

10998

07 AUG 2020

No. _____/10/ - Date _____

Name: **B. C. LAHIRI**

Advocate

Address: Alipore Judge's Court, Kol-27

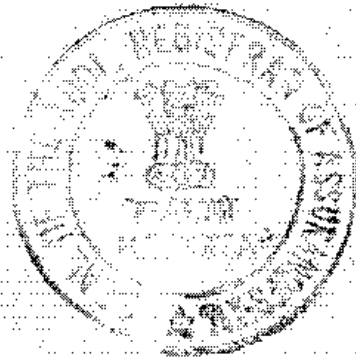
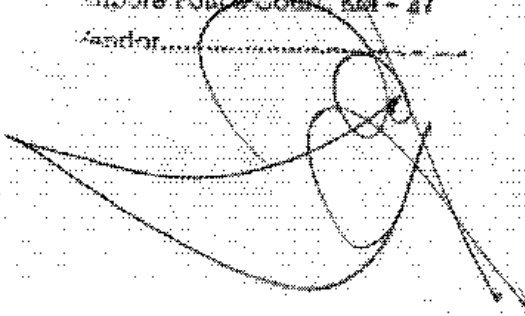
Alipore Collectorate, 24 Pgs. (S)

SUBHANKAR DAS

STAMP VENDOR

Alipore Police Court, Kol - 27

Vendor.....



3427/2020

E-3190/2020



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AC 702473

1904

2

6/7/2020

Rs 18,53,29000/-



Verified that the Document is duly Registered. The Signature, Name and embossed stamp is correct as the per the Registrar.

[Signature]
 Registrar
 West Bengal, India

6 JUL 2020

1105
 250
 100
 250

[Signature]
 Additional Registrar of
 Documents
 6/7/2020

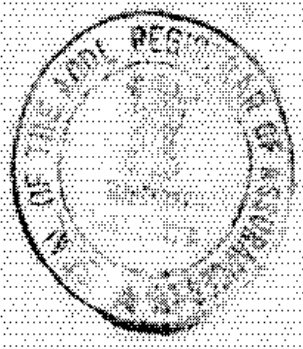
[Signature]
 Registrar

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

02131300
ক্রমিক নং
স্বাক্ষরকারীর নাম B R Bora
পিতার নাম
তারিখ

স্বাক্ষর
সেকেন্ড হেডার
স্টাম্প
তারিখ

Anita Singha



[Signature]

25 JUN 2020

Identified by me
Prakash Mahanta
26 Raj K. Baruah
12B, Ward C, Ghatigaon
Kor - 71.



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

GRN: 19-202021-002262541-8
GRN Date: 26/06/2020 18:10:16
BRN: 9507231653401
SBI ePay txn No.: 117785506630390
Payment Mode: Net Banking-SELF
Payment Gateway: SBI ePay-Canara Bank
BRN Date: 26/06/2020 18:11:58
SBI ePay txn Date: 26/06/2020 18:11:09

DEPOSITOR'S DETAILS

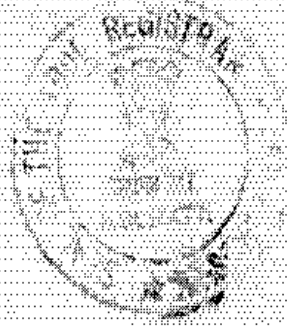
Name: CGEWHO Id No.: 2000613913/3/2020
Contact No. Mobile No. +91 9999556561
E-mail: Mobile No. +91 9999556561
Address: 6TH FLOOR A WING JANPATH BHAWAN NEW DELHI
User Type: Buyer/Claimants

Query Year

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount (₹)
1	2000613913/3/2020	Property Registrar Registration Fee	0030-03-104-001-15	433915
2	2000613913/3/2020	Property Registrar Stamp duty	0030-02-103-003-02	499720
Total Amount				5833035

In Words: Rupees Fifty Eight Lakh Thirty Three Thousand Thirty Five Only.



REGISTRAR OF ASSURANCES
MADHYA PRADESH
25 JUL 2020




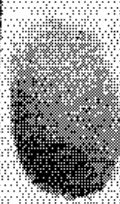


Government of West Bengal

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

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

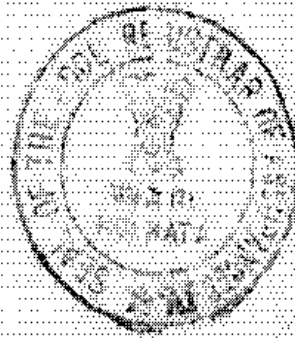
Signature / LTI Sheet of Query No/Year 19042000613913/2020

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr ANUP KUMAR JAYASWAL 22B Grunangunj Road, Kidderpore, P.O.- Mansatola, P.S.- Walgunge, District- South 24 Parganas, West Bengal, India, PIN - 700023	Seller			Anup Kumar Jayaswal 29/6/2020
2	Mr DEEPAK KUMAR JAYASWAL 22B Grunangunj Road, Kidderpore, P.O.- Mansatola, P.S.- Walgunge, District- South 24 Parganas, West Bengal, India, PIN - 710023	Seller			Deepak Kumar Jayaswal 29/6/2020

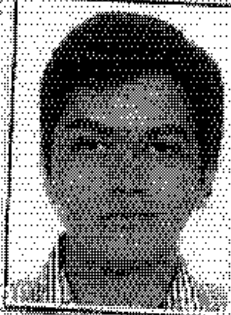



Query No - 19042000613913/2020, 15/07/2020 02:25:31 PM KOLKATA (A.R.A. - IV)

Page 2 of 1



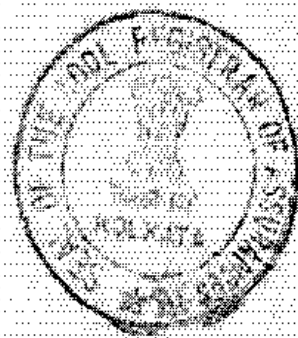
13/07/2020

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

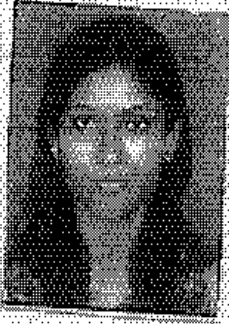
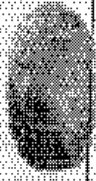




Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Mr Ravi Kumar Dugar 52/4/1, Ballygunge Circular Road, P.O.- BULLYGUNGE, P.S.- Bullygunge, District- South 24 Parganas, West Bengal, India, PIN - 700019	Representative of Seller [EVARAJ PROJECT S LLP] [ESTHER INFRAPROJECTS LLP]		2891 	Ravi Kumar Dugar 29.06.2020
4	Mr Madhu Dugar 52/4/1, Ballygunge Circular Road, P.O.- BULLYGUNGE, P.S.- Bullygunge, District- South 24 Parganas, West Bengal, India, PIN - 700019	Representative of Seller [ETAKA BUILDER S LLP]		2899 	Madhu Dugar 29.06.2020
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date

Query No: 19042000613913 / 2020 Dated On: 25/07/2020 02:25:05 PM KOLKATA (S.A.) - IV

Page 3 of 7

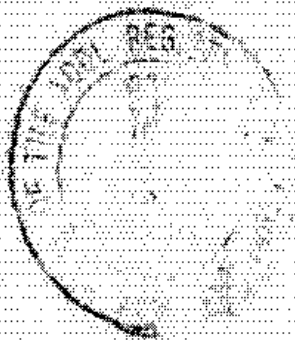


ADDITIONAL SECRETARY
OF ADDITIONAL SECRETARY
4.5 JUN 2020

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
5	Mrs Ananta Sanyogini 18, Dakshin Para Road P.O:- PASCHIM BARISHA, P.S.- Thakurpukur, District- South 24 Parganas, West Bengal, India. PIN - 700023	Representative of Seller (DEMOS TRAVELS PRIVATE LIMITED) (BAS HERBAL PRODUCTS PRIVATE LIMITED) (DEMOS COMPUTER PRIVATE LIMITED) (DEMOS HERBAL PRODUCTS PRIVATE LIMITED)			 Ananta Sanyogini 29/06/2020
6	Mr ROSHAN KISHORE 6th Floor, A-Wing, Janpath Shavan, Janpath Lane, New Delhi, P.O. JANPATH LANE, P.S.- CONNAUGHT PLACE, District New Delhi, Delhi, India. PIN - 110001	Representative of Buyer (CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION)			 Roshan Kishore 29/06/2020

Query No:-19042000613913 / 2020, 22/07/2024 02:25:51 PM, KOLKATA (I.S.A. - IV)






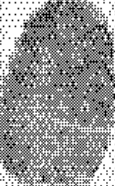
Page 4 of 7

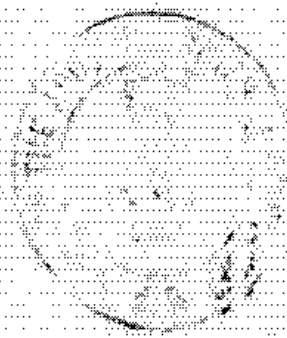


MEMBER OF THE NATIONAL REGISTER OF COMPANIES

25/07/2020










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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
7	Mrs Amela Samnigrahi 48, Dakshin Para Road, P.O. - PASCHIM BARISSA, P.S.- Thakurpukur, District- South 24-Parganas, West Bengal, India, PIN - 700083	Representative of Seller (THYONE COMPUTERS PRIVATE LIMITED) (VETIVE R REALTY PRIVATE LIMITED)		28879	 <i>Amela Samnigrahi</i> 27/07/2020
8	Mr Anan Kumar Sancheti 26B, Camac Street, P.O. - LITTLE RUSSEL STREET, P.S.- Shakespeare Sarani, District - Kolkata, West Bengal, India, PIN - 700016	Representative of Seller (PS GROUP REALTY PRIVATE LIMITED)		2888	 <i>Anan Kumar Sancheti</i> 29/4/20
9	Mr Siddhartha Mukherjee Alias Mr Siddhartha MUKHOPADHYAY 119, Ghupon Roy Road, P.O. - BEHALA, P.S. - Bahala, District - South 24-Parganas, West Bengal, India, PIN - 700034	Representative of Seller (ECLAIR INFRACON LLP) (JETAKA REALSTATE LLP) (EKARAJ BUILDCON LLP)		2889	 <i>Siddhartha Mukherjee</i> 20/06/2020



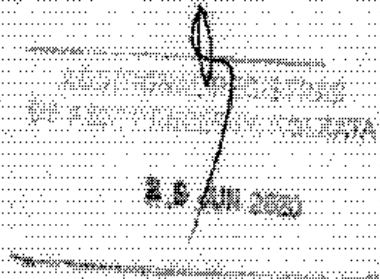
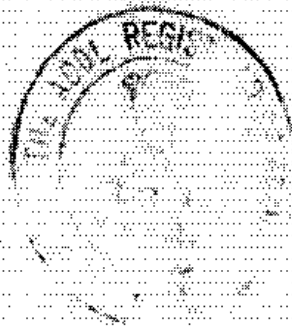
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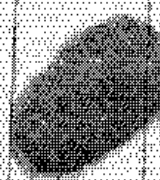

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
10	Mr Surendra Kumar Dugar S2/471, Ballygunge Circular Road, P.O. - Ballygunge, P.S. - Ballygunge, District - South 24 Parganas, West Bengal, India PIN - 700019	Representative of Seller (KNDANT INFRACO N LLP)			 29.6.2020
11	Mr Ranul KYAL 30C South End Park, P.O. - SARAT BOSE ROAD, P.S. - Lake, District - South 24 Parganas, West Bengal, India, PIN - 700029	Representative of Seller (VIRODDHI DEVELOPER PRIVATE LIMITED, JIKKA INFRA PROJECT S PRIVATE LIMITED)			 29/6/2020
12	Mrs Bratiji Mahapatray 119, Ghupen Roy Road, P.O. - Behala, P.S. - Behala, District - South 24 Parganas, West Bengal, India PIN - 700034	Representative of Seller (FOUNTAIN GRASS BUILDER S PRIVATE LIMITED)			 29/6/2020

Query No: 19042000613913 / 2020 Dead No: 1 - 190403190 / 2020 KOLKATA (G.L.L. - IV)

Page 6 of 7



Sl No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr PRAKASH MUSADDI Son of Mr RAJKUMAR MUSADDI 12B LORD SINHA ROAD, P.O - LITTLE RUSSEL STREET, P.S - Shakespeare Sarani, District - Kolkata, West Bengal, India, PIN - 700015	Mr ANUP KUMAR JAYASWAL, Mr DEEPAK KUMAR JAYASWAL, Mr Ravi Kumar Dugar, Mr Madhu Dugar, Mrs Amrita Sannigrahi, Mr ROSHAN KISHORE, Mrs Amrita Sannigrahi, Mr Arun Kumar Sanchok, Mr Siddhartha Mukherjee, Mr Surendra Kumar Dugar, Mr Ranul KYAL, Mrs Bratai Mukhopadhyay			 25/07/2020



(Indip Misra)
 ADDITIONAL REGISTRAR
 OF ASSURANCE
 OFFICE OF THE A.R.A.
 IV KOLKATA
 Kolkata, West Bengal

Query No. 1904200613913/2020, 27/06/2020 07:25:33 PM KOLKATA (A.R.A.) - FYI

Page 7 of 7

[1] **EVARAJ PROJECTS LLP [PAN AAGFESS6BH] [LLPIN AAI-9993]**, a company incorporated under the provisions of the Companies Act, 1956 and having its registered office at 12C, Chakraberia Road (North), Post office - Lala Lajpat Rai Sarani, Police Station - Ballygunge, Kolkata - 700020, West Bengal, represented by its Partner **Mr. Ravi Kumar Dugar [PAN AEXPD1472L] [AADHAAR 932596569239]**, son of Santosh Kumar 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, [2] **ETAKA BUILDERS LLP [PAN AAGFESS73L] [LLPIN AAJ-0164]**, a company incorporated under the provisions of the Companies Act, 1956 and having its registered office at 12C, Chakraberia Road (North), Post office - Lala Lajpat Rai Sarani, Police Station - Ballygunge, Kolkata - 700020, West Bengal, represented by its Partner **Mrs. Madhu Dugar [PAN ADPPD5508G] [AADHAAR 717535572476]**, wife of Surendra Kumar 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] **DEIMOS TRAVELS PRIVATE LIMITED [PAN AAECD5383J] [CIN U63090WB2012PTC187271]**, a company incorporated under the provisions of the Companies Act, 1956 and having its registered office at 160F, Bhupen Roy Road, Post Office - Behala, Police Station - Behala, Kolkata - 700034 and represented by its Director **Ms. Amrita Sannigrahi [PAN CAGPS3109C] [AADHAAR 556475014001]**, daughter of Ashok Sannigrahi, by faith - Hindu, by occupation - Business, residing at 18, Dakshin Para Road, Post Office - Paschim Barisha, Police Station - Thakurpukur, Kolkata - 700063, [4] **BAS HERBAL PRODUCTS PRIVATE LIMITED [PAN AAF0B3584J] [CIN US1909WB2012PTC187260]**, a company incorporated under the provisions of the Companies Act, 1956 and having its registered office at 160F, Bhupen Roy Road, Post Office - Behala, Police Station - Behala, Kolkata - 700034 and represented by its Director **Ms. Amrita Sannigrahi [PAN CAGPS3109C] [AADHAAR 556475014001]**, daughter of Ashok Sannigrahi, by faith - Hindu, by occupation - Business, residing at 18, Dakshin Para Road, Post Office - Paschim Barisha, Police Station - Thakurpukur, Kolkata - 700063, [5] **DEIMOS COMPUTER PRIVATE LIMITED [PAN AAECD5401H] [CIN U72300WB2012PTC187269]**, a company incorporated under the provisions of the Companies Act, 1956 and having its registered office at 160F, Bhupen Roy Road, Post Office - Behala, Police Station - Behala, Kolkata - 700034 and represented by its Director **Ms. Amrita Sannigrahi [PAN CAGPS3109C] [AADHAAR 556475014001]**, daughter of Ashok Sannigrahi, by faith - Hindu, by occupation - Business, residing at 18, Dakshin Para Road, Post Office - Paschim Barisha, Police Station - Thakurpukur,

Kolkata - 700063, [6] **DEIMOS HERBAL PRODUCTS PRIVATE LIMITED [PAN AAED5400G]** [CIN U51909WB2012PTC188938], a company incorporated under the provisions of the Companies Act, 1956 and having its registered office at 160F, Bhupen Roy Road, Post Office - Behala, Police Station - Behala, Kolkata - 700034 and represented by its **Director Ms. Amrita Sannigrahi [PAN CAGPS3109C] [AADHAAR 556475014001]**, daughter of Astrok Sannigrahi, by faith - Hindu, by occupation - Business, residing at 18, Dakshin Para Road, Post Office - Paschim Barisha, Police Station - Titakurpukur, Kolkata - 700063 **AND [7] ESTHER INFRAPROJECTS LLP [PAN AAGF5567J] [LLPIN AAJ-0406]**, a company incorporated under the provisions of the Companies Act, 1956 and having its registered office at 12C, Chakraberia Road (North), Post office - Lala Lajpat Rai Sarani, Police Station - Ballygunge, Kolkata - 700020, West Bengal, represented by its **Partner Mr. Ravi Kumar Dugar [PAN AEXPD1472L] [AADHAAR 932596569239]**, son of Santosh Kumar 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, 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 6th Floor, A-Wing, Janpath Bhavan, Janpath Lane, New Delhi - 110001, represented by its Assistant Director (Administration) **Mr. Roshan Kishore [PAN AWMPK7856J] [AADHAAR 416023994144]**, son of Late Raj Kishore aged about 40 years, working for gain at 6th Floor, A-Wing, Janpath Bhavan, Post Office - Janpath, Police Station - Janpath, New Delhi - 110001, India, hereinafter called and referred to as "**PURCHASER**" (Which term or expression shall unless be excluded by or repugnant to the subject or context shall be deemed to mean and include its successors-in-interest/office, successors and/or assigns) of the **SECOND PART**

AND

[1] **THYONE COMPUTER PRIVATE LIMITED [PAN AAECT7349A] [CIN U72300WB2013PTC191994]**, a company incorporated under the provisions of the Companies Act, 1956 and having its registered office at 160F, Bhupen Roy Road, Post Office - Behala, Police

Station - Behala, Kolkata - 700034 and represented by its Director Ms. Amrita Sannigrahi [PAN CAGPS3109C] [AADHAAR 556475014001], daughter of Ashok Sannigrahi, by faith - Hindu, by occupation - Business, residing at 18, Dakshin Para Road, Post Office - Paschim Barisha, Police Station - Thakurpukur, Kolkata - 700063, [2] ANUP KUMAR JAYASWAL [PAN ACXPJ2614G] [AADHAAR 888986863861], son of Rajeswar Prasad Jayaswal, by faith - Hindu, by Occupation - Business, residing at 22B, Orphananj Road, Kidderpore,, Post office - Mansatala, Police Station - Watgunj, Kolkata - 700023, [3] DEEPAK KUMAR JAYASWAL [PAN ACXPJ5107E] [Aadhaar 577264131300], son of son of Rajeswar Prasad Jayaswal, by faith - Hindu, by Occupation - Business, residing at 22B, Orphananj Road, Kidderpore,, Post office - Mansatala, Police Station - Watgunj, Kolkata - 700023 AND [4] VETIVER REALTY PRIVATE LIMITED [PAN AAFCV1666F] [CIN U45400WB2015PTC207042], a company incorporated under the provisions of the Companies Act, 1956 and having its registered office at 12(16S), Banamal Ghoshal Lane, Block - B, Flat No. A4, First Floor, Post Office - Behala, Police Station - Behala, Kolkata - 700034 and represented by its Director Ms. Amrita Sannigrahi [PAN CAGPS3109C] [AADHAAR 556475014001], daughter of Ashok Sannigrahi, by faith - Hindu, by occupation - Business, residing at 18, Dakshin Para Road, Post Office - Paschim Barisha, Police Station - Thakurpukur, Kolkata - 700063, 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 its respective successors-in-interest/office, successors and/or assigns) of the **THIRD PARTY**

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 - Dhapa, Police Station - Pragati Maidan, Kolkata - 700105, West Bengal, represented by its Director Mr. Arun Kumar Sancheti [PAN AKOPS4951L] [AADHAAR 838156261141], son of Sumermall Sancheti, by Faith - Hindu, by Occupation - Business, by Nationality - Indian, presently residing at 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]**, by Nationality Indian, by Caste Hindu, son of Late Ashutosh Mukhopadhyay, by occupation Business, residing at 119, Bhupen Roy Road, Post Office - Behala and Police Station - Behala, Kolkata 700 034, **[2] EKDANT INFRACON LLP [PAN AAGFE9572P] [LLPIN AAM-0306]**, a Limited Liability Partnership incorporated under Limited Liability Partnership Act, 2008 and having its registered office at 12C, Chakraborty Road (North), Post office – Lala Lajpat Rai Sarani, police Station - Ballygunge, Kolkata – 700020, West Bengal, represented by its Partner **Mr. Surendra Kumar Dugar [PAN ACUPD1317K] [AADHAAR 887644458052]**, son of Late Jhumarmal Dugar, by Faith – Hindu, by Occupation – Business, by Nationality – Indian, residing at 52/4/1, Ballygunge Circular Road, Police Station - Ballygunge, Post Office - Ballygunge, Kolkata – 700019, **[3] ETAKA REALSTATE LLP [PAN AAGFE6450Q] [LLPIN AAK-2381]**, a Limited Liability Partnership incorporated under Limited Liability Partnership Act, 2008 and having its registered office at 55/1A, Strand Road, Post office – Beadon Street, Police Station - Jorabagan, Kolkata – 700006, West Bengal, represented by its Partner **Mr. Siddhartha Mukhopadhyay Alias Siddhartha Mukherjee [AIFPM4138C] [AADHAAR 903941196665]**, son of Late Ashutosh Mukhopadhyay, by Faith – Hindu, by Occupation – Business, by Nationality – Indian, residing at 119, Bhupen Roy Road, Police Station - Behala, Post Office - Behala, Kolkata – 700034, **[4] WRIDDHI DEVELOPER PRIVATE LIMITED [PAN AABCW3621R] [U45400WB2013PTC191422]**, a company incorporated within the meaning of Companies Act, 1956 and having its registered office at 161/L, 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 – Burrobazar, Police Station – Jorasanko, Kolkata – 700007, West Bengal, represented by its **Director Mr. Rahul Kyal** [PAN AGHPK1359F] [AADHAAR 748707934912], son of Balkrishan Kyal, by Faith – Hindu, by Occupation – Business, by Nationality – Indian, residing at 30C, South End Park, Police Station – Rabindra Sarobar (formerly Lake Police Station), Post Office – Sarat Bose Road, Kolkata – 700029, [6] **EKARAJ BUILDCON LLP** [PAN AAGFE6322D] [LLPIN AAK-2378], a Limited Liability Partnership incorporated under Limited Liability Partnership Act, 2008 and having its registered office at 122/1R, Satyendra Nath Majumdar, Post Office – Kalighat, Police Station – Tollygunge, Kolkata – 700026, West Bengal, represented by its **Partner Mr. Siddhartha Mukhopadhyay** **Alias Siddhartha Mukherjee** [PAN AIFPM4138C] [AADHAAR 903941196665], son of Late Ashutosh Mukhopadhyay, by Faith – Hindu, by Occupation – Business, by Nationality – Indian, residing at 119, Bhupen Roy Road, Police Station – Behala, Post Office – Behala, Kolkata – 700034 **AND** [7] **FOUNTAINGRASS BUILDERS PRIVATE LIMITED** [PAN AACCF6126B] [CIN U45400WB2015PTC207089], a company incorporated under the provisions of the Companies Act, 1956 and having its registered office at 12(168) Banamali Ghoshal Lane, BL-B, Flat-A4, 1st Floor, Post Office and Police Station Behala, Kolkata 700 034 and represented by its **Director Mrs. Bratati Mukhopadhyay** [PAN AESPM6897F] [AADHAAR 884513307107], wife of Late Ashutosh Mukhopadhyay, by Faith – Hindu, by Occupation – Business, residing at 119, Bhupen Roy Road, Post office – Behala, Police Station – Behala, District – 24 Parganas (South), PIN Code – 700034 hereinafter called and referred to as **GRANTORS/CONFIRMING PARTY NO.3** (which term or expression shall unless be excluded by or repugnant to the subject or context shall be deemed to mean and included their respective successors-in-interest/office, successors and/or assigns) of the **FIFTH PART**

WHEREAS:

1. At all material point of time one Akhil Kumar Naskar was absolutely seized and possessed of and/or otherwise well and sufficiently entitled to all that the piece and parcel of Sali Land

admeasuring **88.00 Decimals** more or less having rayati sthiliban dakhali rights therein and comprised in **R.S. Dag No. 117** corresponding to **R.S. Khatian No. 77** 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 Registrar - 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 as applicable (hereinafter referred to as the said Akhil's Land).

2. While being seized and possessed of the said Akhil's Land, the said Akhil Kumar Naskar died intestate and at the time of his death he was survived by his four sons namely Jiban Kumar Naskar, Mohan Kumar Naskar, Bhuban Kumar Naskar and Nayan Kumar Naskar and three daughter namely Basanti Naskar, Ashima Mondal nee Naskar and Anima Naskar as his only heirs and/or heiresses and/or legal representatives to his estate.
3. Thus with the operation of the laws of intestate succession the said Jiban Kumar Naskar, Mohan Kumar Naskar, Bhuban Kumar Naskar, Nayan Kumar Naskar, Basanti Naskar, Ashima Mondal nee Naskar and Anima Naskar each of them became well and sufficiently entitled to all that the undivided proportionate ~~one seventh~~ share or interest into or upon all that the place and parcel of Sali Land admeasuring **88.00 Decimals** more or less having rayati sthiliban dakhali rights therein and comprised in **R.S. Dag No. 117** corresponding to **R.S. Khatian No. 77** 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 Registrar - Bishnupur 24 Parganas (South) and within the local limits of the Kulerdari Gram Panchayat and in the District of 24 Parganas (South).
4. By a Deed of Conveyance dated 20th day of August 1996 made between the said Jiban Kumar Naskar, Mohan Kumar Naskar, Bhuban Kumar Naskar, Nayan Kumar Naskar, Basanti Naskar, Ashima Mondal nee Naskar and Anima Naskar, therein referred to as the vendors of the one part and one Ashutosh Mukhopadhyay, therein referred to as the purchaser of the other part and registered at the Office of Additional District Sub Registrar - Bishnupur 24 Parganas

(South) and recorded in Book No. 1, Volume No. 30, Pages – 205 to 216, **Being No. 2831** for the year 1996, the said Jiban Kumar Naskar & Six Others sold, transferred, conveyed, granted, assigned and assured unto and in favour of the said Ashutosh Mukhopadhyay out of the said Akhil's Land being **all that the pieces and parcels of Sali Land admeasuring 72.00 Decimals** more or less having rayati sthltiban dakhali rights therein and comprised in **R.S. Dag No. 117** corresponding to **R.S. Khatian No. 77** 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 Registrar - Bishnupur 24 Parganas (South) and within the local limits of the Kulerdari Gram Panchayat and in the District of 24 Parganas (South), (which is more fully and particularly described and mentioned in the Schedule thereunder written), absolutely and forever free from all encumbrances, charges, liens, lispendense, attachments, mortgages, acquisitions, requisitions, debutter or trust whatsoever, at or for a consideration therein mentioned.

5. Thus pursuant to the Deed of Sale dated 20th day of August 1996 as recited hereinabove the said Ashutosh Mukhopadhyay acquired right title and interest and as such became seized and possessed of and/or otherwise well and sufficiently entitled to **all that the pieces and parcels of Sali Land admeasuring 72.00 Decimals** more or less having rayati sthltiban dakhali rights therein and comprised in **L.R. Dag No. 116** (corresponding to **R.S. Dag No. 117**) corresponding to **L.R. Khatian No. 487** (previous **R.S. Khatian No. 77**) 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 Registrar - 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 as applicable (hereinafter referred to as the **said Ashutosh's Land**).
6. By another Deed of Conveyance dated 23rd day of August 1996 made between Ashutosh Mukhopadhyay, therein referred to as the vendor of the one part and one Sudhir Chandra Sarker, therein referred to as the purchaser of the other part and registered at the Office of

Additional District Sub Registrar - Bishnupur 24 Parganas (South) and recorded in Book No. 1, Volume No. 30, Pages - 339 to 350, Being No. 2869 for the year 1996, the said Ashutosh Mukhopadhyay sold, transferred, conveyed, granted, assigned and assured unto and in favour of the said Sudhir Chandra Sarkar out of the said Ashutosh's Land being all that the pieces and parcels of Sali Land admeasuring 8.25 Decimals more or less having rayati shritiban dakhali rights therein and comprised in L.R. Dag No. 116 (corresponding to R.S. Dag No. 117) corresponding to L.R. Khatian No. 487 (previous R.S. Khatian No. 77) 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 Registrar - 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, debutor or trust whatsoever, at or for a consideration therein mentioned.

7. Thus pursuant to the Deed of Sale dated 23rd day of August 1996 as recited above the said Sudhir Chandra Sarkar 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 8.25 Decimals more or less having rayati shritiban dakhali rights therein and comprised in L.R. Dag No. 116³ (corresponding to R.S. Dag No. 117) corresponding to L.R. Khatian No. 391 (previous L.R. Khatian No. 487) 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 Registrar - 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 as applicable.

8. By another Deed of Conveyance dated 17th day of December, 2008 made between Sudhir Chandra Sarkar, therein referred to as the vendor of the one part and Puspai Sen alias Pampal Sen and Krishna Sen, therein referred to as the purchasers of the other part and registered at

the Office of Additional District Sub Registrar - Bishnupur 24 Parganas (South) and recorded in Book No. 1, CD Volume No. 23, Pages – 2634 to 2645, **Being No. 5885** for the year 2008, the said Sudhir Chandra Sarkar sold, transferred, conveyed, granted, assigned and assured unto and in favour of the said Puspai Sen alias Pumpai Sen and Krishna Sen **all that the pieces and parcels of Sali Land** admeasuring **8.25 Decimals** more or less having rayati shritiban dakhali rights therein and comprised in **L.R. Dag No. 116** (corresponding to **R.S. Dag No. 117**) corresponding to **L.R. Khatian No. 391** 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 Registrar - 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, ispendense, attachments, mortgages, acquisitions, requisitions, debutter or trust whatsoever, at or for a consideration therein mentioned.

9. By another Deed of Conveyance dated 21st day of October 2014 made between the said Puspai Sen alias Pumpai Sen and Krishna Sen, therein referred to as the vendors of the one part and Evaraj Projects Pvt. Ltd., therein referred to as the purchaser of the other part and registered at the Office of District Sub Registrar - IV Alipore 24 Parganas (South) and recorded in Book No. 1, CD Volume No. 46, Pages – 1887 to 1901, **Being No. 7984** for the year 2014, the said Puspai Sen alias Pumpai Sen and Krishna Sen sold, transferred, conveyed, granted, assigned and assured unto and in favour of the said Evaraj Projects Pvt. Ltd. **all that the pieces and parcels of Sali Land** admeasuring **8.25 Decimals** more or less having rayati shritiban dakhali rights therein and comprised in **L.R. Dag No. 116** (corresponding to **R.S. Dag No. 117**) corresponding to **L.R. Khatian No. 391** 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 Registrar - 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, ispendense, attachments, mortgages, acquisitions, requisitions, debutter or trust whatsoever, at or for a consideration therein mentioned.

10. Thus pursuant to the Deed of Sale dated 21st day of October 2014 as recited above the said Evaraj Projects 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 **6.25 Decimals** more or less having rayati sthitban dakhali rights therein and comprised in **L.R. Dag No. 116** (corresponding to **R.S. Dag No. 117**) corresponding to **L.R. Khatian No. 616** (previous **L.R. Khatian No. 391**) 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 Registrar - 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 (hereinafter referred to as the said Lot-A Land) (which is morefully and particularly described and mentioned in the **First Schedule** hereunder written).
11. By another Deed of Conveyance dated 5th day of October 1994 made between Jiban Kumar Naskar, Mohan Kumar Naskar, Bhuban Kumar Naskar, Nayan Kumar Naskar, Basanti Naskar, Ashima Mondal nee Naskar and Anirna Naskar, therein referred to as the vendors of the one part and one Binapani Das, therein referred to as the purchaser of the other part and registered at the Office of Additional District Sub Registrar - Bishnupur 24 Parganas (South) and recorded in Book No. 1, Volume No. 44, Pages - 237 to 246, Being No. **4234** for the year 1994, the said Jiban Kumar Naskar & Six Others sold, transferred, conveyed, granted, assigned and assured unto and in favour of the said Binapani Das out of the said Akhil's Land being all that the pieces and parcels of Sali Land admeasuring **6.00 Decimals** more or less having rayali sthitban dakhali rights therein and comprised in **R.S. Dag No. 117** corresponding to **R.S. Khatian No. 77** 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 Registrar - 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, liendense, attachments, mortgages, acquisitions, requisitions, debutter or trust whatsoever, at or for a consideration therein mentioned.

12. Thus pursuant to the Deed of Sale dated 5th day of October 1994 as recited hereinabove the said Binapani Das acquired right title and interest and as such became seized and possessed of and/or otherwise well and sufficiently entitled to **all that the pieces and parcels of Sali Land admeasuring 6.00 Decimals more or less having rayati sthibban dakhali rights therein and comprised in L.R. Dag No. 116 (corresponding to R.S. Dag No. 117) corresponding to L.R. Khatian No. 417 (previous R.S. Khatian No. 77) 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 Registrar - 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 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 became entitled to mutate its name in the records of the Kulerdari Gram Panchayat upon payment of proportionate rates and taxes.**
13. By another Deed of Conveyance dated 19th day of March 2015 made between the said Binapani Das, therein referred to as the vendor of the one part and Etaka Builders Pvt. Ltd., therein referred to as the purchaser of the other part and registered at the Office of District Sub Registrar - IV Alipore 24 Parganas (South) and recorded in Book No. I, CD Volume No. 8, Pages -- 4549 to 4565, **Being No. 2504** for the year 2015, the said Binapani Das sold, transferred, conveyed, granted, assigned and assured unto and in favour of the said Etaka Builders Pvt. Ltd. **all that the pieces and parcels of Sali Land admeasuring 6.00 Decimals more or less having rayati sthibban dakhali rights therein and comprised in L.R. Dag No. 116 (corresponding to R.S. Dag No. 117) corresponding to L.R. Khatian No. 417 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 Registrar - 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, debitor or trust whatsoever, at or for a consideration therein mentioned.

14. Thus pursuant to the Deed of Sale dated 19th day of March, 2015 as recited above the said Etaka Builders 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 **6.00 Decimals** more or less having rayati sthiliban dakhali rights therein and comprised in **L.R. Dag No. 116** (corresponding to **R.S. Dag No. 117**) corresponding to **L.R. Khatian No. 614** (previous **L.R. Khatian No. 417**) lying and situated at Mouja Sarmasterchak, J.L. No. 17 and within the territorial jurisdiction of Bishrupur Police Station and within the jurisdiction of the Additional District Sub Registrar - Bishrupur 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 Bishrupur 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).
15. By another Deed of Conveyance dated 20th day of March 2015 made between the said Ashutosh Mukhopadhyay, therein referred to as the vendor of the one part and Deimos Travels 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. 9, Pages - 1272 to 1286, Being No. 2540 for the year 2015, the said Ashutosh Mukhopadhyay sold, transferred, conveyed, granted, assigned and assured unto and in favour of the said Deimos Travels Pvt. Ltd. out of the said Ashutosh's Land **all that** the pieces and parcels of Sali Land admeasuring **10.00 Decimals** more or less having rayati sthiliban dakhali rights therein and comprised in **L.R. Dag No. 116** (corresponding to **R.S. Dag No. 117**) corresponding to **L.R. Khatian No. 487** (previous **R.S. Khatian No. 77**) lying and situated at Mouja Sarmasterchak, J.L. No. 17 and within the territorial jurisdiction of Bishrupur Police Station and within the jurisdiction of the Additional District Sub Registrar - Bishrupur 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, lispensione, attachments, mortgages, acquisitions, requisitions, debtor or trust whatsoever, at or for a consideration therein mentioned.

16. Thus pursuant to the Deed of Sale dated 20th day of March, 2015 as recoted above the said Demos Travels 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 **10.00 Decimals** more or less having rayati sthitiban dakhali rights therein and comprised in **L.R. Dag No. 116** (corresponding to **R.S. Dag No. 117**) corresponding to **L.R. Khatian No. 550** (previous **L.R. Khatian No. 487**) 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 Registrar - Bishnupur 24 Parganas (South) and within the local limits of the Kulerdan 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 Kulerdan Gram Panchayat upon payment of proportionate rates and taxes as applicable (hereinafter referred to as the said **Lot-C Land**) (which is morefully and particularly described and mentioned in the **Third Schedule** hereunder written).

17. By another Deed of Conveyance dated 20th day of March 2015 made between the said Ashutosh Mukhopadhyay, therein referred to as the vendor of the one part and Bas Herbal Products Pvt. Ltd., therein referred to as the purchaser of the other part and registered at the Office of District Sub Registrar - IV Alipore 24 Parganas (South) and recorded in Book No. I, CD Volume No. 9, Pages - 1487 to 1501, **Being No. 2545** for the year 2015, the said Ashutosh Mukhopadhyay sold, transferred, conveyed, granted, assigned and assured unto and in favour of the said Bas Herbal Products Pvt. Ltd. out of the said Ashutosh's Land **all that** the pieces and parcels of Sali Land admeasuring **10.00 Decimals** more or less having rayati sthitiban dakhali rights therein and comprised in **L.R. Dag No. 116** (corresponding to **R.S. Dag No. 117**) corresponding to **L.R. Khatian No. 487** (previous **R.S. Khatian No. 77**) 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 Registrar - 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, debutor or trust whatsoever, at or for a consideration therein mentioned.

18. Thus pursuant to the Deed of Sale dated 20th day of March, 2015 as recited above the said Gas Herbal 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 **10.00 Decimals** more or less having rayati sthitban dakhali rights therein and comprised in **L.R. Dag No. 115** (corresponding to **R.S. Dag No. 117**) corresponding to **L.R. Khatian No. 553** (previous **L.R. Khatian No. 487**) 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 Registrar - 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-D Land**) (which is morefully and particularly described and mentioned in the **Fourth Schedule** hereunder written).
19. By another Deed of Conveyance dated 20th day of March 2015 made between the said Ashutosh Mukhopadhyay, therein referred to as the vendor of the one part and Delmos Computers Pvt. Ltd., therein referred to as the purchaser of the other part and registered at the Office of District Sub Registrar - IV Alipore 24 Parganas (South) and recorded in Book No. 1, CD Volume No. 9, Pages - 1287 to 1301, **Being No. 2548** for the year 2015, the said Ashutosh Mukhopadhyay sold, transferred, conveyed, granted, assigned and assured in favour of the said Delmos Computers Pvt. Ltd. out of the said Ashutosh's Land **all that** the pieces and parcels of Sali Land admeasuring **10.00 Decimals** more or less having rayati sthitban dakhali rights therein and comprised in **L.R. Dag No. 116** (corresponding to **R.S. Dag No.**

- 117) corresponding to **L.R. Khatian No. 487** (previous **R.S. Khatian No. 77**) 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 Registrar - 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.
20. Thus pursuant to the Deed of Sale dated 20th day of March, 2015 as recited above the said Deimos Computers 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 **10.00 Decimals** more or less having rayati shiluban dakhali rights therein and comprised in **L.R. Dag No. 116** (corresponding to **R.S. Dag No. 117**) corresponding to **L.R. Khatian No. 549** (previous **L.R. Khatian No. 487**) 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 Registrar - 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-E Land**) (which is morefully and particularly described and mentioned in the **Fifth Schedule** hereunder written).
21. By another Deed of Conveyance dated 20th March 2015 made between the said Ashutosh Mukhopadhyay, therein referred to as the vendor of the one part and Deimos Herbal Products Pvt. Ltd., therein referred to as the purchaser of the other part and registered at the Office of District Sub Registrar - IV Alipore 24 Parganas (South) and recorded in Book No. I, CD Volume No. 9, Pages - 1339 to 1353, **Being No. 2546** for the year 2015, the said Ashutosh Mukhopadhyay sold, transferred, conveyed, granted, assigned and assured unto and in favour of the said Deimos Herbal Products Pvt. Ltd. out of the said Ashutosh's Land all that the

- pieces and parcels of Sali Land admeasuring **10.00 Decimals** more or less having rayati shtitiban dakhali rights therein and comprised in **L.R. Dag No. 116** (corresponding to **R.S. Dag No. 117**) corresponding to **L.R. Khatian No. 487** (previous **R.S. Khatian No. 77**) 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 Registrar - 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, debultor or trust whatsoever, at or for a consideration therein mentioned.
22. Thus pursuant to the Deed of Sale dated 20th day of March, 2015 as recited above the said Deimos Herbal 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 10.00 Decimals** more or less having rayati shtitiban dakhali rights therein and comprised in **L.R. Dag No. 116** (corresponding to **R.S. Dag No. 117**) corresponding to **L.R. Khatian No. 554** (previous **L.R. Khatian No. 487**) 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 Registrar - 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 B.L. & 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-F Land**) (which is morefully and particularly described and mentioned in the **Sixth Schedule** hereunder written).
23. By another Deed of Conveyance dated 5th day of October 1994 made between the said Jiban Kumar Naskar, Mohan Kumar Naskar, Bhuban Kumar Naskar, Nayan Kumar Naskar, Basanti Naskar, Ashima Mondal nee Naskar and Anima Naskar, therein referred to as the vendors of the one part and Papiya Majumdar, therein referred to as the purchaser of the other part and registered at the Office of Sub Registrar - Bishnupur 24 Parganas (South) and recorded in

Book No. I, Volume No. 44, Pages – 223 to 232, **Being No. 4232** for the year 1994, the said Jiban Kumar Naskar & Six Others sold, transferred, conveyed, granted, assigned and assured unto and in favour of the said Papiya Majumdar out of the said Akhil's Land **all that** the pieces and parcels of Sali Land admeasuring **4.13 Decimals** more or less having rayati sthriban dakhali rights therein and comprised in **R.S. Dag No. 117** corresponding to **R.S. Khatian No. 77** 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 Registrar - 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, debuttur or trust whatsoever, at or for a consideration therein mentioned.

24. Thus pursuant to the Deed of Sale dated 5th day of October, 1994 as recited above the said Papiya Majumdar 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 **4.13 Decimals** more or less having rayati sthriban dakhali rights therein and comprised in **L.R. Dag No. 116** (corresponding to **R.S. Dag No. 117**) corresponding to **L.R. Khatian No. 331** (previous **R.S. Khatian No. 77**) 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 Registrar - Bishnupur 24 Parganas (South) and within the local limits of the Kulerdari Gram Panchayat and in the District of 24 Parganas (South) and recorded her name in the records of right of the Govt. of West Bengal upon payment of proportionate land revenue at the office of the BL & LRO Bishnupur Block as also recorded her name in the records of the Kulerdari Gram Panchayat upon payment of proportionate rates and taxes.
25. By another Deed of Conveyance dated 7th day of April 2015 made between the said Papiya Majumdar, therein referred to as the vendor of the one part and Etaka Builders Pvt. Ltd., therein referred to as the purchaser of the other part and registered at the Office of District Sub Registrar - IV Alipore 24 Parganas (South) and recorded in Book No. I, CD Volume No. 10, Pages – 4053 to 4066, **Being No. 2923** for the year 2015, the said Papiya Majumdar sold, transferred, conveyed, granted, assigned and assured unto and in favour of the said Etaka

Builders Pvt. Ltd. all that the pieces and parcels of Sali Land admeasuring **4.13 Decimals** more or less having rayati sthitiban dakhali rights therein and comprised in **L.R. Dag No. 116** (corresponding to **R.S. Dag No. 117**) corresponding to **L.R. Khatian No. 331** 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 Registrar - 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, debutter or trust whatsoever, at or for a consideration therein mentioned.

26. Thus pursuant to the Deed of Sale dated 7th day of April 2015 as recited above the said Etaka Builders 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 **4.13 Decimals** more or less having rayati sthitiban dakhali rights therein and comprised in **L.R. Dag No. 116** (corresponding to **R.S. Dag No. 117**) corresponding to **L.R. Khatian No. 614** (previous **L.R. Khatian No. 331**) 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 Registrar - 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 recorded its name in the records of the Kulerdari Gram Panchayat upon payment of proportionate rates and taxes (hereinafter referred to as the said **Lot-G Land**) (which is morefully and particularly described and mentioned in the **Seventh Schedule** hereunder written).
27. By another Deed of Conveyance dated 23rd day of August 1999 made between the said Ashutosh Mukhopadhyay, therein referred to as the vendor of the one part and Krishna Prasad Mondal, therein referred to as the purchaser of the other part and registered at the Office of Additional District Sub Registrar - Bishnupur 24 Parganas (South) and recorded in Book No. 1, Volume No: 32, Pages - 260 to 269, **Being No. 2897** for the year 1999, the said Ashutosh

Muthopadhyay sold, transferred, conveyed, granted, assigned and assured unto and in favour of the said Krishna Prasad Mondal out of the said Ashutosh's Land **all that** the pieces and parcels of Sali Land admeasuring **10.00 Decimals** more or less having rayati sthitiban dakhali rights therein and comprised in **L.R. Dag No. 116** (corresponding to **R.S. Dag No. 117**) corresponding to **L.R. Khatian No. 487** (previous **R.S. Khatian No. 77**) 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 Registrar - 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, dependense, attachments, mortgages, acquisitions, requisitions, debuttur or trust whatsoever, at or for a consideration therein mentioned.

28. Thus pursuant to the Deed of Sale dated 23^d day of August 1999 as recited above the said Krishna Prasad Mondal 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 **10.00 Decimals** more or less having rayat sthitiban dakhali rights therein and comprised in **L.R. Dag No. 116** (corresponding to **R.S. Dag No. 117**) corresponding to **L.R. Khatian No. 506** (previous **L.R. Khatian No. 487**) 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 Registrar - 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 recorded his name in the records of the Kulerdari Gram Panchayat upon payment of proportionate rates and taxes.
29. By another Deed of Conveyance dated 3rd day of November 2015 made between the said Krishna Prasad Mondal, therein referred to as the vendor of the one part and Esther Infraprojects Pvt. Ltd., therein referred to as the purchaser of the other part and registered at the Office of District Sub Registrar - IV Alipore 24 Parganas (South) and recorded in Book No. 1, Volume No. 1604-2015, Pages - 94997 to 95016, **Being No. 7695** for the year 2015, the said Krishna Prasad Mondal sold, transferred, conveyed, granted, assigned and assured unto

- and in favour of the said Esther Infraprojects Pvt. Ltd. all that the pieces and parcels of Sal Land admeasuring **10.00 Decimals** more or less having rayati sthitiban dakhali rights therein and comprised in **L.R. Dag No. 116** (corresponding to **R.S. Dag No. 117**) corresponding to **L.R. Khatian No. 506** 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 Registrar - 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.
30. Thus pursuant to the Deed of Sale dated 3rd day of November 2015 as recited above the said Esther Infraprojects 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 Sal Land admeasuring **10.00 Decimals** more or less having rayati sthitiban dakhali rights therein and comprised in **L.R. Dag No. 116** (corresponding to **R.S. Dag No. 117**) corresponding to **L.R. Khatian No. 615** (previous **L.R. Khatian No. 506**) 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 Registrar - 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 recorded its name in the records of the Kulerdari Gram Panchayat upon payment of proportionate rates and taxes (hereinafter referred to as the said **Lot-H Land**) (which is morefully and particularly described and mentioned in the **Eighth Schedule** hereunder written).
31. Thus pursuant to the seven Deeds of Sale all dated 21st day of October 2014, 19th day of March 2015, 20th day of March 2015, 7th day of April 2015 and 3rd day of November 2015, the said Evaraj Projects Pvt. Ltd., Etaka Builders Pvt. Ltd., Deimos Travels Pvt. Ltd., Bas Herbal Products Pvt. Ltd., Deimos Computers Pvt. Ltd., Deimos Herbal Products Pvt. Ltd. and Esther

Infraprojects Pvt. Ltd. jointly became seized and possessed of and/or otherwise well and sufficiently entitled to all that the Lot-A Land, the Lot-B Land, the Lot-C Land, the Lot-D Land, the Lot-E Land, the Lot-F Land, the Lot-G Land and the Lot-H Land being all that the piece and parcel of Sali Land measuring **68.38 Decimals** more or less having rayati suthiban dakhai rights therein and comprised in **L.R. Dag No. 116** (corresponding to **R.S. Dag No. 117**) measuring **6.25 Decimals** more or less corresponding to **L.R. Khatian No. 616** (previous **L.R. Khatian No. 391**) **AND L.R. Dag No. 116** (corresponding to **R.S. Dag No. 117**) measuring **6.00 Decimals** more or less corresponding to **L.R. Khatian No. 614** (previous **L.R. Khatian No. 417**) **AND L.R. Dag No. 116** (corresponding to **R.S. Dag No. 117**) measuring **10.00 Decimals** more or less corresponding to **L.R. Khatian No. 550** (previous **L.R. Khatian No. 487**) **AND L.R. Dag No. 116** (corresponding to **R.S. Dag No. 117**) measuring **10.00 Decimals** more or less corresponding to **L.R. Khatian No. 553** (previous **L.R. Khatian No. 487**) **AND L.R. Dag No. 116** (corresponding to **R.S. Dag No. 117**) measuring **10.00 Decimals** more or less corresponding to **L.R. Khatian No. 549** (previous **L.R. Khatian No. 487**) **AND L.R. Dag No. 116** (corresponding to **R.S. Dag No. 117**) measuring **10.00 Decimals** more or less corresponding to **L.R. Khatian No. 554** (previous **L.R. Khatian No. 487**) **AND L.R. Dag No. 116** (corresponding to **R.S. Dag No. 117**) measuring **4.13 Decimals** more or less corresponding to **L.R. Khatian No. 614** (previous **L.R. Khatian No. 331**) **AND L.R. Dag No. 116** (corresponding to **R.S. Dag No. 117**) measuring **10.00 Decimals** more or less corresponding to **L.R. Khatian No. 615** (previous **L.R. Khatian No. 506**) 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 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 **Entire Land**) (which is morefully and particularly described and mentioned in the **Nineth Schedule** hereunder written).

32. After mutation of their names the said (i) Evaraj Projects Private Limited, (ii) Etaka Builders LLP, (iii) Delmos Travels Private Limited, (iv) Bas Herbal Products Private Limited, (v) Demos

Computers Private Limited, (vi) Deimos Herbal Products Private Limited and (vii) Esther Infraprojects Private Limited made seven separate applications at the Office of the Block Land & Land Reforms Officer, Bishnupur - I at Bhasa, 24 Parganas (South) for conversion of the land use from agricultural land and/or Sali to Bastu and accordingly by three separate orders being (i) Memo No. S-2/255/BLLRO-Bishnupur-1/13 dated 8th May 2015, (ii) Memo No. S-2/572/BLLRO-Bishnupur-1/13 dated 5th August 2015, (iii) Memo No. S-2/422/BLLRO-Bishnupur-1/13 dated 22nd June 2015, (iv) Memo No. S-2/412/BLLRO-Bishnupur-1/13 dated 22nd June 2015, (v) Memo No. S-2/423/BLLRO-Bishnupur-1/13 dated 22nd June 2015, (vi) Memo No. S-2/421/BLLRO-Bishnupur-1/13 dated 22nd June 2015 and (vii) Memo No. S-2/1080/BLLRO-Bishnupur-1/13 dated 23rd December 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 (i) Evaraj Projects Private Limited, (ii) Etaka Builders LLP, (iii) Deimos Travels Private Limited, (iv) Bas Herbal Products Private Limited, (v) Deimos Computers Private Limited, (vi) Deimos Herbal Products Private Limited and (vii) Esther Infraprojects Private Limited have become entitled to utilize the said Entire Land for bastu purpose and/or for construction of any realstate projects.

33. Pursuant to the resolution dated 8th day of March 2017 taken in terms of the provisions of the Companies Act, 2013 the said Evaraj Projects 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 Evaraj Projects LLP, being the Vendor No.1 herein and accordingly a certificate of incorporation dated 29th day of March 2017 was issued by the Registrar of Companies, West Bengal.
34. Pursuant to the resolution dated 15th day of March 2017 taken in terms of Section of the provisions of the Companies Act, 2013 the said Etaka Builders 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 Evaraj Builders LLP, being the Vendor No.2 herein and accordingly a certificate of incorporation dated 30th day of March 2017 was issued by the Registrar of Companies, West Bengal.

35. Pursuant to the resolution dated 15th day of March taken in terms of Section of the provisions of the Companies Act, 2013 the said Esther Infraprojects Private Limited was converted into a limited liability partnership in pursuance of Rule 32 (1) of the Limited Liability Partnership Rules 2009 and came to be known and distinguished as Esther Infraprojects LLP, being the Vendor No.7 herein and accordingly a certificate of incorporation dated 31st day of March 2017 was issued by the Registrar of Companies, West Bengal.
36. 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.
37. Pursuant to three separate Development Agreements dated 23rd day of June 2015, 9th day of November 2015 and 22nd day of September 2017 and two Supplementary Agreements both dated 30th June, 2017 and 19th December, 2018 (hereinafter collectively referred to as the said **Development Agreements**) made and executed between seventy nine separate independent legal entities, therein referred to as the Owners of the one part and the said **PS Vinayak Complex LLP**, therein referred to as the Developer of the other part and registered at the Office of the District Sub Registrar - IV Alipore, 24 Parganas (South) and recorded in Book No. I, Being No. 4903 for the year 2015, Book No. I Being No. 7787 for the year 2015, Book No. I Being No. 6419 for the year 2017, Book No. I Being No. 5048 for the year 2017 and Book No. I Being No. 7480 for the year 2018 respectively, whereby the Owners in consideration of the Developer being the said PS Vinayak Complex LLP assuring to built and construct a housing project comprising of several building blocks containing self contained flats/units, car parking spaces and various modern facilities and amenities granted the right of development and construction of a housing project on the said Larger Property

- which included the said Entire Land unto and in favour of the said PS Vinayak Complex LLP and on such other terms and condition therein mentioned.
38. 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.
 39. In consideration of the rights and interest available by virtue of the said Development Agreement to the said PS Vinayak Complex LLP, PS Group Realty Private Limited, the Confirming Party No.2 herein, as a designated partner of the said PS Vinayak Complex LLP, has submitted a proposal on 12th February, 2019 in response to the Tender Notice dated 18th January, 2019, published in "The Economic Times" newspaper, by Central Government Employees Welfare Housing Organization (hereinafter referred to as the said CGEWHO), being the Purchaser herein for the construction and sale and/or transfer of a Housing Project on turnkey basis, proposed to be built and constructed upon all that the land measuring **239.00 Decimals** more or less comprised in several dag and khadan nos. situate at the Moujas of Daulatpur and Samasterchak, 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).
 40. The said PS Group Realty Private Limited/Confirming Party No.2 herein has submitted the financial bid on 4th July, 2019 and subsequently, the tender was awarded to the PS Group Realty Private Limited/the Confirming Party No.2 herein and a Letter of Intent (LOI) No. T-220/1 dated 2nd September, 2019 (hereinafter called and referred to as the said LOI) was issued by the CGEWHO in favour of the said PS Group Realty Private Limited/Confirming Party No.2 herein for the development of the said Project Land and construction of a housing project on the said Project Land.
 41. By an Agreement for Cancellation dated 28th day of February 2020 made and executed between the said Deepak Kumar Jayaswal and another, therein referred to as the Owners of the One Part and the said PS Vinayak Complex LLP, therein referred to as the Developer of the Other Part and registered at the Office of the District Sub Registrar – IV Allpore, 24 Parganas

- (South) and recorded in Book No. 1, Volume No. 1604-2020, Pages – 32599 to 32618, Being No. 963 for the year 2020, whereby and where under the said Deepak Kumar Jayaswal and another with the consent and agreement of the said PS Vinayak Complex LLP cancelled and/or determined and/or terminated the Development Agreement dated 23rd day of June 2015, Being No. 4903 of 2015 together with the Supplementary Agreement dated 19th day of December 2018, Being No. 7480 of 2018, on such terms and conditions as recorded therein.
42. By another Agreement for Cancellation dated 27th day of February 2020 made and executed between the said Eeshvi Real Estate LLP and Twenty Seven other independent legal entities, therein referred to as the Owners of the One Part and the said PS Vinayak Complex LLP, therein referred to as the Developer of the Other Part and registered at the Office of the District Sub Registrar – IV Alipore, 24 Parganas (South) and recorded in Book No. 1, Volume No. 1604-2020, Pages – 33964 to 33997, Being No. 1006 for the year 2020, whereby and where under the said Eeshvi Real Estate LLP and Twenty Seven other independent legal entities with the consent and agreement of the said PS Vinayak Complex LLP cancelled and/or determined and/or terminated the Development Agreement dated 22nd day of September 2017, Being No. 6419 of 2017, on such terms and conditions as recorded therein.
43. By another Agreement for Cancellation dated 27th day of February 2020 made and executed between Bratali 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. 1, Volume No. 1604-2020, Pages – 33696 to 33743, Being No. 1007 for the year 2020, whereby and where under the said Bratali Mukhopadhyay and Forty Seven other independent legal entities with the consent and agreement of the said PS Vinayak Complex LLP cancelled and/or determined and/or terminated the Development Agreement dated 9th day of November 2015, Being No. 7787 of 2015 together with the Supplementary Agreement dated 30th day of June 2017, Being No. 5048 of 2017, on such terms and conditions as recorded therein.
44. Thus the said three Cancellation Agreements as recited hereinabove all dated 27th day of February 2020 and 28th day of February 2020 and all registered at the Office of the District Sub Registrar – IV Alipore, 24 Parganas (South) and recorded in Book No. 1, 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.

45. In consideration of the above understanding the Vendors herein and PS Vinayak Complex LLP and PS Group Realty Private Limited herein and the said LOT issued by the CGEWHO to the PS Group Realty Private Limited herein, the Vendors herein have agreed to sell, transfer and convey in favour of the Purchaser herein and the Purchaser has agreed to purchase out of the said Entire Land all that the piece and parcel of Sali Land measuring 62.00 Decimals out of 68.38 Decimals more or less having rayati shritiban dakhali rights therein and comprised in L.R. Dag No. 116 (corresponding to R.S. Dag No. 117) measuring 8.00 Decimals more or less corresponding to L.R. Khatian No. 616 (previous L.R. Khatian No. 391) AND L.R. Dag No. 116 (corresponding to R.S. Dag No. 117) measuring 6.00 Decimals more or less corresponding to L.R. Khatian No. 614 (previous L.R. Khatian No. 417) AND L.R. Dag No. 116 (corresponding to R.S. Dag No. 117) measuring 10.00 Decimals more or less corresponding to L.R. Khatian No. 550 (previous L.R. Khatian No. 487) AND L.R. Dag No. 116 (corresponding to R.S. Dag No. 117) measuring 10.00 Decimals more or less corresponding to L.R. Khatian No. 553 (previous L.R. Khatian No. 487) AND L.R. Dag No. 116 (corresponding to R.S. Dag No. 117) measuring 10.00 Decimals more or less corresponding to L.R. Khatian No. 549 (previous L.R. Khatian No. 487) AND L.R. Dag No. 116 (corresponding to R.S. Dag No. 117) measuring 4.00 Decimals more or less corresponding to L.R. Khatian No. 554 (previous L.R. Khatian No. 487) AND L.R. Dag No. 116 (corresponding to R.S. Dag No. 117) measuring 4.00 Decimals more or less corresponding to L.R. Khatian No. 614 (previous L.R. Khatian No. 331) AND L.R. Dag No. 116 (corresponding to R.S. Dag No. 117) measuring 10.00 Decimals more or less corresponding to L.R. Khatian No. 615 (previous L.R. Khatian No. 506) lying and situated at Mouja Samastenthak, 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 Kulerdar Gram Panchayat and in the District of 24 Parganas (South), at or for a total consideration of Rs. 8,33,28,000/- [Rupees Eight Crore Thirty Three Lakh and Twenty Eight Thousand 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 **Tenth Schedule** hereunder written).

46. The Confirming Party No.1 herein being the co-owners of such undivided part or portion of L.R. Dag No. 116 (corresponding to R.S. Dag No. 117) are jointly seized and possessed of the remaining portion of land comprised in the said L.R. Dag No. 116 (corresponding to R.S. Dag No. 117), lying and situate at Mouza - Sarmasterchak, J.L. No. 17, 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.
47. The Confirming Party No.3 herein under four separate Deeds of Sale all dated 13th day of October 2014, 14th day of October 2014 and 26th day of August 2015 and registered at the Offices of the DSR-II and DSR-IV Alipore 24 Parganas (South) and recorded in Book No. I Being No. 7810 for the year 2014, Book No. I Being No. 11065 for the year 2014, Book No. I Being No. 11066 for the year 2014 and Book No. I Being No. 6468 for the year 2015, acquired right title and interest and as such became seized and possessed of and/or otherwise well and sufficiently entitled to all that the pieces and parcels of land admeasuring 52.36 Decimals more or less comprised in L.R. Dag No. 701 (corresponding to R.S. Dag No. 501) measuring 20.50 Decimals more or less corresponding to L.R. Khatian Nos. 3358, 3359, 9124, 9125, 9126 and 9127 AND L.R. Dag No. 702 (corresponding to R.S. Dag No. 501/773) measuring 6.00 Decimals more or less corresponding to L.R. Khatian Nos. 3358, 3359, 9124, 9125, 9126 and 9127 AND L.R. Dag No. 703 (corresponding to R.S. Dag No. 501/774) measuring 18.86 Decimals more or less corresponding to L.R. Khatian Nos. 3358, 3359, 9124, 9125, 9126 and 9127 AND L.R. Dag No. 700 (R.S. Dag No. 502) measuring 7.00 Decimals more or less corresponding to L.R. Khatian Nos. 3358, 3359, 9124, 9125, 9126 and 9127 lying and situated at Mouza - Hanspukuria, J.L. No. 20 and within the territorial jurisdiction of Thekurpukur 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 - Metabruz 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).

45. Pursuant to transfers made out of the said Land Demarcated for Common Road, under a Deed of Sale dated 15th day of February 2019 and registered at the Office of the DSR-II Alipore 24 Parganas (South) and recorded in Book No. 1, 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 **Eleventh Schedule** hereunder written).

49. By a Deed of Declaration dated 12th day of June 2020 (hereinafter referred to as the said **Deed of Declaration**) made and executed between the Grantors/Confirming Party No.3 herein, therein referred to as the Grantors of the First Part and the Purchaser herein, therein referred to as the Beneficiary of the Second Part and the Confirming Party No.2 herein, therein referred to as the PS Group of the Third Part, in consideration of the understanding as entered into between the CGEWHO and the Confirming Party No.2 herein and in consideration of the said 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.
50. 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.
51. 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;

- d. 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**.
- e. 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.
- f. 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**.
- g. The **Vendors** would be able to deliver peaceful vacant possession of the said **Land** simultaneously with execution and registration of these presents.
- h. The **Vendors** would be able to fulfill and complete all the other obligations set out herein after.
- i. 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;
- ii. The **Vendors** and/or their predecessor were not a 'Big Raryat' 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.
- iii. 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. 8,33,28,000/- [Rupees Eight Crore Thirty Three Lakh and Twenty Eight Thousand 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 piece and parcel of Sali Land measuring 62.00 Decimals out of 68.38 Decimals more or less having rayati sthulban dakhali rights therein and comprised in L.R. Dag No. 116 (corresponding to R.S. Dag No. 117) measuring 5.00 Decimals more or less corresponding to L.R. Khatian No. 616 (previous L.R. Khatian No. 391) AND L.R. Dag No. 116 (corresponding to R.S. Dag No. 117) measuring 6.00 Decimals more or less corresponding to L.R. Khatian No.

614 (previous L.R. Khatian No. 417) AND L.R. Dag No. 116 (corresponding to R.S. Dag No. 117) measuring 10.00 Decimals more or less corresponding to L.R. Khatian No. 550 (previous L.R. Khatian No. 487) AND L.R. Dag No. 116 (corresponding to R.S. Dag No. 117) measuring 10.00 Decimals more or less corresponding to L.R. Khatian No. 553 (previous L.R. Khatian No. 487) AND L.R. Dag No. 116 (corresponding to R.S. Dag No. 117) measuring 10.00 Decimals more or less corresponding to L.R. Khatian No. 549 (previous L.R. Khatian No. 487) AND L.R. Dag No. 116 (corresponding to R.S. Dag No. 117) measuring 4.00 Decimals more or less corresponding to L.R. Khatian No. 554 (previous L.R. Khatian No. 487) AND L.R. Dag No. 116 (corresponding to R.S. Dag No. 117) measuring 4.00 Decimals more or less corresponding to L.R. Khatian No. 614 (previous L.R. Khatian No. 331) AND L.R. Dag No. 116 (corresponding to R.S. Dag No. 117) measuring 10.00 Decimals more or less corresponding to L.R. Khatian No. 615 (previous L.R. Khatian No. 505) 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 Kulerdani 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 TENTH SCHEDULE hereunder written read together with the First Schedule, Second Schedule, Third Schedule, Fourth Schedule, Fifth Schedule, Sixth Schedule, Seventh Schedule, Eighth Schedule and Ninth 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 pattas 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, fees, expense, liabilities, claims, demands, objections, mortgages, attachments, acquisitions, requisitions, alignments, vesting with the authorities, lease, license, tenancy, development agreement, easement, right of passage, exchange, trusts, adverse possession, debutter or any type of encumbrance whatsoever or howsoever;

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

Eleventh Schedule hereunder written) absolutely and forever free from all encumbrances whatsoever.

AND THE VENDORS AND THE CONFIRMING PARTIES DO AND EACH OF THEM BOTH HEREBY COVENANT WITH THE PURCHASER as follows:

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

Vendors or any person or persons lawfully claiming through from under or in law or trust for the **Vendors** or any of its/his/her/their ancestors or predecessors-in-title.

- e. **AND FURTHER THAT** the **Vendors** and all persons having lawfully or equitably claiming any estate, right, title, interest, use, trust, property, claim and demand whatsoever and howsoever into or upon and in respect of the said **LAND** together with the appurtenances thereto hereditament and premises or any part or portion thereof through or under or in trust for the **Vendors** or any of its/his/her/their ancestors or predecessors-in-title shall and will from time to time and at all times hereafter at the request cost and expenses of the **Purchaser** make, do, execute and perfect or cause to be made, done executed and perfected all such further and absolutely assuring, conveying and confirming the said **LAND** unto and to the use and benefit of the said **Purchaser** forever in the manner as aforesaid, as the said **Purchaser** shall or may reasonably require **AND FURTHER MORE THAT** the **Vendors** shall at all times hereafter indemnify and keep indemnified the **Purchaser** against losses, damages, costs, charges and expenses, if any, suffered by reason of any hidden defect in title of the **Vendors** or any breach of the covenants hereunder contained and for giving effect to this clause the other various properties of the **Vendors** shall have charge created upon them, in discharge of the present indemnity given by the **Vendors** in favour of the **Purchaser**;
- f. **THAT** the **Vendors** are executing this Sale Deed in favour of the **Purchaser** at the instance of the **PS Group/Confirming Party No.2** as part performance of the LOI No.T-220/1 dated 2nd September, 2019 issued by the Central Government Employees Welfare Housing Organization (CGEWHO), the **Purchaser** herein for the construction and development of Turnkey Composite Housing Project on the said **LAND**.
- g. **THAT** the **Vendors** also hereby irrevocably declares and confirms that, save and except the said Development Agreement mentioned hereinbefore it has not entered into any kind of agreement, moreover all the agreements and the said Development Agreement in respect of the said **LAND** hereby transferred of whatsoever in nature held by it is cancelled and in consideration of the payment received by it from the **Purchaser** it has foregone and cancelled all its right, title and interest from the said **LAND** and delivered quiet, vacant and peaceful possession of the said **LAND** to the **Purchaser** herein and that the cost, charges and expenses in connection with the Sale Deed including stamp duty, registration charges and expenses, lawyer's fee etc. have been borne by the **Purchaser**.

- h. That the said Land as morefully mentioned in the Tenth 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 Kulerdar 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 **Tenth 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 **Tenth Schedule** hereunder written remaining in the custody, control and power of the **Vendors** herein shall be kept fully secured, saved harmless, unobliterated 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 Tenth Schedule hereunder written has got no claim whatsoever with any government body and/or statutory body and/or any agency under the Government.
- t. **AND THAT** it is deemed that the **Vendors** simultaneously with the execution of these presents the **Vendors** has put the **Purchaser** into actual, physical, vacant and peaceful possession of the said **LAND** in implementation of these presents and the covenants as recorded herein.
- u. **AND THE VENDORS** do and each of them doth hereby assure and covenant with the **Purchaser** that in the event of there being any defect in title and/or any claim from any third Party, or any of the representations is found to be incorrect or false, the **Vendors** shall cause such defect to be removed, remedied and for such purposes sign, execute and register all such deeds of rectification and/or declaration and/or amendment and as such the **Vendors** have agreed to keep the **Purchaser** saved, harmless and fully indemnified from and against all costs, charges, claims, actions, suits and proceedings arising out of such defect in title and/or misrepresentation **AND** if for any reason whatsoever the **Vendors** fails to execute and register such deeds of rectification and/or declaration and/or amendment, under such eventuality the **Vendors** herein authorize and/or empower the **Purchaser** to represent the **Vendors** as his/her/their/its constituted attorney and sign, execute and present for registration such deeds of rectification and/or declaration and/or amendment before the concerned registering authority or authorities;
- v. **AND FURTHER THAT** Schedules and Plans annexed hereto form and constitute as an integral part of this Deed and while constructing and/or interpreting the meaning of this Deed the same

shall be relied upon **AND** simultaneously with the execution of this Deed of Conveyance the Vendors have made over to the Purchaser the actual, physical, vacant and peaceful possession of the said **LAND**.

THE FIRST SCHEDULE ABOVE REFERRED TO

(SAID LOT-A LAND)

ALL THAT the pieces and parcels of Sali Land admeasuring **8.25 Decimals** more or less having rayati shtitban dakhali rights therein and comprised in **L.R. Dag No. 116** (corresponding to **R.S. Dag No. 117**) corresponding to **L.R. Khatian No. 616** (previous **L.R. Khatian No. 391**) 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 Registrar - Bishnupur 24 Parganas (South) and within the local limits of the Kulerdan 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.	117	116	616	Sali	0.0938	88.00	8.25
TOTAL							8.25

THE SECOND SCHEDULE ABOVE REFERRED TO

(SAID LOT-B LAND)

ALL THAT the pieces and parcels of Sali Land admeasuring **6.00 Decimals** more or less having rayati shtitban dakhali rights therein and comprised in **L.R. Dag No. 116** (corresponding to **R.S. Dag No. 117**) corresponding to **L.R. Khatian No. 614** (previous **L.R. Khatian No. 417**) 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 Registrar - Bishnupur 24 Parganas (South) and within the local limits of the Kulerdan 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.	117	116	614	Sali	0.0682	88.00	5.00
TOTAL							6.00

THE THIRD SCHEDULE ABOVE REFERRED TO

(SAID LOT-C LAND)

ALL THAT the pieces and parcels of Sali Land admeasuring **10.00 Decimals** more or less having rayati shtitban dakhali rights therein and comprised in L.R. Dag No. 116 (corresponding to R.S. Dag No. 117) corresponding to L.R. Khatian No. 550 (previous L.R. Khatian No. 487) 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 Registrar - 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.	117	116	550	Sali	0.1136	88.00	10.00
TOTAL							10.00

THE FOURTH SCHEDULE ABOVE REFERRED TO

(SAID LOT-D LAND)

ALL THAT the pieces and parcels of Sali Land admeasuring **10.00 Decimals** more or less having rayati shtitban dakhali rights therein and comprised in L.R. Dag No. 116 (corresponding to R.S. Dag No. 117) corresponding to L.R. Khatian No. 553 (previous L.R. Khatian No. 487) 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 Registrar - 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.	117	116	553	Sali	0.1136	88.00	10.00
TOTAL							10.00

THE FIFTH SCHEDULE ABOVE REFERRED TO

(SAID LOT-E LAND)

ALL THAT the pieces and parcels of Sali Land admeasuring 10.00 Decimals more or less having rayati sthitiban dakhali rights therein and comprised in L.R. Dag No. 116 (corresponding to R.S. Dag No. 117) corresponding to L.R. Khatian No. 549 (previous L.R. Khatian No. 487) 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 Registrar - Bishnupur 24 Parganas (South) and within the local limits of the Kulendari 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.	117	115	549	Sali	0.1136	88.00	10.00
TOTAL							10.00

THE SIXTH SCHEDULE ABOVE REFERRED TO

(SAID LOT-F LAND)

ALL THAT the pieces and parcels of Sali Land admeasuring 10.00 Decimals more or less having rayati sthitiban dakhali rights therein and comprised in L.R. Dag No. 116 (corresponding to R.S. Dag No. 117) corresponding to L.R. Khatian No. 554 (previous L.R. Khatian No. 487) 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 Registrar - 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.	117	116	554	Sali	0.1136	88.00	10.00
TOTAL							10.00

THE SEVENTH SCHEDULE ABOVE REFERRED TO
(SAID LOT-G LAND)

ALL THAT the pieces and parcels of Sali Land admeasuring **4.13 Decimals** more or less having rayati sthūban dakhali rights therein and comprised in L.R. Dag No. 116 (corresponding to R.S. Dag No. 117) corresponding to L.R. Khatian No. 614 (previous L.R. Khatian No. 331) 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 Registrar - 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.	117	116	614	Sali	0.0407	88.00	4.13
TOTAL							4.13

THE EIGHTH SCHEDULE ABOVE REFERRED TO
(SAID LOT-H LAND)

ALL THAT the pieces and parcels of Sali Land admeasuring **10.00 Decimals** more or less having rayati sthūban dakhali rights therein and comprised in L.R. Dag No. 116 (corresponding to R.S. Dag No. 117) corresponding to L.R. Khatian No. 615 (previous L.R. Khatian No. 506) 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 Registrar - Bishnupur 24 Parganas (South) and within the local limits of the Kulercari 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.	117	116	615	Sall	0.1125	88.00	10.00
TOTAL							10.00

THE NINTH SCHEDULE ABOVE REFERRED TO

(SAID ENTIRE LAND)

ALL THAT the piece and parcel of Sall Land measuring **68.38 Decimals** more or less having rayati shtiban dakhall rights therein and comprised in **L.R. Dag No. 116** (corresponding to **R.S. Dag No. 117**) measuring **8.25 Decimals** more or less corresponding to **L.R. Khatian No. 616** (previous **L.R. Khatian No. 391**) **AND L.R. Dag No. 116** (corresponding to **R.S. Dag No. 117**) measuring **6.00 Decimals** more or less corresponding to **L.R. Khatian No. 614** (previous **L.R. Khatian No. 417**) **AND L.R. Dag No. 116** (corresponding to **R.S. Dag No. 117**) measuring **10.00 Decimals** more or less corresponding to **L.R. Khatian No. 550** (previous **L.R. Khatian No. 487**) **AND L.R. Dag No. 116** (corresponding to **R.S. Dag No. 117**) measuring **10.00 Decimals** more or less corresponding to **L.R. Khatian No. 553** (previous **L.R. Khatian No. 487**) **AND L.R. Dag No. 116** (corresponding to **R.S. Dag No. 117**) measuring **10.00 Decimals** more or less corresponding to **L.R. Khatian No. 549** (previous **L.R. Khatian No. 487**) **AND L.R. Dag No. 116** (corresponding to **R.S. Dag No. 117**) measuring **10.00 Decimals** more or less corresponding to **L.R. Khatian No. 554** (previous **L.R. Khatian No. 487**) **AND L.R. Dag No. 116** (corresponding to **R.S. Dag No. 117**) measuring **4.13 Decimals** more or less corresponding to **L.R. Khatian No. 614** (previous **L.R. Khatian No. 331**) **AND L.R. Dag No. 116** (corresponding to **R.S. Dag No. 117**) measuring **10.00 Decimals** more or less corresponding to **L.R. Khatian No. 615** (previous **L.R. Khatian No. 506**) 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.	117	116	616	Sali	0.0938	88.00	8.25
2.	117	116	614	Sali	0.0682	88.00	6.00
3.	117	116	550	Sali	0.1136	88.00	10.00
4.	117	116	553	Sali	0.1136	88.00	10.00
5.	117	116	549	Sali	0.1136	88.00	10.00
6.	117	116	554	Sali	0.1136	88.00	10.00
7.	117	116	614	Sali	0.0407	88.00	4.13
8.	117	116	615	Sali	0.1125	88.00	10.00
TOTAL							68.38

THE TENTH SCHEDULE ABOVE REFERRED TO

(SAID LAND)

ALL THAT the piece and parcel of Sali Land measuring 62.00 Decimals out of 68.38 Decimals more or less having rayati sthiliban dakhali rights therein and comprised in L.R. Dag No. 116 (corresponding to R.S. Dag No. 117) measuring 8.00 Decimals more or less corresponding to L.R. Khatian No. 616 (previous L.R. Khatian No. 391) AND L.R. Dag No. 116 (corresponding to R.S. Dag No. 117) measuring 6.00 Decimals more or less corresponding to L.R. Khatian No. 614 (previous L.R. Khatian No. 417) AND L.R. Dag No. 116 (corresponding to R.S. Dag No. 117) measuring 10.00 Decimals more or less corresponding to L.R. Khatian No. 550 (previous L.R. Khatian No. 487) AND L.R. Dag No. 116 (corresponding to R.S. Dag No. 117) measuring

10.00 Decimals more or less corresponding to L.R. Khatian No. 553 (previous L.R. Khatian No. 487) AND L.R. Dag No. 116 (corresponding to R.S. Dag No. 117) measuring 10.00 Decimals more or less corresponding to L.R. Khatian No. 549 (previous L.R. Khatian No. 487) AND L.R. Dag No. 116 (corresponding to R.S. Dag No. 117) measuring 4.00 Decimals more or less corresponding to L.R. Khatian No. 554 (previous L.R. Khatian No. 487) AND L.R. Dag No. 116 (corresponding to R.S. Dag No. 117) measuring 4.00 Decimals more or less corresponding to L.R. Khatian No. 614 (previous L.R. Khatian No. 331) AND L.R. Dag No. 116 (corresponding to R.S. Dag No. 117) measuring 10.00 Decimals more or less corresponding to L.R. Khatian No. 615 (previous L.R. Khatian No. 506) 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.	117	116	616	Sali	0.0938	88.00	8.00
2.	117	116	614	Sali	0.0653	88.00	6.00
3.	117	116	550	Sali	0.1136	88.00	10.00
4.	117	116	553	Sali	0.1136	88.00	10.00
5.	117	116	549	Sali	0.1136	88.00	10.00
6.	117	116	554	Sali	0.0489	88.00	4.00
7.	117	116	614	Sali	0.0436	88.00	4.00
8.	117	116	615	Sali	0.1125	88.00	10.00
TOTAL							62.00

OR HOWSOEVER OTHERWISE the said **L.R. Dag No. 116** 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. 116

- ON THE NORTH** : By R.S. Dag Nos.115 & 116;
ON THE EAST : By R.S. Dag Nos.117 and R.S. Dag No.27 and 28 of Mouza Daulatpur;
ON THE SOUTH : By R.S. Dag No.117;
ON THE WEST : By R.S. Dag Nos.115 & 117;

THE ELEVENTH 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	18.85
4.	502	700	3358, 3359, 9124, 9125, 9126 & 9127	Bastu	0.5714	7.00	4.67
TOTAL							36.73

ALL THAT the pieces and parcels of Sali Land measuring **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, I.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 Kulerdani 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	Basin	0.1724	29.00	5.00
TOTAL							26.00

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

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

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

EVARAJ PROJECTS LLP

Ravi Kumar Dugar
Partner / Authorized Signatory

1. *Arujit Kapat*
S/o. Rajpate Kapat
122/1R, S. N. M. Sarani,
Kol - 26

2. *Jayantakay*
S/o R.L. Ray
122/1R, S. N. M. Sarani,
Kolkata - 70006

SIGNED, SEALED & DELIVERED by the above named Etaka Builders LLP by affixation of its office Seal by its Designated Partner Mrs. Madhu Dugar pursuant to a board resolution dated 31.01.2020 in presence of:

ETAKA BUILDERS LLP

Madhu Dugar
Partner / Authorized Signatory

1. *Arujit Kapat*

2. *Jayantakay*

SIGNED, SEALED & DELIVERED by the above named Deimos Travels Pvt. Ltd. by affixation of its office Seal by its Director Ms. Amrita Sannigrahi pursuant to a board resolution dated 06.02.2020 in presence of:

DEIMOS TRAVELS PRIVATE LIMITED

Amrita Sannigrahi
Director

1. *Amit Kumar*
2. *Jayantakay*

SIGNED, SEALED & DELIVERED by the above named Bas Herbal Products Pvt. Ltd. by affixation of its office Seal by its Designated Partner Ms. Amrita Sannigrahi pursuant to a board resolution dated 06.02.2020 in presence of:

BAS HERBAL PRODUCTS PRIVATE LIMITED

Amrita Sannigrahi
Director

1. *Amit Kumar*
2. *Jayantakay*

SIGNED, SEALED & DELIVERED by the above named **Deimos Computer Pvt. Ltd.** by affixation of its office Seal by its Director **Ms. Amrita Sannigrahi** pursuant to a board resolution dated 06.02.2020 in presence of:

DEIMOS COMPUTER PRIVATE LIMITED

Amrita Sannigrahi
Director

1. *Arunjit Kaphal*

2. *Jayantak Ray*

SIGNED, SEALED & DELIVERED by the above named **Deimos Herbal Products Pvt. Ltd.** by affixation of its office Seal by its Director **Ms. Amrita Sannigrahi** pursuant to a board resolution dated 06.02.2020 in presence of:

DEIMOS HERBAL PRODUCTS PVT. LTD.

Amrita Sannigrahi
Director

1. *Arunjit Kaphal*

2. *Jayantak Ray*

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

ESTHER INFRAPROJECTS LLP

Ravi Kumar Dugar
Partner / Authorized Signatory

1. *Arunjit Kapat*

2. *Jayantakay*

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:

श्री. रोशन/ROSHAN KISHORE
अभिज्ञान/Asst. Director (Admin)
केन्द्र/Office: असाईनड क्वार्टर एरिया
Central Govt. Employees Welfare Housing Organisation
एन.डी.ए.ए. बिल्डिंग, एन.डी.ए.ए. बिल्डिंग
एरिया, एन.डी.ए.ए. बिल्डिंग, एन.डी.ए.ए. बिल्डिंग

Roshan Kishore

श्री. रोशन/ROSHAN KISHORE
अभिज्ञान/Asst. Director (Admin)
केन्द्र/Office: असाईनड क्वार्टर एरिया
Central Govt. Employees Welfare Housing Organisation
एन.डी.ए.ए. बिल्डिंग, एन.डी.ए.ए. बिल्डिंग
एरिया, एन.डी.ए.ए. बिल्डिंग, एन.डी.ए.ए. बिल्डिंग

1. *Arunjit Kapat*

2. *Jayantakay*

SIGNED, SEALED & DELIVERED by the above
named Thyone Computer Pvt. Ltd. by affixation
of its office Seal by its Designated Partner Ms.
Amrita Sannigrahi pursuant to a board resolution
dated 31.02.2020 in presence of:

THYONE COMPUTERS PVT. LTD.

Amrita Sannigrahi
Director.

1. *Jayant Ray*

2. *Jayant Ray*

SIGNED, SEALED & DELIVERED by the above
named Anup Kumar Jayaswal in presence of:

1. *Jayant Ray*

Anup Kumar Jayaswal

2. *Jayant Ray*

SIGNED, SEALED & DELIVERED by the above named Deepak Kumar Jayaswal in presence of:

Deepak Kumar Jayaswal

1. *Amit Kapat*

2. *Jayantakay*

SIGNED, SEALED & DELIVERED by the above named Vetiver Realty Pvt. Ltd. by affixation of its office Seal by its Director Ms. Amrita Sannigrahi pursuant to a board resolution dated 06.02.2020 in presence of:

VETIVER REALTY PVT. LTD.

Amrita Sannigrahi
Director.

1. *Amit Kapat*

2. *Jayantakay*

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. *Arunjit Kapat*

2. *Jayantakay*

SIGNED, SEALED & DELIVERED by the above named **Eclair 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
Designated Partner

1. *Arunjit Kapat*

2. *Jayantakay*

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:

WRIDDHI DEVELOPER (P) LTD.

Rahul Kyal
Director / Authorized Signatory

1. *Anujit Kapur*

2. *Jayantakay*

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

IKKA INFRA PROJECTS PVT. LTD.

Rahul Kyal
Director / Authorized Signatory

1. *Anujit Kapur*

2. *Jayantakay*

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

EKARAJ BUILDCON LLP
Siddhartha Mukherjee
 Designated Partner

1. *Sujeet Kapur*

2. *Jayantakay*

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

FOUNTAINGRASS BUILDERS PVT. LTD.
Bratati Mukhopadhyay
 Director

1. *Sujeet Kapur*

2. *Jayantakay*

Drafted & prepared
 in my office :

Prithviraj Basu

PRITHVIRAJ BASU,
ADVOCATE,
 High Court, Calcutta
 WB/2869/1999

RECEIVED of and from the within-named PURCHASER the within-mentioned sum of Rs. 8,33,28,000/- [Rupees Eight Crore Thirty Three Lakh and Twenty Eight Thousand Only] Being the TOTAL CONSIDERATION money payable under these presents as per memo below:

Rs. 8,33,28,000.00

[Rupees Eight Crore Thirty Three Lakh and Twenty Eight Thousand Only]

MEMO OF CONSIDERATION

Sl. No.	Name of the Vendors	Bank & Branch	Cheque/D.D./ RTGS/NEFT No. Date	Amount (Rs.)
1.	Evaraj Projects LLP	Canara Bank South Extension Branch, New Delhi	D.D. No. 031315 Dated - 25.06.2020	12,43,209.00
2.	Evaraj Projects LLP	Canara Bank South Extension Branch, New Delhi	D.D. No. 031357 Dated - 25.06.2020	90,00,000.00
3.	Etaka Builders LLP	Canara Bank South Extension Branch, New Delhi	D.D. No. 031355 Dated - 25.06.2020	90,00,000.00
4.	Etaka Builders LLP	Canara Bank South Extension Branch, New Delhi	D.D. No. 031336 Dated - 25.06.2020	51,40,954.00

5.	Deimos Travels Pvt. Ltd.	Canara Bank South Extension Branch, New Delhi	D.D. No. 031354 Dated - 25.06.2020	90,00,000.00
6.	Deimos Travels Pvt. Ltd.	Canara Bank South Extension Branch, New Delhi	D.D. No. 031332 Dated - 25.06.2020	44,40,000.00
7.	Bas Herbal Products Pvt. Ltd.	Canara Bank South Extension Branch, New Delhi	D.D. No. 031352 Dated - 25.06.2020	90,00,000.00
8.	Bas Herbal Products Pvt. Ltd.	Canara Bank South Extension Branch, New Delhi	D.D. No. 031330 Dated - 25.06.2020	44,40,000.00
9.	Deimos Computer Pvt. Ltd.	Canara Bank South Extension Branch, New Delhi	D.D. No. 031353 Dated - 25.06.2020	90,00,000.00
10.	Deimos Computer Pvt. Ltd.	Canara Bank South Extension Branch, New Delhi	D.D. No. 031331 Dated - 25.06.2020	44,40,000.00
11.	Deimos Herbal Products Pvt. Ltd.	Canara Bank South Extension Branch, New Delhi	D.D. No. 031338 Dated - 25.06.2020	55,06,104.00
12.	Esther Infraprojects LLP	Canara Bank South Extension Branch, New Delhi	D.D. No. 031323 Dated - 25.06.2020	40,17,733.00

13.	Esther Infraprojects LLP	Canara Bank South Extension Branch, New Delhi	D.D. No. 031356 Dated - 25.06.2020	90,00,000.00
Total :				8,33,28,000.00

DEIMOS COMPUTEF PRIVATE LIMITED

Arvata Sangrathi
Director

EVARAJ PROJECTS LLP

Ravi Kumar Sagar
Partner / Authorized Signatory

DEIMOS HERBAL PRODUCTS PVT. LTD.

Arvata Sangrathi
Director

ETAKA BUILDERS LLP

Madhu Sagar
Partner / Authorized Signatory

ESTHER INFRAPROJECTS LLP

Ravi Kumar Sagar
Partner / Authorized Signatory

DEIMOS TRAVELS PRIVATE LIMITED

Arvata Sangrathi
Director

BAS HERBAL PRODUCTS PRIVATE LIMITED

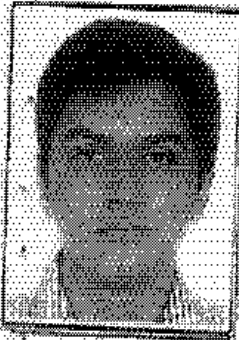
Arvata Sangrathi
Director

Signature of the Vendors

WITNESSES:

1. *Amit Kapur*
2. *Jayanta Ray*

SPECIMEN FORM FOR TEN FINGERPRINTS



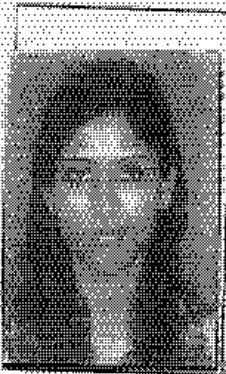
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LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature Ravi Kumar Dagar



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

Signature Manisha Dagar



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

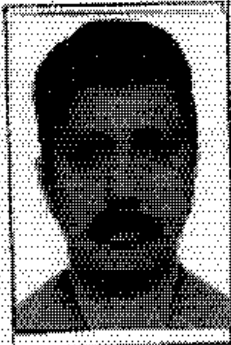
Signature Arveta Sangrahi

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 Rajendra Kumar



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

Signature Anup Kumar Jaiswal



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

Signature Deepak Kumar Jayasoch

SPECIMEN FORM FOR TEN FINGERPRINTS



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

Signature *A. N. Sankar*



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

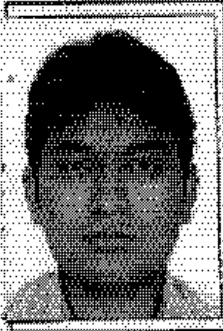
Signature *Arulthirai Subbaraj*



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

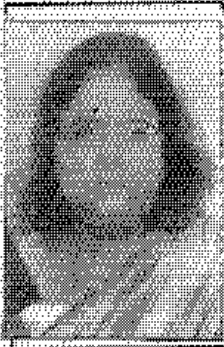
Signature *Arulthirai Subbaraj*

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 Elbert Jh



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

Signature Purita Mubandany

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

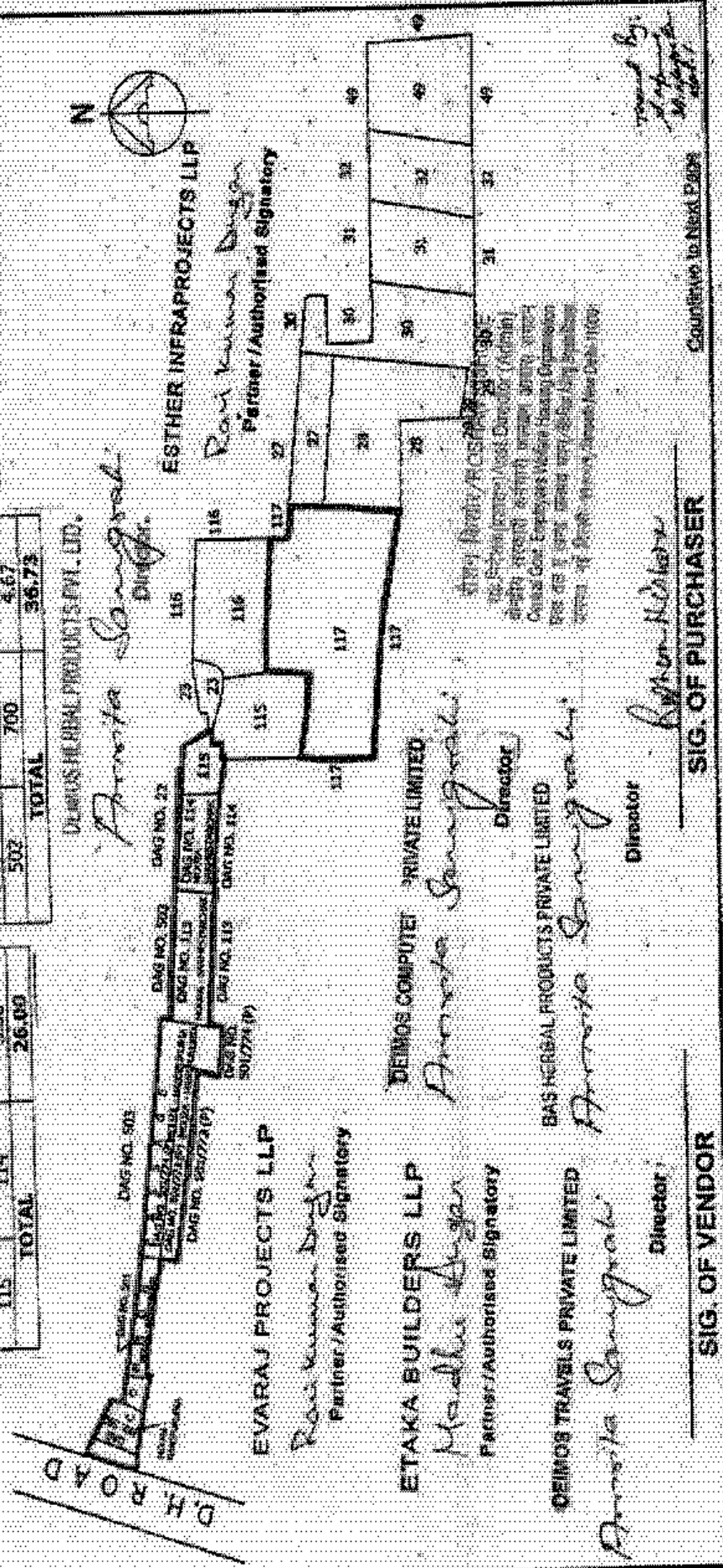
Signature _____

SITE PLAN OF LAND AT MOUZA - SARMASTERCHAK, J.L. NO. 17, R.S. DAG NO. 117 CORRESPONDING TO L.R. DAG NO. 116 P.S. - BISHNUPUR, P.O. - PAILAN HAT WITHIN KULERDARI GRAM PANCHAYAT, DIST. - SOUTH 24- PARGANAS.

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

COMMON PASSAGE		
MOUZA - HANSKURJA, J.L. NO. 20	R.S. DAG NO.	AREA (IN DECS)
501	701	7.20
501/773	702	6.00
501/774	703	18.85
502	700	4.67
TOTAL		36.73

AREA OF LAND TRANSFERRED			
SL. NO.	R.S. DAG NO.	L.R. DAG NO.	AREA (IN DECS)
1	117	116	62.00
TOTAL			62.00



Aravinda Sangrabi
Director

Ravi Kumar Deyan
Partner/Authorised Signatory

Ravi Kumar Deyan
Partner/Authorised Signatory

Madhu Deyan
Partner/Authorised Signatory

Aravinda Sangrabi
Director

Aravinda Sangrabi
Director

Aravinda Sangrabi
Director

Aravinda Sangrabi
Director

Aravinda Sangrabi
Director

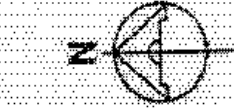
SIG. OF VENDOR

SIG. OF PURCHASER

Counters to Next Page

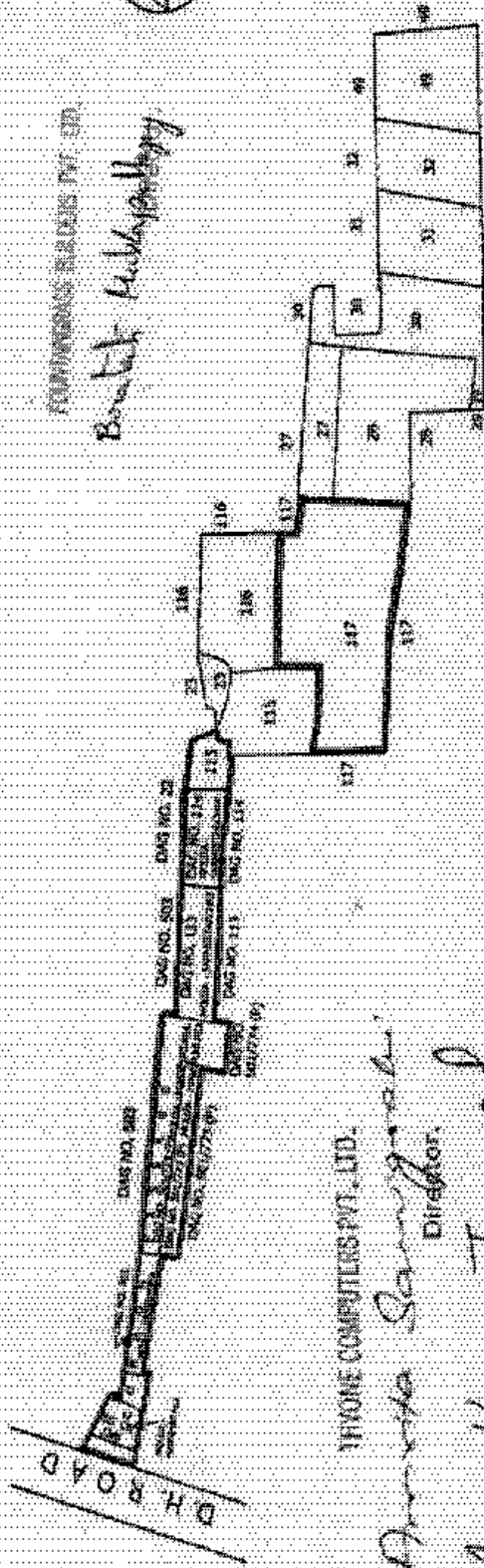
Aravinda Sangrabi
Director

SITE PLAN OF LAND AT MOUZA - SARMASTERCHAK, J.L. NO. 17, R.S. DAG NO. 117 CORRESPONDING TO L.R. DAG NO 116, P.S. - BISHNUPUR, P.O. - PAILAN HAT, WITHIN KULERDARI GRAM PANCHAYAT, DIST. - SOUTH 24- PARGANAS.



CONFIRMING SIGNATURES PVT. LTD.

Binita Mukherjee



THYONE COMPUTERS PVT. LTD.

Arvita Sangmal
Director

Anup Kumar Jayswal

Deepan Kumar Jayswal

Arvita Sangmal
Director

SIG. OF CONFIRMING PARTY NO. 1

PS Group Ready Pvt. Ltd.

Amit

SIG. OF CONFIRMING PARTY NO. 2

ECLAIR INFRACON LLP

Arvita Sangmal
Designated Partner

EKDANT INFRACON LLP

Anup Kumar Jayswal
Partner/Authorized Signatory

STAKA REAL ESTATE LLP

Arvita Sangmal
Designated Partner

WRIDHI DEVELOPERS (P) LTD.

Rohini
Director / Authorized Signatory

IKNO INFRA PROJECTS PVT LTD

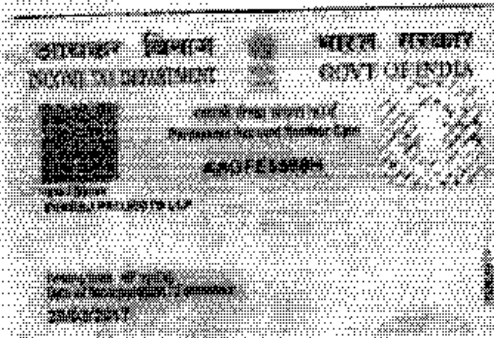
Rohini
Director / Authorized Signatory

ERARAJ BUILDCON LLP

Arvita Sangmal
Designated Partner

Arvita Sangmal
Director



SIG. OF CONFIRMING PARTY NO. 3



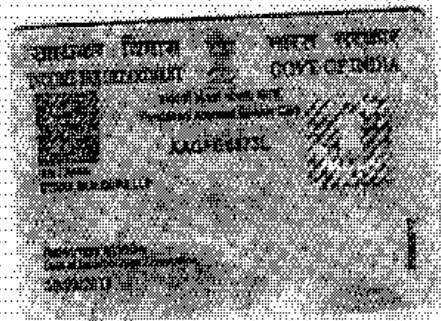
EVARAJ PROJECTS LLP

Ravi Kumar Dyer
Partner / Authorized Signatory



 भारत सरकार Government of India	 श्रम विभाग Ministry of Labour
<p>प्रमाण संख्या / Provisional No.: 2018030420/01924</p> <p>To श्री राजकुमार बिहारी Raj Kumar Bihari SO, Banker Kalyan Bazar 52411 BALLYUNGE CIRCULAR ROAD Ballyunge Kolkata Kolkata West Bengal - 700019 8432260048</p>	<p>यह प्रमाण संख्या, कर्मचारी द्वारा जारी की गई है। प्रमाण संख्या को अपने अद्यतन पते पर विद्यमान होने चाहिए। यह एक इलेक्ट्रॉनिक प्रमाण संख्या है।</p> <p>This is proof of identity for all documents. To maintain validity, authoritative source. This is electronically generated.</p>
<p>आपका क्रमांक / Your No.: 9325 9656 9239</p> <p>मेरा मेरी पहचान</p>	<p>यह एक वैध प्रमाण संख्या है। अधिकारी के माध्यम से प्रमाणित प्रमाण संख्या प्रदान की जा सकती है। It is valid throughout the country. It can be helpful in existing Government and Non-Government services in future.</p>
<p>भारत सरकार Government of India</p> <p>आपका नाम / Name: श्री राजकुमार बिहारी Mr. Raj Kumar Bihari 17/08/1968 M/M</p>	<p>श्रम विभाग Ministry of Labour</p> <p>Address: SO, Banker Kalyan Bazar 52411 BALLYUNGE CIRCULAR ROAD Ballyunge Kolkata West Bengal - 700019</p>
<p>9325 9656 9239</p> <p>मेरा मेरी पहचान</p>	<p>9325 9656 9239</p> <p>मेरी पहचान</p>

Raj Kumar Bihari



ETAKA BUILDERS LLP
Madhu Aggar
Partner / Authorized Signatory

PERMANENT ACCOUNT NUMBER
ADPPD5508G



NAME
MADHU DUGAR

FATHER'S NAME
SHREECHAND CHOPRA

DATE OF BIRTH
23-08-1960

SIGNATURE
Madhu Dugar

[Signature]

COMMISSIONER OF INCOME TAX, W.B.



भारत सरकार
GOVERNMENT OF INDIA



NAME
Madhu Dugar
FATHER : SHRI CHAND CHOPRA
DATE OF BIRTH : Year of Birth : 1960
SEX : Female



7175 3557 2476

স্বাক্ষর - সাধারণ মানুষের অধিকার

Madhu Dugar



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
২২/১-সি, বি.পি. রোড,
কলিকতা, কোলকাতা, পশ্চিমবঙ্গ,
৭০০০১৯

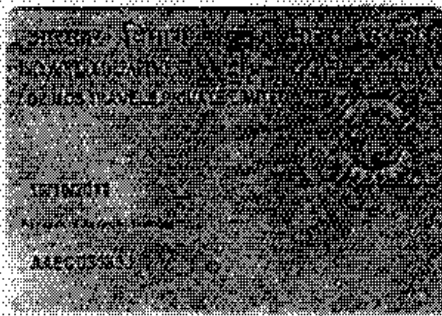
Address:
52/1/1, B.C. ROAD,
Ballygunge S.O, Ballygunge,
Kolkata West Bengal,
700019

1947
1900 180 1947

1947
1900 180 1947

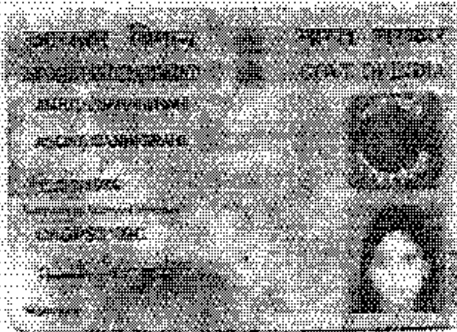
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1900 180 1947



DEIMOS TRAVELS PRIVATE LIMITED

Ananta Singhrao
Director





भारतीय निमित्त
भारत सरकार
 Government of India

भारतीय निमित्त संख्या: 1040201540320

- 1. अतिरिक्त संलग्नक
- 2. अतिरिक्त संलग्नक
- 3. अतिरिक्त संलग्नक
- 4. अतिरिक्त संलग्नक
- 5. अतिरिक्त संलग्नक

भारतीय निमित्त संख्या: 1040201540320



आपका अतिरिक्त संलग्नक संख्या: 5584 7501 4001

5584 7501 4001

साधारण सन्देश अधिकारी

भारत सरकार
 GOVERNMENT OF INDIA

अतिरिक्त संलग्नक
 अतिरिक्त संलग्नक

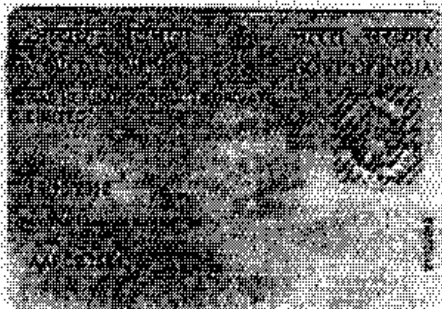


अतिरिक्त संलग्नक संख्या: 5584 7501 4001

5584 7501 4001

साधारण सन्देश अधिकारी

Ananta Sanigrati
Ananta Sanigrati



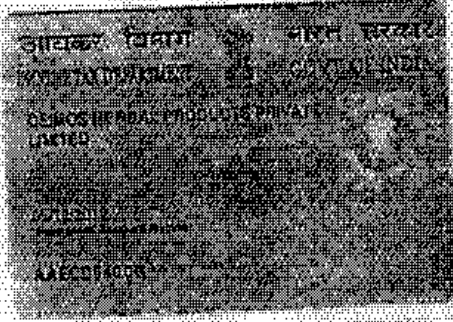
BAS HERBAL PRODUCTS PRIVATE LIMITED

Ananta Sunjyoti
Director



DEKOS COMPUTER PRIVATE LIMITED

Amrita Sanghvi
Director



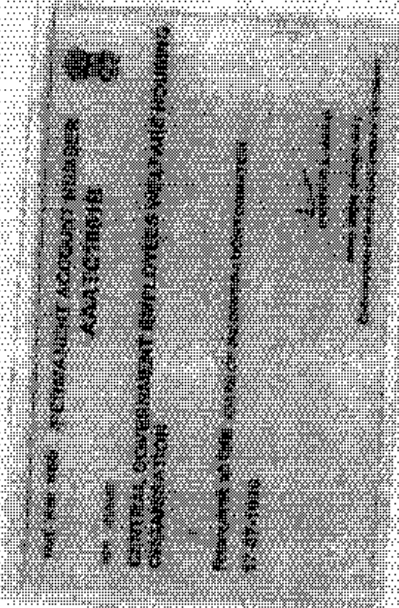
DEINDS HERBAL PRODUCTS PVT. LTD.

Ananta Singhani
Director



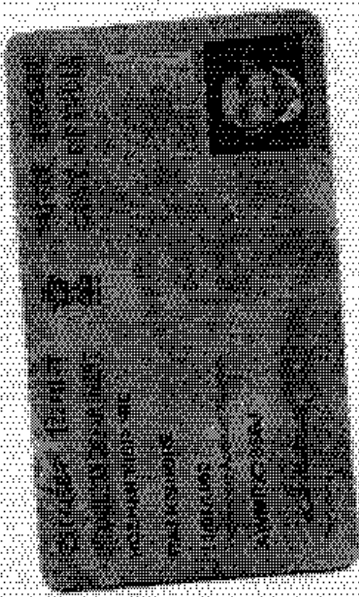
ESTHER INFRA PROJECTS LLP

Ravi Kumar Singh
Partner / Authorized Signatory



Basavaraj Kulkarni

ಶ್ರೀ ಬಸವರಾಜ ಕುಲ್ಕರ್ಣಿ
 ಕರ್ನಾಟಕ ಸರ್ಕಾರದ ಸರ್ಕಾರಿ ಸೇವೆಗಳ ಆಯೋಜನೆ
 ಆಯೋಜನೆ
 ಕರ್ನಾಟಕ ಸರ್ಕಾರದ ಸರ್ಕಾರಿ ಸೇವೆಗಳ ಆಯೋಜನೆ
 ಆಯೋಜನೆ
 ಕರ್ನಾಟಕ ಸರ್ಕಾರದ ಸರ್ಕಾರಿ ಸೇವೆಗಳ ಆಯೋಜನೆ
 ಆಯೋಜನೆ



Robert Kishore