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WEST BENGAL
 32, 27, 26/14

414208

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this the 25th day of August in the year Two Thousand and Fourteen (2014) of the Christian Era.

BETWEEN

1) SMT. SHEFALI MAKHAL, wife of Shri Basia Makhhal and daughter of Late Radha Krishna Patra, 2) SMT. DEPALI DOR, wife of Shri Jagdev Dor and daughter of Late Radha Krishna Patra, both are by faith-Hindus, both are by occupation-House Wife, SI No-1 is residing at Parla Kalna, Joka, P.S.-Thakurpukur, Kolkata-700 008, District-24 Parganas (South) and SI No-2 is residing at Hothead Dakshin Para, Rajpurja, P.S.-Bishnupur, Pin Code-743512, District-24 Parganas (South), hereinafter jointly called and referred to as the "VENDORS" which expression shall unless excluded by or repugnant to the contrary shall be deemed to mean and include their heirs, successors, executors, administrators, agents and assigns etc) of the ONE PART.



PRINTED AND PUBLISHED BY
 [Signature]

AND

- 1) **SHRIK PROPERTY PVT. LTD.** holder of P.A.N.- AABCM 1860B, having its office at 6C, Elgin Road, 4th Floor, P.S. Bhawanipur, Kolkata-20, 2) **SHIRMAI COMPLEX PRIVATE LIMITED**, holder of P.A.N.-AACCN 08320, having its office at 6C, Elgin Road, 4th Floor, P.S. Bhawanipur, Kolkata-20, 3) **SHAWHAL FINANCIAL & SERVICES PRIVATE LIMITED**, holder of P.A.N.-AABCM 1220B, having its office at 6C, Elgin Road, 4th Floor, P.S. Bhawanipur, Kolkata-20, 4) **SHAINI HOUSING PRIVATE LIMITED**, holder of P.A.N.-AABCM 18500, having its office at 6C, Elgin Road, 4th Floor, P.S. Bhawanipur, Kolkata-20, 5) **SALVIN MARKETING PRIVATE LIMITED**, holder of P.A.N.-AABCC 1886A, 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.-AABCM 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.-AACC 7383F, having its office at 6C, Elgin Road, 4th Floor, P.S. Bhawanipur, Kolkata-20, 11) **RITURAJ COMPLEX PRIVATE LIMITED**, holder of P.A.N.-AACCR 9742H, having its office at 6C, Elgin Road, 4th Floor, P.S. Bhawanipur, Kolkata-20, 12) **LARIKA 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.-AAACJ7744B, having its office at 10/1/3, Eyed Bailey Lane, 1st Floor, P.S. Burrabazar, Kolkata-700 073, 14) **RAINCOM GOODS PRIVATE LIMITED**, holder of P.A.N.-AADCR

DESIGNATED OFFICE



Principal Financial Officer

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/ 15/07/2014

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/ 15/07/2014

IDENTIFIED BY ME

[Signature]

NO. 10000000000000000000
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ADDITIONAL
OF 2014
2 8 AUG 2014

ETERN RICHMOND MARK II &
LAWYERS

[Signature]

Designated Professional Report

3581M, having its office at 10/1/2, Spad Sailey Lane, 1st Floor, P.S. Barabazar, Kolkata-700 073, 15) ASAD DEALER PVT. LTD. holder of P.A.N.-AACCA54150, having its office at 6C, Eight Road, 4th Floor, P.S. Bhawanipur, 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) BRINDABAN ENCLAVE PVT. LTD. holder of P.A.N.-AACCB7610C, having its office at 6C, Eight Road, 4th Floor, P.S. Bhawanipur, Kolkata-20, 18) ERUBHUMI 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.-AABCK9026G, having its office at 22/23B, Monoharpukur Road, P.S. Lake, Kolkata-700 029, 20) RAJHANG 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.-AACSD091L, 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 representative, successors-in-interest, successors-in-office and assigns etc) of the **OTHER PART**.

WHEREAS in all material times one **SHRI DUKHIRAM PATRA**, son of Late Akhyay 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 2.67 Acres i.e. 161Kataha 30Chitaka 258sqft (lying in Mouza-Ramchandrapur, Pargana-Madura, P.S. Formerly Behala, then Thakarpukur and now Haridevpur, R.S. No-334, Touji No-416B1, J.L. No-31, R.S. Khatian No-122, R.S. Deg No-312, corresponding to L.R. Deg No-530 under L.R. Khatian No-808, 388, 1250, 245, 1446 & others khatians in District-24 Parganas (South).

EDIS RICHMOND PARK LLP

Designated Partner/Chartered Accountant

ADDITIONAL
OF ASSOCIATES
2014

ELLEN RICHMOND PARK LLP



Professional Partnership Limited Registered

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. 161Kattahe 80Chitaka 258Sqft lying in R.S. Dag No-312 under R.S. Khatian No-122, Mouza-Ranchandrapur 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 DUMHIRAM PATRA, son of Late Akhyay Kumar Patra became the owner of 131.5 Decimal i.e. 80 Kattahe 12 Chitaka 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 131.5 Decimal i.e. 80 Kattahe 12 Chitaka 12.5 Sqft which was physically lying on western portion of this dag.

WHEREAS while the said SHRI DUMHIRAM 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 131.5 Decimal i.e. 80 Kattahe 12 Chitaka 12.5 Sqft in R.S. R.O.R. lying in Mouza-Ranchandrapur, Pargana-Magura, R.S. Formerly Behala, then Thakurgukur and now Haridowpur, R.S. No-334, Touj 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), said, conveyed and transferred 16.5 Decimal i.e. 10Kattahe 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-L, Volume Number-12, Pages in written 264 to 267, Deed Number-135 and for the year 1973.

WHEREAS while the said SHRI DUMHIRAM PATRA, son of Late Akhyay Kumar Patra had been enjoying the right, title, interest and

SHRI DUMHIRAM PATRA
Smt. Monika Ghosh
10/01/1973

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possession in respect of his remaining unacid land measuring more or less 117 Decimals i.e. 70Kattaha 12Chittaka 258sqft lying in Mouza-Ranchandrapur, Pargana-Magura, P.S-Formerly Behala, then Thakurpukur and now Haridpur, 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 **SHERI RADHA KRISHNA PATRA** and **SHERI 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-4090 and for the year 1974.

AND WHEREAS thus both **SHERI RADHA KRISHNA PATRA** and **SHERI BIJAY KUMAR PATRA** each became the absolute owner of 58.5 Decimal i.e. 35Kattaha 6Chittaka 12.58sqft lying in Mouza-Ranchandrapur, Pargana-Magura, P.S-Formerly Behala, then Thakurpukur and now Haridpur, 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).

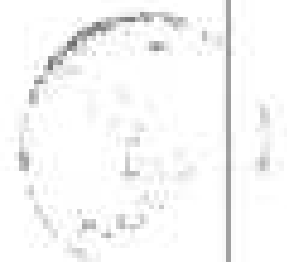
AND WHEREAS while **SHERI BIJAY KUMAR PATRA**, son of Late Dukhiram Patra had been enjoying the right, title, interest and possession in respect of his 58.5 Decimal i.e. 35Kattaha 6Chittaka 12.58sqft of land lying in Mouza-Ranchandrapur, Pargana-Magura, P.S-Formerly Behala, then Thakurpukur and now Haridpur, 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 **SHERI 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. 35Kattaha 6Chittaka 12.58sqft of land lying in Mouza-Ranchandrapur, Pargana-Magura, P.S-Formerly Behala, then Thakurpukur and now Haridpur, R.S. No-334,

EDEN RICHARD PARK LLP



Company Director & General Secretary



20 AUG 2014

Touji 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), died on 11/04/1975 and leaving intestate behind his wife namely SMT. CHARI @ CHADIRANI PATRA, two sons namely SHRI. SHYAMAL PATRA, SHRI. RASHINATH @ RASHINATH PATRA and three daughters namely SMT. SHEFALI MAHAL(wendor herein), SMT. DIPALI BOR(wendor herein), 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 @ CHADIRANI PATRA, SHRI. SHYAMAL PATRA, SHRI. RASHINATH @ RASHINATH PATRA, SMT. SHEFALI MAHAL(wendor herein), SMT. DIPALI BOR(wendor herein), SMT. SONALI PATRA @ MONDAL, had been jointly enjoying the right, title, interest and possession in respect of their 58.8 Decimal i.e. 58Kattahe 8Chittake 12.58Sqft of land lying in Mouza-Barochandrapur, Pargana-Magura, P.S-Pocmarly Bahala, then Thakurpukur and now Haridvepur, 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-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 BHAJY 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 13Chittake 25Sqft of land lying in Mouza-Barochandrapur, Pargana-Magura, P.S-Thakurpukur, R.S. No-334, Touji No-41681, J.L. No-31, R.S. Khatian No-122, R.S. Dag No-312, District-24 Parganas (South), a portion of land measuring 1555 Sqft i.e. 2Kattahe 3Chittake 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 68Kattahe 10Chittake in measurement.

EDEN RICHMOND Patra


Designated Patra/Kulchival Signature

EDGE RICHMOND PARK LLP

Director of Property & Planning Services

20 MAR 2014

AND FURTHER WHEREAS that 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 aforsaid six legal heirs of RADHA KRISHNA PATRA since deceased i.e. SMT. CHABI @ CHABI RANI PATRA, SHRI. SHYAMAL PATRA, SHRI. RASHINATH @ RASHINATH PATRA, SMT. SHEFALI MAJIAL(vendor herein), SMT. DEPALI BOR(vendor herein), 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 aforsaid six legal heirs of RADHA KRISHNA PATRA since deceased i.e. SMT. CHABI @ CHABI RANI PATRA, SHRI. SHYAMAL PATRA, SHRI. RASHINATH @ RASHINATH PATRA, SMT. SHEFALI MAJIAL(vendor herein), SMT. DEPALI BOR(vendor herein), SMT. SONALI PATRA @ MONDAL became joint owners of undivided land measuring more or less 34Kattaka 05Chittaka 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. Deg No-312, corresponding to L.R. Deg No-550, District-24 Parganas (South).

AND FURTHER WHEREAS while SHRI BIJAY KUMAR PATRA, son of Late Duddiram Patra had been enjoying the right, title, interest and possession in respect of his 34Kattaka 05Chittaka 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. Deg No-312, corresponding to L.R. Deg No-550 under L.R. Khatian No.-808, District-24 Parganas (South), died on 14/12/1995 and leaving interest behind his wife namely SMT. RADHARANI PATRA, two sons namely SHRI. BITANATH PATRA, SHRI. TARAKNATH PATRA and four daughters namely SMT.

2024 HONOLULU FIRM, LLP
[Signature]
Honolulu, Hawaii 96813-1000

23 APR 2024



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 @ CHADIRANI PATRA, SHRI. SHYAMAL PATRA, SHRI. BASHINATH @ KASHINATH PATRA, SMT. SHEFALI MAHAL**(vendor herein), **SMT. DIPALI BOR**(vendor herein), **SMT. SONALI PATRA @ MONDAL** and legal heirs of Bijay Kumar Patra since deceased i.e. **SMT. RADHARANI PATRA, SHRI. SITAMATH PATRA, SHRI. TARANNATH 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 10Chittaka lying in Mouza-Ranchandrapur, Fargana-Magura, P.S-Formerly Behala, then Thakurpukur and now Haridwarpur, R.S. No-334, Touji No-415B1, J.L. No-31, R.S. Khatian No-132, R.S. Dag No-312, corresponding to L.R. Dag No-550, District-24 Farganas (South), aforesaid two co-sharers or co-owners namely **SHRI. BASHINATH @ KASHINATH PATRA** and **SHRI. SITAMATH 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 owners i.e. vendors **SMT. SHEFALI MAHAL** and **SMT. DIPALI BOR** have been enjoying the right, title, interest and possession in respect of their 2/6th undivided share in 34Kattaha 66Chittaka i.e. 18Kattaha 07Chittaka of land lying in Mouza-Ranchandrapur, Fargana-Magura, P.S-Formerly Behala, then Thakurpukur and now Haridwarpur, R.S. No-334, Touji No-415B1, J.L. No-31, R.S. Khatian No-132, R.S. Dag No-312, corresponding to L.R. Dag No-550, District-24 Farganas (South).

DATE RECEIVED

Signature
Department of Health Services

28 AUG 2014

decided to sell out and transfer their undivided said portion of land i.e. 11Kattaka 07Chittaka appertaining to R.S. Dag No. 312 under R.S. Khastan no. 122, corresponding to L.R. Dag No-550 in Mouza-Ranchandrapur, Pargana-Magura, P.S.-Thakurpukur, now-Haridevpur, Taluk No-416B1, R.S. No-334, J.L. No-31, District-24 Parganas (South).

The Vendors thus being in financial requirement have decided to sell out and transfer the schedule property measuring more or less 11Kattaka 07Chittaka of land appertaining to R.S. Dag No. 312 under R.S. Khastan no. 122 corresponding to L.R. Dag No-550 in Mouza-Ranchandrapur, Pargana-Magura, P.S.-Thakurpukur, now-Haridevpur, Taluk 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.32,59,069/- (Rupees Thirty Two Lakhs Fifty Nine Thousand and Sixty Nine only)** which is free from all encumbrances, charges, mortgages, disputes, liabilities, acquisitions, requisitions, alignments.

AND WHEREAS the Vendors have assured and represented unto the purchasers as follows:

1) The Vendors are having permanent heritable and transferable right in the schedule property and are absolutely seized and possessed of and / or otherwise well and sufficiently entitled to the said land and are 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, liabilities, acquisitions, requisitions and alignments.

DEER MOHONDA HARKLL





OF RESOURCES & COLLAB
28 AUG 2024

EDERTECH

Designated Person's Electronic Signature

- 3) The Vendors have duly paid all rates, land revenues, Municipal Taxes including all other impositions and/or charges payable in respect of their undivided land up to the date of execution of the "Deed of Conveyance".
- 4) The Vendors have not received and are 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 Vendors have 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", "SHADCHASI" and /or any "JOTEDAR".
- 7) That the schedule property is **SALE** in nature.

AND WHEREAS relying on the said assurances and representation of the Vendors 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 Vendors herein and have conveyance thereof.

NOW THIS INDENTURE WITNESSES that in pursuance of the said agreement and in consideration of the said sum of Rs.32,59,069/- [Rupees Thirty Two Lakhs Fifty Nine Thousand and Sixty Nine only] paid by the Purchasers to the Vendors at the time of execution of these presents (the receipt of which the Vendors hereby admit and acknowledge).

EDEN RICHMOND PARK LLP



Authorized Person/Authorized Signatory

EDEN RICHMOND PARK LLP

[Handwritten signature]
Director (Financial Reporting)

AGENTS
OF ASSURANCE - KOLKATA
01 APR 2024

The Vendors 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 panches, 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 Vendors into 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 transferable estate in free simple in possession, free from all encumbrances charges, mortgages, acquisitions, requisitions, alignments, dependences whatsoever but subject to payment of annual land revenue (Khajana) thereof now to the Government of West Bengal free from all encumbrances, trust, liens, charges and attachments.

THE VENDORS DO HEREBY COVENANT WITH THE PURCHASERS
as follows:

1) The right, title and interest in the land of the said premises which the Vendors do hereby profess to transfer and that the Vendors have 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.

EDEN RICHMOND PARK LL


Authorized Person/Authorized Signatory

EDEN RICHMOND PARK LLP

Designated Partner/Authorized Signatory

ADDITIONAL SECRETARY
OF ASSURANCE-1, KOLKATA
23 APR 2014

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 Vendors and their predecessors-in-title or any person or persons claiming through under or in trust for the Vendors and free and clear from and against all manner of encumbrances, mortgages, charges, trust, liens and attachments whatsoever.

IV) The Vendors 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 premises together with the benefits and rights hereby granted unto the Purchasers as in the manner aforesaid.

V) The Vendors have 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 Vendors 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.

EDEN RICHMOND PARK LLP

Digitally signed by Eden Richmond Park LLP
 Organizational Unit: Eden Richmond Park LLP

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ADDITIONAL REGISTRAR
OF THE
2019

LAWYER GENERAL
[Signature]
Registrar General

SCHEDULE PROPERTY

ALL THAT PIECE AND PARCEL of undivided land measuring more or less 11Kattake 07Chittake together with 100 Sqft tile shed structure situated within Mouza-Ramchandrapur, Pargana-Madura, appertaining to R.S. Dag No. 312 under R.S. Khatian No-122 corresponding to L.R. Dag no- 550, Tandi no- 416B1, J.L. No. 31, R.S. No- 334, Police Station- Haridwarpur, District- 24 Parganas (3), 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, 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 traced and bounded as follows:-

NORTH— Land of R.S. Dag No-199 & 200.

SOUTH— Land of R.S. Dag No-357, land of Keshinath Patra & Sitath Patra and 33 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 Sitath Patra.

EDEN RICHMOND PARRA

Designated Partner/Authorized Signatory

EDEN RICHMOND PARRA LLP

Designated Partner/Authorized Signatory



Handwritten text in blue ink, including a signature and some illegible words.

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

BOOKED SEALED AND DELIVERED
at Kolkata in the presence of:

1. Goutam Kumar Das
Vice - Chairman (Contractual)
P.O. Rajapur, P.S. - Bidhanabad
Khar - Post/04

2. Satish Das
Ramesh Chandra Das
P.O. - R.C. Thakurani
P.S. - Haridaspur
MA, Road
Khar - 104

Signature
Signature

SIGNATURE OF VENDORS

EDDY RICHMOND PARK LLP

Designated Partner, Authorized Signatory

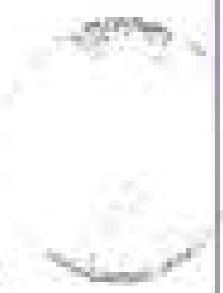
ADDITIONAL REGISTRAR
OFFICE OF THE REGISTRAR
2 9 490 004



EDWIN RICHMOND PARK, LLF


Registrar of Companies

2022
KAYAKAR
2-4-2022



EDEN RICHARDS HALL LLP
[Signature]
Programme Partnership Agreement

MEMO OF CONSIDERATION

RECEIVED of and from the within named Purchaser the within mentioned sum of Rs.32,59,069/- (Rupees Thirty Two Lakhs Fifty Nine Thousand and Sixty Nine 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- dated 27/08/14 issued by CITI Bank N.A.	SHEFALI MAKHAL	Rs.16,29,534/-
2.	Bank Draft vide No- dated 27/08/14 issued by CITI Bank N.A.	DIPALI BOR	Rs.16,29,535/-
TOTAL=			Rs.32,59,069/-

TOTAL RUPEES THIRTY TWO LAKHS FIFTY NINE THOUSAND AND SIXTY NINE ONLY.

WITNESSES

1. Gopikum Maheshwar
vice-Principal (Associate)
P.O. - Rajawade, S. S. Chikankar
Pin - 70004

दि. 08/09/14

2. Gulab Dhal
Ranchandras
P. O. P. C. Thakurani
P. S. - Hari Deshpur
M. A. Road
W. S. - 104

सत्यवती शर्मा
SIGNATURE OF VENDORS

P. O. P. C. Thakurani

[Signature]

ADDITIONAL REGISTRAR
OF ASSOCIATED KUALA
LUMPUR 2014

EDEN RICHMOND PARK LLP

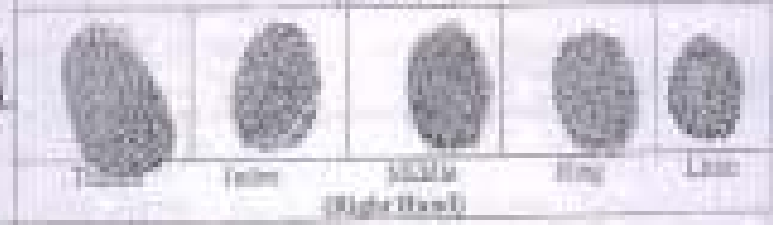
Designated Person/Authorized Signatory

Photo & Signature
of the Complainant /
Personnel

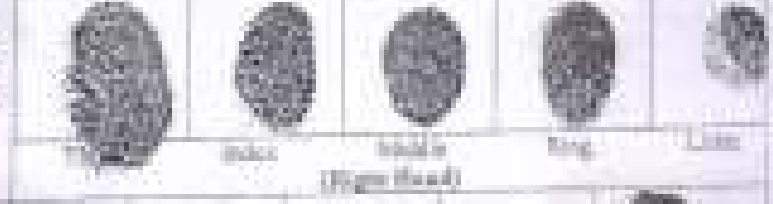
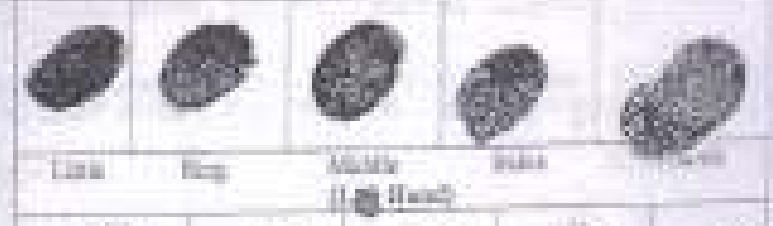
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सुनील सुभाष



निशा देव

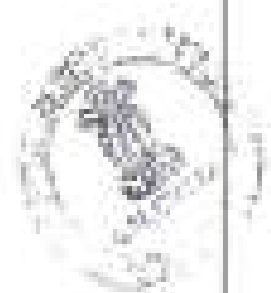


EDEN RICHMOND PARK LLP

Digitally Putrefactioned Signature

Scanned by CamScanner

27 AUG 2014



EDEN RICHMOND PARK LLP

Deputy Financial Services Director



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

Endowment For Deed Number : 1-28075 of 2014
(Serial No. 27883 of 2014 and Query No. 1904000039401 of 2014)

On 28/08/2014

Presentation(Under Section 52 & Rule 22A(3) 48(1), W.B. Registration Rules,1962)
Presented for registration at 14:20 hrs on 28/08/2014, at the Private residence of Aditya Agarwal
(Claimant).

Admission of Execution(Under Section 59, W.B.Registration Rules,1962)
Execution is admitted on 28/08/2014 by

1. Smita Mishra, wife of Sanjay Mishra , Purbu Kalia, Joka, Kolkata, Tharu-Thakurpan
District-South 24-Parganas, WEST BENGAL, India. Pin :-753028, By Caste Hindu, By Profession
House wife
2. Deepa Bar, wife of Joydev Bar , Hoodal Dekheri Para, Panchpara, Kolkata, Tharu-Thakurpan
District-South 24-Parganas, WEST BENGAL, India. Pin :-753012, By Caste Hindu, By Profession
House wife



ADITYA AGARWAL
OF AE
#4 SEP 2014

(District Office No.)
ASST. REGISTRAR OF ASSURANCES-1 OF KOLKATA
Endowment Page 1 of 4

04/09/2014 11:18:00

EDEN RICHMOND PARK LLP

Digitalized Power of Attorney



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

**Enforcement Per Doid Number : 1 - 0075 of 2014
(Serial No. 37683 of 2014 and Query No. 1001/000018401 of 2014)**

1. Adhya Agami

Authorized Signatory, Mira Property Pvt. Ltd., 8 C, Eight Road/Lane Lajpat Rai Sarani, Kolkata, Thana-Shawabpore, District-South 24-Parganas, WEST BENGAL, India, Pin -700020.

Authorized Signatory, Miral Complex Pvt. Ltd., 8 C, Eight Road/Lane Lajpat Rai Sarani, Kolkata, Thana-Shawabpore, District-South 24-Parganas, WEST BENGAL, India, Pin -700020.

Authorized Signatory, Nawal Financial & Services Pvt. Ltd., 8 C, Eight Road/Lane Lajpat Rai Sarani, Kolkata, Thana-Shawabpore, District-South 24-Parganas, WEST BENGAL, India, Pin -700020.

Authorized Signatory, Nawal Housing Pvt. Ltd., 8 C, Eight Road/Lane Lajpat Rai Sarani, Kolkata, Thana-Shawabpore, District-South 24-Parganas, WEST BENGAL, India, Pin -700020.

Authorized Signatory, Navin Marketing Pvt. Ltd., 8 C, Eight Road/Lane Lajpat Rai Sarani, Kolkata, Thana-Shawabpore, District-South 24-Parganas, WEST BENGAL, India, Pin -700020.

Authorized Signatory, Nymish Valley Pvt. Ltd., 8 C, Eight Road/Lane Lajpat Rai Sarani, Kolkata, Thana-Shawabpore, District-South 24-Parganas, WEST BENGAL, India, Pin -700020.

Authorized Signatory, Nalin Estates Pvt. Ltd., 8 C, Eight Road/Lane Lajpat Rai Sarani, Kolkata, Thana-Shawabpore, District-South 24-Parganas, WEST BENGAL, India, Pin -700020.

Authorized Signatory, Memory Estate Pvt. Ltd., 8 C, Eight Road/Lane Lajpat Rai Sarani, Kolkata, Thana-Shawabpore, District-South 24-Parganas, WEST BENGAL, India, Pin -700020.

Authorized Signatory, Purina Properties Pvt. Ltd., 8 C, Eight Road/Lane Lajpat Rai Sarani, Kolkata, Thana-Shawabpore, District-South 24-Parganas, WEST BENGAL, India, Pin -700020.

Authorized Signatory, Oliver Enclave Pvt. Ltd., 8 C, Eight Road/Lane Lajpat Rai Sarani, Kolkata, Thana-Shawabpore, District-South 24-Parganas, WEST BENGAL, India, Pin -700020.

Authorized Signatory, Royal Complex Pvt. Ltd., 8 C, Eight Road/Lane Lajpat Rai Sarani, Kolkata, Thana-Shawabpore, District-South 24-Parganas, WEST BENGAL, India, Pin -700020.

Authorized Signatory, Laska Tradecom Pvt. Ltd., 8, Old Chins Bazar Street, Park Street, Kolkata, District-Kolkata, WEST BENGAL, India, Pin -700011.

Authorized Signatory, Jewellers Trading Company Pvt. Ltd., 1012, 5th Floor, 5th Street, Thana-Shawabpore, District-Kolkata, WEST BENGAL, India, Pin -700020.

Authorized Signatory, Palvihar Goods Pvt. Ltd., 1012, 5th Floor, 5th Street, Thana-Shawabpore, District-Kolkata, WEST BENGAL, India, Pin -700020.

Authorized Signatory, Jewel Dealers Pvt. Ltd., 8 C, Eight Road/Lane Lajpat Rai Sarani, Kolkata, Thana-Shawabpore, District-South 24-Parganas, WEST BENGAL, India, Pin -700020.

Authorized Signatory, Jewel Dealers Pvt. Ltd., 2023, 10th Floor, 10th Street, Thana-Lala, District-Kolkata, WEST BENGAL, India, Pin -700020.



10th Floor, 10th Street, Thana-Lala,
District-Kolkata, WEST BENGAL, India, Pin -700020.
04 SEP 2014
4 SEP 2014

A.R.A. KOLKATA
Enforcement Per Doid No. 1 of 2014

04/09/2014 11:18:00

EDEN RICHMOND PWA LLP
[Signature]
Enforcement Per Doid No. 1 of 2014



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

**Enforcement For Deed Number - I - 04878 of 2014
(Serial No. 17595 of 2014 and Query No. 1801L000018401 of 2014)**

District-South 24-Parganas, WEST BENGAL, India, Pin - 700029

Authorized Signatory, Brodipati Estate Pvt. Ltd., 5 C, Edin Road/Lake Legal Raj Sarani, Kolkata, Thana- Bhadreswar, District-South 24-Parganas, WEST BENGAL, India, Pin - 700029

Authorized Signatory, Rajkumar Construction Pvt. Ltd., 2223 B, More Park Road, Kolkata, Thana-Lake, District-South 24-Parganas, WEST BENGAL, India, Pin - 700029

Authorized Signatory, Kallur Mercantile Pvt. Ltd., 2223 B, More Park Road, Kolkata, Thana-Lake District-South 24-Parganas, WEST BENGAL, India, Pin - 700029

Authorized Signatory, Gajraj Motion Pvt. Ltd., 2223 B, More Park Road, Kolkata, Thana-Lake, District-South 24-Parganas, WEST BENGAL, India, Pin - 700029

Authorized Signatory, Raagaram Distributor Pvt. Ltd., 2223 B, More Park Road, Kolkata, Thana-Lake, District-South 24-Parganas, WEST BENGAL, India, Pin - 700029

By Professor: Others

Initiated By: Md. Mulla Tariq, son of ... High Court, CALCUTTA, Thaneswar Street District-Kolkata, WEST BENGAL, India, By Order: Muslim, By Profession: Advocate

[Signature for]
AJAY, REGISTRAR OF ASSISTANCE OF KOLKATA

On 03/09/2014

Certificate of Admissibility(Rule 43, W.B. Registration Rules 1982)

Admissible under rule 21 of West Bengal Registration Rules, 1982 duly stamped under schedule 1A, Article number - 25, D of Indian Stamp Act 1899.

Payment of Fees

Amount by Draft

Rs. 50000/- is paid, by the draft number 80712, Draft Date 29/08/2014, Bank Name: State Bank of India, LA MANDIRI, received on 01/09/2014
(Under Article - A(1) = 25480/- E = 14/- J = 25/- (B)(a) = 25/- (B)(b) = 4/- on 01/09/2014)

Certificate of Market Value(WB FIVE rules of 2008)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs. 32,85,000/-

Certified that the required stamp duty of this document is Rs. 228180/- and the Stamp duty paid is inclusive Rs. 180/-

Deficit stamp duty

Deficit stamp duty Rs. 228180/- is paid, by the draft number 80770, Draft Date 29/08/2014, State Bank of India, LA MANDIRI, received on 01/09/2014



* 4 SEP 2014
AJAY, REGISTRAR OF ASSISTANCE OF KOLKATA

04/09/2014 11:18:00

Page 1 of 4

EDEN RICHMOND FARR LLP



Designated Person/Authorized Signatory



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

Endorsement For Deed Number / I - 08275 of 2014
(Serial No. 07693 of 2014 and Query No. 1001L800019401 of 2014)

[Signature Box]
ASST. REGISTRAR OF ASSURANCE-I OF KOLKATA



ADITYA
OF ASST. REGISTRAR
24 SEP 2014

[Signature Box]
ASST. REGISTRAR OF ASSURANCE-I OF KOLKATA
Endorsement Page 4 of 4

04/09/2014 11:08:00

EDEN RICHMOND PARK LLP

Eden Richmond Park LLP



11 AUG 2014

EDENSON HOLDINGS PAK LLP

Registered in the State of Delaware

Carilcode of Registration under section 49 and 50A.

Registered in Book - I
CD Volume number 10
Page from 1000 to 1110
Serial No 0001 for the year 2018.



MR

(Chandrabha Ray) 26 September 2018
LOCAL REGISTRAR OF ASSURANCES OF KOLKATA
Office of the A.R.A. - KOLKATA
West Bengal

REGISTRAR OF ASSURANCES, KOLKATA

REGISTRAR OF ASSURANCES, KOLKATA