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पश्चिम बंगाल WEST BENGAL
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P. 414206

Stamp of the Government of West Bengal
 Revenue Department
 Kolkata

27.8.14

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this 26th day of August in the year Two Thousand and Fourteen (2014) of the Christian Era.

BETWEEN

SHRI. KASHINATH @ KASHINATH PATRA, son of Late Radha Krishna Patra, by faith-Hinduism, by occupation-Business, residing at Ranchandrapur, Pramanikpara, Joka, P.S.-Haridevpur, Kolkata-700 148, District-24 Parganas (South), hereinafter called and referred to as the "VENDOR" (which expression shall unless excluded by or repugnant to the contrary shall be deemed to mean and include his heirs, successors, executors, administrators, agents and assign etc) of the ONE PART.

Stamp and signature area at the bottom of the deed.

AND

1) **IMIRIX PROPERTY PVT. LTD.** holder of P.A.N.- AAEOM 1860B, having its office at 6C, Elgin Road, 4th Floor, P.S.-Bhawanipur, Kolkata-20. 2) **HERMAL COMPLEX PRIVATE LIMITED**, holder of P.A.N.-AADCN 0532G, having its office at 6C, Elgin Road, 4th Floor, P.S.-Bhawanipur, Kolkata-20. 3) **RAHWAL FINANCIAL & SERVICES PRIVATE LIMITED**, holder of P.A.N.-AADCN 1230B, having its office at 6C, Elgin Road, 4th Floor, P.S.-Bhawanipur, Kolkata-20. 4) **MAINE HOUSING PRIVATE LIMITED**, holder of P.A.N.-AAECM 1850D, having its office at 6C, Elgin Road, 4th Floor, P.S.-Bhawanipur, Kolkata-20. 5) **SCALVIN MARKETING PRIVATE LIMITED**, holder of P.A.N.-AAACC 1886A, having its office at 6C, Elgin Road, 4th Floor, P.S.-Bhawanipur, Kolkata-20. 6) **DYNASTY VANIYA PRIVATE LIMITED**, holder of P.A.N.-AABCD 1171P, having its office at 6C, Elgin Road, 4th Floor, P.S.-Bhawanipur, Kolkata-20. 7) **MADHUS ENCLAVE PRIVATE LIMITED**, holder of P.A.N.-AASCM 1851C, having its office at 6C, Elgin Road, 4th Floor, P.S.-Bhawanipur, Kolkata-20. 8) **MEMORY ESTATE PRIVATE LIMITED**, holder of P.A.N.-AAECM 1853B, having its office at 6C, Elgin Road, 4th Floor, P.S.-Bhawanipur, Kolkata-20. 9) **PURIMA PROMOTERS PRIVATE LIMITED**, holder of P.A.N.-AADCP 5434H, having its office at 6C, Elgin Road, 4th Floor, P.S.-Bhawanipur, Kolkata-20. 10) **OLIVER ENCLAVE PRIVATE LIMITED**, holder of P.A.N.-AAACO 7383P, having its office at 6C, Elgin Road, 4th Floor, P.S.-Bhawanipur, Kolkata-20. 11) **RITUAL COMPLEX PRIVATE LIMITED**, holder of P.A.N.-AACR 9742H, having its office at 6C, Elgin Road, 4th Floor, P.S.-Bhawanipur, Kolkata-20. 12) **LAKHA TRADECOM PRIVATE LIMITED**, holder of P.A.N.-AAACL 5343P, having its office at 9, Old China Bazar Street, 3rd Floor, P.S.-Hare Street, Kolkata- 700 001. 13) **JEEVANDEEP TRADING COMPANY PRIVATE LIMITED**, holder of P.A.N.-AACJ7744B, having its office at 10/1/2, Syed Sailey Lane, 1st Floor, P.S.-Burrabazar, Kolkata-700 073. 14) **RAINCOM GOODS PRIVATE LIMITED**, holder of P.A.N.-AACR 5581M, having its office at 10/1/2, Syed Sailey Lane, 1st Floor, P.S.-



ADDITIONAL REGISTRAR
OF COMPANIES - KARNATAKA
20 496 2014

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Company Registered in India

Burrabazar, Kolkata-700 073, 15) **ASAD DEALER PVT. LTD.** holder of P.A.N.-AACCA5415G, having its office at 6C, Elgin Road, 4th Floor, P.S.-Bhowanipur, Kolkata-20, 16) **NIRAJ DEALER PVT. LTD.** holder of P.A.N.-AABCN0371M, having its office at 22/23B, Monoharpukur Road, P.S.-Lake, Kolkata-700 029, 17) **BHENDABAN ENCLAVE PVT. LTD.** holder of P.A.N.-AACCB7616C, having its office at 6C, Elgin Road, 4th Floor, P.S.-Bhowanipur, Kolkata-20, 18) **BHUBHUMI CONSTRUCTION PVT. LTD.** having its office at holder of P.A.N.-AACCB7609K, having its office at 22/23B, Monoharpukur Road, P.S.-Lake, Kolkata-700 029, 19) **KASTURI MERCANTILE PVT. LTD.** holder of P.A.N.-AASCH9026G, having its office at 22/23B, Monoharpukur Road, P.S.-Lake, Kolkata-700 029, 20) **BAJIRANG MANSION PVT. LTD.** holder of P.A.N.-AADCB4549B, having its office at 22/23B, Monoharpukur Road, P.S.-Lake, Kolkata-700 029, 21) **SWAGATAM DISTRIBUTOR PVT. LTD.** holder of P.A.N.-AACSC0031L, having its office at 22/23B, Monoharpukur Road, P.S.-Lake, Kolkata-700 029, all are private limited companies incorporated under the provisions of the Companies Act, 1956, being represented by their Authorized Signatory **SHRI ADITYA AGARWAL**, son of Shri Sunil Agarwal, hereinafter jointly called and referred to as the "PURCHASERS", (which expression shall unless excluded by or repugnant to the context shall mean and include their successors, executors, administrators, legal representatives, successors-in-interest, successors-in-office and assign etc) of the **OTHER PART**,

WHEREAS in all material times one **SHRI DUNDHAM PATRA**, son of Late Ashwaj Kumar Patra and his nephew **SHRI CHANDRA KUMAR PATRA**, son of Late Narayan Chandra Patra were the joint owners, occupiers, seized and possessed in respect of their land measuring more or less 2.57 Acres i.e. 161Kattahi 8Chittaka 255sqft (lying in Mouza-Ramchandrapur, Pargana-Magura, P.S.-Formerly Behala, then Thakurpukur and now Haridevpur, R.S. No-334, Touji No-41681, J.L. No-31, R.S. Khatian No-122, R.S. Dag No-312, corresponding to L.R. Dag No-559 under L.R. Khatian No-303, 306, 1250, 245, 1446 & others khatians in District-24 Parganas (South).

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11/11/2014



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OF ASSURANCES - INDONESIA
30 AUG 2014

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WHEREAS while both of them had been jointly enjoying the right, title, interest and possession in respect of the aforesaid property measuring more or less 2.67 Acres i.e. 165Kattaha 8Chittaka 258Sqft lying in R.S. Dag no-312 under R.S. Khatian no-121, Mouza-Ramchandrapur in District-24 Parganas (South), they for their better use and enjoyment with separate demarcation and allotment, they mutually and amicably partitioned the said property where each of them obtained 50% demarcated share in the said R.S. Dag Number-312 in respect of total landed area 2.67 Acres. Thus SHRI DUKHIRAM PATRA, son of Late Akhyay Kumar Patra became the owner of 133.5 Decimal i.e. 80 Kattaha 12 Chittaka 12.5 Sqft which was physically lying on eastern portion of this dag and similarly SHRI CHANDRA KUMAR PATRA, son of Late Narayan Chandra Patra became the owner of 133.5 Decimal i.e. 80 Kattaha 12 Chittaka 12.5 Sqft which was physically lying on western portion of this dag.

WHEREAS while the said SHRI DUKHIRAM PATRA, son of Late Akhyay Kumar Patra had been enjoying the right, title, interest and possession in respect of his recorded land measuring more or less 133.5 Decimal i.e. 80 Kattaha 12 Chittaka 12.5 Sqft in R.S. R.O.R. lying in Mouza-Ramchandrapur, Pargana-Magura, P.S.-Formerly Echala, then Thakurpukur and now Harklepur, R.S. No-334, Taluq No-414211, J.L. No-31, R.S. Khatian No-121, R.S. Dag No-312, corresponding to L.R. Dag No-550, District-24 Parganas (South), said, conveyed and transferred 16.5 Decimal i.e. 10Kattaha demarcated land to one SHRI ADHIR CHANDRA BIHWAS, son of Late Surendra Nath Biswas and SMT. MONIKA GHOSH, wife of Late Prem Chandra Ghosh by virtue of "Deed of Conveyance" which was registered in the office of D.S.R. at Alipur on 10/01/1973 and duly recorded in Book Number-1, Volume Number-12, Pages in written 264 to 267, Deed Number-138 and for the year 1973.

WHEREAS while the said SHRI DUKHIRAM PATRA, son of Late Akhyay Kumar Patra had been enjoying the right, title, interest and possession in respect of his remaining unsplit land measuring more or

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Designated Person/Authorized Signatory


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less 117 Decimals i.e. 70Kattaka 13Chittaka 258sqft lying in Mouza-
Ranchandrapur, Pargana-Magura, P.S-Formerly Behala, then
Thakurpukur and now Haridevpur, R.S. No-334, Touji No-416B1, J.L.
No-31, R.S. Khatian No-122, R.S. Dag No-312, corresponding to L.R.
Dag No-550, District-24 Parganas (South), freely and voluntarily
granted, conveyed, transferred, given, assigned and assured the same
unto and to his two sons namely **SHRI RADHA KRISHNA PATRA** and
SHRI BIJAY KUMAR PATRA by virtue of "Deed of Gift" which was
registered in the office of A.D.S.R. at Behala on 28/11/1974 and duly
recorded in Book Number-1, Volume Number-81, Pages in written 185
to 188, Deed Number-4690 and for the year 1974.

AND WHEREAS then both **SHRI RADHA KRISHNA PATRA** and **SHRI
BIJAY KUMAR PATRA** each became the absolute owner of 58.5
Decimal i.e. 35Kattaka 6Chittaka 12.55sqft lying in Mouza-
Ranchandrapur, Pargana-Magura, P.S-Formerly Behala, then
Thakurpukur and now Haridevpur, R.S. No-334, Touji No-416B1, J.L.
No-31, R.S. Khatian No-122, R.S. Dag No-312, corresponding to L.R.
Dag No-550, District-24 Parganas (South).

AND WHEREAS while **SHRI BIJAY KUMAR PATRA**, son of Late
Dukhiram Patra had been enjoying the right, title, interest and
possession in respect of his 58.5 Decimal i.e. 35Kattaka 6Chittaka
12.55sqft of land lying in Mouza-Ranchandrapur, Pargana-Magura, P.S-
Formerly Behala, then Thakurpukur and now Haridevpur, R.S. No-334,
Touji No-416B1, J.L. No-31, R.S. Khatian No-122, R.S. Dag No-312,
corresponding to L.R. Dag No-550, District-24 Parganas (South),
recorded his name in L.R. R.O.R in respect of 59 Decimal of land.

AND FURTHER WHEREAS while **SHRI RADHA KRISHNA PATRA**, son
of Late Dukhiram Patra had been enjoying the right, title, interest and
possession in respect of his 58.5 Decimal i.e. 35Kattaka 6Chittaka
12.55sqft of land lying in Mouza-Ranchandrapur, Pargana-Magura, P.S-
Formerly Behala, then Thakurpukur and now Haridevpur, R.S. No-334,
Touji No-416B1, J.L. No-31, R.S. Khatian No-122, R.S. Dag No-312,

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corresponding to L.R. Dag No-550, District-24 Parganas (South), died on 11/04/1975 and leaving intestate behind his wife namely SMT. CHARI @ CHARHANI PATRA, two sons namely SHRI SHYAMAL PATRA, SHRI. SASHINATH @ KASHINATH PATRA (vendor herein) and three daughters namely SMT. SHEFALI MAJHAL, SMT. DIPALI BOR, SMT. SONALI PATRA @ MONDAL, as his only legal heirs and successors.

AND FURTHER WHEREAS while the legal heirs and successors of said Radha Krishna Patra i.e. SMT. CHARI @ CHARI RANI PATRA, SHRI SHYAMAL PATRA, SHRI. SASHINATH @ KASHINATH PATRA (vendor herein), SMT. SHEFALI MAJHAL, SMT. DIPALI BOR, SMT. SONALI PATRA @ MONDAL, had been jointly enjoying the right, title, interest and possession in respect of their 58.5 Decimal i.e. 35Kattaka 6Chittaka 12.55sqft of land lying in Mouza-Ranchandrapur, Pargana-Magura, P.S-Formerly Behala, then Thakurpukur and now Haridwarpur, R.S. No-334, Teuji No-416B1, J.L. No-31, R.S. Khatian No-122, R.S. Dag No-312, corresponding to L.R. Dag No-550, District-24 Parganas (South), recorded their names in L.R. R.O.R in respect of 58 Decimal of land.

AND WHEREAS while SHRI BIJAY KUMAR PATRA and aforesaid six legal heirs of RADHA KRISHNA PATRA since deceased had been jointly enjoying the right, title, interest and possession in respect of their 117 Decimal i.e. 70Kattaka 18Chittaka 288sqft of land lying in Mouza-Ranchandrapur, Pargana-Magura, P.S-Thakurpukur, R.S. No-334, Teuji No-416B1, J.L. No-31, R.S. Khatian No-122, R.S. Dag No-312, District-24 Parganas (South), a portion of land measuring 1355 Sqft i.e. 28Kattaka 2Chittaka 25Sqft merged with local road which is lying in and around of the aforesaid property for its development work and thus physically said property became 68Kattaka 10Chittaka in measurement.

AND FURTHER WHEREAS thus SHRI BIJAY KUMAR PATRA became owner of undivided 50% share of the total land which was physically

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found i.e. measuring more or less 68Kattaks 10Chittaks and similarly addressed the legal heirs of RADHA KRISHNA PATRA since deceased i.e. SMT. CHANI @ CHANI RANI PATRA, SHRI. SHYAMAL PATRA, SHRI. KASHINATH @ KASHINATH PATRA (vendor herein), SMT. SHEFALI MAHAR, SMT. DIPALI BOB, SMT. SONALI PATRA @ MONDAL, became owner of undivided 50% share of the total land which was physically found i.e. measuring more or less 68Kattaks 10Chittaks.

AND FURTHER WHEREAS therefore SHRI BHAJAY KUMAR PATRA became absolute owner of undivided land measuring more or less 34Kattaks 05Chittaks and similarly addressed the legal heirs of RADHA KRISHNA PATRA since deceased i.e. SMT. CHANI @ CHANI RANI PATRA, SHRI. SHYAMAL PATRA, SHRI. KASHINATH @ KASHINATH PATRA (vendor herein), SMT. SHEFALI MAHAR, SMT. DIPALI BOB, SMT. SONALI PATRA @ MONDAL became joint owners of undivided land measuring more or less 34Kattaks 05Chittaks lying in Mouza-Ranchandrapur, Pargana-Magura, P.S-Formerly Behala, then Thakurpukur and now Haridwarpur, R.S. No-334, Touji No-416B1, J.L. No-31, R.S. Khatian No-122, R.S. Dag No-312, corresponding to L.R. Dag No-550 under L.R. Khatian No.-245, District-24 Parganas (South).

AND FURTHER WHEREAS while SHRI BHAJAY KUMAR PATRA, son of Late Dukhiram Patra had been enjoying the right, title, interest and possession in respect of his 34Kattaks 05Chittaks of land lying in Mouza-Ranchandrapur, Pargana-Magura, P.S-Formerly Behala, then Thakurpukur and now Haridwarpur, R.S. No-334, Touji No-416B1, J.L. No-31, R.S. Khatian No-122, R.S. Dag No-312, corresponding to L.R. Dag No-550 under L.R. Khatian No.-808, District-24 Parganas (South), died on 14/12/1998 and leaving intestate behind his wife namely SMT. RADHARANI PATRA, two sons namely SHRI. SITANATH PATRA, SHRI. TARAKNATH PATRA and four daughters namely SMT. DRAUPADI JELE, SMT. PROJAPATI PATRA, SMT. MINATI MONDAL, SMT. TAPATI MONDAL as his only legal heirs and successors.

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AND FURTHER WHEREAS while legal heirs of Radha Krishna Patra since deceased i.e. SMT. CHANI @ CHANDRANI PATRA, SRI. BHAYAMAL PATRA, SRI. BASHINATH @ KASHINATH PATRA (vendor herein), SMT. SHEFALI MAHAL, SMT. DIPALI DOR, SMT. SONALI PATRA @ MORDAL and legal heirs of Bjay Kumar Patra since deceased i.e. SMT. RADHARANI PATRA, SRI. BHANATH PATRA, SRI. TARAKNATH PATRA, SMT. DRADPADI JELE, SMT. PRADIPATI PATRA, SMT. MINATI MORDAL, SMT. TAPATI MORDAL had been jointly enjoying the right, title, interest and possession in respect of their entire land 68Kattaks 10Chittaks lying in Mouza-Banchandrapur, Pargana-Magara, P.S-Formerly Betala, then Thakurpukur and now Haridevpur, R.S. No-339, Torij No-416B1, J.L. No-31, R.S. Khatian No-122, R.S. Dag No-312, corresponding to L.R. Dag No-500, District-24 Parganas (South), aforesaid two co-sharers or co-owners namely SRI. BASHINATH @ KASHINATH PATRA and SRI. BHANATH PATRA (vendor herein) approached and requested that rest co-sharers or co-owners named above to demarcate two plots each measuring 3Kattaks i.e. altogether 6Kattaks for them out of their respective land areas on extreme south-western portion of total land area and thus the rest aforesaid co-sharers or co-owners have agreed their demand and for the purpose of their said aforesaid, they have demarcated the said 6Kattaks accordingly.

AND FURTHER WHEREAS while the present owner i.e. vendor SRI. BASHINATH @ KASHINATH PATRA has been enjoying the right, title, interest and possession in respect of his 1/5th undivided share in 34Kattaks 03Chittaks i.e. 6Kattaks 11Chittaks 288sqft of land lying in Mouza-Banchandrapur, Pargana-Magara, P.S-Formerly Betala, then Thakurpukur and now Haridevpur, R.S. No-339, Torij No-416B1, J.L. No-31, R.S. Khatian No-122, R.S. Dag No-312, corresponding to L.R. Dag No-500 under L.R. Khatian No-245, District-24 Parganas (South), decided to hold a demarcated land measuring 3 Kattaks lying on the extreme south-western portion of the aforesaid total property measuring 68Kattaks 10Chittaks and approached the present purchaser to sell out and transfer his undivided rest portion of land

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Designated Patent Attorney

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OF ASSOCIATED AGENCIES
28 AUG 2024

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Deputy Registrar

i.e. 2Kattaka 11Chittaka 338sqft appertaining to R.S. Dag No. 312 under R.S. Khatian no. 122, corresponding to L.R. Dag No-550 under L.R. Khatian No-245, in Mouza- Ranchandrapur, Pargana-Magura, P.S.-Thakurpukur, now-Haridpur, Total No-416B1, R.S. No-334, J.L. No-31, District-24 Pargana (South).

The Vendor thus being in financial requirement has decided to sell out and transfer the schedule property measuring more or less 2Kattaka 11Chittaka 338sqft of land appertaining to R.S. Dag No. 312 under R.S. Khatian no. 122 corresponding to L.R. Dag No-550 under L.R. Khatian No-245 in Mouza-Ranchandrapur, Pargana-Magura, P.S.-Thakurpukur, now-Haridpur, Total No-416B1, R.S. No-334, J.L. No-31, and thus Purchasers have agreed to purchase the same hereinafter called the said land at a price of Rs.7,28,750/- (Rupees Seven Lakhs Twenty Eight Thousand Seven Hundred and Fifty only) which is free from all encumbrances, charges, mortgages, disputes, dependences, acquisitions, requisitions, alignments.

AND WHEREAS the Vendor has assured and represented unto the purchasers as follows:

1) The Vendor is having permanent heritable and transferable right in the schedule property and is absolutely seized and possessed of and / or otherwise well and sufficiently entitled to the said land and is entitled to deal with and transfer the said land i.e. schedule property without any restriction, dispute, denial, claim or obligation from any body else.


2) The said undivided land i.e. schedule property is free from all encumbrances, charges, mortgages, disputes, dependences, acquisition, requisitions and alignments.

3) The Vendor has duly paid all rates, land revenues, Municipal Taxes including all other impositions and/or outgoings payable in respect of their undivided land up to the date of execution of the "Deed of Conveyance".

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Designated Partner/Authorized Signatory

4) The Vendor has not received and is not aware of any notice of acquisition or requisition or alignments of the schedule property or any part thereof and no suit or proceeding relating to the schedule property has been initiated and /or is pending in any court of law and the schedule property is free from any encumbrances.

5) The Vendor has not entered into any agreement with any third party for sale or otherwise in respect of the schedule property or any portion thereof.

6) The schedule property has not been given for agriculture purpose to any "CHASI", "BHAGCHASI" and /or any "JOTEDAR".

7) That the schedule property is **Sell** in nature.

AND WHEREAS relying on the said assurances and representation of the Vendor and believing the same to be correct and true, the Purchasers have agreed to complete the purchase of the schedule property and pay the consideration money to the Vendor herein and has conveyance thereof.

NOW THIS INSTRUMENT WITNESSES that in pursuance of the said agreement and in consideration of the said sum of **Rs.7,28,750/-** (Rupees Seven Lakhs Twenty Eight Thousand Seven Hundred and Fifty only) paid by the Purchasers to the Vendor at the time of execution of these presents (the receipt of which the Vendor hereby admit and acknowledge)





REGISTERED
OF ASSURANCE KOLKATA
2-8-2014

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The Vendor hereby sell, convey, transfer, grant, assure and assign to and unto the Purchasers in respect of the schedule property fully described in the schedule hereunder written and hereinafter and before called the "SCHEDULE PROPERTY" together with all the legal incidents thereof AND also all deeds, Pattas and pootnas, title deeds exclusively relating thereto AND also with all rights, privileges, easements, rents, issues and profits and yield thereof AND all the estate right, title, interest, property claim and demand whatsoever of the Vendor in and upon the said premises AND all other benefits and rights appertaining thereto AND various rights in all approaches, paths, passages thereto TOGETHER WITH all its rights, liberties, privileges, easements and quasi-easements whatsoever at law and in equity to and unto the Purchaser TO HAVE AND TO HOLD the same absolutely and forever as heritable and transmissible estate in free simple in possession, free from all encumbrances charges, mortgages, acquisitions, requisitions, alignments, dependencies whatsoever but subject to payment of annual land revenue (Shajara) thereof now to the Government of West Bengal free from all encumbrances, trust, liens, charges and attachments.

THE VENDOR DOETH HERELY COVENANT WITH THE PURCHASERS
as follows:

1] The right, title and interest in the land of the said premises which the Vendor doeth hereby profess to transfer and that the Vendor has the absolute right, full power and absolute authority to grant, sell, convey, transfer unto the Purchaser, ownership entitlements, rights, title and interest in the said undivided land together with the benefits and rights in the manner above said including rights to easements thereof in the manner above said.

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12.11.2014

III) After purchasing the said land, the Purchasers will have absolute authority to sell, transfer, assign, mortgage and /or let out the said undivided land or any part thereof and the Purchasers shall have the right to mutate their names in respect of the Schedule Property and to construct building or buildings with the prior sanction or approval of the concerned authority.

III) It shall be lawful for the Purchasers from time to time and at all times hereafter to enter into and upon to hold use and enjoy the schedule property and every part thereof and to receive rents, issues and profits thereof without any interruption, disturbance, claim or demand whatsoever from or by the Vendor and their predecessors-in-title or any person or persons claiming through under or in trust for the Vendor and free and clear from and against all manner of encumbrances, mortgages, charges, trust, liens and attachments whatsoever.

IV) The Vendor shall from time to time and at all times hereafter upon every reasonable request and at the cost of the Purchasers and from time to time make do, acknowledge, execute and perform all such further and/or other lawful and reasonable acts, deeds, matters and things whatsoever for further better and more perfectly assuring the said promises together with the benefits and rights hereby granted unto the Purchasers as in the manner aforesaid.

V) The Vendor has not done any act, deed or thing or made any grant whereby or by reason whereof the transfer of land hereby made and the rights of the Purchaser hereunder may be prejudicially affected.

VI) That if any error or omission in the recital of the Deed of Conveyance, transpires at a later date, the Vendor at the cost and request of the purchasers shall do and execute or cause to be done or executed any 'Supplementary Deed' or 'Deed of Declaration' or 'Deed of Rectification' whatsoever in favour of the Purchasers.

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Regional Partners/Regional Signatory



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Designated Partner/Authorized Signatory

SCHEDULE PROPERTY

ALL THAT PIECE AND PARCELS of undivided land measuring more or less 2Hattaha 11Chittaha 238sqft together with 100 Sqft tile shed structure situated within Mouza-Ramchandrapur, Pargana-Magura, appertaining to R.S. Dag No. 312 under R.S. Khatian No-192 corresponding to L.R. Dag no- 589 under L.R. Khatian no-243, Tola no- 416B1, J.L. No. 31, R.S. No- 194, Police Station- Bariddevpur, District- 24 Parganas (S) under K.M.C. Ward No.-142 together with all rights, title, interest, possession, claims, demand, profits, ingress and egress rights, easement rights, quasi-easement, appurtenances, appendages and right ways, water connection, telephones lines, sewer, drain, surface and/or overhead/beneath the soil thereto and more fully shown entire land in the copy of annexed plan delineated in the "RED VERGE" which is better and bounded as follows:-

NORTH--- Land of R.S. Dag No-199 & 200.

SOUTH--- Land of R.S. Dag No-357, land of Kashinath Patra & Stanath Patra and 21 ft wide road.

EAST--- Part land of R.S. Dag No-312, land of R.S. Dag No-357 & 313 and 23 ft wide road.

WEST--- Part land of R.S. Dag No-312 and land of Stanath Patra.

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Designated Professional Firm

IN WITNESS WHEREOF the parties hereto do set and subscribed their respective hands and seals on the day month and year first above written.

SIGNED SEALED AND DELIVERED at Kolkata. in the presence of

1. Anubhambal Das
Vill - Malabar (Kanchal)
P.O - Palatala, P.S. - Gidwada
Dist - Jharkhand

2. Subal Das
Ranchandrapur
P.O. - Thakurani
P.S. - Haridwarpur
M.G. Road
Kolkata - 700014


.....
SIGNATURE OF VENDOR

EDEN RICHMOND PARK LLP


Designated Partnership Firm



2 8 AUG 2014

EDEN RICHMOND PARTNERS LLP
Corporate Partnership Services

18th Century Pk Ltd, 19th Century Pk Ltd,
 20th Century Pk Ltd, 21st Century Pk Ltd,
 22nd Century Pk Ltd, 23rd Century Pk Ltd,
 24th Century Pk Ltd, 25th Century Pk Ltd,
 26th Century Pk Ltd, 27th Century Pk Ltd,
 28th Century Pk Ltd, 29th Century Pk Ltd,
 30th Century Pk Ltd, 31st Century Pk Ltd,
 32nd Century Pk Ltd, 33rd Century Pk Ltd,
 34th Century Pk Ltd, 35th Century Pk Ltd,
 36th Century Pk Ltd, 37th Century Pk Ltd,
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 40th Century Pk Ltd, 41st Century Pk Ltd,
 42nd Century Pk Ltd, 43rd Century Pk Ltd,
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 86th Century Pk Ltd, 87th Century Pk Ltd,
 88th Century Pk Ltd, 89th Century Pk Ltd,
 90th Century Pk Ltd, 91st Century Pk Ltd,
 92nd Century Pk Ltd, 93rd Century Pk Ltd,
 94th Century Pk Ltd, 95th Century Pk Ltd,
 96th Century Pk Ltd, 97th Century Pk Ltd,
 98th Century Pk Ltd, 99th Century Pk Ltd,
 100th Century Pk Ltd

Richard Reynolds
 Director

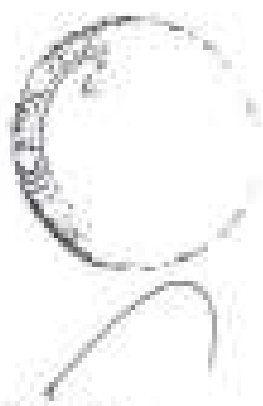
SIGNATURE OF PURCHASERS

Drafted by me as per information
 And instruction furnished by the
 Parties.

[Signature]
 ADVOCATE

MEL MARPLE TAXPERS
 80, 82, 84, 86, 88, 90, 92, 94, 96, 98, 100
 Advocate & Property Value
 Calcutta High Court

EDEN RICHMOND PARK LLP
[Signature]
 Designated Partner/Authorized Signatory



ADDRESS: [illegible]
[illegible]
[illegible]
[illegible]

WUHAN HONGKONG PARK LLP
[illegible]
[illegible]

MEMO OF CONSIDERATION

RECEIVED of and from the within named Purchaser the within mentioned sum of Rs.7,28,750/- (Rupees Seven Lakhs Twenty Eight Thousand Seven Hundred and Fifty only) being the consideration in full and final payment as per memo below:

SL. NO	PARTICULARS	ISSUED IN THE NAME OF	AMOUNT IN RUPEES
1.	Bank Draft vide No-570522 dated 26/08/14 issued by CITI Bank N.A.	HASHIMATH PATRA	Rs.7,28,750/-
TOTAL-			Rs.7,28,750/-

TOTAL RUPEES SEVEN LAKHS TWENTY EIGHT THOUSAND SEVEN HUNDRED AND FIFTY ONLY.

WITNESSES:

1. Gauram Kumar Patra
 Vill - Halahara (Puneurki)
 P.O - Rajataraja, P.S - Gidderpur
 Dist - Ferozpur

2. Satul Dhal
 Ranchandrapur
 P.O - R.C. Thakurani
 P.S - Haridarpur
 M.A Road
 Dist - Ferozpur

[Signature]
 SIGNATURE OF VENDOR

EDEN RICHMOND PARK LLP

[Signature]
 Designated Partner/Authorized Signatory



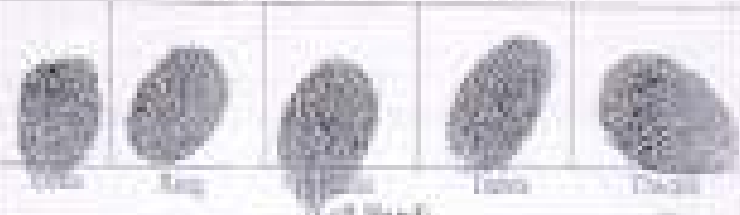
ADDITIONAL DEPOSITOR
OF ASSOCIATED BANKS
1. 8 AUG 2014

EDEN RICHMOND PARK LLP

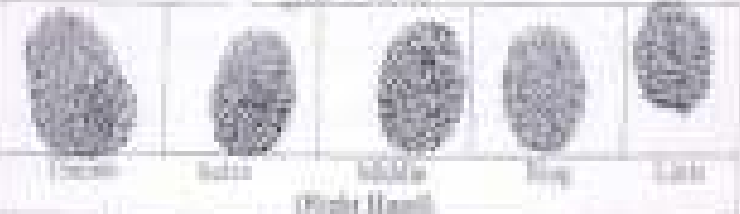

Designated Partner/Authorized Signatory

Name & Signature
of the Donor /
Personnel

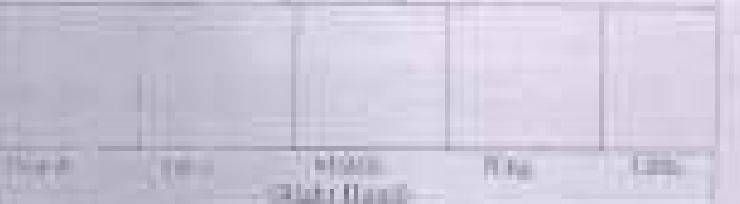
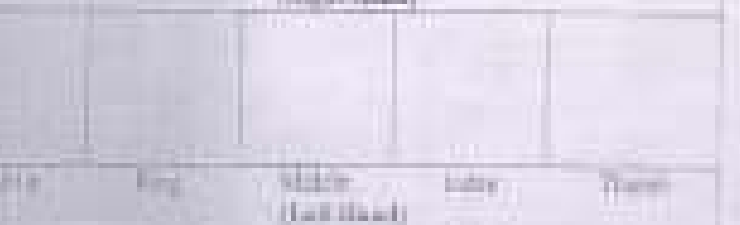
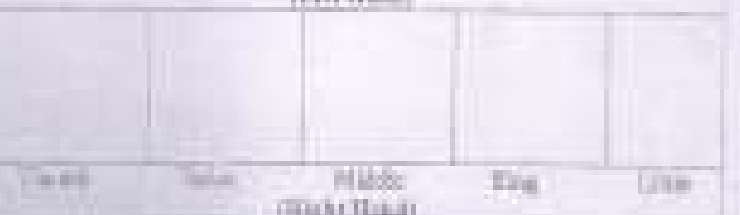
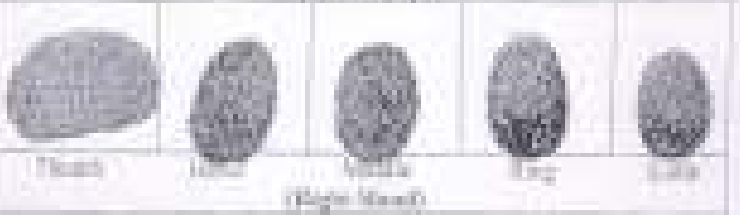
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10/10/2024



2024
2024

EDGE RICHMOND PARK LLP
Integrated Property & Asset Solutions



Government Of West Bengal
Office Of the A.R.A. - (KOLKATA)
District, Kolkata

Enforcement For Deed Number : 1 - 08073 of 2014
(Serial No. 07803 of 2014 and Query No. 18011800018328 of 2014)

On 28/08/2014

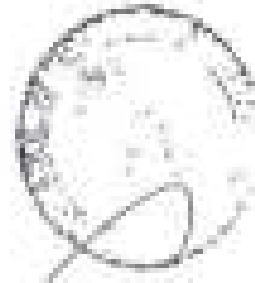
Presentation(Under Section 50 & Rule 22A(1) 49(1), W.B. Registration Rules, 1943)

Presented for registration at 18.20 hrs on 28/08/2014, at the Private residence by Aditya Agrawal, Calcutta.

Admission of Execution(Under Section 50, W.B.Registration Rules, 1943)

Recorder's advised on 28/08/2014 by

1. Kalyanesh Pura Area Easting Post, 800 of 11 Radha Kalyan Pura, Ramchandrapur Pramanikpur, Joka, Kolkata, Thana-Thakurgaon, District-South 24-Parganas, WEST BENGAL, India, Pin - 700104, By Cash/Hand, By Profession - Business



ADDITIONAL REGISTRAR
OF ASSURANCES OF KOLKATA
1 SEP 2014

(Srinandanu Ray)
ADDL REGISTRAR OF ASSURANCES OF KOLKATA

21/08/2014 18:41:58

EnforcementPage 1 of 4

ADDITIONAL REGISTRAR

(Handwritten signature)



**Government Of West Bengal
Office Of the A.P.A. - I KOLKATA
District-Kolkata**

**Entertainment For Deal Number :- I - 08872 of 2014
(Serial No. 87043 of 2014 and Query No. 1901L800018366 of 2014)**

1. **Aditya Agarwal**
Authorized Signatory, **Aditya Property Pvt. Ltd.**, 8 C, Eight Road(Late Lajpat Rai Sarani), Kolkata, Thana-Shawbazar, District-South 24-Parganas, WEST BENGAL, India, Pin -700020
- Authorized Signatory, **Normal Computer Pvt. Ltd.**, 8 C, Eight Road(Late Lajpat Rai Sarani), Kolkata, Thana-Shawbazar, District-South 24-Parganas, WEST BENGAL, India, Pin -700020
- Authorized Signatory, **Normal Finance & Services Pvt. Ltd.**, 8 C, Eight Road(Late Lajpat Rai Sarani), Kolkata, Thana-Shawbazar, District-South 24-Parganas, WEST BENGAL, India, Pin -700020
- Authorized Signatory, **Merak Housing Pvt. Ltd.**, 8 C, Eight Road(Late Lajpat Rai Sarani), Kolkata, Thana-Shawbazar, District-South 24-Parganas, WEST BENGAL, India, Pin -700020
- Authorized Signatory, **Carth Marketing Pvt. Ltd.**, 8 C, Eight Road(Late Lajpat Rai Sarani), Kolkata, Thana-Shawbazar, District-South 24-Parganas, WEST BENGAL, India, Pin -700020
- Authorized Signatory, **Dynasty Verity Pvt. Ltd.**, 8 C, Eight Road(Late Lajpat Rai Sarani), Kolkata, Thana-Shawbazar, District-South 24-Parganas, WEST BENGAL, India, Pin -700020
- Authorized Signatory, **Neelur Enclave Pvt. Ltd.**, 8 C, Eight Road(Late Lajpat Rai Sarani), Kolkata, Thana-Shawbazar, District-South 24-Parganas, WEST BENGAL, India, Pin -700020
- Authorized Signatory, **Memory Enclave Pvt. Ltd.**, 8 C, Eight Road(Late Lajpat Rai Sarani), Kolkata, Thana-Shawbazar, District-South 24-Parganas, WEST BENGAL, India, Pin -700020
- Authorized Signatory, **Purima Properties Pvt. Ltd.**, 8 C, Eight Road(Late Lajpat Rai Sarani), Kolkata, Thana-Shawbazar, District-South 24-Parganas, WEST BENGAL, India, Pin -700020
- Authorized Signatory, **Olive Enclave Pvt. Ltd.**, 8 C, Eight Road(Late Lajpat Rai Sarani), Kolkata, Thana-Shawbazar, District-South 24-Parganas, WEST BENGAL, India, Pin -700020
- Authorized Signatory, **Flourish Condo Pvt. Ltd.**, 8 C, Eight Road(Late Lajpat Rai Sarani), Kolkata, Thana-Shawbazar, District-South 24-Parganas, WEST BENGAL, India, Pin -700020
- Authorized Signatory, **Lark Trade Pvt. Ltd.**, 8, Old Olive Tree Street, Kolkata, Thana-Hare Street, District-Kolkata, WEST BENGAL, India, Pin -700021
- Authorized Signatory, **Inventory Trading Company Pvt. Ltd.**, 10/10, Syed Sahay Lane, Kolkata, Thana-Burabazar, District-Kolkata, WEST BENGAL, India, Pin -700073
- Authorized Signatory, **Paragon Goods Pvt. Ltd.**, 10/10, Syed Sahay Lane, Kolkata, Thana-Burabazar, District-Kolkata, WEST BENGAL, India, Pin -700073
- Authorized Signatory, **Acad Develo Pvt. Ltd.**, 8 C, Eight Road(Late Lajpat Rai Sarani), Kolkata, Thana-Shawbazar, District-South 24-Parganas, WEST BENGAL, India, Pin -700020
- Authorized Signatory, **Mini Develo Pvt. Ltd.**, 2203 B, New Park Road, Kolkata, Thana-Burabazar, District-Kolkata, WEST BENGAL, India, Pin -700073


 A.P.A. I
 (District-Kolkata)

01/08/2014 12:41:08

ADDL. REGISTRAR OF ASSISTANCE-I OF COMPANY
EntertainmentPage 2 of 1

EDEN RICHMOND PARK LLP

Designated Professional Signatory



Government Of West Bengal
Office Of the A.R.A. - I KOLKATA
District-Solega

Endorsement For Deed Number : 1 - 0072 of 2014
(Serial No. 07602 of 2014 and Query No. 19011.000019393 of 2014)

Deficit stamp duty

Deficit stamp duty Rs. 52000 is paid, by the draft number 887791, Draft Date 2008/2014, Bank State Bank of India, LA MANTHAPAL, received on 01/06/2014

(Consentive Fee)
ADCL, REGISTRAR OF ASSISTANCE-1 OF KOLKATA



- 1 -
(Subandha Roy)
ADCL, REGISTRAR OF ASSISTANCE-1 OF KOLKATA
Endorsement Page 4 of 4

86789/2014 12-41-68

ADCL, REGISTRAR OF ASSISTANCE-1 OF KOLKATA
[Signature]

DIVIDED PLAN OF UNDIVIDED LAND MEASURING MORE OR LESS 2 KATTAS (1) CHITTAKS 33 SQ. FT. APPERTAINING TO S.L. DAG NO. 312 UNDER S.L. KHATAN NO. 122 CORRESPONDING TO L.R. DAG NO. 590 UNDER L.R. KHATAN NO. 143 UNDER MOUZA - BANCHANDELPUR, PARGANA - MAGURA, P.S. - FORMERLY BEHALA & NOW BANDEVPUR. TOWNSHIP NO. 418 BL. R.S. NO. 334, I.L. NO. 31, DISTRICT - 24 PARGANAS (S), WITHIN E.M.C WARD NO. 142



- ABC Property Pvt. Ltd., ABC Company Pvt. Ltd.,
- XYZ Financial & Service Pvt. Ltd., ABC Property Pvt. Ltd.,
- DEF Consulting Pvt. Ltd., GHI Energy Pvt. Ltd.,
- JKL Retail Pvt. Ltd., MNO Supply Pvt. Ltd.,
- PQRS Financial Pvt. Ltd., RST Global Pvt. Ltd.,
- UVW Group Pvt. Ltd., XYZ Logistics Pvt. Ltd.,
- ABC Trading Company Pvt. Ltd., DEF Bank Pvt. Ltd.,
- GHI Order Pvt. Ltd., JKL Data Pvt. Ltd.,
- MNO Finance Pvt. Ltd., PQR Construction Pvt. Ltd.,
- RST Services Pvt. Ltd., UVW Health Pvt. Ltd.,
- XYZ Media Pvt. Ltd.

TAMAL KANTI ROY
Tamal Kanti Roy
 Signature of Seller
 SIGNATURE OF L.R.

[Signature]
 SIGNATURE OF VENDOR / PURCHASER

[Signature]
 SIGNATURE OF PURCHASER

ELLEN RICHMOND PARK LLP

Delivered Power of Attorney

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2024

2024

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