | <b>RISHI MOTORS PRIVATE LIMITED</b><br>1, Lu Shun Sarani, Todi Mansion, 9th Floor, City:- Kolkata, P.O:- C R Avenue, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700073 , PAN No.:: AAxxxxxx8F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative              |
| 22 | <b>NAVARANG GRIHA NIRMAN PRIVATE LIMITED</b><br>19, Synagogue Street, 2nd Floor, Room 251, City:- Kolkata, P.O:- Khengrapatty, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxxx5C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative |
| 23 | <b>PRACHI PROJECTS PRIVATE LIMITED</b><br>19, Synagogue Street, 2nd Floor, Room 251, City:- Kolkata, P.O:- Khengrapatty, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxxx7F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative       |
| 24 | <b>BLUE LIGHT VILLA PRIVATE LIMITED</b><br>19, Synagogue Street, 2nd Floor, Room 251, City:- Kolkata, P.O:- Khengrapatty, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxxx0Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative      |
| 25 | <b>LILY NIWAS PRIVATE LIMITED</b><br>19, Synagogue Street, 2nd Floor, Room 251, City:- Kolkata, P.O:- Khengrapatty, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxxx6N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative            |
| 26 | <b>SHIVMANI PROMOTERS PRIVATE LIMITED</b><br>19, Synagogue Street, 2nd Floor, Room 251, City:- Kolkata, P.O:- Khengrapatty, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxxx4J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative    |
| 27 | <b>FEMINA STOCK MANAGEMENT COMPANY LTD</b><br>19, Synagogue Street, 2nd Floor, Room 251, City:- Kolkata, P.O:- Khengrapatty, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxxx9H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative   |
| 28 | <b>WISE INVESTMENTS PRIVATE LIMITED</b><br>19, Synagogue Street, 5th Floor, Room 511, City:- Kolkata, P.O:- Khengrapatty, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxxx1R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative      |



**Representative Details :**

| Sl No   | Name,Address,Photo,Finger print and Signature   |   |  |   |
|---|---|---|--|---|
| 1   | <p><b>Name</b></p> <p><b>Naveen Modi</b><br/>                     Son of Shiv Ratan Modi<br/>                     Date of Execution - 14/09/2022, , Admitted by: Self, Date of Admission: 14/09/2022, Place of Admission of Execution: Office</p>                 | <p><b>Photo</b></p>  <p>Sep 14 2022 5:40PM</p>   | <p><b>Finger Print</b></p>  <p>LTI<br/>14/09/2022</p>   | <p><b>Signature</b></p>  <p>14/09/2022</p>   |
| <p>, 4A, Bright Street, City:- , P.O:- Ballygunge, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AQxxxxxx2P, Aadhaar No: 38xxxxxxxx3116 Status : Representative, Representative of : KALYAN VANIJYA PRIVATE LIMITED (as Director)</p>  |   |   |  |   |
| 2   | <p><b>Name</b></p> <p><b>Tuhin Banerjee (Presentant )</b><br/>                     Son of Nabin Banerjee<br/>                     Date of Execution - 14/09/2022, , Admitted by: Self, Date of Admission: 14/09/2022, Place of Admission of Execution: Office</p> | <p><b>Photo</b></p>  <p>Sep 14 2022 5:38PM</p>   | <p><b>Finger Print</b></p>  <p>LTI<br/>14/09/2022</p>   | <p><b>Signature</b></p>  <p>14/09/2022</p>   |
| <p>, 2/2, Circular Road, 4th Bye Lane, City:- Howrah, P.O:- Shibpur, P.S:-Shibpur, District:-Howrah, West Bengal, India, PIN:- 711102, Sex: Male, By Caste: Hindu, Occupation: Private Service, Citizen of: India, , PAN No.:: BExxxxxx0F, Aadhaar No: 32xxxxxxxx4308 Status : Representative, Representative of : NEWTECH CONCLAVE PRIVATE LIMITED (as Authorized Representative), DEVANSH TOWNSHIP PRIVATE LIMITED (as Authorized Representative), PURTI BEVERAGES PRIVATE LIMITED (as Authorized Representative), PURTI REALTY PRIVATE LIMITED (as Authorized Representative), NORFIOX VINCOM PVT LTD (as Authorized Representative), ACETYLENE TREXIM PVT LTD (as Authorized Representative), SREYASH GREEN LIMITED (as Authorized Representative), PANSARI DEVELOPERS LIMITED (as Authorized Representative), CAPETOWN TRADELINK PRIVATE LIMITED (as Authorized Representative), METRO CITY VANIJYA PRIVATE LIMITED (as Authorized Representative), NISSAN COMMODITIES PRIVATE LIMITED (as Authorized Representative), PACEMAN SALES PROMOTION PRIVATE LIMITED (as Authorized Representative), PANSARI VEGETABLE &amp; OILS PRIVATE LIMITED (as Authorized Representative), SREYASH BREWSKI LIMITED (as Authorized Representative)</p> |   |   |  |   |
| 3   | <p><b>Name</b></p> <p><b>Shankar Birjuka</b><br/>                     Son of Ramjiwan Birjuka<br/>                     Date of Execution - 14/09/2022, , Admitted by: Self, Date of Admission: 14/09/2022, Place of Admission of Execution: Office</p>            | <p><b>Photo</b></p>  <p>Sep 14 2022 5:39PM</p> | <p><b>Finger Print</b></p>  <p>LTI<br/>14/09/2022</p> | <p><b>Signature</b></p>  <p>14/09/2022</p> |





, Block - B, Flat No. 7D, 493/B/2, G. T. Road, South, Near Bengal Jute Mills, City:- Howrah, P.O:- Shibpur, P.S:-Shibpur, District:-Howrah, West Bengal, India, PIN:- 711102, Sex: Male, By Caste: Hindu, Occupation: Private Service, Citizen of: India, , PAN No.:: ACxxxxxx3Q, Aadhaar No: 46xxxxxxxx5218 Status : Representative, Representative of : PRIYASHI CONSTRUCTION PRIVATE LIMITED (as Authorized Representative), KRISHI REALTY PRIVATE LIMITED (as Authorized Representative), NEW AGE ENCLAVE PRIVATE LIMITED (as Authorized Representative), MIRAGE GOODS PRIVATE LIMITED (as Authorized Representative), RANINAGAR PAPER AND BOARD PRIVATE LIMITED (as Authorized Representative), ADYA KUTIR PRIVATE LIMITED (as Authorized Representative), RISHI MOTORS PRIVATE LIMITED (as Authorized Representative)

| 4 | Name  | Photo  | Finger Print   | Signature  |
|---|---|--|--|--|
|   | <b>Preyansh Chandak</b><br>Son of Pawan Kumar Chandak<br>Date of Execution - 14/09/2022, , Admitted by: Self, Date of Admission: 14/09/2022, Place of Admission of Execution: Office  | <br><small>Sep 14 2022 5:40PM</small>   | <br><small>LTI 14/09/2022</small>   | <br><small>14/09/2022</small>   |
|   | , 3C, Loudon Street, Circus Avenue, City:- Kolkata, P.O:- Park Circus, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017, Sex: Male, By Caste: Hindu, Occupation: Private Service, Citizen of: India, , PAN No.:: BVxxxxxx4Q, Aadhaar No: 30xxxxxxxx3204 Status : Representative, Representative of : NAVARANG GRIHA NIRMAN PRIVATE LIMITED (as Authorized Representative), PRACHI PROJECTS PRIVATE LIMITED (as Authorized Representative), BLUE LIGHT VILLA PRIVATE LIMITED (as Authorized Representative), LILY NIWAS PRIVATE LIMITED (as Authorized Representative), SHIVMANI PROMOTERS PRIVATE LIMITED (as Authorized Representative), FEMINA STOCK MANAGEMENT COMPANY LTD (as Authorized Representative), WISE INVESTMENTS PRIVATE LIMITED (as Authorized Representative) |  |  |  |
| 5 | Name  | Photo  | Finger Print   | Signature  |
|   | <b>Nakul Himatsingka</b><br>Son of Srawan Kumar Himatsingka<br>Date of Execution - 14/09/2022, , Admitted by: Self, Date of Admission: 14/09/2022, Place of Admission of Execution: Office  | <br><small>Sep 14 2022 5:41PM</small> | <br><small>LTI 14/09/2022</small> | <br><small>14/09/2022</small> |
|   | , 20, Mandeville Gardens, City:- , P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AAxxxxxx6G, Aadhaar No: 77xxxxxxxx9012 Status : Representative, Representative of : IDEAL REAL ESTATES PRIVATE LIMITED  |  |  |  |

**Identifier Details :**

| Name   | Photo  | Finger Print   | Signature  |
|--|--|--|--|
| <b>Amit Kumar Bhawsinghka</b><br>Son of Late Ganpat Ram Bhawsinghka<br>AF 365 Hanapara, Kestopur, City:- , P.O:- Milan Bazar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700102 | <br><small>14/09/2022</small> | <br><small>14/09/2022</small> | <br><small>14/09/2022</small> |
| Identifier Of Naveen Modi, Tuhin Banerjee, Shankar Birjuka, Preyansh Chandak, Nakul Himatsingka  |  |  |  |



| Transfer of property for L1  |                                |  |
|------------------------------|--------------------------------|--|
| Sl.No                        | From                           | To. with area (Name-Area)  |
| 1                            | KALYAN VANIJYA PRIVATE LIMITED | NEWTECH CONCLAVE PRIVATE LIMITED-0.755 Dec,DEVANSH TOWNSHIP PRIVATE LIMITED-0.755 Dec,PURTI BEVERAGES PRIVATE LIMITED-0.755 Dec,PURTI REALTY PRIVATE LIMITED-0.755 Dec,NORFIOX VINCOM PVT LTD-0.755 Dec,ACETYLENE TREXIM PVT LTD-0.755 Dec,SREYASH GREEN LIMITED-0.755 Dec,PANSARI DEVELOPERS LIMITED-0.755 Dec,CAPETOWN TRADELINK PRIVATE LIMITED-0.755 Dec,METRO CITY VANIJYA PRIVATE LIMITED-0.755 Dec,NISSAN COMMODITIES PRIVATE LIMITED-0.755 Dec,PACEMAN SALES PROMOTION PRIVATE LIMITED-0.755 Dec,PANSARI VEGETABLE & OILS PRIVATE LIMITED-0.755 Dec,SREYASH BREWSKI LIMITED-0.755 Dec,PRIYASHI CONSTRUCTION PRIVATE LIMITED-0.755 Dec,KRISHI REALTY PRIVATE LIMITED-0.755 Dec,NEW AGE ENCLAVE PRIVATE LIMITED-0.755 Dec,MIRAGE GOODS PRIVATE LIMITED-0.755 Dec,RANINAGAR PAPER AND BOARD PRIVATE LIMITED-0.755 Dec,ADYA KUTIR PRIVATE LIMITED-0.755 Dec,RISHI MOTORS PRIVATE LIMITED-0.755 Dec,NAVARANG GRIHA NIRMAN PRIVATE LIMITED-0.755 Dec,PRACHI PROJECTS PRIVATE LIMITED-0.755 Dec,BLUE LIGHT VILLA PRIVATE LIMITED-0.755 Dec,LILY NIWAS PRIVATE LIMITED-0.755 Dec,SHIVMANI PROMOTERS PRIVATE LIMITED-0.755 Dec,FEMINA STOCK MANAGEMENT COMPANY LTD-0.755 Dec,WISE INVESTMENTS PRIVATE LIMITED-0.755 Dec   |
| Transfer of property for L10 |                                |  |
| Sl.No                        | From                           | To. with area (Name-Area)  |
| 1                            | KALYAN VANIJYA PRIVATE LIMITED | NEWTECH CONCLAVE PRIVATE LIMITED-2.06254 Dec,DEVANSH TOWNSHIP PRIVATE LIMITED-2.06254 Dec,PURTI BEVERAGES PRIVATE LIMITED-2.06254 Dec,PURTI REALTY PRIVATE LIMITED-2.06254 Dec,NORFIOX VINCOM PVT LTD-2.06254 Dec,ACETYLENE TREXIM PVT LTD-2.06254 Dec,SREYASH GREEN LIMITED-2.06254 Dec,PANSARI DEVELOPERS LIMITED-2.06254 Dec,CAPETOWN TRADELINK PRIVATE LIMITED-2.06254 Dec,METRO CITY VANIJYA PRIVATE LIMITED-2.06254 Dec,NISSAN COMMODITIES PRIVATE LIMITED-2.06254 Dec,PACEMAN SALES PROMOTION PRIVATE LIMITED-2.06254 Dec,PANSARI VEGETABLE & OILS PRIVATE LIMITED-2.06254 Dec,SREYASH BREWSKI LIMITED-2.06254 Dec,PRIYASHI CONSTRUCTION PRIVATE LIMITED-2.06254 Dec,KRISHI REALTY PRIVATE LIMITED-2.06254 Dec,NEW AGE ENCLAVE PRIVATE LIMITED-2.06254 Dec,MIRAGE GOODS PRIVATE LIMITED-2.06254 Dec,RANINAGAR PAPER AND BOARD PRIVATE LIMITED-2.06254 Dec,ADYA KUTIR PRIVATE LIMITED-2.06254 Dec,RISHI MOTORS PRIVATE LIMITED-2.06254 Dec,NAVARANG GRIHA NIRMAN PRIVATE LIMITED-2.06254 Dec,PRACHI PROJECTS PRIVATE LIMITED-2.06254 Dec,BLUE LIGHT VILLA PRIVATE LIMITED-2.06254 Dec,LILY NIWAS PRIVATE LIMITED-2.06254 Dec,SHIVMANI PROMOTERS PRIVATE LIMITED-2.06254 Dec,FEMINA STOCK MANAGEMENT COMPANY LTD-2.06254 Dec,WISE INVESTMENTS PRIVATE LIMITED-2.06254 Dec |



| Transfer of property for L11 |                                |  |
|------------------------------|--------------------------------|--|
| Sl.No                        | From                           | To. with area (Name-Area)  |
| 1                            | KALYAN VANIJYA PRIVATE LIMITED | NEWTECH CONCLAVE PRIVATE LIMITED-1.55536 Dec,DEVANSH TOWNSHIP PRIVATE LIMITED-1.55536 Dec,PURTI BEVERAGES PRIVATE LIMITED-1.55536 Dec,PURTI REALTY PRIVATE LIMITED-1.55536 Dec,NORFIOX VINCOM PVT LTD-1.55536 Dec,ACETYLENE TREXIM PVT LTD-1.55536 Dec,SREYASH GREEN LIMITED-1.55536 Dec,PANSARI DEVELOPERS LIMITED-1.55536 Dec,CAPETOWN TRADELINK PRIVATE LIMITED-1.55536 Dec,METRO CITY VANIJYA PRIVATE LIMITED-1.55536 Dec,NISSAN COMMODITIES PRIVATE LIMITED-1.55536 Dec,PACEMAN SALES PROMOTION PRIVATE LIMITED-1.55536 Dec,PANSARI VEGETABLE & OILS PRIVATE LIMITED-1.55536 Dec,SREYASH BREWSKI LIMITED-1.55536 Dec,PRIYASHI CONSTRUCTION PRIVATE LIMITED-1.55536 Dec,KRISHI REALTY PRIVATE LIMITED-1.55536 Dec,NEW AGE ENCLAVE PRIVATE LIMITED-1.55536 Dec,MIRAGE GOODS PRIVATE LIMITED-1.55536 Dec,RANINAGAR PAPER AND BOARD PRIVATE LIMITED-1.55536 Dec,ADYA KUTIR PRIVATE LIMITED-1.55536 Dec,RISHI MOTORS PRIVATE LIMITED-1.55536 Dec,NAVARANG GRIHA NIRMAN PRIVATE LIMITED-1.55536 Dec,PRACHI PROJECTS PRIVATE LIMITED-1.55536 Dec,BLUE LIGHT VILLA PRIVATE LIMITED-1.55536 Dec,LILY NIWAS PRIVATE LIMITED-1.55536 Dec,SHIVMANI PROMOTERS PRIVATE LIMITED-1.55536 Dec,FEMINA STOCK MANAGEMENT COMPANY LTD-1.55536 Dec,WISE INVESTMENTS PRIVATE LIMITED-1.55536 Dec |
| Transfer of property for L2  |                                |  |
| Sl.No                        | From                           | To. with area (Name-Area)  |
| 1                            | KALYAN VANIJYA PRIVATE LIMITED | NEWTECH CONCLAVE PRIVATE LIMITED-1.86964 Dec,DEVANSH TOWNSHIP PRIVATE LIMITED-1.86964 Dec,PURTI BEVERAGES PRIVATE LIMITED-1.86964 Dec,PURTI REALTY PRIVATE LIMITED-1.86964 Dec,NORFIOX VINCOM PVT LTD-1.86964 Dec,ACETYLENE TREXIM PVT LTD-1.86964 Dec,SREYASH GREEN LIMITED-1.86964 Dec,PANSARI DEVELOPERS LIMITED-1.86964 Dec,CAPETOWN TRADELINK PRIVATE LIMITED-1.86964 Dec,METRO CITY VANIJYA PRIVATE LIMITED-1.86964 Dec,NISSAN COMMODITIES PRIVATE LIMITED-1.86964 Dec,PACEMAN SALES PROMOTION PRIVATE LIMITED-1.86964 Dec,PANSARI VEGETABLE & OILS PRIVATE LIMITED-1.86964 Dec,SREYASH BREWSKI LIMITED-1.86964 Dec,PRIYASHI CONSTRUCTION PRIVATE LIMITED-1.86964 Dec,KRISHI REALTY PRIVATE LIMITED-1.86964 Dec,NEW AGE ENCLAVE PRIVATE LIMITED-1.86964 Dec,MIRAGE GOODS PRIVATE LIMITED-1.86964 Dec,RANINAGAR PAPER AND BOARD PRIVATE LIMITED-1.86964 Dec,ADYA KUTIR PRIVATE LIMITED-1.86964 Dec,RISHI MOTORS PRIVATE LIMITED-1.86964 Dec,NAVARANG GRIHA NIRMAN PRIVATE LIMITED-1.86964 Dec,PRACHI PROJECTS PRIVATE LIMITED-1.86964 Dec,BLUE LIGHT VILLA PRIVATE LIMITED-1.86964 Dec,LILY NIWAS PRIVATE LIMITED-1.86964 Dec,SHIVMANI PROMOTERS PRIVATE LIMITED-1.86964 Dec,FEMINA STOCK MANAGEMENT COMPANY LTD-1.86964 Dec,WISE INVESTMENTS PRIVATE LIMITED-1.86964 Dec |



| Transfer of property for L3 |                                |  |
|-----------------------------|--------------------------------|--|
| Sl.No                       | From                           | To. with area (Name-Area)  |
| 1                           | KALYAN VANIJYA PRIVATE LIMITED | NEWTECH CONCLAVE PRIVATE LIMITED-1.37107 Dec,DEVANSH TOWNSHIP PRIVATE LIMITED-1.37107 Dec,PURTI BEVERAGES PRIVATE LIMITED-1.37107 Dec,PURTI REALTY PRIVATE LIMITED-1.37107 Dec,NORFIOX VINCOM PVT LTD-1.37107 Dec,ACETYLENE TREXIM PVT LTD-1.37107 Dec,SREYASH GREEN LIMITED-1.37107 Dec,PANSARI DEVELOPERS LIMITED-1.37107 Dec,CAPETOWN TRADELINK PRIVATE LIMITED-1.37107 Dec,METRO CITY VANIJYA PRIVATE LIMITED-1.37107 Dec,NISSAN COMMODITIES PRIVATE LIMITED-1.37107 Dec,PACEMAN SALES PROMOTION PRIVATE LIMITED-1.37107 Dec,PANSARI VEGETABLE & OILS PRIVATE LIMITED-1.37107 Dec,SREYASH BREWSKI LIMITED-1.37107 Dec,PRIYASHI CONSTRUCTION PRIVATE LIMITED-1.37107 Dec,KRISHI REALTY PRIVATE LIMITED-1.37107 Dec,NEW AGE ENCLAVE PRIVATE LIMITED-1.37107 Dec,MIRAGE GOODS PRIVATE LIMITED-1.37107 Dec,RANINAGAR PAPER AND BOARD PRIVATE LIMITED-1.37107 Dec,ADYA KUTIR PRIVATE LIMITED-1.37107 Dec,RISHI MOTORS PRIVATE LIMITED-1.37107 Dec,NAVARANG GRIHA NIRMAN PRIVATE LIMITED-1.37107 Dec,PRACHI PROJECTS PRIVATE LIMITED-1.37107 Dec,BLUE LIGHT VILLA PRIVATE LIMITED-1.37107 Dec,LILY NIWAS PRIVATE LIMITED-1.37107 Dec,SHIVMANI PROMOTERS PRIVATE LIMITED-1.37107 Dec,FEMINA STOCK MANAGEMENT COMPANY LTD-1.37107 Dec,WISE INVESTMENTS PRIVATE LIMITED-1.37107 Dec                             |
| Transfer of property for L4 |                                |  |
| Sl.No                       | From                           | To. with area (Name-Area)  |
| 1                           | KALYAN VANIJYA PRIVATE LIMITED | NEWTECH CONCLAVE PRIVATE LIMITED-0.539643 Dec,DEVANSH TOWNSHIP PRIVATE LIMITED-0.539643 Dec,PURTI BEVERAGES PRIVATE LIMITED-0.539643 Dec,PURTI REALTY PRIVATE LIMITED-0.539643 Dec,NORFIOX VINCOM PVT LTD-0.539643 Dec,ACETYLENE TREXIM PVT LTD-0.539643 Dec,SREYASH GREEN LIMITED-0.539643 Dec,PANSARI DEVELOPERS LIMITED-0.539643 Dec,CAPETOWN TRADELINK PRIVATE LIMITED-0.539643 Dec,METRO CITY VANIJYA PRIVATE LIMITED-0.539643 Dec,NISSAN COMMODITIES PRIVATE LIMITED-0.539643 Dec,PACEMAN SALES PROMOTION PRIVATE LIMITED-0.539643 Dec,PANSARI VEGETABLE & OILS PRIVATE LIMITED-0.539643 Dec,SREYASH BREWSKI LIMITED-0.539643 Dec,PRIYASHI CONSTRUCTION PRIVATE LIMITED-0.539643 Dec,KRISHI REALTY PRIVATE LIMITED-0.539643 Dec,NEW AGE ENCLAVE PRIVATE LIMITED-0.539643 Dec,MIRAGE GOODS PRIVATE LIMITED-0.539643 Dec,RANINAGAR PAPER AND BOARD PRIVATE LIMITED-0.539643 Dec,ADYA KUTIR PRIVATE LIMITED-0.539643 Dec,RISHI MOTORS PRIVATE LIMITED-0.539643 Dec,NAVARANG GRIHA NIRMAN PRIVATE LIMITED-0.539643 Dec,PRACHI PROJECTS PRIVATE LIMITED-0.539643 Dec,BLUE LIGHT VILLA PRIVATE LIMITED-0.539643 Dec,LILY NIWAS PRIVATE LIMITED-0.539643 Dec,SHIVMANI PROMOTERS PRIVATE LIMITED-0.539643 Dec,FEMINA STOCK MANAGEMENT COMPANY LTD-0.539643 Dec,WISE INVESTMENTS PRIVATE LIMITED-0.539643 Dec |





| Transfer of property for L5 |                                |  |
|-----------------------------|--------------------------------|--|
| Sl.No                       | From                           | To. with area (Name-Area)  |
| 1                           | KALYAN VANIJYA PRIVATE LIMITED | NEWTECH CONCLAVE PRIVATE LIMITED-0.116786 Dec,DEVANSH TOWNSHIP PRIVATE LIMITED-0.116786 Dec,PURTI BEVERAGES PRIVATE LIMITED-0.116786 Dec,PURTI REALTY PRIVATE LIMITED-0.116786 Dec,NORFIOX VINCOM PVT LTD-0.116786 Dec,ACETYLENE TREXIM PVT LTD-0.116786 Dec,SREYASH GREEN LIMITED-0.116786 Dec,PANSARI DEVELOPERS LIMITED-0.116786 Dec,CAPETOWN TRADELINK PRIVATE LIMITED-0.116786 Dec,METRO CITY VANIJYA PRIVATE LIMITED-0.116786 Dec,NISSAN COMMODITIES PRIVATE LIMITED-0.116786 Dec,PACEMAN SALES PROMOTION PRIVATE LIMITED-0.116786 Dec,PANSARI VEGETABLE & OILS PRIVATE LIMITED-0.116786 Dec,SREYASH BREWSKI LIMITED-0.116786 Dec,PRIYASHI CONSTRUCTION PRIVATE LIMITED-0.116786 Dec,KRISHI REALTY PRIVATE LIMITED-0.116786 Dec,NEW AGE ENCLAVE PRIVATE LIMITED-0.116786 Dec,MIRAGE GOODS PRIVATE LIMITED-0.116786 Dec,RANINAGAR PAPER AND BOARD PRIVATE LIMITED-0.116786 Dec,ADYA KUTIR PRIVATE LIMITED-0.116786 Dec,RISHI MOTORS PRIVATE LIMITED-0.116786 Dec,NAVARANG GRIHA NIRMAN PRIVATE LIMITED-0.116786 Dec,PRACHI PROJECTS PRIVATE LIMITED-0.116786 Dec,BLUE LIGHT VILLA PRIVATE LIMITED-0.116786 Dec,LILY NIWAS PRIVATE LIMITED-0.116786 Dec,SHIVMANI PROMOTERS PRIVATE LIMITED-0.116786 Dec,FEMINA STOCK MANAGEMENT COMPANY LTD-0.116786 Dec,WISE INVESTMENTS PRIVATE LIMITED-0.116786 Dec |
| Transfer of property for L6 |                                |  |
| Sl.No                       | From                           | To. with area (Name-Area)  |
| 1                           | KALYAN VANIJYA PRIVATE LIMITED | NEWTECH CONCLAVE PRIVATE LIMITED-1.28 Dec,DEVANSH TOWNSHIP PRIVATE LIMITED-1.28 Dec,PURTI BEVERAGES PRIVATE LIMITED-1.28 Dec,PURTI REALTY PRIVATE LIMITED-1.28 Dec,NORFIOX VINCOM PVT LTD-1.28 Dec,ACETYLENE TREXIM PVT LTD-1.28 Dec,SREYASH GREEN LIMITED-1.28 Dec,PANSARI DEVELOPERS LIMITED-1.28 Dec,CAPETOWN TRADELINK PRIVATE LIMITED-1.28 Dec,METRO CITY VANIJYA PRIVATE LIMITED-1.28 Dec,NISSAN COMMODITIES PRIVATE LIMITED-1.28 Dec,PACEMAN SALES PROMOTION PRIVATE LIMITED-1.28 Dec,PANSARI VEGETABLE & OILS PRIVATE LIMITED-1.28 Dec,SREYASH BREWSKI LIMITED-1.28 Dec,PRIYASHI CONSTRUCTION PRIVATE LIMITED-1.28 Dec,KRISHI REALTY PRIVATE LIMITED-1.28 Dec,NEW AGE ENCLAVE PRIVATE LIMITED-1.28 Dec,MIRAGE GOODS PRIVATE LIMITED-1.28 Dec,RANINAGAR PAPER AND BOARD PRIVATE LIMITED-1.28 Dec,ADYA KUTIR PRIVATE LIMITED-1.28 Dec,RISHI MOTORS PRIVATE LIMITED-1.28 Dec,NAVARANG GRIHA NIRMAN PRIVATE LIMITED-1.28 Dec,PRACHI PROJECTS PRIVATE LIMITED-1.28 Dec,BLUE LIGHT VILLA PRIVATE LIMITED-1.28 Dec,LILY NIWAS PRIVATE LIMITED-1.28 Dec,SHIVMANI PROMOTERS PRIVATE LIMITED-1.28 Dec,FEMINA STOCK MANAGEMENT COMPANY LTD-1.28 Dec,WISE INVESTMENTS PRIVATE LIMITED-1.28 Dec   |



| Transfer of property for L7 |                                |  |
|-----------------------------|--------------------------------|--|
| Sl.No                       | From                           | To. with area (Name-Area)  |
| 1                           | KALYAN VANIJYA PRIVATE LIMITED | NEWTECH CONCLAVE PRIVATE LIMITED-0.357143 Dec,DEVANSH TOWNSHIP PRIVATE LIMITED-0.357143 Dec,PURTI BEVERAGES PRIVATE LIMITED-0.357143 Dec,PURTI REALTY PRIVATE LIMITED-0.357143 Dec,NORFIOX VINCOM PVT LTD-0.357143 Dec,ACETYLENE TREXIM PVT LTD-0.357143 Dec,SREYASH GREEN LIMITED-0.357143 Dec,PANSARI DEVELOPERS LIMITED-0.357143 Dec,CAPETOWN TRADELINK PRIVATE LIMITED-0.357143 Dec,METRO CITY VANIJYA PRIVATE LIMITED-0.357143 Dec,NISSAN COMMODITIES PRIVATE LIMITED-0.357143 Dec,PACEMAN SALES PROMOTION PRIVATE LIMITED-0.357143 Dec,PANSARI VEGETABLE & OILS PRIVATE LIMITED-0.357143 Dec,SREYASH BREWSKI LIMITED-0.357143 Dec,PRIYASHI CONSTRUCTION PRIVATE LIMITED-0.357143 Dec,KRISHI REALTY PRIVATE LIMITED-0.357143 Dec,NEW AGE ENCLAVE PRIVATE LIMITED-0.357143 Dec,MIRAGE GOODS PRIVATE LIMITED-0.357143 Dec,RANINAGAR PAPER AND BOARD PRIVATE LIMITED-0.357143 Dec,ADYA KUTIR PRIVATE LIMITED-0.357143 Dec,RISHI MOTORS PRIVATE LIMITED-0.357143 Dec,NAVARANG GRIHA NIRMAN PRIVATE LIMITED-0.357143 Dec,PRACHI PROJECTS PRIVATE LIMITED-0.357143 Dec,BLUE LIGHT VILLA PRIVATE LIMITED-0.357143 Dec,LILY NIWAS PRIVATE LIMITED-0.357143 Dec,SHIVMANI PROMOTERS PRIVATE LIMITED-0.357143 Dec,FEMINA STOCK MANAGEMENT COMPANY LTD-0.357143 Dec,WISE INVESTMENTS PRIVATE LIMITED-0.357143 Dec |
| Transfer of property for L8 |                                |  |
| Sl.No                       | From                           | To. with area (Name-Area)  |
| 1                           | KALYAN VANIJYA PRIVATE LIMITED | NEWTECH CONCLAVE PRIVATE LIMITED-0.542857 Dec,DEVANSH TOWNSHIP PRIVATE LIMITED-0.542857 Dec,PURTI BEVERAGES PRIVATE LIMITED-0.542857 Dec,PURTI REALTY PRIVATE LIMITED-0.542857 Dec,NORFIOX VINCOM PVT LTD-0.542857 Dec,ACETYLENE TREXIM PVT LTD-0.542857 Dec,SREYASH GREEN LIMITED-0.542857 Dec,PANSARI DEVELOPERS LIMITED-0.542857 Dec,CAPETOWN TRADELINK PRIVATE LIMITED-0.542857 Dec,METRO CITY VANIJYA PRIVATE LIMITED-0.542857 Dec,NISSAN COMMODITIES PRIVATE LIMITED-0.542857 Dec,PACEMAN SALES PROMOTION PRIVATE LIMITED-0.542857 Dec,PANSARI VEGETABLE & OILS PRIVATE LIMITED-0.542857 Dec,SREYASH BREWSKI LIMITED-0.542857 Dec,PRIYASHI CONSTRUCTION PRIVATE LIMITED-0.542857 Dec,KRISHI REALTY PRIVATE LIMITED-0.542857 Dec,NEW AGE ENCLAVE PRIVATE LIMITED-0.542857 Dec,MIRAGE GOODS PRIVATE LIMITED-0.542857 Dec,RANINAGAR PAPER AND BOARD PRIVATE LIMITED-0.542857 Dec,ADYA KUTIR PRIVATE LIMITED-0.542857 Dec,RISHI MOTORS PRIVATE LIMITED-0.542857 Dec,NAVARANG GRIHA NIRMAN PRIVATE LIMITED-0.542857 Dec,PRACHI PROJECTS PRIVATE LIMITED-0.542857 Dec,BLUE LIGHT VILLA PRIVATE LIMITED-0.542857 Dec,LILY NIWAS PRIVATE LIMITED-0.542857 Dec,SHIVMANI PROMOTERS PRIVATE LIMITED-0.542857 Dec,FEMINA STOCK MANAGEMENT COMPANY LTD-0.542857 Dec,WISE INVESTMENTS PRIVATE LIMITED-0.542857 Dec |



| Transfer of property for L9 |                                |  |
|-----------------------------|--------------------------------|--|
| Sl.No                       | From                           | To. with area (Name-Area)  |
| 1                           | KALYAN VANIJYA PRIVATE LIMITED | NEWTECH CONCLAVE PRIVATE LIMITED-0.208571 Dec,DEVANSH TOWNSHIP PRIVATE LIMITED-0.208571 Dec,PURTI BEVERAGES PRIVATE LIMITED-0.208571 Dec,PURTI REALTY PRIVATE LIMITED-0.208571 Dec,NORFIOX VINCOM PVT LTD-0.208571 Dec,ACETYLENE TREXIM PVT LTD-0.208571 Dec,SREYASH GREEN LIMITED-0.208571 Dec,PANSARI DEVELOPERS LIMITED-0.208571 Dec,CAPETOWN TRADELINK PRIVATE LIMITED-0.208571 Dec,METRO CITY VANIJYA PRIVATE LIMITED-0.208571 Dec,NISSAN COMMODITIES PRIVATE LIMITED-0.208571 Dec,PACEMAN SALES PROMOTION PRIVATE LIMITED-0.208571 Dec,PANSARI VEGETABLE & OILS PRIVATE LIMITED-0.208571 Dec,SREYASH BREWSKI LIMITED-0.208571 Dec,PRIYASHI CONSTRUCTION PRIVATE LIMITED-0.208571 Dec,KRISHI REALTY PRIVATE LIMITED-0.208571 Dec,NEW AGE ENCLAVE PRIVATE LIMITED-0.208571 Dec,MIRAGE GOODS PRIVATE LIMITED-0.208571 Dec,RANINAGAR PAPER AND BOARD PRIVATE LIMITED-0.208571 Dec,ADYA KUTIR PRIVATE LIMITED-0.208571 Dec,RISHI MOTORS PRIVATE LIMITED-0.208571 Dec,NAVARANG GRIHA NIRMAN PRIVATE LIMITED-0.208571 Dec,PRACHI PROJECTS PRIVATE LIMITED-0.208571 Dec,BLUE LIGHT VILLA PRIVATE LIMITED-0.208571 Dec,LILY NIWAS PRIVATE LIMITED-0.208571 Dec,SHIVMANI PROMOTERS PRIVATE LIMITED-0.208571 Dec,FEMINA STOCK MANAGEMENT COMPANY LTD-0.208571 Dec,WISE INVESTMENTS PRIVATE LIMITED-0.208571 Dec   |
| Transfer of property for S1 |                                |  |
| Sl.No                       | From                           | To. with area (Name-Area)  |
| 1                           | KALYAN VANIJYA PRIVATE LIMITED | NEWTECH CONCLAVE PRIVATE LIMITED-2642.85714300 Sq Ft,DEVANSH TOWNSHIP PRIVATE LIMITED-2642.85714300 Sq Ft,PURTI BEVERAGES PRIVATE LIMITED-2642.85714300 Sq Ft,PURTI REALTY PRIVATE LIMITED-2642.85714300 Sq Ft,NORFIOX VINCOM PVT LTD-2642.85714300 Sq Ft,ACETYLENE TREXIM PVT LTD-2642.85714300 Sq Ft,SREYASH GREEN LIMITED-2642.85714300 Sq Ft,PANSARI DEVELOPERS LIMITED-2642.85714300 Sq Ft,CAPETOWN TRADELINK PRIVATE LIMITED-2642.85714300 Sq Ft,METRO CITY VANIJYA PRIVATE LIMITED-2642.85714300 Sq Ft,NISSAN COMMODITIES PRIVATE LIMITED-2642.85714300 Sq Ft,PACEMAN SALES PROMOTION PRIVATE LIMITED-2642.85714300 Sq Ft,PANSARI VEGETABLE & OILS PRIVATE LIMITED-2642.85714300 Sq Ft,SREYASH BREWSKI LIMITED-2642.85714300 Sq Ft,PRIYASHI CONSTRUCTION PRIVATE LIMITED-2642.85714300 Sq Ft,KRISHI REALTY PRIVATE LIMITED-2642.85714300 Sq Ft,NEW AGE ENCLAVE PRIVATE LIMITED-2642.85714300 Sq Ft,MIRAGE GOODS PRIVATE LIMITED-2642.85714300 Sq Ft,RANINAGAR PAPER AND BOARD PRIVATE LIMITED-2642.85714300 Sq Ft,ADYA KUTIR PRIVATE LIMITED-2642.85714300 Sq Ft,RISHI MOTORS PRIVATE LIMITED-2642.85714300 Sq Ft,NAVARANG GRIHA NIRMAN PRIVATE LIMITED-2642.85714300 Sq Ft,PRACHI PROJECTS PRIVATE LIMITED-2642.85714300 Sq Ft,BLUE LIGHT VILLA PRIVATE LIMITED-2642.85714300 Sq Ft,LILY NIWAS PRIVATE LIMITED-2642.85714300 Sq Ft,SHIVMANI PROMOTERS PRIVATE LIMITED-2642.85714300 Sq Ft,FEMINA STOCK MANAGEMENT COMPANY LTD-2642.85714300 Sq Ft,WISE INVESTMENTS PRIVATE LIMITED-2642.85714300 Sq Ft |



## Land Details as per Land Record

District: North 24-Parganas, P.S:- Lake Town, Municipality: SOUTH DUM DUM, Road: Jessore Road, Mouza: Patipukur, Premises No: 145, , Ward No: 030 JI No: 24, Pin Code : 700089

| Sch No | Plot & Khatian Number                  | Details Of Land  | Owner name in English as selected by Applicant |
|--------|--|--|--|
| L1     | LR Plot No:- 326, LR Khatian No:- 2102 | Owner:কল্যান বানিজ্য প্রাইভেট লিমিটেড,<br>Gurdian:পক্ষে ডাইরেক্টর, Address:নিজ<br>, Classification:বাস্তু,<br>Area:0.21140000 Acre,  | KALYAN VANIJYA PRIVATE LIMITED                 |
| L2     | LR Plot No:- 327, LR Khatian No:- 2102 | Owner:কল্যান বানিজ্য প্রাইভেট লিমিটেড,<br>Gurdian:পক্ষে ডাইরেক্টর, Address:নিজ<br>, Classification:বাস্তু,<br>Area:0.52350000 Acre,  | KALYAN VANIJYA PRIVATE LIMITED                 |
| L3     | LR Plot No:- 328, LR Khatian No:- 2102 | Owner:কল্যান বানিজ্য প্রাইভেট লিমিটেড,<br>Gurdian:পক্ষে ডাইরেক্টর, Address:নিজ<br>, Classification:ডাঙ্গা,<br>Area:0.38390000 Acre,  | KALYAN VANIJYA PRIVATE LIMITED                 |
| L4     | LR Plot No:- 329, LR Khatian No:- 2102 | Owner:কল্যান বানিজ্য প্রাইভেট লিমিটেড,<br>Gurdian:পক্ষে ডাইরেক্টর, Address:নিজ<br>, Classification:পুকুর,<br>Area:0.15110000 Acre,   | KALYAN VANIJYA PRIVATE LIMITED                 |
| L5     | LR Plot No:- 502, LR Khatian No:- 2102 | Owner:কল্যান বানিজ্য প্রাইভেট লিমিটেড,<br>Gurdian:পক্ষে ডাইরেক্টর, Address:নিজ<br>, Classification:বাস্তু,<br>Area:0.13800000 Acre,  | KALYAN VANIJYA PRIVATE LIMITED                 |
| L6     | LR Plot No:- 503, LR Khatian No:- 2102 | Owner:কল্যান বানিজ্য প্রাইভেট লিমিটেড,<br>Gurdian:পক্ষে ডাইরেক্টর, Address:নিজ<br>, Classification:ডাঙ্গা,<br>Area:0.35840000 Acre,  | KALYAN VANIJYA PRIVATE LIMITED                 |
| L7     | LR Plot No:- 520, LR Khatian No:- 2102 | Owner:কল্যান বানিজ্য প্রাইভেট লিমিটেড,<br>Gurdian:পক্ষে ডাইরেক্টর, Address:নিজ<br>, Classification:বাস্তু,<br>Area:0.10000000 Acre,  | KALYAN VANIJYA PRIVATE LIMITED                 |
| L8     | LR Plot No:- 521, LR Khatian No:- 2102 | Owner:কল্যান বানিজ্য প্রাইভেট লিমিটেড,<br>Gurdian:পক্ষে ডাইরেক্টর, Address:নিজ<br>, Classification:ডাঙ্গা,<br>Area:0.15200000 Acre,  | KALYAN VANIJYA PRIVATE LIMITED                 |
| L9     | LR Plot No:- 504, LR Khatian No:- 2102 | Owner:কল্যান বানিজ্য প্রাইভেট লিমিটেড,<br>Gurdian:পক্ষে ডাইরেক্টর, Address:নিজ<br>, Classification:পুকুর,<br>Area:0.05840000 Acre,   | KALYAN VANIJYA PRIVATE LIMITED                 |
| L10    | LR Plot No:- 505, LR Khatian No:- 2102 | Owner:কল্যান বানিজ্য প্রাইভেট লিমিটেড,<br>Gurdian:পক্ষে ডাইরেক্টর, Address:নিজ<br>, Classification:কারখানা,<br>Area:0.73730000 Acre, | KALYAN VANIJYA PRIVATE LIMITED                 |
| L11    | LR Plot No:- 506, LR Khatian No:- 2102 | Owner:কল্যান বানিজ্য প্রাইভেট লিমিটেড,<br>Gurdian:পক্ষে ডাইরেক্টর, Address:নিজ<br>, Classification:পুকুর,<br>Area:0.43550000 Acre,   | KALYAN VANIJYA PRIVATE LIMITED                 |





On 14-09-2022

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

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

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

Presented for registration at 16:11 hrs on 14-09-2022, at the Office of the A.R.A. - IV KOLKATA by Tuhin Banerjee ..

**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 65,65,98,616/-

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

Execution is admitted on 14-09-2022 by Tuhin Banerjee, Authorized Representative, NEWTECH CONCLAVE PRIVATE LIMITED (Private Limited Company), 14, N. S. Road, 4th Floor, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001; Authorized Representative, DEVANSH TOWNSHIP PRIVATE LIMITED (Private Limited Company), 105A, Lake Town, Block - B, City:- , P.O:- Lake Town, P.S:-Lake Town, District:- North 24-Parganas, West Bengal, India, PIN:- 700089; Authorized Representative, PURTI BEVERAGES PRIVATE LIMITED (Private Limited Company), 14, N. S. Road, 4th Floor, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:- Kolkata, West Bengal, India, PIN:- 700001; Authorized Representative, PURTI REALTY PRIVATE LIMITED (Private Limited Company), 14, N. S. Road, 4th Floor, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001; Authorized Representative, NORFOX VINCOM PVT LTD (Private Limited Company), 14, N. S. Road, 4th Floor, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001; Authorized Representative, ACETYLENE TREXIM PVT LTD (Private Limited Company), 14, N. S. Road, 4th Floor, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001; Authorized Representative, SREYASH GREEN LIMITED (Public Limited Company), 14, N. S. Road, 4th Floor, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001; Authorized Representative, PANSARI DEVELOPERS LIMITED (Public Limited Company), 14, N. S. Road, 4th Floor, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001; Authorized Representative, CAPETOWN TRADELINK PRIVATE LIMITED (Private Limited Company), 14, N. S. Road, 4th Floor, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001; Authorized Representative, METRO CITY VANIJYA PRIVATE LIMITED (Private Limited Company), 14, N. S. Road, 4th Floor, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001; Authorized Representative, NISSAN COMMODITIES PRIVATE LIMITED (Private Limited Company), 14, N. S. Road, 4th Floor, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001; Authorized Representative, PACEMAN SALES PROMOTION PRIVATE LIMITED (Private Limited Company), 14, N. S. Road, 4th Floor, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001; Authorized Representative, PANSARI VEGETABLE & OILS PRIVATE LIMITED (Private Limited Company), 14, N. S. Road, 4th Floor, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001; Authorized Representative, SREYASH BREWSKI LIMITED (Public Limited Company), 14, N. S. Road, 4th Floor, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001

Indetified by Amit Kumar Bhawsinghka, , Son of Late Ganpat Ram Bhawsinghka, AF 365 Hanapara, Kestopur, P.O: Milan Bazar, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700102, by caste Hindu, by profession Others

Execution is admitted on 14-09-2022 by Shankar Birjuka, Authorized Representative, PRIYASHI CONSTRUCTION PRIVATE LIMITED (Private Limited Company), 1, Lu Shun Sarani, Todi Mansion, 9th Floor, City:- Kolkata, P.O:- C R Avenue, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700073; Authorized Representative, KRISHI REALTY PRIVATE LIMITED (Private Limited Company), 1, Lu Shun Sarani, Todi Mansion, 9th Floor, City:- Kolkata, P.O:- C R Avenue, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700073; Authorized Representative, NEW AGE ENCLAVE PRIVATE LIMITED (Private Limited Company), 1, Lu Shun Sarani, Todi Mansion, 9th Floor, City:- Kolkata, P.O:- C R AVENUE, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700073; Authorized Representative, MIRAGE GOODS PRIVATE LIMITED (Private Limited Company), 1, Lu Shun Sarani, Todi Mansion, 9th Floor, City:- Kolkata, P.O:- C R Avenue, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700073; Authorized Representative, RANINAGAR PAPER AND BOARD PRIVATE LIMITED (Private Limited Company), 1, Lu Shun Sarani, Todi Mansion, 9th Floor, City:- Kolkata, P.O:- C R Avenue, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700073; Authorized Representative, ADYA KUTIR PRIVATE LIMITED (Private Limited Company), 1, Lu Shun Sarani, Todi Mansion, 9th Floor, City:- Kolkata, P.O:- C R Avenue, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700073; Authorized Representative, RISHI MOTORS PRIVATE LIMITED (Private Limited Company), 1, Lu Shun Sarani, Todi Mansion, 9th Floor, City:- Kolkata, P.O:- C R Avenue, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700073



Identified by Amit Kumar Bhawsinghka, , Son of Late Ganpat Ram Bhawsinghka, AF 365 Hanapara, Kestopur, P.O: Milan Bazar, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700102, by caste Hindu, by profession Others

Execution is admitted on 14-09-2022 by Preyansh Chandak, Authorized Representative, NAVARANG GRIHA NIRMAN PRIVATE LIMITED (Private Limited Company), 19, Synagogue Street, 2nd Floor, Room 251, City:- Kolkata, P.O:- Khengrapatty, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001; Authorized Representative, PRACHI PROJECTS PRIVATE LIMITED (Private Limited Company), 19, Synagogue Street, 2nd Floor, Room 251, City:- Kolkata, P.O:- Khengrapatty, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001; Authorized Representative, BLUE LIGHT VILLA PRIVATE LIMITED (Private Limited Company), 19, Synagogue Street, 2nd Floor, Room 251, City:- Kolkata, P.O:- Khengrapatty, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001; Authorized Representative, LILY NIWAS PRIVATE LIMITED (Private Limited Company), 19, Synagogue Street, 2nd Floor, Room 251, City:- Kolkata, P.O:- Khengrapatty, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001; Authorized Representative, SHIVMANI PROMOTERS PRIVATE LIMITED (Private Limited Company), 19, Synagogue Street, 2nd Floor, Room 251, City:- Kolkata, P.O:- Khengrapatty, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001; Authorized Representative, FEMINA STOCK MANAGEMENT COMPANY LTD (Public Limited Company), 19, Synagogue Street, 2nd Floor, Room 251, City:- Kolkata, P.O:- Khengrapatty, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001; Authorized Representative, WISE INVESTMENTS PRIVATE LIMITED (Private Limited Company), 19, Synagogue Street, 5th Floor, Room 511, City:- Kolkata, P.O:- Khengrapatty, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001

Identified by Amit Kumar Bhawsinghka, , Son of Late Ganpat Ram Bhawsinghka, AF 365 Hanapara, Kestopur, P.O: Milan Bazar, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700102, by caste Hindu, by profession Others

Execution is admitted on 14-09-2022 by Nakul Himatsingka, Director, IDEAL REAL ESTATES PRIVATE LIMITED (Private Limited Company), 50, Jawaharlal Nehru Road, City:- Kolkata, P.O:- Shakespeare Sarani, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071

Identified by Amit Kumar Bhawsinghka, , Son of Late Ganpat Ram Bhawsinghka, AF 365 Hanapara, Kestopur, P.O: Milan Bazar, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700102, by caste Hindu, by profession Others

Execution is admitted on 14-09-2022 by Naveen Modi, Director, KALYAN VANIJYA PRIVATE LIMITED (Private Limited Company), 5, Gorky Terrace, Second Floor, City:- Kolkata, P.O:- Circus Avenue, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017

Identified by Amit Kumar Bhawsinghka, , Son of Late Ganpat Ram Bhawsinghka, AF 365 Hanapara, Kestopur, P.O: Milan Bazar, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700102, by caste Hindu, by profession Others

#### **Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 75,01,084/- ( A(1) = Rs 65,65,986/- ,B = Rs 9,35,000/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 84/-, by online = Rs 75,01,000/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/09/2022 11:36AM with Govt. Ref. No: 192022230118164701 on 09-09-2022, Amount Rs: 75,01,000/-, Bank: HDFC Bank ( HDFC0000014), Ref. No. 1892339442 on 09-09-2022, Head of Account 0030-03-104-001-16



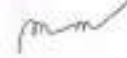
**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 3,28,29,952/- and Stamp Duty paid by Stamp Rs 10/-, by online = Rs 3,28,29,952/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 48409, Amount: Rs.10/-, Date of Purchase: 16/06/2022, Vendor name: S Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/09/2022 11:36AM with Govt. Ref. No: 192022230118164701 on 09-09-2022, Amount Rs: 3,28,29,952/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1892339442 on 09-09-2022, Head of Account 0030-02-103-003-02



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



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2022, Page from 910480 to 910547  
being No 190414818 for the year 2022.



*Mm*

Digitally signed by MOHUL  
MUKHOPADHYAY  
Date: 2022.09.14 18:36:38 +05:30  
Reason: Digital Signing of Deed,

(Mohul Mukhopadhyay) 2022/09/14 06:36:38 PM  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
West Bengal.

(This document is digitally signed.)





DATED THIS <sup>14<sup>th</sup></sup> ..... DAY OF SEPTEMBER 2022

BETWEEN

KALYAN VANIJYA PRIVATE LIMITED

... VENDOR

AND

IDEAL REAL ESTATES PRIVATE LIMITED

....CONFIRMING PARTY

AND

NEW TECH CONCLAVE PRIVATE LIMITED  
& ORS.

... PURCHASERS

INDENTURE

DSP LAW ASSOCIATES  
Advocates  
4D, NICCO HOUSE  
1B & 2, HARE STREET  
KOLKATA - 700001.

