

Book-1, volume - 1904, P-195042 - 195150, Deed-3191, year-2020

1888

28/8



पश्चिम बंगाल WEST BENGAL

45AB 120406

Serial No. 1644 Date 4/9/2020  
 Ref No. D Vol No. 1904 Page No.  
 Deed No. 3191 Year 2020  
 Stamp Duty  
 Court Fee  
 Notary Charges for Preparation of  
 Deed  
 Other Charges

817.00

Under Article 7 (1) & 7 (2) .....  
 Under Section 6 (a) & 7 (b) .....  
 Value of Stamp .....  
 Value of Court Fee .....  
 Value of Notary Charges .....  
 Value of Other Charges .....  
 Total Value of Stamp .....  
 Total Value of Court Fee .....  
 Total Value of Notary Charges .....  
 Total Value of Other Charges .....  
 Copy Prepared Signed .....  
 Sealed and Delivered to .....  
 As per Order No. D-1644

4.00  
 10.00  
 10.00  
 817.00  
841.00

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

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

10997

31 AUG 2020

No. \_\_\_\_\_ Re 10/- Date \_\_\_\_\_

Name- **B. C. LAHIRI**

Advocate

Address- Alipore Judge's Court, Kot-37

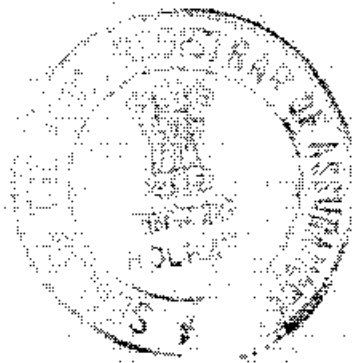
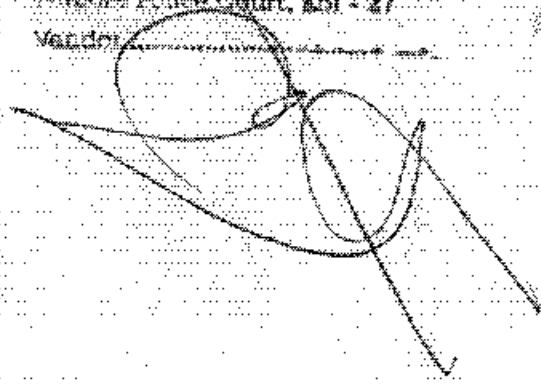
Alipore Collectorate, 24 Pgs. (S)

**SUBHANKAR DAS**

**STAMP VENDOR**

Alipore Police Court, Kot - 37

Vendor \_\_\_\_\_



3429/2020

F-3491/2020



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AC 698746

1984

23

6/11/2020  
Rs. 34,0400

Am  
29/7/2020



Verified that the document is a valid  
Registration. The Signatures Sheet and the  
endorsement sheet are attached to the document  
at the spot.

*[Handwritten Signature]*

100  
250  
100  
300  
*[Handwritten Signature]*

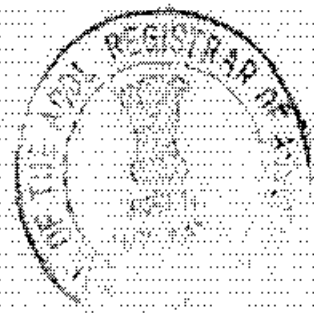
6 JUL 2020

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

28/07/2020  
28/07/2020  
28/07/2020  
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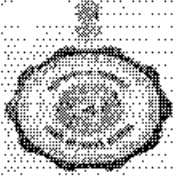


28/07/2020

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28/07/2020  
28/07/2020



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

GRN: 19-202021-002260057-8 Payment Mode: Net Banking-SELF  
GRN Date: 26/06/2020 17:39:19 Payment Gateway: SBI ePay-Canara Bank  
BRN: 3024108055601 BRN Date: 26/06/2020 17:40:46  
SBI ePay txn No.: 276909506546736 SBI ePay txn Date: 26/06/2020 17:39:51

**DEPOSITOR'S DETAILS**

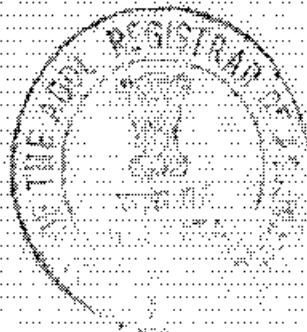
Name: COEWHO Id No: 2000601406/4/2020  
Contact No: Mobile No: +91 9990956861  
E-mail:  
Address: 5TH FLOOR A WING JANPATH BHAWAN NEW DELHI 1  
User Type: Buyer/Claimants

Query Year:

**PAYMENT DETAILS**

Sl No	Identification No	Head of A/C Description	Head of A/C	Amount ₹
1	2000601406/2020	Property Registration: Registration Fee	0030-03-101-001-18	234063
2	2000601406/2020	Property Registration: Stamp duty	0030-02-103-003-02	1434528
<b>Total Amount</b>				<b>1668411</b>

In Words: Rupees - Sixteen Lakh Thirty Eight Thousand Four Hundred Eleven Only.



30/07/2020  
30/07/2020  
30/07/2020





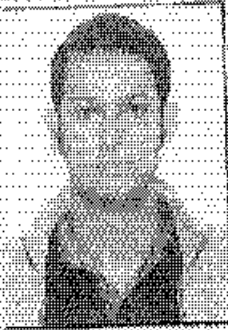



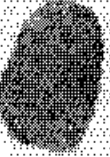

Government of West Bengal

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

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

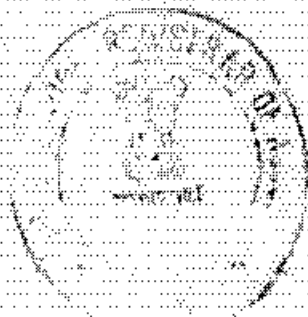
Signature / LTI Sheet of Query No/Year 15042000001406/2020

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1.	Mr.SIDDHARTHA MUKHERJEE Alias Mr. SIDDHARTHA MUKHOPADHYAY 115, Bhuben Roy Road, P.O.- BEHALA, P.S.- Thakurpukur, District- South 24-Parganas, West Bengal, India, PIN - 700034	Seller		 28/7/20	 28/7/20
2.	Mrs.BRATATI MUKHOPADHYAY 115, Bhuben Roy Road, P.O.- BEHALA, P.S.- Thakurpukur, District- South 24-Parganas, West Bengal, India, PIN - 700034	Seller		 28/7/20	 28/7/20

Query No-15042000001406/2020, 27/04/2020 01:12:20 PM KOLKATA (A.R.A. -IV)



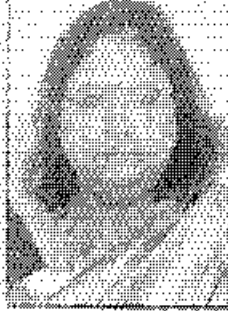


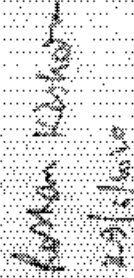
Page 2 of 6



A handwritten signature or mark, possibly a stylized 'S' or 'K', written in black ink. It is located below the official seal.



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	Mrs Bratali Mukhopadhyay 119, Ghupen Roy Road, P.O:- SEHALA, P.S:- Behala, District:- South 24- Parganas, West Bengal, India, PIN - 700034	Seller		28/9/20	 28/9/20
4	Mrs Bratali Mukhopadhyay 119, Ghupen Roy Road, P.O:- SEHALA, P.S:- Thakurpukur District:- South 24-Parganas, West Bengal, India, PIN - 700034	Representative of Seller (COLLETTI A HOUSING PRIVATE LIMITED) (LEYMUS REALTY PRIVATE LIMITED) (BAHAG RASS HOUSING PRIVATE LIMITED)		28/9/20	 28/9/20
5	Mr ROSHAN KISHORE 8th Floor, A-Wing, Janpath Bhawan, 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)		28/9/20	 28/9/20


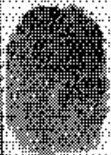



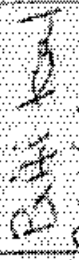


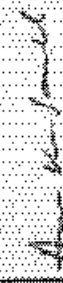
Query No- 19042000001406/2020, 27/06/2020 09:17:02 PM KOLKATA (S.R.A. - FY)

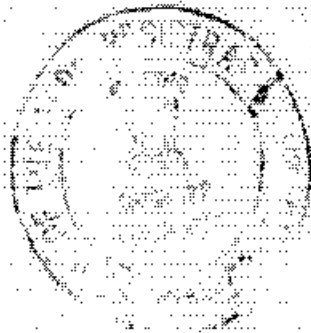
Page 3 of 6



Handwritten signature and date: 15.07.2020

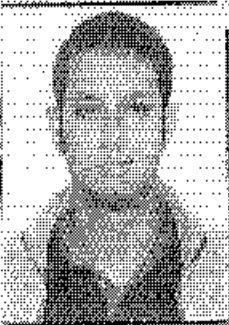

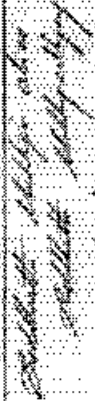


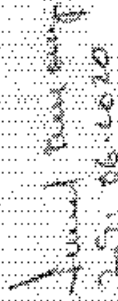

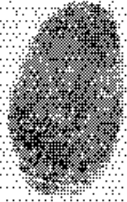

(Signature of the Person(s) admitting the Execution at Private Residence)

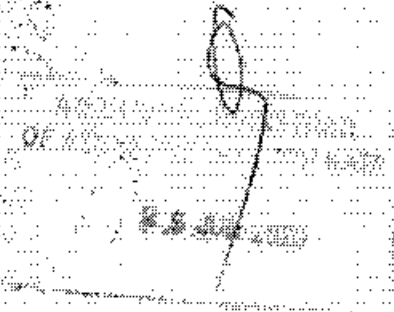
Sl. No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
6	Mrs. Binati Mukhopadhyay 119, Bhupen Roy Road, P.O.- BEHALA, P.S.- Thakurpukur, District- South 24 Parganas, West Bengal, India, PIN - 700034	Representative of Seller (PHLOMIS DEVELOPERS PRIVATE LIMITED) (FOUNTA INGRASS BUILDERS PRIVATE LIMITED)			 29/6/2020
7	Mrs. Priti 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 (EKARAJ HOUSING LLP)			 29/6/2020
8	Mr. Arun Kumar Sanchel 26B, Carnac 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)			 29/6/2020



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


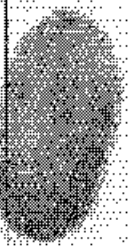

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
9	Mr Srihartha Mukherjee Alias Mr Srihartha MUKHOPDHYAY 11B, Shaper Roy Road, P.O. BEHALA, P.S. Trakurpukur, District- South 24 Parganas, West Bengal, India, PIN - 700034	Representative of Seller (ECLAIR INFRACO N LLP) (ETAKA REALSTATE LLP) (EKARA BUILDCON LLP)		 2889	 28/06/2020
10	Mr Surendra Kumar Dugar 52/41, Ballygunge Circular Road, P.O. BULLYGUNGE, P.S. Ballygunge, District- South 24 Parganas, West Bengal, India, PIN - 700019	Representative of Seller (EKDANT INFRACON LLP)		 2884	 25.06.2020
11	Mr Rahul Kyal 30C South End Park, P.O. SARAT BOSE ROAD, P.S. Lake, District- South 24 Parganas, West Bengal, India, PIN - 700029	Representative of Seller (WRIDDH DEVELOPERS PRIVATE LIMITED) (KKK INFRA PROJECTS PRIVATE LIMITED)		 2890	 28/06/2020





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
12	Mr Umesh Kyal, 30C South End Park, P.O.- Sarai Base Road, P.S.- Lake District South 24- Parganas, West Bengal, India, PIN- 700079.	Representative of Seller [PS-Vinayak Complex (I.P.)]			 29/06/2020

Sl No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr PRAKSHI MUSADDI Son of Mr RAJKUMAR MUSADDI 12B LORD SINHA ROAD, P.O.- SHAKESPEAR SARANI, P.S.- Shakespear Sarani, District- Kolkata, West Bengal, India, PIN- 700016	Mr SIDDHARTHA MUKHERJEE, Mrs BRATATI MUKHOPADHYAY, Mrs Bratati Mukhopadhyay, Mrs Bratati Mukhopadhyay, Mr ROSHAN KISHORE, Mrs Bratati Mukhopadhyay, Mrs Prati Kyal, Mr Arun Kumar Sancheti, Mr Siddhartha Mukherjee, Mr Surendra Kumar Dugar, Mr Rahul Kyal, Mr Umesh Kyal			 29/06/2020

(Tidy Man)

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

[1] COLLETIA HOUSING PRIVATE LIMITED [PAN AAECT6588R] [CIN U45400WB2013PTC191532], a company incorporated under the provisions of the Companies Act, 1956 and having its registered office at 119, Bhupen Roy Road, Post Office - Behala, Police Station - Thakurpukur, Kolkata - 700034 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 - Thakurpukur, Kolkata - 700034. [2] LEYMUS REALTY PRIVATE LIMITED [PAN AAECT7345N] [CIN U45400WB2013PTC191536], a company incorporated under the provisions of the Companies Act, 1956 and having its registered office at 119, Bhupen Roy Road, Post office - Behala, Police Station - Thakurpukur, Kolkata - 700034 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 - Thakurpukur, Kolkata - 700034. [3] BAHYAGRASS HOUSING PRIVATE LIMITED [PAN AAECT6586B] [CIN U45400WB2013PTC191537], a company incorporated under the provisions of the Companies Act, 1956 and having its registered office at 119, Bhupen Roy Road, Post office - Behala, Police Station - Thakurpukur, Kolkata - 700034 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 - Thakurpukur, Kolkata - 700034 AND [4] SIDDHARTHA MUKHERJEE alias SIDDHARTHA MUKHOPADHYAY [PAN AIFPM4138C], [AADHAAR 903941196665], son of Late Ashutosh Mukhopadhyay, residing at 119, Bhupen Roy Road, Post Office - Behala, Police Station - Thakurpukur, Kolkata - 700034, hereinafter called and referred to as "OWNERS/VENDORS" (Which term or expression shall unless be excluded by or repugnant to the subject or context shall be deemed to mean and 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 5<sup>th</sup> Floor, A-Wing, Janpath Bhavan, Janpath Lane, New Delhi - 110001,

represented by its Assistant Director (Administration) **Mr. Roshan Kishore [PAN AWMPK7856J] [AADHAAR 416023994144]**, son of Late Raj Kishore aged about 40 years, working for gain at 6<sup>th</sup> Floor, A-Wing, Janpath Bhavan, Post Office – Janpath, Police Station - Janpath, New Delhi – 110001, India, hereinafter called and referred to as **"PURCHASER"** (Which term or expression shall unless be excluded by or repugnant to the subject or context shall be deemed to mean and include its successors-in-interest/office, successors and/or assigns) of the **SECOND PART**

**AND**

**[1] 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 - Thakurpukur, Kolkata – 700034, **[2] PS VINAYAK COMPLEX LLP [LLPIN NO. AAD-6375] [PAN AARFP0290N]** a limited liability partnership incorporated under the provisions of the Limited Liability Partnership Act, 2006 and having its registered office at 122/1R, Satyendranath Majumdar Sarani, Post Office - Kalighat, Police Station - Tollygunge, Kolkata – 700026 executing these presents as constituted attorney and represented by its Designated Partner **Mr. Umesh Kyal [PAN AGCPK9667R] [AADHAAR 322167806519]**, son of Late govind Ram Kyal, by faith – Hindu, by Occupation – Business, residing at 30C, South End Park, Post Office – Sarat Bose Road, Police Station – Rabindra Sarobar (formerly Lake), Kolkata – 700029, **[3] PHLOMIS DEVELOPERS PRIVATE LIMITED [PAN AAECT6589Q] [CIN U45400WB2013PTC191535]**, a company incorporated under the provisions of the Companies Act, 1956 and having its registered office at 119, Bhupen Roy Road, Post office - Behala, Police Station - Thakurpukur, Kolkata – 700034 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 - Thakurpukur, Kolkata – 700034, **AND [4] EKARAJ HOUSING LLP [PAN AAGPE4177Q] [LLPIN AAT-9644]**, a Limited Liability Partnership incorporated under Limited Liability Partnership Act, 2008 and having its registered office at 122/1R, Satyendra Nath Majumdar Sarani, Post Office - Kalighat, Police Station - Tollygunge, Kolkata – 700026, West Bengal, represented by its **Partner Mrs. Priti Kyal [PAN AJKPK757SP] [AADHAAR 817518830898]**, wife of Rishi Kyal, by Faith – Hindu, by Occupation – Business, by Nationality – Indian, residing at 30C, South End Park, Near Gol Park, Police Station – Rabindra Sarobar, Post Office – Sarat Bose

Road, Kolkata - 700029, hereinafter jointly referred to as the **CONFIRMING PARTY NO.1** (which term or expression shall unless be excluded by or repugnant to the subject or context shall be deemed to mean and include **IN THE CASE** of the Company their respective successors-in-interest/office, successors and/or assigns **AND IN THE CASE OF** the individuals their respective legal heirs, legal representatives, executors, administrators, nominees, successors and/or assigns) of the **THIRD PART**

**AND**

**PS GROUP REALTY PRIVATE LIMITED [PAN AABCP5390E] [CIN U65922WB1988PTC044915]**, (formerly known as PS Housing Finance Private Limited and PS 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 Sunarmall Sancheti, by Faith - Hindu, by Occupation - Business, by Nationality - Indian, presently residing at 26B, Cornac 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 include its successors-in-interest/office, successors and/or assigns) of the **FOURTH PART**

**AND**

**[1] ECLAIR INFRACON LLP [PAN AAGFE6323C] [LLPIN AAK-2137]**, a Limited Liability Partnership incorporated under Limited Liability Partnership Act, 2008 and having its registered office at 55/1A, Strand Road, Post Office - Beadon Street, Police Station - Jorabagan, Kolkata - 700006, West Bengal, represented by its **Partner Mr. Siddhartha Mukhopadhyay Alias Siddhartha Mukherjee [PAN AIFPM4138C] [AADHAAR 903941196665]**, son of Late Ashutosh Mukhopadhyay, by Faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at 119, Bhupen Roy Road, Police Station - Behala, Post Office - Behala, Kolkata - 700034,

**[2] EKDANT INFRACON LLP [PAN AAGFE9572P] [LLPIN AAM-0306]**, a Limited Liability Partnership incorporated under Limited Liability Partnership Act, 2008 and having its registered

office at 12C, Chakraberia Road (North), Post office – Late 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 Jhumaimal 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 AACBW3621R] [U45400WB2013PTC191422], a company incorporated within the meaning of Companies Act, 1956 and having its registered office at 161/1, Mahatma Gandhi Road, Room No. 41, Post Office - Burubazar, Police Station - Jorasanko, Kolkata – 700007, West Bengal, represented by its Director **Mr. Rahul Kyal** [PAN AGHPK1359F] [AADHAAR 748707934912], son of Balkrishan Kyal, by Faith – Hindu, by Occupation – Business, by Nationality – Indian, residing at 30C, South End Park, Police Station – Rabindra Sarobar (formerly Lake Police Station), Post Office – Sarat Bose Road, Kolkata – 700029, [5] **IKKA INFRA PROJECTS PRIVATE LIMITED** [PAN AADCI1900M] [U45400WB2013PTC191426], a company incorporated within the meaning of Companies Act, 1956 and having its registered office at 161/1, Mahatma Gandhi Road, Room No. 41, Post Office - Burubazar, Police Station - Jorasanko, Kolkata – 700007, West Bengal, represented by its Director **Mr. Rahul Kyal** [PAN AGHPK1359F] [AADHAAR 748707934912], son of Balkrishan Kyal, by Faith – Hindu, by Occupation – Business, by Nationality – Indian, residing at 30C, South End Park, Police Station – Rabindra Sarobar (formerly Lake Police Station), Post Office – Sarat Bose Road, Kolkata – 700029, [6] **EKARAJ BUILDCON LLP** [PAN AAGFE6322D] [LLPIN AAK-2378], a Limited Liability Partnership incorporated under Limited Liability Partnership Act, 2008 and having its registered office at 122/1R, Satyendra Nath Majumdar, Post Office - 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-6, Flat-A4, 1<sup>st</sup> Floor, Post Office and Police Station Behala, Kolkata 700 034 and represented by its Director **Mrs. Bratati Mukhopadhyay [PAN AESPM5897F] [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 Pran Krishna Mondal was absolutely seized and possessed of and/or otherwise well and sufficiently entitled to **all that** the piece and parcel of Sali Land admeasuring **68.00 Decimals** more or less having rayati shtitiban dakhali rights therein and comprised in **R.S. Dag No. 30** corresponding to **R.S. Khatian No. 181** lying and situated at Mouja Daulatpur, J.L. No. 79 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub-Registration Office - Bishnupur, 24 Parganas (South) and within the local limits of the Kulardari Gram Panchayat and in the District of 24 Parganas (South) and recorded his name in the records of right of the Govt. of West Bengal upon payment of proportionate land revenue at the office of the BL & LRC Bishnupur Block as also mutated his name in the records of the Kulardari Gram Panchayat upon payment of proportionate rates and taxes as applicable (hereinafter referred to as the said **Pran Krishna's Land**).
2. While being seized and possessed of the said Pran Krishna's Land, the said Pran Krishna Mondal died intestate and at the time of his death he was survived by his married daughter



namely Lakshmoni 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 Lakshmoni Naskar became absolutely seized and possessed of and/or otherwise well and sufficiently entitled to all that the piece and parcel of Sali Land admeasuring **68.00 Decimals** more or less having rayati sthitiban dakhali rights therein and comprised in **R.S. Dag No. 30** corresponding to **R.S. Khatian No. 181** lying and situated at Mouja Daulatpur, J.L. No. 79 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office – Bishnupur, 24 Parganas (South) and within the local limits of the Kulardari Gram Panchayat and in the District of 24 Parganas (South) and became entitled to record her name in the records of right of the Govt. of West Bengal upon payment of proportionate land revenue at the office of the BL & LRO Bishnupur Block as also became entitled to mutate her name in the records of the Kulardari Gram Panchayat upon payment of proportionate rates and taxes as applicable.

4. While being seized and possessed of the said Pran Krishna's Land, the said Lakshmoni Naskar died intestate and at the time of her death she was survived by her three sons namely Sudarshan Chandra Naskar, Subaram Chandra Naskar and Sachindra Nath Naskar as her only heirs and/or heiresses and/or legal representatives to her estate.

5. Thus with the operation of the laws of Intestate succession the said Sudarshan Chandra Naskar, Subaram Chandra Naskar and Sachindra Nath Naskar each of them became absolutely seized and possessed of and/or otherwise well and sufficiently entitled to all that the undivided proportionate **one-third** share or interest into or upon all that the piece and parcel of Sali Land admeasuring **68.00 Decimals** more or less having rayati sthitiban dakhali rights therein and comprised in **R.S./L.R. Dag No. 30** corresponding to **L.R. Khatian Nos. 1898, 1911 and 1687** (previous **R.S. Khatian No. 181**) lying and situated at Mouja Daulatpur, J.L. No. 79 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office – Bishnupur, 24 Parganas (South) and within the local limits of the Kulardari Gram Panchayat and in the District of 24 Parganas (South) and recorded their names in the records of right of the Govt. of West Bengal upon

payment of proportionate land revenue at the office of the BL & LRO Bishnupur Block as also mutated their names in the records of the Kulerdani Gram Panchayat upon payment of proportionate rates and taxes as applicable (hereinafter referred to as the said **Pran Krishna's Land**).

6. By a Deed of Conveyance dated 3<sup>rd</sup> day of July 1992 made between the said Sudarshan Chandra Naskar, Subaram Chandra Naskar and Sachindra Nath Naskar, therein referred to as the Vendors of the One Part and one Gobinda Purkait, 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. 1, Volume No. 45, Pages - 119 to 122, Being No. 4243 for the year 1992, the said Sudarshan Chandra Naskar & Two Others sold, transferred, conveyed, granted, assigned and assured unto and in favour of the said Gobinda Purkait out of the said Pran Krishna's Land being all that the pieces and parcels of Sail Land admeasuring 34.00 Decimals more or less having rayatt sthiliban daksall rights therein and comprised in R.S./L.R. Dag No. 30 corresponding to L.R. Khatian Nos. 1898, 1911 and 1687 (previous R.S. Khatian No. 181) lying and situated at Mouja Daulatpur, J.L. No. 79 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office - Bishnupur, 24 Parganas (South) and within the local limits of the Kulerdani 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.
7. By another Deed of Conveyance dated 15<sup>th</sup> day of May 2001 made between the said Sudarshan Chandra Naskar, Subaram Chandra Naskar and Sachindra Nath Naskar, therein referred to as the Vendors of the One Part and Sasthi Purkait, Rampada Purkait, Shyamapada Purkait, Bishnupada Purkait and Krishna Pada Purkait, therein referred to as the Purchasers of the Other Part and registered at the Office of Sub Registrar - Bishnupur 24 Parganas (South) and recorded in Book No. 1, Volume No. 14, Pages - 427 to 432, Being No. 1156 for the year 2003, the said Sudarshan Chandra Naskar & Two Others sold, transferred, conveyed, granted, assigned and assured unto and in favour of the said Sasthi Purkait & Four Others out

of the said Pran Krishna's Land being all that the pieces and parcels of Salt Land admeasuring **34.00 Decimals** more or less having rayati sthliban dakhali rights therein and comprised in **R.S./L.R. Dag No. 30** corresponding to **L.R. Khatian Nos. 1898, 1911 and 1687** (previous **R.S. Khatian No. 181**) lying and situated at Mouja Daulatpur, J.L. No. 79 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office – Bishnupur, 24 Parganas (South) and within the local limits of the Kulardari Gram Panchayat and in the District of 24 Parganas (South), (which is morefully and particularly described and mentioned in the Schedule thereunder written), absolutely and forever free from all encumbrances, charges, liens, lispendense, attachments, mortgages, acquisitions, requisitions, debutor or trust whatsoever, at or for a consideration therein mentioned.

- B. By another Deed of Conveyance dated 18<sup>th</sup> day of February 2003 made between the said Sasthi Purkait, Rampada Purkait, Shyamapada Purkait, Bishnupada Purkait and Krishna Pada Purkait, 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. 45, Pages – 193 to 204, **Being No. 3793** for the year 2003, the said Sasthi Purkait & Four Others sold, transferred, conveyed, granted, assigned and assured unto and in favour of the said Ashutosh Mukhopadhyay all that the pieces and parcels of Salt Land admeasuring **34.00 Decimals** more or less having rayati sthliban dakhali rights therein and comprised in **R.S./L.R. Dag No. 30** corresponding to **L.R. Khatian Nos. 1898, 1911 and 1687** (previous **R.S. Khatian No. 181**) lying and situated at Mouja Daulatpur, J.L. No. 79 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office – Bishnupur, 24 Parganas (South) and within the local limits of the Kulardari Gram Panchayat and in the District of 24 Parganas (South), (which is morefully and particularly described and mentioned in the Schedule thereunder written), absolutely and forever free from all encumbrances, charges, liens, lispendense, attachments, mortgages, acquisitions, requisitions, debutor or trust whatsoever, at or for a consideration therein mentioned.

9. By another Deed of Conveyance dated 8<sup>th</sup> day of December 2003 made between Gobinda Purkait, therein referred to as the Vendor of the One Part and the said 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. I, Being No. 4419 for the year 2003, the said Gobinda Purkait sold, transferred, conveyed, granted, assigned and assured unto and in favour of the said Ashutosh Mukhopadhyay all that the pieces and parcels of Sell Land admeasuring 34.00 Decimals more or less having rayati shtitban dakhali rights therein and comprised in R.S./L.R. Dag No. 30 corresponding to L.R. Khatian Nos. 1898, 1911 and 1687 (previous R.S. Khatian No. 181) lying and situated at Mouja Daulatpur, J.L. No. 79 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office - Bishnupur, 24 Parganas (South) and within the local limits of the Kulardari Gram Panchayat and in the District of 24 Parganas (South), (which is morefully and particularly described and mentioned in the Schedule thereunder written), absolutely and forever free from all encumbrances, charges, liens, lispendense, attachments, mortgages, acquisitions, requisitions, debutor or trust whatsoever, at or for a consideration therein mentioned.
10. Thus pursuant to the two Deeds of Sale both dated 18<sup>th</sup> day of February 2003 and 8<sup>th</sup> day of December 2003 as recited above the said Ashutosh Mukhopadhyay acquired right title and interest and as such became absolutely seized and possessed of and/or otherwise well and sufficiently entitled to all that the pieces and parcels of Sell Land admeasuring 68.00 Decimals more or less having rayati shtitban dakhali rights therein and comprised in R.S./L.R. Dag No. 30 corresponding to L.R. Khatian No. 2903 (previous L.R. Khatian Nos. 1898, 1911 and 1687) lying and situated at Mouja Daulatpur, J.L. No. 79 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office - Bishnupur, 24 Parganas (South) and within the local limits of the Kulardari Gram Panchayat and in the District of 24 Parganas (South) and recorded his name in the records of right of the Govt. of West Bengal upon payment of proportionate land revenue at the office of the BL & LRO Bishnupur Block as also mutated his name in the records of the Kulardari Gram Panchayat upon payment of proportionate rates and taxes (hereinafter referred to as the said Ashutosh's Land).

11. By another Deed of Conveyance dated 16<sup>th</sup> day of July 2015 made between Ashutosh Mukhopadhyay, therein referred to as the Vendor of the One Part and Colletia Housing Pvt. Ltd., being the Vendor No.1 herein, 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 35963 to 35990, Being No. 5441 for the year 2015, the said Ashutosh Mukhopadhyay sold, transferred, conveyed, granted, assigned and assured unto and in favour of the said Colletia Housing 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 shhitiban dakhali rights therein and comprised in **R.S./L.R. Dag No. 30** corresponding to **L.R. Khatian No. 2903** lying and situated at Mouja Daulatpur, J.L. No. 79 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office - Bishnupur, 24 Parganas (South) and within the local limits of the Kulardari Gram Panchayat and in the District of 24 Parganas (South), (which is morefully and particularly described and mentioned in the Schedule thereunder written), absolutely and forever free from all encumbrances, charges, liens, lispendence, attachments, mortgages, acquisitions, requisitions, debtor or trust whatsoever, at or for a consideration therein mentioned.

12. Thus pursuant to the Deed of Sale dated 16<sup>th</sup> day of July 2015 as recited above the said Colletia Housing Pvt. Ltd., being the Vendor No.1 herein, 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 shhitiban dakhali rights therein and comprised in **R.S./L.R. Dag No. 30** corresponding to **L.R. Khatian No. 4237** (previous **L.R. Khatian No. 2903**) lying and situated at Mouja Daulatpur, J.L. No. 79 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office - Bishnupur, 24 Parganas (South) and within the local limits of the Kulardari Gram Panchayat and in the District of 24 Parganas (South) and recorded its name in the records of right of the Govt. of West Bengal upon payment of proportionate land revenue at the office of the BL & LRO Bishnupur Block as also mutated its name in the records of the Kulardari Gram Panchayat upon payment of proportionate rates and taxes (hereinafter referred to as the said **Lot-A**



Land) (which is morefully and particularly described and mentioned in the First Schedule hereunder written).

13. By another Deed of Conveyance dated 16<sup>th</sup> day of July 2015 made between Ashutosh Mukhopadhyay, therein referred to as the Vendor of the One Part and Leymus Realty Pvt. Ltd., being the Vendor No.2 herein, 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 36325 to 36355, Being No. 5442 for the year 2015, the said Ashutosh Mukhopadhyay sold, transferred, conveyed, granted, assigned and assured unto and in favour of the said Leymus Realty 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 shifiban dakhali rights therein and comprised in **R.S./L.R. Dag No. 30** corresponding to **L.R. Khatian No. 2903** lying and situated at Mouja Daulatpur, J.L. No. 79 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office - Bishnupur, 24 Parganas (South) and within the local limits of the Kulardari Gram Panchayat and in the District of 24 Parganas (South), (which is morefully and particularly described and mentioned in the Schedule thereunder written), absolutely and forever free from all encumbrances, charges, liens, lispendense, attachments, mortgages, acquisitions, requisitions, Debutter or trust whatsoever, at or for a consideration therein mentioned.
14. Thus pursuant to the Deed of Sale dated 15<sup>th</sup> day of July 2015 as recited above the said Leymus Realty Pvt. Ltd., being the Vendor No.2 herein, 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 shifiban dakhali rights therein and comprised in **R.S./L.R. Dag No. 30** corresponding to **L.R. Khatian No. 4231** (previous **L.R. Khatian No. 2903**) lying and situated at Mouja Daulatpur, J.L. No. 79 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office - Bishnupur, 24 Parganas (South) and within the local limits of the Kulardari Gram Panchayat and in the District of 24 Parganas (South) and recorded its name in the records of right of the Govt. of West Bengal upon payment of proportionate land revenue at the office of the BL & LRO



Bishnupur Block as also mutated its name in the records of the Kulardari Gram Panchayat upon payment of proportionate rates and taxes (hereinafter referred to as the said Lot-B Land) (which is morefully and particularly described and mentioned in the **Second Schedule** hereunder-written).

15. By another Deed of Conveyance dated 16<sup>th</sup> day of July 2015 made between Ashutosh Mukhopadhyay, therein referred to as the Vendor of the One Part and Bahagrass Housing Pvt. Ltd., being the Vendor No.3 herein, 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, Volume No. 1604-2015, Pages 36085 to 36114, **Being No. 5443** for the year 2015, the said Ashutosh Mukhopadhyay sold, transferred, conveyed, granted, assigned and assured unto and in favour of the said Bahagrass Housing Pvt. Ltd. out of the said Entire Land all that the pieces and parcels of Sali Land admeasuring **10.00 Decimals** more or less having rayati sthiltban dakhali rights therein and comprised in **R.S./L.R. Dag No. 30** corresponding to **L.R. Khatian No. 2903** lying and situated at Mouja Daulatpur, J.L. No. 79 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office - Bishnupur, 24 Parganas (South) and within the local limits of the Kulardari Gram Panchayat and in the District of 24 Parganas (South), (which is morefully and particularly described and mentioned in the Schedule thereunder written), absolutely and forever free from all encumbrances, charges, liens, lispendense, attachments, mortgages, acquisitions, requisitions, debttor or trust whatsoever, at or for a consideration therein mentioned.
16. Thus pursuant to the Deed of Sale dated 16<sup>th</sup> day of July 2015 as recited above the said Bahagrass Housing Pvt. Ltd., being the Vendor No.3 herein, 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 sthiltban dakhali rights therein and comprised in **R.S./L.R. Dag No. 30** corresponding to **L.R. Khatian No. 4227** (previous **L.R. Khatian No. 2903**) lying and situated at Mouja Daulatpur, J.L. No. 79 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office - Bishnupur, 24 Parganas (South) and within the local limits of the Kulardari Gram Panchayat

and in the District of 24 Parganas (South) and recorded its name in the records of right of the Govt. of West Bengal upon payment of proportionate land revenue at the office of the BL & LRO Bishnupur Block as also mutated its name in the records of the Kulerdari Gram Panchayat upon payment of proportionate rates and taxes (hereinafter referred to as the said Lot-C Land) (which is morefully and particularly described and mentioned in the **Third Schedule** hereunder written).

17. While being seized and possessed of the said Ashutosh's Land, the said Ashutosh Mukhopadhyay died intestate on or about 10<sup>th</sup> day of May 2017 and at the time of his death he was survived by his widow namely Bratali Mukhopadhyay and his only son namely Siddhartha Mukherjee and his only daughter namely Shreya Mukhopadhyay, as his only heirs and/or heiresses and/or legal representatives to his estate.
18. Thus with the operation of the laws of intestate succession the said Bratali Mukhopadhyay, Siddhartha Mukhopadhyay and Shreya Mukhopadhyay became seized and possessed of the remaining part or portion of the said Ashutosh's Land and as such became well and sufficiently entitled to all that the pieces and parcels of Sell Land admeasuring **38.00 Decimals** more or less having rayati sthlaban dakhali rights therein and comprised in **R.S./L.R. Dag No. 30** corresponding to **L.R. Khatian Nos. 2902 and 4880** (previous **L.R. Khatian No. 2903**) lying and situated at Mouja Daulatpur, J.L. No. 79 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office - Bishnupur, 24 Parganas (South) and within the local limits of the Kulerdari Gram Panchayat and in the District of 24 Parganas (South) and recorded their names in the records of right of the Govt. of West Bengal upon payment of proportionate land revenue at the office of the BL & LRO Bishnupur Block as also mutated their name in the records of the Kulerdari Gram Panchayat upon payment of proportionate rates and taxes as applicable.
19. By a Deed of Gift dated 17<sup>th</sup> day of August 2017 made between the said Shreya Mukhopadhyay, therein referred to as the Donor of the One Part and Siddhartha Mukhopadhyay, therein referred to as the Donee 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. 1613-2017, Pages 96693 to 96713, **Being No. 4686** for the year 2017, the

said Shreya Mukhopadhyay in consideration of natural love and affection she had and bore towards her brother transferred, conveyed, granted, assigned and assured unto and in favour of the said Siddhartha Mukhopadhyay amongst various other immovable properties of Ashutosh Mukhopadhyay **all that** the undivided proportionate one-third share or interest in the remaining part or portion of the said Ashutosh's Land, absolutely and forever free from all encumbrances, charges, liens, lispendense, attachments, mortgages, acquisitions, requisitions, debitor or trust whatsoever.

20. Thus pursuant to the Deed of Gift dated 17<sup>th</sup> day of August 2017 and also with the operation of the laws of intestate succession the said Siddhartha Mukhopadhyay, being the Vendor No.4 herein, 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 **25.33 Decimals** more or less having rayati sthiliban dakhali rights therein and comprised in **R.S./L.R. Dag No. 30** corresponding to **L.R. Khatian No. 4880** (previous **L.R. Khatian No. 2903**) lying and situated at Mouja Daulatpur, J.L. No. 79 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office – Bishnupur, 24 Parganas (South) and within the local limits of the Kulardan 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 Kulardan Gram Panchayat upon payment of proportionate rates and taxes (hereinafter referred to as the said **Lot-D Land**) (which is morefully and particularly described and mentioned in the **Fourth Schedule** hereunder written).
21. Thus the Vendors herein, pursuant to the three Deeds of Sale all dated 16<sup>th</sup> day of July 2015 and the Deed of Gift dated 17<sup>th</sup> day of August 2017 and also with the operation of the laws of intestate succession, have become absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the Lot-A Land, the Lot-B Land, the Lot-C Land and the Lot-D Land being **all that** the pieces and parcels of Sali Land admeasuring **55.33 Decimals** more or less having rayati sthiliban dakhali rights therein and comprised in **R.S./L.R. Dag No. 30** measuring **10.00 Decimals** more or less corresponding to **L.R. Khatian No. 4237** (previous **L.R. Khatian No. 2903**) **AND R.S./L.R. Dag No. 30** measuring **10.00 Decimals** more or less corresponding to **L.R. Khatian No. 4231** (previous **L.R. Khatian No. 2903**) **AND**

R.S./L.R. Dag No. 30 measuring 10.00 Decimals more or less corresponding to L.R. Khatian No. 4227 (previous L.R. Khatian No. 2903) AND R.S./L.R. Dag No. 30 measuring 25.33 Decimals more or less corresponding to L.R. Khatian No. 4880 (previous L.R. Khatian No. 2903) lying and situated at Mouja Daulatpur, J.L. No. 79 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office – Bishnupur, 24 Parganas (South) and within the local limits of the Kulerdari Gram Panchayat and in the District of 24 Parganas (South) and recorded their names in the records of right of the Govt. of West Bengal upon payment of proportionate land revenue at the office of the BL & LRO Bishnupur Block as also mutated their names in the records of the Kulerdari Gram Panchayat upon payment of proportionate rates and taxes (hereinafter referred to as the said **Entire Land**) (which is morefully and particularly described and mentioned in the **Fifth Schedule** hereunder written).

22. After mutation of their names the said Colletia Housing Private Limited, Leymus Realty Private Limited, Bahiagrass Housing Private Limited and Siddhartha Mukherjee alias Siddhartha Mukhopadhyay made four separate applications at the Office of the Block Land & Land Reforms Officer, Bishnupur – I at Dhasa, 24 Parganas (South) for conversion of the land use from agricultural land and/or Sali to Bastu and accordingly by three separate orders being Memo No. S-2/844/BLRO-Bishnupur-I/13 dated 22<sup>nd</sup> September 2015, Memo No. S-2/840/BLRO-Bishnupur-I/13 dated 22<sup>nd</sup> September 2015 and Memo No. S-2/446/BLRO-Bishnupur-I/13 dated 22<sup>nd</sup> September 2015 and Memo No. S-2/930/BLRO-Bishnupur-I/13 dated 15<sup>th</sup> October, 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 Colletia Housing Private Limited, Leymus Realty Private Limited, Bahiagrass Housing Private Limited and Siddhartha Mukherjee alias Siddhartha Mukhopadhyay have become entitled to utilize the said Entire Land for bastu purpose and/or for construction of any realstate projects.
23. 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 Sarmesterchak, 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:

24. Pursuant to three separate Development Agreements dated 23<sup>rd</sup> day of June 2015, 9<sup>th</sup> day of November 2015 and 22<sup>nd</sup> day of September 2017 and two Supplementary Agreements both dated 30<sup>th</sup> June, 2017 and 19<sup>th</sup> December, 2018 (hereinafter collectively referred to as the said **Development Agreements**) made and executed between seventy nine separate independent legal entities, therein referred to as the Owners of the one part and the said **PS Vinayak Complex LLP**, therein referred to as the Developer of the other part and registered at the Office of the District Sub Registrar – IV Alipore, 24 Parganas (South) and recorded in Book No. I, Being No. 4903 for the year 2015, Book No. I Being No. 7767 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.
25. 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.
26. In consideration of the rights and interest available by virtue of the said Development Agreement to the said **PS Vinayak Complex LLP**, **PS Group Realty Private Limited**, the Confirming Party No.2 herein, as a designated partner of the said **PS Vinayak Complex LLP**, has submitted a proposal on 12<sup>th</sup> February, 2019 in response to the Tender Notice dated 18<sup>th</sup> January, 2019, published in "The Economic Times" newspaper, by Central Government



Employees Welfare Housing Organization (hereinafter referred to as the said CGEWHO), being the Purchaser herein for the construction and sale and/or transfer of a Housing Project on turnkey basis, proposed to be built and constructed upon all that the land measuring **239.00 Decimals** more or less comprised in several dag and khatlan nos. situate at the Moujas of Daulatpur and Sarmasterchak, Police Station – Bishrupur 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**).

27. The said PS Group Realty Private Limited/Confirming Party No.2 herein has submitted the financial bid on 4<sup>th</sup> July, 2019 and subsequently, the tender was awarded to the PS Group Realty Private Limited/the Confirming Party No.2 herein and a Letter of Intent (LOI) No. T-220/1 dated 2<sup>nd</sup> September, 2019 (hereinafter called and referred to as the said LOI) was issued by the CGEWHO in favour of the said PS Group Realty Private Limited/Confirming Party No.2 herein for the development of the said Project Land and construction of a housing project on the said Project Land.
28. By an Agreement for Cancellation dated 28<sup>th</sup> day of February 2020 made and executed between the said Deepak Kumar Jayaswal and another, therein referred to as the Owners of the One Part and the said PS Vinayak Complex LLP, therein referred to as the Developer of the Other Part and registered at the Office of the District Sub Registrar – IV Alipore, 24 Parganas (South) and recorded in Book No. 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 23<sup>rd</sup> day of June 2015, Being No. 4903 of 2015 together with the Supplementary Agreement dated 19<sup>th</sup> day of December 2018, Being No. 7460 of 2018, on such terms and conditions as recorded therein.
29. By another Agreement for Cancellation dated 27<sup>th</sup> day of February 2020 made and executed between the said Eashvi 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 22<sup>nd</sup> day of September 2017, Being No. 6419 of 2017, on such terms and conditions as recorded therein.

30. By another Agreement for Cancellation dated 27<sup>th</sup> day of February 2020 made and executed between Bratati Mukhopadhyay and Forty Seven other independent legal entities, therein referred to as the Owners of the One Part and the said PS Vinayak Complex LLP, therein referred to as the Developer of the Other Part and registered at the Office of the District Sub Registrar - IV Alipore, 24 Parganas (South) and recorded in Book No. I, Volume No. 1604-2020, Pages - 33696 to 33743, Being No. 1007 for the year 2020, whereby and where under the said Bratati Mukhopadhyay and Forty Seven other independent legal entities with the consent and agreement of the said PS Vinayak Complex LLP cancelled and/or determined and/or terminated the Development Agreement dated 9<sup>th</sup> day of November 2015, Being No. 7787 of 2015 together with the Supplementary Agreement dated 30<sup>th</sup> day of June 2017, Being No. 5048 of 2017, on such terms and conditions as recorded therein.
31. Thus the said three Cancellation Agreements as recited hereinabove all dated 27<sup>th</sup> day of February 2020 and 28<sup>th</sup> day of February 2020 and all registered at the Office of the District Sub Registrar - IV Alipore, 24 Parganas (South) and recorded in Book No. I, Being No. 963 for the year 2020, Book No. I, Being No. 1006 for the year 2020 and Book No. I, Being No. 1007 for the year 2020 are hereinafter collectively referred to as the said **Cancellation Agreements**.
32. The said Sibamoy Chakroborty, Subrata Roy, Dipika Banerjee and Jiban Kumar De have executed four **General Power of Attorneys** all dated 2<sup>nd</sup> day of July, 2018 and 31<sup>st</sup> day of August, 2018 in favour of the said **PS Vinayak Complex LLP** having its registered office at 122/1R, Satyendranath Majumdar Sarani, Post Office - Kalighat, Police Station - Tollygunge, Kolkata - 700026 and registered at the District Sub Registration Office - IV Alipore 24 Parganas (South) and recorded in Book No. IV, Volume No. 1604-2018, Pages - 7359 to 7378 Being No. 367 for the year 2018, Book No. IV, Volume No. 1604-2018, Pages - 7888 to 7909 Being No. 393 for the year 2018, Book No. IV, Volume No. 1604-2018, Pages - 9290 to 9311 Being No. 479 for the year 2018 and Book No. IV, Volume No. 1604-2018, Pages - 9329 to

9351 Being No. 481 for the year 2018, whereby the said PS Vinayak Complex LLP was duly empowered as the true and lawful attorney of the said Sibamoy Chakraborty, Subrata Roy, Dipika Banerjee and Jiban Kumar De and to do all acts, deed and thing together with the right to confirm any sale or transfer of any demarcated part or portion of all that the said Land and execute all such necessary deeds of conveyance and to appear before the Registrar of Assurances or before the Additional District Sub Registrar or the District Registrar for causing such registration of deeds of conveyance and such other deeds and documents as may become necessary to be executed in favour of the intending purchaser.

33. The second of the Confirming Party No.1 herein is executing these presents as the Constituted Attorney of (a) Sibamoy Chakraborty, son of Late Chittaranjan Chakraborty, by faith – Hindu, by Occupation – Retired Person, residing at Block-C, Eleventh Floor, Flat No. 11E, Ideal Regency, 46, Diamond Harbour Road, Post Office - Thakurpukur, Police Station - Thakurpukur, Kolkata – 700063, (b) Subrata Roy, son of Late Sisirendu Roy, by faith – Hindu, by Occupation - Service, residing at Greenwood Park, Flat No. 3D, 39/2, New Ballygunge Road, Post Office - Kasba, Police Station - Kasba, Kolkata – 700039, (c) Dipika Banerjee, wife of Tapan Banerjee and daughter of Chittaranjan Chakraborty, by faith – Hindu, by Occupation - Housewife, residing at P-32, Arcadia Extension, Post Office - Behala, Police Station - Behala, Kolkata – 700034 and (d) Jiban Kumar De, son of Late Jyotish Chandra De, by faith – Hindu, by Occupation - Service, residing at 315, Canal Street, Post Office – Lake Town, Police Station – Lake Town, Kolkata – 700048, in so far as confirming the demarcations and/or the boundaries of the land being transferred under these presents.

34. In consideration of the above understanding the Vendors herein and PS Vinayak Complex LLP and PS Group Realty Private Limited herein and the said LDI 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 pieces and parcels of homestead Land (Bastu) admeasuring 23.00 Decimals out of 55.33 Decimals more or less having rayati siltiban dakhali rights therein and comprised in R.S./L.R. Dag No. 30 measuring 10.00 Decimals more or less corresponding to L.R. Khatian No. 4237 (previous L.R. Khatian No. 2903) AND R.S./L.R. Dag No. 30 measuring 4.00 Decimals more or less corresponding to L.R. Khatian No. 4231 (previous L.R. Khatian No. 2903) AND R.S./L.R. Dag No. 30

measuring **6.00 Decimals** more or less corresponding to **L.R. Khatian No. 4227** (previous **L.R. Khatian No. 2903**) **AND R.S./L.R. Dag No. 30** measuring **3.00 Decimals** more or less corresponding to **L.R. Khatian No. 4880** (previous **L.R. Khatian No. 2903**) lying and situated at Mouja Daulatpur, J.L. No. 79 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub-Registration Office – Bishnupur, 24 Parganas (South) and within the local limits of the Kulardari Gram Panchayat and in the District of 24 Parganas (South), at or for a total consideration of **Rs. 2,34,04,800/- [Rupees Two Crore Thirty Four Lakh Four Thousand and Eight Hundred Only]** and on such terms and conditions hereinafter mentioned (hereinafter for the sake of brevity referred to as the said Land) (which is morefully and particularly described and mentioned in the **Sixth Schedule** hereunder written).

35. The Confirming Party No.1 herein being the co-owners of such undivided part or portion of R.S./L.R. Dag No. 30 are jointly seized and possessed of the remaining portion of land comprised in the said R.S./L.R. Dag No. 30, lying and situate at Mouza – Daulatpur, J.L. No. 79, within the territorial jurisdiction of the Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office Bishnupur, 24 Parganas (South) and within the local limits of Kulardari Gram Panchayat and in the District of 24 Parganas (South). The Confirming Party No.1 has agreed to join and execute these presents in confirmation of the transfer of the demarcated chunk of land referred to as the said Land, which is being transferred under these presents in favour of the Purchaser herein.
36. The Confirming Party No.3 herein under four separate Deeds of Sale all dated 13<sup>th</sup> day of October 2014, 14<sup>th</sup> day of October 2014 and 26<sup>th</sup> day of August 2015 and registered at the Offices of the DSR-II and DSR-IV Alipore 24 Parganas (South) and recorded in Book No. I Being No. 7810 for the year 2014, Book No. I Being No. 11065 for the year 2014, Book No. I Being No. 11066 for the year 2014 and Book No. I Being No. 6468 for the year 2015, acquired right title and interest and as such became seized and possessed of and/or otherwise well and sufficiently entitled to all that the pieces and parcels of land admeasuring **52.36 Decimals** more or less comprised in **L.R. Dag No. 701** (corresponding to **R.S. Dag No. 501**) measuring **20.50 Decimals** more or less corresponding to **L.R. Khatian Nos. 3358, 3359, 9124, 9125, 9126 and 9127 AND L.R. Dag No. 702** (corresponding to **R.S.**

Dag No. 501/773) measuring 6.00 Decimals more or less corresponding to L.R. Khatian Nos. 3358, 3359, 9124, 9125, 9126 and 9127 AND L.R. Dag No. 703 (corresponding to R.S. Dag No. 501/774) measuring 18.86 Decimals more or less corresponding to L.R. Khatian Nos. 3358, 3359, 9124, 9125, 9126 and 9127 AND L.R. Dag No. 700 (R.S. Dag No. 502) measuring 7.00 Decimals more or less corresponding to L.R. Khatian Nos. 3358, 3359, 9124, 9125, 9126 and 9127 lying and situated at Mouja - Hanspukuria, J.L. No. 20 and within the territorial jurisdiction of Thakurpukur Police Station (previously Behala Police Station) and within the jurisdiction of the Additional District Sub Registration Office Behala 24 Parganas (South) and within the local limits of Ward No. 144 of the Kolkata Municipal Corporation and in the District of 24 Parganas (South) AND ALL THAT the pieces and parcels of Sali Land admeasuring 30.00 Decimals more or less comprised in L.R. Dag No. 112 (R.S. Dag No. 113) measuring 12.00 Decimals more or less corresponding to L.R. Khatian No. 518, 520, 612, 613, 618 and 649 AND L.R. Dag No. 113 (R.S. Dag No. 114) measuring 9.00 Decimals more or less corresponding to L.R. Khatian No. 518, 520, 612, 613, 618 and 649 AND L.R. Dag No. 114 (R.S. Dag No. 115) measuring 9.00 Decimals more or less corresponding to L.R. Khatian No. 572 lying and situated at Mouja - Samasterchak, 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 Kulerdai 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 - Metlabruz 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).

37. Pursuant to transfers made out of the said Land Demarcated for Common Road, under a Deed of Sale dated 15<sup>th</sup> day of February 2019 and registered at the Office of the DSR-II Alipore 24 Parganas (South) and recorded in Book No. J, Volume No. 1602-2019, Pages - 46883 to 46917 Deed No. 1923 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 **Seventh Schedule** hereunder written).

38. By a Deed of Declaration dated 12<sup>th</sup> day of June 2020 (hereinafter referred to as the said **Deed of Declaration**) made and executed between the Grantors/Confirming Party No.3 herein, therein referred to as the Grantors of the First Part and the Purchaser herein, therein referred to as the Beneficiary of the Second Part and the Confirming Party No.2 herein, therein referred to as the PS Group of the Third Part, in consideration of the understanding as entered into between the CGEWHO and the Confirming Party No.2 herein and in consideration of the said LOI, the Grantors/Confirming Party No.3 at the instance of the Confirming Party No.2 transferred and conveyed a permanent irreversible and transferable easementary right to common passage together with a right to facilitate all easements and essential services to the said Project Land such as laying electrical cables, communication cables, water lines, drainage lines, water reservoirs, pipelines, sewerage lines etc. through the Common Passage to the said Project Land unto and in favour of the Purchaser herein, absolutely and forever, on such terms and conditions as morefully described and therein mentioned.
39. 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.



40. At or before execution of these presents the **Vendors** herein have assured, declared and represented to the **Purchaser** as follows (hereinafter collectively referred to as **The Representations**);

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



no objection certificate from the competent authority under the said Act at its cost and expenses.

- e. The said Land and all parts of it are free from all kinds of encumbrance and third party claims including any prior sale/ agreement to sell, lease/license/ allotment whether flat buyer agreement, plot buyer agreement or villa buyer agreement or any other agreement or memorandum of understanding for sale, booking of any plot, flat, apartment or any other space/ area gift, mortgage, tenancy, license, trust, exchange, lease, encroachment by or settled possession of a third party or any power of attorney or any other authority, oral or otherwise empowering any other person(s) to deal with the said Land or any part thereof for any purpose whatsoever, claims, loan, surety, security, lien, court injunction, litigation, stay order, notices, charges, disputes, acquisition, attachment in the decree of any court, hypothecation, income tax or wealth tax attachment or any other registered or unregistered encumbrance whatsoever. No part or portion of the said Land has vested under any law in force and the said Land is properly contiguous land and there are no impediments with regard to the development and construction of the said Land;
- f. The Vendors are in absolute compliance of the applicable law, all statute, law, land ceiling laws, regulation, ordinance, rule, judgment, notification, rule of common law, order, decree, bye-law, government approval, directive, guideline, requirement or other governmental restriction, or any similar form of decision of, or determination by, or any interpretation, policy or administration including rules and regulations prescribed by the Kolkata Improvement Trust (KIT) as well as the Land Use & Control Development Plan of the KMDA, having the force of law of any of the foregoing, by any authority having jurisdiction over the matter in question as in effect as of the date of these presents;
- g. No part or portion of the said Land is classified as 'Industry'.
- h. No part or portion of the said Vendors' Land fall under the East Kolkata Wetlands (Conservation and Management) Act, 2006.

- i. That no suits and/or proceedings and/or litigations are pending in respect of the said Land or any part thereof and same is not involved in any civil, criminal or arbitration proceedings and no such proceedings and no claims of any nature (whether relating to, directly or indirectly) are pending or threatened by or against Vendors or in respect whereof Vendors are liable to indemnify any person concerned and as far as the Vendors are aware there are no facts likely to give rise to any such proceedings.
- j. The Vendors further represent if any dispute arises in future the Vendors shall be responsible for any litigation related to their title to the said Land and in that event, the Vendors shall, at their own costs and expenses, settle all disputes, claims, demands, suits, complaints, litigation, etc. in relation to the right, title and interest of the Vendors over the said Land and ensure that the development and construction of the project by the Purchaser shall not be interrupted, obstructed, hampered or delayed in any manner by such disputes, claims, demands, suits, complaints, litigation, etc. Further, the Vendors agree and acknowledge that in the event the Purchaser incurs any costs, expenses, damages etc. to rectify or remedy the title of the Vendors to the said Land, it shall be entitled to recover and the Vendors shall be deemed to have an admitted liability to pay such costs, charges and expenses incurred by the Purchaser on being intimated.
- k. The Vendors represent that no part or portion of the said land ever belonged to any Debtor trust and/or to any Minor;
- l. The Vendors shall also apply for and bear the cost of shifting drainage lines, electrical lines, pipelines or any other service lines running underneath or over the said Land from their existing location to any other location for enabling the Purchaser to construct without any obstruction and with full authority;
- m. The said Land or any part thereof is, not affected by any requisition or acquisition of the Govt or any other statutory body such as the KMDA, Housing Board, PWD or National Highway Authority or Road alignment of any authority or authorities under any law and the said Land is not attached under any decree or order of any Court of Law or dues of the Income Tax, Revenue or any other Public Demand.

- n. There are no prohibitory orders, notices of any nature whatsoever of any Municipal Authority or Statutory Body concerning or relating to or involving the said Land or the Vendors pertaining to the said Land. There are no court orders or any orders/ directions from any Governmental Authority or any other person, which may have any adverse effect on the right, title and interest of the said Land vesting with the Vendors, the contemplated transaction under these presents or on the development and construction of the project;
- o. Subject to what has been stated in these presents, the Vendors have not done and shall not do nor permit to be done, anything whatsoever that would in any way impair, hinder and/or restrict the rights of the Purchaser under these presents including, without limitation, the unfettered exercise by the Purchaser of the sole and exclusive right to develop the said Land.
- p. There is no dispute with any revenue or other financial department of State or Central Government or elsewhere in relation to the affairs of the said Land and there are no facts, which may give rise to any such dispute.
- q. The said Land of the Vendors are free of any liability or demand and there is no outstanding property taxes, land revenue, rates, duties, cess, levies including assessments, water charges, electricity charges, dues or any other charges by the Panchayat/Municipal Authorities or any infrastructure charges, under any applicable law, revenue or any other authority or department of the state or central Government nor is there any claim or demand by any person or persons affecting the said Land.
- r. The Vendors would be able to deliver peaceful vacant possession of the said Land simultaneously with execution and registration of these presents.
- s. The Vendors would be able to fulfil and complete all the other obligations set out herein after.

- e. 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 Raiyat' in terms of the West Bengal Estate Acquisition Act, 1953 and none of them owned land in excess of ceiling prescribed in the West Bengal Land Reforms Act, 1955.
- v. The **Vendors** represent and confirm that access to and egress from the said **Land** is unconditionally and absolutely available for all purposes from the main road through a common passage and the **Vendors** have not entered into any arrangement or agreement of any nature with any person/ third party which in any manner restricts the access/ egress to the said **Land** through the common passage and to the main road (Diamond Harbour Road) and may give rise to any dispute for access.
- w. No part or portion of the Project Land is used for agriculture nor affected by Sec 4E of the West Bengal Land Reforms Act, 1955.
- xi. 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. 2,34,04,800/- [Rupees Two Crore Thirty Four Lakh Four Thousand and Eight Hundred Only]** of the lawful money of the Union of India well and truly paid by the **Purchaser** at the instance of the **PS Group/Confirming Party No.2** herein and in terms of the LOI, to the **Vendors** herein (the receipt whereof the **Vendors** do and each of them doth hereby and also by

the receipt hereunder written admit and acknowledge to have been received and of and from the payment of the same and every part thereof doth hereby acquit, release, exonerate and discharge the Purchaser and the said LAND hereby intended to be sold, transferred and conveyed) the Vendors with the consent and concurrence of the Confirming Party No.1, PS Group/Confirming Party No.2 and Grantors/Confirming Party No.3 do and each of them doth hereby indefeasibly grant, sell, transfer, convey, assign and assure unto and to the Purchaser the said LAND being ALL THAT the pieces and parcels of homestead Land (Bastu) admeasuring 23.00 Decimals out of 55.33 Decimals more or less having rayati shridhan dakhali rights therein and comprised in R.S./L.R. Dag No. 30 measuring 10.00 Decimals more or less corresponding to L.R. Khatian No. 4237 (previous L.R. Khatian No. 2903) AND R.S./L.R. Dag No. 30 measuring 4.00 Decimals more or less corresponding to L.R. Khatian No. 4231 (previous L.R. Khatian No. 2903) AND R.S./L.R. Dag No. 30 measuring 5.00 Decimals more or less corresponding to L.R. Khatian No. 4227 (previous L.R. Khatian No. 2903) AND R.S./L.R. Dag No. 30 measuring 3.00 Decimals more or less corresponding to L.R. Khatian No. 4880 (previous L.R. Khatian No. 2903) lying and situated at Mouja Deulatpur, J.L. No. 79 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub-Registration Office – Bishnupur, 24 Parganas (South) and within the local limits of the Kulardai 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 SIXTH SCHEDULE hereunder written read together with the First Schedule, Second Schedule, Third Schedule, Fourth Schedule and Fifth 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 appurtenances 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 partes 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 to be with all rights and appurtenances belonging thereto unto and to the use of the **Purchaser** absolutely and forever free from all encumbrances including but **NOT** limited to charges, liens, lispendense, liabilities, claims, demands, objections, mortgages, attachments, acquisitions, requisitions, alignments, vesting with the authorities, lease, license, tenancy, development agreement, easement, right of passage, exchange, trusts, adverse possession, 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 12<sup>th</sup> day of June 2020 the **Grantors/Confirming Party No.3** herein with the consent and concurrence of the **PS Group/Confirming Party No.2** hereby transfer convey assign and assure unto and in favour of the **Purchaser** herein all that the irreversible permanent and transferable right of way and/or the right to ingress and egress and/or the right to pass or repass through the said Common Passage connecting the said Project Land with the National Highway and/or Diamond Harbour Road **AND** all such transferable and irreversible rights to construct all such essential services through the said Common Passage including and not limited to the right to construct, erect and lay electrical cables, communication cables, water lines, water reservoir connections, pipelines, drainage lines and/or sewerage lines from the said Project Land passing through the Common Passage and connecting with the main source of distribution and/or connection as laid down by the civic authorities and/or essential service providers and to **HAVE AND TO HOLD** the right in the said Common Passage, the situation whereof is shown and delineated in the map or plan annexed hereto



and thereon bordered **Green** (which is more fully and particularly described and mentioned in the **Seventh Schedule** hereunder written) absolutely and forever free from all encumbrances whatsoever.

**AND THE VENDORS AND THE CONFIRMING PARTIES DO AND EACH OF THEM DO TH**  
**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, lispandise, liabilities, claims, demands, objections, mortgages, attachments, acquisitions, requisitions, alignments, vesting with the authorities, lease, license, tenancy, development agreement, easement, right of passage, exchange, trusts, adverse possession, debutter or any type of encumbrance whatsoever or howsoever made or suffered by the **Vendors** or any persons having or lawfully or equitably claiming any estate or interest therein through under or in trust for the **Vendors** in the said **LAND** together with appurtenances thereto hereby sold in the manner aforesaid.

- d. **AND THAT** the **Purchaser** shall and may at all times hereafter peacefully and quietly hold possess and enjoy the same and every part thereof and receive the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the **Vendors** or any person or persons lawfully claiming through from under or in law or trust for the **Vendors** or any of its/his/her/their ancestors or predecessors-in-title.
- e. **AND FURTHER THAT** the **Vendors** and all persons having lawfully or equitably claiming any estate, right, title, interest, use, trust, property, claim and demand whatsoever and howsoever into or upon and in respect of the said **LAND** together with the appurtenances thereto hereditament and premises or any part or portion thereof through or under or in trust for the **Vendors** or any of its/his/her/their ancestors or predecessors-in-title shall and will from time to time and at all times hereafter at the request cost and expenses of the **Purchaser** make, do, execute and perfect or cause to be made, done executed and perfected all such further and absolutely assuring, conveying and confirming the said **LAND** unto and to the use and benefit of the said **Purchaser** forever in the manner as aforesaid, as the said **Purchaser** shall or may reasonably require **AND FURTHER MORE THAT** the **Vendors** shall at all times hereafter indemnify and keep indemnified the **Purchaser** against losses, damages, costs, charges and expenses, if any, suffered by reason of any hidden defect in title of the **Vendors** or any breach of the covenants hereunder contained and for giving effect to this clause the other various properties of the **Vendors** shall have charge created upon them, in discharge of the present indemnity given by the **Vendors** in favour of the **Purchaser**;
- f. **THAT** the **Vendors** are executing this Sale Deed in favour of the **Purchaser** at the instance of the **PS Group/Confirming Party No.2** as part performance of the **LOI No.T-220/1** dated 2<sup>nd</sup> September, 2019 issued by the Central Government Employees Welfare Housing Organization (CSEWHO), 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 **Sixth 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 Kujardari 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 **Sixth 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 **Sixth Schedule** hereunder written remaining in the custody, control and power of the **Vendors** herein shall be kept fully secured, saved harmless, un-obliterated and un-defaced with the covenant for production, inspection maintenance and security and the **Purchaser** herein shall have the right and power to take inspection thereof or obtain extracts therefrom at its own costs and expenses at all times upon forty eight hours prior notice in writing to the **Vendors** herein and the **Vendors** shall produce the original of those documents to all courts of law, tribunals, arbitration proceeding and other places at all times upon request and cost of the **Purchaser** herein upon forty eight hours prior notice in writing.
- r. AND THAT** the **Vendors** also declares and confirms that it is in khas and vacant possession of the said **LAND** together with all appurtenances thereto and no one else has any right or interest therein or on any part or portion thereof as occupant or otherwise.
- s. AND THAT** the **Vendors** herein declares and confirms that the said **LAND** more fully and particularly mentioned and described in the **Sixth 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 eventually 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 **10.00 Decimals** more or less having rayati shtitiban dakhali rights therein and comprised in **R.S./L.R. Dag No. 30** corresponding to **L.R. Khatian No. 4237** (previous **L.R. Khatian No. 2903**) lying and situated at Mouja Daulatpur, J.L. No. 79 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office - Bishnupur, 24 Parganas (South) and within the local limits of the Kularcañ 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.	30	30	4237	Sali	0.1470	68.00	10.00



<b>TOTAL</b>							<b>10.00</b>
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**THE SECOND SCHEDULE ABOVE REFERRED TO**  
**(SAID LOT-B LAND)**

ALL THAT the pieces and parcels of Sali Land admeasuring **10.00 Decimals** more or less having rayati shritiban dakhali rights therein and comprised in **R.S./L.R. Dag No. 30** corresponding to **L.R. Khatian No. 4231** (previous **L.R. Khatian No. 2903**) lying and situated at Mouja Daulatpur, J.L. No. 79 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office - Bishnupur, 24 Parganas (South) and within the local limits of the Kulardari Gram Panchayat and in the District of 24 Parganas (South), a detail where of is set out hereinafter.

Sl. No.	R.S. Dag No.	L.R. Dag No.	L.R. Khatian No.	Nature of Land	Share in Dag	Total Area In Dag (Decimal)	Area conveyed (Decimal)
1.	30	30	4231	Sali	0.1470	68.00	10.00
<b>TOTAL</b>							<b>10.00</b>

**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 shritiban dakhali rights therein and comprised in **R.S./L.R. Dag No. 30** corresponding to **L.R. Khatian No. 4227** (previous **L.R. Khatian No. 2903**) lying and situated at Mouja Daulatpur, J.L. No. 79 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office - Bishnupur, 24 Parganas (South) and

within the local limits of the Kulardan 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.	30	30	4227	Sali	0.1470	68.00	10.00
<b>TOTAL</b>							<b>10.00</b>

**THE FOURTH SCHEDULE ABOVE REFERRED TO**  
**(SAID LOT-D LAND)**

**ALL THAT** the pieces and parcels of Sali Land admeasuring **25.33 Decimals** more or less having rayati shiliban dakhali rights therein and comprised in **R.S./L.R. Dag No. 30** corresponding to **L.R. Khatian No. 4880** (previous **L.R. Khatian No. 2903**) lying and situated at Mouja Deulapur, J.L. No. 79 and within the territorial jurisdiction of Bishrupur Police Station and within the jurisdiction of the Additional District Sub Registration Office – Bishrupur, 24 Parganas (South) and within the local limits of the Kulardan 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.	30	30	4880	Sali	0.3725	68.00	25.33
<b>TOTAL</b>							<b>25.33</b>

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

ALL THAT the pieces and parcels of Sali Land admeasuring 55.33 Decimals more or less having rayati shikban dakhali rights therein and comprised in R.S./L.R. Dag No. 30 measuring 10.00 Decimals more or less corresponding to L.R. Khatian No. 4237 (previous L.R. Khatian No. 2903) AND R.S./L.R. Dag No. 30 measuring 10.00 Decimals more or less corresponding to L.R. Khatian No. 4231 (previous L.R. Khatian No. 2903) AND R.S./L.R. Dag No. 30 measuring 10.00 Decimals more or less corresponding to L.R. Khatian No. 4227 (previous L.R. Khatian No. 2903) AND R.S./L.R. Dag No. 30 measuring 25.33 Decimals more or less corresponding to L.R. Khatian No. 4880 (previous L.R. Khatian No. 2903) lying and situated at Mouja Daslatpur, J.L. No. 79 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub-Registration Office – Bishnupur, 24 Parganas (South) and within the local limits of the Kulardari Gram Panchayat and in the District of 24 Parganas (South), a detail where of is set out hereinafter:

Sl. No.	R.S. Dag No.	L.R. Dag No.	L.R. Khatian No.	Nature of Land	Share in Dag	Total Area in Dag (Decimal)	Area conveyed (Decimal)	
1.	30	30	4237	Sali	0.1470	68.00	10.00	
2.	30	30	4231	Sali	0.1470	68.00	10.00	
3.	30	30	4227	Sali	0.1470	68.00	10.00	
4.	30	30	4880	Sali	0.3725	68.00	25.33	
TOTAL								55.33

THE SIXTH SCHEDULE ABOVE REFERRED TO

(SAID LAND)

ALL THAT the pieces and parcels of homestead Land (Bastu) admeasuring 23.00 Decimals out of 55.33 Decimals more or less having rayati shikban dakhali rights therein and comprised in R.S./L.R. Dag No. 30 measuring 10.00 Decimals more or less corresponding to L.R. Khatian No. 4237 (previous L.R. Khatian No. 2903) AND R.S./L.R. Dag No. 30 measuring 4.00 Decimals more or less corresponding to L.R. Khatian No. 4231 (previous L.R. Khatian No.

2903) AND R.S./L.R. Dag No. 30 measuring 6.00 Decimals more or less corresponding to L.R. Khatian No. 4227 (previous L.R. Khatian No. 2903) AND R.S./L.R. Dag No. 30 measuring 3.00 Decimals more or less corresponding to L.R. Khatian No. 4880 (previous L.R. Khatian No. 2903) lying and situated at Mouja Daulatpur, J.L. No. 79 and within the territorial jurisdiction of Bishnupur Police Station and within the jurisdiction of the Additional District Sub Registration Office - Bishnupur, 24 Parganas (South) and within the local limits of the Kulardari Gram Panchayat and in the District of 24 Parganas (South), a detail where of is set out hereinafter:

Sl. No.	R.S. Dag No.	L.R. Dag No.	L.R. Khatian No.	Nature of Land	Share in Dag	Total Area in Dag (Decimal)	Area conveyed (Decimal)	
1.	30	30	4237	Bastu	0.1470	68.00	10.00	
2.	30	30	4231	Bastu	0.0568	68.00	4.00	
3.	30	30	4227	Bastu	0.0971	68.00	6.00	
4.	30	30	4880	Bastu	0.0442	68.00	3.00	
<b>TOTAL</b>								<b>23.00</b>

OR HOWSOEVER OTHERWISE the said L.R. Dag No. 30 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. 30**

- ON THE NORTH : By L.R. Dag No.30;  
 ON THE EAST : By L.R. Dag Nos.30 and 31;  
 ON THE SOUTH : By L.R. Dag No.30;  
 ON THE WEST : By L.R. Dag Nos.27, 28 & 29;

**THE SEVENTH 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 Bahala Police Station) and within the jurisdiction of the Additional District Sub Registration Office Bahala 24 Parganas (South) and within the local limits of Ward No. 144 of the Kolkata Municipal Corporation and in the District of 24 Parganas (South), a detail where of is set out hereinafter.

Sl. No.	R.S. Dag No.	L.R. Dag No.	L.R. Khatian No.	Nature of Land	Share in Dag	Total Area In Dag (Decimal)	Area conveyed (Decimal)	
1.	501	701	3358, 3359, 9124, 9125, 9126 & 9127	Bastu	0.0960	82.00	7.20	
2.	501/773	702	3358, 3359, 9124, 9125, 9126 & 9127	Bastu	0.1134	87.00	6.00	
3.	501/774	703	3358, 3359, 9124, 9125, 9126 & 9127	Bastu	0.5837	32.00	18.86	
4.	502	700	3358, 3359, 9124, 9125, 9126 & 9127	Bastu	0.5714	7.00	4.67	
<b>TOTAL</b>								<b>36.73</b>



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

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

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

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

SIGNED, SEALED & DELIVERED by the above named Colletia Housing Pvt. Ltd. by affixation of its office Seal by its Director Mrs. Bratati Mukhopadhyay pursuant to a board resolution dated 06.02.2020 in presence of:

COLLETIA HOUSING PVT. LTD.

Bratati Mukhopadhyay  
Director

1. Pradyut Kapat  
S/o. Jagannath Kapat  
12/2/18, S.N.M. Sarani,  
Kolkata - 700021

2. Jayanta Ray  
S/o R.L. Ray  
12/2/18, S.N.M. Sarani,  
Kolkata - 700021

SIGNED, SEALED & DELIVERED by the above named Leymus Realty 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:

LEYMUS REALTY PVT. LTD.

Bratati Mukhopadhyay  
Director

1. Pradyut Kapat

2. Jayanta Ray

SIGNED, SEALED & DELIVERED by the above named Bahiagrass Housing Products 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:

BAHIAGRASS HOUSING PRODUCTS PVT. LTD.  
Bratati Mukhopadhyay  
Director

1. *Sujit Kapat*

2. *Jayanta Ray*

SIGNED, SEALED & DELIVERED by the above named Siddhartha Mukherjee in presence of:

*Siddhartha Mukherjee*  
*Siddhartha Mukherjee*

1. *Sujit Kapat*

2. *Jayanta Ray*

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

*Roshan Kishore*

श्री. रोशन/ROSHAN KISHORE  
सहायक निदेशक (अ.नि.दि.)  
केन्द्रीय सरकारी कर्मचारी कल्याण अर्थात् केंद्र  
Central Govt. Employees Welfare Housing Organisation  
एन 108 ए 2 फ्लोर, एन 108 ए 2 (डी 1) एन 108 ए 2 फ्लोर  
एन 108 ए 2 फ्लोर, एन 108 ए 2 (डी 1) एन 108 ए 2 फ्लोर

1. *Sujit Kapur*

2. *Jayanta Ray*

SIGNED, SEALED & DELIVERED by the above named Bratati Mukhopadhyay in presence of:

*Bratati Mukhopadhyay*

1. *Sujit Kapur*

2. *Jayanta Ray*

SIGNED, SEALED & DELIVERED by the above named **PS Vinayak Complex LLP** by affixation of its office Seal by its Designated Partner **Mr. Umesh Kyal** in presence of:

1. *[Signature]*

2. *Jayantakay*

PS VINAYAK COMPLEX LLP

*Umesh Kyal*  
Designated Partner

As Constituted  
Attorney of  
Sibamby Chakraborty  
Subroto Roy  
Deepika Banerjee  
Jiban Kr Roy

SIGNED, SEALED & DELIVERED by the above named **Phonix Developers 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:

1. *[Signature]*

2. *Jayantakay*

PHONIX DEVELOPERS PVT. LTD.  
*Bratati Mukhopadhyay*  
Director



**SIGNED, SEALED & DELIVERED** by the above named **Ekaraj Housing LLP** by affixation of its office Seal by its Designated Partner **Mrs. Priti Kyal** pursuant to a board resolution dated 30.01.2020 in presence of:

**EKARAJ HOUSING LLP,**  
*Priti Kyal*  
 Partner / Authorized Signatory

1. *Madhupratap*

2. *Jayanta Ray*

**SIGNED, SEALED & DELIVERED** by the above named **PS GROUP REALTY PRIVATE LIMITED** by affixation of its office Seal by its Director **Mr. Arun Kumar Sancheti** pursuant to a Board Resolution dated 01.01.2020 in presence of:

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

1. *Madhupratap*

2. *Jayanta Ray*

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

**ECLAIR INFRACON LLP**

*Siddhartha Mukherjee*  
*Siddhartha Mukherjee*  
 Designated Partner

1. *Accept Karpal*

2. *Jayanta Ray*

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

**EKDANT INFRACON LLP**

*Surendra Kumar Dugar*  
 Partner/Authorized Signatory

1. *Accept Karpal*

2. *Jayanta Ray*

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

**ETAKA REALSTATE LLP**

*Siddhartha Mukherjee*  
Designated Partner

1. *Srijita Dasgupta*

2. *Jayantak Ray*

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

**WRIDDHI DEVELOPER (P) LTD.**

*Rahul Kyal*  
Director / Authorised Signatory

1. *Srijita Dasgupta*

2. *Jayantak Ray*

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

IKKA INFRA PROJECTS PVT LTD

*Rahul Kyal*  
Director / Authorized Signatory

1. *Amit Kapat*

2. *Jayantakay*

**SIGNED, SEALED & DELIVERED** by the above named Ekraj 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:

EKRAJ BUILDCON LLP

*Siddhartha Mukherjee*  
Designated Partner

1. *Amit Kapat*

2. *Jayantakay*

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

FOUNTAINGRASS BUILDERS PVT. LTD.  
*Brataji Mukhopadhyay*  
 Director.

1. *Jyoti Kapat*

2. *Jayanta Ray*

Drafted & prepared  
 in my office :

*Prithviraj Basu*  
 PRITHVIRAJ BASU,  
 ADVOCATE,  
 High Court, Calcutta  
 WS/2869/1999



RECEIVED of and from the within-named PURCHASER the within-mentioned sum of Rs. 2,34,04,800/- [Rupees Two Crore Thirty Four Lakh Four Thousand and Eight Hundred Only] Being the TOTAL CONSIDERATION money payable under these presents as per memo below:

Rs. 2,34,04,800.00

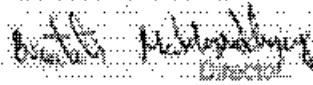
[Rupees Two Crore Thirty Four Lakh Four Thousand and Eight Hundred Only]

**MEMO OF CONSIDERATION**

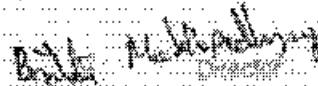
Sl. No.	Name of the Vendors	Bank & Branch	Cheque/D.D./ RTGS/NEFT No. Date	Amount (Rs.)
1.	Colletia Housing Private Limited	Canara Bank South Extension Branch New Delhi	D. D. No. 031312 Dated - 25.06.2020	11,76,000.00
2.	Colletia Housing Private Limited	Canara Bank South Extension Branch New Delhi	D. D. No. 031345 Dated - 25.06.2020	90,00,000.00
3.	Leymus Realty Private Limited	Canara Bank South Extension Branch New Delhi	D. D. No. 031328 Dated - 25.06.2020	40,70,400.00
5.	Bahigrass Housing Private Limited	Canara Bank South Extension Branch New Delhi	D. D. No. 031342 Dated - 25.06.2020	61,05,600.00

7.	Sedhartha Mukhopadhyay	Canara Bank South Extension Branch New Delhi	D. D. No. 031320 Dated - 25.06.2020	30,52,800.00
Total :				2,34,04,800.00

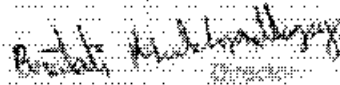
COLLETTA HOUSING PVT. LTD.

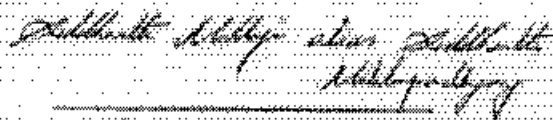

  
Sedhartha Mukhopadhyay  
Director

KEYMUS REALTY PVT. LTD.


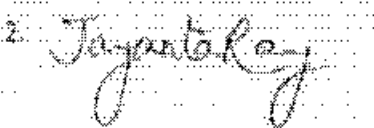

  
Sedhartha Mukhopadhyay  
Director

BANK OF INDIA HOUSING PVT. LTD.


  
Sedhartha Mukhopadhyay  
Director


  
Signature of the Vendors

WITNESSES:

1. 
2. 

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 *Beth M. Mulholland*



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

Signature *William M. Mulholland*



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

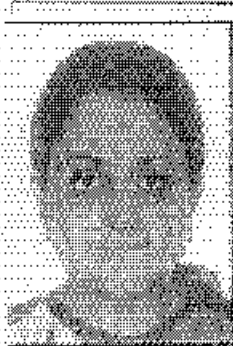
Signature *Raymond K. Kibbe*

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 *Linus Ugel*



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

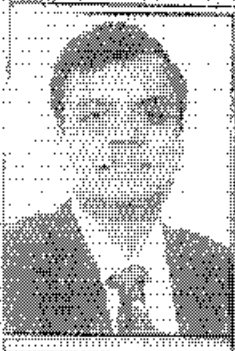
Signature *Bitt Ugel*



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

Signature *A. K. Ugel*

SPECIMEN FORM FOR TEN FINGERPRINTS



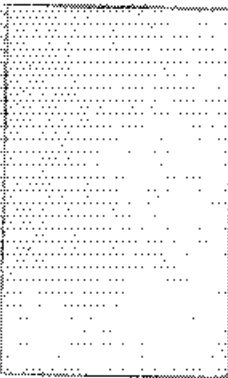
	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature Jacob K... ..



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

Signature Robert J...



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

Signature \_\_\_\_\_



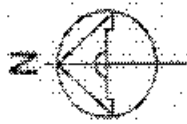


SITE PLAN OF LAND AT MOUZA - DAULATPUR, JI. NO. 79, R.S. DAG NO. 30 CORRESPONDING TO  
 L.R. DAG NO. 30, P.S. - BISHNUPUR, P.O. - PAILAN HAT WITHIN KULERDARI GRAM PANCHAYAT,  
 DIST. - SOUTH 24 PARGANAS

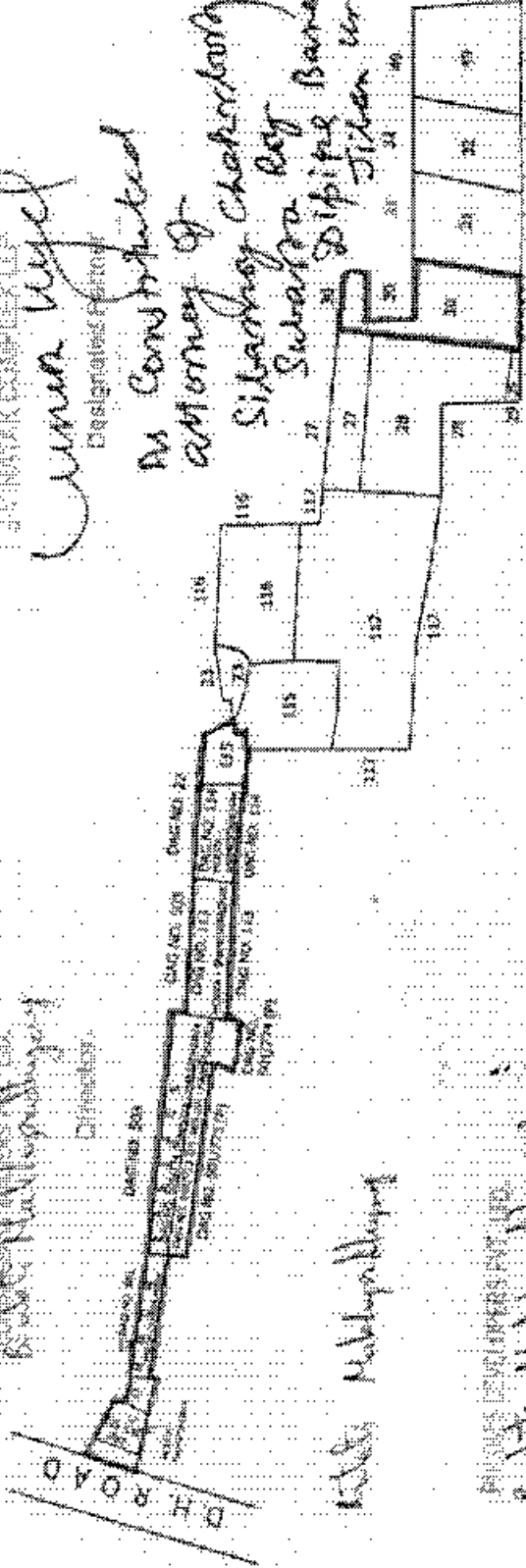
*Subho Nathgopal*  
 Director

PRANAV KUMAR LIPSA  
 Designated Partner

*Uma Kyal*  
 Designated Partner



*As Constructed  
 as per Survey of  
 Sibachary Chakraborty  
 Subarna Ray  
 Dipitpe Baranjan  
 Tiban ur Deeg*



*Kishu Nathgopal*

PRANAV KUMAR LIPSA  
 Director

LIKARAJ HOUSING LLP  
*Priya Koyal*  
 Partner / Authorized Signatory

ECLAIR INFRACON LLP  
*Pratik Nathgopal*  
 Designated Partner

WIDDHI DEVELOPER (P) LTD  
*Rishu Jha*  
 Director / Authorized Signatory

EKANT INFRACON LLP  
*Pratik Nathgopal*  
 Partner / Authorized Signatory

KKA INFRA PROJECTS PVT. LTD  
*Rishu Jha*  
 Director / Authorized Signatory

SIG. OF CONFIRMING PARTY NO. 1

PS Group Ready Pvt. Ltd.  
*Anurag*  
 Director / Authorized Signatory

ETAKA REALESTATE LLP  
*Pratik Nathgopal*  
 Designated Partner

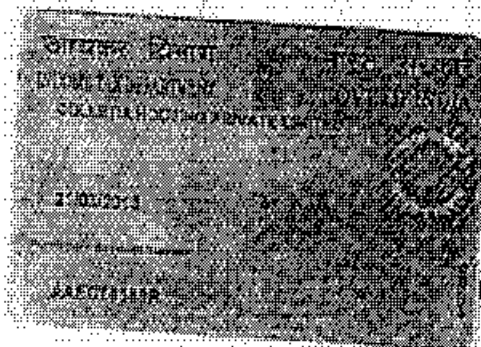
EKARAJ BUILDCON LLP  
*Pratik Nathgopal*  
 Designated Partner

SIG. OF CONFIRMING PARTY NO. 2

SIG. OF CONFIRMING PARTY NO. 3

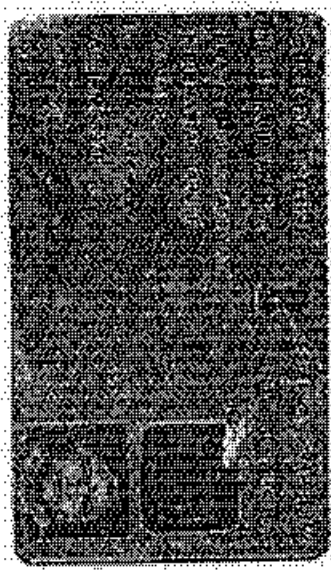
*Pratik Nathgopal*  
 Designated Partner

1(c)



COLLETA HOUSING PVT. LTD.  
*Ante Subhash Chandra*  
[Signature]

Pratik M. Mahalingam



Pratik M. Mahalingam



73

STATE GOVT  
CHIEF SECRETARY

SECRETARY  
STATE GOVT  
CHIEF SECRETARY

Mr. P. Srinivas  
Chief Secretary  
State Government  
Chennai

Mr. P. Srinivas  
Chief Secretary  
State Government  
Chennai

Date: 15/07/2020

Page: 136/1407

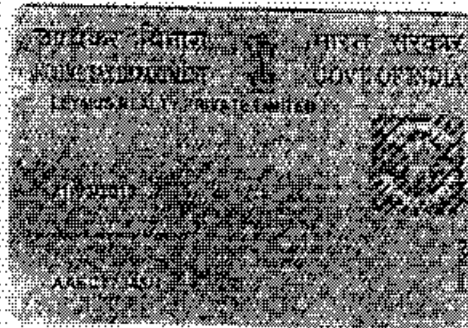
Aadhurai - Aam Adhiniya Adhikari

*Pratish Kulkarni*

*Pratish Kulkarni*



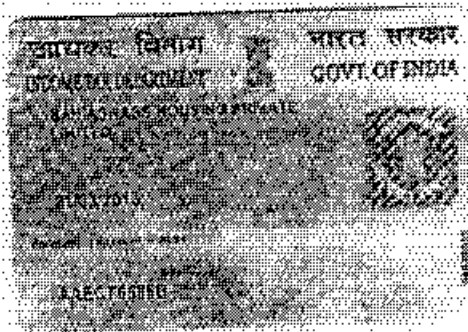
243



LEXUS REALTY PVT. LTD.

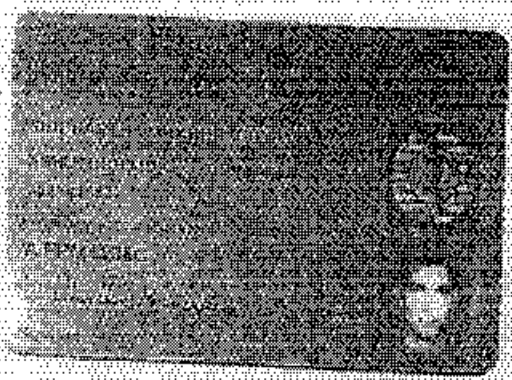
*Anita Kulkarni*  
Director

30



सूचना विभाग, भारत सरकार  
भारत सरकार  
Director

46

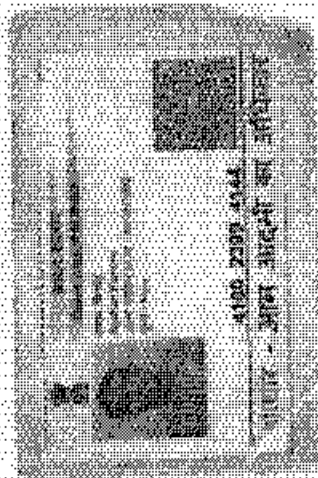


*Handwritten signature or text, possibly in Urdu or Arabic script.*



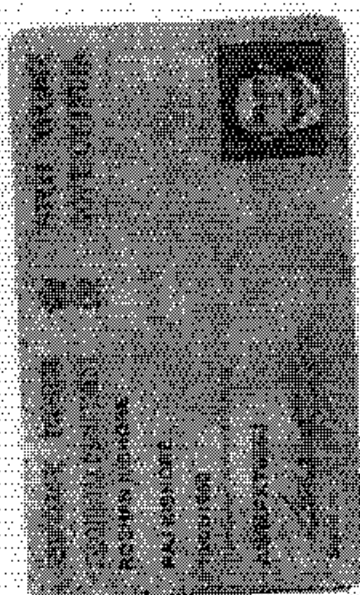
15/07/2020  
 PERMANENT ACCOUNT NUMBER  
 AMAT000018  
 CERTAIN GOVERNMENT EMPLOYEES WELFARE POLICY  
 REGULATIONS  
 Approved by the Government of Karnataka  
 (1987-88)

*Raman Kishore*  
 Director, Government of Karnataka  
 Department of Public Health & Family Welfare  
 Government of Karnataka  
 Bangalore

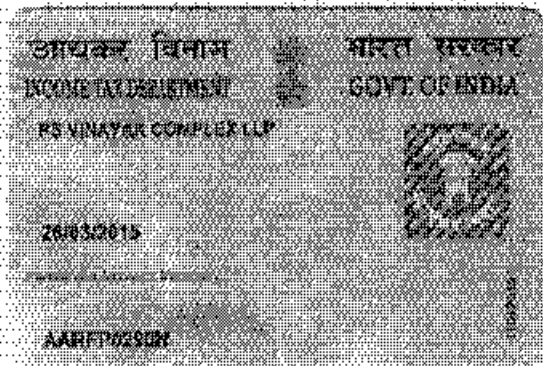


*Roman Kildon*





*Handwritten signature*



PS VIMAYAK COMPLEX LLP  
*[Handwritten Signature]*  
Designated Partner

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

आयकर प्रमाणपत्र  
Income Tax Return Receipt

आयकर प्रमाणपत्र संख्या  
Income Tax Return Receipt No.

आयकर प्रमाणपत्र जारी करने का तिथि  
Income Tax Return Receipt Issued On

आयकर प्रमाणपत्र जारी करने का स्थान  
Income Tax Return Receipt Issued At

आयकर प्रमाणपत्र जारी करने का अधिकारी  
Income Tax Return Receipt Issued By

आयकर प्रमाणपत्र जारी करने का कार्यालय  
Income Tax Return Receipt Issued Office

आयकर प्रमाणपत्र जारी करने का विभाग  
Income Tax Return Receipt Issued Division

आयकर प्रमाणपत्र जारी करने का जिला  
Income Tax Return Receipt Issued District

आयकर प्रमाणपत्र जारी करने का राज्य  
Income Tax Return Receipt Issued State

आयकर प्रमाणपत्र जारी करने का देश  
Income Tax Return Receipt Issued Country

भारत सरकार  
GOVERNMENT OF INDIA

उमेश कुमार  
Umesh Kumar

उमेश कुमार  
Umesh Kumar

जन्म तिथि / DOB: 13/06/1958

लिंग / GENDER: पुरुष / MALE

3221 6780 8519

MERA AADHAAR, MERI PEHCHAN

भारत सरकार  
GOVERNMENT OF INDIA

आयकर प्रमाणपत्र जारी करने का अधिकारी  
Income Tax Return Receipt Issued By

आयकर प्रमाणपत्र जारी करने का कार्यालय  
Income Tax Return Receipt Issued Office

आयकर प्रमाणपत्र जारी करने का विभाग  
Income Tax Return Receipt Issued Division

आयकर प्रमाणपत्र जारी करने का जिला  
Income Tax Return Receipt Issued District

आयकर प्रमाणपत्र जारी करने का राज्य  
Income Tax Return Receipt Issued State

आयकर प्रमाणपत्र जारी करने का देश  
Income Tax Return Receipt Issued Country

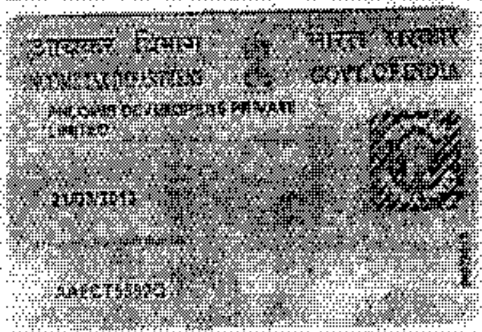
Address

S/O Govind Ram Kyal,  
JOC, South End Park,  
Laxa, Kolkata, Kolkata,  
West Bengal - 700029

3221 6780 8519

*Umesh Kumar*

90

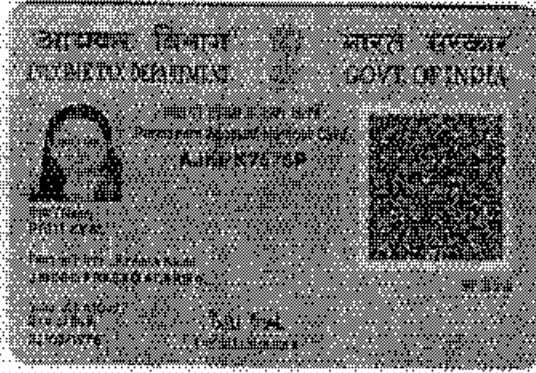


PWC DEVELOPMENT PRIVATE LIMITED  
*Asht. Madhupally*  
Director



KARAJ HOUSING LLP.  
*Bali Agal*  
Partner / Authorised Signatory

12(a)



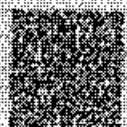
Bini bhal





भारत सरकार  
GOVERNMENT OF INDIA

एन.ए.ए.ए.  
P.A.S.  
एन.ए.ए.ए. / एन.ए.ए.ए. / एन.ए.ए.ए.  
एन.ए.ए.ए. / एन.ए.ए.ए.



8175 1853 0898

आधार - साधारण बानुबेर अधिकार

Prati Ksal



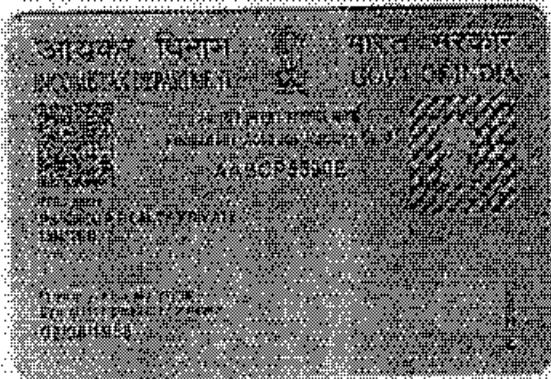
उत्तर प्रदेश शहरीकरण प्राधिकरण  
U.P. URBAN INFRASTRUCTURE AUTHORITY OF BIHAR

पता  
W/O श्री. राज, प्लॉट नं. 10  
एन.ए.ए.ए. / एन.ए.ए.ए. / एन.ए.ए.ए.  
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एन.ए.ए.ए. / एन.ए.ए.ए.

आफिस  
W/O RANU, Plot No. 10  
Ena Park, Near Uda Park,  
Bachhan Park, Kollata, West  
Banga, 755226



SE  
130



PS Group Ready Pvt. Ltd.  
for in south  
Kathmandu, Nepal

SEJ  
13(a)

आयकर विभाग  
INCOME TAX DEPARTMENT


भारत सरकार  
GOVT OF INDIA

ARUN KUMAR SANCHETI  
SUMERMALL SANCHETI

24111/1989  
PAN (MAY BE USED FOR FILING)

AKOPS4951L

*Arun Kumar Sancheti*  
Signature



भारत सरकार  
GOVERNMENT OF INDIA

आयकर विभाग  
INCOME TAX DEPARTMENT

आयकर कर्तव्य संचेती  
ARUN KUMAR SANCHETI

पता - सुमरमल संचेती  
PUNAJ - SUMERMALL SANCHETI

8381 5626 1141

संयोजक - सार्वजनिक संपत्तियों की अधिकारी

आयकर विभाग  
INCOME TAX DEPARTMENT

आयकर कर्तव्य संचेती  
ARUN KUMAR SANCHETI

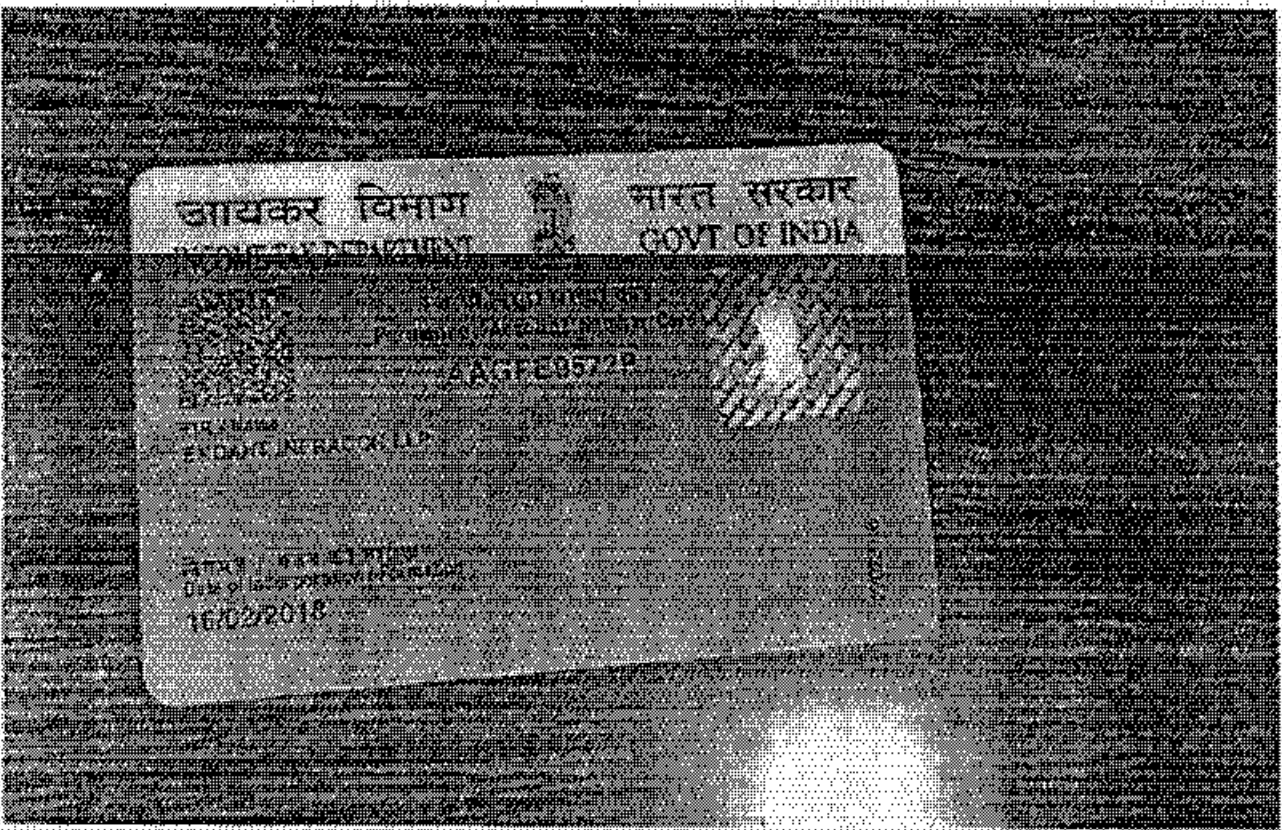
पता - सुमरमल संचेती  
PUNAJ - SUMERMALL SANCHETI

25 B, CANAL STREET  
PARK STREET, CH. PARK, WEST BANGALORE  
KARNATAKA, INDIA

*A. Sancheti*



70



ERDANT INFRACON LLP  
*[Handwritten Signature]*  
 Authorised Signatory







813

**Your PAN Application in Status**

Application Number	00000000000000000000
Name	CTAKA REAL ESTATE LLP
Category	
Status	<p>Your PAN card has been issued on 21-04-2018 to <b>CTAKA REAL ESTATE LLP</b> with effect from 01-07-2018. The PAN card is valid for 10 years from the date of issue. The PAN card is subject to the terms and conditions of the PAN card. The PAN card is subject to the terms and conditions of the PAN card. The PAN card is subject to the terms and conditions of the PAN card.</p>
Permanent Account Number (PAN)	AAJF7660K

1. PAN card will be issued only to the applicant whose name is in your PAN application. The name of the applicant should be as per the PAN card. The PAN card is subject to the terms and conditions of the PAN card. The PAN card is subject to the terms and conditions of the PAN card. The PAN card is subject to the terms and conditions of the PAN card.

2. If your application is rejected, you may re-apply after 30 days. The PAN card is subject to the terms and conditions of the PAN card. The PAN card is subject to the terms and conditions of the PAN card. The PAN card is subject to the terms and conditions of the PAN card.

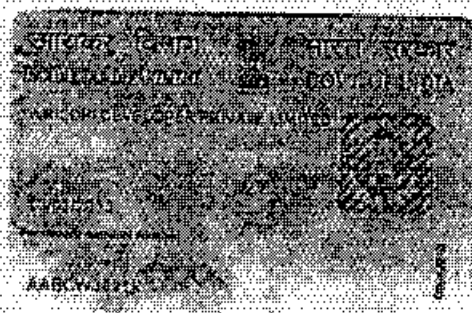
3. If you have any queries, you may contact the PAN card issuer. The PAN card is subject to the terms and conditions of the PAN card. The PAN card is subject to the terms and conditions of the PAN card. The PAN card is subject to the terms and conditions of the PAN card.

1 of 1

CTAKA REAL ESTATE LLP

*[Handwritten Signature]*  
Designated Partner *[Handwritten Signature]*

1790

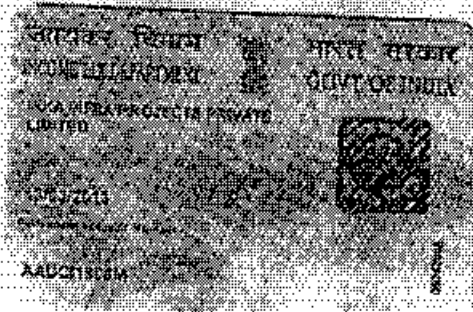


WRIDDHI DEVELOPER (P) LTD.

*Rehman J.*

Director / Authorized Signatory


1000



KKAIRTA PROJECTS PVT LTD

*Signature*  
Director/Authorized Signatory

10/2

भारतीय विभाग INDIAN DEPARTMENT RAHUL NYAL BAL KESHAM NYAL 18-031884 AGIPK1204F <i>Rahul Nyal</i>	भारत सरकार GOVT OF INDIA 
--	---

*Rahul Nyal*

This document is a scanned copy of a document  
 signed by the signatory in the presence of  
 the witnesses. The document is a copy of the  
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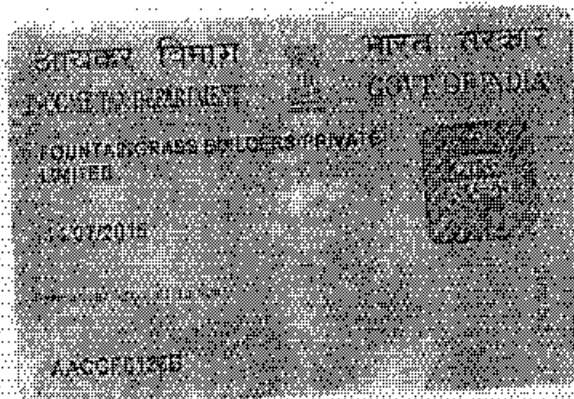
100

OFFICE OF THE REGISTER OF DEEDS  
 STATE OF MISSISSIPPI  
 MISSISSIPPI DEPARTMENT OF REVENUE  
 RECEIVED  
 11/15/2020  
 11:00 AM  
 11/15/2020

ERARAJ BUILDCON LLP

*Shalini N. Nigam*  
 Designated Partner






MINISTRY OF REVENUE, GOVT. OF INDIA

*Bimal Mishra*  
Director

आवास विभाग  
 HOUSING DEPARTMENT  
 प्रकाश मुसादी  
 PRASHANTH MUSADEE  
 20711002  
 AIR-PANAJI  
 Kuld Pooji

भारत सरकार  
 GOVT. OF INDIA



भारत सरकार  
 Government of India

प्रकाश मुसादी  
 Prakash Musadee  
 पिन कोड 400602/20711002  
 PAN / Male




6296 8072 6679




आधार - आम आदमी का अधिकार

भारत सरकार  
 Government of India

भारत ऋण वित्तनियंत्रण प्राधिकरण  
 Reserve Bank of India

एनएच  
 Address  
 15, ब्रह्म नगर, 120ीम, 100  
 15, ब्रह्म नगर, 120ीम, 100  
 Road, Opposite Enam Market,  
 Midolara Fly, Kolkata  
 Midolara Fly, West Bengal,  
 700071

6296 8072 6679

 1800 300 1347  
 www.resbi.gov.in  
 www.rbi.gov.in

*Prakash Musadee*

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

BETWEEN

COLLETTA HOUSING PRIVATE LIMITED & ORS.

..... VENDORS

- AND -

CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION

..... PURCHASER

- AND -

BRATATI MUKHOPADHYAY & ORS.

..... CONFIRMING PARTY NO.1

- AND -

PS GROUP REALTY PRIVATE LIMITED

..... PS Group/CONFIRMING PARTY NO.2

- AND -

ECLAIR INFRACON LLP & ORS.

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

DEED OF CONVEYANCE

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

### Major Information of the Deed

Deed No.	I-1904-03191/2020	Date of Registration	05/07/2020
Query No / Year	1904-2000601406/2020	Office where deed is registered	
Query Date	08/06/2020 4:41:46 PM	1904-2000601406/2020	
Applicant Name, Address & Other Details	Prithviraj Basu 10 OLD POST OFFICE STREET, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9748034909, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property Declaration (No of Declaration : 5)		
Self Forth value	Market Value		
Rs. 2,34,04,800/-	Rs. 2,34,04,800/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 14,04,428/- (Article:23)	Rs. 2,34,167/- (Article:A(1), E)		
Remarks			

### Land Details :

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

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	Self Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-30	RS-4237	Bastu	Bastu	10 Dec	1,01,76,000/-	1,01,76,000/-	Property is on Road Adjacent to Metal Road.
L2	RS-30	RS-4231	Bastu	Bastu	4 Dec	40,70,400/-	40,70,400/-	Property is on Road Adjacent to Metal Road.
L3	RS-30	RS-4227	Bastu	Bastu	6 Dec	61,05,600/-	61,05,600/-	Property is on Road Adjacent to Metal Road.
L4	RS-30	RS-4860	Bastu	Bastu	3 Dec	30,52,800/-	30,52,800/-	Property is on Road Adjacent to Metal Road.
		<b>TOTAL :</b>			<b>23Dec</b>	<b>234,04,800 /-</b>	<b>234,04,800 /-</b>	
		<b>Grand Total :</b>			<b>23Dec</b>	<b>234,04,800 /-</b>	<b>234,04,800 /-</b>	

### Seller Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	<b>COLLETIA HOUSING PRIVATE LIMITED</b> 119, Bhupen Roy Road, P.O:- Behala, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034, PAN No.:// AAECT6568R, Aadhaar No Not Provided by UIDAI, Status : Organization, Executed by: Representative, Executed by: Representative
2	<b>LEYMUS REALTY PRIVATE LIMITED</b> 119, Bhupen Roy Road, P.O:- Behala, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034, PAN No.:// AAECT7345N, Aadhaar No Not Provided by UIDAI, Status : Organization, Executed by: Representative, Executed by: Representative

3.	<b>BAHIAGRASS HOUSING PRIVATE LIMITED</b> 119, Bhupen Roy Road, P.O:- Behala, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700034, PAN No.: AAECT6586B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
4.	<b>Mr SIDDHARTHA MUKHERJEE, (Alias: Mr SIDDHARTHA MUKHOPADHYAY) (Presentant)</b> Son of Ashutosh Mukhopadhyay 119, Bhupen Roy Road, P.O:- BEHALA, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700034 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AIFPM4138C,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 29/06/2020 , Admitted by: Self, Date of Admission: 29/06/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 29/06/2020 , Admitted by: Self, Date of Admission: 29/06/2020 ,Place : Pvt. Residence
5.	<b>Mrs BRATATI MUKHOPADHYAY</b> Wife of Late Ashutosh Mukhopadhyay 119, Bhupen Roy Road, P.O:- BEHALA, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700034 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AESPM6897F,Aadhaar No Not Provided by UIDAI, Status :Confirming Party, Executed by: Self, Date of Execution: 29/06/2020 , Admitted by: Self, Date of Admission: 29/06/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 29/06/2020 , Admitted by: Self, Date of Admission: 29/06/2020 ,Place : Pvt. Residence
6.	<b>PS Vinayak Complex LLP</b> 122/1R Satyendra Majumdar Sarani, P.O:- Kalighat, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026 , PAN No.: AARFP0290N,Aadhaar No Not Provided by UIDAI, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative
7.	<b>PHLOMIS DEVELOPERS PRIVATE LIMITED</b> 119, Bhupen Roy Road, P.O:- BEHALA, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700034 , PAN No.: AAECT6589Q,Aadhaar No Not Provided by UIDAI, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative
8.	<b>Mrs Bratati Mukhopadhyay</b> Wife of Late Ashutosh Mukhopadhyay 119, Bhupen Roy Road, P.O:- BEHALA, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AESPM6897F,Aadhaar No Not Provided by UIDAI, Status :Confirming Party, Executed by: Self, Date of Execution: 29/06/2020 , Admitted by: Self, Date of Admission: 29/06/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 29/06/2020 , Admitted by: Self, Date of Admission: 29/06/2020 ,Place : Pvt. Residence
9.	<b>EKARAJ HOUSING LLP</b> 122/1R, Satyendra Nath Majumdar Sarani, P.O:- KALIGHAT, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026 , PAN No.: AAGFE4177Q,Aadhaar No Not Provided by UIDAI, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative
10.	<b>PS GROUP REALTY PRIVATE LIMITED</b> 1002, Eastern Metropolitan Bypass, P.O:- DHAPA, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700105 , PAN No.: AABCP6390E,Aadhaar No Not Provided by UIDAI, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative
11.	<b>ECLAIR INFRACON LLP</b> 55/1A, Strand Road, P.O:- BEADON STREET, P.S:- Jorabagan, District:-Kolkata, West Bengal, India, PIN - 700006 , PAN No.: AAGFE6323C,Aadhaar No Not Provided by UIDAI, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative
12.	<b>EKDANT INFRACON LLP</b> 12C, Chakraberia Road (North), P.O:- LAL LAJPAT RAI SARANI, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020 , PAN No.: AAGFE9572P,Aadhaar No Not Provided by UIDAI, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative
13.	<b>ETAKA REALSTATE LLP</b> 55/1A, Strand Road, P.O:- BEADON STREET, P.S:- Jorabagan, District:-Kolkata, West Bengal, India, PIN - 700006 , PAN No.: AAGFE6450Q,Aadhaar No Not Provided by UIDAI, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative

14	<b>WRIDDI DEVELOPER PRIVATE LIMITED</b> 161/1, Mahatma Gandhi Road, Room No. 41, P.O:- BURROBAZAR, P.S:- Jorasanko, District-Kolkata, West Bengal, India, PIN - 700007, PAN No.: AABCW3621R, Aadhaar No Not Provided by UIDAI, Status: Organization as Confirming Party, Executed by: Representative, Executed by: Representative
15	<b>IKKA INFRA PROJECTS PRIVATE LIMITED</b> 161/1, Mahatma Gandhi Road, Room No. 41, P.O:- BURROBAZAR, P.S:- Jorasanko, District-Kolkata, West Bengal, India, PIN - 700007, PAN No.: AADCH1900M, Aadhaar No Not Provided by UIDAI, Status: Organization as Confirming Party, Executed by: Representative, Executed by: Representative
16	<b>EKARAJ BUILDCON LLP</b> 122/1R, Sanyendra Nath Majumdar Sarani, P.O:- KALIGHAT, P.S:- Toilygunge, District-South 24-Parganas, West Bengal, India, PIN - 700026, PAN No.: AAGFE6322D, Aadhaar No Not Provided by UIDAI, Status: Organization as Confirming Party, Executed by: Representative, Executed by: Representative
17	<b>FOUNTAINGRASS BUILDERS PRIVATE LIMITED</b> 12(16B) Banamali Ghoshal Lane, 6L-B, Flat-A4, 1st, P.O:- Behala, P.S:- Behala, District-South 24-Parganas, West Bengal, India, PIN - 700034, PAN No.: AACCF61268, Aadhaar No Not Provided by UIDAI, Status: Organization as Confirming Party, Executed by: Representative, Executed by: Representative

**Buyer Details :**

Sl No	Name, Address, Photo, Finger print and Signature
1	<b>CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION</b> 6th Floor, A-Wing, Janpath Bhavan, Janpath Lane, N, P.O:- JANPATH LANE, P.S:- CONNAUGHT PLACE District-New Delhi, Delhi, India, PIN - 110001, PAN No.: AAATC1861B, Aadhaar No Not Provided by UIDAI, Status: Organization, Executed by: Representative

**Representative Details :**

Sl No	Name, Address, Photo, Finger print and Signature
1	<b>Mrs Bratati Mukhopadhyay</b> Wife of Late Ashutosh Mukhopadhyay 119, Bhupen Roy Road, P.O:- BEHALA, P.S:- Thakurpukur, District-South 24-Parganas, West Bengal, India, PIN - 700034, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.: AESPM6897F, Aadhaar No: 88xxxxxxx7107 Status: Representative, Representative of: COLLETIA HOUSING PRIVATE LIMITED (as DIRECTOR), LEYMUS REALTY PRIVATE LIMITED (as DIRECTOR), BAHIA GRASS HOUSING PRIVATE LIMITED (as DIRECTOR)
2	<b>Mr. ROSHAN KISHORE</b> Son of RAJ KISHORE 6th Floor, A-Wing, Janpath Bhavan, Janpath Lane, New Delhi, P.O:- JANPATH LANE, P.S:- CONNAUGHT PLACE District-New Delhi, Delhi, India, PIN - 110001, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of India, PAN No.: AWMPK7656J, Aadhaar No: 41xxxxxxx4144 Status: Representative, Representative of: CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION (as ASSISTANT DIRECTOR)
3	<b>Mrs Bratati Mukhopadhyay</b> Wife of Ashutosh Mukhopadhyay 119, Bhupen Roy Road, P.O:- BEHALA, P.S:- Thakurpukur, District-South 24-Parganas, West Bengal, India, PIN - 700034, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.: AESPM6897F, Aadhaar No: 88xxxxxxx7107 Status: Representative, Representative of: PHLOMIS DEVELOPERS PRIVATE LIMITED, FOUNTAINGRASS BUILDERS PRIVATE LIMITED



4	<b>Mrs Priti Kyal</b> Wife of Rishi Kyal 30C, South End Park, P.O:- SARAT BOSE ROAD, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700029, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AJKPK7575P, Aadhaar No: 81xxxxxxxx0898 Status : Representative, Representative of : EKARAJ HOUSING LLP
5	<b>Mr Arun Kumar Sancheti</b> Son of Mr Sumermall Sancheti 26B, Camac Street, P.O:- LITTLE RUSSEL STREET, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN - 700016, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AKOPS4951L, Aadhaar No: 83xxxxxxxx1141 Status : Representative, Representative of : PS GROUP REALTY PRIVATE LIMITED
6	<b>Mr Siddhartha Mukherjee, (Alias Name: Mr Siddhartha MUKHOPADHYAY)</b> Son of Late Ashutosh Mukhopadhyay 119, Bhupen Roy Road, P.O:- BEHALA, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700034, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AIFPM4138C, Aadhaar No: 90xxxxxxxx6665 Status : Representative, Representative of : ECLAIR INFRACON LLP, ETAKA REALSTATE LLP, EKARAJ BUILDCON LLP
7	<b>Mr Surendra Kumar Dugar</b> Son of Late Jhumarmal Dugar 52/4/1, Ballygunge Circular Road, P.O:- BULLYGUNGE, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ACUPD1317K, Aadhaar No: 88xxxxxxxx8052 Status : Representative, Representative of : EKDANT INFRACON LLP
8	<b>Mr Rahul Kyal</b> Son of Mr Balkrishan Kyal 30C, South End Park, P.O:- SARAT BOSE ROAD, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700029, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AGHPK1359F, Aadhaar No: 74xxxxxxxx4912 Status : Representative, Representative of : WRIDDHI DEVELOPER PRIVATE LIMITED, IKKA INFRA PROJECTS PRIVATE LIMITED
9	<b>Mr Umesh Kyal</b> Son of Late Govind Ram Kyal 30C South End Park, P.O:- Sarat Bose Road, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700029, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AGCPK9667R, Aadhaar No: 32xxxxxxxx6519 Status : Representative, Representative of : PS Vinayak Complex LLP

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr PRAKSH MUSADDI</b> Son of Mr RAJKUMAR MUSADDI 12B LORD SINHA ROAD, P.O:- SHAKESPEAR SARANI, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN- 700018			

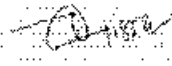
Identifier Of Mr SIDDHARTHA MUKHERJEE, Mrs BRATATI MUKHOPADHYAY, Mrs Bratati Mukhopadhyay, Mrs Bratati Mukhopadhyay, Mr ROSHAN KISHORE, Mrs Bratati Mukhopadhyay, Mrs Priti Kyal, Mr Arun Kumar Sancheti, Mr Siddhartha Mukherjee, Mr Surendra Kumar Dugar, Mr Rahul Kyal, Mr Umesh Kyal

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	COLLETIA HOUSING PRIVATE LIMITED	CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION- 2.5 Dec
2	LEYMUS REALTY PRIVATE LIMITED	CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION- 2.5 Dec
3	BAHIAGRASS HOUSING PRIVATE LIMITED	CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION- 2.5 Dec
4	Mr SIDDHARTHA MUKHERJEE	CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION- 2.5 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	COLLETIA HOUSING PRIVATE LIMITED	CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION- 1 Dec
2	LEYMUS REALTY PRIVATE LIMITED	CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION- 1 Dec
3	BAHIAGRASS HOUSING PRIVATE LIMITED	CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION- 1 Dec
4	Mr SIDDHARTHA MUKHERJEE	CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION- 1 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	COLLETIA HOUSING PRIVATE LIMITED	CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION- 1.5 Dec
2	LEYMUS REALTY PRIVATE LIMITED	CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION- 1.5 Dec
3	BAHIAGRASS HOUSING PRIVATE LIMITED	CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION- 1.5 Dec
4	Mr SIDDHARTHA MUKHERJEE	CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION- 1.5 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	COLLETIA HOUSING PRIVATE LIMITED	CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION- 0.75 Dec
2	LEYMUS REALTY PRIVATE LIMITED	CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION- 0.75 Dec
3	BAHIAGRASS HOUSING PRIVATE LIMITED	CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION- 0.75 Dec
4	Mr SIDDHARTHA MUKHERJEE	CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION- 0.75 Dec

On 27-06-2020

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 2,34,04,800/-



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

On 29-06-2020

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

Presented for registration at 16:08 hrs on 29-06-2020, at the Private residence by Mr SIDDHARTHA MUKHERJEE Alias Mr SIDDHARTHA MUKHOPADHYAY, one of the Executants

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

Execution is admitted on 29/06/2020 by 1. Mr SIDDHARTHA MUKHERJEE, Alias Mr SIDDHARTHA MUKHOPADHYAY, Son of Ashutosh Mukhopadhyay, 119, Bhupen Roy Road, P.O. BEHALA, Thana: Thakurpukur, South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession Business, 2. Mrs BRATATI MUKHOPADHYAY, Wife of Late Ashutosh Mukhopadhyay, 119, Bhupen Roy Road, P.O. BEHALA, Thana: Thakurpukur, South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession Business, 3. Mrs Bratati Mukhopadhyay, Wife of Late Ashutosh Mukhopadhyay, 119, Bhupen Roy Road, P.O. BEHALA, Thana: Behala, South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession Business

Identified by Mr PRAKSH MUSADDI, , Son of Mr RAJKUMAR MUSADDI, 12B LORD SINHA ROAD, P.O. SHAKESPEAR SARANI, Thana: Shakespeare Sarani, Kolkata, WEST BENGAL, India, PIN - 700016, by caste Hindu, by profession Service

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

Execution is admitted on 29-06-2020 by Mrs Bratati Mukhopadhyay, DIRECTOR, COLLETIA HOUSING PRIVATE LIMITED (Private Limited Company), 119, Bhupen Roy Road, P.O. - Behala, P.S. - Behala, District -South 24-Parganas, West Bengal, India, PIN - 700034; DIRECTOR, LEYMUS REALTY PRIVATE LIMITED (Private Limited Company), 119, Bhupen Roy Road, P.O. - Behala, P.S. - Behala, District -South 24-Parganas, West Bengal, India, PIN - 700034; DIRECTOR, BAHAGRASS HOUSING PRIVATE LIMITED (Private Limited Company), 119, Bhupen Roy Road, P.O. - Behala, P.S. - Thakurpukur, District -South 24-Parganas, West Bengal, India, PIN - 700034

Identified by Mr PRAKSH MUSADDI, , Son of Mr RAJKUMAR MUSADDI, 12B LORD SINHA ROAD, P.O. SHAKESPEAR SARANI, Thana: Shakespeare Sarani, Kolkata, WEST BENGAL, India, PIN - 700016, by caste Hindu, by profession Service

Execution is admitted on 29-06-2020 by Mr ROSHAN KISHORE, ASSISTANT DIRECTOR, CENTRAL GOVERNMENT EMPLOYEES WELFARE HOUSING ORGANISATION (Society), 6th Floor, A-Wing, Janpath Bhavan, Janpath Lane, N, P.O. - JANPTH LANE, P.S. - CONNAUGHT PLACE, District -New Delhi, Delhi, India, PIN - 110001

Identified by Mr PRAKSH MUSADDI, , Son of Mr RAJKUMAR MUSADDI, 12B LORD SINHA ROAD, P.O. SHAKESPEAR SARANI, Thana: Shakespeare Sarani, Kolkata, WEST BENGAL, India, PIN - 700016, by caste Hindu, by profession Service

Execution is admitted on 29-06-2020 by Mrs Bratati Mukhopadhyay, DIRECTOR, PHLOMIS DEVELOPERS PRIVATE LIMITED (Private Limited Company), 119, Bhupen Roy Road, P.O. - BEHALA, P.S. - Thakurpukur, District -South 24-Parganas, West Bengal, India, PIN - 700034; Director, FOUNTAINGRASS BUILDERS PRIVATE LIMITED (Private Limited Company), 12(168) Banamali Ghoshal Lane, BL-B, Flat-A4, 1st, P.O. - Behala, P.S. - Behala, District -South 24-Parganas, West Bengal, India, PIN - 700034

Identified by Mr PRAKSH MUSADDI, , Son of Mr RAJKUMAR MUSADDI, 12B LORD SINHA ROAD, P.O. SHAKESPEAR SARANI, Thana: Shakespeare Sarani, Kolkata, WEST BENGAL, India, PIN - 700016, by caste Hindu, by profession Service

Execution is admitted on 29-06-2020 by Mrs Priti Kyal, PARTNER, EKARAJ HOUSING LLP (LLP), 122/1R, Satyendra Nath Majumdar Sarani, P.O.- KALIGHAT, P.S.- Tollygunge, District-South 24-Parganas, West Bengal, India, PIN - 700026

Identified by Mr PRAKSH MUSADDI, , Son of Mr RAJKUMAR MUSADDI, 12B LORD SINHA ROAD, P.O: SHAKESPEAR SARANI, Thana: Shakespeare Sarani, Kolkata, WEST BENGAL, India, PIN - 700016, by caste Hindu, by profession Service

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

Identified by Mr PRAKSH MUSADDI, , Son of Mr RAJKUMAR MUSADDI, 12B LORD SINHA ROAD, P.O: SHAKESPEAR SARANI, Thana: Shakespeare Sarani, Kolkata, WEST BENGAL, India, PIN - 700016, by caste Hindu, by profession Service

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

Identified by Mr PRAKSH MUSADDI, , Son of Mr RAJKUMAR MUSADDI, 12B LORD SINHA ROAD, P.O: SHAKESPEAR SARANI, Thana: Shakespeare Sarani, Kolkata, WEST BENGAL, India, PIN - 700016, by caste Hindu, by profession Service

Execution is admitted on 29-06-2020 by Mr Surendra Kumar Dugar, PARTNER, EKDANT INFRACON LLP (LLP), 12C, Chakraberna Road (North), P.O.- LAL LAJPAT RAI SARANI, P.S.- Bullygunge, District-South 24-Parganas, West Bengal, India, PIN - 700020

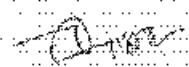
Identified by Mr PRAKSH MUSADDI, , Son of Mr RAJKUMAR MUSADDI, 12B LORD SINHA ROAD, P.O: SHAKESPEAR SARANI, Thana: Shakespeare Sarani, Kolkata, WEST BENGAL, India, PIN - 700016, by caste Hindu, by profession Service

Execution is admitted on 29-06-2020 by Mr Rahul Kyal, DIRECTOR, WRIDDHI DEVELOPER PRIVATE LIMITED (Private Limited Company), 16/1/1, Mahatma Gandhi Road, Room No. 41, P.O.- BURROBAZAR, P.S.- Jorasanko, District-Kolkata, West Bengal, India, PIN - 700007; DIRECTOR, IKKA INFRA PROJECTS PRIVATE LIMITED (Private Limited Company), 16/1/1, Mahatma Gandhi Road, Room No. 41, P.O.- BURROBAZAR, P.S.- Jorasanko, District-Kolkata, West Bengal, India, PIN - 700007

Identified by Mr PRAKSH MUSADDI, , Son of Mr RAJKUMAR MUSADDI, 12B LORD SINHA ROAD, P.O: SHAKESPEAR SARANI, Thana: Shakespeare Sarani, Kolkata, WEST BENGAL, India, PIN - 700016, by caste Hindu, by profession Service

Execution is admitted on 29-06-2020 by Mr Umesh Kyal, partner, PS Vinayak Complex LLP (LLP), 122/1R Satyendra Majumdar Sarani, P.O - Kalighat, P.S - Tollygunge, District-South 24-Parganas, West Bengal, India, PIN - 700026

Identified by Mr PRAKSH MUSADDI, , Son of Mr RAJKUMAR MUSADDI, 12B LORD SINHA ROAD, P.O: SHAKESPEAR SARANI, Thana: Shakespeare Sarani, Kolkata, WEST BENGAL, India, PIN - 700016, by caste Hindu, by profession Service



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

On 04-07-2020

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 2,34,167/- ( A(1) = Rs 2,34,048/- , E = Rs 35/- , I = Rs 55/- , M(a) = Rs 25/- , M(b) = Rs 4/- ) and Registration Fees paid by by online = Rs 2,34,083/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 26/06/2020 5:40PM with Govt. Ref. No: 192020210022600678 on 26-06-2020, Amount Rs: 2,34,083/-,  
Bank: SBI EPay ( SBlePay), Ref. No: 3024108055601 on 26-06-2020, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 14,04,328/- and Stamp Duty paid by by online = Rs 14,04,328/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 26/06/2020 5:40PM with Govt. Ref. No: 192020210022600678 on 26-06-2020, Amount Rs: 14,04,328/-,  
Bank: SBI EPay ( SBlePay), Ref. No: 3024108055601 on 26-06-2020, Head of Account 0030-02-103-003-02

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

On 08-07-2020

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

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

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 2,34,167/- ( A(1) = Rs 2,34,048/- , E = Rs 35/- , I = Rs 55/- , M(a) = Rs 25/- , M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 84/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs 14,04,328/- and Stamp Duty paid by Stamp Rs 100/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 4849, Amount: Rs.100/-, Date of Purchase: 25/02/2020, Vendor name: S Meur

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



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

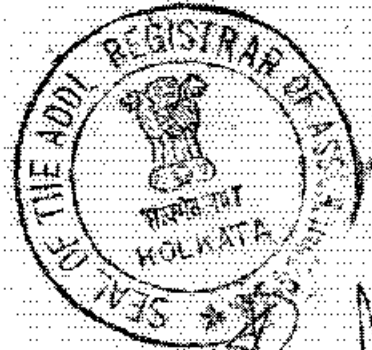
Volume number 1904-2020, Page from 195042 to 195150  
being No 190403191 for the year 2020.



Digitally signed by SRIJANI GHOSH  
Date: 2020.07.15 13:33:30 +05:30  
Reason: Digital Signing of Deed.

(Srijani Ghosh) 2020/07/15 01:33:30 PM  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
West Bengal.

*Certified to be a true Copy*



CHECKED BY

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

(This document is digitally signed.)

*Srijani Ghosh*  
*04/09/2020*