

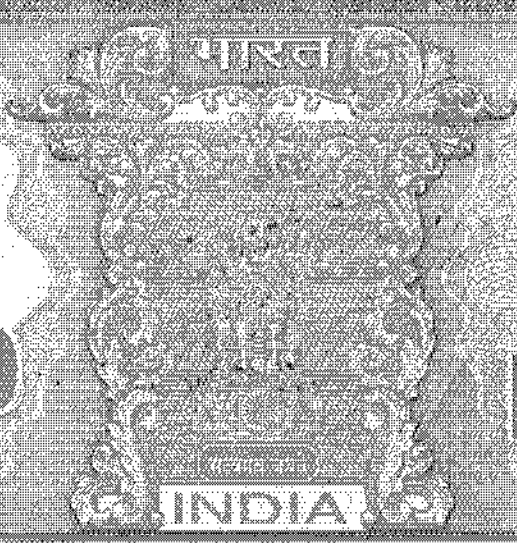
Block-1, Volume-1904, Page-195730-195839, Deal-3184, Y-2020

D. Sardar  
=

28/8

# भारतीय गैर न्यायिक

दस  
रुपये  
रु. 10



TEN  
RUPEES  
Rs. 10

## INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

45AB 120403

No. 1636  
 Dt. 4/9/2020  
 Vol. No. 1904  
 Page No. 3184  
 Year 2020

Stamp Charges for Stamp Fee

825.00

Stamp Fee (S) & F (S)	4.00
Stamp Fee (S) & F (S)	10.00
Stamp Fee (S) & F (S)	10.00
Stamp Fee (S) & F (S)	825.00
<b>Total</b>	<b>849.00</b>

As per D. Sardar

Mu

Addl. Registrar of Assurances-IV  
Kolkata  
04/09/2020

Shah  
Addl. Registrar of Assurances-IV  
Kolkata  
04/09/2020



3384/2020

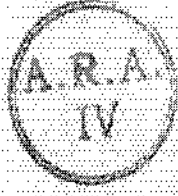
D-3184/2020



पश्चिम बंगाल WEST BENGAL

AC 702480

1904



certified that the Deed of Conveyance is  
Registered. For Stamp duty and  
professional charges in accordance with  
the provisions of the Act.

666205/2020  
Rs 17299/2020

Additional Registrar of Assurances, Kolkata

29/6/2020

*[Signature]*  
Additional Registrar of Assurances, Kolkata

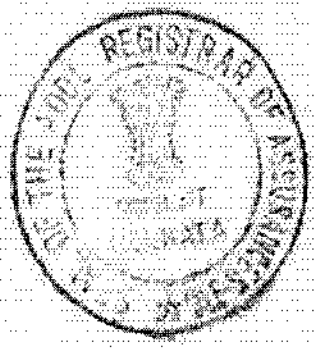
7 8 JUL 2020

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

Case No. 13 Date 02/08/2020  
Case Name P. R. Basu & Ors  
District High Court, Calcutta  
In

Q.umar  
সেক্রেটারি  
স্ট্যাম্প ডেপুটি  
হাওড়া জাজের

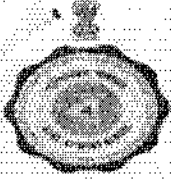
স্বাক্ষরিত  
হাওড়া জাজের



*[Handwritten Signature]*

REGISTRAR OF ASSURANCES  
KOLKATA  
25 JUN 2020

Identified by me  
Balraj Thakur  
118, Lord Siva Road,  
KOL - 71  
Ho Raj & Co. New Delhi



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

GRN: 19-202021-002260917-B  
GRN Date: 26/06/2020 17:49:25  
BRN: 6307686853701  
SBI ePay txn No.: 201491506576031

Payment Mode: Net Banking-SELF  
Payment Gateway: SBI EPay-Canara Bank  
BRN Date: 26/06/2020 17:50:50  
SBI ePay txn Date: 26/06/2020 17:49:59

DEPOSITOR'S DETAILS

Name: CGEWHO Id No.: 2000605205/3/2020  
Contact No. Mobile No. +91 9999958861  
E-mail  
Address: 6TH FLOOR A WING JANPATH BHAWAN NEW DELHI  
User Type: Buyer/Claimants

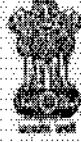
Query Year

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount( ₹)
1	2000605205/3/2020	Property Registration- Registration Fees	0030-03-104-001-16	173027
2	2000605205/3/2020	Property Registration- Stamp duty	0030-02-103-001-02	1037992
Total Amount				1211019

In Words: Rupees Twelve Lakh Eleven Thousand Nineteen Only.





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 19042000606205/2020

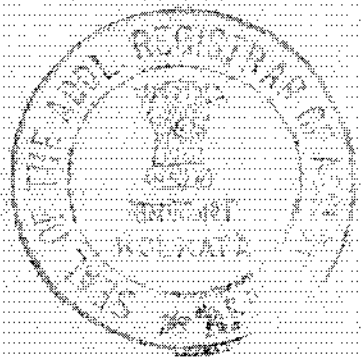
(Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Sandeep Kumar Muzo, 226 Atlas, Mr. Siddhanta Muzo, locality 118 Dharmapally Road, P.O. Sector 10, Beliaghata, District South 24 Paraganas, West Bengal, Pin - 700011	Representative of Muzo Category RESIDENCE ASST P.O. SO [S.I.P.]		 28/8/20	 28/8/2020
2	Ms Sakshi Kyal Sudhanta Park, P.O. Sector 10, Beliaghata, District South 24 Paraganas, West Bengal, Pin - 700011	Representative of Muzo Category RESIDENCE ASST P.O. SO [S.I.P.]		 28/8/20	 28/8/2020
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date

Query No: 19042000606205/2020 OFFICE OF THE A.R.A. - IV KOLKATA (A.R.A. - IV)

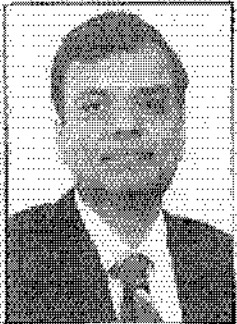
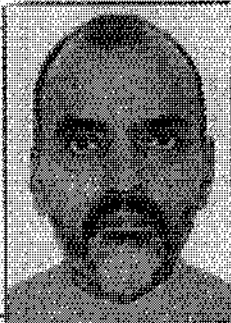
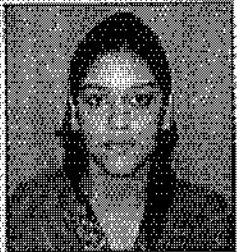
Page 2 of 6

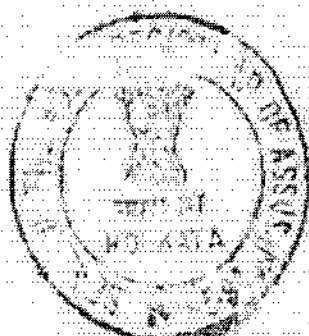






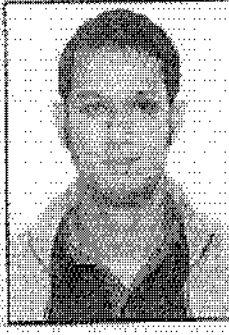

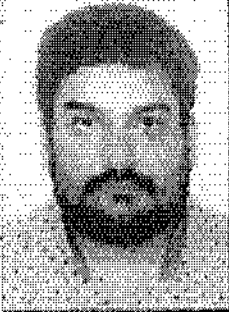
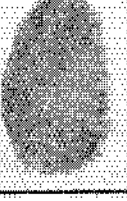
Signature of the Person(s) admitting the Execution at Private Residence.

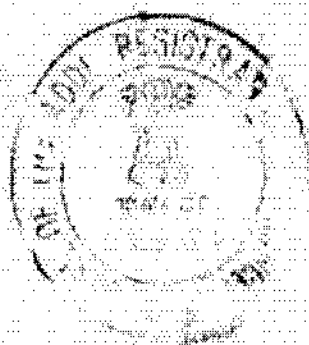
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
5	[Faded Name]	[Faded Category]		2884	[Handwritten Signature] 29.6.2020
6	[Faded Name]	[Faded Category]		2900	[Handwritten Signature] 29/06/2020
7	[Faded Name]	[Faded Category]		2894	[Handwritten Signature] 29/06/2020




ҚАЗАҚСТАН РЕСПУБЛИКАСЫ  
АРНАУЛЫҚ ӘДІЛДІК ҚАҒАМЫ  
МІНІСТЕРЛІГІ  
29 JUN 2020



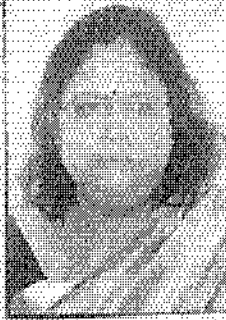

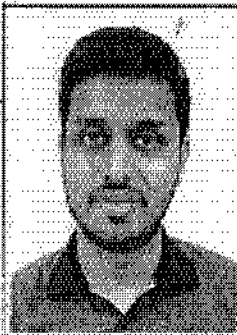
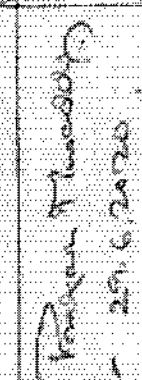
Person(s) admitting the Execution at Private Residence.

Sl No.	Category	Photo	Finger Print	Signature with date
8	<p>Category</p> <p>Relationship</p> <p>Address</p> <p>City</p> <p>State</p> <p>Pin Code</p>		<p>2889</p> 	<p><i>[Handwritten Signature]</i> 29/6/20</p>
9	<p>Category</p> <p>Relationship</p> <p>Address</p> <p>City</p> <p>State</p> <p>Pin Code</p>		<p>2007</p> 	<p><i>[Handwritten Signature]</i> 29.6.20</p>



  
REGISTRAR OF COMPANIES  
BANGALORE  
8 JUN 2020

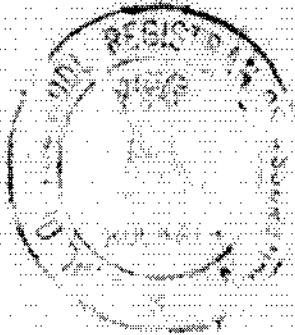
Signature of the person(s) admitting the Execution at Private Residence.

Sl. No.	Name of the Executor	Category	Photo	Finger Print	Signature with date
10	Mr. Anand Kumar Ghosh	Representative		2888	 29/6/2020
11	Mrs. Anshu Kumari Ghosh	Representative		2891	 29/6/2020
1	Identifier of: Mukherjee, Mrs. Roshan Rahul Kyal, Mr. Dugar, Mr. Dugar, Mrs. Siddhartha Rishi Kyal, Mr. Chhab, Mrs. Bratali			2899	 29/6/2020

(Tripti Misra)

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





*[Signature]*  
REGIONAL REGISTRAR  
BANGALORE

20 JUN 2020

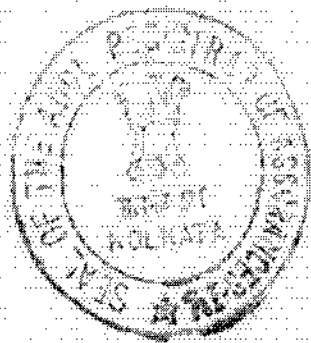
[1] **THYONE AGRI PRODUCTS LLP [PAN AAMFT8656P] [LLPIN AAK-2377]**, a Limited Liability Partnership Incorporated under Limited Liability Partnership Act, 2008 and having its registered office at 119, Bhupen Roy Road, Post Office - Behala, Police Station - Behala, Kolkata - 700034 and represented by its Partner **Mr. Siddhartha Mukhopadhyay Alias Siddhartha Mukherjee [PAN AIFPM4138C] [AADHAAR 903941196665]**, son of Late Ashutosh Mukhopadhyay, residing at 119, Bhupen Roy Road, Post office - Behala, Police Station - Behala, Kolkata - 700034 AND [2] **EKARAJ PROPERTIES LLP [PAN AAGFE4144B] [LLPIN AAJ-0095]**, a Limited Liability Partnership Incorporated under Limited Liability Partnership Act, 2008 and having its registered office at 122/1R, Satyendranath Majumder Sarani, Post Office - Kalighat, Police Station - Tollygunge, Kolkata - 700026 and represented by its Partner **Mr. Sakhshi Kyal [PAN APKPK3417Q] [AADHAAR 300778885993]**, wife of Rahul Kyal, residing at 30C, South End Park, Post Office - Sarat Bose Road, Police Station - Rabindra Sarobar (formerly Lake Police Station), Kolkata - 700029, 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 include 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 6<sup>th</sup> 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 6<sup>th</sup> 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**

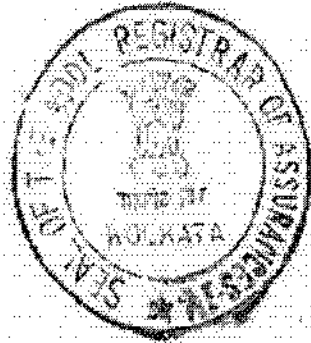
**AND**

[1] **IKKA INFRA PROJECTS PRIVATE LIMITED [PAN AADCI1900M] [CIN U45400WB2013PTC191426]**, a company incorporated under the provisions of the Companies Act, 1956 and having its registered office at 161/1, Mahatma Gandhi Road, 2<sup>nd</sup> floor, Room No. 41,



*[Handwritten Signature]*  
REGISTRAR OF COMPANIES  
KARNATAKA  
19 JUN 2020

Post Office - Burrabazar, Police Station - Jorasanko, Kolkata - 700007 and represented by its **Director Mr. Rahul Kyal [PAN AGHPK1359F] [AADHAAR 748707934912]**, 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] WRIDDHI DEVELOPER PRIVATE LIMITED [PAN AACW3621R] [CIN U45400WB2013PTC191422]**, a company incorporated under the provisions of the Companies Act, 1956 and having its registered office at 161/1, Mahatma Gandhi Road, 2<sup>nd</sup> floor, Room No. 41, Post Office - Burrabazar, Police Station - Jorasanko, Kolkata - 700007 and represented by its **Director Mr. Rahul Kyal [PAN AGHPK1359F] [AADHAAR 748707934912]**, 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 **[3] EESHVI TOWER LLP [PAN AAGFE5061M] [LLPIN AAJ-0093]**, 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, **[4] WISHFUL BUILDCON LLP [PAN AACFW7294A] [LLPIN AAJ-9019]**, 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 - 700026 and represented by its **Partner Mr. Santosh Kumar Dugar [PAN AGRPD3021D] [AADHAAR 738765568908]**, son of Late Jhumarmal Dugar, residing at 52/4/1, Ballygunge Circular Road, Post office - Ballygunge, Police Station - Ballygunge, Kolkata - 700019, **[5] EKARAJ REAL ESTATE LLP [PAN AAGFE4145A] [LLPIN AAI-9859]**, a Limited Liability Partnership incorporated under Limited Liability Partnership Act, 2008 and having its registered office at 122/1R, Satyendranath Majumder Sarani, Post Office - Kalighat, Police Station - Tollygunge, Kolkata - 700026 and represented by its **Partner Mrs. Sakshi Kyal [PAN APKPK3417Q] [AADHAAR 300778885993]**, wife of Rahul Kyal, residing at 30C, South End Park, Post office - Sarat Bose Road, Police Station - Rabindra Sarobar (formerly Lake Police Station), Kolkata - 700029, **[6] 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 and represented by its **Partner Mr. Siddhartha Mukhopadhyay**

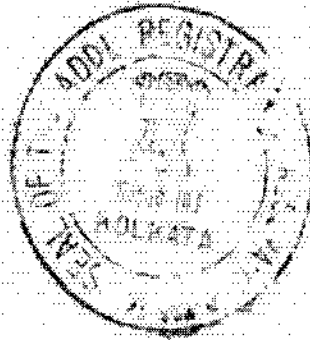


REGISTRAR OF ASSURANCES  
KOLKATA

29 JUN 2020



Alias Siddhartha Mukherjee [PAN AIFPM4138C] [AADHAAR 903941196665], son of Late Ashutosh Mukhopadhyay, residing at 119, Bhupen Roy Road, Post office - Behala, Police Station - Behala, Kolkata - 700034, [7] 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 and represented by its Partner Mr. Siddhartha Mukhopadhyay Alias Siddhartha Mukherjee [PAN AIFPM4138C] [AADHAAR 903941196665], son of Late Ashutosh Mukhopadhyay, residing at 119, Bhupen Roy Road, Post office - Behala, Police Station - Behala, Kolkata - 700034, [8] 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 Majumder 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, [9] AYANNA PROPERTIES LLP [PAN ABIFA8561B] [LLPIN AAJ-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, [10] 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, Satyendranath Majumder Sarani, Post Office - Kalighat, Police Station - Tollygunge, Kolkata - 700025 and represented by its Partner Mr. Siddhartha Mukhopadhyay Alias Siddhartha Mukherjee [PAN AIFPM4138C] [AADHAAR 903941196665], son of Late Ashutosh Mukhopadhyay, residing at 119, Bhupen Roy Road, Post office - Behala, Police Station - Behala, Kolkata - 700034 AND [11] 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 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



28 JUN 2020

office - Ballygunge, Police Station - Ballygunge, Kolkata - 700019, 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 include their respective successors-in-interest/office, successors and/or assigns) of the **THIRD PART**

**AND**

**PS GROUP REALTY PRIVATE LIMITED [AABCP5390E] [CIN U65922WB1988PTC044915]**, (formerly known as PS Housing Finance Private Limited and PS 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 - Dnapa, Police Station - Pragati Maidan, Kolkata - 700105, West Bengal, represented by its **Director Mr. Arun Kumar Sancheti [PAN AKOPS4951L] [AADHAAR 838156261141]**, son of Sumernail Sancheti, by Faith - Hindu, by Occupation - Business, by Nationality - Indian, presently residing at 26B, 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]**, 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,  
 [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, Chakrabortia 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 - Beacon 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 - Burubazar, 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 AADC11900M] [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 - Burubazar, 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 AACCF61268] [CIN U45400WB2015PTC207089], a company incorporated under the provisions of the Companies Act, 1956 and having its registered office at 12(158) Banamali Ghoshal Lane, BL-B, Flat-A4, 1<sup>st</sup> 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 Dulal Kayal was absolutely seized and possessed of and/or otherwise well and sufficiently entitled to **all that the piece and parcel of Sali Land** admeasuring **45.00 Decimals** more or less having rayati sthitiban dakhali rights therein and comprised in **R.S./L.R. Dag No. 32** corresponding to **L.R. Khatian No. 831** (corresponding to **R.S. Khatian No. 425**) 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 Kulerdari 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 Kulerdari Gram Panchayat upon payment of proportionate rates and taxes (hereinafter referred to as the said **Entire Land**).
2. By a Deed of Conveyance dated 9<sup>th</sup> day of December 2011 made between Dulal Kayal, therein referred to as the Vendor of the One Part and one Jousmina Khaton wife of Saidul Rahaman, residing at A3/7, Diamond Park, Police Station – Haridevpur, Kolkata – 700104, therein referred to as the Purchaser of the Other Part and registered at the Office of District Sub



Registrar - IV Allpore 24 Parganas (South) and recorded in Book No. 1, CD Volume No. 29, Pages 3573 to 3585, **Being No. 8824** for the year 2011, the said Dulal Kayal sold, transferred, conveyed, granted, assigned and assured unto and in favour of the said Jousmina Khatoon out of the said Entire Land **all that the pieces and parcels of Sali Land admeasuring 8.26 Decimals** more or less having rayati sthitibari dakhali rights therein and comprised in **R.S./L.R. Dag No. 32** corresponding to **L.R. Khatian No. 831** (corresponding to **R.S. Khatian No. 425**) 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 Kulerdari 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, lispandise, attachments, mortgages, acquisitions, requisitions, debuttur or trust whatsoever, at or for a consideration therein mentioned.

3. Thus pursuant to the Deed of Sale dated 9<sup>th</sup> day of December, 2011 as recited above the said Jousmina Khatoon, 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 8.26 Decimals** more or less comprised in **R.S./L.R. Dag No. 32** corresponding to **L.R. Khatian No. 831** (corresponding to **R.S. Khatian No. 425**) 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 Kulerdari Gram Panchayat and in the District of 24 Parganas (South) and became entitled to record 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 became entitled to mutate her name in the records of the Kulerdari Gram Panchayat upon payment of proportionate rates and taxes as applicable.
4. By another Deed of Conveyance dated 27<sup>th</sup> day of February 2013 made between the said Jousmina Khatoon, therein referred to as the Vendor of the One Part and Thyone Agri Products Pvt. Ltd., therein referred to as the Purchaser of the Other Part and registered at the Office of District Sub Registrar - IV Allpore 24 Parganas (South) and recorded in Book No. 1,

CD Volume No. 7, Pages 2653 to 2656, Being No. 1529 for the year 2013, the said Jousmina Khatoon sold, transferred, conveyed, granted, assigned and assured unto and in favour of the said Thyone Agri Products Pvt. Ltd. **all that** the pieces and parcels of Sali Land admeasuring **8.26 Decimals** more or less having rayati sthitiban dakhali rights therein and comprised in **R.S./L.R. Dag No. 32** corresponding to **L.R. Khatian No. 831** (corresponding to **R.S. Khatian No. 425**) 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 Kulerdari 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 27<sup>th</sup> day of February 2013 as recited above the said Thyone Agri Products 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 **8.26 Decimals** more or less having rayati sthitiban dakhali rights therein and comprised in **R.S./L.R. Dag No. 32** corresponding to **L.R. Khatian No. 4650** (previous **L.R. Khatian No. 831**) 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 Kulerdari 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 Kulerdari Gram Panchayat upon payment of proportionate rates and taxes as applicable (hereinafter referred to as the said **Lot-A Land**) (which is morefully and particularly described and mentioned in the **First Schedule** hereunder written).
6. By another Deed of Conveyance dated 12<sup>th</sup> day of December 2011 made between the said Dulal Kayal, therein referred to as the Vendor of the One Part and Anjan Basu, 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. J, CD Volume No. 1, Pages 4059 to 4072, **Being No. 232** for the year 2012, the said Dulal Kayal sold, transferred, conveyed, granted, assigned and assured unto and in favour of the said Anjan Basu out of the said Entire Land all that the pieces and parcels of Sali Land admeasuring **37.00 Decimals** more or less having rayati sthitiban dakhali rights therein and comprised in **R.S./L.R. Dag No. 32** corresponding to **L.R. Khatian No. 831** (previous **R.S. Khatian No. 425**) 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 Kulerdari 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, debuttor or trust whatsoever, at or for a consideration therein mentioned.

7. Thus pursuant to the Deed of Sale dated 12<sup>th</sup> day of December 2011 as recited above the said Anjan Basu 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 **37.00 Decimals** more or less having rayati sthitiban dakhali rights therein and comprised in **R.S./L.R. Dag No. 32** corresponding to **L.R. Khatian No. 2713** (previous **L.R. Khatian No. 831**) 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 Kulerdari 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 Kulerdari Gram Panchayat upon payment of proportionate rates and taxes.
8. By another Deed of Conveyance dated 21<sup>st</sup> day of January 2015 made between Anjan Basu, therein referred to as the Vendor of the First Part and EkaraJ Properties Pvt. Ltd., EkaraJ Real Estate Pvt. Ltd., Eeshvi Tower Pvt. Ltd. and Wishful Buildcon Pvt. Ltd., therein referred to as the Purchasers of the Second Part and Lakshmi Kanta Kayal and Seven Others, therein referred to as the Confirming Parties of the Third Part and registered at the Office of District Sub

Registrar - IV Alipore 24 Parganas (South) and recorded in Book No. 1, CD Volume No. 3, Pages 3898 to 3915, Being No. 509 for the year 2015, the said Anjan Basu with the consent and concurrence of the Confirming Parties therein sold, transferred, conveyed, granted, assigned and assured unto and in favour of the said Ekara Properties Pvt. Ltd. & Three Others all that the pieces and parcels of Sall Land admeasuring 37.00 Decimals more or less comprised in R.S./L.R. Dag No. 32 corresponding to L.R. Khatian No. 2713 (previous L.R. Khatian No. 831) 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 Kulerdari 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, debtor or trust whatsoever, at or for a consideration therein mentioned.

9. Thus pursuant to the Deed of Sale dated 21<sup>st</sup> day of January 2015 as recited above the said Ekara Properties Pvt. Ltd., Ekara Real Estate Pvt. Ltd., Eshvi Tower Pvt. Ltd. and Wishful Buildcon Pvt. Ltd. acquired right title and interest and as such each of them individually became well and sufficiently entitled to all that the undivided proportionate one-fourth share or interest out of all that the pieces and parcels of Sall Land admeasuring 37.00 Decimals more or less comprised in R.S./L.R. Dag No. 32 corresponding to L.R. Khatian Nos. 4646, 4647, 4648 and 4649 (previous L.R. Khatian No. 2713) 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 Kulerdari 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 Kulerdari Gram Panchayat upon payment of proportionate rates and taxes as applicable.
10. Thus pursuant to the Deed of Sale dated 21<sup>st</sup> day of January 2015 as recited above the said Ekara Properties Pvt. Ltd., acquired right title and interest and as such became absolutely

seized and possessed of and/or otherwise well and sufficiently entitled to all that the undivided proportionate **one-fourth** share or interest which is equivalent to all that the pieces and parcels of Sali Land admeasuring **9.25 Decimals** out of **37.00 Decimals** more or less comprised in **R.S./L.R. Dag No. 32** corresponding to **L.R. Khatian Nos. 4649** (previous **L.R. Khatian No. 2713**) 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 Kulerdari 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 Kulerdari Gram Panchayat upon payment of proportionate rates and taxes as applicable (hereinafter referred to as the said **Lot-B Land**) (which is morefully and particularly described and mentioned in the **Second Schedule** hereunder written).

11. Thus the Vendors herein pursuant to the two Deeds of Sale both dated 27<sup>th</sup> day of February 2013 and 21<sup>st</sup> day of January 2015 have become absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the Lot-A Land and the Lot-B Land being all that the pieces and parcels of Sali Land admeasuring **17.51 Decimals** more or less having rayati sthitiban dakhali rights therein and comprised in **R.S./L.R. Dag No. 32** measuring **8.26 Decimals** more or less corresponding to **L.R. Khatian No. 4650 AND R.S./L.R. Dag No. 32** measuring **9.25 Decimals** more or less corresponding to **L.R. Khatian No. 4649** 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 Kulerdari 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 Kulerdari Gram Panchayat upon payment of proportionate rates and taxes as applicable (hereinafter referred to as the said **Land**) (which is morefully and particularly described and mentioned in the **Third Schedule** hereunder written).



12. After mutation of their names the said Thyone Agri Products Private Limited and Ekaraj Properties Private Limited made two 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 two separate orders being Memo No. S-2/214/BLLRO-Bishnupur-I/13 dated 31<sup>st</sup> March 2014 and Memo No. S-2/299/BLLRO-Bishnupur-I/13 dated 3<sup>rd</sup> 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 Thyone Agri Products Private Limited and Ekaraj Properties Private Limited have become entitled to utilize the said Land for bastu purpose and/or for construction of any real estate projects.
13. Pursuant to the resolution dated 12<sup>th</sup> day of May 2017 taken in terms of the provisions of the Companies Act, 2013 the said Thyone Agri Products 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 Thyone Agri Products LLP, being the Vendor No. 1 herein and accordingly a certificate of incorporation dated 7<sup>th</sup> day of August 2017 was issued by the Registrar of Companies, West Bengal.
14. Pursuant to the resolution dated 15<sup>th</sup> day of March 2017 taken in terms of the provisions of the Companies Act, 2013 the said Ekaraj Properties 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 Properties LLP, being the Vendor No. 2 herein and accordingly a certificate of incorporation dated 30<sup>th</sup> day of March 2017 was issued by the Registrar of Companies, West Bengal.
15. 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.

16. Pursuant to three separate Development Agreements dated 23<sup>rd</sup> day of June 2015, 9<sup>th</sup> day of November 2015 and 22<sup>nd</sup> day of September 2017 and two Supplementary Agreements both dated 30<sup>th</sup> June, 2017 and 19<sup>th</sup> 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.
17. 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.
18. 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 12<sup>th</sup> February, 2019 in response to the Tender Notice dated 18<sup>th</sup> 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**).

19. The said PS Group Realty Private Limited/Confirming Party No.2 herein has submitted the financial bid on 4<sup>th</sup> 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 2<sup>nd</sup> 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.
20. By an Agreement for Cancellation dated 28<sup>th</sup> 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. I, 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 23<sup>rd</sup> day of June 2015, Being No. 4903 of 2015 together with the Supplementary Agreement dated 19<sup>th</sup> day of December 2018, Being No. 7480 of 2018, on such terms and conditions as recorded therein.
21. By another Agreement for Cancellation dated 27<sup>th</sup> 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. I, 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 22<sup>nd</sup> day of September 2017, Being No. 6419 of 2017, on such terms and conditions as recorded therein.

22. By another Agreement for Cancellation dated 27<sup>th</sup> 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 9<sup>th</sup> day of November 2015, Being No. 7787 of 2015 together with the Supplementary Agreement dated 30<sup>th</sup> day of June 2017, Being No. 5048 of 2017, on such terms and conditions as recorded therein.
23. Thus the said three Cancellation Agreements as recited hereinabove all dated 27<sup>th</sup> day of February 2020 and 28<sup>th</sup> 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**.
24. In consideration of the above understanding the **Vendors** 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 **Vendors** herein has agreed to sell, transfer and convey in favour of the **Purchaser** herein and the **Purchaser** has agreed to purchase all that the pieces and parcels of Sali Land admeasuring **17.51 Decimals** more or less having rayati sthitiban dakhali rights therein and comprised in **R.S./L.R. Dag No. 32** measuring **6.26 Decimals** more or less corresponding to **L.R. Khatian No. 4650 AND R.S./L.R. Dag No. 32** measuring **9.25 Decimals** more or less corresponding to **L.R. Khatian No. 4649** 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 Kulerdari Gram

Panchayat and in the District of 24 Parganas (South), at or for a total consideration of **Rs. 1,72,99,200/- [Rupees One Crore Seventy Two Lakh Ninety Nine 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 **Third Schedule** hereunder written).

25. The Confirming Party No.1 herein being the co-owners of such undivided part or portion of R.S./L.R. Dag No. 32 are jointly seized and possessed of the remaining portion of land comprised in the said R.S./L.R. Dag No. 32, 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 Kulerdari 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.
26. The Confirming Party No.3 herein under four separate Deeds of Sale all dated 13<sup>th</sup> day of October 2014, 14<sup>th</sup> day of October 2014 and 26<sup>th</sup> 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 - 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) 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 Bishnupur 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**).

27. Pursuant to transfers made out of the said Land Demarcated for Common Road, under a Deed of Sale dated 15<sup>th</sup> day of February 2019 and registered at the Office of the DSR-II Alipore 24 Parganas (South) and recorded in Book No. J, Volume No. 1602-2019, Pages - 46883 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 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 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 **Fourth Schedule** hereunder written).

28. By a Deed of Declaration dated 12<sup>th</sup> 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 LOI, 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.
29. 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.
30. 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** to 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. 1,72,99,200/- [Rupees One Crore Seventy Two Lakh Ninety Nine 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 Sali Land admeasuring **17.51 Decimals**



more or less having rayati sthitiban dakhali rights therein and comprised in R.S./L.R. Dag No. 32 measuring 8.26 Decimals more or less corresponding to L.R. Khatian No. 4650 AND R.S./L.R. Dag No. 32 measuring 9.25 Decimals more or less corresponding to L.R. Khatian No. 4649 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 Kulerdari 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 **THIRD SCHEDULE** hereunder written read together with the **First Schedule and Second 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, rights, 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 partas 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, lispendense, 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, debulter 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 12<sup>th</sup> 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 **Fourth 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, lispendence, 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 2<sup>nd</sup> 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 **Third 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 **Third 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 **Third 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 **Third 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 Sall Land admeasuring **8.26 Decimals** more or less having rayati shaitiban dakhali rights therein and comprised in **R.S./L.R. Dag No. 32** corresponding to **L.R. Khatian No. 4650** (previous **L.R. Khatian No. 831**) 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.	32	32	4650	Sall	0.1366	60.00	8.26
<b>TOTAL</b>							<b>8.26</b>

**THE SECOND SCHEDULE ABOVE REFERRED TO**

**(SAID LOT-B LAND)**

ALL THAT the undivided proportionate one-fourth share or interest which is equivalent to all that the pieces and parcels of Sall Land admeasuring **9.25 Decimals** out of **37.00 Decimals** more or less comprised in **R.S./L.R. Dag No. 32** corresponding to **L.R. Khatian Nos. 4649** (previous **L.R. Khatian No. 2713**) 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.	32	32	4649	Sali	0.1540	60.00	9.25
<b>TOTAL</b>							<b>9.25</b>

**THE THIRD SCHEDULE ABOVE REFERRED TO**

**(SAID LAND)**

ALL THAT the pieces and parcels of Sali Land admeasuring **17.51 Decimals** more or less having rayati shritiban dakhail rights therein and comprised in **R.S./L.R. Dag No. 32** measuring **8.26 Decimals** more or less corresponding to **L.R. Khatian No. 4650 AND R.S./L.R. Dag No. 32** measuring **9.25 Decimals** more or less corresponding to **L.R. Khatian No. 4649** lying and situated at Mouja Daulatpur, J.L. No. 79 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 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.	32	32	4650	Sali	0.1366	60.00	8.26
2.	32	32	4649	Sali	0.1540	60.00	9.25
<b>TOTAL</b>							<b>17.51</b>

OR HOWSOEVER OTHERWISE the said **L.R. Dag No. 32** 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. 32**

ON THE NORTH : By L.R. Dag No.32;  
 ON THE EAST : By L.R. Dag No.49;  
 ON THE SOUTH : By L.R. Dag No.32;  
 ON THE WEST : By L.R. Dag No.31;

**THE FOURTH 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, 9125, 9126 & 9127	Bastu	0.5714	7.00	4.67
<b>TOTAL</b>							<b>36.73</b>

**ALL THAT** the pieces and parcels of Sall 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
<b>TOTAL</b>							<b>26.00</b>

**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 Thyone Agri Products LLP by affixation of its office Seal by its Director Mr. Siddhartha Mukhopadhyay Alias Siddhartha Mukherjee pursuant to a board resolution dated 31.01.2020 in presence of:

1. *Sujit Kapat*  
*S/o. Rajpati Kapat*  
*122/1R S.N.M. Sarani,*  
*Kolkata 700026*

2. *Jayantakay*  
*S/o R.L. Ray*  
*122/1R S.N.M. Sarani,*  
*Kolkata 700026*

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

1. *Sujit Kapat*

2. *Jayantakay*

THYONE AGRI PRODUCTS LLP

*Siddhartha Mukherjee*  
 Designated Partner

EKARAJ PROPERTIES LLP.

*Sakshi Kyal*  
 Partner / Authorized Signatory



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:

*Roshan Kishore*

श्रीमान रीशान किशोर / ROSHAN KISHORE  
आ.प्र.नि.सं.सहायक (आ.प्र.नि.सं.)  
केन्द्रीय सरकारी कर्मचारी कल्याण आवास संगठन  
Central Govt. Employees Welfare Housing Organisation  
प्लॉट नं. 1, कला, बंगला, गरीब, दिल्ली-110001  
फ़ोन: 26 11001, 26101, 26102, 26103, 26104, 26105

1. *Sujit Kapat*

2. *Jayantakay*

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

IKKA INFRA PROJECTS PVT. LTD.

*Rahul Kyal*  
Director / Authorised Signatory

1. *Sujit Kapat*

2. *Jayantakay*

**SIGNED, SEALED & DELIVERED** by the above named **Wriddhi Developer Pvt. Ltd.** by affixation of its office Seal by its Designated Partner **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. *Amrith Kapat*

2. *Jayant Raj*

**SIGNED, SEALED & DELIVERED** by the above named **Eeshvi Tower 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:

**EESHVI TOWER LLP**  
*Surendra Kumar Dugar*  
Partner / Authorised Signatory

1. *Amrith Kapat*

2. *Jayant Raj*

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

1. *Amitabh Kapur*

2. *Jayantakay*

**WISHFUL BUILDCON LLP**

*Santosh Kumar Dugar*  
Partner / Authorised Signatory

**SIGNED, SEALED & DELIVERED** by the above named **Ekaraj Real Estate LLP** by affixation of its office Seal by its Designated Partner **Mrs. Sakshi Kyal** pursuant to a board resolution dated 31.01.2020 in presence of:

1. *Amitabh Kapur*

2. *Jayantakay*

**EKARAJ REAL ESTATE LLP.**

*Sakshi Kyal*  
Partner / Authorised Signatory

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

ETAKA REAL ESTATE LLP  
*Siddhartha Mukherjee*  
*Siddhartha Mukherjee*  
 Designated Partner

1. *Arunjit Kapur*

2. *Jayanta Ray*

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

ECLAIR INFRACON LLP  
*Siddhartha Mukherjee*  
*Siddhartha Mukherjee*  
 Designated Partner

1. *Arunjit Kapur*

2. *Jayanta Ray*

**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. *Arunjit Kapat*

2. *Jayant Lalay*

**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 Dugar** pursuant to a board resolution dated 31.01.2020 in presence of:

1. *Arunjit Kapat*

2. *Jayant Lalay*

**AYANNA PROPERTIES LLP**

*Surendra Kumar Dugar*  
Partner / Authorised Signatory



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

**EKARAJ BUILDCON LLP**  
*Siddhartha Mukherjee*  
 Designated Partner

1. *Sujeet Kapat*

2. *Jayantak 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. *Sujeet Kapat*

2. *Jayantak Ray*

SIGNED, SEALED & DELIVERED by the above named PS GROUP REALTY PRIVATE LIMITED 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:

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

1. *Arun Kumar Sancheti*

2. *Jayanta Ray*

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. *Arun Kumar Sancheti*

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. *Arunjit Kapur*

2. *Jayantakay*

**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 REALSTATE LLP**

*Siddhartha Mukherjee*  
Designated Partner

1. *Arunjit Kapur*

2. *Jayantakay*

**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:

1. *Arunjit Kapat*

2. *Jayantakay*

WRIDDHI DEVELOPER (P) LTD.

*Rahul Kyal*  
Director / Authorised Signatory

**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:

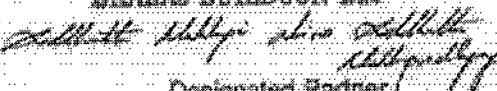
1. *Arunjit Kapat*

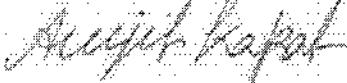
2. *Jayantakay*

IKKA INFRA PROJECTS PVT. LTD.

*Rahul Kyal*  
Director / Authorised Signatory


**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:

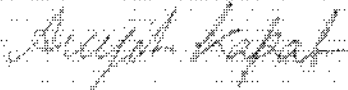
**EKARAJ BUILDCON LLP**  
  
 Designated Partner

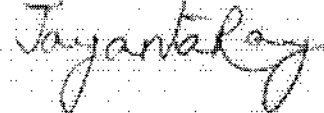
1. 

2. 

**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.**  
  
 Director

1. 

2. 

Drafted & prepared  
 in my office :

  
**PRITHVIKASU,**  
 ADVOCATE,

High Court, Calcutta  
 WB/2859/1999



RECEIVED of and from the within-named PURCHASER the within-mentioned sum of Rs. 1,72,99,200/- [Rupees One Crore Seventy Two Lakh Ninety Nine Thousand and Two Hundred Only] Being the TOTAL CONSIDERATION money payable under these presents as per memo below:

**Rs. 1,72,99,200.00**

[Rupees One Crore Seventy Two Lakh Ninety Nine 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.	Thyone Agri Products LLP	Canara Bank South Extension Branch New Delhi	D. D. No. 031344 Dated - 25.06.2020	77,33,760.00
3.	Ekaraj Properties LLP	Canara Bank South Extension Branch New Delhi	D. D. No. 031358 Dated - 25.06.2020	95,65,440.00
<b>Total :</b>				<b>1,72,99,200.00</b>

THYONE AGRICULTURE PRODUCTS LLP  
*Sakshi Kyal*  
 Designated Partner

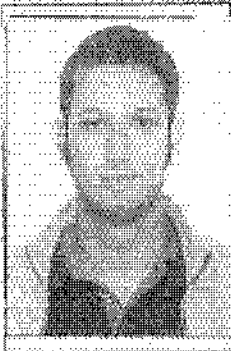
EKARAJ PROPERTIES LLP  
*Sakshi Kyal*  
 Partner / Authorized Signatory

**Signature of the Vendors**

**WITNESSES:**

1. *Sakshi Kyal*
2. *Jayant Ray*

SPECIMEN FORM FOR TEN FINGERPRINTS



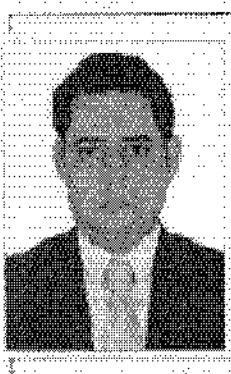
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LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature *Sabbhi Kyal*



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LEFT HAND					
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RIGHT HAND					

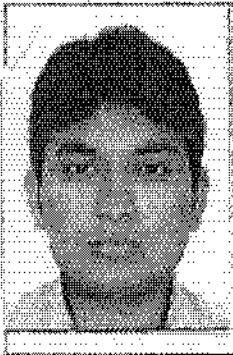
Signature *Sabbhi Kyal*



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

Signature *Rohan Kishore*

SPECIMEN FORM FOR TEN FINGERPRINTS



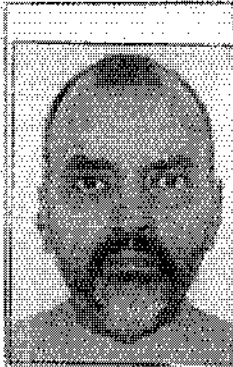
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LEFT HAND						
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND						

Signature *Lehar Jha*



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

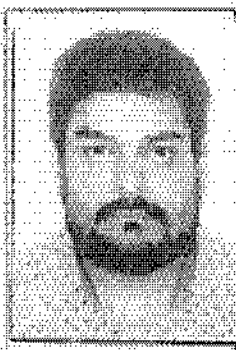
Signature *Sanjay Kumar Singh*



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

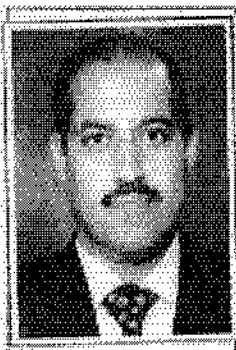
Signature *Santosh Kumar Singh*

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 *Arshad Ali*



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

Signature *Arshad Ali*



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

Signature *Arshad Ali*

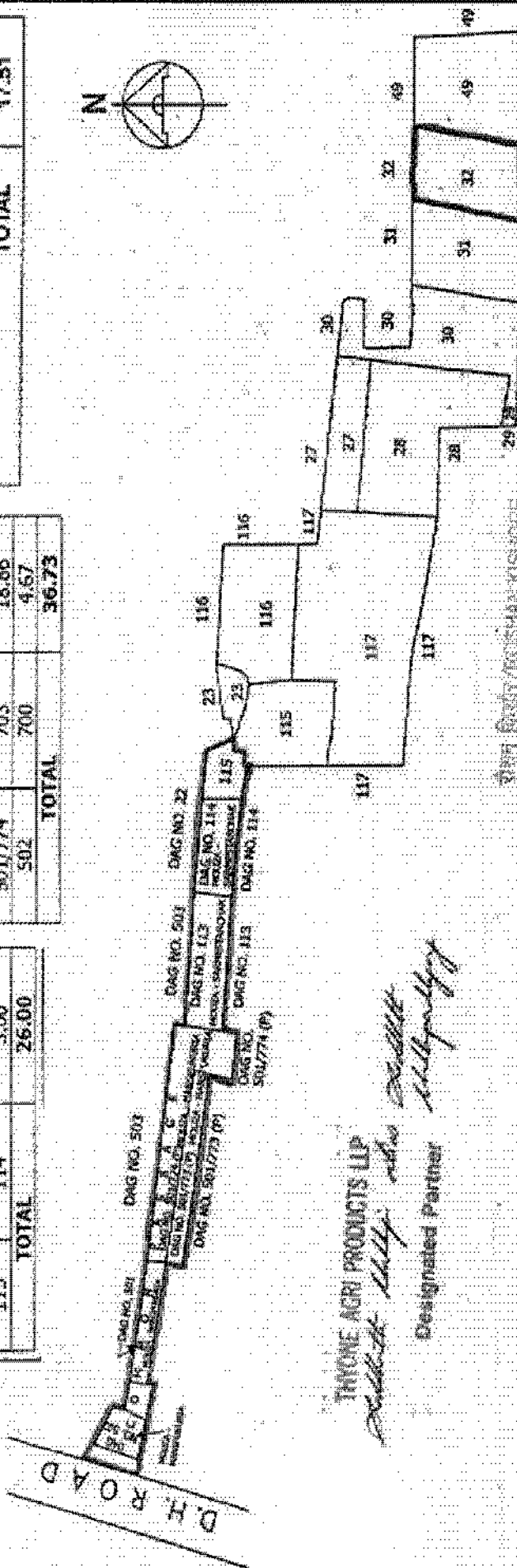
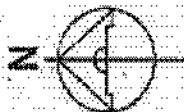


SITE PLAN OF LAND AT MOUZA - DAULATPUR, J.L. NO. 79, R.S. DAG NO. 32 CORRESPONDING TO L.R. DAG NO. 32 P.S. - BISHNUPUR, P.O. - PAILAN HAT WITHIN KULERDARI GRAM PANCHAYAT, DIST. - SOUTH 24- PARGANAS.

COMMON PASSAGE		
MOUZA - SARMAISTERCHAK, J.L. NO. 17		
R.S. DAG NO.	L.R. DAG NO.	AREA (IN DECS)
113	112	12.00
114	113	9.00
115	114	5.00
<b>TOTAL</b>		<b>26.00</b>

COMMON PASSAGE		
MOUZA - HANSPUKURIA, J.L. NO. 20		
R.S. DAG NO.	L.R. DAG NO.	AREA (IN DECS)
501	701	7.20
501/773	702	6.00
501/774	703	18.85
502	700	4.57
<b>TOTAL</b>		<b>36.73</b>

AREA OF LAND TRANSFERRED			
SL. NO.	R.S. DAG NO.	L.R. DAG NO.	AREA (IN DECS)
1	32	32	17.51
<b>TOTAL</b>			<b>17.51</b>



THONE AGRI PRODUCTS LLP  
*[Signature]*  
 Designated Partner

EKARAJ PROPERTIES LLP.  
*[Signature]*  
 Partner / Authorized Signatory

সম্মতি প্রকাশ করা হল  
 ডায়েরী নং: ১০৩৩/১৯  
 তারিখ: ১৫/০৭/২০২০

*[Signature]*  
 ১৫/০৭/২০

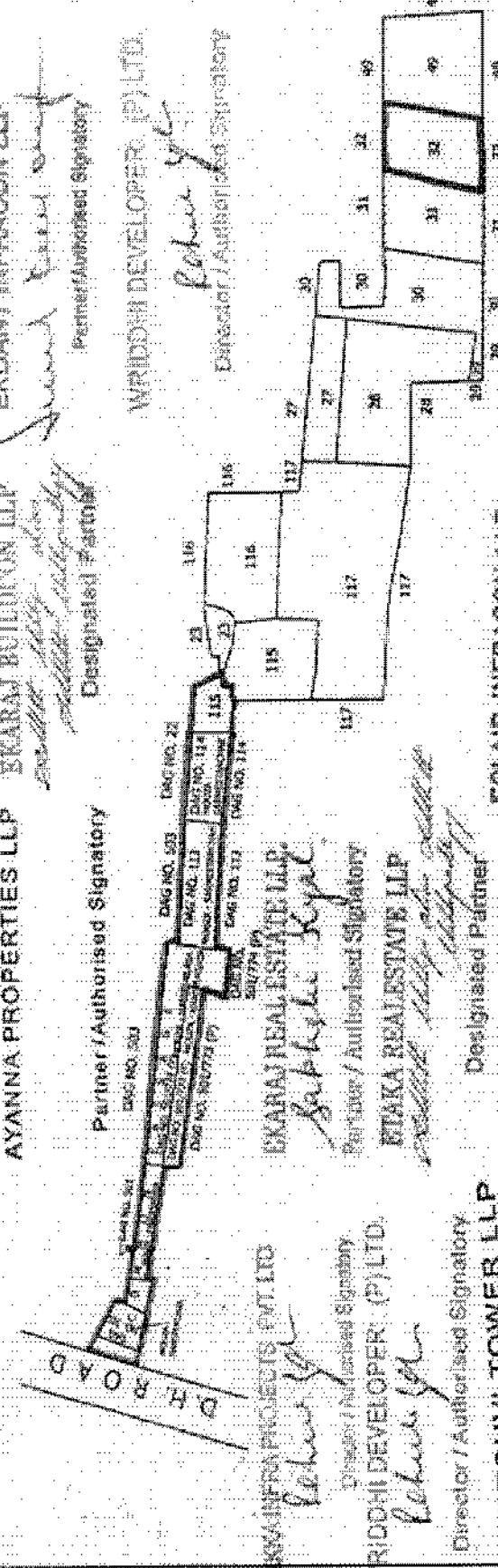
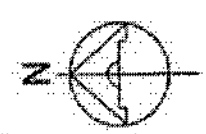
SIG. OF VENDOR

SIG. OF PURCHASER

Continues to Next Page



SITE PLAN OF LAND AT MOUZA - DAULATPUR, J.L. NO. 79, R.S. DAG NO. 32 CORRESPONDING TO  
 L.R. DAG NO. 32, P.S. - BISHNUPUR, P.O. - PAILAN HAT, WITHIN KULERDARI GRAM PANCHAYAT,  
 DIST. - SOUTH 24- PARGANAS.



AYANNA PROPERTIES LLP  
 Partner / Authorised Signatory  
*[Signature]*

EKARAJ BUILDCON LLP  
 Designated Partner  
*[Signature]*

EKANT INFRACON LLP  
 Partner / Authorised Signatory  
*[Signature]*

WISDFUL BUILDCON LLP  
 Director / Authorised Signatory  
*[Signature]*

WISDFUL DEVELOPER (P) LTD.  
 Director / Authorised Signatory  
*[Signature]*

AYANNA PROJECTS PVT LTD.  
 Director / Authorised Signatory  
*[Signature]*

ECLAIR INFRACON LLP  
 Designated Partner  
*[Signature]*

EKANT INFRACON LLP  
 Partner / Authorised Signatory  
*[Signature]*

EKARAJ BUILDCON LLP  
 Designated Partner  
*[Signature]*

ECLAIR INFRACON LLP  
 Designated Partner  
*[Signature]*

EKANT INFRACON LLP  
 Partner / Authorised Signatory  
*[Signature]*

EKARAJ BUILDCON LLP  
 Designated Partner  
*[Signature]*

EKARAJ BUILDCON LLP  
 Designated Partner  
*[Signature]*

ECLAIR INFRACON LLP  
 Designated Partner  
*[Signature]*

EKANT INFRACON LLP  
 Partner / Authorised Signatory  
*[Signature]*

EKARAJ BUILDCON LLP  
 Designated Partner  
*[Signature]*

EKARAJ BUILDCON LLP  
 Designated Partner  
*[Signature]*

ECLAIR INFRACON LLP  
 Designated Partner  
*[Signature]*

EKANT INFRACON LLP  
 Partner / Authorised Signatory  
*[Signature]*

EKARAJ BUILDCON LLP  
 Designated Partner  
*[Signature]*

EKARAJ BUILDCON LLP  
 Designated Partner  
*[Signature]*

ECLAIR INFRACON LLP  
 Designated Partner  
*[Signature]*

EKANT INFRACON LLP  
 Partner / Authorised Signatory  
*[Signature]*

EKARAJ BUILDCON LLP  
 Designated Partner  
*[Signature]*

EKARAJ BUILDCON LLP  
 Designated Partner  
*[Signature]*

ECLAIR INFRACON LLP  
 Designated Partner  
*[Signature]*

EKANT INFRACON LLP  
 Partner / Authorised Signatory  
*[Signature]*

EKARAJ BUILDCON LLP  
 Designated Partner  
*[Signature]*

EKARAJ BUILDCON LLP  
 Designated Partner  
*[Signature]*

SIG. OF CONFIRMING PARTY NO. 1

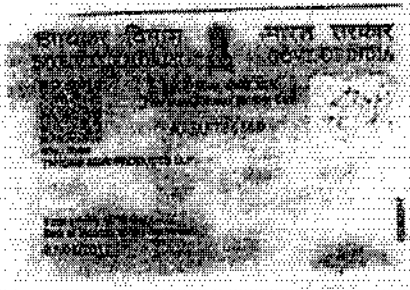
PS Group Realty Pvt. Ltd.  
 Director / Authorised Signatory  
*[Signature]*

SIG. OF CONFIRMING PARTY NO. 2

SIG. OF CONFIRMING PARTY NO. 3

*[Handwritten signature]*



105



THYONE AGRI PRODUCTS LLP

*Shilpa K. S. Srinivasan*  
Designated Partner

1(a)

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

**आधार**  
**AADHAAR**

**आधार कार्ड**  
**AADHAAR CARD**

**नाम**  
**Name**

**पता**  
**Address**

**दिनांक**  
**Date**

**आधार संख्या**  
**Aadhaar Number**

**आधार कार्ड**  
**Aadhaar Card**

9038 4119 5566  
 9038 4119 5566  
**Aadhaar-Aam Admi ka Adhikar**

*[Handwritten Signature]*  
*[Handwritten Signature]*



*Handwritten signature*  
*Handwritten signature*



EKARAJ PROPERTIES LLP.  
*Sabshi Kyal*  
Partner / Authorized Signatory



2

आयकर विभाग INCOME TAX DEPARTMENT	भारत सरकार GOVT OF INDIA
SAHSHI KYAL	
SURESH KUMAR	
10/08/1985	
AP4PK04170	

Sahshi Kyal

सहस्रकालीन विभाग  
सहस्रकालीन विभाग  
सहस्रकालीन विभाग  
सहस्रकालीन विभाग

सहस्रकालीन विभाग  
सहस्रकालीन विभाग  
सहस्रकालीन विभाग  
सहस्रकालीन विभाग

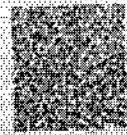
सहस्रकालीन विभाग  
सहस्रकालीन विभाग  
सहस्रकालीन विभाग  
सहस्रकालीन विभाग



भारत सरकार  
GOVERNMENT OF INDIA



नाम: सभेशी क्यल  
SABHESHI KYAL  
जन्म तिथि: Year of Birth: 1988  
लिंग: / Gender



3007 7888 5993

आधार - साधारण मानुषेर् अपिकार

*Sabheshi Kyal*




भारतीय विशद परिचय प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:  
W/O सभेश क्यल, को. रो.  
एडिप ओ. पार्क, को. रो. रो.  
को. रो. को. रो. रो.  
को. रो.

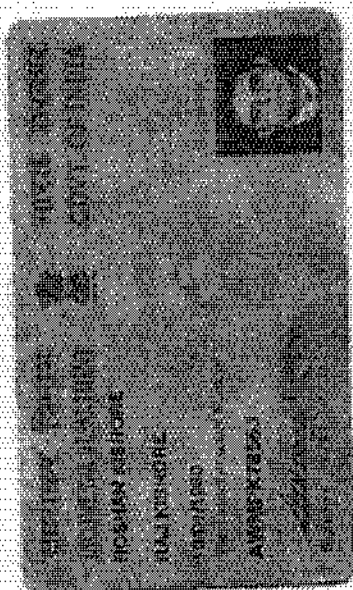
Address:  
W/O Sabheshi Kyal, Ko. Ro.  
Edip Park, Near Oo Park,  
Ko. Ro. Road, Ko. Ro. Road,  
Near Banga, 701001



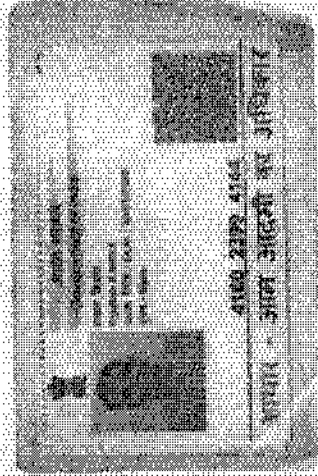
PAYEE NAME: PERMANENT ACCOUNT NUMBER: 00000000000000000000  
 AAAT018018  
 CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING  
 ORGANISATION  
 PERCENT WITHHOLDING INFORMATION:  
 12.00-1000  
  
 Roshan Kishore  
 Director, Finance & Accounts  
 Central Government Employees Welfare Housing Organisation

*Roshan Kishore*

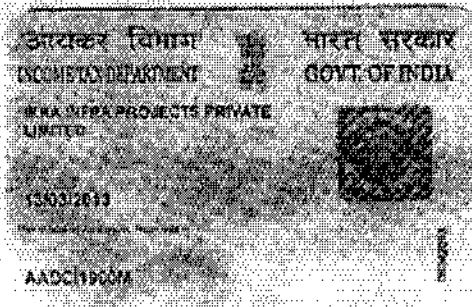
PAYEE NAME: ROSHAN KISHORE  
 PERMANENT ACCOUNT NUMBER: 00000000000000000000  
 CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING  
 ORGANISATION  
 PERCENT WITHHOLDING INFORMATION:  
 12.00-1000



*Parman Kishore*



*Rohman Khatun*



IKKA INFRA PROJECTS PVT LTD  
*Retul J*  
Director / Authorized Signatory



3

आयकर विभाग INCOME TAX DEPARTMENT RAHUL KYAL BALKRISHAN KYAL 19/03/1984 AGMPK1352P <i>Rahul Kyal</i>	भारत सरकार GOVT OF INDIA  
---	---

प्रमाणित किया जाता है कि  
 उपरोक्त विवरण सही है  
 और इसका प्रमाण  
 उपरोक्त प्रमाणपत्र  
 में है।

प्रमाणित किया जाता है कि  
 उपरोक्त विवरण सही है  
 और इसका प्रमाण  
 उपरोक्त प्रमाणपत्र  
 में है।

*Rahul Kyal*



भारत सरकार  
GOVERNMENT OF INDIA



नाम / Name  
Rajesh Kumar  
जन्म तिथि / Date of Birth - 1988  
पुरुष / Male



7487 0793 4912

आधार - साधारण मानवों के अधिकार



भारतीय विश्व पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:  
ए-7, इंदिरा नगर, नए दिल्ली  
ए-7, इंदिरा नगर, नए दिल्ली  
दिल्ली, भारत, 110002  
INDIA

पता:  
5C, Sakinaka Kurl, 30 C,  
South End Park Road, Col  
Park, Kolkata, West Bengal  
India, West Bengal, 700017



*Rajesh Kumar*

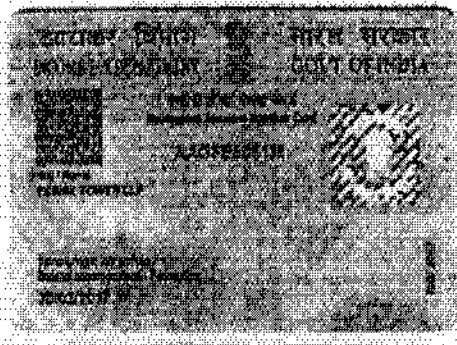


WRIDDHI DEVELOPER (P) LTD.

A handwritten signature in black ink, appearing to be 'Rohit Singh'.

Director / Authorized Signatory

40




EESHVI TOWER LLP

*Handwritten signature*


Partner / Authorised Signatory

4a

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



**सुरेन्द्र कुमार दुगार**  
Surentra Kumar Dugar  
पति : सुमन मल दुगार  
Father : SUMAN MAL DUGAR  
Date of Birth : Year of Birth : 1980  
पुरुष / Male







**8876 4445 8052**

आपसत - साधारण मानुषेबे अधिकार

**आधार विधि परिषद प्राधिकरण**  
**UNIQUE IDENTIFICATION AUTHORITY OF INDIA**


**पता:**  
B-1, 4th Floor, Sector  
Kohata, Kolkata, West Bengal  
700019

**Address:**  
52/41, B.C. ROAD  
Ballygunge P.O., Ballygunge,  
Kolkata, West Bengal,  
700018

**आधार विभाग**  
**IDENTITY DEPARTMENT**  
SURENTRA KUMAR DUGAR  
JHUMKAL DUGAR  
11/01/1980  
ACUPD317K

**भारत सरकार**  
**GOVT. OF INDIA**



*Surentra Kumar Dugar*

50



WISHFUL BUILDCON LLP

*Sachin Kumar Singh*

Partner / Authorised Signatory



5(a)

**भारत सरकार**  
GOVT. OF INDIA


श्री श्री ज्युमार दुगार  
Santosh Kumar Dugar  
जन्म तिथि / DOB - 20/12/1956  
पुंन / MALE


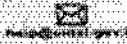
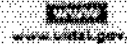
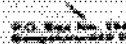
7387 6556 8908

**मेरा आधार, मेरी पहचान**

**भारतीय विशिष्ट पहचान प्राधिकरण**  
BIometric Identification Authority of India

पता:	Address
श्री श्री ज्युमार मल दुगार, 52/4/1, चल्नय मर्कुलर रोड, बल्नय, बल्नय, कोल्कता, बेन्ट बंगाल - 700019	S/O. Late Jhumar Mal Dugar 52/4/1 Ballygunge Circular Road Ballygunge Ballygunge Kolkata Ballygunge West Bengal - 700019



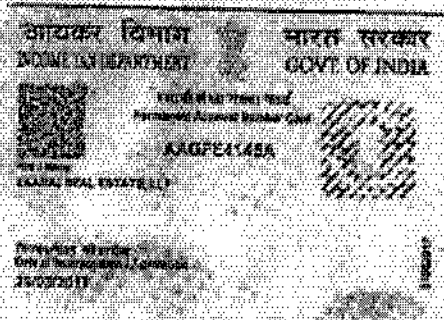
**आयकर विभाग**  
INCOME TAX DEPARTMENT

**भारत सरकार**  
GOVT. OF INDIA

SANTOSH KUMAR DUGAR  
JHUMAR MAL DUGAR  
20/12/1956  
Permanent Account Number  
AGRPD3021D

Signature

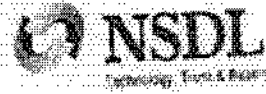
*Santosh Kumar Dugar*



EKARAJ REAL ESTATE LLP,  
*Sakshi Kyal*  
Partner / Authorised Signatory

12/02/2017

TRACK YOUR PAN APPLICATION STATUS



Your PAN Application Status

Acknowledgment Number	160226750154462
Name	ETAKA REAL STATE LLP
Category	
Status	<p>Your PAN card has been dispatched on 21-Sep-2017 by Registered Agent. Post your address of no. 160226750154462 to the address for communication provided to you in the application. The PAN card is expected to be delivered by 01-Dec-2017.</p> <p>***** represents: Always. DL Number for Speed Post: ***** represents: Address. DL Number for Registered Agent.</p>
Permanent Account Number (PAN)	AAGFE64500

1. PAN card will be dispatched only to the communication address provided in your PAN application. \*Please read the communication details (over no. 160226750154462) on the application. PAN card will be dispatched to the PAN address.

2. If your communication address has changed, please submit a Request for New PAN Card or/and Changes or Correction in PAN data form to the Income Tax Department's database is updated with your current address.

3. Where communication from the Income Tax Department will be directed to the communication address registered against your PAN. So to avoid any inconveniences in future, please ensure that your communication address is valid in the Income Tax Department's database.

ETAKA

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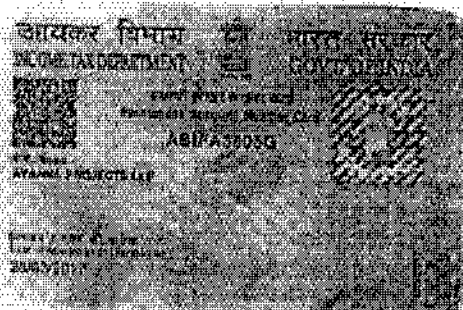
ETAKA REAL ESTATE LLP

*Abhinav Kulkarni also Abhinav Kulkarni*

Designated Partner

https://m.nsd.com/pan2/service/statusTrack





AYANNA PROJECTS LLP.  
*Auth. Sign*  
Partner / Authorised Signatory

100



*Handwritten signature*

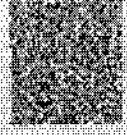




সার্বভৌম  
GOVERNMENT OF INDIA



নাম / Name  
বয়স / Age  
তারিখ / Date of Birth - 1976  
সঙ্গ / Sex



6009 1283 0434

আবাস - সাধারণ মানুষের অধিকার

*Pradeep Kumar*



ভারতীয় একমুদ্রিত পরিচয় প্রদায়ক  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা  
১/০ বামপন্থার দফা, ১৯ বি,  
সাইট ১৯০ পলক, পলক পার্ক এলাকা  
সিইড, কোলকাতা, পশ্চিমবঙ্গ,  
৭০০০১৬

Address  
S/O Bahadur Khan, 19 C,  
Sector 190 Park, Near Golf  
Park, Kolkata, West Bengal,  
700016



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

आयकर विभाग का नया  
Permanent Account Number Card

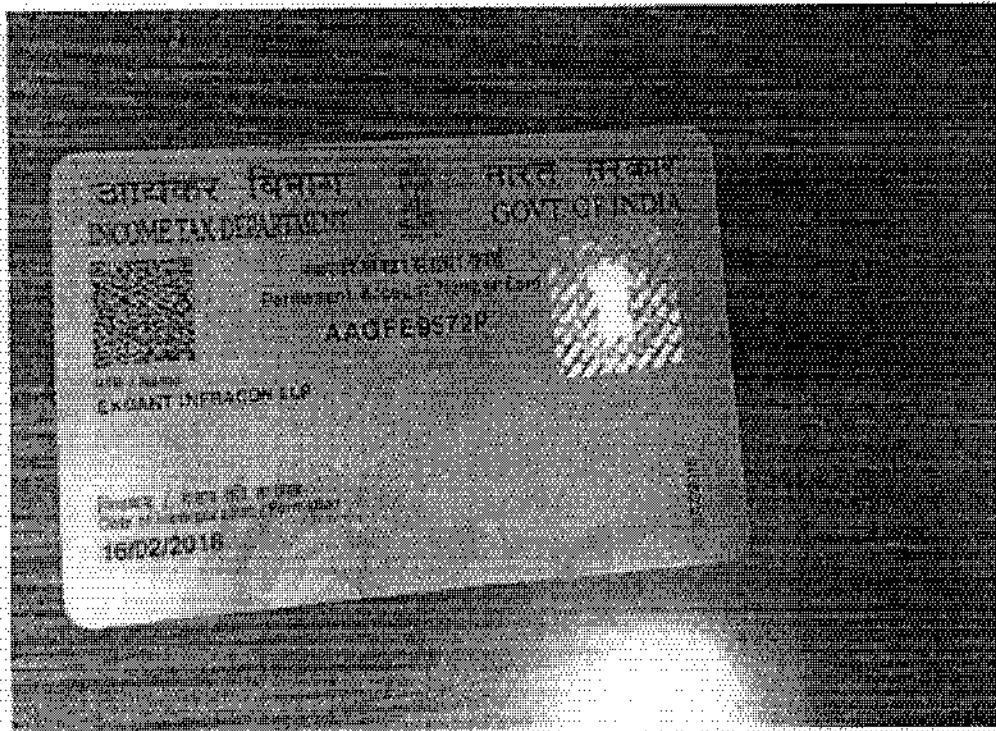
AYANNA PROPERTIES LLP

3410312017

AYANNA PROPERTIES LLP  
*[Handwritten Signature]*  
Partner/Authorised Signatory



**EKARAJ BUILDCON LLP**  
*[Handwritten Signature]*  
Designated Partner

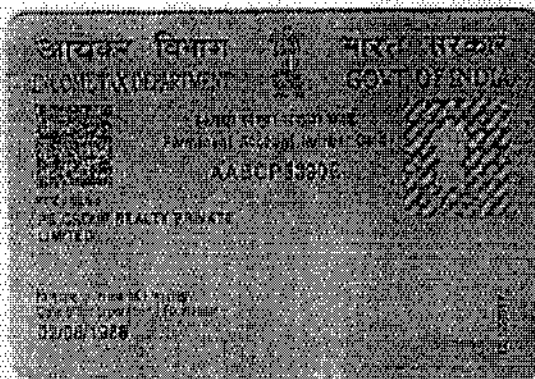


EKGANT INFRACON LLP

*[Handwritten Signature]*

Partner/Authorised Signatory

1500



PS Group Realty Pvt. Ltd.

Authorized Signatory



150

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT OF INDIA

ARUN KUMAR SANCHETI  
SUMERMALL SANCHETI

24/11/1969  
PRIME-AGE ACCOUNT HOLDER

AKOPS4951L

*Arun K. Sancheti*



भारत सरकार  
GOVERNMENT OF INDIA

आरुण कुमार संचेती  
ARUN KUMAR SANCHETI  
पति - सुमेरमल संचेती  
Father - SUMERMALL SANCHETI  
जन्म तिथि - 24/11/1969  
पुण / Male

8381 5626 1141

आय - साधारण आयुष्य के अधिकार

एन डी ई आर  
UNION IDENTIFICATION AUTHORITY OF INDIA

पता:  
20 B, CANAL STREET,  
Park Street P.O. Park Street,  
Kolkata - West Bengal,  
700016

1994

*A. K. Sancheti*



6(c)

Your PAN Application Status

Accountant Number	DIS209106156423
Name	ECLAIR INFRACON LLP
Category	---
Status	Your PAN card has been dispatched on 12-08-2017 by "Approved Person" with expiry on 12-08-2018. The address for communication indicated by you in the application. The PAN card is expected to be of the order 25 Dec 2017. ***** represents Army Bk Number for 2017 and Post 1 ***** TO 12/12/17. Order 25 Dec 2017. Respected Post.
Form/Date	
Account Number	AA3766330C
Party	

1. PAN card and DC (downloaded only) in the communication system provided in your PAN application. PAN card and DC (downloaded only) are attached in the application. PAN Card and DC are attached in the PAN card.  
2. Your communication details has changed, please submit a Request for New PAN Card and Change of Corrected in PAN card form to the Income Tax Department's website to update with your current address.  
3. Where communication details and Income Tax Department will be entered in the communication address indicated in the PAN card and DC (downloaded only) PAN card. Please ensure that your communication address is up-to-date in the Income Tax Department's website.

BACK

ECLAIR INFRACON LLP

*[Signature]*  
Designated Partner

*[Signature]*

810

### Your PAN Application Status

Application Number	083299700154448
Name	ETAKA REALSTATE LLP
Category	---
Status	Your PAN card has been dispatched on 21-Sep-2017 to Registered/Specified Person vide entry no. 24291212922 at the address for communication specified by you in the application. The PAN card is expected to be delivered by 01-Oct-2017. *XXXXXXXXXX represents Agency ID Number of Registered Person. *XXXXXXXXXX represents Agency ID Number for Registered Person.
Permanent Account Number (PAN)	AAUFT64500

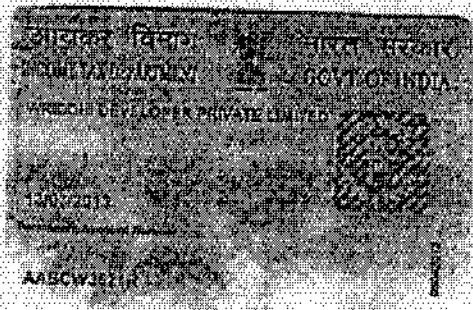
1. PAN card will be dispatched only to the communication address provided in your PAN application. After you have submitted your application, PAN card will be dispatched to the PAN card address. If your communication address has changed, please submit a Request for PAN Card status Changes in Form ITR-12 (Form ITR-12) to the Income Tax Department's database is updated with your current address.

2. Written communication from the Income Tax Department will be directed to the communication address registered against your PAN. So to avoid any experiential misfires, please ensure that your communication address is up-to-date in the Income Tax Department's database.

[BACK](#)

**ETAKA REALSTATE LLP**  
*Prashant Pathy*  
 Chartered Partner

92

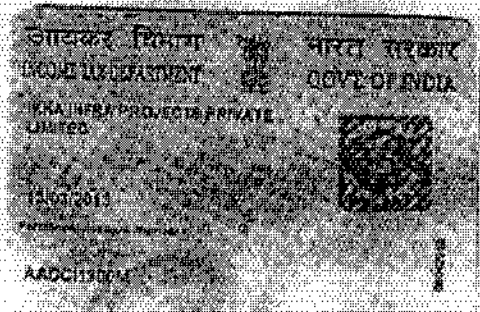


WRIDDHI DEVELOPER (P) LTD.

*Retire for*

Director / Authorised Signatory

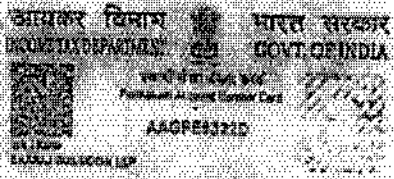
1000



KKA INFRA PROJECTS PVT. LTD  
*Signature*  
Director / Authorized Signatory

110

110



15/07/2020  
15/07/2020

EKARAJ BUILDCON LLP

*[Handwritten Signature]*  
Designated Partner



FOUNTAIN GRASS BUILDERS PRIVATE LIMITED  
*Birendra Mahapatra*  
Director



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA


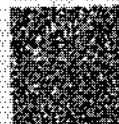
प्राकाश मुसादो  
RAJ KUMAR MUSADH  
28/11/1983

AHPR8544H



भारत सरकार  
Government of India

व्यक्ति का  
Prakash Musadh  
जन्म तिथि / DOB : 28/11/1983  
पुरुष / Male

6296 8072 6679


आधार - आम आदमी का अधिकार

भारतीय एकिकृत पहचान प्राधिकरण  
Unique Identification Authority of India

पता  
अवकाश, एन.एस.एन. रोड, फ्लॉर नं.  
18, श्याम कंज, 12बीएम, मई  
मिडलिन रोड, एन.एस.एन. रोड, कोलकाता  
मिडलिन रोड, कोलकाता  
पिन: 700011

Address:  
S/O: Raj Kumar Musadh, Flat No  
18, Shyam Kanti, 12B, Lord Sinha  
Road, Opposite Errami Market,  
Midlane Row, Kolkata,  
Midlane Row, West Bengal,  
700011

6296 8072 6679



*Raj Kumar Musadh*



**DATED THIS 29<sup>th</sup> DAY OF June 2020**

**BETWEEN**

**THYONE AGRI PRODUCTS LLP & ANR.**

..... VENDORS

- AND -

**CENTRAL GOVERNMENT EMPLOYEES WELFARE  
HOUSING ORGANISATION**

..... PURCHASER

- AND -

**IKKA INFRA PROJECTS PRIVATE LIMITED & ANR.**

..... 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 :	I-1904-03184/2020	Date of Registration	06/07/2020
Query No / Year	1904-2000606205/2020	Office where deed is registered	
Query Date	09/06/2020 2:10:50 PM	1904-2000606205/2020	
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]		
Self Forth value	Market Value		
Rs. 1,72,99,200/-	Rs. 1,72,99,200/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,38,092/- (Article:23)	Rs. 1,73,111/- (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	SelfForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-32	RS-4650	Bastu	Bastu	8.26 Dec	77,33,760/-	77,33,760/-	Property is on Road Adjacent to Metal Road,
L2	RS-32	RS-4649	Bastu	Bastu	9.25 Dec	95,65,440/-	95,65,440/-	Property is on Road Adjacent to Metal Road,
		<b>TOTAL :</b>			<b>17.51Dec</b>	<b>172,99,200 /-</b>	<b>172,99,200 /-</b>	
		<b>Grand Total :</b>			<b>17.51Dec</b>	<b>172,99,200 /-</b>	<b>172,99,200 /-</b>	

### Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>THYONE AGRI PRODUCTS LLP</b> 119, Bhupen Roy Road, P.O:- Behala, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034, PAN No.: AAMFT8856P, Aachaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
2	<b>EKARAJ PROPERTIES LLP</b> 122/1R, Salyendranath Majumder Sarani, P.O:- Kalighat, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026, PAN No.: AAGFE4144B, Aachaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
3	<b>IKKA INFRA PROJECTS PRIVATE LIMITED</b> 161/1 Mahatma Gandhi Road, P.O:- Burrobazar, P.S:- Jorasanko, District:-Kolkata, West Bengal, India, PIN - 700007, PAN No.: AADCI1900M, Aachaar No Not Provided by UIDAI, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative

4	<b>WRIDDHI DEVELOPER PRIVATE LIMITED</b> 161/1, Mahatma Gandhi Road, P.O:- Burrobzar, 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
5	<b>EESHVI TOWER LLP</b> 12C, Chakraberia Road North, P.O:- Lala Lajpat Rai Sarani, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020, PAN No.: AAGFE5061M, Aadhaar No Not Provided by UIDAI, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative
6	<b>WISHFUL BUILDCON LLP</b> 12C, Chakraberia Road (North), P.O:- Lala Lajpat Rai Sarani, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020, PAN No.: AACFW7294A, Aadhaar No Not Provided by UIDAI, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative
7	<b>EKARAJ REAL ESTATE LLP</b> 122/1R, Salyendranath Majumder Sarani, P.O:- Kalighat, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026, PAN No.: AAGFE4145A, Aadhaar No Not Provided by UIDAI, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative
8	<b>ETAKA REALSTATE LLP</b> 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
9	<b>ECLAIR INFRACON LLP</b> 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
10	<b>AYANNA PROJECTS LLP</b> 122/1R, Salyendranath Majumder 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
11	<b>AYANNA PROPERTIES LLP</b> 12C, Chakraberia Road (North), P.O:- Lala Lajpat Rai Sarani, 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
12	<b>EKARAJ BUILDCON LLP</b> 122/1R, Salyendranath Majumder 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
13	<b>EKDANT INFRACON LLP</b> 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
14	<b>PS GROUP REALTY PRIVATE LIMITED</b> 1002, Eastern Metropolitan Bypass, P.O:- Dhapa, P.S:- Tiljala, 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
15	<b>ECLAIR INFRACON LLP</b> 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
16	<b>EKDANT INFRACON LLP</b> 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
17	<b>ETAKA REALSTATE LLP</b> 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



18	<b>WRIDDHI DEVELOPER PRIVATE LIMITED</b> 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
19	<b>IKKA INFRA PROJECTS PRIVATE LIMITED</b> 161/1, Mahatma Gandhi Road, Room No. 41, P.O:- Burrobazar, P.S:- Jorasanko, District:-Kolkata, West Bengal, India, PIN - 700007, PAN No.:: AADCH1900M,Aadhaar No Not Provided by UIDAI, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative
20	<b>EKARAJ BUILDCON LLP</b> 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
21	<b>FOUNTAINGRASS BUILDERS PRIVATE LIMITED</b> 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	<b>CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION</b> 6th Floor, A-Wing, Janpath Bhavan, Janpath Lane, N, P.O:- Janpath Lane, P.S:- CONNAUGHT PLACE, District:-New Delhi, Delhi, India, PIN - 110001, PAN No.:: AAATC1861B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

#### Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr Siddhartha Mukherjee, (Alias Name: Mr Siddhartha Mukhopadhyay) (Presentant )</b> Son of Late 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: 90xxxxxxxx6665 Status : Representative, Representative of : THYONE AGRI PRODUCTS LLP (as partner)
2	<b>Mrs Sakhshi Kyal</b> Wife of Rahul 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.:: APKPK3417Q, Aadhaar No: 30xxxxxxxx5993 Status : Representative, Representative of : EKARAJ PROPERTIES LLP (as partner)
3	<b>Mr Roshan Kishore</b> Son of Raj Kishore 6th 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: 41xxxxxxxx4144 Status : Representative, Representative of : CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION (as assistant director)
4	<b>Mr Rahul Kyal</b> Son of Mr 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: 74xxxxxxxx4912 Status : Representative, Representative of : IKKA INFRA PROJECTS PRIVATE LIMITED, WRIDDHI DEVELOPER PRIVATE LIMITED, WRIDDHI DEVELOPER PRIVATE LIMITED, IKKA INFRA PROJECTS PRIVATE LIMITED



5	<b>Mr Surendra Kumar Dugar</b> Son of Late Jhumarmal Dugar 52/4/1, Ballygunge Circular Road, P.O:- Bullygunge, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.: ACUPD1317K, Aadhaar No: 88xxxxxxxx8052 Status: Representative, Representative of: EESHVI TOWER LLP, AYANNA PROPERTIES LLP, EKDANT INFRACON LLP, EKDANT INFRACON LLP
6	<b>Mr Santosh Kumar Dugar</b> Son of Late 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.: AGRPD3021D, Aadhaar No: 73xxxxxxxx8908 Status: Representative, Representative of: WISHFUL BUILDCON LLP
7	<b>Mrs Sakhshi Kyal</b> Wife of Rahul 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.: APKPK3417Q, Aadhaar No: 30xxxxxxxx5993 Status: Representative, Representative of: EKARAJ REAL ESTATE LLP
8	<b>Mr Siddhartha Mukherjee, (Alias Name: Mr Siddhartha Mukhopadhyay)</b> Son of Late 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: 90xxxxxxxx6665 Status: Representative, Representative of: ETAKA REALSTATE LLP, ECLAIR INFRACON LLP, EKARAJ BUILDCON LLP, ECLAIR INFRACON LLP, ETAKA REALSTATE LLP, EKARAJ BUILDCON LLP
9	<b>Mr Rishi Kyal</b> 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: 60xxxxxxxx0434 Status: Representative, Representative of: AYANNA PROJECTS LLP
10	<b>Mr Arun Kumar Sancheti</b> Son of Mr Sumermal 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: 83xxxxxxxx1141 Status: Representative, Representative of: PS GROUP REALTY PRIVATE LIMITED
11	<b>Mrs Bratati Mukhopadhyay</b> 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: 86xxxxxxxx7107 Status: Representative, Representative of: FOUNTAINGRASS BUILDERS PRIVATE LIMITED

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Prakash Musaddi</b> Son of Mr. Rajkumar Musaddi 12B Lord Sinha Road, P.O:- Shakepeare Sarani, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India. PIN - 700016			
Identifier Of Mr Siddhartha Mukherjee, Mrs Sakhshi Kyal, Mr Roshan Kishore, Mr Rahul Kyal, Mr Surendra Kumar Dugar, Mr Santosh Kumar Dugar, Mrs Sakhshi Kyal, Mr Siddhartha Mukherjee, Mr Rishi Kyal, Mr Arun Kumar Sancheti, Mrs Bratati Mukhopadhyay			

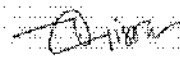
Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	THYONE AGRI PRODUCTS LLP	CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION-4.13 Dec
2	EKARAJ PROPERTIES LLP	CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION-4.13 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	THYONE AGRI PRODUCTS LLP	CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION-4.625 Dec
2	EKARAJ PROPERTIES LLP	CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION-4.625 Dec

Endorsement For Deed Number : I - 190403184 / 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 1,72,99,200/-



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 16:10 hrs on 29-06-2020, at the Private residence by Mr Siddhartha Mukherjee Alias Mr Siddhartha Mukhopadhyay.

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

Execution is admitted on 29-06-2020 by Mr Siddhartha Mukherjee, Mr Siddhartha Mukhopadhyay partner, THYONE AGRI PRODUCTS LLP (LLP), 119, Bhupen Roy Road, P.O:- Behala, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034

Identified by Mr Prakash Musaddi, , Son of Mr Rajkumar Musaddi, 12B Lord Sinha Road, 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 Sakhshi Kyal, partner, EKARAJ PROPERTIES LLP (LLP), 122/1R, Satyendranathi Majumder Sarani, P.O:- Kallighat, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026

Identified by Mr Prakash Musaddi, , Son of Mr Rajkumar Musaddi, 12B Lord Sinha Road, 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), 6th Floor, A-Wing, Janpath Bhavan, Janpath Lane, N, P.O:- Janpath Lane, P.S:- CONNAUGHT PLACE, District:-New Delhi, Delhi, India, PIN - 110001

Identified by Mr Prakash Musaddi, , Son of Mr Rajkumar Musaddi, 12B Lord Sinha Road, 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, IKKA INFRA PROJECTS PRIVATE LIMITED (Private Limited Company), 161/1, Mahatma Gandhi Road, P.O:- Burrobazar, P.S:- Jorasanko, District:-Kolkata, West Bengal, India, PIN - 700007; director, WRIDDHI DEVELOPER PRIVATE LIMITED (Private Limited Company), 161/1, Mahatma Gandhi Road, P.O:- Burrobazar, P.S:- Jorasanko, District:-Kolkata, West Bengal, India, PIN - 700007; director, WRIDDHI DEVELOPER PRIVATE LIMITED (Private Limited Company), 161/1, Mahatma Gandhi Road, Room No. 41, P.O:- Burrobazar, 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:- Burrobazar, P.S:- Jorasanko, District:-Kolkata, West Bengal, India, PIN - 700007

Identified by Mr Prakash Musaddi, , Son of Mr Rajkumar Musaddi, 12B Lord Sinha Road, 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, EESHVI TOWER LLP (LLP), 12C, Chakraberia Road North, P.O:- Lala Lajpat Rai Sarani, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020; partner, AYANNA PROPERTIES LLP (LLP), 12C, Chakraberia Road (North, P.O:- Lala Lajpat Rai Sarani, 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; 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 Prakash Musaddi, , Son of Mr Rajkumar Musaddi, 12B Lord Sinha Road, 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 Santosh Kumar Dugar, partner, WISHFUL BUILDCON 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 Prakash Musaddi, , Son of Mr Rajkumar Musaddi, 12B Lord Sinha Road, 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 Sakhshi Kyal, partner, EKARAJ REAL ESTATE LLP (LLP), 122/1R, Satyendranath Majumder Sarani, P.O.-Kalighat, P.S.-Tollygunge, District.-South 24-Parganas, West Bengal, India, PIN - 700026

Identified by Mr Prakash Musaddi, , Son of Mr Rajkumar Musaddi, 12B Lord Sinha Road, 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, ETAKA REALSTATE LLP (LLP), 55/1A, Strand Road, P.O:- Beadon Street, P.S:- Jorabagan, District:-Kolkata, West Bengal, India, PIN - 700006; partner, ECLAIR INFRACON 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, Satyendranath Majumder Sarani, P.O:- Kalighat, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026; 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 Prakash Musaddi, , Son of Mr Rajkumar Musaddi, 12B Lord Sinha Road, 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 Majumder Sarani, P.O:- Kalighat, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026

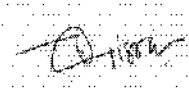
Identified by Mr Prakash Musaddi, , Son of Mr Rajkumar Musaddi, 12B Lord Sinha Road, P.O: Shakepeare Sarani, Thana: Shakespeare Sarani, Kolkata, WEST BENGAL, India, PIN - 700016, by caste Hindu, by profession Service

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:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700105

Identified by Mr Prakash Musaddi, , Son of Mr Rajkumar Musaddi, 12B Lord Sinha Road, 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(169) 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 Prakash Musaddi, , Son of Mr Rajkumar Musaddi, 12B Lord Sinha Road, 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

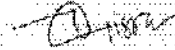
Certified that required Registration Fees payable for this document is Rs 1,73,111/- ( A(1) = Rs 1,72,992/- , E = Rs 35/- , I = Rs 55/- , M(a) = Rs 25/- , M(b) = Rs 4/- ) and Registration Fees paid by by online = Rs 1,73,027/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 26/06/2020 5:50PM with Govt. Ref. No: 192020210022609178 on 26-06-2020, Amount Rs: 1,73,027/-,  
Bank: SBI EPay ( SBIEPay), Ref. No. 6307686853701 on 26-06-2020, Head of Account 0030-03-104-001-16

### Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,38,002/- and Stamp Duty paid by online = Rs 10,37,992/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/06/2020 5:50PM with Govt. Ref. No: 192020210022609178 on 26-06-2020, Amount Rs: 10,37,992/-, Bank: SBI EPay ( SBlePay), Ref. No. 6307686853701 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 1,73,111/- ( A(1) = Rs 1,72,992/- , 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. 10,38,002/- and Stamp Duty paid by Stamp Rs 100/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 13, Amount: Rs. 100/-, Date of Purchase: 02/03/2020, 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 195730 to 195839

being No 190403184 for the year 2020.

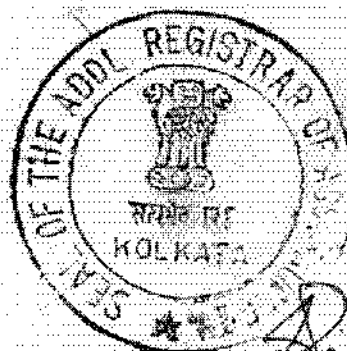


Digitally signed by SRIJANI GHOSH  
Date: 2020.07.15 13:57:30 +05:30  
Reason: Digital Signing of Deed.

*Srijani*

Certified to be a true Copy

(Srijani Ghosh) 2020/07/15 01:57:30 PM  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
West Bengal.



CHECKED BY

*Mm*  
*H.C.*  
*04/09/2020*

*Srijani*  
Addl. Registrar of Assurances-IV  
Kolkata  
*04/09/2020*

(This document is digitally signed.)