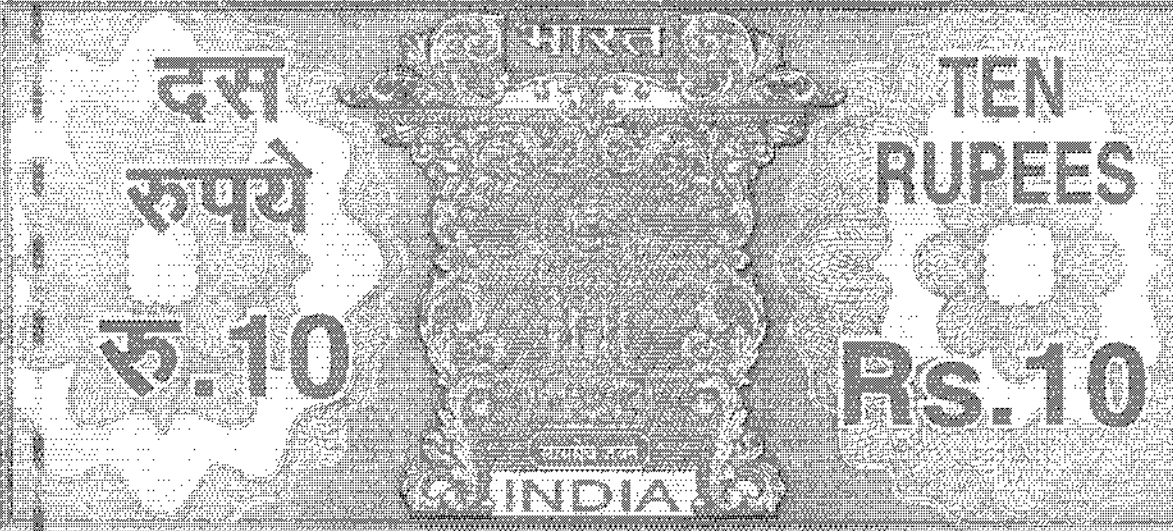


D. Sarder

28/8

भारतीय गैर न्यायिक



दस
रुपये
रु. 10

TEN
RUPEES
Rs. 10

INDIA NON JUDICIAL

भारतवर्षा पश्चिम बंगाल WEST BENGAL

45AB 120401

Serial No. 1629 of 4/9/2020
 Vol. No. I Page No. 1904 Pages to
 Serial No. 3180 of 2020
 Copying Fee
 Copying Fee
 Printing Charge
 Binding Charge

825.00

Under Article 8 (1) & 7 (2)
 Under Article 11 (a) & 2 (b)

 Cost of
 Cost of
 Rent
 Copy Fee
 Sealed
 As per D. Sarder

4.00
 10.00
 10.00
 895.00
 849.00

ADD
 Registrar of Assurances IV
 Kolkata
4/9/2020

[Signature]
 Registrar of Assurances IV
 Kolkata
04/09/2020

11002

07 AUG 2020

No. _____ Rs 10/- Date _____

Name: **B. C. LAHIRI**

Advocate

Address: Alipore Judge's Court, Kol-27

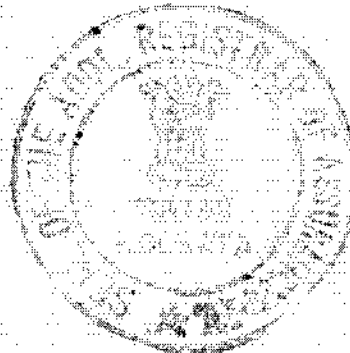
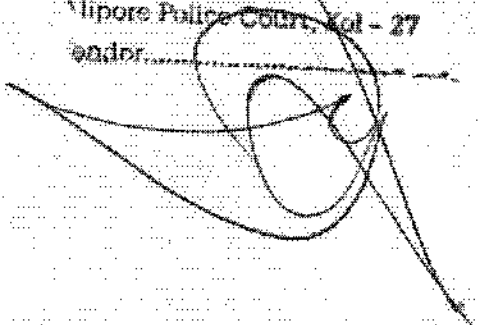
Alipore Collectorate, 24 Pgs. (S)

SUBHANKAR DAS

STAMP VENDOR

Alipore Police Court, Kol - 27

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3430/2020

I-3180/2020



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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24



Certified that the Document is admitted by the Registrar. The Signatures and the endorsement shown hereon are those of the parties to the Document.

[Signature]
 Registrar
 West Bengal

501320/2020
 R. 11221/2001

Additional Registrar of Assurances, IV, Kolkata

[Handwritten notes and signatures]
 22/6 29/6/2020

5 JUL 2020

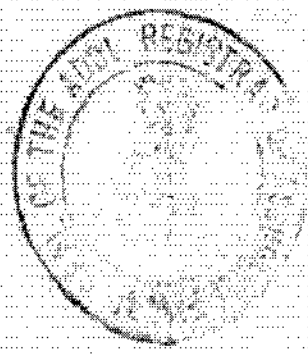
THIS DEED OF CONVEYANCE is made and executed on the 29th day of June [TWO THOUSAND AND TWENTY], B-E-T-W-E-E-N



25/2/2020
4856
P. R. Bhatt (A/C)
High Court, Calcutta
100

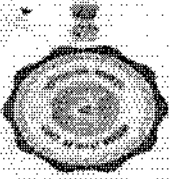
স্বাক্ষরিত
সেবিত মেটর
ক্যান্সেল
সিওসি অফিস

Handwritten signature



RECEIVED
OF ASST
20/2/2020

Identified by me
Rajesh Choudhary
20/2/2020
12B, East Sudder Road,
Kolkata - 700016



Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-202021-002258329-8 Payment Mode: Net Banking-SELF
GRN Date: 26/06/2020 17:20:39 Payment Gateway: SBI EPay-Canara Bank
BRN: 9189884383701 BRN Date: 26/06/2020 17:22:51
SBI ePay txn No.: 206620506496137 SBI ePay txn Date: 26/06/2020 17:21:39

DEPOSITOR'S DETAILS

Name: CGEWHO Id No.: 2000561320/4/2020
Contact No. Mobile No. +91 9999955861
E-mail:
Address: 6TH FLOOR A WING JANPATH BHAWAN NEW DELHI
User Type: Buyer/Claimants

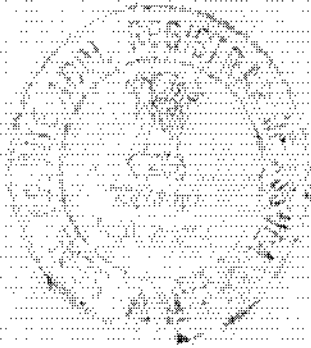
Query Year

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	2000561320/4/2020	Property Registration- Registration Fees	9030-03-103-091-16	122147
2	2000561320/4/2020	Property Registration- Stamp duty	9030-02-103-093-02	732712
Total Amount				854859

In Words: Rupees Eight Lakh Fifty Four Thousand Eight Hundred Fifty Nine Only.

At





Government of West Bengal

Department of Finance (Revenue), Directorate of Registration and Stamp Revenue

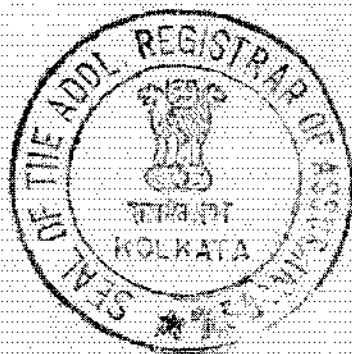
OFFICE OF THE A.R.A. - IV KOLKATA, District Name :Kolkata

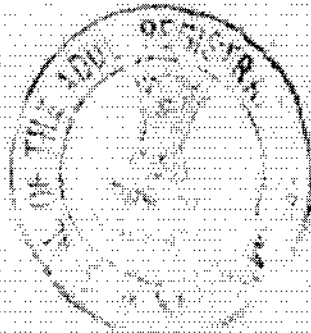
Signature / LTI Sheet of Query No/Year 19042000561320/2020

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mrs Prii Kyal 3DC, South End Park, P.O.- Saret Bose Road, P.S.- Lake, District-South 24- Parganas, West Bengal, India, PIN - 700029	Represent ative of Seller (EKARAJ HOUSING LLP)		 28/6	 28/6/2020
2	Mr Surendra Kumar Dugar 52/4/1, Ballygunge Circular Road, P.O.- Ballygunge, P.S.- Ballygunge, District-South 24- Parganas, West Bengal, India, PIN - 700019	Represent ative of Seller (ESTHER BUILDCO N LLP)		 28/6	 29.6.2020
3	Mrs Brizat Mukhopadhyay 119, Bhupen Roy Road, P.O.- Behala, P.S.- Behala, District-South 24- Parganas, West Bengal, India, PIN - 700034	Represent ative of Seller (PHOBOS TOURS & TRAVEL PRIVATE LIMITED)		 28/6	 29/6/20

Query No. - 19042000561320/2020, 27/06/2020 02:37:02 PM KOLKATA (L.I.C. - IV)


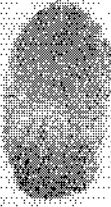

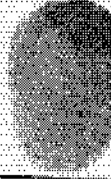
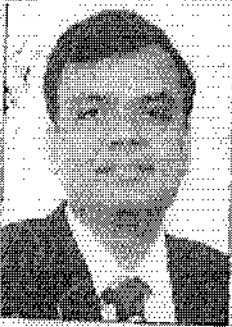





REGISTRAR OF COMPANIES
OFFICE OF THE REGISTRAR OF COMPANIES

R. S. JAIN






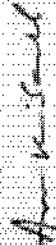



I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mr Roshan Kishore Dik Floor, A-Wing, Janpath Bhavan, Janpath Lane, New Delhi, P.O.- Janpath Lane, P.S.- CONNAUGHT PLACE, District - New Delhi, Delhi, India, PIN - 110001	Represent ative of Buyer [CENTRA L GOVERN MENT EMPLOY EES WELFARE HOUSING ORGANIS ATION]		2886 	Roshan Kishore 29/6/2020
5	Mr Rishi Kyal 30C, South End Park, P.O.- Srat Base Road, P.S.- Lake, District -South 24- Parganas, West Bengal, India, PIN - 700029	Represent ative of Seller [AYANNA PROJECT S LLP]		2887 	Rishi Kyal 29/6/2020
6	Mr Surendra Kumar Dugar 52/4/1, Ballygunge Circular Road, P.O.- Ballygunge, P.S.- Ballygunge, District -South 24- Parganas, West Bengal, India, PIN - 700019	Represent ative of Saler [AYANNA PROPER TIES LLP] [EKDANT INFRACO N LLP]		2884 	Surendra Kumar 29.6.2020

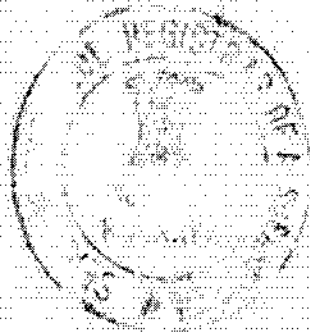


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I. Signature of the Person(s) admitting the Execution at Private Residence.

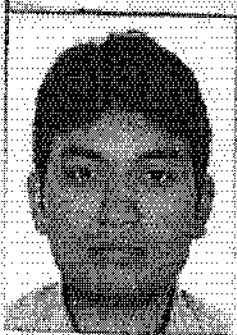

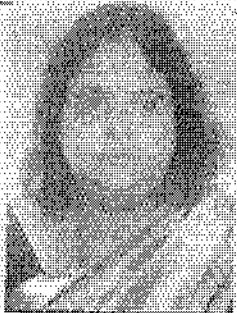

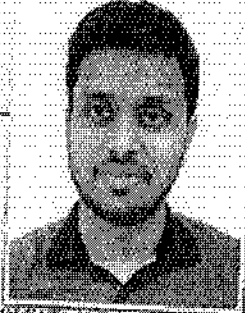
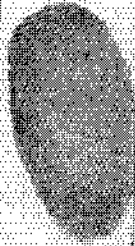
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
7	Mr Bakrishan Kyal, 30C, South End Park, P.O.- Sarat Bose Road, P.S.- Lake, District- South 24- Parganas, West Bengal, India. PIN- 700029	Representative of Seller [EESHVI VILLA LLP]		 28/6/20	 29/06/2020
8	Mr Arun Kumar Sancheti, 26B, Camac Street, P.O.- Little Russell Street, P.S.- Shakespeare Sarani, District- Kolkata, West Bengal, India. PIN- 700016	Representative of Seller [PS GROUP REALTY PRIVATE LIMITED]		 28/6/20	 29/6/20
9	Mr Siddhartha Mukharjee Alias Mr Siddhartha Mukhopadhyay, 119, Bhupen Roy Road, P.O.- Bahala, P.S.- Bahala, District- South 24- Parganas, West Bengal, India. PIN- 700034	Representative of Seller [ECLAIR INFRACON LLP] [ETAKA REALSTATE LLP] [EKARAJ BUILDCON LLP]		 28/6/20	 29/06/2020

Query No: 19042000561320 / 2020 Deed No: 1 - 190403180 / 2020, KOLKATA (A.J.L. - IV)

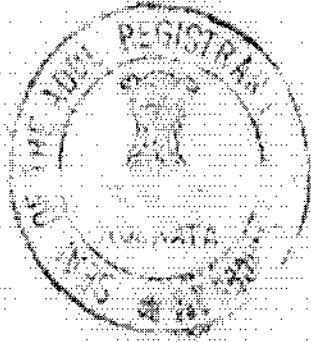


ADDITIONAL REGISTRAR
OF COMPANIES, BANGALORE
2 JULY 2020


I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl. No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
10	Mr Rahul Kyal 30C, South End Park, P.O.- Sarat Bose Road, P.S.- Lake, District- South 24- Parganas, West Bengal, India, PIN - 700029	Representative of Seller (WRIDDHI DEVELOPER PRIVATE LIMITED) (IKKA INFRA PROJECTS PRIVATE LIMITED)		2890 	Rahul Kyal 29/6/2020
11	Mrs Bratali Mukhopadhyay 119, Bhupen Roy Road, P.O.- Bahala, District- South 24- Parganas, West Bengal, India, PIN - 700034	Representative of Seller (FOUNTAIN GRASS BUILDER PRIVATE LIMITED)		2891 	Bratali Mukhopadhyay 29/6/2020
Sl. No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Prakash Musaddi Son of Mr. Rajkumar Musaddi 12B Lord Sinha Road, Shyamkunj Apartmt. 8th Floor P.O.- Shakespeare Sarani, P.S.- Shakespeare Sarani, District- Kolkata, West Bengal, India, PIN - 700018	Mrs. Prii Kyal, Mr Surendra Kumar Dugar, Mrs Bratali Mukhopadhyay, Mr Roshan Kishore, Mr Rishi Kyal, Mr Surendra Kumar Dugar, Mr Balkrishan Kyal, Mr Arun Kumar Sancheti, Mr Srihartha Mukherjee, Mr Rahul Kyal, Mrs Bratali Mukhopadhyay		2892 	Prakash Musaddi 29.6.2020 (Tridip Mitra)

Query No:-19042000561320/20, 27/06/2020 04:47:02 PM, KOLKATA (A.R.C.-IV)

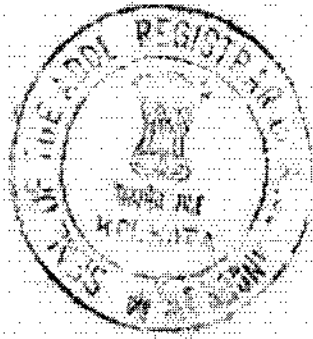


Abdul Wahid Khan
OF ASSTY
2.6 JUN 2020


ADDITIONAL REGISTRAR
OF ASSURANCE
OFFICE OF THE A.R.A.
IV KOLKATA
Kolkata, West Bengal

Query No-19042000661320/2020, 27/06/2020 02:37:01 PM KOLKATA (A.R.A. - IV)

Page 6 of 6



Handwritten signature or initials in black ink, appearing to be 'M. S. S. S.' or similar, written over a faint grid background.

[1] **EKARAJ HOUSING LLP [PAN AAGFE4177Q], [LLPIN AAI-9644]**, a Limited Liability Partnership incorporated under Limited Liability Partnership Act, 2008 and having its registered office at 122/1R, Satyendranath Majumdar Sarani, Post Office - Kalighat, Police Station - Tollygunge, Kolkata - 700026 and represented by its **Partner Mrs. Priti Kyal [PAN AJKPK7575P] [AADHAAR 817518830898]**, wife of Rishi Kyal, residing at 30C, South End Park, Post office - Sarat Bose Road, Police Station - Rabindra Sarobar (formerly Lake Police Station), Kolkata - 700029,

[2] **ESTHER BUILDCON LLP [PAN AAGFE5659K], [LLPIN AAJ-0094]**, a Limited Liability Partnership incorporated under Limited Liability Partnership Act, 2008 and having its registered office at 12C, Chakraberia Road (North), Post Office - Lala Lajpat Rai Sarani, Police Station - Ballygunge, Kolkata - 700020 and represented by its **Partner Mr. Surendra Kumar Dugar [PAN ACUPD1317K] [AADHAAR 887644458052]**, son of Late Jhumarmal Dugar, residing at 52/4/1, Ballygunge Circular Road, Post office - Ballygunge, Police Station - Ballygunge, Kolkata - 700019

AND [3] **PHOBOS TOURS & TRAVEL PRIVATE LIMITED [PAN AAHCP0096R] [CIN U63090WB2012PTC187188]**, a company incorporated under the provisions of the Companies Act, 1956 and having its registered office at 119, Bhupen Roy Road (Part), Post Office - Behala, Police Station - Behala, Kolkata - 700034 and represented by its **Director Mrs. Bratati Mukhopadhyay [PAN AESPM6897F] [AADHAAR 884513307107]**, wife of Late Ashutosh Mukhopadhyay, residing at 119, Bhupen Roy Road, Post office - Behala, Police Station - Behala, Kolkata - 700034, hereinafter called and referred to as "**OWNERS/VENDORS**" (which term or expression shall unless be excluded by or repugnant to the subject or context shall be deemed to mean and included their respective successors-in-interest/office, successors and/or assigns) of the **FIRST PART**.

AND

CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION [CGEWHO] [PAN AAATC1861B] a society registered under the Societies Registration Act XXI of 1960 having its registered office at 6th Floor, A-Wing, Janpath Bhavan, Janpath Lane, New Delhi - 110001, represented by its Assistant Director (Administration) **Mr. Roshan Kishore [PAN AWMPK7856J] [AADHAAR 416023994144]**, son of Late Raj Kishore aged about 40 years, working for gain at 6th Floor, A-Wing, Janpath Bhavan, Post Office - Janpath, Police Station - Janpath, New Delhi - 110001, India, hereinafter called and referred to as "**PURCHASER**" (which term or expression shall unless

be excluded by or repugnant to the subject or context shall be deemed to mean and include its successors-in-interest/office, successors and/or assigns) of the **SECOND PART**

AND

[1] **AYANNA PROJECTS LLP [PAN ABIFA3805G], [LLPIN AAI-9829]**, a Limited Liability Partnership incorporated under Limited Liability Partnership Act, 2008 and having its registered office at 122/1R, Satyendranath Majumdar Sarani, Post Office - Kalighat, Police Station - Tollygunge, Kolkata - 700026 and represented by its **Partner Mr. Rishi Kyal [PAN AFTPK7464G] [AADHAAR 600912830434]**, son of Balkrishan Kyal, residing at 30C, South End Park, Post office - Sarat Bose Road, Police Station - Rabindra Sarobar (formerly Lake Police Station), Kolkata - 700029, [2] **AYANNA PROPERTIES LLP [PAN ABIFA8561B], [LLPIN AAI-0328]**, a Limited Liability Partnership incorporated under Limited Liability Partnership Act, 2008 and having its registered office at 12C, Chakraberia Road (North), Post Office - Lala Lajpat Rai Sarani, Police Station - Ballygunge, Kolkata - 700020 and represented by its **Partner Mr. Surendra Kumar Dugar [PAN ACUPD1317K] [AADHAAR 887644458052]**, son of Late Jhumarmal Dugar, residing at 52/4/1, Ballygunge Circular Road, Post office - Ballygunge, Police Station - Ballygunge, Kolkata - 700019 **AND [3] EESHVI VILLA LLP [PAN AAGFE4142H], [LLPIN AAI-9646]**, a Limited Liability Partnership incorporated under Limited Liability Partnership Act, 2008 and having its registered office at 122/1R, Satyendranath Majumdar Sarani, Post Office - Kalighat, Police Station - Tollygunge, Kolkata - 700026 and represented by its **Partner Mr. Balkrishan Kyal [PAN ABDPK2892E] [AADHAAR 262776696204]**, son of Late Govindram Kyal, residing at 30C, South End Park, Post office - Sarat Bose Road, Police Station - Rabindra Sarobar (formerly Lake Police Station), Kolkata - 700029, hereinafter jointly referred to as the **CONFIRMING PARTY NO.1** (which term or expression shall unless be excluded by or repugnant to the subject or context shall be deemed to mean and included their respective successors-in-interest/office, successors and/or assigns) of the **THIRD PART**

AND

PS GROUP REALTY PRIVATE LIMITED [PAN AABCP5390E] [CIN U65922WB1988PTC044915], (formerly known as PS Housing Finance Private Limited and PS

4

Housing Finance Limited), being Turnkey Contractor & Confirming Party and a company incorporated within the meaning of Companies Act, 1956 and having its registered office at 1002, Eastern Metropolitan Bypass, Post Office – Dhapa, Police Station – Pragati Maidan, Kolkata – 700105, West Bengal, represented by its **Director Mr. Arun Kumar Sancheti [PAN AKOPS4951L] [AADHAAR 838156261141]**, son of Sumermall Sancheti, by Faith – Hindu, by Occupation – Business, by Nationality – Indian, presently residing at 268, Camac Street, Post office – Little Russel Street, Police station – Shakespeare Sarani, Kolkata – 700016, hereinafter called and referred to as **PS GROUP/ CONFIRMING PARTY NO.2** (which term or expression shall unless be excluded by or repugnant to the subject or context shall be deemed to mean and included its successors-in-interest/office, successors and/or assigns) of the **FOURTH PART**

AND

[1] **ECLAIR INFRACON LLP [PAN AAGFE6323C] [LLPIN AAK-2137]**, a Limited Liability Partnership incorporated under Limited Liability Partnership Act, 2008 and having its registered office at 55/1A, Strand Road, Post office – Beadon Street, police Station - Jorabagan, Kolkata – 700006, West Bengal, represented by its **Partner Mr. Siddhartha Mukhopadhyay Alias Siddhartha Mukherjee. [PAN AIFPM4138C] [AADHAAR 903941196665]**, by Nationality Indian, by Caste Hindu, son of Late Ashutosh Mukhopadhyay, by occupation Business, residing at 119, Bhupen Roy Road, Post Office - Behala and Police Station - Behala, Kolkata 700 034, [2] **EKDANT INFRACON LLP [PAN AAGFE9572P] [LLPIN AAM-0306]**, a Limited Liability Partnership incorporated under Limited Liability Partnership Act, 2008 and having its registered office at 12C, Chakraberia Road (North), Post office – Lala Lajpat Rai Sarani, police Station - Ballygunge, Kolkata – 700020, West Bengal, represented by its **Partner Mr. Surendra Kumar Dugar [PAN ACUPD1317K] [AADHAAR 887644458052]**, son of Late Jhumarmal dugar, by Faith – Hindu, by Occupation – Business, by Nationality – Indian, residing at 52/4/1, Ballygunge Circular Road, Police Station - Ballygunge, Post Office - Ballygunge, Kolkata – 700019, [3] **ETAKA REALSTATE LLP [PAN AAGFE6450Q] [LLPIN AAK-2381]**, a Limited Liability Partnership incorporated under Limited Liability Partnership Act, 2008 and having its registered office at 55/1A, Strand Road, Post office – Beadon Street, Police Station - Jorabagan, Kolkata – 700006, West Bengal, represented by its **Partner Mr. Siddhartha Mukhopadhyay Alias Siddhartha Mukherjee [AIFPM4138C] [AADHAAR 903941196665]**, son of Late Ashutosh Mukhopadhyay,

by Faith – Hindu, by Occupation – Business, by Nationality – Indian, residing at 119, Bhupen Roy Road, Police Station - Behala, Post Office - Behala, Kolkata – 700034, **[4] WRIDDHI DEVELOPER PRIVATE LIMITED [PAN AABCW3621R] [U45400WB2013PTC191422]**, a company incorporated within the meaning of Companies Act, 1956 and having its registered office at 161/1, Mahatma Gandhi Road, Room No. 41, Post Office - Burrobazar, Police Station - Jorasanko, Kolkata – 700007, West Bengal, represented by its **Director Mr. Rahul Kyal [PAN AGHPK1359F] [AADHAAR 748707934912]**, son of Balkrishan Kyal, by Faith – Hindu, by Occupation – Business, by Nationality – Indian, residing at 30C, South End Park, Police Station – Rabindra Sarobar (formerly Lake Police Station), Post Office – Sarat Bose Road, Kolkata – 700029, **[5] IKKA INFRA PROJECTS PRIVATE LIMITED [PAN AADCI1900M] [U45400WB2013PTC191426]**, a company incorporated within the meaning of Companies Act, 1956 and having its registered office at 161/1, Mahatma Gandhi Road, Room No. 41, Post Office - Burrobazar, Police Station - Jorasanko, Kolkata – 700007, West Bengal, represented by its **Director Mr. Rahul Kyal [PAN AGHPK1359F] [AADHAAR 748707934912]**, son of Balkrishan Kyal, by Faith – Hindu, by Occupation – Business, by Nationality – Indian, residing at 30C, South End Park, Police Station – Rabindra Sarobar (formerly Lake Police Station), Post Office – Sarat Bose Road, Kolkata – 700029, **[6] EKARAJ BUILDCON LLP [PAN AAGFE6322D] [LLPIN AAK-2378]**, a Limited Liability Partnership incorporated under Limited Liability Partnership Act, 2008 and having its registered office at 122/1R, Satyendra Nath Majumdar, Post Office - Kallighat, Police Station - Tollygunge, Kolkata – 700026, West Bengal, represented by its **Partner Mr. Siddhartha Mukhopadhyay Alias Siddhartha Mukherjee [PAN AIFPM4138C] [AADHAAR 903941196665]**, son of Late Ashutosh Mukhopadhyay, by Faith – Hindu, by Occupation – Business, by Nationality – Indian, residing at 119, Bhupen Roy Road, Police Station - Behala, Post Office - Behala, Kolkata – 700034 **AND [7] FOUNTAINGRASS BUILDERS PRIVATE LIMITED [PAN AACCF6126B] [CIN U45400WB2015PTC207089]**, a company incorporated under the provisions of the Companies Act, 1956 and having its registered office at 12(168) Banamali Ghoshal Lane, BL-B, Flat-A4, 1st Floor, Post Office and Police Station Behala, Kolkata 700 034 and represented by its **Director Mrs. Bratati Mukhopadhyay [PAN AESPM6897F] [AADHAAR 884513307107]**, wife of Late Ashutosh Mukhopadhyay, by faith – Hindu, by Occupation – Business, residing at 119, Bhupen Roy Road, Post office - Behala, Police Station - Behala, District – 24 Parganas (South), PIN Code - 700034 hereinafter called and referred to as **GRANTORS/CONFIRMING PARTY NO.3** (which term or expression shall unless be excluded by or repugnant to the subject or context shall be

deemed to mean and included their respective successors-in-interest/office, successors and/or assigns) of the **FIFTH PART**

WHEREAS:

1. At all material point of time one Akhil Kumar Naskar was absolutely seized and possessed of and/or otherwise well and sufficiently entitled to **all that** the piece and parcel of Sali Land admeasuring **22.00 Decimals** more or less having rayati sthitiban dakhali rights therein and comprised in **R.S. Dag No. 27** corresponding to **R.S. Khatian No. 326** lying and situated at Mouja Daulatpur, J.L. No. 79 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office – Bishnupur, 24 Parganas (South) and within the local limits of the Kulardari Gram Panchayat and in the District of 24 Parganas (South) and recorded his name in the records of right of the Govt. of West Bengal upon payment of proportionate land revenue at the office of the BL & LRO Bishnupur Block as also recorded his name in the records of the Kulardari Gram Panchayat upon payment of proportionate rates and taxes as applicable (hereinafter referred to as **Akhil's Land**).
2. While being seized and possessed of the said Akhil's Land, the said Akhil Kumar Naskar died intestate and at the time of his death he was survived by his four sons namely Jiban Kumar Naskar, Mohan Kumar Naskar, Bhuban Kumar Naskar and Nayan Kumar Naskar and three daughters namely Basanti Naskar, Ashima Mondal nee Naskar and Anima Naskar as his only heirs and/or heiresses and/or legal representatives to his estate.
3. Thus with the operation of the laws of intestate succession the said Jiban Kumar Naskar, Mohan Kumar Naskar, Bhuban Kumar Naskar, Nayan Kumar Naskar, Basanti Naskar, Ashima Mondal nee Naskar and Anima Naskar each of them exclusively became absolutely seized and possessed of and/or otherwise well and sufficiently entitled to **all that** the undivided proportionate **one-seventh** share or interest into or upon **all that** the piece and parcel of Sali Land admeasuring **22.00 Decimals** more or less having rayati sthitiban dakhali rights therein and comprised in **R.S. Dag No. 27** corresponding to **R.S. Khatian No. 326** lying and situated at Mouja Daulatpur, J.L. No. 79 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office –

Bishnupur, 24 Parganas (South) and within the local limits of the Kulardari Gram Panchayat and in the District of 24 Parganas (South) and became entitled to record their names in the records of right of the Govt. of West Bengal upon payment of proportionate land revenue at the office of the BL & LRO Bishnupur Block as also became entitled to mutate their names in the records of the Kulardari Gram Panchayat upon payment of proportionate rates and taxes as applicable.

4. By a Deed of Conveyance dated 15th day of March 1995 made between Jiban Kumar Naskar, Mohan Kumar Naskar, Bhuban Kumar Naskar, Nayan Kumar Naskar, Basanti Naskar, Ashima Mondal nee Naskar and Anirua Naskar, therein referred to as the Vendors of the One Part and Pranab Kumar Kundu and Sikha Kundu, therein referred to as the Purchasers of the Other Part and registered at the Office of the Sub Registrar Bishnupur 24 Parganas (South) and recorded in Book No. 1, Volume No. 12, Pages - 193 to 202, **Being No. 972** for the year 1995, the said Jiban Kumar Naskar & Six Others sold, transferred, conveyed, granted assigned and assured unto and in favour of the said Pranab Kumar Kundu and Sikha Kundu out of the said Akhil's Land being **all that** the pieces and parcels of Sali Land admeasuring **5.00 Decimals** more or less having rayati sthitban dakhali rights therein and comprised in **R.S. Dag No. 27** corresponding to **R.S. Khatian No. 326** lying and situated at Mouja Dautatpur, J.L. No. 79 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office - Bishnupur, 24 Parganas (South) and within the local limits of the Kulardari Gram Panchayat and in the District of 24 Parganas (South) (which is morefully and particularly described and mentioned in the Schedule thereunder written), absolutely and forever free from all encumbrances, charges, liens, lispendense, attachments, mortgages, acquisitions, requisitions, debuttur or trust whatsoever, at or for a consideration therein mentioned.
5. Thus pursuant to the Deed of Sale dated 15th day of March 1995 as recited hereinabove the said Pranab Kumar Kundu and Sikha Kundu acquired right title and interest and as such became seized and possessed of and/or otherwise well and sufficiently entitled to **all that** the pieces and parcels of Sali Land admeasuring **5.00 Decimals** more or less having rayati sthitban dakhali rights therein and comprised in **R.S./LR. Dag No. 27** corresponding to **L.R. Khatian Nos. 1005 and 1714** (previous **R.S. Khatian No. 326**) lying and situated at Mouja

Daulatpur, J.L. No. 79 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office – Bishnupur, 24 Parganas (South) and within the local limits of the Kulardari Gram Panchayat and in the District of 24 Parganas (South) and recorded their names in the records of right of the Govt. of West Bengal upon payment of proportionate land revenue at the office of the BL & LRO Bishnupur Block as also mutated their names in the records of the Kulardari Gram Panchayat upon payment of proportionate rates and taxes.

6. By another Deed of Conveyance dated 8th day of December, 2014 made between the said Pranab Kumar Kundu and Sikha Kundu, therein referred to as the Vendors of the One Part and the said Ekaraj Housing Pvt. Ltd., therein referred to as the Purchaser of the Other Part and registered at the Office of the Additional District Sub Registrar - Bishnupur 24 Parganas (South) and recorded in Book No. 1, CD Volume No. 24, Pages – 238 to 256, **Being No. 6486** for the year 2014, the said Pranab Kumar Kundu and Sikha Kundu sold, transferred, conveyed, granted, assigned and assured unto and in favour of the said Ekaraj Housing Pvt. Ltd. **all that** the pieces and parcels of Sall Land admeasuring **5.00 Decimals** more or less having rayati sthitiban dakhali rights therein and comprised in **R.S./L.R. Dag No. 27** corresponding to **L.R. Khatian Nos. 1005 and 1714** lying and situated at Mouja Daulatpur, J.L. No. 79 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office – Bishnupur, 24 Parganas (South) and within the local limits of the Kulardari Gram Panchayat and in the District of 24 Parganas (South) (which is morefully and particularly described and mentioned in the Schedule thereunder written), absolutely and forever free from all encumbrances, charges, liens, lispense, attachments, mortgages, acquisitions, requisitions, debutter or trust whatsoever, at or for a consideration therein mentioned.
7. Thus pursuant to the Deed of Sale dated 8th day of December, 2014 as recited above the said Ekaraj Housing Pvt. Ltd. acquired right title and Interest and as such became seized and possessed of and/or otherwise well and sufficiently entitled to **all that** the pieces and parcels of Sall Land admeasuring **5.00 Decimals** more or less having rayati sthitiban dakhali rights therein and comprised in **R.S./L.R. Dag No. 27** corresponding to **L.R. Khatian No. 4663** (previous **L.R. Khatian Nos. 1005 and 1714**) lying and situated at Mouja Daulatpur, J.L.

No. 79 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office – Bishnupur, 24 Parganas (South) and within the local limits of the Kulardari Gram Panchayat and In the District of 24 Parganas (South) and recorded its name in the records of right of the Govt. of West Bengal upon payment of proportionate land revenue at the office of the BL & LRO Bishnupur Block as also mutated its name in the records of the Kulardari Gram Panchayat upon payment of proportionate rates and taxes (hereinafter referred to as the said **Lot-A Land**) (which is morefully and particularly described and mentioned in the **First Schedule** hereunder written).

8. By another Deed of Conveyance dated 5th day of October 1994 made between the said Jiban Kumar Naskar, Mohan Kumar Naskar, Bhuban Kumar Naskar, Nayan Kumar Naskar, Basanti Naskar, Ashima Mondal nee Naskar and Anima Naskar, therein referred to as the Vendors of the One Part and Srilata Guha Roy, therein referred to as the Purchaser of the Other Part and registered at the Office of the Sub Registrar - Bishnupur 24 Parganas (South) and recorded in Book No. 1, Volume No. 47, Pages – 11 to 20, **Being No. 4238** for the year 1994, the said Jiban Kumar Naskar & Six Others sold, transferred, conveyed, granted, assigned and assured unto and in favour of the said Srilata Guha Roy out of the said Akhil's Land being all that the pieces and parcels of Sali Land admeasuring **3.31 Decimals** more or less having rayati sthitiban dakhali rights therein and comprised in **R.S. Dag No. 27** corresponding to **R.S. Khatian No. 326** lying and situated at Mouja Daulatpur, J.L. No. 79 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office – Bishnupur, 24 Parganas (South) and within the local limits of the Kulardari Gram Panchayat and in the District of 24 Parganas (South) (which is morefully and particularly described and mentioned in the Schedule thereunder written), absolutely and forever free from all encumbrances, charges, liens, lispense, attachments, mortgages, acquisitions, requisitions, debutter or trust whatsoever, at or for a consideration therein mentioned.
9. Thus pursuant to the Deed of Sale dated 5th day of October 1994 as recited above the said Srilata Guha Roy acquired right title and interest and as such became seized and possessed of and/or otherwise well and sufficiently entitled to all that the pieces and parcels of Sali Land admeasuring **3.31 Decimals** more or less having rayati sthitiban dakhali rights therein and

comprised in **R.S./L.R. Dag No. 27** corresponding to **L.R. Khatian No. 1726** (previous **R.S. Khatian No. 326**) lying and situated at Mouja Daulatpur, J.L. No. 79 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office – Bishnupur, 24 Parganas (South) and within the local limits of the Kulardari Gram Panchayat and in the District of 24 Parganas (South) and recorded her name in the records of right of the Govt. of West Bengal upon payment of proportionate land revenue at the office of the BL & LRO Bishnupur Block as also mutated her name in the records of the Kulardari Gram Panchayat upon payment of proportionate rates and taxes.

10. By another Deed of Conveyance dated 29th day of January, 2015 made between the said Srilata Guha Roy, therein referred to as the Vendor of the One Part and Esther Buldcon Pvt. Ltd., therein referred to as the Purchaser of the Other Part and registered at the Office of the Additional District Sub Registrar Bishnupur 24 Parganas (South) and recorded in Book No. I, CD Volume No. 2, Pages – 1814 to 1829, **Being No. 514** for the year 2015, the said Srilata Guha Roy sold, transferred, conveyed, granted, assigned and assured unto and in favour of the said Esther Buldcon Pvt. Ltd. **all that the pieces and parcels of Sali Land admeasuring 3.31 Decimals** more or less having rayati sthitban dakhali rights therein and comprised in **R.S./L.R. Dag No. 27** corresponding to **L.R. Khatian No. 1726** lying and situated at Mouja Daulatpur, J.L. No. 79 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office – Bishnupur, 24 Parganas (South) and within the local limits of the Kulardari Gram Panchayat and in the District of 24 Parganas (South), (which is morefully and particularly described and mentioned in the Schedule thereunder written), absolutely and forever free from all encumbrances, charges, liens, lispendense, attachments, mortgages, acquisitions, requisitions, debuttur or trust whatsoever, at or for a consideration therein mentioned.
11. Thus pursuant to the Deed of Sale dated 29th day of January, 2015 as recited above the said Esther Buldcon Pvt. Ltd. acquired right title and interest and as such became seized and possessed of and/or otherwise well and sufficiently entitled to **all that the pieces and parcels of Sali Land admeasuring 3.31 Decimals** more or less having rayati sthitban dakhali rights therein and comprised in **R.S./L.R. Dag No. 27** corresponding to **L.R. Khatian No. 4655** (previous **L.R. Khatian No. 1726**) lying and situated at Mouja Daulatpur, J.L. No. 79 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the

Additional District Sub Registration Office – Bishnupur, 24 Parganas (South) and within the local limits of the Kulardari Gram Panchayat and in the District of 24 Parganas (South) and recorded its name in the records of right of the Govt. of West Bengal upon payment of proportionate land revenue at the office of the BL & LRO Bishnupur Block as also mutated its name in the records of the Kulardari Gram Panchayat upon payment of proportionate rates and taxes (hereinafter referred to as the said **Lot-B Land**) (which is morefully and particularly described and mentioned in the **Second Schedule** hereunder written).

12. By another Deed of Conveyance dated the 20th day of August 1996 made between the said Jiban Kumar Naskar, Mohan Kumar Naskar, Bhuban Kumar Naskar, Nayan Kumar Naskar, Basanti Naskar, Ashima Mondal nee Naskar and Anima Naskar, therein referred to as the Vendors of the One Part and Ashutosh Mukhopadhyay, therein referred to as the Purchaser of the Other Part and registered at the Office of the Additional District Sub Registrar - Bishnupur 24 Parganas (South) and recorded in Book No. 1, Volume No. 30, Pages – 193 to 204, **Being No. 2830** for the year 1996, the said Jiban Kumar Naskar & Six Others sold, transferred, conveyed, granted, assigned and assured unto and in favour of the said Ashutosh Mukhopadhyay out of the said Akhil's Land being **all that** the pieces and parcels of Sali Land admeasuring **6.80 Decimals** more or less having rayati sthitiban dakhali rights therein and comprised in **R.S. Dag No. 27** corresponding to **R.S. Khatian No. 326** lying and situated at Mouja Daulatpur, J.L. No. 79 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office – Bishnupur, 24 Parganas (South) and within the local limits of the Kulardari Gram Panchayat and in the District of 24 Parganas (South), (which is morefully and particularly described and mentioned in the Schedule thereunder written), absolutely and forever free from all encumbrances, charges, liens, lispendense, attachments, mortgages, acquisitions, requisitions, debutor or trust whatsoever, at or for a consideration therein mentioned.
13. Thus pursuant to the Deed of Sale dated 20th day of August 1996 as recited above the said Ashutosh Mukhopadhyay acquired right title and interest and as such became seized and possessed of and/or otherwise well and sufficiently entitled to **all that** the pieces and parcels of Sali Land admeasuring **6.80 Decimals** more or less having rayati sthitiban dakhali rights therein and comprised in **R.S./L.R. Dag No. 27** corresponding to **L.R. Khatian No. 268/1**

(previous **R.S. Khatian No. 326**) lying and situated at Mouja Daulatpur, J.L. No. 79 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office – Bishnupur, 24 Parganas (South) and within the local limits of the Kulardari Gram Panchayat and in the District of 24 Parganas (South) and recorded his name in the records of right of the Govt. of West Bengal upon payment of proportionate land revenue at the office of the BL & LRO Bishnupur Block as also mutated his name in the records of the Kulardari Gram Panchayat upon payment of proportionate rates and taxes (hereinafter referred to as the said **Ashutosh's Land**).

14. By another Deed of Conveyance dated 24th day of July 1998 made between the said Ashutosh Mukhopadhyay, therein referred to as the Vendor of the One Part and Bina Pani Das, therein referred to as the Purchaser of the Other Part and registered at the Additional District Sub Registration Office – Bishnupur, 24 Parganas (South) and recorded in Book No. 1, CD Volume No. 38, Pages – 313 to 320, **Being No. 2102** for the year 1998, the said Ashutosh Mukhopadhyay sold, transferred, conveyed, granted, assigned and assured unto and in favour of the said Bina Pani Das out of the said Ashutosh's Land being **all that** the piece and parcel of Sali Land measuring **1.65 Decimals** more or less having rayati sthitiben dakhali rights therein and comprised in **R.S./L.R. Dag No. 27** corresponding to **L.R. Khatian No. 268/1** lying and situated at Mouja Daulatpur, J.L. No. 79 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office – Bishnupur, 24 Parganas (South) and within the local limits of the Kulardari Gram Panchayat and in the District of 24 Parganas (South) (which is morefully and particularly described and mentioned in the Schedule thereunder written), absolutely and forever free from all encumbrances, charges, liens, dispendense, attachments, mortgages, acquisitions, requisitions, debuffor or trust whatsoever, at or for a consideration therein mentioned.
15. Pursuant to the transfer effected under the Deed of Conveyance dated 24th day of July 1998 as recited above the said Ashutosh Mukhopadhyay remained seized and possessed of and/or otherwise well and sufficiently entitled to **all that** the pieces and parcels of Sali Land admeasuring **5.15 Decimals** out of **6.80 Decimals** more or less having rayati sthitiben dakhali rights therein and comprised in **R.S./L.R. Dag No. 27** corresponding to **L.R. Khatian No. 268/1** (previous **R.S. Khatian No. 326**) lying and situated at Mouja Daulatpur,

J.L. No. 79 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office – Bishnupur, 24 Parganas (South) and within the local limits of the Kulardari Gram Panchayat and in the District of 24 Parganas (South) and recorded his name in the records of right of the Govt. of West Bengal upon payment of proportionate land revenue at the office of the BL & LRO Bishnupur Block as also mutated his name in the records of the Kulardari Gram Panchayat upon payment of proportionate rates and taxes.

16. By another Deed of Conveyance dated 12th day of March 2015 made between the said Ashutosh Mukhopadhyay, therein referred to as the Vendor of the One Part and Phobos Tours & Travel Pvt. Ltd., therein referred to as the Purchaser of the Other Part and registered at the Office of District Sub Registrar-IV Alipore 24 Parganas (South) and recorded in Book No. I, CD Volume No. B, Pages – 892 to 903, **Being No. 2390** for the year 2015, the said Ashutosh Mukhopadhyay sold, transferred, conveyed, granted, assigned and assured unto and in favour of the said Phobos Tours & Travel Pvt. Ltd. the remaining portion out of the said Ashutosh's Land being **all that** the piece and parcel of Sali Land measuring **5.15 Decimals** more or less having rayati sthiliban dakhali rights therein and comprised in **R.S./L.R. Dag No. 27** corresponding to **L.R. Khatian No. 268/1** lying and situated at Mouja Daulatpur, J.L. No. 79 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office – Bishnupur, 24 Parganas (South) and within the local limits of the Kulardari Gram Panchayat and in the District of 24 Parganas (South), (which is morefully and particularly described and mentioned in the Schedule thereunder written), absolutely and forever free from all encumbrances, charges, liens, lispendense, attachments, mortgages, acquisitions, requisitions, debutor or trust whatsoever, at or for a consideration therein mentioned.
17. Thus pursuant to the Deed of Sale dated 12th day of March 2015 as recited above the said Phobos Tours & Travel Pvt. Ltd. acquired right title and interest and as such became seized and possessed of and/or otherwise well and sufficiently entitled to **all that** the piece and parcel of Sali Land measuring **5.15 Decimals** more or less having rayati sthiliban dakhali rights therein and comprised in **R.S./L.R. Dag No. 27** corresponding to **L.R. Khatian No. 3105 (previous L.R. Khatian No. 268/1)** lying and situated at Mouja Daulatpur, J.L. No.

79 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office – Bishnupur, 24 Parganas (South) and within the local limits of the Kulardari Gram Panchayat and in the District of 24 Parganas (South) and recorded its name in the records of right of the Govt. of West Bengal upon payment of proportionate land revenue at the office of the BL & LRO Bishnupur Block as also recorded its name in the mutated of the Kulardari Gram Panchayat upon payment of proportionate rates and taxes (hereinafter referred to as the said **Lot-C Land**) (which is morefully and particularly described and mentioned in the **Third Schedule** hereunder written).

18. Thus the Vendors herein pursuant to the three Deeds of Sale all dated 8th day of December 2014, 29th day of January, 2015 and 12th day of March 2015 have become absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the Lot-A Land, the Lot-B Land and the Lot-C Land being all that the pieces and parcels of Sall Land admeasuring **13.46 Decimals** more or less having rayati shtitiban dakhali rights therein and comprised in **R.S./L.R. Dag No. 27** measuring **5.00 Decimals** more or less corresponding to **L.R. Khatian Nos. 4663** (previous **L.R. Khatian Nos. 1005 and 1714**) **AND R.S./L.R. Dag No. 27** measuring **3.31 Decimals** more or less corresponding to **L.R. Khatian No. 4655** (previous **L.R. Khatian No. 1726**) **AND R.S./L.R. Dag No. 27** measuring **5.15 Decimals** more or less corresponding to **L.R. Khatian No. 3105** (previous **L.R. Khatian No. 268/1**) lying and situated at Mouja Daulatpur, J.L. No. 79 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office – Bishnupur, 24 Parganas (South) and within the local limits of the Kulardari Gram Panchayat and in the District of 24 Parganas (South) and recorded their names in the records of right of the Govt. of West Bengal upon payment of proportionate land revenue at the office of the BL & LRO Bishnupur Block as also mutated their names in the records of the Kulardari Gram Panchayat upon payment of proportionate rates and taxes as applicable (hereinafter referred to as the said **Entire Land**) (which is morefully and particularly described and mentioned in the **Fourth Schedule** hereunder written).
19. After mutation of their names the said Ekara] Housing Private Limited, Esther Buildcon Private Limited and Phobos Tours and Travels Private Limited made three separate applications at the Office of the Block Land & Land Reforms Officer, Bishnupur – I at Bhasa, 24 Parganas (South)

for conversion of the land use from agricultural land and/or Sali to Bastu and accordingly by three separate orders being Memo No. S-2/254/BLLRO-Bishnupur-I/13 dated 8th May 2015, Memo No. S-2/305/BLLRO-Bishnupur-I/13 dated 3rd June 2015 and Memo No. S-2/424/BLLRO-Bishnupur-I/13 dated 22nd June 2015 the said conversion applications were granted and disposed off and accordingly the land use was changed from agricultural land and/or Sali to Bastu. Pursuant to obtaining necessary conversion of the nature of land use from Sali to Bastu the said EkaraJ Housing Private Limited, Esther Buildcon Private Limited and Phobos Tours and Travels Private Limited have become entitled to utilize the said Entire Land for bastu purpose and/or for construction of any real estate projects.

20. Pursuant to the resolution dated 9th day of March 2017 taken in terms of the provisions of the Companies Act, 2013 the said EkaraJ Housing Private Limited was converted into a limited liability partnership in pursuance of Rule 32 (1) of the Limited Liability Partnership Rules 2009 and came to be known and distinguished as EkaraJ Housing LLP, being the Vendor No. 1 herein and accordingly a certificate of incorporation dated 27th day of March 2017 was issued by the Registrar of Companies, West Bengal.
21. Pursuant to the resolution dated 15th day of March 2017 taken in terms of the provisions of the Companies Act, 2013 the said Esther Buildcon Private Limited was converted into a limited liability partnership in pursuance of Rule 32 (1) of the Limited Liability Partnership Rules 2009 and came to be known and distinguished as Esther Buildcon LLP, being the Vendor No. 2 herein and accordingly a certificate of incorporation dated 30th day of March 2017 was issued by the Registrar of Companies, West Bengal.
22. The Vendors herein jointly with the other Owners of the adjacent lands with an intention to commercially exploit the land, intended to develop a housing project with all the modern facilities, amenities and benefits into or upon all that the land measuring 756.00 Decimals more or less comprised in several dag nos. and khatian nos. lying and situate at Moujas of Daulatpur and Sarmasterchak, Police Station – Bishnupur, District 24 Parganas (South) (hereinafter collectively referred to as the said **Larger Property**) and pursuance of such intention the Vendor herein jointly with other Owners of the adjacent lands, entered into a Development Agreement for the development of a housing project, hereinafter called and

referred to as the "Housing Project" upon the said Entire Land which forms a part or portion of the Larger Property.

23. Pursuant to three separate Development Agreements dated 23rd day of June 2015, 9th day of November 2015 and 22nd day of September 2017 and two Supplementary Agreements both dated 30th June, 2017 and 19th December, 2018 (hereinafter collectively referred to as the said **Development Agreements**) made and executed between seventy nine separate independent legal entities, therein referred to as the Owners of the one part and the said **PS Vinayak Complex LLP**, therein referred to as the Developer of the other part and registered at the Office of the District Sub Registrar – IV Alipore, 24 Parganas (South) and recorded in Book No. I, **Being No. 4903** for the year 2015, Book No. I **Being No. 7787** for the year 2015, Book No. I **Being No. 6419** for the year 2017, Book No. I **Being No. 5048** for the year 2017 and Book No. I **Being No. 7480** for the year 2018 respectively, whereby the Owners in consideration of the Developer being the said PS Vinayak Complex LLP assuring to built and construct a housing project comprising of several building blocks containing self contained flats/units, car parking spaces and various modern facilities and amenities granted the right of development and construction of a housing project on the said Larger Property which included the said Entire Land unto and in favour of the said PS Vinayak Complex LLP and on such other terms and condition therein mentioned.
24. The Vendor herein, as per the terms and conditions of the said Development Agreement, executed several registered General Power of Attorneys in favour of the said PS Vinayak Complex LLP authorizing it to act, do and perform the acts deeds and things therein specified for the development of the said Larger Property which includes the said Entire Land.
25. In consideration of the rights and interest available by virtue of the said Development Agreement to the said PS Vinayak Complex LLP, PS Group Realty Private Limited, the Confirming Party No.2 herein, as a designated partner of the said PS Vinayak Complex LLP, has submitted a proposal on 12th February, 2019 in response to the Tender Notice dated 18th January, 2019, published in "The Economic Times" newspaper, by Central Government Employees Welfare Housing Organization (hereinafter referred to as the said **CGEWHO**), being the Purchaser herein for the construction and sale and/or transfer of a Housing Project on turnkey basis, proposed to be built and constructed upon **all that** the land measuring

239.00 Decimals more or less comprised in several dag and khatian nos. situate at the Moujas of Daulatpur and Sarmasterchak, Police Station – Bishnupur and in the District of 24 Parganas (South) together with a right of access through a common passage (hereinafter referred to as the said **Project Land**).

26. The said PS Group Realty Private Limited/Confirming Party No.2 herein has submitted the financial bid on 4th July, 2019 and subsequently, the tender was awarded to the PS Group Realty Private Limited/the Confirming Party No.2 herein and a Letter of Intent (LOI) No. T-220/1 dated 2nd September, 2019 (hereinafter called and referred to as the said **LOI**) was issued by the CGEWHO in favour of the said PS Group Realty Private Limited/Confirming Party No.2 herein for the development of the said Project Land and construction of a housing project on the said Project Land.
27. By an Agreement for Cancellation dated 28th day of February 2020 made and executed between the said Deepak Kumar Jayaswal and another, therein referred to as the Owners of the One Part and the said PS Vinayak Complex LLP, therein referred to as the Developer of the Other Part and registered at the Office of the District Sub Registrar – IV Alipore, 24 Parganas (South) and recorded in Book No. 1, Volume No. 1604-2020, Pages – 32599 to 32618, **Being No. 963** for the year 2020, whereby and where under the said Deepak Kumar Jayaswal and another with the consent and agreement of the said PS Vinayak Complex LLP cancelled and/or determined and/or terminated the Development Agreement dated 23rd day of June 2015, Being No. 4903 of 2015 together with the Supplementary Agreement dated 19th day of December 2018, Being No. 7480 of 2018, on such terms and conditions as recorded therein.
28. By another Agreement for Cancellation dated 27th day of February 2020 made and executed between the said Eeshvi Real Estate LLP and Twenty Seven other Independent legal entities, therein referred to as the Owners of the One Part and the said PS Vinayak Complex LLP, therein referred to as the Developer of the Other Part and registered at the Office of the District Sub Registrar – IV Alipore, 24 Parganas (South) and recorded in Book No. 1, Volume No. 1604-2020, Pages – 33964 to 33997, **Being No. 1006** for the year 2020, whereby and where under the said Eeshvi Real Estate LLP and Twenty Seven other independent legal entities with the consent and agreement of the said PS Vinayak Complex LLP cancelled and/or

- determined and/or terminated the Development Agreement dated 22nd day of September 2017, Being No. 6419 of 2017, on such terms and conditions as recorded therein.
29. By another Agreement for Cancellation dated 27th day of February 2020 made and executed between Bratati Mukhopadhyay and Forty Seven other Independent legal entities, therein referred to as the Owners of the One Part and the said PS Vinayak Complex LLP, therein referred to as the Developer of the Other Part and registered at the Office of the District Sub Registrar – IV Alipore, 24 Parganas (South) and recorded in Book No. I, Volume No. 1604-2020, Pages – 33696 to 33743, **Being No. 1007** for the year 2020, whereby and where under the said Bratati Mukhopadhyay and Forty Seven other independent legal entities with the consent and agreement of the said PS Vinayak Complex LLP cancelled and/or determined and/or terminated the Development Agreement dated 9th day of November 2015, Being No. 7787 of 2015 together with the Supplementary Agreement dated 30th day of June 2017, Being No. 5048 of 2017, on such terms and conditions as recorded therein.
30. Thus the said three Cancellation Agreements as recited hereinabove all dated 27th day of February 2020 and 28th day of February 2020 and all registered at the Office of the District Sub Registrar – IV Alipore, 24 Parganas (South) and recorded in Book No. I, **Being No. 963** for the year 2020, Book No. I, **Being No. 1006** for the year 2020 and Book No. I, **Being No. 1007** for the year 2020 are hereinafter collectively referred to as the said **Cancellation Agreements**.
31. In consideration of the above understanding the **Vendor** herein and PS Vinayak Complex LLP and PS Group Realty Private Limited herein and the said LOI issued by the CGEWHO to the PS Group Realty Private Limited herein, the **Vendor** herein has agreed to sell, transfer and convey in favour of the **Purchaser** herein and the **Purchaser** has agreed to purchase out of the said Entire Land being all that the pieces and parcels of homestead Land (Bastu) admeasuring **12.00 Decimals** out of **13.46 Decimals** more or less having rayati shritiban dakhali rights therein and comprised in **R.S./L.R. Dag No. 27** measuring **5.00 Decimals** more or less corresponding to **L.R. Khatian Nos. 4663** (previous **L.R. Khatian Nos. 1005 and 1714**) **AND R.S./L.R. Dag No. 27** measuring **3.00 Decimals** more or less corresponding to **L.R. Khatian No. 4655** (previous **L.R. Khatian No. 1726**) **AND R.S./L.R. Dag No. 27** measuring **4.00 Decimals** more or less corresponding to **L.R.**

Khatian No. 3105 (previous **L.R. Khatian No. 268/1**) lying and situated at Mouja Daulatpur, J.L. No. 79 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office – Bishnupur, 24 Parganas (South) and within the local limits of the Kulardari Gram Panchayat and in the District of 24 Parganas (South), at or for a total consideration of **Rs. 1,22,11,200/- [Rupees One Crore Twenty Two Lakh Eleven Thousand and Two Hundred Only]** and on such terms and conditions hereinafter mentioned (hereinafter for the sake of brevity referred to as the said Land) (which is morefully and particularly described and mentioned in the **Fifth Schedule** hereunder written).

32. The Confirming Party No.1 herein being the co-owners of such undivided part or portion of R.S./L.R. Dag No. 27 are jointly seized and possessed of the remaining portion of land comprised in the said R.S./L.R. Dag No. 27, lying and situate at Mouza – Daulatpur, J.L. No. 79, within the territorial jurisdiction of the Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office Bishnupur, 24 Parganas (South) and within the local limits of Kulardari Gram Panchayat and in the District of 24 Parganas (South). The Confirming Party No.1 has agreed to join and execute these presents **in confirmation of the transfer of the demarcated chunk of land** referred to as the said Land, which is being transferred under these presents in favour of the Purchaser herein.
33. The Confirming Party No.3 herein under four separate Deeds of Sale all dated 13th day of October 2014, 14th day of October 2014 and 26th day of August 2015 and registered at the Offices of the DSR-II and DSR-IV Alipore 24 Parganas (South) and recorded in Book No. I Being No. 7810 for the year 2014, Book No. I Being No. 11065 for the year 2014, Book No. I Being No. 11066 for the year 2014 and Book No. I Being No. 6468 for the year 2015, acquired right title and interest and as such became seized and possessed of and/or otherwise well and sufficiently entitled to all that the pieces and parcels of land admeasuring 52.36 Decimals more or less comprised in **L.R. Dag No. 701** (corresponding to **R.S. Dag No. 501**) measuring **20.50 Decimals** more or less corresponding to **L.R. Khatian Nos. 3358, 3359, 9124, 9125, 9126 and 9127 AND L.R. Dag No. 702** (corresponding to **R.S. Dag No. 501/773**) measuring **6.00 Decimals** more or less corresponding to **L.R. Khatian Nos. 3358, 3359, 9124, 9125, 9126 and 9127 AND L.R. Dag No. 703** (corresponding

to R.S. Dag No. 501/774) measuring 18.86 Decimals more or less corresponding to L.R. Khatian Nos. 3358, 3359, 9124, 9125, 9126 and 9127 AND L.R. Dag No. 700 (R.S. Dag No. 502) measuring 7.00 Decimals more or less corresponding to L.R. Khatian Nos. 3358, 3359, 9124, 9125, 9126 and 9127 lying and situated at Mouja - Hanspukuria, J.L. No. 20 and within the territorial jurisdiction of Thakurpukur Police Station (previously Behala Police Station) and within the jurisdiction of the Additional District Sub Registration Office Behala 24 Parganas (South) and within the local limits of Ward No. 144 of the Kolkata Municipal Corporation and in the District of 24 Parganas (South) AND ALL THAT the pieces and parcels of Sali Land admeasuring 30.00 Decimals more or less comprised in L.R. Dag No. 112 (R.S. Dag No. 113) measuring 12.00 Decimals more or less corresponding to L.R. Khatian No. 518, 520, 612, 613, 618 and 649 AND L.R. Dag No. 113 (R.S. Dag No. 114) measuring 9.00 Decimals more or less corresponding to L.R. Khatian No. 518, 520, 612, 613, 618 and 649 AND L.R. Dag No. 114 (R.S. Dag No. 115) measuring 9.00 Decimals more or less corresponding to L.R. Khatian No. 572 lying and situated at Mouja - Sarnasterchak, J.L. No. 17 and within the territorial jurisdiction of Bishrupur Police Station and within the jurisdiction of the Additional District Sub Registration Office Bishrupur 24 Parganas (South) and within the local limits of the Kulerdan Gram Panchayat and in the District of 24 Parganas (South) and recorded their names in the Records of Right of the Government of West Bengal upon payment of proportionate revenue at the Office of the BL & LRO Bishrupur Block and BL & LRO Thakurpukur - Metiabruz Block 24 Parganas (South) as also mutated their names in the records of the relevant civic authorities upon payment of proportionate rates and taxes (hereinafter referred to as the said Land Demarcated for Common Road).

34. Pursuant to transfers made out of the said Land Demarcated for Common Road, under a Deed of Sale dated 15th day of February 2019 and registered at the Office of the DSR-II Alipore 24 Parganas (South) and recorded in Book No. I, Volume No. 1602-2019, Pages - 46983 to 46917 Deed No. 1323 for the year 2019, the said Confirming Party No.3 continued to remain seized and possessed of and/or otherwise well and sufficiently entitled to all that the pieces and parcels of land admeasuring 36.73 Decimals more or less comprised in L.R. Dag No. 700, 701, 702 and 703 corresponding to L.R. Khatian Nos. 3358, 3359, 9124, 9125, 9126 and 9127 lying and situated at Mouja Hanspukuria, J.L. No. 20 and within the territorial jurisdiction of Behala Police Station and within the jurisdiction of the ADSR Behala 24

Parganas (South) and in the District of 24 Parganas (South) AND all that the pieces and parcels of land admeasuring 26.00 Decimals more or less comprised in L.R. Dag No. 112 and 113 corresponding to L.R. Khatian Nos. 518, 520, 612, 613, 618 and 549 AND L.R. Dag No. 114 (R.S. Dag No. 115) measuring 5.00 Decimals more or less corresponding to L.R. Khatian No. 572 lying and situated at Mouja Sarmasterchak, J.L. No. 17 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the ADSR Bishnupur 24 Parganas (South) and in the District of 24 Parganas (South) (hereinafter referred to as the said **Common Passage**) (which is morefully and particularly described and mentioned in the **Sixth Schedule** hereunder written).

35. By a Deed of Declaration dated 12th day of June 2020 (hereinafter referred to as the said **Deed of Declaration**) made and executed between the Grantors/Confirming Party No.3 herein, therein referred to as the Grantors of the First Part and the Purchaser herein, therein referred to as the Beneficiary of the Second Part and the Confirming Party No.2 herein, therein referred to as the PS Group of the Third Part, in consideration of the understanding as entered into between the CGEWHO and the Confirming Party No.2 herein and in consideration of the said LOL, the Grantors/Confirming Party No.3 at the instance of the Confirming Party No.2 transferred and conveyed a permanent irreversible and transferable easementary right to common passage together with a right to facilitate all easements and essential services to the said Project Land such as laying electrical cables, communication cables, water lines, drainage lines, water reservoirs, pipelines, sewerage lines etc. through the Common Passage to the said Project Land unto and in favour of the Purchaser herein, absolutely and forever, on such terms and conditions as morefully described and therein mentioned.
36. The Confirming Party No. 1, the Confirming Party No. 2 and the Confirming Party No. 3 hereby represent, confirm and assure that they are not claiming any right or title or interest in the ownership of the said Land and no part of the consideration payable under these presents is being paid in favour of the Confirming Party No.1, the Confirming Party No. 2 or the Confirming Party No.3.
37. At or before execution of these presents the **Vendors** herein have assured, declared and represented to the **Purchaser** as follows (hereinafter collectively referred to as **The Representations**);

- a. The **Vendors** obtained their right, title and interest pertaining to the said **Land** successively from the erstwhile recorded owners and have clear, marketable, unfettered, absolute and unrestricted right, title and interest and pursuant thereto are seized and possessed of and/or otherwise well and sufficiently entitled to the said **Land** which is properly identified by metes and bounds in accordance with various government records, maps and plans. No person other than the **Vendors** have any right, title and/or interest, of any nature whatsoever in the said **Land** or any part thereof and the **Vendors** have made all payments to be made in terms of the documents under which the said **Land** were acquired and there are no impediments, defaults, omissions or constraints whatsoever with regard to the rights, titles, estate, privileges and interests vesting in the **Vendors**. All current and antecedent title documents have been duly registered and stamped at the correct valuation of the said **Land** as required under law;
- b. The **Vendors** have full right, power and authority to enter into this Deed of Conveyance.
- c. The **Vendors** represent that they have made all material disclosures in respect of the said **Land** and have provided all necessary information in relation to the transactions contemplated herein and all original documents of title of the **Vendors** and all other title related documents such as powers of attorney, heirship certificates, faraznama and/or sworn affidavits affirming heirships and court orders etc. wherever necessary with regard to the chain of title are in its custody and the **Vendors** agree to handover to the **Purchaser** on or before the execution of these presents.
- d. THAT no part or portion of the said **Land** can be deemed to be vacant land within the meaning of the Urban Land (Ceiling & Regulations) Act, 1976 and liable to be surrendered and/or acquired thereunder. The **Vendors** further represents that neither they nor their predecessors held any excess vacant land within the meaning of Urban Land (Ceiling and Regulation) Act, 1976 and if required the **Vendors** shall apply for and obtain necessary no objection certificate from the competent authority under the said Act at its cost and expenses.

- e. The said **Land** and all parts of it are free from all kinds of encumbrance and third party claims including any prior sale/ agreement to sell, lease/license/ allotment whether flat buyer agreement, plot buyer agreement or villa buyer agreement or any other agreement or memorandum of understanding for sale, booking of any plot, flat, apartment or any other space/ area gift, mortgage, tenancy, license, trust, exchange, lease, encroachment by or settled possession of a third party or any power of attorney or any other authority, oral or otherwise empowering any other person(s) to deal with the said **Land** or any part thereof for any purpose whatsoever, claims, loan, surety, security, lien, court injunction, litigation, stay order, notices, charges, disputes, acquisition, attachment in the decree of any court, hypothecation, income tax or wealth tax attachment or any other registered or unregistered encumbrance whatsoever. No part or portion of the said **Land** has vested under any law in force and the said **Land** is properly contiguous land and there are no impediments with regard to the development and construction of the said **Land**;
- f. The **Vendors** are in absolute compliance of the applicable law, all statute, law, land ceiling laws, regulation, ordinance, rule, judgment, notification, rule of common law, order, decree, bye-law, government approval, directive, guideline, requirement or other governmental restriction, or any similar form of decision of, or determination by, or any interpretation, policy or administration including rules and regulations prescribed by the Kolkata Improvement Trust (KIT) as well as the Land Use & Control Development Plan of the KMDA, having the force of law of any of the foregoing, by any authority having jurisdiction over the matter in question as in effect as of the date of these presents;
- g. No part or portion of the said **Land** is classified as 'industry'.
- h. No part or portion of the said **Vendors'** Land fall under the East Kolkata Wetlands (Conservation and Management) Act, 2006.
- i. That no suits and/or proceedings and/or litigations are pending in respect of the said **Land** or any part thereof and same is not involved in any civil, criminal or arbitration proceedings and no such proceedings and no claims of any nature (whether relating to, directly or indirectly) are pending or threatened by or against **Vendors** or in respect

whereof **Vendors** are liable to indemnify any person concerned and as far as the **Vendors** are aware there are no facts likely to give rise to any such proceedings.

- j. The **Vendors** further represent if any dispute arises in future the **Vendors** shall be responsible for any litigation related to their title to the said **Land** and in that event, the **Vendors** shall, at their own costs and expenses, settle all disputes, claims, demands, suits, complaints, litigation, etc. in relation to the right, title and interest of the **Vendors** over the said **Land** and ensure that the development and construction of the project by the **Purchaser** shall not be interrupted, obstructed, hampered or delayed in any manner by such disputes, claims, demands, suits, complaints, litigation, etc. Further, the **Vendors** agree and acknowledge that in the event the **Purchaser** incurs any costs, expenses, damages etc. to rectify or remedy the title of the **Vendors** to the said **Land**, it shall be entitled to recover and the **Vendors** shall be deemed to have an admitted liability to pay such costs charges and expenses incurred by the **Purchaser** on being intimated.
- k. The **Vendors** represent that no part or portion of the said land ever belonged to any Debtor trust and/or to any Minor;
- l. The **Vendors** shall also apply for and bear the cost of shifting drainage lines, electrical lines, pipelines or any other service lines running underneath or over the said **Land** from their existing location to any other location for enabling the **Purchaser** to construct without any obstruction and with full authority;
- m. The said **Land** or any part thereof is, not affected by any requisition or acquisition of the Govt or any other statutory body such as the KMDA, Housing Board, PWD or National Highway Authority or Road alignment of any authority or authorities under any law and the said **Land** is not attached under any decree or order of any Court of Law or dues of the Income Tax, Revenue or any other Public Demand.
- n. There are no prohibitory orders, notices of any nature whatsoever of any Municipal Authority or Statutory Body concerning or relating to or involving the said **Land** or the **Vendors** pertaining to the said **Land**. There are no court orders or any orders/ directions

from any Governmental Authority or any other person, which may have any adverse effect on the right, title and interest of the said Land vesting with the Vendors, the contemplated transaction under these presents or on the development and construction of the project;

- o. Subject to what has been stated in these presents, the Vendors have not done and shall not do nor permit to be done, anything whatsoever that would in any way impair, hinder and/or restrict the rights of the Purchaser under these presents including, without limitation, the unfettered exercise by the Purchaser of the sole and exclusive right to develop the said Land.
- p. There is no dispute with any revenue or other financial department of State or Central Government or elsewhere in relation to the affairs of the said Land and there are no facts, which may give rise to any such dispute.
- q. The said Land of the Vendors are free of any liability or demand and there is no outstanding property taxes, land revenue, rates, duties, cess, levies including assessments, water charges, electricity charges, dues or any other charges by the Panchayat/Municipal Authorities or any infrastructure charges, under any applicable law, revenue or any other authority or department of the state or central Government nor is there any claim or demand by any person or persons affecting the said Land.
- r. The Vendors would be able to deliver peaceful vacant possession of the said Land simultaneously with execution and registration of these presents.
- s. The Vendors would be able to fulfill and complete all the other obligations set out herein after.
- t. That the Vendors have not stood as Guarantor or Surety for any obligation, liability, bond or transaction whatsoever in respect of the said Land or even otherwise;

- u. The **Vendors** and/or their predecessor were not a 'Big Raiyat' in terms of the West Bengal Estate Acquisition Act, 1953 and none of them owned land in excess of ceiling prescribed in the West Bengal Land Reforms Act, 1955.
- v. The **Vendors** represent and confirm that access to and egress from the said Land is unconditionally and absolutely available for all purposes from the main road through a common passage and the **Vendors** have not entered into any arrangement or agreement of any nature with any person/ third party which in any manner restricts the access/ egress to the said Land through the common passage and to the main road (Diamond Harbour Road) and may give rise to any dispute for access.
- w. No part or portion of the Project Land is used for agriculture nor affected by Sec 4E of the West Bengal Land Reforms Act, 1955.
- x. The Memorandum and Articles of Association of the **Vendors** adequately disclose the fact that selling and transferring the said Land will not be ultra vires the Company's objects.

NOW THIS INDENTURE OF CONVEYANCE WITNESSETH:

IN PURSUANCE of the LOI and settlement made between the **Vendors, PS Group/Confirming Party No.2** and the **Purchaser** herein and pursuant to the **Representations** and Offer made by the **Vendors** to the **Purchaser** and the **Purchaser**, having relied upon the **Representations** of the **Vendors** as aforesaid and believing the same to be true and acting on faith thereof and thereafter having accepted the offer of the **Vendors** and in consideration of the said sum of **Rs. 1,22,11,200/- [Rupees One Crore Twenty Two Lakh Eleven Thousand and Two Hundred Only]** of the lawful money of the Union of India well and truly paid by the **Purchaser** at the instance of the **PS Group/Confirming Party No.2** herein and in terms of the LOI, to the **Vendors** herein (the receipt whereof the **Vendors** do and each of them doth hereby and also by the receipt hereunder written admit and acknowledge to have been received and of and from the payment of the same and every part thereof doth hereby acquit, release, exonerate and discharge the **Purchaser** and the said **LAND** hereby intended to be sold, transferred and conveyed) the

Vendors with the consent and concurrence of the **Confirming Party No.1, PS Group/Confirming Party No.2** and **Grantors/Confirming Party No.3** do and each of them doth hereby indefeasibly grant, sell, transfer, convey, assign and assure unto and to the Purchaser the said **LAND** being **ALL THAT** the pieces and parcels of homestead Land (Bastu) admeasuring **12.00 Decimals** out of **13.46 Decimals** more or less having rayati sthitiban dakhali rights therein and comprised in **R.S./L.R. Dag No. 27** measuring **5.00 Decimals** more or less corresponding to **L.R. Khatian Nos. 4663** (previous **L.R. Khatian Nos. 1005 and 1714**) **AND R.S./L.R. Dag No. 27** measuring **3.00 Decimals** more or less corresponding to **L.R. Khatian No. 4655** (previous **L.R. Khatian No. 1726**) **AND R.S./L.R. Dag No. 27** measuring **4.00 Decimals** more or less corresponding to **L.R. Khatian No. 3105** (previous **L.R. Khatian No. 268/1**) lying and situated at Mouja Daulatpur, J.L. No. 79 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office – Bishnupur, 24 Parganas (South) and within the local limits of the Kulardari Gram Panchayat and in the District of 24 Parganas (South) and also delivered up the vacant, peaceful and khas possession of the said **LAND** to the **Purchaser** at the instance of the **PS Group/Confirming Party No.2** on this day absolutely and forever and together with all rights and easements and entitlements, hereinafter called and referred to as the said **LAND** and more fully and particularly mentioned and described in the **FIFTH SCHEDULE** hereunder written read together with the **First Schedule, Second Schedule, Third Schedule and Fourth Schedule** hereunder written **OR HOWSOEVER OTHERWISE** the said **LAND** or any part or portion thereof now is or are or at any time or times heretofore was or were situated butted and bounded called known numbered described or distinguished in the map or plan annexed hereto and thereon border **RED AND TOGETHER WITH** all houses, edifices, buildings, yards, ways paths, passages, common and/or other passages drains, sewers water, water course, electric or other fittings or installations and all manner of former and other rights, lights, liberties, easements, privileges, profits, advantages appendages and appurtenances whatsoever in the said message, hereditaments and premises or any part thereof usually held occupied or enjoyed or reputed to belonging to or in anywise appertaining with the same or any of them or any part thereof **AND** the reversion or reversions remainder or remainders and the rents issues and profits of the said **LAND** and every part or portion thereof **AND** all the legal incidences thereof **AND** all the estate right title Interest inheritance possession use trust property claims and demands whatsoever both at law and in equity of the **Vendors** into or upon and in respect of the said **LAND** or any and every part thereof herein comprised and hereby sold

granted and transferred **TOGETHER WITH** all deeds patta muniments and evidences of title which are anyways exclusively relates to or concerns the said **LAND** or any part or portion thereof which now are or hereinafter shall or may be in the custody power possession or control of the **Vendors** or any person or persons from whom the **Vendors** can or may procure the same without any action or suit at law or in equity **TO HAVE AND TO HOLD** the said **LAND** hereby granted sold conveyed transferred assigned assured or expressed or intended so to be with all rights and appurtenances belonging thereto unto and to the use of the **Purchaser** absolutely and forever free from all encumbrances including but **NOT** limited to charges, liens, lispense, liabilities, claims, demands, objections, mortgages, attachments, acquisitions, requisitions, alignments, vesting with the authorities, lease, license, tenancy, development agreement, easement, right of passage, exchange, trusts, adverse possession, debutter or any type of encumbrance whatsoever or howsoever;

AND THIS DEED FURTHER WITNESSETH THAT in consideration of the said **LOI** and in consideration of such commercial agreements the said **PS Group/Confirming Party No.2** has with the **Grantors/Confirming Party No.3** and in further consideration of the Deed of Declaration dated 12th day of June 2020 the **Grantors/Confirming Party No.3** herein with the consent and concurrence of the **PS Group/Confirming Party No.2** hereby transfer convey assign and assure unto and in favour of the **Purchaser** herein **all that** the irreversible permanent and transferable right of way and/or the right to ingress and egress and/or the right to pass or repass through the said Common Passage connecting the said Project Land with the National Highway and/or Diamond Harbour Road **AND** all such transferable and irreversible rights to construct all such essential services through the said Common Passage including and not limited to the right to construct, erect and lay electrical cables, communication cables, water lines, water reservoir connections, pipelines, drainage lines and/or sewerage lines from the said Project Land passing through the Common Passage and connecting with the main source of distribution and/or connection as laid down by the civic authorities and/or essential service providers and to **HAVE AND TO HOLD** the right in the said Common Passage, the situation whereof is shown and delineated in the map or plan annexed hereto and thereon bordered **Green** (which is morefully and particularly described and mentioned in the **Sixth Schedule** hereunder written) absolutely and forever free from all encumbrances whatsoever. **AND THE VENDORS AND THE CONFIRMING PARTIES DO AND EACH OF THEM DOTH HEREBY COVENANT WITH THE PURCHASER** as follows:

- a. **THAT NOTWITHSTANDING** any act, deed matter or thing whatsoever by the **Vendors** done or executed or knowingly suffered to the contrary the **Vendors** are now absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said **LAND** together with all the appurtenances thereto hereby sold, granted, conveyed, transferred, assigned and intended so to be and every part or portion thereof for a perfect and indefeasible estate or inheritance without any manner or conditions use trust encumbrances or to make void the same;
- b. **THAT NOTWITHSTANDING** any act, deed or thing or committed by the **Vendors** or any of its ancestors or predecessors-in-title, the **Vendors** have good right full power and absolute authority to sell, grant, convey, transfer, assign and assure the said **LAND** and the rights, easements, properties, appurtenances hereditament and premises hereby sold transferred and conveyed unto the **Purchaser** in the manner aforesaid;
- c. **AND THAT** the said **LAND** together with all appurtenances thereto hereby sold, granted and conveyed or expressed so to be is now free from all encumbrances including but **NOT** limited to charges, liens, lispense, liabilities, claims, demands, objections, mortgages, attachments, acquisitions, requisitions, alignments, vesting with the authorities, lease, license, tenancy, development agreement, easement, right of passage, exchange, trusts, adverse possession, debutter or any type of encumbrance whatsoever or howsoever made or suffered by the **Vendors** or any persons having or lawfully or equitably claiming any estate or interest therein through under or in trust for the **Vendors** in the said **LAND** together with appurtenances thereto hereby sold in the manner aforesaid.
- d. **AND THAT** the **Purchaser** shall and may at all times hereafter peacefully and quietly hold possess and enjoy the same and every part thereof and receive the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the **Vendors** or any person or persons lawfully claiming through from under or in law or trust for the **Vendors** or any of its/his/her/their ancestors or predecessors-in-title.
- e. **AND FURTHER THAT** the **Vendors** and all persons having lawfully or equitably claiming any estate, right, title, interest, use, trust, property, claim and demand whatsoever and howsoever

into or upon and in respect of the said **LAND** together with the appurtenances thereto hereditament and premises or any part or portion thereof through or under or in trust for the **Vendors** or any of its/his/her/their ancestors or predecessors-in-title shall and will from time to time and at all times hereafter at the request cost and expenses of the **Purchaser** make, do, execute and perfect or cause to be made, done executed and perfected all such further and absolutely assuring, conveying and confirming the said **LAND** unto and to the use and benefit of the said **Purchaser** forever in the manner as aforesaid, as the said **Purchaser** shall or may reasonably require **AND FURTHER MORE THAT** the **Vendors** shall at all times hereafter indemnify and keep indemnified the **Purchaser** against losses, damages, costs, charges and expenses, if any, suffered by reason of any hidden defect in title of the **Vendors** or any breach of the covenants hereunder contained and for giving effect to this clause the other various properties of the **Vendors** shall have charge created upon them, in discharge of the present indemnity given by the **Vendors** in favour of the **Purchaser**;

- f. **THAT** the **Vendors** are executing this Sale Deed in favour of the **Purchaser** at the instance of the **PS Group/Confirming Party No.2** as part performance of the LOI No.T-220/1 dated 2nd September, 2019 issued by the Central Government Employees Welfare Housing Organization (CGEWHO), the **Purchaser** herein for the construction and development of Turnkey Composite Housing Project on the said Land.
- g. **THAT** the **Vendors** also hereby irrevocably declares and confirms that, save and except the said Development Agreement mentioned hereinbefore it has not entered into any kind of agreement, moreover all the agreements and the said Development Agreement in respect of the said Land hereby transferred of whatsoever in nature held by it is cancelled and in consideration of the payment received by it from the **Purchaser** it has foregone and cancelled all its right, title and interest from the said Land and delivered quiet, vacant and peaceful possession of the said Land to the **Purchaser** herein and that the cost, charges and expenses in connection with the Sale Deed including stamp duty, registration charges and expenses, lawyer's fee etc. have been borne by the **Purchaser**.

- h. That the said Land as morefully mentioned in the **Fifth Schedule** hereunder written is no way the assigned land as defined in Endowment Act and the said Land or any part or portion thereof is not a leasehold property in any manner whatsoever.
- i. **THAT NOTWITHSTANDING** anything contained herein, the **Vendors** shall without any demur sign and execute all letters, papers, plans, documents, applications etc as and when called upon by the **Purchaser** to do so or otherwise the **Purchaser** as the authorized representative and/or constituted attorney of the **Vendors** shall be deemed empowered to sign and/or execute all letters, papers, plans, documents, applications etc, that may be required from time to time to be executed for the limited purpose of obtaining all such mandatory and/or prior sanctions or approvals from the statutory authority or authorities, in the context of the said **LAND**.
- j. **THAT NOTWITHSTANDING** anything contrary contained herein, the **Vendors** shall be solely and absolutely responsible for liquidating all such arrear and/or outstanding statutory claims, demands or impositions in the form of panchayat and/or municipal rates or taxes or such other statutory dues, levies or otherwise and in the event the **Vendors** do not settle or liquidate such statutory claims or demands within ninety days from the date of execution of these presents, the **Purchaser** shall be deemed to have a first charge upon other properties of the **Vendors** and the same shall only be considered fully satisfied and discharged upon the **Vendors** making the said **LAND** free from all encumbrances of whatsoever nature.
- k. **AND ALSO** the **Vendors** have not at any time done or executed or knowingly suffered or been part to any act deed or things whereby and whereunder the said **LAND** together with all appurtenances thereto hereby sold, granted, transferred and conveyed or expressed or so to be or any part or portion thereof is or may be impeached or encumbered or affected in title or otherwise.
- l. **AND THAT** the **Vendors** shall and will make and affirm such affidavit or affidavits and sign all papers and documents as necessary for the purpose of effecting mutation of the **Purchaser's** name in the records of the Kulerdari Gram Panchayat and/or with the Office of the Block Land & Land Reforms Officer, Bishnupur-I Block and/or also with such other statutory body or bodies.

- m. **AND** the **Vendors** do and each of them doth hereby further covenant and assure the **Purchaser** that it has not encumbered the said **LAND** together with all appurtenances thereto hereditament and premises in any way and has full right and absolute authority and power to sell the same in the manner aforesaid and for any reason whatsoever if the **Purchaser** is dispossessed and/or deprived of full enjoyment of the said **LAND** together with all appurtenances thereto hereditament and premises or any part or portion thereof the **Vendors** shall and will indemnify the **Purchaser** entirely for the losses and damages to be suffered by it in respect of the said **LAND**.
- n. **AND FURTHER THAT** the **Vendors** do and each of them doth hereby declare and confirm that it does not hold any excess vacant land within the meaning of Urban Land (Ceiling & Regulation) Act 1976, both as amended up to date.
- o. **AND FURTHER THAT** the **Vendors** shall and will pay all outstanding panchayat and/or municipal rates and taxes, government revenues and all other impositions whatsoever due and payable by the **Vendors** or any of their predecessors-in-title/interest up to the date of these presents.
- p. **AND IT IS HEREBY FURTHER AGREED AND DECLARED** by and between the parties hereto that the **Vendors** covenant and assured the **Purchaser** that all such relevant title deeds, link deeds or prior deeds muniments, papers, documents and receipts in respect of the said **LAND** hereby conveyed to the **Purchaser** hereto and more fully and particularly mentioned and described in the **Fifth Schedule** hereunder written shall be delivered up in favour of the **Purchaser** herein simultaneously with the execution and registration of these presents.
- q. **AND IT IS HEREBY FURTHER AGREED AND DECLARED** by and between the parties hereto that the **Vendors** covenant and assured the **Purchaser** that all such title deeds, link deeds or prior deeds muniments, papers, documents and receipts in respect of the said **LAND** hereby conveyed to the **Purchaser** hereto and more fully and particularly mentioned and described in the **Fifth Schedule** hereunder written remaining in the custody, control and power

of the **Vendors** herein shall be kept fully secured, saved harmless, un-obliterated and un-defaced with the covenant for production, inspection maintenance and security and the **Purchaser** herein shall have the right and power to take inspection thereof or obtain extracts therefrom at its own costs and expenses at all times upon forty eight hours prior notice in writing to the **Vendors** herein and the **Vendors** shall produce the original of those documents to all courts of law, tribunals, arbitration proceeding and other places at all times upon request and cost of the **Purchaser** herein upon forty eight hours prior notice in writing.

- r. **AND THAT** the **Vendors** also declares and confirms that it is in khas and vacant possession of the said **LAND** together with all appurtenances thereto and no one else has any right or interest therein or on any part or portion thereof as occupant or otherwise.
- s. **AND THAT** the **Vendors** herein declares and confirms that the said **LAND** more fully and particularly mentioned and described in the **Fifth Schedule** hereunder written has got no claim whatsoever with any government body and/or statutory body and/or any agency under the Government.
- t. **AND THAT** it is deemed that the **Vendors** simultaneously with the execution of these presents the **Vendors** has put the **Purchaser** into actual, physical, vacant and peaceful possession of the said **LAND** in implementation of these presents and the covenants as recorded herein.
- u. **AND THE VENDORS** do and each of them doth hereby assure and covenant with the **Purchaser** that in the event of there being any defect in title and/or any claim from any third Party, or any of the representations is found to be incorrect or false, the **Vendors** shall cause such defect to be removed, remedied and for such purposes sign, execute and register all such deeds of rectification and/or declaration and/or amendment and as such the **Vendors** have agreed to keep the **Purchaser** saved, harmless and fully indemnified from and against all costs, charges, claims, actions, suits and proceedings arising out of such defect in title and/or misrepresentation **AND** if for any reason whatsoever the **Vendors** fails to execute and register such deeds of rectification and/or declaration and/or amendment, under such eventuality the **Vendors** herein authorize and/or empower the **Purchaser** to represent the **Vendors** as his/her/their/its constituted attorney and sign, execute and present for registration such deeds

of rectification and/or declaration and/or amendment before the concerned registering authority or authorities;

- v. **AND FURTHER THAT** Schedules and Plans annexed hereto form and constitute as an integral part of this Deed and while constructing and/or interpreting the meaning of this Deed the same shall be relied upon **AND** simultaneously with the execution of this Deed of Conveyance the **Vendors** have made over to the **Purchaser** the actual, physical, vacant and peaceful possession of the said **LAND**.

THE FIRST SCHEDULE ABOVE REFERRED TO

(SAID LOT-A LAND)

ALL THAT the pieces and parcels of Sali Land admeasuring **5.00 Decimals** more or less having rayat shtitban dakhali rights therein and comprised in **R.S./L.R. Dag No. 27** corresponding to **L.R. Khatian No. 4663** (previous **L.R. Khatian Nos. 1005 and 1714**) lying and situated at Mouja Daulatpur, J.L. No. 79 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub-Registration Office ~ Bishnupur, 24 Parganas (South) and within the local limits of the Kulardari Gram Panchayat and in the District of 24 Parganas (South), a detail where of is set out hereinafter.

Sl. No.	R.S. Dag No.	L.R. Dag No.	L.R. Khatian No.	Nature of Land	Share in Dag	Total Area In Dag (Decimal)	Area conveyed (Decimal)
1.	27	27	4663	Sali	0.2272	22.00	5.00
TOTAL							5.00

THE SECOND SCHEDULE ABOVE REFERRED TO**(SAID LOT-B LAND)**

ALL THAT the pieces and parcels of Sali Land admeasuring **3.31 Decimals** more or less having rayati sthitiban dakhali rights therein and comprised in **R.S./L.R. Dag No. 27** corresponding to **L.R. Khatian No. 4655** (previous L.R. Khatian No. 1726) lying and situated at Mouja Daulatpur, J.L. No. 79 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office – Bishnupur, 24 Parganas (South) and within the local limits of the Kulardari Gram Panchayat and in the District of 24 Parganas (South), a detail where of is set out hereinafter:

Sl. No.	R.S. Dag No.	L.R. Dag No.	L.R. Khatian No.	Nature of Land	Share in Dag	Total Area in Dag (Decimal)	Area conveyed (Decimal)
1.	27	27	4655	Sali	0.1504	22.00	3.31
TOTAL							3.31

THE THIRD SCHEDULE ABOVE REFERRED TO**(SAID LOT-C LAND)**

ALL THAT the piece and parcel of land measuring **5.15 Decimals** more or less having rayati sthitiban dakhali rights therein and comprised in **R.S./L.R. Dag No. 27** corresponding to **L.R. Khatian No. 3105** (previous L.R. Khatian No. 268/1) lying and situated at Mouja Daulatpur, J.L. No. 79 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office – Bishnupur, 24 Parganas (South) and within the local limits of the Kulardari Gram Panchayat and in the District of 24 Parganas (South), a detail where of is set out hereinafter:

Sl.	R.S.	L.R. Dag	L.R. Khatian	Nature	Share	Total Area	Area
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No.	Dag No.	No.	No.	of Land	in Dag	In Dag (Decimal)	conveyed (Decimal)
1.	27	27	3105	Sali	0.2340	22.00	5.15
TOTAL							5.15

THE FOURTH SCHEDULE ABOVE REFERRED TO
(SAID ENTIRE LAND)

ALL THAT the pieces and parcels of Sali Land admeasuring **13.46 Decimals** more or less having rayat sthitiban dakhali rights therein and comprised in R.S./L.R. Dag No. 27 measuring **5.00 Decimals** more or less corresponding to L.R. Khatian Nos. 4663 (previous L.R. Khatian Nos. 1005 and 1714) AND R.S./L.R. Dag No. 27 measuring **3.31 Decimals** more or less corresponding to L.R. Khatian No. 4655 (previous L.R. Khatian No. 1726) AND R.S./L.R. Dag No. 27 measuring **5.15 Decimals** more or less corresponding to L.R. Khatian No. 3105 (previous L.R. Khatian No. 268/1) lying and situated at Mouja Daulatpur, J.L. No. 79 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office - Bishnupur, 24 Parganas (South) and within the local limits of the Kulargari Gram Panchayat and in the District of 24 Parganas (South), a detail where of is set out hereinafter:

Sl. No.	R.S. Dag No.	L.R. Dag No.	L.R. Khatian No.	Nature of Land	Share in Dag	Total Area in Dag (Decimal)	Area conveyed (Decimal)
1.	27	27	4663	Sali	0.2272	22.00	5.00
2.	27	27	4655	Sali	0.1504	22.00	3.31
3.	27	27	3105	Sali	0.2340	22.00	5.15
TOTAL							13.46

THE FIFTH SCHEDULE ABOVE REFERRED TO**(SAID LAND)**

ALL THAT the pieces and parcels of homestead Land (Bastu) admeasuring **12.00 Decimals** out of **13.46 Decimals** more or less having rayati sthltian dakhali rights therein and comprised in **R.S./L.R. Dag No. 27** measuring **5.00 Decimals** more or less corresponding to **L.R. Khatian Nos. 4663** (previous **L.R. Khatian Nos. 1005 and 1714**) **AND R.S./L.R. Dag No. 27** measuring **3.00 Decimals** more or less corresponding to **L.R. Khatian No. 4655** (previous **L.R. Khatian No. 1726**) **AND R.S./L.R. Dag No. 27** measuring **4.00 Decimals** more or less corresponding to **L.R. Khatian No. 3105** (previous **L.R. Khatian No. 268/1**) lying and situated at **Mouja Daulatpur, J.L. No. 79** and within the territorial jurisdiction of **Bishnupur Police Station** and within the jurisdiction of the **Additional District Sub Registration Office – Bishnupur, 24 Parganas (South)** and within the local limits of the **Kulardari Gram Panchayat** and in the **District of 24 Parganas (South)**, a detail where of is set out hereinafter:

Sl. No.	R.S. Dag No.	L.R. Dag No.	L.R. Khatian No.	Nature of Land	Share in Dag	Total Area in Dag (Decimal)	Area conveyed (Decimal)
1.	27	27	4663	Bastu	0.2272	22.00	5.00
2.	27	27	4655	Bastu	0.1364	22.00	3.00
3.	27	27	3105	Bastu	0.1819	22.00	4.00
TOTAL							12.00

OR HOWSOEVER OTHERWISE the said **L.R. Dag No. 27** or any part or portion thereof now is or are or at any time or times heretofore was or were situated butted and bounded called known numbered described or distinguished and more clearly shown and delineated in the map or plan annexed hereto and thereon bordered **RED** which are butted and bounded in the manner following:-

L.R. Dag No. 27

ON THE NORTH : Part dag of L.R. Dag No.27;

ON THE EAST : Part dag of L.R. Dag No.30;

ON THE SOUTH : Part dag of L.R. Dag No.28;
ON THE WEST : R.S. Dag No.117 of Mouza - Sarmasterchak;

THE SIXTH SCHEDULE ABOVE REFERRED TO
(SAID COMMON PASSAGE)

ALL THAT the pieces and parcels of land admeasuring 36.73 Decimals more or less comprised in L.R. Dag No. 701 (corresponding to R.S. Dag No. 501) measuring 7.20 Decimals more or less corresponding to L.R. Khatian Nos. 3358, 3359, 9124, 9125, 9126 and 9127 AND L.R. Dag No. 702 (corresponding to R.S. Dag No. 501/773) measuring 6.00 Decimals more or less corresponding to L.R. Khatian Nos. 3358, 3359, 9124, 9125, 9126 and 9127 AND L.R. Dag No. 703 (corresponding to R.S. Dag No. 501/774) measuring 18.86 Decimals more or less corresponding to L.R. Khatian Nos. 3358, 3359, 9124, 9125, 9126 and 9127 AND L.R. Dag No. 700 (R.S. Dag No. 502) measuring 4.67 Decimals more or less corresponding to L.R. Khatian Nos. 3358, 3359, 9124, 9125, 9126 and 9127 lying and situated at Mouja - Hanspukuria, J.L. No. 20 and within the territorial jurisdiction of Thakurpukur Police Station (previously Behala Police Station) and within the jurisdiction of the Additional District Sub Registration Office Behala 24 Parganas (South) and within the local limits of Ward No. 144 of the Kolkata Municipal Corporation and in the District of 24 Parganas (South), a detail where of is set out hereinafter.

Sl. No.	R.S. Dag No.	L.R. Dag No.	L.R. Khatian No.	Nature of Land	Share in Dag	Total Area in Dag (Decimal)	Area conveyed (Decimal)
1.	501	701	3358, 3359, 9124, 9125, 9126 & 9127	Bastu	0.0960	82.00	7.20
2.	501/773	702	3358, 3359, 9124, 9125, 9126 & 9127	Bastu	0.1134	87.00	6.00
3.	501/774	703	3358, 3359, 9124, 9125, 9126 & 9127	Bastu	0.5837	32.00	18.86
4.	502	700	3358, 3359, 9124,	Bastu	0.5714	7.00	4.67

			9125, 9126 & 9127				
TOTAL							36.73

ALL THAT the pieces and parcels of Sali Land admeasuring **26.00 Decimals** more or less comprised in **L.R. Dag No. 112 (R.S. Dag No. 113)** measuring **12.00 Decimals** more or less corresponding to **L.R. Khatian No. 518, 520, 612, 613, 618 and 649 AND L.R. Dag No. 113 (R.S. Dag No. 114)** measuring **9.00 Decimals** more or less corresponding to **L.R. Khatian No. 518, 520, 612, 613, 618 and 649 AND L.R. Dag No. 114 (R.S. Dag No. 115)** measuring **5.00 Decimals** more or less corresponding to **L.R. Khatian No. 572** lying and situated at Mouja - Sarmasterchak, J.L. No. 17 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office Bishnupur 24 Parganas (South) and within the local limits of the Kulerdari Gram Panchayat and in the District of 24 Parganas (South), a detail where of is set out hereinafter

Sl. No.	R.S. Dag No.	L.R. Dag No.	L.R. Khatian No.	Nature of Land	Share in Dag	Total Area in Dag (Decimal)	Area conveyed (Decimal)
1.	113	112	518, 520, 612, 613, 618 & 649	Bastu	0.3750	32.00	12.00
2.	114	113	518, 520, 612, 613, 618 & 649	Bastu	0.1525	59.00	9.00
3.	115	114	572	Bastu	0.1724	29.00	5.00
TOTAL							26.00

OR HOWSOEVER OTHERWISE the said **COMMON PASSAGE** or any part or portion thereof now is or are or at any time or times heretofore was or were situated butted and bounded called known numbered described or distinguished and more clearly shown and delineated in the map or plan annexed hereto and thereon bordered **GREEN**.

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

SIGNED, SEALED & DELIVERED by the above named Ekaraaj Housing LLP by affixation of its office Seal by its Designated Partner Mrs. Priti Kyal pursuant to a board resolution dated 31.01.2020 in presence of:

EKARAAJ HOUSING LLP.
Priti Kyal
Partner / Authorised Signatory

1. Anujit Kapak
No. Rajpatis Kapak
122/R, S.N.M. Sarani,
Kolkata 700026.

2. Jayanta Ray
No. R.L. Ray
122/R, S.N.M. Sarani,
Kolkata 700026.

SIGNED, SEALED & DELIVERED by the above named Esther Buildcon LLP by affixation of its office Seal by its Designated Partner Mr. Surendra Kumar Dugar pursuant to a board resolution dated 31.01.2020 in presence of:

ESTHER BUILDCON LLP
Surendra Kumar Dugar
Partner / Authorised Signatory

1. Anujit Kapak.

2. Jayanta Ray

SIGNED, SEALED & DELIVERED by the above named Phobos Tours & Travel Pvt. Ltd. by affixation of its office Seal by its Designated Partner **Mrs. Bratati Mukhopadhyay** pursuant to a board resolution dated 06.02.2020 in presence of:

1. *Arupit Kapat*

2. *Jayantakay*

PHOBOS TOURS & TRAVEL PRIVATE LIMITED

Arupit Mukhopadhyay

Director

SIGNED, SEALED & DELIVERED by the above named **Central Government Employees Welfare Housing Organisation** by affixation of its office Seal by its Assistant Director (Administration) **Mr. Roshan Kishore** pursuant to a board resolution dated 22.06.2020 in presence of:

1. *Arupit Kapat*

2. *Jayantakay*

Roshan Kishore

रोशन किशोर / ROSHAN KISHORE
 सहायक निदेशक (प्रशासन) / Asst. Director (Administration)
 केन्द्रीय सरकार के कर्मचारी कल्याण निवास संगठन /
 Central Govt. Employees Welfare Housing Organisation
 एन १० १, बंगला, जयपुर नगर, जयपुर / New 10/1, Bangla,
 Jaipur City, Jaipur - 302001

SIGNED, SEALED & DELIVERED by the above named **Ayanna Projects LLP** by affixation of its office Seal by its Designated Partner **Mr. Rishi Kyal** pursuant to a board resolution dated 31.01.2020 in presence of:

1. *Amit Kapat*

2. *Jayantakay*

AYANNA PROJECTS LLP.
Rishi Kyal
 Partner / Authorised Signatory

SIGNED, SEALED & DELIVERED by the above named **Ayanna Properties LLP** by affixation of its office Seal by its Designated Partner **Mr. Surendra Kumar Dwyaj** pursuant to a board resolution dated 31.01.2020 in presence of:

1. *Amit Kapat*

2. *Jayantakay*

AYANNA PROPERTIES LLP
Surendra Kumar Dwyaj
 Partner / Authorised Signatory

SIGNED, SEALED & DELIVERED by the above named **Eeshvi Villa LLP** by affixation of its office Seal by its Designated Partner **Mr. Balkrishan Kyal** pursuant to a board resolution dated 31.01.2020 in presence of:

1. *Aruph Kapat*

2. *Jayantakay*

EESHVI VILLA LLP.
Balkrishan Kyal
 Partner / Authorized Signatory

SIGNED, SEALED & DELIVERED by the above named **PS Group Realty Pvt. Ltd.** by affixation of its office Seal by its Director **Mr. Arun Kumar Sancheti** pursuant to a board resolution dated 01.01.2020 in presence of:

1. *Aruph Kapat*

2. *Jayantakay*

PS Group Realty Pvt. Ltd.
Arun Kumar Sancheti
 Director/Authorized Signatory

SIGNED, SEALED & DELIVERED by the above named **Eclair Infracon LLP** by affixation of its office Seal by its Designated Partner **Mr. Siddhartha Mukherjee** pursuant to a board resolution dated 31.01.2020 in presence of:

ECLAIR INFRACON LLP
Siddhartha Mukherjee
 Designated Partner

1. *Mujib Kapur*

2. *Jayanta Ray*

SIGNED, SEALED & DELIVERED by the above named **Ekdant Infracon LLP** by affixation of its office Seal by its Designated Partner **Mr. Surendra Kumar Dugar** pursuant to a board resolution dated 31.01.2020 in presence of:

EKDANT INFRACON LLP
Surendra Kumar Dugar
 Partner/Authorized Signatory

1. *Mujib Kapur*

2. *Jayanta Ray*

SIGNED, SEALED & DELIVERED by the above named **Etaka Realstate LLP** by affixation of its office Seal by its Designated Partner **Mr. Siddhartha Mukherjee** pursuant to a board resolution dated 05.02.2020 in presence of:

ETAKA REALESTATE LLP
Siddhartha Mukherjee
 Designated Partner

1. *Mujib Kapak*

2. *Jayanta Ray*

SIGNED, SEALED & DELIVERED by the above named **Wriddhi Developer Pvt. Ltd.** by affixation of its office Seal by its Director **Mr. Rahul Kyal** pursuant to a board resolution dated 31.01.2020 in presence of:

WRIDDHI DEVELOPER (P) LTD.

Rahul Kyal
 Director / Authorised Signatory

1. *Mujib Kapak*

2. *Jayanta Ray*

SIGNED, SEALED & DELIVERED by the above named Ikka Infra Projects Pvt. Ltd. by affixation of its office Seal by its Director **Mr. Rahul Kyal** pursuant to a board resolution dated 31.01.2020 in presence of:

IKKA INFRA PROJECTS PVT. LTD.
Rahul Kyal
 Director / Authorized Signatory

1. *Mujib Kaput*

2. *Jayantakay*

SIGNED, SEALED & DELIVERED by the above named Ekaraj Buildcon LLP by affixation of its office Seal by its Designated Partner **Mr. Siddhartha Mukherjee** pursuant to a board resolution dated 05.02.2020 in presence of:

EKARAJ BUILDCON LLP
Siddhartha Mukherjee
 Designated Partner

1. *Mujib Kaput*

2. *Jayantakay*

SIGNED, SEALED & DELIVERED by the above named **Fountaingrass Builders Pvt. Ltd.** by affixation of its office Seal by its Director **Mrs. Bratati Mukhopadhyay** pursuant to a board resolution dated 31.01.2020 in presence of:

FOUNTAINGRASS BUILDERS PVT. LTD.

Bratati Mukhopadhyay
Director.

1. *Prithviraj Basu*

2. *Jayantiraj*

Drafted & prepared
in my office :

Prithviraj Basu
PRITHVIRAJ BASU
ADVOCATE

Advocate, High Court,
Calcutta

600/2869/1999

RECEIVED of and from the within-named PURCHASER the within-mentioned sum of Rs. 1,22,11,200/- [Rupees One Crore Twenty Two Lakh Eleven Thousand and Two Hundred Only] Being the TOTAL CONSIDERATION money payable under these presents as per memo below:

Rs. 1,22,11,200.00

[Rupees One Crore Twenty Two Lakh Eleven Thousand and Two Hundred Only]

MEMO OF CONSIDERATION

Sl. No.	Name of the Vendors	Bank & Branch	Cheque/D.D./ RTGS/NEFT No. Date	Amount (Rs.)
1.	Ekaraj Housing LLP	Canara Bank South Extension Branch New Delhi	D.D. No. 031335 Dated – 25.06.2020	50,88,000.00
2.	Esther Buildcon LLP	Canara Bank South Extension Branch New Delhi	D.D. No. 031321 Dated – 25.06.2020	32,56,320.00

3.	Phobos Tours & Travel Pvt. Ltd.	Canara Bank South Extension Branch New Delhi	D.D. No. 031322 Dated - 25.06.2020	38,66,880.00
Total :				1,22,11,200.00

EKARAJ HOUSING LLP,
Bhiti Kyal
Partner / Authorised Signatory

ESTHER BUILDCON LLP
[Signature]
Partner / Authorised Signatory

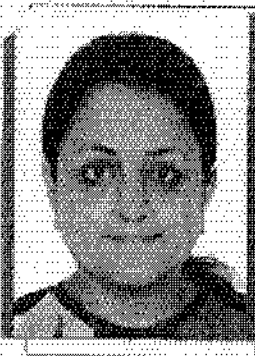
PHOBOS TOURS & TRAVEL PRIVATE LIMITED
[Signature]
Director

Signature of the Vendors

WITNESSES:

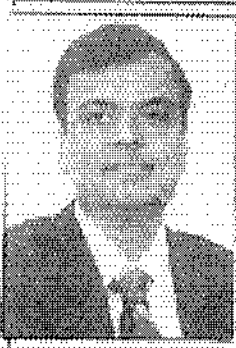
1. [Signature]
2. Jayantakay

SPECIMEN FORM FOR TEN FINGERPRINTS



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature *Paiti Kosal*



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LEFT HAND					
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RIGHT HAND					

Signature *Juan K... ..*

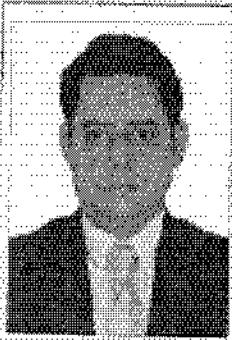


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LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature *Wate K...*

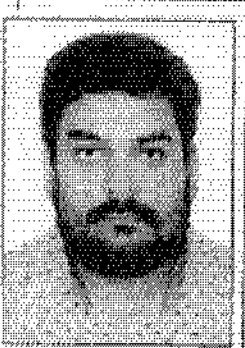
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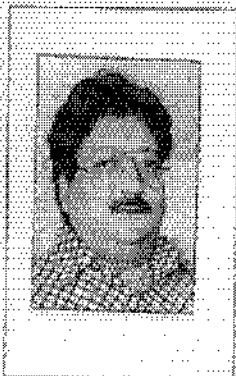
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LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature *Rohan Kishore*



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

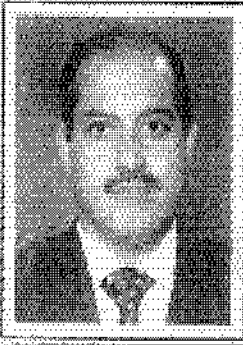
Signature *Rohan Kishore*



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

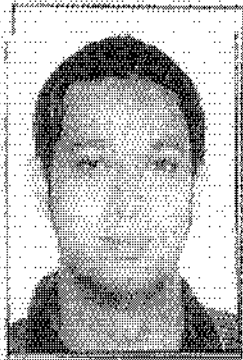
Signature *Bal Kishore*

SPECIMEN FORM FOR TEN FINGERPRINTS



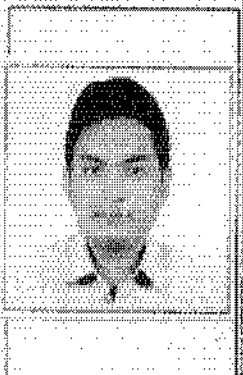
	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature *A. A. Samal*



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature *Abhinav Shrivastava*



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

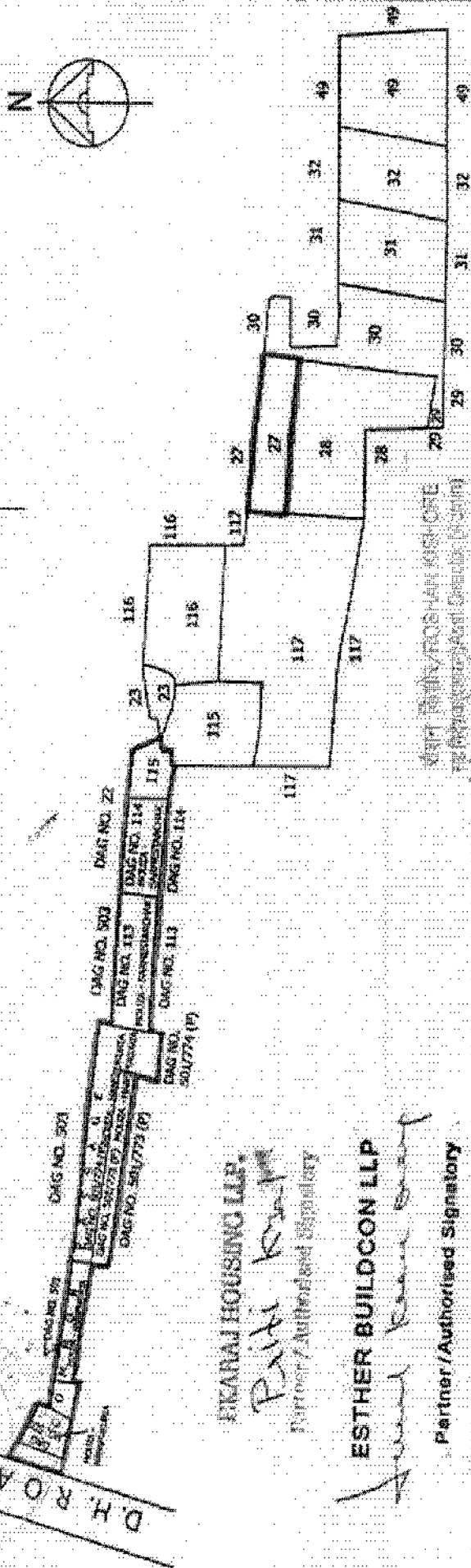
Signature *Rehman Khan*

SITE PLAN OF LAND AT MOUZA - DAULATPUR, J.I. NO. 79, R.S. DAG NO. 27 CORRESPONDING TO L.R. DAG NO. 27, P.S. - BISHNUPUR, P.O. - PAILAN HAT, WITHIN KULERDARI GRAM PANCHAYAT, DIST. - SOUTH 24- PARGANAS.

COMMON PASSAGE		
MOUZA - SARMASTERCHAK, J.I. NO. 17	R.S. DAG NO.	AREA (IN DECS)
113	112	12.00
114	113	9.00
115	114	5.00
TOTAL		26.00

COMMON PASSAGE		
MOUZA - HANSHUKURJA, J.I. NO. 20	R.S. DAG NO.	AREA (IN DECS)
501	701	7.20
501/773	702	6.00
501/774	703	18.86
502	700	4.67
TOTAL		36.73

AREA OF LAND TRANSFERRED			
SL. NO.	R.S. DAG NO.	L.R. DAG NO.	AREA (IN DECS)
1	27	27	12.00
TOTAL			12.00



CAUTION: THIS IS A PRELIMINARY SITE PLAN. THE BOUNDARIES AND AREAS SHOWN HEREIN ARE SUBJECT TO SURVEY AND VERIFICATION BY THE RELEVANT AUTHORITIES. THE PURCHASER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND CLEARANCES FROM THE RELEVANT AUTHORITIES BEFORE PROCEEDING WITH THE DEVELOPMENT OF THE SITE.

MEANAJ HOUSING LLP.

Priti Kumar
Partner/Authorized Signatory

ESTHER BUILDCON LLP

Anand Kumar
Partner/Authorized Signatory

PHOBOS TOURS & TRAVEL PRIVATE LIMITED

Arati Mukherjee
Director

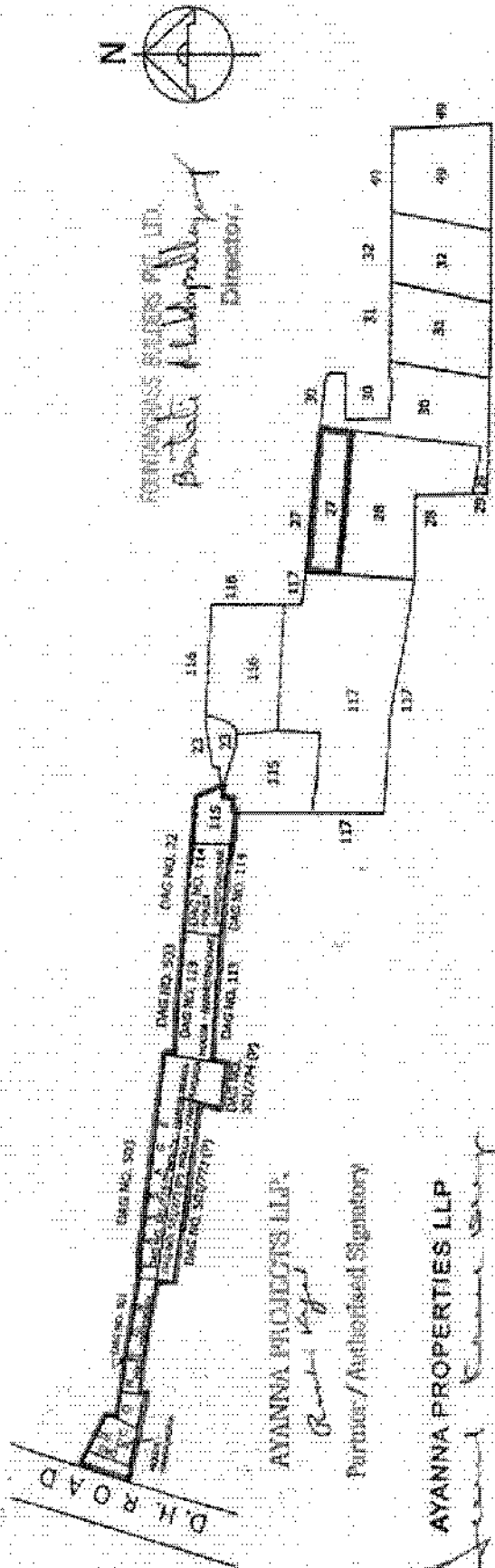
Rohan Mishra
SIG. OF PURCHASER

SIG. OF VENDOR

Continued to Next Page

Handwritten signature

SITE PLAN OF LAND AT MOUZA - DAULATPUR, J.L. NO. 79, R.S. DAG NO. 27 CORRESPONDING TO L.R. DAG NO. 27, P.S. - BISHNUPUR, P.O. - PAILAN HAT, WITHIN KULERDARI GRAM PANCHAYAT, DIST. - SOUTH 24- PARGANAS.



SCHEMATIC DEVELOPER (P) LTD.
Pratibha Halder
 Director

AVANNA PROJECTS LLP.
Ranjan Majhi
 Partner / Authorised Signatory

AVANNA PROPERTIES LLP
Ranjan Majhi
 Partner / Authorised Signatory

GESHVI VILLA LLP.
Rohit Kumar
 Partner / Authorised Signatory

ECLAIR INFRACON LLP
Pratibha Halder
 Designated Partner

WRIDDHI DEVELOPER (P) LTD.
Rohit Kumar
 Director / Authorised Signatory

EKDANT INFRACON LLP
Ranjan Majhi
 Partner / Authorised Signatory

IKGA INFRAPROJECTS PVT.LTD
Rohit Kumar
 Director / Authorised Signatory

SIG. OF CONFIRMING PARTY NO. 1

PS Group Realty Pvt.Ltd.
A. S. Mandal
 Authorised Signatory

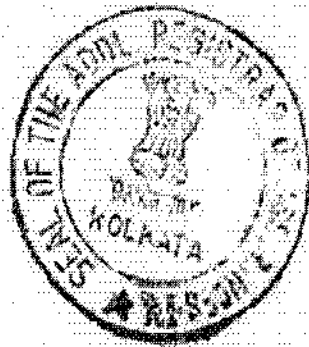
ETAKA REALESTATE LLP
Pratibha Halder
 Designated Partner

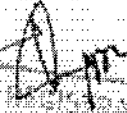
BEARJ BUILDCON LLP
Pratibha Halder
 Designated Partner

SIG. OF CONFIRMING PARTY NO. 2

SIG. OF CONFIRMING PARTY NO. 3

Pratibha Halder
 Director





ADDITIONAL REGISTRAR
OF ASSURANCES
KOLKATA
25 JUN 2020

145


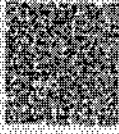


Pati Singh

1(a)


भारत सरकार
GOVERNMENT OF INDIA


बीटी कर्कर
Prati Karkar
 Date of Birth / Year of Issue : 1974
 NID No. / Female


B175 1883 0898

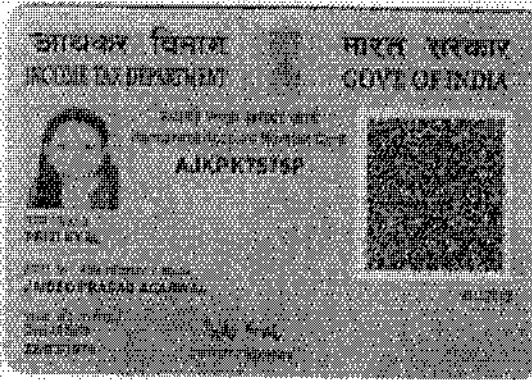
आधार - सार्वजनिक मान्यतेचे अधिकार

Prati Karkar

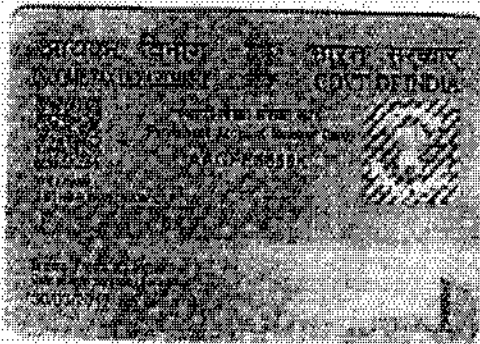

क्राइम इन्व्हेस्टिगेशन प्राधिकरण
CRIMINAL INVESTIGATION AUTHORITY OF INDIA

पत्ता: १००, एच. कर्कर, ४६, डी. ए. रोड एच. पार्क, वेल्स पार्क जवळ साउथ पार्क, कोल्हापूर, महाराष्ट्र, ४०००२९	Address: 100 Prati Karkar, 46 D. A. Road H. Park, Near Oval Park, Southern Park, Kolhapur, West Bengal, 700029
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21/11/2020

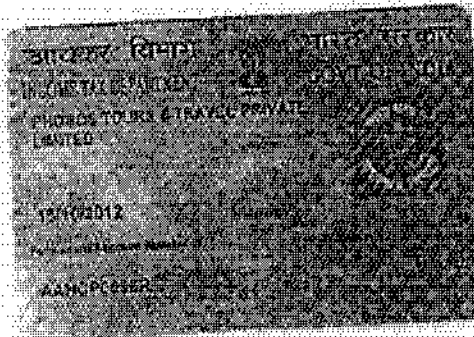


ESTHER BUILDCON LLP

[Handwritten signature]
Partner/Authorised Signatory

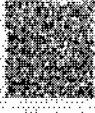


30



PHOBOS TOURS & TRAVEL PRIVATE LIMITED

Dr. M. K. Singh
Director



राज्य सरकार
राजस्थान सरकार



राजस्थान सरकार
राजस्थान सरकार

राज्य सरकार
राजस्थान सरकार
राजस्थान सरकार

राज्य सरकार
राजस्थान सरकार
राजस्थान सरकार

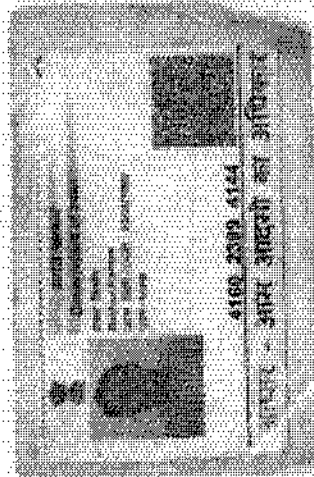
8945 1330 7407
राजस्थान सरकार

8945 1330 7407

आधी-आम आमी का अधिकार

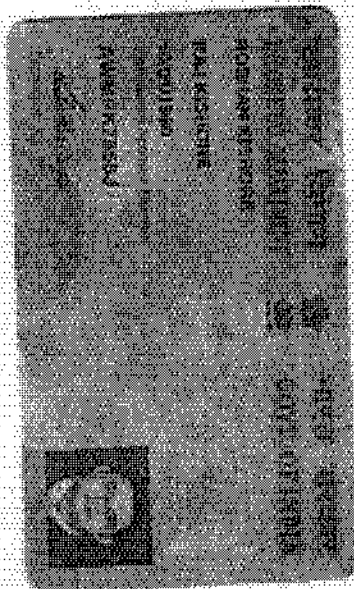
राजस्थान सरकार

राजस्थान सरकार



Rothen Kishore

Person's Name



56



AYANNA PROJECTS LLP.

Partner / Authorised Signatory

Partner / Authorised Signatory

502



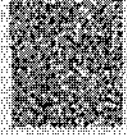
Digitally signed



भारत सरकार
GOVERNMENT OF INDIA



श्री वि. कृष्ण
Vijay Krishna
जन्म वर्ष / Year of Birth : 1976
पुनः 7 मिनट



6009 1283 0434

आधार - साधारण मानुषेण अधिकार

Handwritten signature



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ठिकाण:

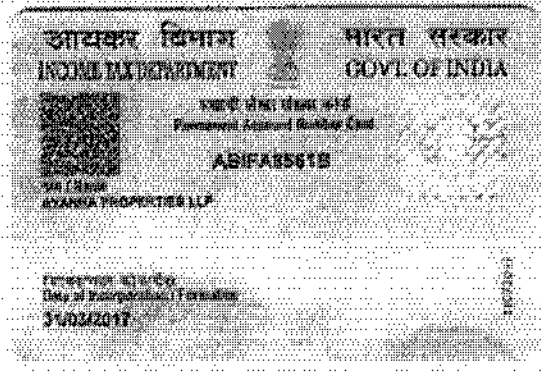
ई.पी.डी. नगरपालिका कार्यालय, ३०, पी.पार्क,
सुभाष चंद्र बोस रोड, नया दिल्ली ११००६१
फोन: ०११-२६११००१, २६११००२
750023

Address:

SIO Bakshi Nagar, 30 P,
Subhash Chandra Park, Near Golf
Park, Kirti Nagar, Sarai Roha
Road, New Delhi-110023



66



AYANNA PROPERTIES LLP
[Signature]
Partner / Authorised Signatory

70

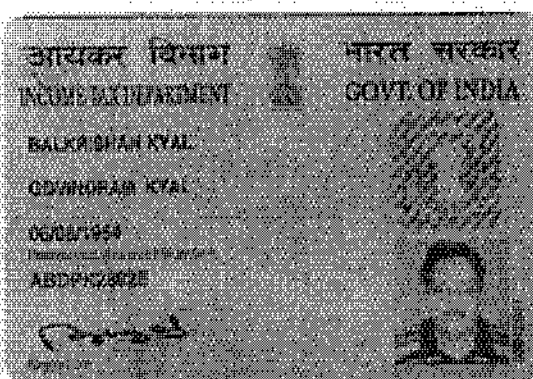


EESHVI VILLA LLP.

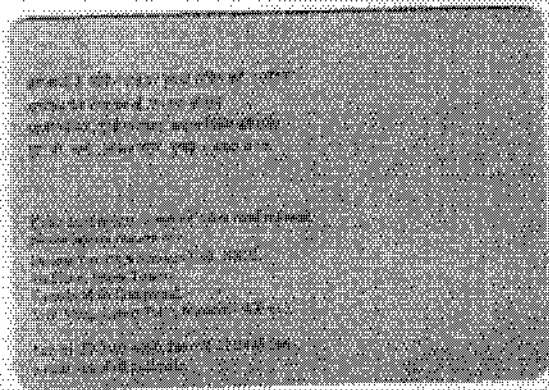
Bad Kishan 101

Partner / Authorised Signatory

1(a)



Balkrishna Kyal



भारत सरकार
GOVERNMENT OF INDIA



नाम / NAME
Balkrishna Kyal
प्राप्ति तिथि / DOB: 06/08/1954
लिंग / GENDER
M / MALE




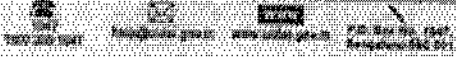
2627 7669 6204

MERA AADHAAR, MERI PEHCHAN

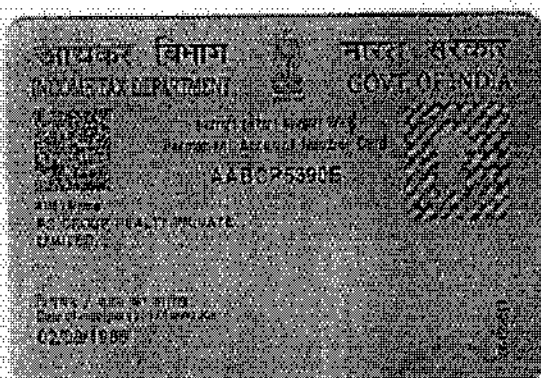
Balkrishna Kyal

भारतीय विधिक पहचान प्राधिकरण
INDIAN LEGAL IDENTIFICATION AUTHORITY OF INDIA

<p>पता: S/O Govind Ram Kyal, 30C, South End Park, Laxa, Kolkata, Kolkata, West Bengal - 700029</p>	<p>Address: S/O Govind Ram Kyal, 30C, South End Park, Laxa, Kolkata, Kolkata, West Bengal - 700029</p>
---	---

See



PS Group Realty Pvt. Ltd.

Authorized Signatory

50

आयकर विभाग
 INCOME TAX DEPARTMENT
 ARUN KUMAR SANCHETI
 SUMERMALL SANCHETI
 24/11/1969
 Permanent Account Number
 AKORS4961L
 Signature
 भारत सरकार
 GOVT OF INDIA

भारत सरकार
 GOVERNMENT OF INDIA
 अरुण कुमार संचेती
 ARUN KUMAR SANCHETI
 सुमरमल संचेती
 SUMERMALL SANCHETI
 24/11/1969
 8381 5626 1141

डिजिटल पहचान आरक्षण प्राधिकरण
 DIGITAL IDENTIFICATION AUTHORITY OF INDIA
 पता:
 28 N, बंगला हाट, नई दिल्ली
 आरक्षण, पहचान, आरक्षण
 Address:
 28 B, CANAL STREET
 Park Street, P. O. Park Street
 Kolkata - 700 016
 INDIA

Arund

BC

Your PAN Application Status

Acknowledgment Number	000289700154425
Name	ECLAIR INFRACON LLP
Category	
Status	Your PAN card has been dispatched on 16-08-2020 by POSTAL SERVICE vide a copy of the PAN card with address for communication provided by you in the application. The PAN card is expected to be received by 31-08-2020. *XXXXXXXXXX represents Address for Return of Card. Your PAN is XXXXXXXXXXXX.
Reference Application Number (PAN)	AAQFEE222C


1. PAN card will be dispatched only to the communication address provided in your PAN application. PAN card will be dispatched to the address mentioned in the application PAN card will be returned to the PAN card issuer.
 2. If your communication address has changed, please submit a Request for New PAN Card or any Changes or Correction in PAN Card to the PAN card issuer.
 3. If the Tax Department's database is updated with your current address.
 4. If your communication address has changed, please ensure that the communication address provided in the PAN card application is updated in the PAN card issuer's database.
 5. If your communication address has changed, please ensure that the communication address is updated in the Income Tax Department's database.


BACK

ECLAIR INFRACON LLP

Shilpi Shetty and Shilpi Shetty
Designated Partner *Shilpi Shetty*

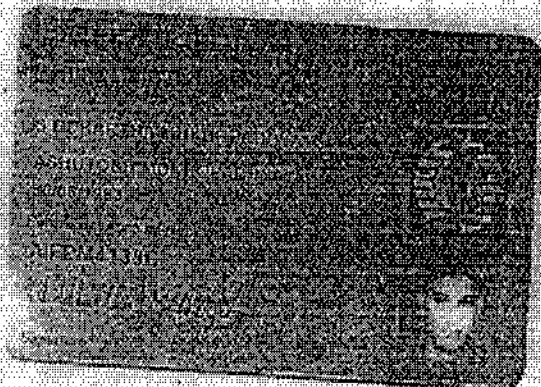
B(a)


भारत सरकार
GOVERNMENT OF INDIA
भारत सरकार
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GOVERNMENT OF INDIA
भारत सरकार
GOVERNMENT OF INDIA

8039 4110 6665 8039 4110 6665
 भारत-आम आदमी का अधिकार Aadhaar-Aam Admi ka Adhikar

Shubhankh Shetty Das
Shubhankh Shetty Das



Subhash Chandra
Subhash Chandra

9(c)



EKDANT INFRACON LLP
[Handwritten Signature]
Partner/Authorised Signatory

810

Your PAN Account in Status

Acknowledgment Number	063298F0015446
Name	ETAKA REALSTATE LLP
Category	1
Status	Your PAN card has been dispatched on 21-Sep-2011 by Registered Speed Post ¹ with Airway No. 407202726001 at the address for communication ² indicated by you in the application. The PAN card is scheduled to be delivered by 01-Oct-2011. ³ ***** represents Airway No Number for Registered Post. ⁴ ***** represents Speed Post & ***** represents Airway No Number for Registered Post.
Permanent Account Number (PAN)	AACFNBK50G

1. PAN card will be dispatched only at the communication address provided in your PAN application. Refer to the Acknowledgment Number (AKN) (Form No. 14 or Form 14B) as mentioned in the application. PAN Card will be dispatched to the A/C address.

2. If your communication address has changed, please submit a Request for Change of PAN Card and/or Correction of PAN card form to the Income Tax Department's database in your current address.

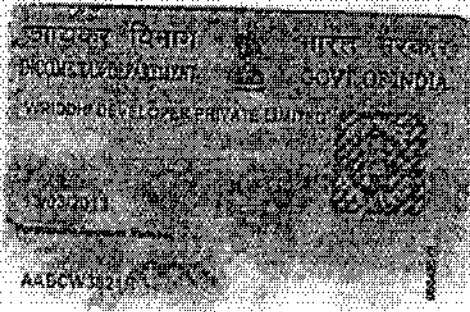
3. Unless communication from the Income Tax Department will be directed to the communication address recorded against your PAN. So to avoid any inconvenience in future, please advise the your communication address to update in the Income Tax Department's database.

BACK

ETAKA REALSTATE LLP

Shalish K. Shetty
Shalish K. Shetty
 Designated Partner

92



WRIDDHI DEVELOPER (P) LTD.

Signature

Director / Authorised Signatory

आयकर विभाग
 INCOME TAX DEPARTMENT
 RAHUL KYAL
 BALKRISHAN KYAL
 15/03/1984
 Permanent Account Number
 AGRPK1359F

 Signature

भारत सरकार
 GOVT OF INDIA



Rahul Kyal

The undersigned hereby certifies that
 the above mentioned person is
 the holder of the PAN Card No. AGRPK1359F
 and is entitled to use the same for all tax purposes.
 Date: 15/07/2020

The undersigned hereby certifies that
 the above mentioned person is
 the holder of the PAN Card No. AGRPK1359F
 and is entitled to use the same for all tax purposes.
 Date: 15/07/2020

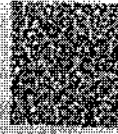
RAHUL KYAL
 Signature



सर्वोच्च
GOVERNMENT OF INDIA



नाम / Name
Date of Birth
Date of Issue / Year of Birth : 1984
लिंग / Male



7487 0793 4912

आधार - साधारण मानुषेण अधिकार

Signature



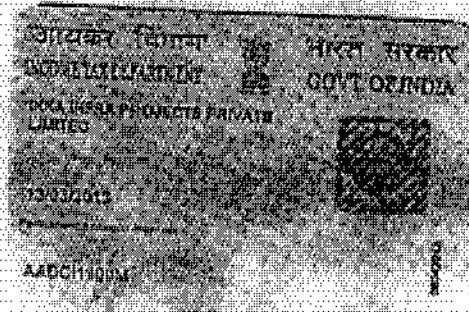
उत्कृष्ट विधि परिचय प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता
ए/डी बंगलादास रोड, २६/१
मठुरा २४ पार्क, वेस्ट बंग ७१
मि.टी. बेलबारा, पश्चिम
बंगला

Address
S/O Bangaladas Kye 26/1
Matura 24 Park, West Bengal
P.O. Kalyan, South Bengal
Road, West Bengal, 700028

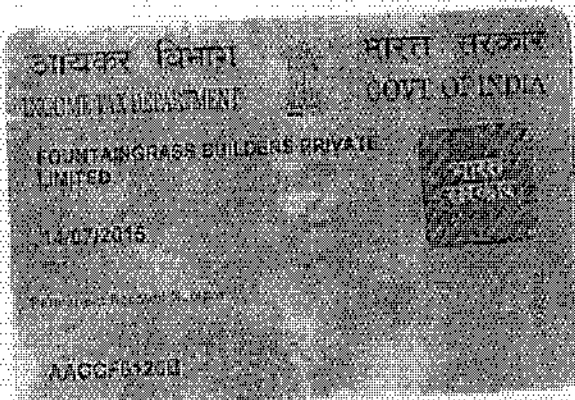


100e



NCEIR PROJECTS PVT. LTD


[Handwritten Signature]
Director / Authorised Signatory






FOUNTAIN GRASS BUILDERS PVT. LTD.
Manish Mahalingam
Director.

आयकर विभाग
TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
प्रकाश मुसादी
RAJ KUMAR MUSADDI
26/11/1983
सिंगर, एम.एस. मार्ग, कोलकाता
SINGARAH



भारत सरकार
Government of India

नाम / Name
Prakash Musaddi
जन्म तिथि / DOB - 26/11/1983
प्रा. / Male
6296 8072 6679

आधार - आम आदमी का अधिकार

आधार - आम आदमी का अधिकार
Unique Identification Authority of India
पता
आसपास: राज कुमार मुसादी, फ्लैट नं. 15, श्याम कुंज, 120, लॉर्ड सर्किल रोड, ओपोजिट एमार्स मार्केट, मिडल्टन रोड, कोलकाता, त्रिपुराई टी. ईस्ट बंगाल, 700071
Address
S/O. Raj Kumar Musaddi, Flat No 15, Shyam Kunj, 120, Lord Circle Road, Opposite Emars Market, Middleton Row, Kolkata, Tripuraitee T, West Bengal, 700071
6296 8072 6679




Rajank Musaddi

DATED THIS 29th DAY OF June 2020

BETWEEN

EKARAJ HOUSING LLP & ORS.

..... VENDORS

- AND -

**CENTRAL GOVERNMENT EMPLOYEES WELFARE
HOUSING ORGANISATION**

..... PURCHASER

- AND -

AYANNA PROJECTS LLP & ORS.

..... CONFIRMING PARTY NO.1

- AND -

PS GROUP REALTY PRIVATE LIMITED

..... PS GROUP/CONFIRMING PARTY NO.2

- AND -

ECLAIR INFRACON LLP & ORS.

..... GRANTORS/CONFIRMING PARTY NO.3

DEED OF CONVEYANCE

**PRITHVIRAJ BASU,
Advocate,**

10, Old Post Office Street,
Ground Floor, Room Nos. 13/1 & 13/2,
Kolkata - 700001.

Major Information of the Deed

Deed No :	1-1904-03180/2020	Date of Registration	06/07/2020
Query No / Year	1904-2000561320/2020	Office where deed is registered	
Query Date	27/05/2020 1:44:31 PM	1904-2000561320/2020	
Applicant Name, Address & Other Details	Prithviraj Basu 10 OLD POST OFFICE STREET, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9748034909, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 5]		
Set Forth value	Market Value		
Rs. 1,22,11,200/-	Rs. 1,22,11,200/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 7,32,812/- (Article 23)	Rs. 1,22,231/- (Article:A(1), E)		
Remarks			

Land Details :

District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: KULERDARI, Mouza: Daulatpur, JI No: 79, Pin Code 700104

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-27	RS-4663	Bastu	Bastu	5 Dec	50,88,000/-	50,88,000/-	Property is on Road Adjacent to Metal Road.
L2	RS-27	RS-4655	Bastu	Bastu	3 Dec	30,52,800/-	30,52,800/-	Property is on Road Adjacent to Metal Road.
L3	RS-27	RS-3105	Bastu	Bastu	4 Dec	40,70,400/-	40,70,400/-	Property is on Road Adjacent to Metal Road.
		TOTAL :			12Dec	122,11,200 /-	122,11,200 /-	
		Grand Total :			12Dec	122,11,200 /-	122,11,200 /-	

Seller Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	EKARAJ HOUSING LLP 71R, Satyendranath Majumdar Sarani, P.O:- Kalighat, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026, PAN No.: AAGFE4177Q, Aadhaar No Not Provided by UIDAI, Status : Organization, Executed by: Representative, Executed by: Representative
2	ESTHER BUILDCON LLP 12C, Chakraberia Road (North), P.O:- Lala Lajpat Rai Srani, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020, PAN No.: AAGFE5659K, Aadhaar No Not Provided by UIDAI, Status : Organization, Executed by: Representative, Executed by: Representative
3	PHOBOS TOURS & TRAVEL PRIVATE LIMITED 119, Bhupen Roy Road (Part), P.O:- Behala, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034, PAN No.: AAHCP0096R, Aadhaar No Not Provided by UIDAI, Status : Organization, Executed by: Representative, Executed by: Representative

4	AYANNA PROJECTS LLP 122/1R, Satyendranath Majumdar Sarani, P.O:- Kalighat, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026, PAN No. : ABIFA3805G, Aadhaar No Not Provided by UIDAI, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative
5	AYANNA PROPERTIES LLP 12C, Chakraberia Road (North), P.O:- Lala Lajpat Rai Smi, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020, PAN No. : ABIFA8561B, Aadhaar No Not Provided by UIDAI, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative
6	EESHVI VILLA LLP 122/1R, Satyendranath Majumdar Sarani, P.O:- Kalighat, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026, PAN No. : AAGFE4142H, Aadhaar No Not Provided by UIDAI, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative
7	PS GROUP REALTY PRIVATE LIMITED 1002, Eastern Metropolitan Bypass, P.O:- Dhapa, P.S:- Topsia, District:-South 24-Parganas, West Bengal, India, PIN - 700105, PAN No. : AABCP5390E, Aadhaar No Not Provided by UIDAI, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative
8	ECLAIR INFRACON LLP 55/1A, Strand Road, P.O:- Beadon Street, P.S:- Jorabagan, District:-Kolkata, West Bengal, India, PIN - 700006, PAN No. : AAGFE6323C, Aadhaar No Not Provided by UIDAI, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative
9	EKDANT INFRACON LLP 12C, Chakraberia Road (North), P.O:- Lala Lajpat Rai Sarani, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020, PAN No. : AAGFE9572P, Aadhaar No Not Provided by UIDAI, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative
10	ETAKA REALSTATE LLP 55/1A, Strand Road, P.O:- Beadon Street, P.S:- Jorabagan, District:-Kolkata, West Bengal, India, PIN - 700006, PAN No. : AAGFE6450Q, Aadhaar No Not Provided by UIDAI, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative
11	WRIDDHI DEVELOPER PRIVATE LIMITED 161/1, Mahatma Gandhi Road, Room No. 41, P.O:- Burrobazar, P.S:- Jorasanko, District:-Kolkata, West Bengal, India, PIN - 700007, PAN No. : AABCW3621R, Aadhaar No Not Provided by UIDAI, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative
12	IKKA INFRA PROJECTS PRIVATE LIMITED 161/1, Mahatma Gandhi Road, Room No. 41, P.O:- Burrobazar, P.S:- Jorasanko, District:-Kolkata, West Bengal, India, PIN - 700007, PAN No. : AADCI1900M, Aadhaar No Not Provided by UIDAI, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative
13	EKARAJ BUILDCON LLP 122/1R, Satyendra Nath Majumdar Sarani, P.O:- Kalighat, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026, PAN No. : AAGFE6322D, Aadhaar No Not Provided by UIDAI, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative
14	FOUNTAINGRASS BUILDERS PRIVATE LIMITED 12(168) Banamali Ghoshal Lane, BL-B, Flat-A4, 1st, P.O:- Behala, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034, PAN No. : AACCF6126B, Aadhaar No Not Provided by UIDAI, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative

Buyer Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION 6th Floor, A-Wing, Janpath Bhavan, Janpath Lane, N, P.O:- Connaught Place, P.S:- CONNAUGHT PLACE, District:-New Delhi, Delhi, India, PIN - 110001, PAN No. : AAATG1861B, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mrs Priti Kyal Wife of Rishi Kyal 30C, South End Park, P.O:- Sarat Bose Road, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700029, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AJKPK7575P,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : EKARAJ HOUSING LLP (as partner)
2	Mr Surendra Kumar Dugar (Presentant) Son of Jhumarmal Dugar 52/4/1, Ballygunge Circular Road, P.O:- Bullygunge, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ACUPD1317K,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : ESTHER BUILDCON LLP (as partner)
3	Mrs Bratati Mukhopadhyay Wife of Late Ashutosh Mukhopadhyay 119, Bhupen Roy Road, P.O:- Behala, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AESPM6897F,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : PHOBOS TOURS & TRAVEL PRIVATE LIMITED (as Director)
4	Mr Roshan Kishore Son of Raj Kishore 8th Floor, A-Wing, Janpath Bhavan, Janpath Lane, New Delhi, P.O:- Janpath Lane, P.S:- CONNAUGHT PLACE, District:-New Delhi, Delhi, India, PIN - 110001, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: AWMPK7856J, Aadhaar No: 41xxxxxxx4144 Status : Representative, Representative of : CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION (as assistant director)
5	Mr Rishi Kyal Son of Mr Bakrishan Kyal 30C, South End Park, P.O:- Sarat Bose Road, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700029, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AFTPK7464G,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : AYANNA PROJECTS LLP
6	Mr Surendra Kumar Dugar Son of Jhumarmal Dugar 52/4/1, Ballygunge Circular Road, P.O:- Bullygunge, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ACUPD1317K,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : AYANNA PROPERTIES LLP , EKDANT INFRACON LLP
7	Mr Balkrishan Kyal Son of Govindram Kyal 30C, South End Park, P.O:- Sarat Bose Road, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700029, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ABDPK2892E,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : EESHVI VILLA LLP
8	Mr Arun Kumar Sancheti Son of Sumermall Sancheti 26B, Camac Street, P.O:- Little Russel Street, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN - 700016, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AKOPS4951L,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : PS GROUP REALTY PRIVATE LIMITED
9	Mr Siddhartha Mukherjee, (Alias Name: Mr Siddhartha Mukhopadhyay) Son of Ashutosh Mukhopadhyay 119, Bhupen Roy Road, P.O:- Behala, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AIFPM4138C,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : ECLAIR INFRACON LLP , ETAKA REALSTATE LLP , EKARAJ BUILDCON LLP

10	Mr Rahul Kyal Son of Balkrishan Kyal 30C, South End Park, P.O:- Sarat Bose Road, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700029, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AGHPK1359F, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : WRIDDHI DEVELOPER PRIVATE LIMITED, IKKA INFRA PROJECTS PRIVATE LIMITED
11	Mrs Bratati Mukhopadhyay Wife of Ashutosh Mukhopadhyay 119, Bhupen Roy Road, P.O:- Behala, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AESPM6897F, Aadhaar No: 88xxxxxxxx7107 Status : Representative, Representative of : FOUNTAINGRASS BUILDERS PRIVATE LIMITED

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Prakah Musaddi Son of Mr. Rajkumar Musaddi 12B Lord Sinha Road, Shyamkunj Apartment, 8th Floor, P.O:- Shakepeare Sarani, P.S:- Shakespeare Sarani, District-Kolkata, West Bengal, India, PIN - 700016			

Identifier Of Mrs Priti Kyal, Mr Surendra Kumar Dugar, Mrs Bratati Mukhopadhyay, Mr Roshan Kishore, Mr Rishi Kyal, Mr Surendra Kumar Dugar, Mr Balkrishan Kyal, Mr Arun Kumar Sancheti, Mr Siddhartha Mukherjee, Mr Rahul Kyal, Mrs Bratati Mukhopadhyay

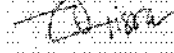
Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	EKARAJ HOUSING LLP	CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION- 1.66667 Dec
2	ESTHER BUILDCON LLP	CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION- 1.66667 Dec
3	PHOBOS TOURS & TRAVEL PRIVATE LIMITED	CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION- 1.66667 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	EKARAJ HOUSING LLP	CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION- 1 Dec
2	ESTHER BUILDCON LLP	CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION- 1 Dec
3	PHOBOS TOURS & TRAVEL PRIVATE LIMITED	CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION- 1 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	EKARAJ HOUSING LLP	CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION- 1.33333 Dec
2	ESTHER BUILDCON LLP	CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION- 1.33333 Dec
3	PHOBOS TOURS & TRAVEL PRIVATE LIMITED	CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION- 1.33333 Dec

Endorsement For Deed Number : I - 190403180 / 2020

On 27-06-2020

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,22,11,200/-



Tridip Misra
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

On 29-06-2020

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

Presented for registration at 16:05 hrs on 29-06-2020, at the Private residence by Mr Surendra Kumar Dugar ,

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

Execution is admitted on 29-06-2020 by Mrs Priti Kyal, partner, EKARAJ HOUSING LLP (LLP), /1R, Satyendranath Majumdar Sarani, P.O:- Kalighat, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026

Identified by Mr Prakah Musaddi, , Son of Mr Rajkumar Musaddi, 12B Lord Sinha Road, Shyamkunj Apartmnt. 8th Floor, P.O: Shakepeare Sarani, Thana: Shakespeare Sarani, , Kolkata, WEST BENGAL, India, PIN - 700016, by caste Hindu, by profession Service

Execution is admitted on 29-06-2020 by Mr Surendra Kumar Dugar, partner, ESTHER BUILDCON LLP (LLP), 12C, Chakraberia Road (North), P.O:- Lala Lajpat Rai Srani, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020

Identified by Mr Prakah Musaddi, , Son of Mr Rajkumar Musaddi, 12B Lord Sinha Road, Shyamkunj Apartmnt. 8th Floor, P.O: Shakepeare Sarani, Thana: Shakespeare Sarani, , Kolkata, WEST BENGAL, India, PIN - 700016, by caste Hindu, by profession Service

Execution is admitted on 29-06-2020 by Mrs Bratati Mukhopadhyay, Director, PHOBOS TOURS & TRAVEL PRIVATE LIMITED (Private Limited Company), 119, Bhupen Roy Road (Part), P.O:- Behala, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034

Identified by Mr Prakah Musaddi, , Son of Mr Rajkumar Musaddi, 12B Lord Sinha Road, Shyamkunj Apartmnt. 8th Floor, P.O: Shakepeare Sarani, Thana: Shakespeare Sarani, , Kolkata, WEST BENGAL, India, PIN - 700016, by caste Hindu, by profession Service

Execution is admitted on 29-06-2020 by Mr Roshan Kishore, assistant director, CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION (Society), 8th Floor, A-Wing, Janpath Bhavan, Janpath Lane, N, P.O:- Connaught Place, P.S:- CONNAUGHT PLACE, District:-New Delhi, Delhi, India, PIN - 110001

Identified by Mr Prakah Musaddi, , Son of Mr Rajkumar Musaddi, 12B Lord Sinha Road, Shyamkunj Apartmnt. 8th Floor, P.O: Shakepeare Sarani, Thana: Shakespeare Sarani, , Kolkata, WEST BENGAL, India, PIN - 700016, by caste Hindu, by profession Service

Execution is admitted on 29-06-2020 by Mr Rishi Kyal, partner, AYANNA PROJECTS LLP (LLP), 122/1R, Satyendranath Majumdar Sarani, P.O:- Kalighat, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026

Identified by Mr Prakah Musaddi, , Son of Mr Rajkumar Musaddi, 12B Lord Sinha Road, Shyamkunj Apartmnt. 8th Floor, P.O: Shakepeare Sarani, Thana: Shakespeare Sarani, , Kolkata, WEST BENGAL, India, PIN - 700016, by caste Hindu, by profession Service

Execution is admitted on 29-06-2020 by Mr Surendra Kumar Dugar, partner, AYANNA PROPERTIES LLP (LLP), 12C, Chakraberia Road (North), P.O:- Lala Lajpat Rai Smt, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020; partner, EKDANT INFRACON LLP (LLP), 12C, Chakraberia Road (North), P.O:- Lala Lajpat Rai Sarani, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020

Identified by Mr Prakah Musaddi, , Son of Mr Rajkumar Musaddi, 12B Lord Sinha Road, Shyamkunj Apartmnt. 8th Floor, P.O: Shakepeare Sarani, Thana: Shakespeare Sarani, , Kolkata, WEST BENGAL, India, PIN - 700016, by caste Hindu, by profession Service

Execution is admitted on 29-06-2020 by Mr Balkrishan Kyal, partner, EESHVI VILLA LLP (LLP), 122/1R, Satyendranath Majumdar Sarani, P.O:- Kalighat, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026

Identified by Mr Prakah Musaddi, Son of Mr Rajkumar Musaddi, 12B Lord Sinha Road, Shyamkunj Apartmnt. 8th Floor, P.O: Shakepeare Sarani, Thana: Shakespeare Sarani, Kolkata, WEST BENGAL, India, PIN - 700016, by caste Hindu, by profession Service

Execution is admitted on 29-06-2020 by Mr Arun Kumar Sancheti, director, PS GROUP REALTY PRIVATE LIMITED (Private Limited Company), 1002, Eastern Metropolitan Bypass, P.O:- Dhapa, P.S:- Topsia, District:-South 24-Parganas, West Bengal, India, PIN - 700105

Identified by Mr Prakah Musaddi, Son of Mr Rajkumar Musaddi, 12B Lord Sinha Road, Shyamkunj Apartmnt. 8th Floor, P.O: Shakepeare Sarani, Thana: Shakespeare Sarani, Kolkata, WEST BENGAL, India, PIN - 700016, by caste Hindu, by profession Service

Execution is admitted on 29-06-2020 by Mr Siddhartha Mukherjee, Mr Siddhartha Mukhopadhyay partner, ECLAIR INFRACON LLP (LLP), 55/1A, Strand Road, P.O:- Beadon Street, P.S:- Jorabagan, District:-Kolkata, West Bengal, India, PIN - 700006; partner, ETAKA REALSTATE LLP (LLP), 55/1A, Strand Road, P.O:- Beadon Street, P.S:- Jorabagan, District:-Kolkata, West Bengal, India, PIN - 700006; partner, EKARAJ BUILDCON LLP (LLP), 122/1R, Satyendra Nath Majumdar Sarani, P.O:- Kalighat, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026

Identified by Mr Prakah Musaddi, Son of Mr Rajkumar Musaddi, 12B Lord Sinha Road, Shyamkunj Apartmnt. 8th Floor, P.O: Shakepeare Sarani, Thana: Shakespeare Sarani, Kolkata, WEST BENGAL, India, PIN - 700016, by caste Hindu, by profession Service

Execution is admitted on 29-06-2020 by Mr Rahul Kyal, director, WRIDDHI DEVELOPER PRIVATE LIMITED (Private Limited Company), 161/1, Mahatma Gandhi Road, Room No. 41, P.O:- Burrabazar, P.S:- Jorasanko, District:-Kolkata, West Bengal, India, PIN - 700007; director, IKKA INFRA PROJECTS PRIVATE LIMITED (Private Limited Company), 161/1, Mahatma Gandhi Road, Room No. 41, P.O:- Burrabazar, P.S:- Jorasanko, District:-Kolkata, West Bengal, India, PIN - 700007

Identified by Mr Prakah Musaddi, Son of Mr Rajkumar Musaddi, 12B Lord Sinha Road, Shyamkunj Apartmnt. 8th Floor, P.O: Shakepeare Sarani, Thana: Shakespeare Sarani, Kolkata, WEST BENGAL, India, PIN - 700016, by caste Hindu, by profession Service

Execution is admitted on 29-06-2020 by Mrs Bratati Mukhopadhyay, Director, FOUNTAINGRASS BUILDERS PRIVATE LIMITED (Private Limited Company), 12(16B) Banamali Ghoshal Lane, BL-B, Flat-A4, 1st, P.O:- Behala, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034

Identified by Mr Prakah Musaddi, Son of Mr Rajkumar Musaddi, 12B Lord Sinha Road, Shyamkunj Apartmnt. 8th Floor, P.O: Shakepeare Sarani, Thana: Shakespeare Sarani, Kolkata, WEST BENGAL, India, PIN - 700016, by caste Hindu, by profession Service



Tridip Misra
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

On 04-07-2020

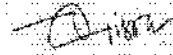
Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,22,231/- (A(1) = Rs 1,22,112/- E = Rs 35/- I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by by online = Rs 1,22,147/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 26/06/2020 - 5:22PM with Govt. Ref. No: 192020210022683298 on 26-06-2020, Amount Rs: 1,22,147/-
Bank: SBI ePay (SBIEPay), Ref. No. 9189894383701 on 26-06-2020, Head of Account 0030-03-104-001-18

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,32,722/- and Stamp Duty paid by online = Rs 7,32,712/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/06/2020 5:22PM with Govt. Ref. No: 192020210022583298 on 26-06-2020, Amount Rs: 7,32,712/-, Bank: SBI EPay (SBIEPay), Ref. No. 9189894383701 on 26-06-2020, Head of Account 0030-02-103-003-02



Tridip Misra
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

On 06-07-2020

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

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

Payment of Fees

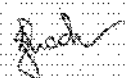
Certified that required Registration Fees payable for this document is Rs 1,22,231/- (A(1) = Rs 1,22,112/- E = Rs 35/- J = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 84/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,32,722/- and Stamp Duty paid by Stamp Rs 100/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 4856, Amount: Rs.100/-, Date of Purchase: 25/02/2020, Vendor name: S Meur



Srijani Ghosh
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2020, Page from 195151 to 195260

being No 190403180 for the year 2020.



Digitally signed by SRIJANI GHOSH
Date: 2020.07.15 13:38:46 +05:30
Reason: Digital Signing of Deed.

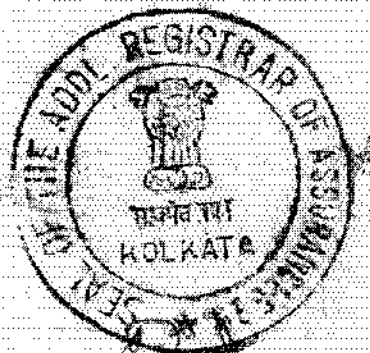
Srijani

Certified to be a true Copy

(Srijani Ghosh) 2020/07/15 01:38:46 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

CHECKED BY

Am
H.C.
04/09/2020



Srijani
Addl. Registrar of Assurances-IV
Kolkata

(This document is digitally signed.)

04/09/2020