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पश्चिम बंगाल WEST BENGAL
 17.08.2014

F 414207

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this the 17th day of August to the year Two Thousand and Fourteen (2014) of the Christian Era.

BETWEEN

SHRI. SHYAMAL PATRA, son of Late Radha Krishna Patra, by faith-Hinduism, by occupation-Business, residing at Burehandrapur Pamanikpara, Joka, P.S. Haridepur, Kolkata-700 104, 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**.

EDEN RICHMOND PARK LLP

 Designated Partner of Limited Liability Partnership

I
AND

1) **INDIAN PROPERTY PVT. LTD.** holder of P.A.N.- AASCM 1860B, having its office at 6C, Elgin Road, 4th Floor, P.S.-Bhawanipur, Kolkata-20, 2) **SIRMAL COMPLEX PRIVATE LIMITED**, holder of P.A.N.-AACN 0832G, having its office at 6C, Elgin Road, 4th Floor, P.S.-Bhawanipur, Kolkata-20, 3) **BRAHMA FINANCIAL & SERVICES PRIVATE LIMITED**, holder of P.A.N.-AABCN 1220B, having its office at 6C, Elgin Road, 4th Floor, P.S.-Bhawanipur, Kolkata-20, 4) **MAINE HOUSING PRIVATE LIMITED**, holder of P.A.N.-AASCM 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.-AADCC 1885A, having its office at 6C, Elgin Road, 4th Floor, P.S.-Bhawanipur, Kolkata-20, 6) **DYNASTY VANLIYA PRIVATE LIMITED**, holder of P.A.N.-AABCD 1171F, having its office at 6C, Elgin Road, 4th Floor, P.S.-Bhawanipur, Kolkata-20, 7) **MADHUR ENCLAVE PRIVATE LIMITED**, holder of P.A.N.-AABCM 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.-AASCM 1852B, having its office at 6C, Elgin Road, 4th Floor, P.S.-Bhawanipur, Kolkata-20, 9) **PURNIMA 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.-AACO 7383F, having its office at 6C, Elgin Road, 4th Floor, P.S.-Bhawanipur, Kolkata-20, 11) **REYRAJ COMPLEX PRIVATE LIMITED**, holder of P.A.N.-AACR 9742E, having its office at -6C, Elgin Road, 4th Floor, P.S.-Bhawanipur, Kolkata-20, 12) **LAKHA TRADECOM PRIVATE LIMITED**, holder of P.A.N.-AAAC 5342F, having its office at 9, Old China Bazar Street, 3rd Floor, P.S.-Hare Street, Kolkata- 700 001, 13) **JHEVANDERP TRADING COMPANY PRIVATE LIMITED**, holder of P.A.N.-AAACJ7744B, having its office at 10/1/2, Syed Salley Lane, 1st Floor, P.S.-Burrabazar, Kolkata-700 073, 14) **RAINCOM GOODS PRIVATE LIMITED**, holder of P.A.N.-AABCR 3581M, having its office at 10/1/2, Syed Salley Lane, 1st Floor, P.S.-

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ADDITIONAL CERTIFICATE
OF ASSURANCE, MINNAPOLIS
20 JAN 2018

EDEN RICHMOND PARK LLP

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Eden Richmond Park LLP

Hurrahbazar, Kolkata-700 073, 16) **ASAD DEALER PVT. LTD.** holder of P.A.N.-AACCA54150, having its office at 6C, Elgin Road, 4th Floor, P.S.-Bhawanipur, Kolkata-20, 16) **SIRAJ DEALER PVT. LTD.** holder of P.A.N.-AABCN0371M, having its office at 22/23B, Monoharpukur Road, P.S.-Lake, Kolkata-700 029, 17) **BRINDABAN ENCLAVE PVT. LTD.** holder of P.A.N.-AACCB7610C, having its office at 6C, Elgin Road, 4th Floor, P.S.-Bhawanipur, Kolkata-20, 18) **BELEKHOMI 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.-AABCN00260, having its office at 22/23B, Monoharpukur Road, P.S.-Lake, Kolkata-700 029, 20) **BAHRANI MANSION PVT. LTD.** holder of P.A.N.-AACCB4549B, having its office at 22/23B, Monoharpukur Road, P.S.-Lake, Kolkata-700 029, 21) **SWAGATAM DISTRIBUTOR PVT. LTD.** holder of P.A.N.-AACCB0031L, 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 **SIRI ADITYA AGARWAL**, son of Shri Sundi 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 representative, successors-in-interest, successors-in-office and assign etc) of the **OTHER PART**,

WHEREAS in all material times one **SURE DUKHERAM PATRA**, son of Late Akhyay Kumar Patra and his nephew **SIRI CHANDRA KUMAR PATRA**, son of Late Nanayon Chandra Patra were the joint owners, occupants, seized and possessed in respect of their land measuring more or less 3.67 Acres Lt. 161Kattahe 8Chittaka 258sqft lying in Mouza-Panchandrapur, Pargana-Magara, P.S-Formerly Behala, then Thakarpukur and now Haridaspur, R.B. No-334, Touji No-416B1, J.L. No-31, P.S. Khatian No-122, R.B. Dag No-312, corresponding to L.R. Dag No-550 under L.R. Khatian No-808, 388, 1350, 245, 1446 & others khatians in District-24 Parganas (South).

EVEN RICHMOND PARK LLP


Deputy Project Manager

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ADDITIONAL REGISTRAR
OF ASSURANCES-I, SOJAKTA
28 AUG 2014

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Insurance Policy & General Services

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. 161Kattaha 8Chittaka 258Sqft lying in R.S. Dag no-312 under R.S. Khatian no-122, 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-Nagura, P.S-Formerly Bahala, then Thakurpukur and now Haridvapur, R.S. No-334, Teuji No-41681, 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), said, conveyed and transferred 16.5 Decimal i.e. 10Kattaha demarcated land to one **SHRI ADHIR CHANDRA BISWAS**, 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 unsold land measuring more or

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Designated Partner/Authorized Signatory

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OF ASSURANCES - KOLKATA
20 APR 2024

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less 117 Decimals i.e. 70Kattaka 12Chittaka 388sqft 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 RADEHA KRISHNA PATRA and SHRI BHAJAY 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-L, Volume Number-81, Pages in written 185 to 188, Deed Number-6890 and for the year 1974.

AND WHEREAS thus both SHRI RADEHA KRISHNA PATRA and SHRI BHAJAY KUMAR PATRA each became the absolute owner of 58.5 Decimal i.e. 35Kattaka 6Chittaka 12.58sqft 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).

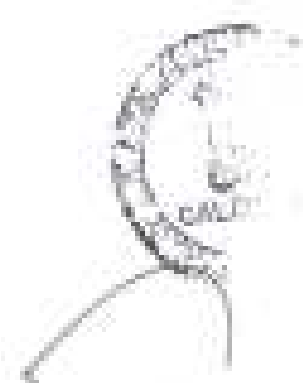
AND WHEREAS while SHRI BHAJAY KUMAR PATRA, son of Late Dukhiram Patra had been enjoying the right, title, interest and possession in respect of his 58.5 Decimal i.e. 35Kattaka 6Chittaka 12.58sqft of land lying in Mouza-Ranchandrapur, Pargana-Magura, P.S-Formerly Behala, then Thakurpukur and now Haridevpur, 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 RADEHA 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 12.58sqft 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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Proprietor, Eden Richmond Park LLP



20/11/2023

Signature of the student

corresponding to L.R. Dag No-550, District-24 Parganas (South), died on 11/04/1975 and leaving intestate behind his wife namely SMT. CHABI @ CHABIRANI PATRA, two sons namely SRS. SHYAMAL PATRA, SRI. BASHIRATH @ KASHINATH PATRA (vendor herein) and three daughters namely SMT. SHEFALI MAKHAI, SMT. DIPALI BOB, 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. CHABI @ CHABIRANI PATRA, SRI. SHYAMAL PATRA, SRI. BASHIRATH @ KASHINATH PATRA (vendor herein), SMT. SHEFALI MAKHAI, SMT. DIPALI BOB, SMT. SONALI PATRA @ MONDAL, had been jointly enjoying the right, title, interest and possession in respect of their 54.5 Decimal i.e. 35Kattahe 6Chittake 12.58sqft of land lying in Mouza-Ranchandrapur, Pargana-Magura, P.S-Purnesry Behala, then Thakurpukur and now Haridevpur, R.S. No-334, Touji No-41681, J.L. No-31, R.S. Khatan 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 SRI. 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. 70Kattahe 12Chittake 255sqft of land lying in Mouza-Ranchandrapur, Pargana-Magura, P.S-Thakurpukur, R.S. No-334, Touji No-41681, J.L. No-31, R.S. Khatan No-122, R.S. Dag No-312, District-24 Parganas (South), a portion of land measuring 1555 Sqft i.e. 2Kattahe 3Chittake 335sqft merged with local road which is lying in and around of the aforesaid property for its development work and thus physically said property became 68Kattahe 10Chittake in measurement.

STEFAN SCHNEIDER PAPER LLP

[Signature]

Managing Director, Purnesry Behala

01 AUG 2018

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Designated Parliamentary Signatory

AND FURTHER WHEREAS thus SHRI BIJAY KUMAR PATRA became owner of undivided 50% share of the total land which was physically found i.e. measuring more or less 68Kattaka 10Chittaka and similarly aforesaid six legal heirs of RADHA KRISHNA PATRA since deceased i.e. SMT. CHABI @ CHABI RANI PATRA, SHRI SHYAMAL PATRA (vendor herein), SHRI SASHINATH @ SASHINATH PATRA, SMT. SHEFALI MAHAL, SMT. DEPALI BOR, SMT. SONALI PATRA @ MONDAL, became owner of undivided 50% share of the total land which was physically found i.e. measuring more or less 68Kattaka 10Chittaka.

AND FURTHER WHEREAS therefore SHRI BIJAY KUMAR PATRA became absolute owner of undivided land measuring more or less 34Kattaka 05Chittaka and similarly aforesaid six legal heirs of RADHA KRISHNA PATRA since deceased i.e. SMT. CHABI @ CHABI RANI PATRA, SHRI SHYAMAL PATRA (vendor herein), SHRI SASHINATH @ SASHINATH PATRA, SMT. SHEFALI MAHAL, SMT. DEPALI BOR, SMT. SONALI PATRA @ MONDAL became joint owners of undivided land measuring more or less 34Kattaka 05Chittaka lying in Mouza-Ranchandrapur, Pargana-Magara, P.S-Formerly Behala, then Thakurpukur and now Haridevpur, R.S. No-334, Tauji 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 FURTHER WHEREAS while SHRI BIJAY KUMAR PATRA, son of Late Dukhrum Patra had been enjoying the right, title, interest and possession in respect of his 34Kattaka 05Chittaka of land lying in Mouza-Ranchandrapur, Pargana-Magara, P.S-Formerly Behala, then Thakurpukur and now Haridevpur, R.S. No-334, Tauji 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.

SHRI BIJAY KUMAR PATRA LLP


Shri Bijay Kumar Patra

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Designated Partner & General Secretary

DRAUPADI JELE, SMT. PROJAPATI PATRA, SMT. MINATI MONDAL,
SMT. TAPATI MONDAL as his only legal heirs and successors.

AND FURTHER WHEREAS while legal heirs of Radha Krishna patra since deceased i.e. SMT. CHABI @ CHABIRANI PATRA, SHRI. SHYAMAL PATRA (vendor hereto), SHRI. SASHINATH @ KASHINATH PATRA, SMT. SHEFALI MAHAL, SMT. DEPALI BOR, SMT. SONALI PATRA @ MONDAL and legal heirs of Bijay Kumar Patra since deceased i.e. SMT. RADHARANI PATRA, SHRI. SITANATH PATRA, SHRI. TARAKNATH PATRA, SMT. DRAUPADI JELE, SMT. PROJAPATI PATRA, SMT. MINATI MONDAL, SMT. TAPATI MONDAL had been jointly enjoying the right, title, interest and possession in respect of their entire land 68Kattaha 10Chittaha 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), whereas two co-sharers or co-owners namely SHRI. SASHINATH @ KASHINATH PATRA and SHRI. SITANATH PATRA approached and requested their rest co-sharers or co-owners named above to demarcate two plots each measuring 3Kattaha i.e. altogether 6Kattaha for them out of their respective land areas on extreme south-western portion of total land areas and thus the rest eleven co-sharers or co-owners have agreed their demand and for the purpose of their said allotment, they have demarcated the said 6Kattaha accordingly.

AND FURTHER WHEREAS while the present owner i.e. vendor SHRI. SHYAMAL PATRA has been enjoying the right, title, interest and possession in respect of his 1/6th undivided share in 34Kattaha 05Chittaha i.e. 5Kattaha 11Chittaha 238sqft 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 under L.R. Khatian No-1250, District-24 Parganas (South), decided to sell out and transfer his undivided said portion of

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Company Name, Place, Agency



20 APR 2014

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land i.e. 5Kattake 11Chittake 208qft 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-1250. in Mouza- Banchandrapur, Pargana- Nagara, P.S.-Thakurpukur, now-Haridevpar, Taluk No-41601, R.S. No-334, J.L. No-31, District-24 Parganas (South).

The Vendor thus being in financial requirement has decided to sell out and transfer the schedule property measuring more or less 5Kattake 11Chittake 208qft 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-1250 in Mouza-Banchandrapur, Pargana-Nagara, P.S.-Thakurpukur, now-Haridevpar, Taluk No-41601, 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.17,88,419/-[Rupees Seventeen Lakhs Eighty Eight Thousand Four Hundred and Nineteen 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 revenue, 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".

EDEN RICHMOND PANKAJ

Designated Personal/Official Signature

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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 liabilities.

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 INDENTURE WITNESSES that in pursuance of the said agreement and in consideration of the said sum of **Rs.17,88,419/-** (Rupees Seventeen Lakhs Eighty Eight Thousand Four Hundred and Nineteen 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).

EDEN RICHMOND PARK LLP


Designated Partner/Practising Solicitor

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OFF ADD:
20 APR 2014

ELLEN RICHMOND PARK LLP
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Chartered Accountants, Chartered Secretaries

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, Patnas and parchas, 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 into and upon the said premises AND all other benefits and rights appertaining thereto AND various rights in all approaches, paths, passages therein 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 transferable estate in free simple in possession, free from all encumbrances charges, mortgages, acquisitions, requisitions, alignments, Expenditures whatsoever but subject to payment of annual land revenue (Khajana) thereof due to the Government of West Bengal free from all encumbrances, trust, liens, charges and attachments.

THE VENDOR DOETH HEREBY 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 aforesaid including rights to easements thereof in the manner aforesaid.

FOR THE VENDOR AND HIS LIJ

 [Name of Vendor]
 [Address of Vendor]

ADD.
OF ASSOCIATE, ELIMINATE
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EDEN RICHMOND PARK LLP
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Designated Partner/Authorized Signatory

II) 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, trusts, 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 far further better and more perfectly assuring the said premises 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.

ELLEN RICHMOND TRUST LTD

[Signature]

20/08/2019 10:00:00 AM

NOTED
OF ASSOCIATED LEGAL DATA
2 2 AUG 2016

EDEN RICHMOND PARR LLP
[Signature]
Corporate & Commercial Services

SCHEDULE PROPERTY

Copy of original
 Property
 No. 100/200/200

ALL THAT PIECE AND PARCEL of undivided land measuring more or less ~~5~~ ⁵ ~~11~~ ¹¹ ~~Chittaka~~ ^{Chittaka} 238sqft together with 100 Sqft tile shed structure situated within Moam-Bansohandrapur, Pargana-Magura, appertaining to R.S. Dag No. 312 under R.R. Khatian No-123 corresponding to L.R. Dag no- 580 under L.R. Khatian no-245, Taluk no- 416B1, J.L. No. 31, R.S. No- 334, Police Station- Haridwarpur, District- 24 Parganas (S), under K.M.C. Ward No.-142 together with all rights, title, interest, possession, claim, demand, profits, ingress and egress rights, easement rights, quasi-easement, appurtenances, apperages and right ways, water connection, telephomes lines, sewer, drain, surface and/or overhead/beneath the soil thereto and more fully shown entire land in the copy of sanctored plan delineated in the "RED VERGE" which is bounded and bounded as follows:-

NORTH— Land of R.S. Dag No-199 & 200.

SOUTH— Land of R.S. Dag No-357, land of Kaashinath Patra & Sitansath Patra and 23 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 Sitansath Patra.

EDWARD MENDS


 Edward Mends

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2 8 AM 2018

EDEN RICHMOND PARK LLP

Designated Partner, External Agency

IN WITNESS WHEREOF the parties herunto 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. Goutam Kumar Das
 11/11, Hazratganj (Commercial)
 P.O. Rajshahi, P.S. Bidhan Nagar
 W.P. 700114

2. Subal Chakraborty
 Ranu Chandra Dasgupta
 P.O. R.C. Thakurani
 P.S. Hazratganj
 W.P. 700114
 Kolkata - 700114

.....
 SIGNATURE OF VENDOR

.....
 SIGNATURE OF VENDOR



ADDRESS OF THE
OFFICE OF THE REGISTRAR
OF COMPANIES, KOLKATA
11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

EDEN RICHMOND PARK LLP


Designated Person Authorized Signatory

1000 Property Pte. Ltd. Global Capital Pte. Ltd.
 Global Financial Services Pte. Ltd. Global Housing Pte. Ltd.
 Global Marketing Pte. Ltd. Global Media Pte. Ltd.
 Global Services Pte. Ltd. Global Sports Pte. Ltd.
 Global Property Pte. Ltd. Global United Pte. Ltd.
 Global Capital Pte. Ltd. Global Telecom Pte. Ltd.
 Global Energy Pte. Ltd. Global Logistics Pte. Ltd.
 Global Media Pte. Ltd. Global Tech Pte. Ltd.
 Global Travel Pte. Ltd. Global Construction Pte. Ltd.
 Global Insurance Pte. Ltd. Global Marine Pte. Ltd.
 Global Institute Pte. Ltd.


 Edith Richmond
 Authorized Signatory

SIGNATURE OF PURCHASERS

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


 ADVOCATE

BIL. MANJEE THAKUR
 10/10, 10/10, RA 10/10
 Advocate & Property Valuer
 Cochin High Court

EDITH RICHMOND PATE LLP

 Authorized Signatory

ADDITIONAL REGISTRAR
OF ASSURANCE, KOLKATA
28.04.2014

EDEN RICHMOND PARK LLP



Registered Professional Seal No. 1000

MEMO OF CONSIDERATION

RECEIVED of and from the within named Purchaser the within mentioned sum of Rs.17,88,419/- (Rupees Seventeen Lakhs Eighty Eight Thousand Four Hundred and Nineteen 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-570846 dated 27/08/14 issued by CITI Bank S.A.	SHYAMAL PATRA	Rs.17,88,419/-
TOTAL=			Rs.17,88,419/-

TOTAL RUPEES SEVENTEEN LAKHS EIGHTY EIGHT THOUSAND FOUR HUNDRED AND NINETEEN ONLY.

WITNESSES:

1. Gajendra Kumar Bah
Vill - Malabani (Mandla)
P.O - Rajdarga, P.S - Rajdarga
Dist - Jharkhand

2. Subal Das
Ranchandrapur
P.O - R.C. Thakurani
P.S - Hari Berpur
M.A. Road
Kola - 104

SIGNATURE OF VENDOR

ELEN RICHMOND PATRICK

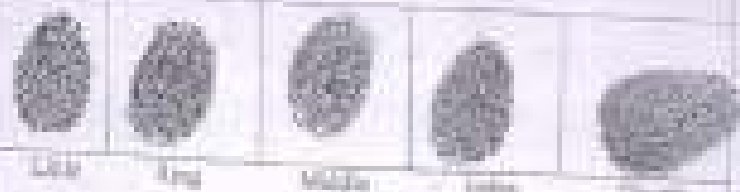


Designation: Purchaser, Parcel No. 104

ADDITIONAL REGISTRAR
OF ASSURANCES-KOLKATA
20 AUG 2014

Photo & Signature
of the Enrolment
Candidate

SPECIMEN FOR TEN FINGER PRINTS

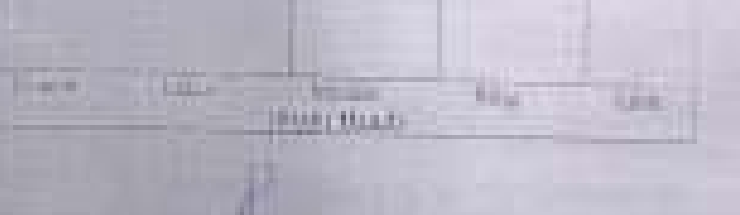
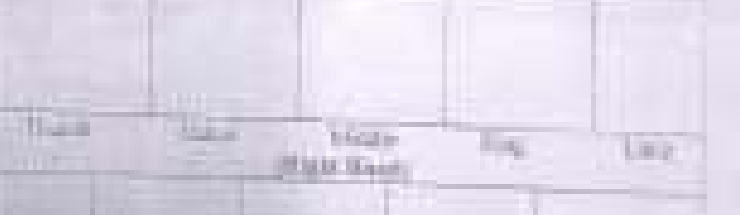
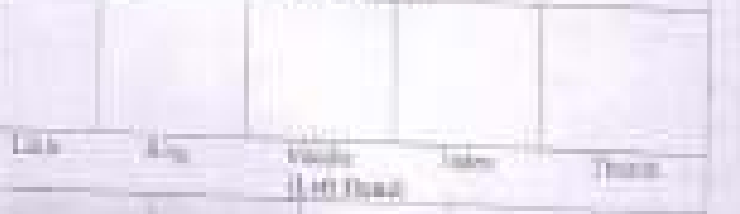


Philip James



ENCLOSURE

Copy of letter



...
 ...
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 ...



EDEN RICHMOND HALL

Designed to meet your needs

DEED PLAN OF UNDIVIDED LAND MEASURING MORE OR LESS 4 KATTAS 20
 CHITTAKS 23 SQ.FT. APPERTAINING TO R.K. DAG NO. 102 UNDER R.S. KHATTAN NO.
 -122 CORRESPONDING TO L.R. DAG NO. - 590 UNDER L.R. KHATTAN NO. - 1150
 UNDER MOGIZA - RANCHANDRAPUR, PARGANA - MADURA, P.S. - FORMERLY
 BENALA & NOW HARIDVEPUR, TOTTI NO. - 416 BI, R.S. NO. - 134, J.L. NO. - 31,
 DISTRICT - 14 PARGANAS (S), WITHIN K.M.C WARD NO. - 142



- 1. Mr. Pradyumn Pr. Lal
- 2. Mr. Gopal Prasad Pr. Lal
- 3. Mr. Gopal Prasad Pr. Lal
- 4. Mr. Gopal Prasad Pr. Lal
- 5. Mr. Gopal Prasad Pr. Lal
- 6. Mr. Gopal Prasad Pr. Lal
- 7. Mr. Gopal Prasad Pr. Lal
- 8. Mr. Gopal Prasad Pr. Lal
- 9. Mr. Gopal Prasad Pr. Lal
- 10. Mr. Gopal Prasad Pr. Lal
- 11. Mr. Gopal Prasad Pr. Lal
- 12. Mr. Gopal Prasad Pr. Lal
- 13. Mr. Gopal Prasad Pr. Lal
- 14. Mr. Gopal Prasad Pr. Lal
- 15. Mr. Gopal Prasad Pr. Lal
- 16. Mr. Gopal Prasad Pr. Lal
- 17. Mr. Gopal Prasad Pr. Lal
- 18. Mr. Gopal Prasad Pr. Lal
- 19. Mr. Gopal Prasad Pr. Lal
- 20. Mr. Gopal Prasad Pr. Lal

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

NO TARA SINGH
 SIGNATURE OF WITNESSES

[Signature]
 SIGNATURE OF PURCHASER

DEEN BACHCHAND PARGA LLP
[Signature]
 Deen Bachchand Pargana LLP

Handwritten text, possibly a date or reference number, located in the top right corner.



28 AUG 2014

Handwritten signature and text, possibly a name and title, located in the bottom left area.

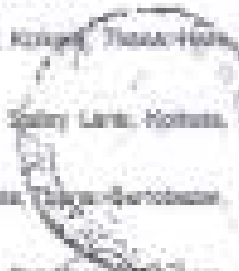


Government Of West Bengal
Office Of the A.R.A. - I KOLKATA
District-Kolkata

Endorsement For Seed Number 11-00071 of 2014
(Serial No. 07887 of 2014 and Query No. 1801L000010400 of 2014)

I. Adhya Agrani

- Authorized Signatory, Hill Property Pvt. Ltd., 8 C, Eight Road/Lane, Lajpat Rai Sarani, Kolkata, Thana-Shawabpore, District-South 24-Parganas, WEST BENGAL, India, Pin -700028.
- Authorized Signatory, Himel Dasgupta Pvt. Ltd., 8 C, Eight Road/Lane, Lajpat Rai Sarani, Kolkata, Thana-Shawabpore, District-South 24-Parganas, WEST BENGAL, India, Pin -700028.
- Authorized Signatory, Kishor Finance & Services Pvt. Ltd., 8 C, Eight Road/Lane, Lajpat Rai Sarani, Kolkata, Thana-Shawabpore, District-South 24-Parganas, WEST BENGAL, India, Pin -700028.
- Authorized Signatory, Mahan Housing Pvt. Ltd., 8 C, Eight Road/Lane, Lajpat Rai Sarani, Kolkata, Thana-Shawabpore, District-South 24-Parganas, WEST BENGAL, India, Pin -700028.
- Authorized Signatory, Calvin Marketing Pvt. Ltd., 8 C, Eight Road/Lane, Lajpat Rai Sarani, Kolkata, Thana-Shawabpore, District-South 24-Parganas, WEST BENGAL, India, Pin -700028.
- Authorized Signatory, Dewey Yashya Pvt. Ltd., 8 C, Eight Road/Lane, Lajpat Rai Sarani, Kolkata, Thana-Shawabpore, District-South 24-Parganas, WEST BENGAL, India, Pin -700028.
- Authorized Signatory, Madhur Endave Pvt. Ltd., 8 C, Eight Road/Lane, Lajpat Rai Sarani, Kolkata, Thana-Shawabpore, District-South 24-Parganas, WEST BENGAL, India, Pin -700028.
- Authorized Signatory, Manjary Garia Pvt. Ltd., 8 C, Eight Road/Lane, Lajpat Rai Sarani, Kolkata, Thana-Shawabpore, District-South 24-Parganas, WEST BENGAL, India, Pin -700028.
- Authorized Signatory, Purnima Promoters Pvt. Ltd., 8 C, Eight Road/Lane, Lajpat Rai Sarani, Kolkata, Thana-Shawabpore, District-South 24-Parganas, WEST BENGAL, India, Pin -700028.
- Authorized Signatory, Omer Endave Pvt. Ltd., 8 C, Eight Road/Lane, Lajpat Rai Sarani, Kolkata, Thana-Shawabpore, District-South 24-Parganas, WEST BENGAL, India, Pin -700028.
- Authorized Signatory, Raaj Complex Pvt. Ltd., 8 C, Eight Road/Lane, Lajpat Rai Sarani, Kolkata, Thana-Shawabpore, District-South 24-Parganas, WEST BENGAL, India, Pin -700028.
- Authorized Signatory, Larla Tadcom Pvt. Ltd., 8, Old Chitti Bazar Street, Kolkata, Thana-Hill Bazar, District-Kolkata, WEST BENGAL, India, Pin -700001.
- Authorized Signatory, Jeevandeep Trading Company Pvt. Ltd., 18/12, Syed Saiyid Lane, Kolkata, Thana-Burabazar, District-Mumbai, WEST BENGAL, India, Pin -700012.
- Authorized Signatory, Rakanta Gupta Pvt. Ltd., 18/12, Syed Saiyid Lane, Kolkata, Thana-Burabazar, District-Kolkata, WEST BENGAL, India, Pin -700012.
- Authorized Signatory, Aard Dattara Pvt. Ltd., 8 C, Eight Road/Lane, Lajpat Rai Sarani, Kolkata, Thana-Shawabpore, District-South 24-Parganas, WEST BENGAL, India, Pin -700028.
- Authorized Signatory, NRG Dattara Pvt. Ltd., 22/22 B, More



ADDITIONAL REGISTRAR OF ASSURANCE
 OF ISE
 = 1 SEP 2014
 (Signature may be)

ADDITIONAL REGISTRAR OF ASSURANCE - I OF KOLKATA
 Endorsement Page 2 of 4

01/09/2014 13:34:00

(Signature)



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

**Endowment For Deed Number : I - 08871 of 2014
(Serial No. 37567 of 2014 and Quary No. 1801L00019400 of 2014)**

District-South 24-Parganas, WEST BENGAL, India, Pin -750029.

Authorized Signatory, Shradhan Exclave Pvt. Ltd., 8-C, Egan Road, Late Lajpat Rai Sarani, Kolkata, Thana-Ghowrahata, District-South 24-Parganas, WEST BENGAL, India, Pin -750029.

Authorized Signatory, Siddhant Construction Pvt. Ltd., 2203 B, More Pukur Road, Kolkata Thana-Lake, District-South 24-Parganas, WEST BENGAL, India, Pin -750029.

Authorized Signatory, Kamaal Mercantile Pvt. Ltd., 2203 B, More Pukur Road, Kolkata, Thana-Lake, District-South 24-Parganas, WEST BENGAL, India, Pin -750029.

Authorized Signatory, Sajrang Haroon Pvt. Ltd., 2203 B, More Pukur Road, Kolkata, Thana-Lake, District-South 24-Parganas, WEST BENGAL, India, Pin -750029.

Authorized Signatory, Saugandha Developer Pvt. Ltd., 2203 B, More Pukur Road, Kolkata, Thana-Lake, District-South 24-Parganas, WEST BENGAL, India, Pin -750029.

, By Profession : Others

Identified By Mr. Mohsin Tahir, son of ... High Court, CALCUTTA, Thana-Hare Street, District-Kolkata, WEST BENGAL, India, By Caste/Muslim, By Profession Advocate.

[Dhabendra Roy]
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

On 30/08/2014

Certificate of Market Value (MR PUR) rules of 1961)

Certified that the market value of the property which is the subject matter of the deed has been assessed at Rs.-17,88,419/-

Certified that the required stamp duty of this document is Rs.- 107325/- and the State duty paid an impressive Rs.- 180/-

[Dhabendra Roy]
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

On 05/09/2014

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

Admissible under rule 21 of West Bengal Registration Rules, 1962 duly stamped after which Adm. number : 22, 5 of Inter Regn-Act 1999.

Payment of Fees

Amount by Deed

Rs. 10000/- is paid, by the chall number 587714, Dated Date 29/08/2014, Bank Name: State Bank of India, LAHARTIBERE, received on 01/09/2014

[Under Article (ACT)- 1962B- E- 14- J- 5A- M- 25- M.B. Regn. Rules 1962]



[Dhabendra Roy]
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

21/09/2014 12:06:55

Endowment Page 3 of 4

EDEN RICHMOND PARK LLP

Designated Certified Authorized Signatory



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

Endorsement For Deed Number - 1 - 08001 of 2014
(Serial No. 07007 of 2014 and Query No. 18015,200019408 of 2014)

On 28/08/2014

Presentation (Under Section 52 & Rule 224(3) 48(2), W.B. Registration Rules, 1962)

Presented for registration of 18.25 fee on 28/08/2014, at the Private residence of Addres Agent
/Partner.

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

Execution is admitted on 28/08/2014 by

1. Bipradas Mitra, son of Lt. Madhu Krishna Mitra - Bachelor/Retired - Panchgola, Joka, Kolkata.
Threat-Therapist, District-Block 24-Panchgola, WEST BENGAL, India. Pin - 700154, My Code
Habit, By Profession - Business



ADDITIONAL REGISTRAR
OF ASSURANCES
- 1 SEP 2014

(Dinabandhu Ray)
ADDL. REGISTRAR OF ASSURANCE-1 OF KOLKATA
Endorsement Page 1 of 4

21/09/2014 12:38:00

EDEN RICHARD PARK LLP

Registered Partner, Chartered Accountant

Certificate of Registration under section 10 and Rule 23.

Registered in Book - I
CO. Volume number 39
Page from 0000 to 0001
being the 0001 for the year 2014.



[Handwritten signature]

Dated this 04th September 2014.
REGISTRAR OF ASSURANCES OF KARNATAKA
Office of the R.A. - BANGALORE,
Bangalore.